



**CHESHIRE
LAMONT**

Meadowfield, Tarporley.

7 Meadowfield,

Tarporley. CW6 9XD

Conveniently situated within 300 meters of Tarporley High Street and overlooking fields to the rear, this detached 4-bedroom family home benefits from a garden room extension and recently upgraded kitchen. In addition, there are also attractive well maintained gardens, and a garage.

- Overlooking fields to the rear.
- Situated within walking distance of Tarporley High Street.
- Extended family home.
- 4 Bedrooms 2 Bath / Shower rooms.
- Attractive gardens, Garage.

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The Village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the Village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The Village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

A part glazed panel front door opens to the **Reception Hall**, this is finished with an LVT timber effect floor, a staircase rises to the first floor with cupboard beneath, off the Reception Hall there is a **Cloakroom** fitted with a low-level WC, wash handbasin and heated towel rail. The **7m open-plan Living/Dining Room** benefits from a **Garden Room** extension overlooking the rear garden and fields beyond. The **Living Room 4.2m x 3.3m** overlooks the front garden and has a central fireplace fitted with a living flame coal effect gas fire. The **Dining Room 3.3m x 2.5m** has a communicating door to the **Kitchen** and a glazed sliding door leading into the light and airy **Garden Room extension 4.1m x 3.6m**, this has large picture windows overlooking the gardens and beyond as well as double doors opening onto an **Indian stone laid patio**. The well-appointed **Kitchen 4.0m x 2.5m** (refitted in 2024) is extensively fitted with wall and floor cupboards including a pantry and breakfast cupboard. The units are complimented with quartz work surfaces.



Appliances include a four-burner gas hob with extractor above, integrated double oven, slimline dishwasher and space for freestanding fridge freezer. There is also a **Utility Room** with **Housekeepers Cupboard** and space for both the washing machine and tumble dryer.

First Floor Accommodation

To the first floor, there are **Four Bedrooms** all of which benefit from built-in wardrobes, there are also **Two Bath/Shower Rooms (One en-suite)**. **Bedroom One 4.8m x 2.9m deepening to 3.9m** to accommodate the recessed wardrobes. The **En-suite Shower Room** includes a wash handbasin with storage cupboard beneath, low level WC and heated towel rail. **Bedroom Two 3.4m x 3.4m** overlooks the front garden. **Bedroom Three 3.4m x 2.4m** and **Bedroom Four 2.5m x 2.7m** both overlook the rear garden and fields beyond. The **Bathroom** is fitted with a panel bath, pedestal wash handbasin, low level WC and heated towel rail.

Externally

The driveway provides parking for a number of cars one of which is to the front of a **Single Garage 4.7m x 2.5m** accessed via an up and over door. The front garden is principally laid to lawn and includes well maintained stock borders. Access can be taken along the side of the property to the enclosed rear garden; this overlooks fields to the rear and includes an **Indian stone laid patio** with lawned gardens beyond and well stocked borders.

Services. Mains water, electricity, gas and drainage.

Tenure. Freehold

Directions

What3words deprives.hedgehog.buns.

Proceed down Tarporley High Street turning right immediately after the petrol station into Birch Heath Road take the second turning right into Bridgedown and second left into Meadowfield where the property will be found on the right-hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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