



CHESHIRE
LAMONT

Tollemache Way, Alpraham, Tarporley

2 Tollemache Way, Alraham, Tarporley. CW6 9YS

A stunning five-bedroom family home extending to approx. 2300sqft (gross internal) finished to a modern contemporary design offering attractive views over fields to the rear and within five minutes' drive of both Bunbury and Tarporley Villages.

- Well-presented five-bedroom family home benefitting from air source central heating system
- Underfloor heating throughout the ground floor
- Stunning Reception/Dining Hall, well-proportioned Living Room with log burner, Garden/Family Room with 12.6 vaulted ceiling, Kitchen/Breakfast Room, Study, Utility Room, Cloakroom
- Five Bedrooms (four doubles. one generous single), four Bath/Shower Rooms (three Ensuite)
- Attractive gardens to both front and rear adjoining and overlooking fields to the rear, Double Garage

Location

The village of Alraham is situated within 3 miles of the popular village of Tarporley, 12 miles from Chester City centre and 7 miles from Nantwich. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alraham that travels to Chester City centre in one direction and Crewe via Nantwich in the other.

Accommodation

A feature contemporary glazed wall 5m x 2.8m incorporates the front door. This opens to a stunning **6.4m x 7.1m Reception/Dining Hall** with contemporary oak and glass detailed staircase rising to a feature gallery First Floor Landing. The **Dining Hall** gives access to the **Living Room**, **Garden/Family Room**, **Study** and **Kitchen/Diner** as well as a **Utility Room** and well-appointed **Cloakroom**, all of which benefit from underfloor heating.

A set of glazed double doors from the **Reception Hall** opens to the well-proportioned **Living Room 6.4m x 3.9m**, this light and airy room benefits from windows to three elevations and has an attractive exposed brick fireplace incorporating a log burning stove. The **Study 2.5m x 2.2m** has a window to the side. The attractive **Garden Room 4.5m x 4.1m** has a feature 12'6" high vaulted ceiling, glazed double doors opening onto the rear garden with attractive views beyond and is open plan to the **Kitchen Diner** creating a **stunning 10.7 m (35'2")** overall informal **Family Living Area** overlooking the gardens.



The **Kitchen Diner 6.4m x 4m** is extensively fitted with wall and floor cupboards complimented with quartz work surfaces which extend into a three-person breakfast bar. Appliances include a Bora four ring induction hob, integrated oven, microwave Combi oven with warming drawer beneath, fridge freezer, and dishwasher. The **Dining Area** comfortably accommodates an eight-person everyday dining table and has a set of glazed double doors opening onto an Indian stone patio creating the perfect alfresco entertaining space with the gardens beyond.

The **Utility Room** is fitted with additional storage cupboards, including a **Housekeeper's Cupboard** and quartz work surfaces with sink unit, and space beneath the work surface for a washing machine and condenser dryer.

First Floor

There are **five bedrooms (four doubles and a single)** along with **four bath/shower rooms (three of which are ensuite)**.

Bedroom One 6.4m x 3.5m includes built-in wardrobes and a well-appointed **Ensuite Shower Room**, from the bedroom attractive elevated views can be enjoyed over the rear garden and beyond via a set of glazed double doors which open to a glazed **Juliet Balcony**. **Bedroom Two 4.8m x 3.1m** also has a set of glazed double doors opening to a **Juliet Balcony** and a further well-appointed **Ensuite Shower Room** off. **Bedroom Three 3.3m x 2.7m** overlooks a field to the side and also benefits from a further well-appointed **Ensuite Shower Room**. **Bedroom Four 3.2m x 2.7m** offers similar views to Bedroom Three. **Bedroom Five 3m x 2.5m** overlooks the front forecourt and is currently utilised as an additional **Dressing Room**. The **Family Bathroom** is fitted with a panelled bath with shower facility above, wall mounted wash hand basin, WC with enclosed cistern, heated towel rail, part tiled walls and a tiled floor.

Externally

Country Estate railings run across the front boundary along with a beech hedge. The front forecourt is laid with setts and provides parking and turning space to the front of a **Double Garage 5.8m x 5.5m**. The gardens to the front include well stocked borders and a lawn which continues down the side of the property. The south facing rear garden overlooks fields to the rear, is principally laid to lawn and includes a good-sized **Indian stone patio** which can be directly accessed from both the **Garden Room** and **Kitchen/ Diner**.

Services: Mains water, electricity, and drainage.

Maintenance Charge: £522.20 pa.

Tenure: Freehold. Built in 2023 with a NHBC 10-year warranty. 7 years remaining.

Directions:

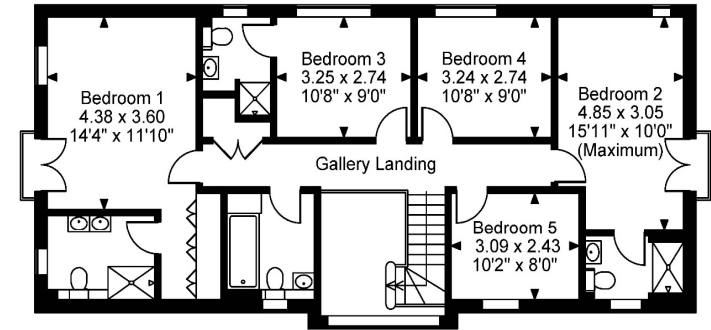
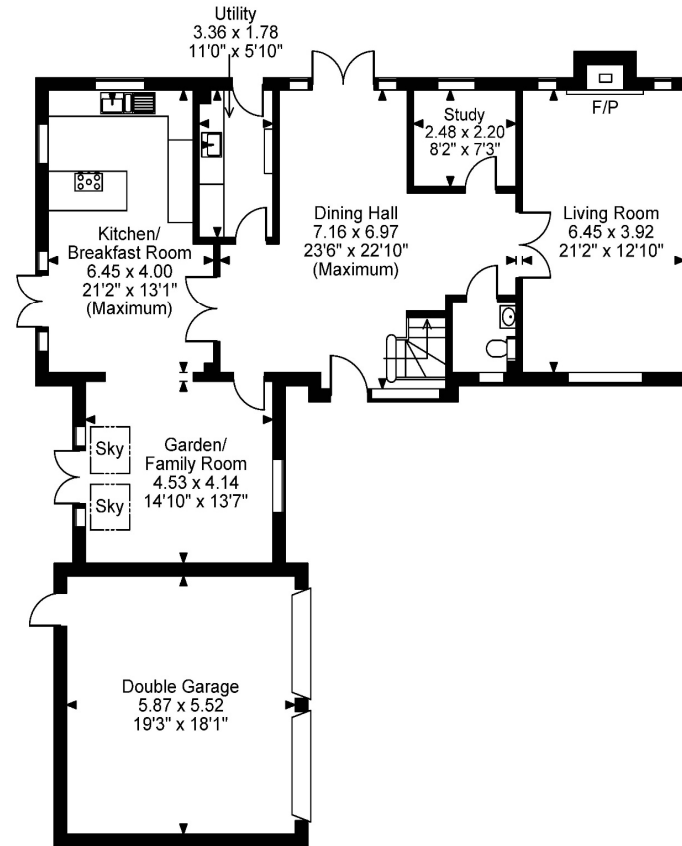
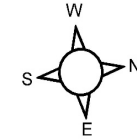
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From Tarporley proceed down the High Street past the petrol filling station to the traffic lights at the by-pass turning left onto the A49 towards Nantwich. At the traffic lights proceed straight through onto the A51 Nantwich Road and follow this road for a further 2 miles and shortly after passing the turning into Bunbury Road, signposted Bunbury, Tollemache Way will be found on the right-hand side.



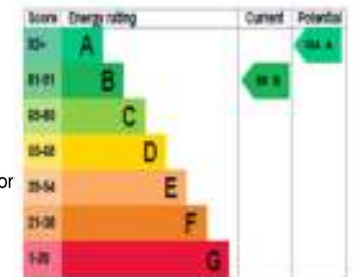


Approximate Gross Internal Area
Main House = 2290 Sq Ft/213 Sq M
Double Garage = 349 Sq Ft/32 Sq M
Total = 2639 Sq Ft/245 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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