



**GASCOIGNE
HALMAN**

THE PADDOCKS, 33A ASH HOUSE LANE, LITTLE
LEIGH, NORTHWICH

THE AREAS LEADING ESTATE AGENT



THE PADDOCKS, 33A ASH HOUSE LANE, LITTLE LEIGH, NORTHWICH

Set within a circa 2-acre plot and enjoying open countryside views, this impressive four-bedroom family home offers spacious, well-planned accommodation throughout. The property benefits from a detached double garage, ample off-road parking, and is attractively set back from the road behind a garden frontage.

The accommodation briefly comprises a welcoming entrance hallway with downstairs WC and useful storage. There are three reception rooms, currently arranged as a lounge, dining room, and home office. The stunning kitchen has been thoughtfully designed and features a central breakfast island, extensive cupboard storage, and a range of integrated appliances. A practical utility room with side access completes the ground floor.





To the first floor are four generously sized bedrooms, with the principal bedroom enjoying a walk-in wardrobe and a large en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property sits within approximately two acres, including a stable and workshop, making it ideal for horse pasture, with surrounding countryside and easy access to quiet lanes for hacking out.

A detached double garage with power and lighting is complemented by a large driveway, providing parking for several vehicles.

LOCATION

Set between Stockton Heath, Frodsham and Northwich which are all within easy reach, Ash House Lane is closest to both Comberbach and Lower Whitley which all combined boast first-class access to a range of shopping, schooling both state and private along with fantastic recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: CW8 4RG

TENURE

Freehold

LOCAL AUTHORITY

Cheshire West and Chester - Council Tax Band G

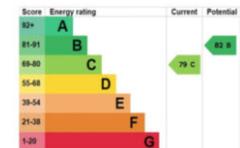


Total floor area 194.9 sq.m. (2,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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