



## Village Farm, Chester Road, Daresbury Warrington, Cheshire

Three Bedrooms • Stunning Views • Modern Interior • Open Plan Living • Must See Home  
• Great Transport Links • Exquisite Home • Sought After Location • Landscaped Garden • Uninterrupted Views



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Step inside this beautifully presented home and you are immediately welcomed by a spacious, light-filled lounge, offering the perfect setting to relax, unwind, and entertain. The generous proportions and inviting atmosphere make it an ideal space for both cosy evenings in and social gatherings with family and friends.

Leading seamlessly from the lounge, the impressive open-plan kitchen/diner forms the true heart of the home. Designed with both style and functionality in mind, it features modern appliances, ample worktop space, and a layout perfectly suited to contemporary living. The dining area provides a wonderful space for everyday meals or hosting guests, with doors opening directly onto a stunning garden—ideal for alfresco dining, summer BBQs, or simply enjoying a peaceful morning coffee outdoors.

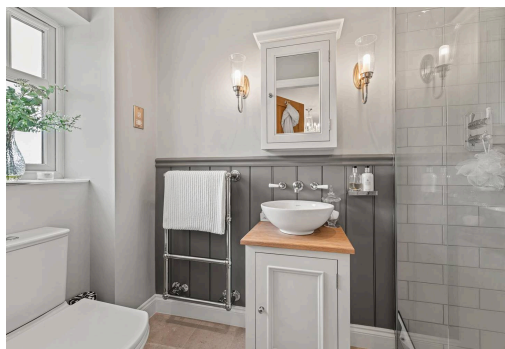
Further enhancing the ground floor is a useful pantry, providing additional storage and practicality, along with a conveniently located downstairs WC. Thoughtfully designed throughout, this home effortlessly combines elegant living with convenience.



Upstairs, three well-proportioned bedrooms offer both comfort and versatility, making them ideal for growing families, guests, or even a home office. Each room has been thoughtfully designed to maximise space and natural light, creating a calm and inviting atmosphere throughout.

The main bathroom is stylishly appointed and benefits from serene countryside views, adding a peaceful and tranquil touch to your daily routine.

Throughout the property, every detail has been carefully considered, seamlessly blending modern living with the beauty of the surrounding landscape. Whether you are hosting guests, enjoying quiet evenings, or simply taking in the views, this home provides a wonderful balance of comfort, charm, and effortless sophistication.



## GARDEN:

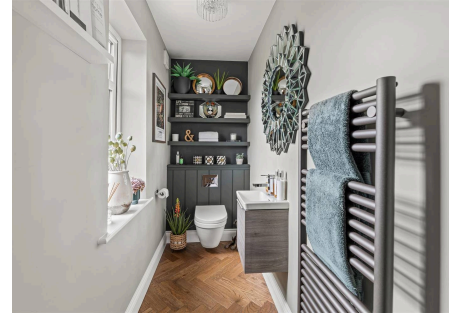
This perfectly manicured garden offers a serene escape with uninterrupted views of the rolling countryside, creating a breathtaking backdrop for any occasion. Lush greenery, thoughtfully landscaped spaces, and a seamless flow from the home make it ideal for family gatherings and entertaining friends. Whether it's a summer barbecue or a quiet evening under the stars, this outdoor haven combines natural beauty with effortless elegance for unforgettable moments.



*In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.*

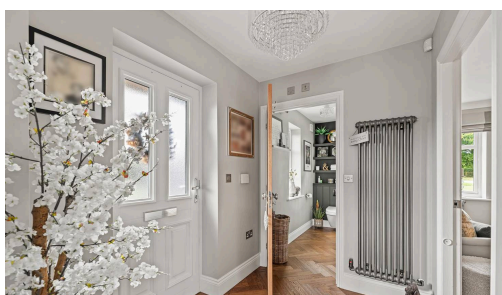
## LOCATION:

Although the postal area is Daresbury, the birthplace of Lewis Carroll, the property is closer to the village of Moore, where there is a local store and post office and plenty of walks to enjoy. It is also close to Stockton Heath which boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including good schools, a supermarket and post office. There is also a vast array of restaurants and bars, offering anything from a casual and relaxed setting to a more cosmopolitan night out.



## GENERAL INFORMATION:

- Council Tax band: D
- Tenure: Leasehold
- EPC Energy Efficiency Rating: C









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Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1111 ft<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.



**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation or fact.



Warrington's Highest Rated Agent

