



Brookside, Reed Lane | Antrobus | CW9 6JL

EDWARD
mellor



Features

- A spacious and individual detached bungalow
- 3 bedrooms and 2 bathrooms
- Set in 3.34 acres with equestrian potential
- Double garage and workshop facility
- Stunning rural Antrobus location

Brookside is an individually designed and extended detached bungalow in a superb rural setting with around 3.34 acres, offering excellent equestrian potential and lifestyle appeal. A substantial forecourt provides parking, complemented by a double garage with rooms above offering conversion potential, together with an impressive garage/workshop featuring exceptional

ceiling height. The versatile accommodation has been well cared for, whilst offering scope to enhance and reconfigure. Extending to approx 3,290 sq ft, the scale and flexibility of the layout is best appreciated by reference to the floor plan. Comprising an inviting, light-filled garden room, utility room, porch, snug with stone floor and log burner, lounge with log-

burning stove opening to the dining room, breakfast kitchen with Aga and integrated appliances, hall, cloakroom, principal bedroom with en-suite, guest bedroom with en-suite and bedroom three. Brookside is a rare opportunity to acquire a country home in an idyllic setting.



The property occupies a wonderful rural position and yet is just 2.5 miles to the M56 motorway giving access to several major commercial centres throughout the north-west, e.g. Manchester 24 miles, Manchester International Airport 17 miles, Chester 22 miles, Warrington 7 miles and Liverpool 26 miles. Hartford railway station is 7 miles away and is part of the West Coast mainline connecting to London. There are outstanding educational facilities for all age groups in the area including the reputable Cransley independent school just 3 miles away. Nearby local landmarks include Marbury Country Park and Anderton Nature Reserve with the historic boat lift.

SERVICES : Mains water, electricity and drainage by septic tank. Oil fired central heating. TENURE: Freehold. ASSESSMENTS Council Tax Band F - Energy Rating TBC . NOTE: Prospective buyers should note services and fittings have not been tested.

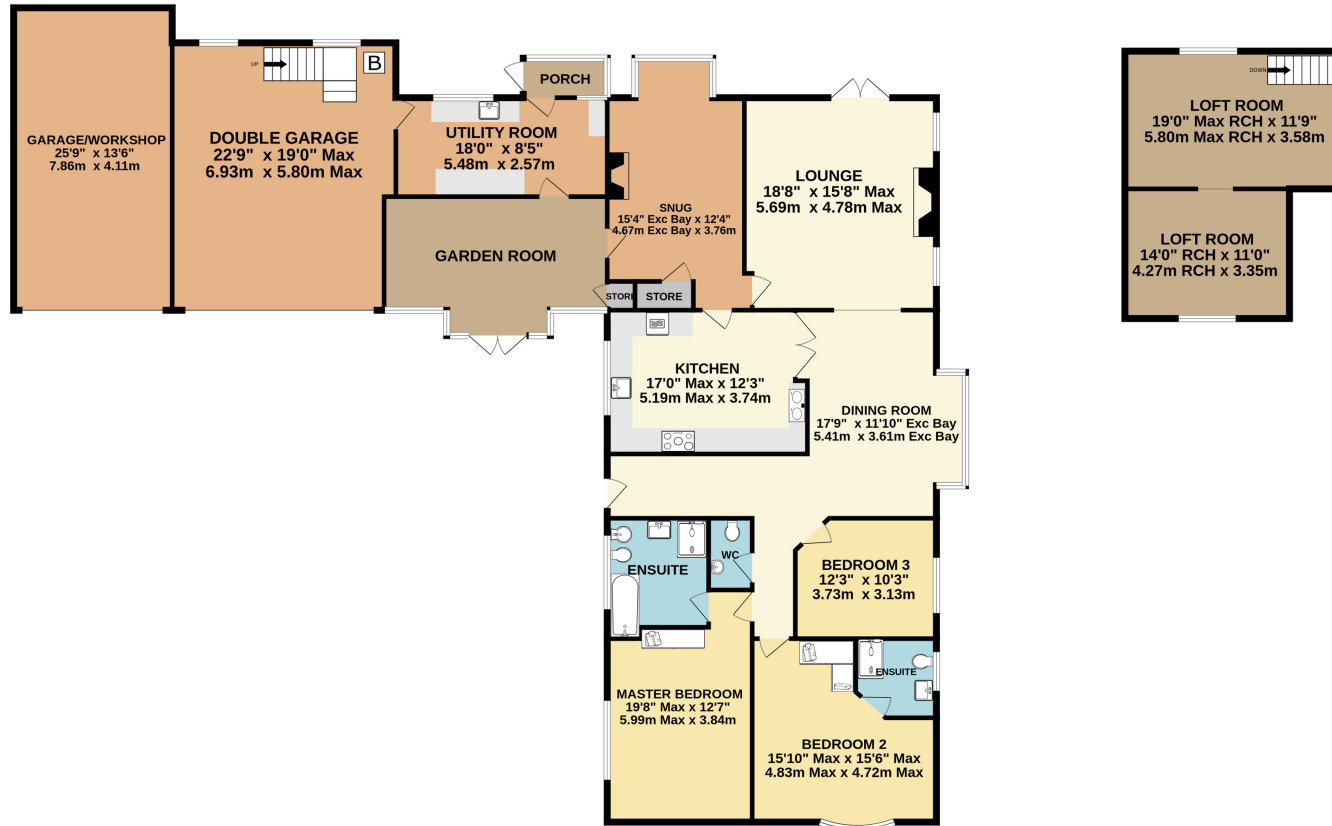


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
2912 sq.ft. (270.5 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 3290 sq.ft. (305.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: F
- Tenure:Freehold

EPC Rating

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