



ASHCROFT HOUSE

CUDDINGTON | MALPAS | SY14 7EN





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Malpas 1.1 miles | Whitchurch 7 miles | Wrexham 11.4 miles | Chester 16 miles | Crewe Railway Station 23.5 miles
(all mileages are approximate)

AN EXCEPTIONAL EXECUTIVE FAMILY HOME WITH SPACIOUS LUXURY
ACCOMMODATION SITUATED ON A SUPERB PLOT MEASURING JUST
UNDER ½ AN ACRE. THE PROPERTY IS AVAILABLE WITH NO CHAIN.

Large Executive Family Home with No Chain
Hamlet Location Close to the Village of Malpas
Versatile Accommodation, Over 1,800ft²
Double Garage & Ample Parking, EV Charger
Attractive Large Landscaped Gardens



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ashcroft House built by CB Homes in 2022, offers beautifully appointed accommodation finished to an exceptional standard throughout. Combining contemporary styling with spacious family living, this impressive home enjoys landscaped gardens, high-quality fixtures and fittings, and an enviable semi-rural setting.

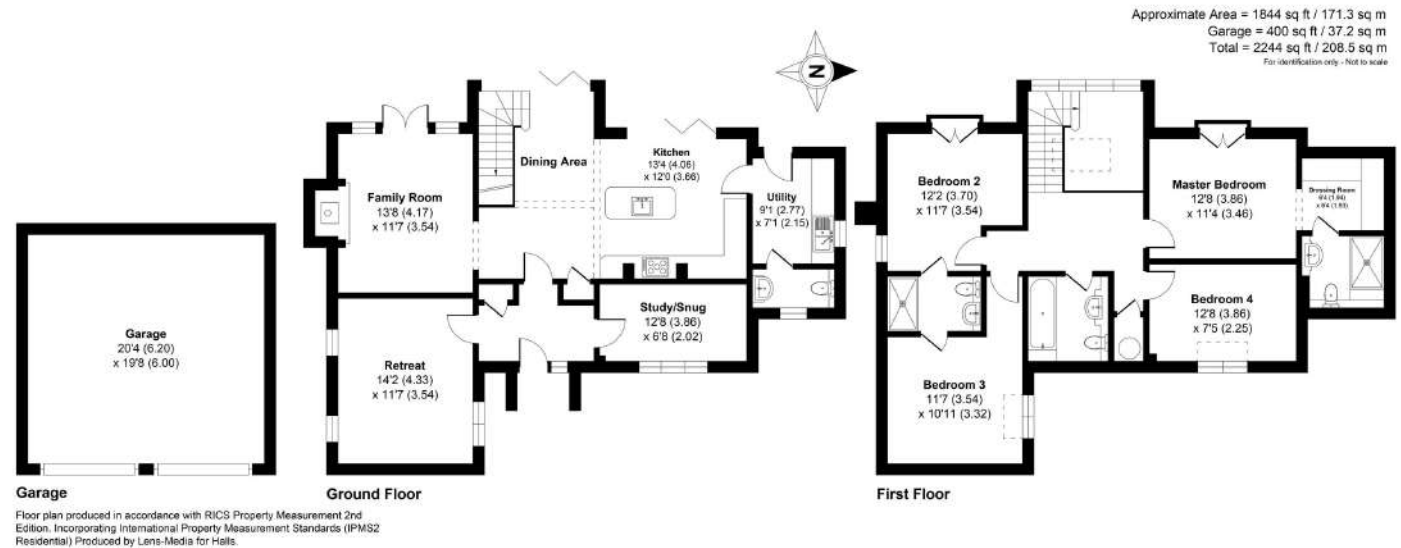
SITUATION

Cuddington is a highly regarded village situated close to the historic market town of Malpas, offering a wonderful blend of rural charm and excellent connectivity. The area is renowned for its attractive countryside, scenic walks and welcoming community, whilst nearby Whitchurch provides an excellent range of independent shops, restaurants, pubs and everyday amenities. The property is just a few steps away from The Bishop Bennet Way for a scenic walk into the village or along miles of well-maintained byway. The property also lies within easy reach of Whitchurch, Chester, Nantwich and Wrexham, making it ideal for commuters. Excellent schooling is available nearby, including the highly respected Bishop Heber High School, together with a number of well-regarded independent schools within the surrounding area.

PROPERTY

The property is approached via a timber-framed entrance porch which opens into a reception hall, setting the tone for the quality found throughout. To the front of the property is an elegant family room, while a separate reception room (currently home office) could provide an ideal space for a dining room, playroom or snug.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining and sitting area, designed with modern family life and entertaining in mind.



The contemporary kitchen is fitted with an extensive range of high-quality units complemented by a floor to ceiling larder cupboard, integrated appliances and a substantial central island with breakfast bar, inset drainer sink and an instant boiling Quooker tap. Both kitchen and dining areas enjoy an abundance of natural light with impressive bi-fold doors opening directly onto the beautifully landscaped rear gardens, seamlessly blending indoor and outdoor living.

The adjoining sitting area features an attractive fireplace with log-burning stove together with further double doors leading outside. Leading from the kitchen is a practical and spacious utility/ boot room with storage cupboards, large Belfast sink and laundry facilities. There is a window, stable door to the side, and door to a cloakroom with WC. The ground floor benefits from underfloor heating.



The first floor offers a spacious galleried landing leading to four generous double bedrooms. The superb principal suite enjoys delightful views over the gardens through double doors opening onto a Juliet balcony and benefits from a luxurious dressing room together with a contemporary en-suite shower room. Bedrooms two and three are served by a stylish Jack and Jill shower room, whilst bedroom four enjoys the use of a separate modern family bathroom. Bedroom two also boasts a beautiful Juliette balcony.

OUTSIDE AND GARDENS

Externally, the property continues to impress. There are electrically operated gates that lead into a large lawned area with fruit trees and driveway that provides extensive parking. This leads to a large, detached, oak framed double garage, complete with extensive loft storage and an EV charging point. To the rear, the beautifully landscaped gardens offer a wonderful setting for families and entertaining alike, with extensive lawns, mature flower and shrub borders, and generous patio areas providing a high degree of privacy and enjoyment throughout the seasons. There is also an area of garden to the side with raised beds, garden shed, greenhouse and compost bins.

SCHOOLING

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We believe that mains water, and electricity are available to the property. The heating is via an LPG fired boiler and drainage is to a modern sewage treatment plant.

LOCAL AUTHORITY

Cheshire West and Chester Council.

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - C

DIRECTIONS

What3Words [///breezes.remembers.video](#)

From the centre of Malpas drive out on the Wrexham Road for about 1 mile. Turn right signposted for Chorlton & Shocklach and Ashcroft House is down on the left-hand side marked by the Halls For Sale sign.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



