



**The Meadows,
Marford
£695,000**





Welcome to The Meadows, a meticulously crafted dormer bungalow exuding elegance and offering versatile living spaces tailored to accommodate diverse lifestyles.

This captivating residence graces a prestigious residential enclave, boasting breathtaking panoramic vistas over the picturesque Cheshire Plain, encompassing the majestic Bickerton Hills, Beeston Castle, and Frodsham Hills.

The Meadows is a beautifully presented and spacious dormer bungalow, offering flexible accommodation which would suit a broad range of living requirements.

A recessed canopy porch gives way to the front door in turn opening into a spacious and imposing reception hall, displaying oak engineered flooring, running throughout the reception hall.

The hub of the house is without doubt the spacious family/dining kitchen which sits to the front of the house, having an adjoining enclosed sun terrace from where to enjoy the superb views which stretch across the Cheshire plains towards Helsby, Beeston & Bickerton.

The kitchen itself is fitted with a bespoke quality oak cabinets by "Christians of London" along with a central





island incorporating a breakfast bar, all under granite and Corian work surfaces.

The focal point of the kitchen is a Rangemaster 110 dual fuel cooking range within a tiled recess with extractor hood and other appliances include an integral dishwasher, fridge and microwave.

The kitchen has space for a large dining table, from where to enjoy the superb views.

Directly off the kitchen is a spacious utility room fitted with a range of cabinets, a drainer sink unit and plumbing for laundry appliances.

Off the utility is a conveniently situated cloakroom/WC.

Across the hallway, entered through double doors is a particularly spacious sitting room featuring a Living flame fireplace within a marble surround and hearth and a pretty bay window affords tremendous easterly views.

To the rear of the property is the principal bedroom suite, enjoying a walk-in wardrobe, a fitted dressing room and a luxurious en suite bathroom including a panelled bath and shower cubicle.

There are three further double bedrooms served by a luxurious and spacious family bathroom. An attractive light oak spindle staircase rises to the first floor, accessing a large room with semi vaulted ceiling and substantial eaves storage facilities.

This room is currently being used as a multi-use room, currently providing a TV lounge with home study along with a pool table area. This room provides excellent accommodation and could be adapted to provide additional bedroom facilities, where required.

The Meadows is approached through an imposing splayed stone walled entrance with gate posts, opening onto a substantial block paved driveway providing parking for numerous vehicles, in turn giving access to a double attached garage with storeroom to the rear.

The front gardens are landscaped with well stocked retaining borders with a lawned garden to the forefront.

The rear garden offers a high degree of privacy, beautifully landscaped, terraced over two levels. Steps lead up to the lower lawned garden enclosed by stone retaining walls, heavily planted with a variety of shrubs and perennials.

Further steps lead up to the principal lawned garden, again edged by well stocked borders with a variety of specimen trees.



The top garden has superb panoramic views to the front across open countryside.

At the heart of the home lies the expansive family/dining kitchen, a haven of culinary delight overlooking an enclosed sun terrace, perfect for relishing the stunning vistas.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority:

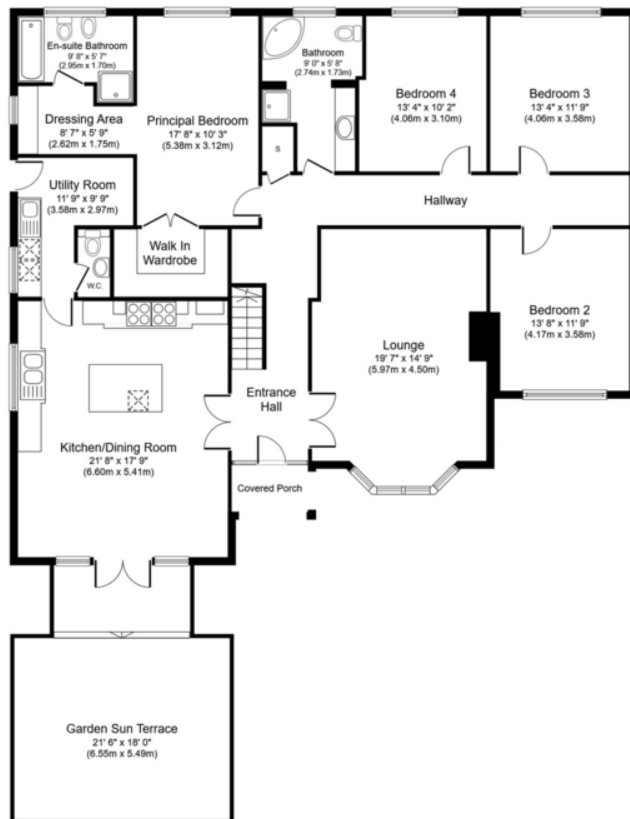
Council Tax: Band

Viewings: By appointment only









Ground Floor
Approximate Floor Area
2,060 sq. ft.
(191.4 sq. m.)



First Floor
Approximate Floor Area
385 sq. ft.
(35.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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