



41 Oak Tree Rise, Malpas, SY14 7FA

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Overlooking open countryside, this well-appointed five-bedroom detached home combines generous living space with a superb location close to Malpas village centre, featuring a lounge with garden access, dining room, modern kitchen/diner, utility, bright garden room with full-width bi-fold doors, five well-proportioned bedrooms including two en-suites, a pleasant private rear garden, off-road parking, a double garage with a versatile room above, and excellent access to local schools, shops and amenities.

- Spacious Detached Five Bedroom House
- The current owners undertake to purchase the freehold title for new owners of this property.
- Modern Open Plan Kitchen/Diner with a Utility Room
- Bright Garden Room and a Lounge with Garden Access
- Two Bedrooms with an Ensuite
- Lovely Private Rear Garden, Off Road Parking and Double Garage
- Multi Purpose Garage Room
- EPC B, Council Tax Band F



Enjoying lovely views over the surrounding countryside, this spacious five-bedroom detached home sits within walking distance of Malpas village centre and is ideally placed for local schools, shops and everyday amenities. The property opens into a generous entrance hall that sets the tone for the space throughout. To the left is a bright, well-proportioned lounge with direct access to the rear garden. A downstairs WC sits off the hall, while to the right is a separate dining room. At the heart of the home is a modern kitchen/diner offering excellent workspace and room for casual dining. A separate utility room provides practical additional storage. Open from the kitchen is a lovely, light garden room featuring full-width bi-fold doors, a great space for entertaining or simply enjoying the garden outlook. Upstairs are five well-proportioned bedrooms. The master bedroom benefits from an en-suite, a walk-in wardrobe area, and a Juliette balcony that makes the most of the open countryside views. The second bedroom also includes an en-suite shower room and built-in storage, while the third bedroom features





further built-in storage. Outside, the rear garden offers a pleasant, private space with generous space for entertaining. The property also includes a double garage with a versatile room above, currently used as a gym, making it a useful multi-purpose area. There is ample off-road parking, and the home enjoys attractive views across the surrounding countryside. The current tenure of the property is leasehold; however, the sellers are in the process of purchasing the freehold title. This will be provided at no extra cost to the new homeowners of 41 Oak Tree Rise and will be confirmed by solicitors during pre-contract enquiries.



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## **LOCATION**

Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## **TENURE**

We are advised that the property is currently Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 999 years from 1st January 2015 with 988 years remaining. Vacant possession upon completion. The Ground Rent is currently £300 per annum. The current tenure of the property is leasehold; however, the sellers are in the process of purchasing the freehold title. This will be provided at no extra cost to the new homeowners of 41 Oak Tree Rise and will be confirmed by solicitors during pre-contract enquiries.

## **SERVICES**

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## **PROPERTY INFORMATION**

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## **MANAGEMENT COMPANY**

We are advised that there is a management company to cover the upkeep of the communal areas including grass/hedge cutting and tree maintenance. We are advised that the charge for this is currently £421 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

## **DIRECTIONS**

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village and continue on past the turning for Chester Road, take the next left into Hughes Lane, take the next right into Oak Tree Rise. Continue to the end of the road and turn left, the property is the last one on the left hand side.

## **LOCAL AUTHORITY**

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **METHOD OF SALE**

For sale by Private Treaty.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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**KITCHEN/DINER**

20' 1" x 14' (6.12m x 4.27m)(max)

**UTILITY ROOM**

7' 11" x 5' (2.41m x 1.52m)

**GARDEN ROOM**

18' x 12' (5.49m x 3.66m)

**DINING ROOM**

10' 10" x 9' 10" (3.3m x 3m)

**LOUNGE**

18' x 11' 11" (5.49m x 3.63m)

**BEDROOM ONE**

11' 11" x 9' 10" (3.63m x 3m)(max)

**WALK IN WARDROBE**

5' x 4' (1.52m x 1.22m)

**ENSUITE**

7' x 6' (2.13m x 1.83m)

**BEDROOM TWO**

10' x 10' (3.05m x 3.05m)

**ENSUITE**

4' x 4' (1.22m x 1.22m)

**BEDROOM THREE**

12' x 8' (3.66m x 2.44m)

**BEDROOM FOUR**

9' x 8' (2.74m x 2.44m)

**BEDROOM FIVE**

8' x 7' (2.44m x 2.13m)

**BATHROOM**

8' x 7' (2.44m x 2.13m)(max)

**DOUBLE GARAGE**

16' x 15' (4.88m x 4.57m)

**UPSTAIRS GARAGE ROOM**

15' x 12' (4.57m x 3.66m)



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:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
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