

**THE VILLAGE GREEN, WREXHAM ROAD, CUDDINGTON
HEATH, MALPAS, SY14 7EL**



THE VILLAGE GREEN, WREXHAM ROAD,

CUDDINGTON HEATH, MALPAS

An exciting new development consisting of 11 family style homes occupying a tranquil position in the rural hamlet of Cuddington.

Wright Marshall are delighted to offer on the market this exciting new development called The Village Green consisting of 11 family style homes occupying a tranquil position in the rural hamlet of Cuddington some 15 miles to the south of the county town of Chester in an extremely scenic part of South Cheshire.

The development is conveniently located for the picturesque village of Malpas being fully serviced with many comprehensive facilities including the Ofsted 'Outstanding' Bishop Heber Secondary School. There are also a number of private schools in the surrounding area comprising The White House at Whitchurch, Ellesmere College, Kings and Queens schools in Chester.

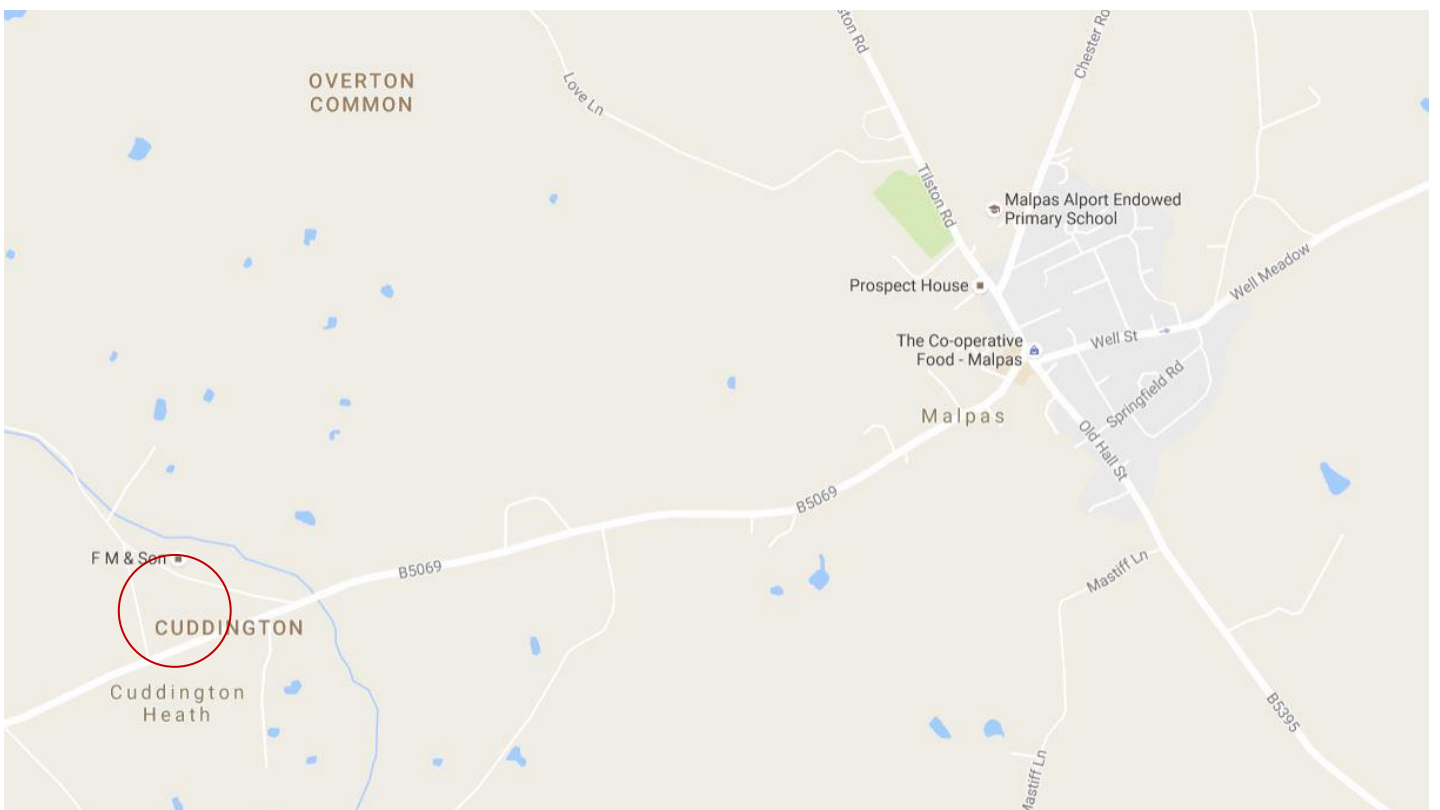
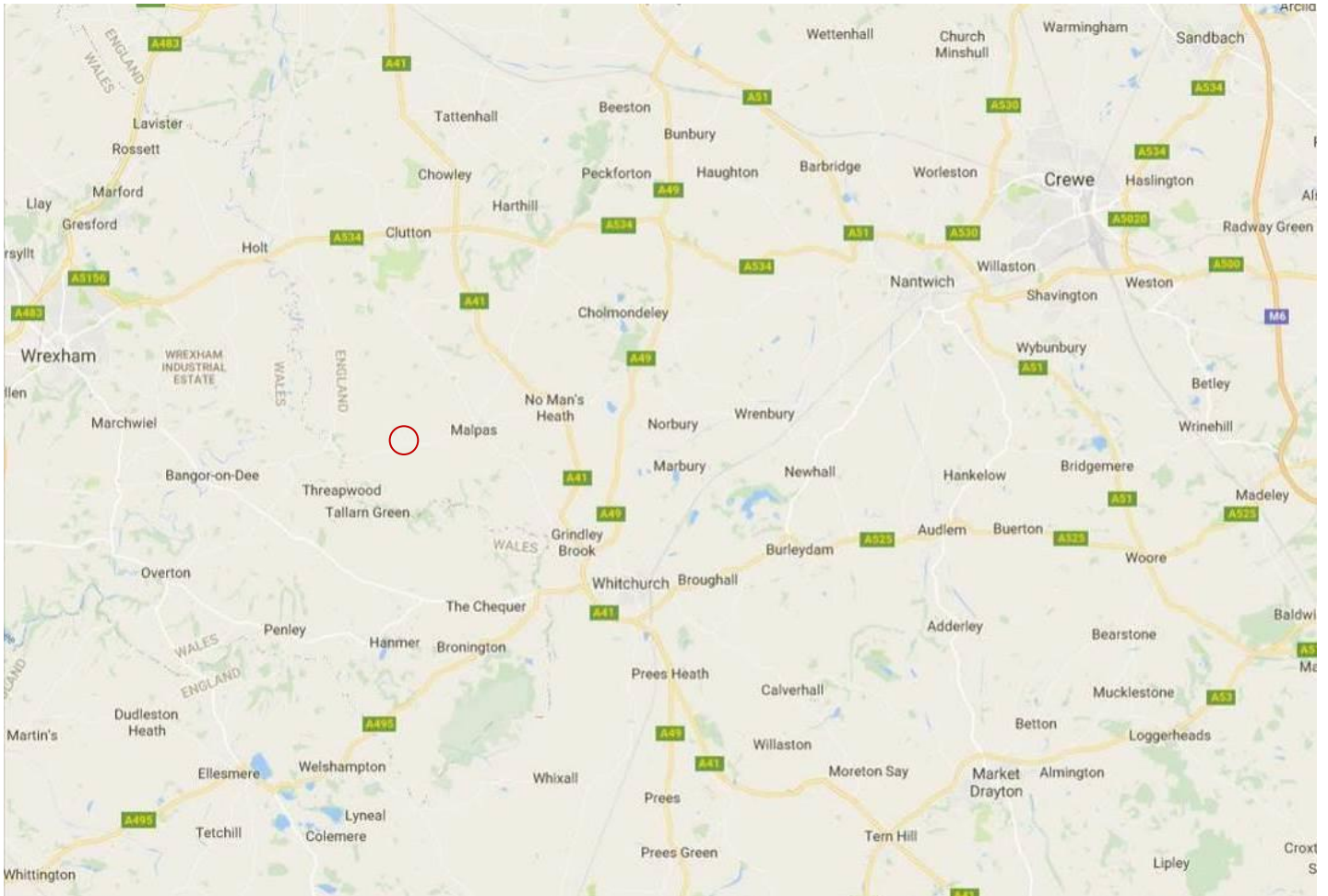
On the recreational front there is a sports club in the village and several golf courses locally including Hill Valley and Carden Park. Beyond Chester are the M53/M56 motorways permitting daily travel to Liverpool and Manchester whilst the A41 connects with the M54 allowing for ease of access to Telford, Wolverhampton and Birmingham.

Liverpool and Manchester international airports are 30 and 41 miles respectively and travel to London is available via Crewe Station which is 17 miles providing a 2 hour inter-city service to Euston. Malpas 1 mile - Chester 15 miles - Wrexham 11 miles - M53/M56 Motorways 17 miles.

The properties are being constructed by Sherwood Homes offering the highest build quality, with meticulous attention to detail. The development is designed to suit today's lifestyle, combining the very best of traditional house building skills with innovative technology and modern materials, offering new homebuyers luxury homes at value for money prices.

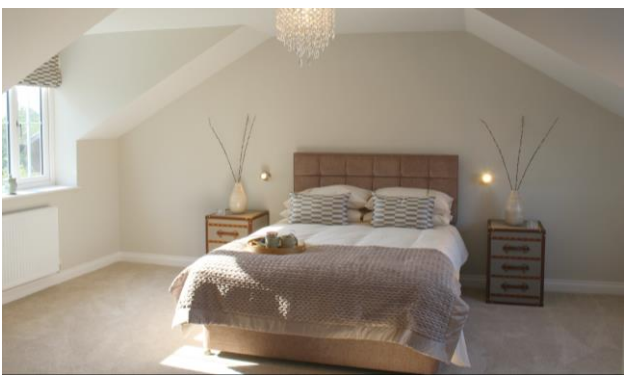
DIRECTIONS

From Whitchurch proceed northbound on the A41 turning left at Grindley Brook signposted Malpas. Continue into Malpas village turning left at The Cross Monument and continue on the B5069 towards Cuddington. After approximately 1.1 miles the Development is situated on the right hand side.



SITE PLANS





PLOT 1, 10 & 11 – Guide Price: £395,000



ACCOMMODATION

VESTIBULE

7' 0" x 6' 6" (2.14m x 2.00m)

ENTRANCE HALL

10' 5" x 9' 2" (3.20m x 2.80m)

With storage cupboard.

DOWNSTAIRS WC

6' 6" x 3' 1" (2.00m x 0.95m)

DINING ROOM

11' 9" x 8' 9" (3.59m x 2.69m)

LOUNGE

13' 5" x 11' 9" (4.09m x 3.59m)

BREAKFAST KITCHEN

22' 7" x 11' 8" (6.89m x 3.56m)

UTILITY ROOM

10' 5" x 6' 3" (3.19m x 1.93m)

STAIRS AND LANDING

MASTER BEDROOM

12' 6" x 11' 9" (3.82m x 3.60m)

ENSUITE

6' 5" x 5' 6" (1.96m x 1.70m)

GUEST BEDROOM

11' 10" max x 12' 6" (3.61m x 3.82m)

ENSUITE

6' 5" x 5' 6" (1.96m x 1.69m)

BEDROOM 3

11' 10" x 9' 8" (3.61m x 2.97m)

BEDROOM 4

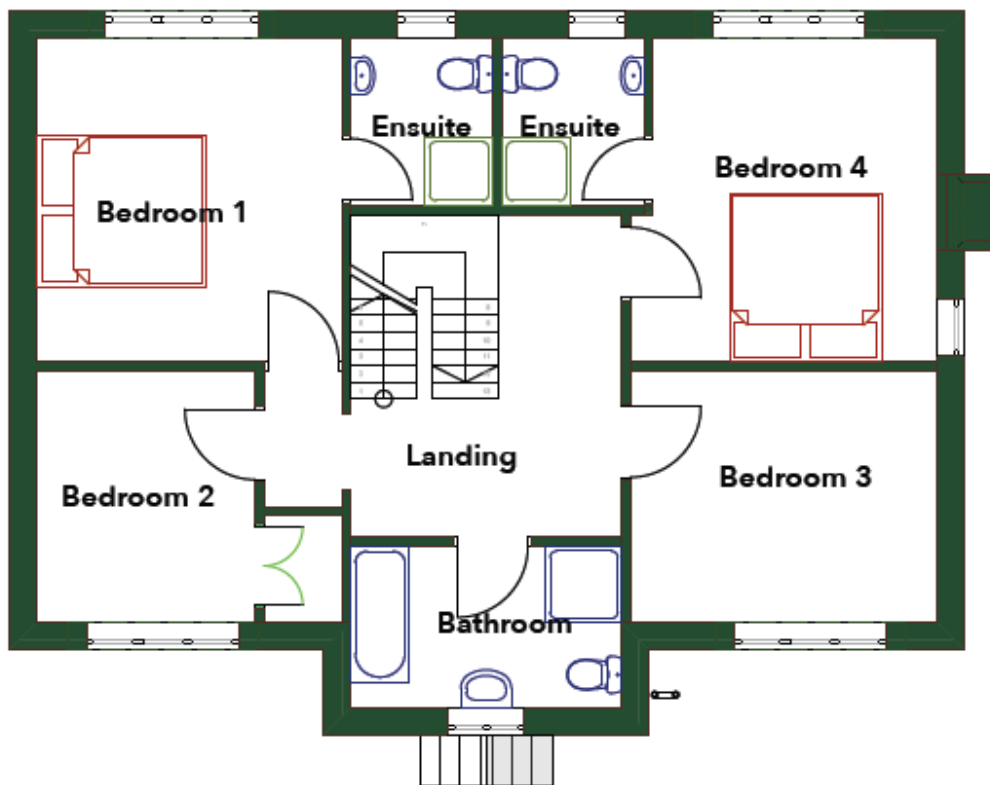
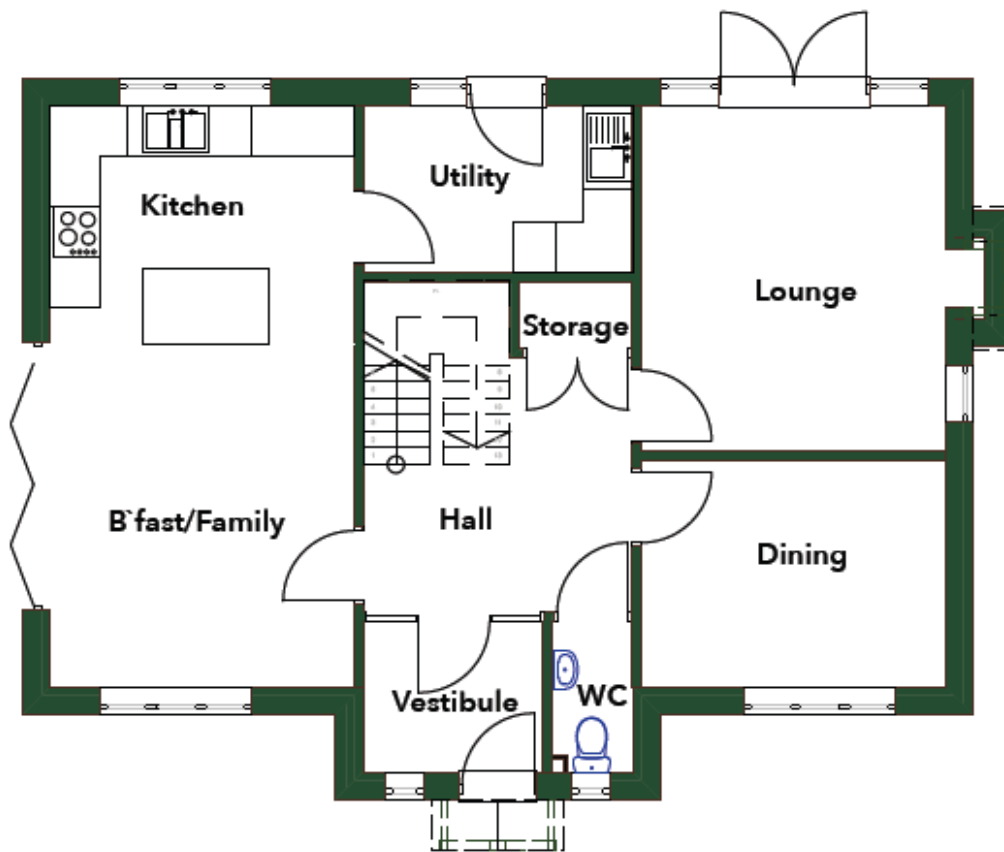
9' 8" x 8' 5" (2.97m x 2.58m)

BATHROOM

10' 6" x 6' 2" (3.21m x 1.89m)

DETACHED DOUBLE GARAGE

FLOOR PLAN



Plot 7 & 9 – Guide Price; £495,000



ACCOMMODATION

ENTRANCE HALL

12' 4" x 7' 10" (3.76m x 2.4m)

DOWNSTAIRS WC

7' 10" x 3' 3" (2.40m x 1.01m)

STUDY

12' 7" x 11' 11" (3.86m x 3.64m)

LIVING ROOM

22' 6" x 12' 5" (6.87m x 3.8m)

DINING KITCHEN

21' 9" max x 14' 11" max (6.63m x 4.57m)

ORANGERY

12' 7" x 11' 6" (3.85m x 3.52m)

UTILITY ROOM

7' 10" x 5' 4" (2.39m x 1.65m)

STAIRS AND LANDING

MASTER BEDROOM

18' 10" max x 12' 7" (5.75m x 3.86m)

ENSUITE

6' 2" max x 5' 1" max (1.89m x 1.55m)

BEDROOM 2

14' 2" x 12' 5" (4.32m x 3.80m)

BEDROOM 3

12' 5" x 11' 0" (3.80m x 3.36m)

BEDROOM 4

11' 11" x 7' 2" (3.64m x 2.20m)

BEDROOM 5

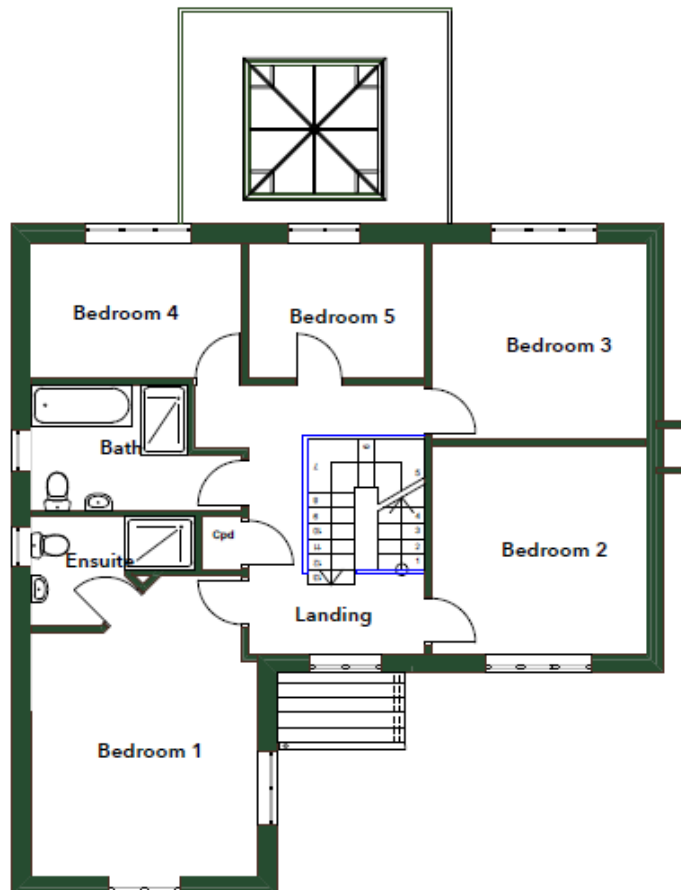
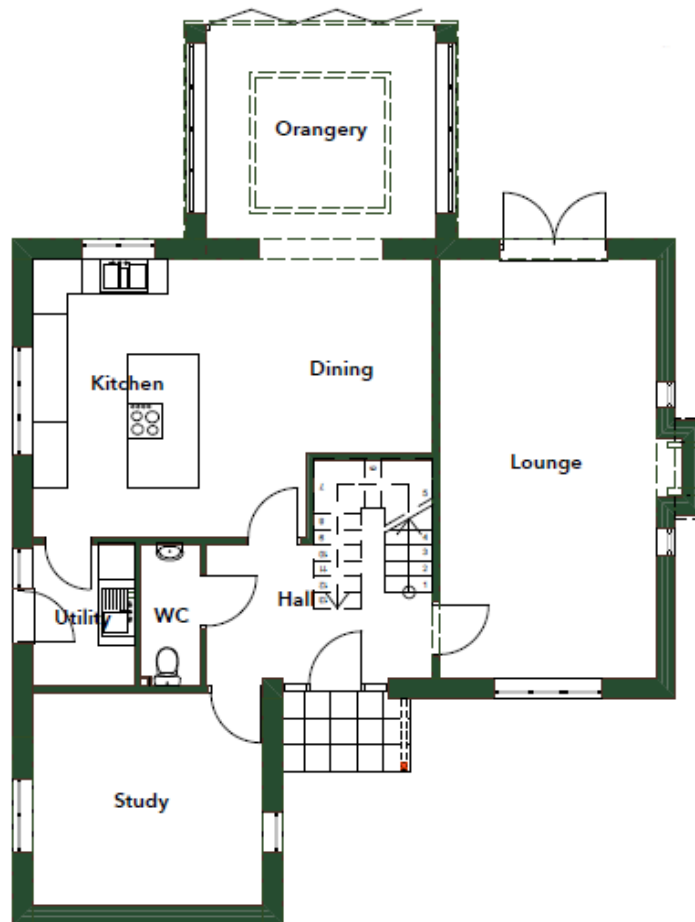
9' 7" x 7' 2" (2.93m x 2.20m)

BATHROOM

11' 11" max x 7' 1" max (3.64m x 2.16m)

DETACHED DOUBLE GARAGE

FLOOR PLAN



PLOT 6 & 8 – Guide Price: £545,000



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS WC

INNER HALL

STUDY

7' 8" x 6' 7" (2.36m x 2.02m)

DINING ROOM

12' 2" x 10' 7" (3.71m x 3.23m)

LIVING ROOM

20' 3" x 11' 8" (6.18m x 3.57m)

DINING KITCHEN

16' 3" x 15' 1" (4.96m x 4.60m)

UTILITY ROOM

11' 5" x 5' 8" (3.50m x 1.73m)

STAIRS AND LANDING

MASTER BEDROOM

19' 1" max x 17' 1" max (5.83m x 5.21m)

With fitted wardrobe.

ENSUITE

6' 2" x 5' 6" (1.90m x 1.68m)

GUEST BEDROOM

15' 9" x 11' 10" (4.82m x 3.62m)

WALK-IN-WARDROBE

6' 5" x 5' 3" (1.98m x 1.61m)

ENSUITE

6' 5" x 6' 2" (1.98m x 1.9m)

BEDROOM 3

15' 4" max x 12' 7" (4.69m x 3.85m)

BEDROOM 4

17' 0" x 10' 7" (5.19m x 3.23m)

BEDROOM 5

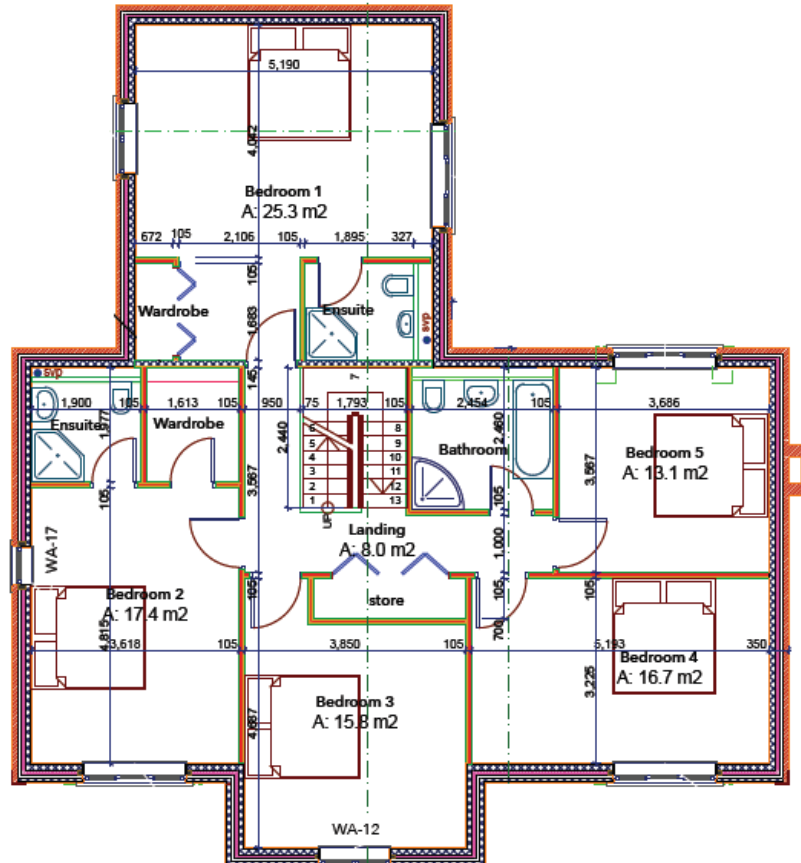
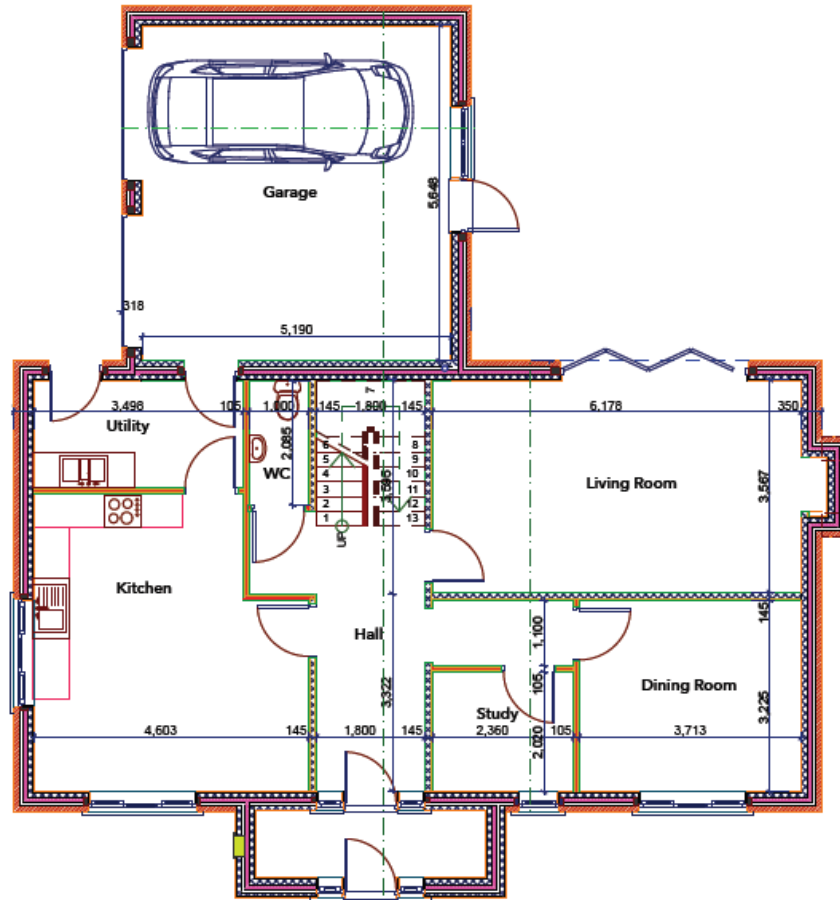
12' 1" x 11' 8" (3.69m x 3.57m)

BATHROOM

8' 0" x 8' 0" (2.46m x 2.45m)

INTEGRATED DOUBLE GARAGE

FLOOR PLAN



VIEWING

The Show Home is now available for viewings, please contact the Whitchurch Office on 01948 662281 to arrange a viewing.

SPECIFICATION

Kitchen – Includes; Granite work tops, 'Bosch' gas hob and electric double oven and 'Prima' integrated appliances.

Bathrooms & Shower Rooms – Includes; Mains showers, chrome heated towel rails and shaver sockets.

Throughout the Property – Includes; Internal oak doors, chrome light switches and sockets, internal alarms, double glazed windows and doors, sandstone lintels, paved patios and turfed gardens.

TENURE

Freehold. This should be verified prior to legal commitment.

SERVICES

Mains electricity and water connected. LPG central heating. Septic tank drainage.

SALE PARTICULARS AND PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

