



MAPLEWOOD, HOLLANDS LANE, KELSALL, CW6 0QT



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Maplewood,

Hollands Lane, Kelsall, CW6 0QT

**Enjoying exceptional views and set in a spacious split level plot and south facing gardens, a contemporary build of cutting edge architectural design offering five bedrooms, four bathrooms and large garage - extending to 4,400 sq ft in total and being sold fully furnished**





Wright Marshall have the pleasure of offering this fully furnished modern build to the market with an appealing contemporary design and incredibly spacious layout with three floors of accommodation extending in total to 4,400 sq ft. The property has an incredibly high specification as described in these particulars and has the benefit of nine years left of a new build warranty. Offered to the market with no ongoing chain with early viewing advised.

The accommodation is split over three floors and accessed at the main entrance the accommodation commences with an excellent open plan space with definable areas. To the left upon entering the door is the living room which is positioned to the front and enjoys incredible views over adjoining countryside. From this area a snug is located to the rear of the property, again enjoying the open plan feel, whilst benefitting from a distinct area.

At the other side of this floor is a well presented kitchen finished to the highest standard with exceptional fixtures and fittings which opens up into a dining area to the front. Easy accessible from this part of the property is a terraced area to the front and also a flat lawn to the side, all of which by virtue of the bi-folding doors can be treated as additional accommodation space during the warmer months of the year.

At first floor level the master bedroom benefits from a vaulted ceiling and full height windows taking in the impressive views. The dressing area has fitted wardrobes and further to this is the master en-suite complete this master suite. The second bedroom is again of an impressive scale with its own en-suite bathroom whilst the two further bedrooms benefit from the service of the family bathroom.



Further enhancement of the accommodation is the lower ground floor level which could be treated by some as an completely independent guest suite or office if required. Accessible from both the main house and also a door from the outside this area offers a study/additional bedroom as well as a shower room. The store room and garage conclude the house's extensive storage facilities and further show the quality of level of finish.

Externally the property is accessed via a resin drive which frames the front of the property perfectly. Retaining walls have been excellently utilised to allow for excellent open and flat spaces within this sloping site. There are several areas of lawn with a sloping area to the rear of the plot where an elevated platform enjoys uninterrupted views across the Cheshire Plain.

#### LOCATION

Kelsall is an extremely popular semi-rural Cheshire village that combines a central location, excellent day-to-day amenities and a superb position amidst some of Cheshire's most picturesque countryside. For those with educational needs, Kelsall has an outstanding Ofsted rated primary

school on Flat Lane, which in turn feeds into the nearby outstanding Ofsted rated Tarporley High School. There are other well regarded schools in the villages surrounding.

Within the village there is a large Co-operative convenience store with internal Post Office/Bureau De Change, a renowned butcher, pharmacist and sandwich shop. More over there is a recently extended and refurbished community hall, two public houses, Doctors surgery, Vets practice, well attended Parish Church and Methodist chapel. Located in the centre of the village are playing fields with specialist children's play area. Worthy of particular attention is that in recent times Brunning & Price have completed their purchase and complete refurbishment of the pub in the centre of the village now called The Morris Dancer. This outstanding public house/restaurant has already been met with wide acclaim and is worthy of inspection. In addition there are two further pubs, The Royal Oak and The Farmers Arms and there is also an increasingly popular takeaway sandwich/coffee bar known as The Greedy Pig.



Kelsall holds a convenient position, close to both the Georgian village of Tarporley and the thriving city centre of Chester. Whilst the area is renowned for its outstanding natural beauty, the house also offers an excellent base for the business traveller. In terms of road links, there are extensive connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest, including Liverpool, Manchester, Warrington, Wrexham, Media City UK and nearby Chester.

With regards to railway services, there are stations at nearby Hartford, Cuddington, Frodsham, and Chester. All operate on either the Chester  Manchester or Liverpool  London lines. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 45 minutes drive  Liverpool John Lennon International Airport and Manchester International Airport.

The area as a whole has access to glorious countryside and places of significant interest that include ancient

castles, boating facilities on nearby canals and the outstanding Delamere Forest. Wonderful walks are provided via the Whitegate Way and Sandstone Trail and in the Willington and Utkinton Hills  known locally as 'Little Switzerland'. There are many excellent golf clubs within short travelling distance

#### OPEN PLAN SPACE

Includes dining area, living room, kitchen area and snug

#### DINING AREA

19' 11" x 13' 4" (6.07m x 4.06m) Front and side aspect bi-folding doors. Three ceiling mounted light fittings. Oak flooring. Opening to the living room, snug and kitchen.



### KITCHEN AREA

19' 1" x 14' 7" (5.82m x 4.44m) Side aspect double glazed window. 'The Cheshire Kitchen Company' supplied kitchen with silestone quartz preparation surface and matching upstands. Custom made metal shelving with 32" wall mounted television. Double stainless steel sink with instant boiling water mixer tap. Pocket door pantry cupboard with fitted microwave. All appliances are Samsung. Double electric wifi operated ovens. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated wine fridge. Tiled floor. Two ceiling mounted light fittings. Recessed ceiling spotlights. Speakers in ceiling.

### LIVING AREA

18' 10" x 18' 8" (5.74m x 5.69m) Front and side aspect aluminium framed double glazed windows. Oak flooring. Recessed ceiling spotlights. 65" wall mounted television. Speakers in ceiling.

### SNUG

17' 7" x 13' 4" (5.36m x 4.06m) Four wall mounted light fittings. Oak flooring. 65" wall mounted television.

### CLOAKROOM

7' 5" x 5' 6" (2.26m x 1.68m) Side aspect obscured glass aluminium framed double glazed window. Low level WC with push button flush and concealed cistern. Wash hand basin set on contemporary base with mixer tap. Tiled floor. Recessed ceiling spotlights. Extractor fan.

### UTILITY

9' 11" x 5' 8" (3.02m x 1.73m) Side aspect aluminium framed double glazed window. Fitted with floor and full length units with silestone quartz preparation surface and matching upstands. Stainless steel sink and mixer tap. Washer / Dryer. Tiled floor.





## FIRST FLOOR

### LANDING

13' 9" x 10' 5" (4.19m x 3.18m) Front aspect full height aluminium framed double glazed window with fantastic views over adjoining countryside. Recessed ceiling spotlights. Ceiling mounted light fitting. Four wall mounted light fittings. Double panel radiator. Doors to master bedroom, three further bedrooms and family bathroom.

### MASTER BEDROOM

19' 1" x 17' 8" (5.82m x 5.38m) Stunning front and side aspect aluminium framed double glazed windows. Juliet balcony enjoying unrivalled views across the Cheshire Plain towards the Welsh mountains. Two double panel radiators. Ceiling mounted light fitting. Door to dressing room.

### DRESSING ROOM

9' 3" x 7' 5" (2.82m x 2.26m) Side aspect aluminium framed double glazed obscured glass window. Double panel radiator. Fitted wardrobe furniture. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

12' 0" x 6' 8" (3.66m x 2.03m) Side aspect aluminium framed double glazed obscured glass window. Low level WC with push button flush. Freestanding bath with mixer tap. Vanity unit with wash hand basin and mixer tap. Recessed bathroom television. Fitted mirror. Fully tiled large walk in shower enclosure with drencher head. Recessed ceiling spotlights. Extractor fan. Ladder style radiator. Fully tiled walls. Tiled floor.

### BEDROOM TWO

16' 3" x 13' 9" (4.95m x 4.19m) Side aspect aluminium framed double glazed window. Double panel radiator. Fitted wardrobe furniture. Remote operated Velux skylight with integral blind. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

11' 11" x 3' 10" (3.63m x 1.17m) Side aspect aluminium framed double glazed obscured glass window. Low level WC with concealed cistern and push button flush. Vanity unit with wash hand basin and mixer tap. Fully tiled shower enclosure with drencher head. Tiled floor. Fully tiled walls. Ladder style radiator. Recessed ceiling spotlights. Extractor fan.



### BEDROOM THREE

10' 10" x 17' 3" (3.3m x 5.26m) Side aspect aluminium framed double glazed window. Double panel radiator. Remote operated Velux skylight with integral blind.. Fully vaulted ceiling. Fitted wardrobe furniture.

### BEDROOM FOUR

12' 9" x 11' 6" (3.89m x 3.51m) Front aspect aluminium framed double glazed window. Double panel radiator. Recessed ceiling spotlights.

### FAMILY BATHROOM

12' 11" x 7' 11" (3.94m x 2.41m) Side aspect aluminium framed double glazed window. Low level WC with concealed cistern and push button flush. Freestanding bath with mixer tap and shower fitting. Vanity unit with wash hand basin and mixer tap. Fully tiled shower enclosure with drencher head. Partially tiled walls. Fitted mirror. Ladder style radiator. Recessed ceiling spotlights.

### LOWER GROUND FLOOR

#### LOBBY AREA

8' 1" x 7' 8" (2.46m x 2.34m) Oak floor. Doors to storeroom, study/bedroom five and garage.

#### STOREROOM

13' 8" x 10' 11" (4.17m x 3.33m) Recessed ceiling spotlights. Central heating boiler.

#### HALLWAY

21' 2" x 8' 0" (6.45m x 2.44m) Maximum measurements. Recessed ceiling spotlights. Oak floor. Doors to shower room, study and outside.

#### STUDY/BEDROOM FIVE

13' 9" x 13' 0" (4.19m x 3.96m) Front aspect aluminium framed double glazed window. Recessed ceiling spotlights.





### SHOWER ROOM

9' 5" x 5' 9" (2.87m x 1.75m) Low level WC with concealed cistern and push button flush. Wall mounted wash hand basin with mixer tap. Fully tiled shower enclosure with drencher head. Tiled floor. Partially tiled walls. Extractor fan. Recessed ceiling spotlights.

### EXTERNAL

Access is granted via a beautifully presented resin bound driveway with parking for up to eight vehicles with electrically operated gates. Two distinct retaining walls provide different areas of the garden. At lower level is an area lawn which flanks the entirety of the driveway and allows a ramped access via the lawned area to the side of the property. A set of stairs to the front of the house leads to the elevated terrace area which leads in turn leads onto a flat enclosed area of lawn which is ideally suited and positioned off the kitchen and dining area for use by families. External speakers. To the rear of this is a further area of garden forming part of a slope with a stairway leading up to a hidden garden enjoying some of the most fantastic views across the Cheshire countryside.

### GARAGE

32' 8" x 18' 9" (9.96m x 5.72m) Max Electrically operated front aspect vehicular access roller door. Integral pedestrian door. Double panel radiator. Power and light fittings. Storage space.

### SERVICES

We understand that mains water, electricity, gas and drainage are connected.

### VIEWING

Viewing by appointment with the Agents Tarporley office

### TENURE

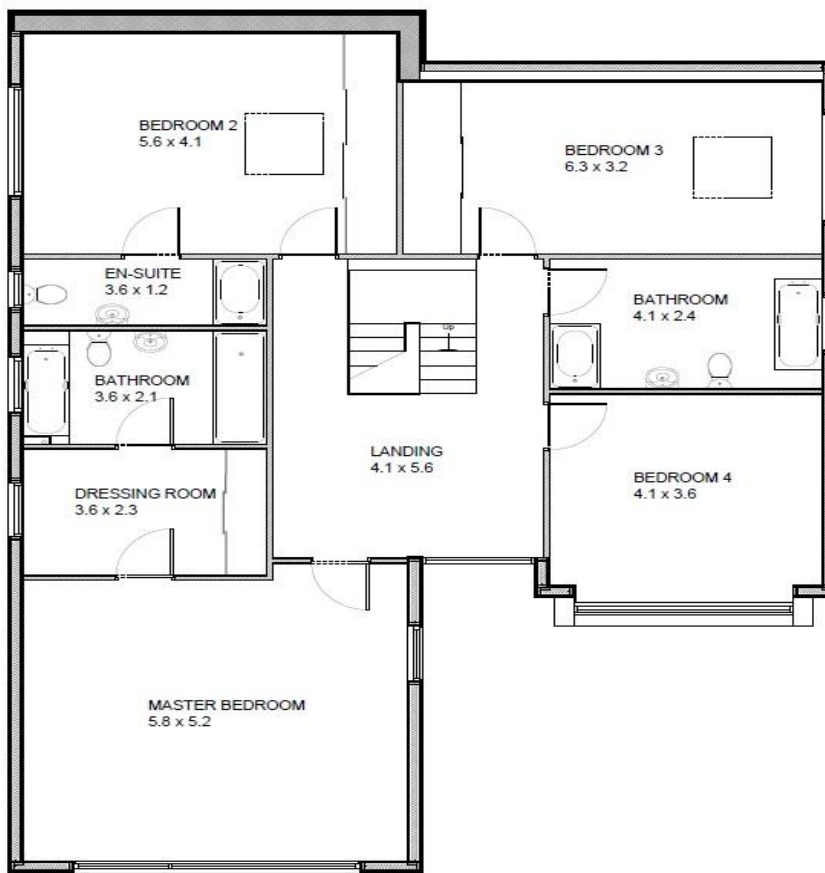
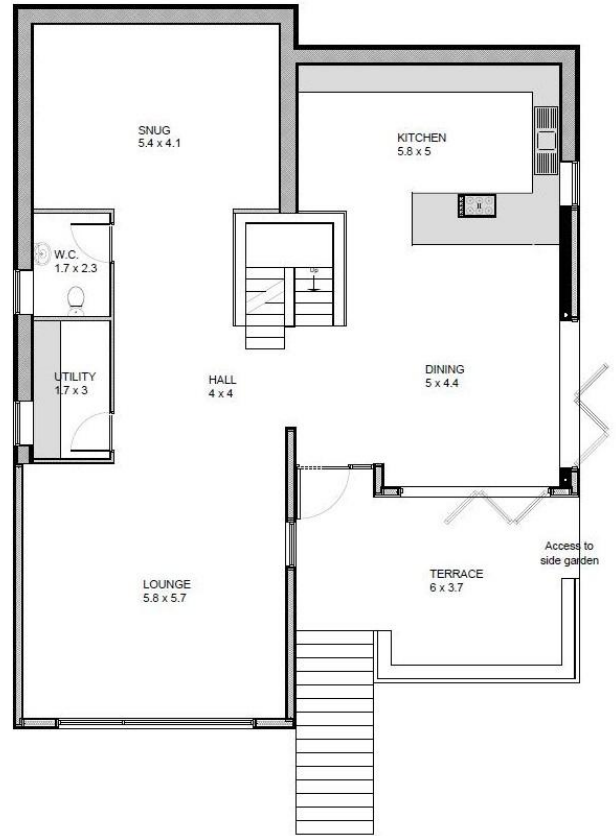
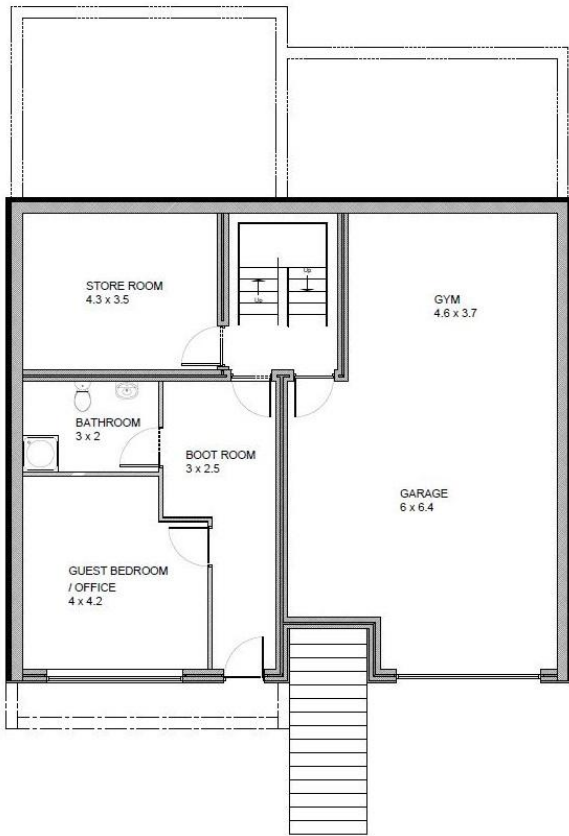
We believe the property is freehold tenure



## ROUTE

From our office in the centre of Tarporley take a right turn in the direction of Chester and take the second right onto Utkinton Road. Proceed through the village of Utkinton passing the Rose Farm Shop on the right hand side and continue along until reaching a crossroads with the Willington Hall Hotel in front of you. At this crossroads take a right turn. Proceed along Willington corner and continue straight along passing the signs for The Boot Pub on the right hand side until reaching a 'T' junction. At the junction take a right turn onto Church Street. Continue until reaching a crossroads and turn left onto Chester Road. Proceed straight on and shortly before The Coop take the right turn onto Hollands Lane. The road will rise up and bend round to the left, carry along and the subject property can be clearly found on the right hand side clearly identified by a Wright Marshall for sale board.







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