A MOST IMPRESSIVE CHARACTER ENGLISH RUSTIC GOTHIC STYLE PROPERTY

This unique property was divided in the 1960's into three residences. 'Cheriton' offers spacious characterful accommodation with the original front and side entrances of the house and retains many original features. It is set in an elevated position with approximately 0.895 acres of mature well stocked gardens with an abundance of flowering shrubs and trees and a sweeping driveway. The spacious accommodation affords entrance porch, entrance hall, two reception rooms, kitchen, four bedrooms, bathroom and shower room.
INTRODUCTION
Cheriton is an inspiring period residence constructed in a Rustic English Gothic Style. The property dates from 1884 having been built originally for a local cheese magnate and was divided in the 1960s to form three separate dwellings. This property offers spacious characterful accommodation with the front and side entrances of the original house. It retains many features including Minton tiled floor, original carved fireplace to Lounge, moulded ceilings and original internal doors in various parts of the property. There are far reaching views to the Vale of Llangollen, the Berwyn Hills and surrounding countryside.

The property is set in an elevated position with 0.895 acres of mature well stocked gardens with an abundance of flowering shrubs and trees and a sweeping driveway leading to the house. The property has been in the same ownership since 1977 and has been well maintained however it requires some modernisation and updating. The spacious accommodation offers entrance porch, entrance hall, lounge, living room, kitchen, four generous size bedrooms, bathroom and shower room.

SITUATION
Situated on the outskirts of the popular Shropshire village of Ash which boasts a church, village hall, public house and bowling greens, 'Cheriton' is within a couple of miles of the nearest town of Whitchurch where good shopping, schooling and recreational facilities are available. Larger towns and business centres of Shrewsbury, Telford, Chester, Nantwich, Crewe and Wrexham are within daily motoring distance with excellent links to the major road network.

ACCOMMODATION
The property affords the following accommodation:

ENTRANCE PORCH
Original Minton tiled floor, original arched oak entrance door, coved ornate ceiling, glazed door and side panels to:

ENTRANCE HALL
Original coved ceiling and Minton tiled floor.

LOUNGE
16' 0" x 24' 0" (4.90m x 7.34m) Original moulded ceiling and ceiling rose, feature ornate carved wooden Adam style fireplace with tiled inset and hearth, brass canopy over with open grate, original sash bay window overlooking gardens with secondary glazing, picture rail, original wooden flooring, double radiator and access to cellar storage.

LIVING ROOM
18' 0" x 15' 10" (5.49m x 4.83m) Former fireplace which could possibly be reinstated, timber clad ceiling, picture window to side with secondary glazing, telephone point, double radiator, under stairs storage cupboard housing 'Mistral' oil central heating boiler. Archway to entrance area.

SIDE ENTRANCE LOBBY OFF
INNER HALL AREA
Staircase off.
KITCHEN
15' 10" x 8' 2" (4.85m x 2.49m) Quarry tiled floor, base and wall cupboards, electric cooker point, single drainer stainless steel sink unit, two windows to both side elevations, plumbing for washing machine, good size pantry, double radiator.

INNER HALL AREA

STAIRS AND LANDING
Staircase to first floor with two wall lights and two windows to side elevation having secondary glazing and double radiator.

SHOWER ROOM
Electric Triton shower, low level W.C. and small wash hand basin.

INNER LANDING AREA
Airing cupboard housing immersion tank and access to loft.

SPACIOUS BATHROOM
Comprising bath, low level W.C., pedestal wash hand basin, tiled surround, window to side elevation and double radiator.

BEDROOM 1
16' 11" x 16' 0" (5.18m x 4.88m) Original sash window to the front elevation having extensive views across the gardens and further afield across open fields to the Berwyn Hills and Vale of Llangollen and a window to side elevation both having secondary glazing, original coving and double radiator.

BEDROOM 2
13' 10" x 12' 2" (4.22m x 3.71m) Window to the side elevation, coved ceiling and double radiator.

BEDROOM 3
12' 2" x 11' 5" (3.73m x 3.48m) Window to the side elevation, coved ceiling and double radiator.

BEDROOM 4
19' 3" x 6' 9" (5.87m x 2.06m) Window to the front elevation having extensive views, feature stone surround to original opening and deep coved ceiling.

EXTERIOR
The property stands in approximately 0.895 acres of well stocked mature landscaped gardens. There is a sweeping gravel driveway winding through the garden to the house with parking and turning space to the front. The gardens contain an abundance of
mature shrubs, feature cedar of lebanon tree, rhododendrons, chestnut trees, cherry tree, various lawn areas, a vegetable garden, soft fruit bushes, damson, camelia and wiegelia with a good size garden shed. There is also a second access via a shared driveway leading to the side of the property.

SERVICES
Mains, electric, and water are connected. Private drainage and oil fired central heating.
NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE
Freehold with vacant possession upon completion (Subject to Contract).

VIEWINGS
Strictly by appointment with the Agents Wright Marshall Chester Office. 01244 317833 or E-mail: chester.sales@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.00pm.

SALE PARTICULARS
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.

MARKET APPRAISAL
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY
We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.
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