

Barbers

3 Oak Tree Rise, Malpas, Cheshire, SY14 7FA

Helping *you* move





- Superb Modern Detached House
- Four Bedrooms
- Fantastic Village Location
- Two Reception Rooms
- Kitchen/Breakfast Room, Utility Room
- Good Size Garden
- Double Driveway and Single Garage

"You really don't want to miss out on this impressive four bedroom detached family home set on a fantastic small development in the picturesque South Cheshire village of Malpas. Set in a quiet location in an enviable position, this beautiful home benefits from not being overlooked with a private aspect, yet is also within walking distance of all the village amenities and local schools. A driveway and single integral garage provide excellent parking facilities for two cars and there is also a beautifully maintained rear garden with neat lawn, attractive borders and a paved Indian stone patio area. Inside, the ground floor comprises a spacious light and airy Entrance Hall with offset feature staircase, Cloakroom with WC, Lounge with French doors opening onto the garden, Sitting/Dining Room, a well-appointed Kitchen/Breakfast Room and a separate Utility Room. The first floor boasts Four Bedrooms, the master comes with its own walk in wardrobe, En Suite shower room, Juliet balcony with double French doors and has magnificent views over Cheshire. Bedroom Two, with an En Suite Shower Room and Bedroom Three also a double bedroom, both bedrooms benefit from having fitted wardrobes. Finally the Family Bathroom with modern suite completes the accommodation. We highly recommend an internal inspection of this beautiful home to truly appreciate everything it has to offer."



LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Carden Park Country Estate, which encompasses a Luxury Hotel, Spa and Golf Resort and is located only 7 miles from Malpas. 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, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of Whitchurch 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.



LOUNGE
14' 9" x 13' 1" (4.5m x 3.99m)

SITTING/DINING ROOM
10' 2" x 9' 1" (3.1m x 2.77m)

KITCHEN/BREAKFAST ROOM
14' 8" x 10' 1" (4.47m x 3.07m)

BEDROOM ONE
14' 3" x 10' 3" (4.34m x 3.12m)

EN SUITE
9' 2" x 4' 1" (2.79m x 1.24m)

BEDROOM TWO
11' 1" x 10' 3" (3.38m x 3.12m)

EN SUITE
8' 0" x 4' 8" (2.44m x 1.42m)

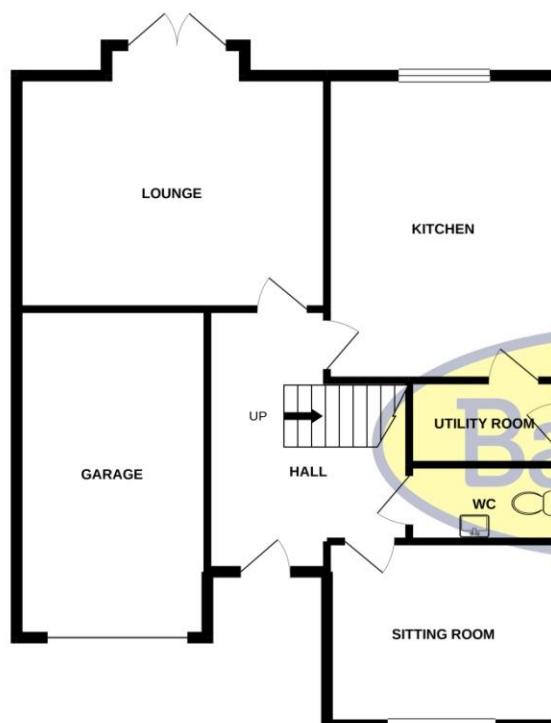
BEDROOM THREE
11' 2" x 9' 4" (3.4m x 2.84m)

BEDROOM FOUR
10' 2" x 9' 1" (3.1m x 2.77m)

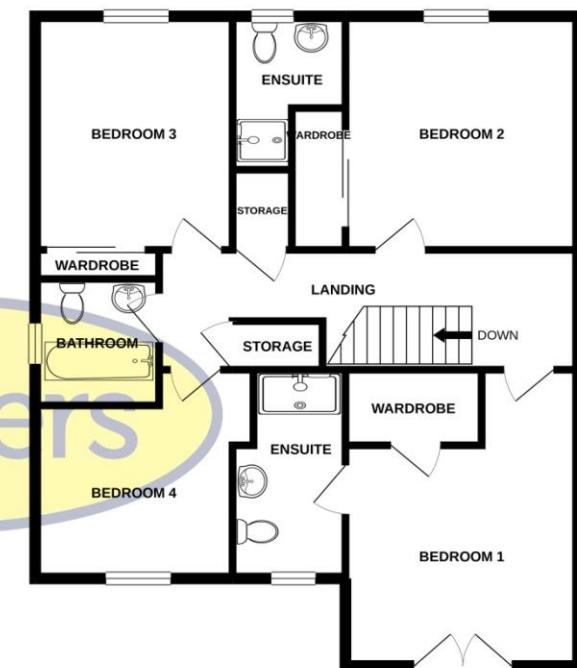
FAMILY BATHROOM
6' 8" x 5' 6" (2.03m x 1.68m)



GROUND FLOOR



1ST FLOOR



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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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICE CHARGE

We are advised that there is a service charge to cover the upkeep of the communal areas. We are advised that the service charge is currently £183.34 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. 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.

LOCAL AUTHORITY

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

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. Property built in 2017.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

ENERGY PERFORMANCE

EPC B. The full energy performance certificate (EPC) is available for this property upon request.

HOW TO FIND THIS PROPERTY

From Chester proceed south on the A41 towards Whitchurch, at the Hampton Heath roundabout take the 3rd exit onto the B5069 sign posted Malpas and continue on the Chester Road into the village. Turn right at the High Street, first left into Hughes Lane, take the next right into Oak Tree Rise and the property is the second on the left.

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 and the property is the second on the left.

Please note that if you are using Sat Nav to find the property we would recommend using the post code of SY14 7DA.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH27881 1612202018122020



WHITCHURCH

34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON

NEWPORT

SHREWSBURY

WELLINGTON/TELFORD

WHITCHURCH