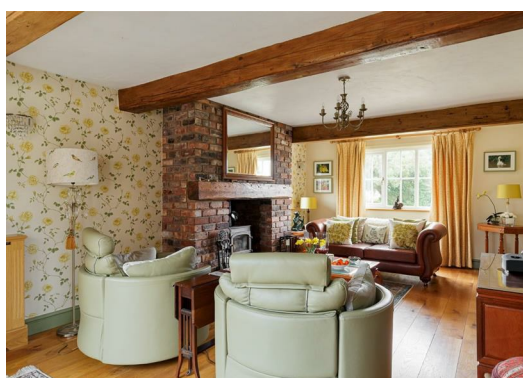




**Wright Marshall**  
Estate Agents

**CHESTERTON CROFT, RIDLEY, TARPORLEY  
CW6 9RY**

**£675,000**



**A most impressive and spacious four bedroom detached house enjoying a set back position within a large plot and benefitting from off road parking and a detached double garage.**

Chesterton Croft offers a rare opportunity to acquire a period family property with immaculately presented and well appointed accommodation throughout. A large plot with far reaching views can be enjoyed.

The house has been designed and extended in such a way to provide two separate access points with the original front door still being entirely functional and easily accessible whilst the extension to the rear provides an alternate route into the side and rear of the property. Entering from the front the accommodation splits into the principal accommodation rooms. The sitting room and living room are positioned to either aspect and both enjoy good levels of natural light from the front aspect windows and focal point fireplaces. Both rooms then flow through into the dining room which is positioned directly next to the kitchen and benefits from large double doors providing an open plan feel. Off the kitchen is a utility room with door leading to outside whilst the rear hall provides the aforementioned alternate access point and also access to the shower room which is at the rear.

At first floor level the accommodation continues to impress with a large master suite with an en-suite and walk in wardrobe. The further bedrooms are also of an excellent scale and serviced by the family bathroom.

Externally the plot is of an excellent size with driveway which splits to the front and side of the property providing large amounts of parking as well as access into the garage. Areas of lawn and hedging providing seating spaces surrounding the plot with excellent levels of privacy and seclusion particularly to the rear. The detached garage provides further storage space as well as a first floor area which is currently utilised as a gym but could easily be used as home office space.

The location of the property is particularly impressive with easy connections to commercial centres but enjoying a rural feel which belies its central position. Views over neighbouring fields can be enjoyed from three aspects and the viewing is very much recommended.

## LOCATION

Ridley, Bulkeley and the nearby villages of Bickerton and Peckforton are renowned for their natural beauty and location in the heart of rural Cheshire. Ridley provides a convenient and central base for the business traveller, in addition to the extensive road links leading to the M56, M6, A49 and A51 there is a railway station at Nantwich and also Crewe and Chester with an excellent direct service to London. Manchester and Liverpool International Airports can both be accessed within 40 minutes' to one hour's drive.

The extensive amenities of Chester City Centre can be accessed within 16 miles. Chester is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales. Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports. The leisure opportunities are also excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other facilities. There are also numerous walks in the area along the Sandstone Trail.

## ENTRANCE HALL

2'10" x 2'10" (0.86m x 0.86m)

Front aspect timber glass panelled door with timber flooring, stairs rising to first floor. Doors to living room and sitting room.

## SITTING ROOM

14'2" x 12'8" (4.32m x 3.86m)

Front aspect UPVC double glazed window. Double panel radiator. Partially timber clad walls. Timber flooring. Exposed timbers to ceiling. Ceiling mounted light fitting. Two wall lights. Aerial point. Telephone point. Side aspect UPVC double glazed window. Fireplace with tiled hearth and surround. Door to dining room.



## LIVING ROOM

12'9" x 23'11" (3.89m x 7.29m)

Front aspect UPVC double glazed window. Side aspect UPVC double glazed window. Rear aspect UPVC double glazed double doors with matching windows to either side. Timber flooring. Ceiling mounted light fitting. Exposed timbers to ceiling. Two wall mounted light fittings. Two double panel radiators. Aerial point. Brick fireplace with brick hearth, beamed timber mantel and fitted with a log burner..



## DINING ROOM

15'0" x 15'10" (4.57m x 4.83m)

With side aspect UPVC double glazed double doors with matching windows to either side. UPVC double glazed window to the side elevation. Two double panel radiators. Partially timber clad painted walls. Ceiling mounted light fitting. Exposed timbers to ceiling. Double glass panelled timber doors to kitchen and doors to rear hall. Continuation of timber flooring from the other rooms. Doors through to Living Room and a useful under stairs storage cupboard.



## KITCHEN

14'3" x 11'10" (4.34m x 3.61m)

Side aspect UPVC double glazed window. A range of bespoke painted solid wood wall and floor mounted kitchen units with granite work surfaces. Glazed cabinet. Three pull out wicker storage baskets. Tiling to work surface areas. Block timbered surface to the central island. Side aspect UPVC double glazed window. Exposed timbers to ceiling. Double electric Miele ovens. Miele warming oven. Miele single wine cooler. Five ring AEG induction hob with Miele chrome chimney extractor hood above. Recessed spotlights to ceiling. Ceiling mounted light fitting. Ceramic Belfast style sink with chrome mixer tap and granite routed drainer. Integrated dishwasher. Integrated fridge. Door to side entrance and door to utility. Stone flooring.



## UTILITY

8'10" x 8'0" (2.69m x 2.44m)

Side aspect timber panelled door with glazed insert. Rear aspect UPVC double glazed window. Continuation of wall and floor mounted units from the kitchen with matching granite preparation surface. Ceramic Belfast style sink with mixer taps and granite routed drainer. Space for washer, dryer, tall fridge and tall freezer. Ceiling mounted light fitting. Floor mounted Firebird Combi 90 oil fired boiler.



## SIDE ENTRANCE

6'1" x 13'0" (1.85m x 3.96m)

Side aspect timber framed glass panelled double doors with matching windows to either side. Exposed timbers to ceiling. Ceiling mounted light fitting. Continuation of stone flooring from kitchen. Double panel radiator. Doors through to ground floor shower room, dining room and kitchen.



## SHOWER ROOM

10'1" x 7'7" (3.07m x 2.31m)

Rear aspect UPVC double glazed obscured glass window. Side aspect UPVC double glazed obscured glass window. Timber flooring. Double panel radiator. Wall mounted wash hand basin with chrome mixer tap. Low level W.C with concealed cistern. Fully tiled shower enclosure with extractor fan. Shaver socket. Exposed timbers to ceiling. Ceiling light point. Wall mounted light fitting. Partially tiled walls with decorative border.



## FIRST FLOOR

### LANDING

5'10" x 6'5" (1.78m x 1.96m)

Ceiling mounted light fitting. Exposed timbers to ceiling. Partial timber flooring. Double panel radiator. Side aspect UPVC double glazed window. Loft hatch with pull down ladder and partially boarded loft. Doors to Master bedroom, bed two, bed three, bed four and family bathroom.

### MASTER BEDROOM

15'7" x 13'11" (4.75m x 4.24m)

Two rear aspect UPVC double glazed windows. Side aspect UPVC double glazed double doors with Juliette balcony. Ceiling mounted light fitting. Two period style radiators. Door to walk in wardrobe. Door to en-suite shower room. Timber flooring.



### BEDROOM 3

12'7" x 13'0" (3.84m x 3.96m)

Front aspect UPVC double glazed window. Double panel radiator. Built in wardrobes incorporating rails and shelves. Aerial Point. Ceiling mounted light fitting. Exposed timbers to ceiling.

### WALK-IN WARDROBE

Bespoke built in cupboards, incorporating rails, shelving and drawers. Recessed ceiling light point and timer. Timber flooring.

### EN-SUITE

8'6" x 6'5" (2.59m x 1.96m)

Side aspect UPVC double glazed obscured glass window. Low level W.C. with push dual flush button flush. Wash hand basin set into vanity unit with chrome mixer tap. Fully tiled shower enclosure with extractor fan and shower screen. Timber floor. Chrome ladder style radiator. Wall mounted illuminating mirror.



### BEDROOM 4

9'4" x 9'2" (2.84m x 2.79m)

Rear aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting. Timber flooring. Exposed timbers to ceiling.

### BEDROOM 2

12'5" x 14'2" (3.78m x 4.32m)

Front and side aspect UPVC double glazed windows. Ceiling mounted light fitting. Exposed beams. Aerial point. Double panel radiator.



### FAMILY BATHROOM

5'11" x 9'11" (1.80m x 3.02m)

Side aspect UPVC double glazed obscured glass window. Low level W.C with dual flush. Wash hand basin set into vanity unit with mixer tap. Fully tiled shower enclosure. Rolled top bath with mixer

tap. Timber flooring. Ladder style radiator. Partially painted timber clad walls. Exposed timbers to ceiling. Two mirrored corner storage cupboards. Wall mounted illuminating mirror. Ceiling mounted light fitting. Extractor fan.



## GARAGE

18'2" x 21'3" (5.54m x 6.48m)

Two front aspect electrically operated vehicular access doors. Power and light fittings. Internal stairs leading to first floor.

## FIRST FLOOR

18'2" x 21'3" (5.54m x 6.48m)

Eaves space storage. Velux sky lights and port hole window to front and rear gables. Recessed spotlights to ceiling.



## EXTERIOR

The property is accessed via a gravelled driveway with parking and turning space to the front of the property as well as access being available to the detached garage. A beautifully maintained area of garden can be enjoyed from the front of the property with a lawn forming the front aspect from the property. The driveway continues to the side of the property along a brick wall and hedge line leading to an additional area of parking. The garden continues to the rear with a picket fence closing off a private more enclosed garden to the rear with an additional orchard (agricultural land) to the rear with boundaries being defined by post and rail fencing with mature trees and hedges. Due to the properties central position within the plot, outdoor entertaining spaces can be found throughout the day in order to fully enjoy the sunlight in the warmer months. A particularly attractive patio is positioned just off the side of the utility.



## SERVICES

We understand that mains water and electricity are connected. Private drainage system. Oil fired central heating.



## COUNCIL TAX BAND

The property is in the Cheshire East Council district and the council tax Band is E.

## VIEWING

Strictly by appointment with the agents' Tarporley office.

## TENURE

We understand the tenure to be freehold.

## ROUTE

From the Agent's Tarporley office take a left turn out of the village in the direction of Nantwich and upon reaching a junction take the left hand turn and join the A49. Proceed for a short distance and at the Four Lane End crossroads take a right onto the A49 towards Whitchurch. Proceed along through Beeston and the 30 mph speed limit at Bunbury Heath. Proceed straight on through Spurstow and you will pass Panama Hatties on the right hand side. Continue to Ridley passing the junction on the right leading to the A534 and the left hand turn leading to Nantwich and after a short distance the property will be found on the right hand side.

## ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Total area: approx. 210.9 sq. metres (2269.7 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

### Chesterton Croft, Ridley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements