



**CHESHIRE
LAMONT**

Hill Field Gardens Holt

1 Hill Field Gardens Holt LL13 9FW

This delightful turn key detached four bedroom family home was once one of two show houses for Castle Gate Homes on the original development and is presented to a particularly high specification and standard with light and airy open plan kitchen dining living space. The property also benefits from a sheltered and secluded principally walled garden and being within walking distance of the facilities within Holt Village.

- Reception Hall, Well proportioned light and airy Living Room, Open Plan Kitchen Diner with double doors opening onto a secluded garden, Utility Room, Cloakroom.
- Four Bedrooms (3 doubles and a generous single), Two Bath/Shower Rooms.
- 14.5m length driveway enabling off road parking for up to 3 cars (nose to tail) to the front of a Detached Single Garage, Attractive private and sheltered gardens.

Location

Holt is a bustling little village just over the English border into Wales. Attractive walks can be made along the banks of the River Dee, there is a well supplied village store/mini supermarket with Post Office, Café and the highly regarded Bellis Brothers Farm Shop and Nursery. Over the historic Grade I listed Farndon Bridge takes you into the neighbouring village of Farndon where there is a Chemist, traditional Butchers and a couple of gastro pubs. There are a number of sporting outlets within fifteen minutes drive of the village including Golf, Cricket, Rugby, Football, Hockey and Tennis Clubs, Horse Riding and cycling along the quiet country lanes.

Accommodation

A storm porch sits above the front door which opens to the **Entrance Hall** with staircase rising to the first floor and Cloakroom off fitted with low level WC and wash hand basin. Amtico wood effect flooring runs throughout the ground floor accommodation continuing into the well proportioned living room and spacious kitchen diner. The **Living room 6.1m x 3.5m** is a particularly light and airy room due to three large windows to two elevations, likewise the **Kitchen Diner 7.1m x 3.8m** benefits from two large windows and glazed double doors opening onto the secluded garden.



The kitchen is fitted with Shaker style cupboards complimented with quartz work surfaces which incorporate a five burner gas hob with extractor above. Integrated appliances include a double oven, fridge freezer and dishwasher. The dining area comfortably accommodates an 8 person dining table and larger for an occasion. Off the kitchen there is a **Utility Room/Rear Porch** with space beneath a quartz work surface which is fitted with an undermounted sink unit for a washing machine and tumble dryer. An external door opens onto the drive to the rear.

To the first floor there are four bedrooms and two bath/shower rooms. **Bedroom One 3.8m x 3.6m** benefits from built in wardrobes, overlooks the garden and has a well appointed **Ensuite Shower Room** fitted with a large shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. **Bedroom Two 3.4m x 3.4m** is a further generous double bedroom as is **Bedroom Three 3.6m x 3.4m** which also benefits from a fitted double wardrobe. **Bedroom Four 3.4m x 2.6m** is a generous single bedroom currently utilised as a study. The **Family Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls and tiled floor.

Externally

There is an attractive ornamental front garden, this is principally laid to lawn enclosed with a 3' high front boundary wall. A pathway leads to the front door edged with box hedging as well as stocked borders. A single car width driveway 14.5m long provides off road parking for up to 3 cars (nose to tail) this is situated to the front of the **Detached Single Garage**. The private and sheltered principally walled garden is laid to lawn edged with stocked borders and includes a paved sitting/entertaining area which can be directly accessed from the kitchen diner.

Services/Tenure

Mains water, electricity, gas and drainage. Tenure is freehold and there is an annual management charge of approximately £220 per year.

Viewing

Via Cheshire Lamont Tarporley Office.

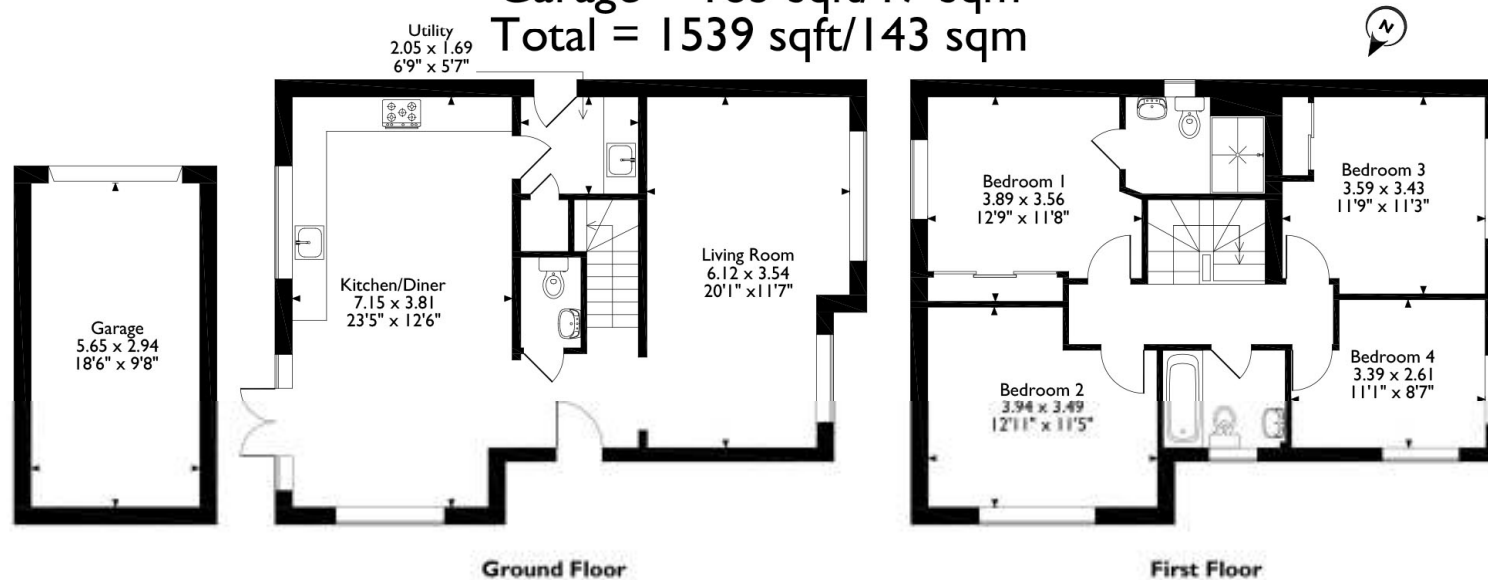
Directions

What3words - homework.interacts.canines

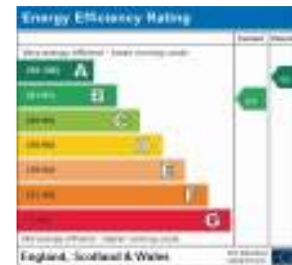
From the Cross in the centre of Holt Village proceed along Castle Street B5102 following the road round the right hand bend and immediately after passing Bellis Farm Shop on the right, turn left into Hillfield Gardens and the driveway for the property will be found immediately on the left hand side.



Approximate Gross Internal Area
 Main House = 1356 sqft/126 sqm
 Garage = 183 sqft/17 sqm
 Total = 1539 sqft/143 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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