



“Oak Lodge”, Alraham



# Oak Lodge, Alpraham

## CW6 9JE

This well-proportioned detached three-bedroom bungalow has been particularly well maintained and is set within a generous garden plot with a two-acre paddock/field beyond.

- Reception hall, living room, dining room, kitchen breakfast room, utility and rear porch
- Three double bedrooms and two bath/shower rooms
- Generous garden plot, ample parking and turning provision, detached single garage
- Two-acre paddock

### Location

Oak Lodge is situated in the village of Alpraham, within 3 miles of the popular village of Tarporley. Chester 12 miles and Nantwich 7 miles. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alpraham that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Alpraham is conveniently situated just off the A51 which provides links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston within 1 hour 40 minutes.

### Accommodation

A part glazed panel front door is set beneath a canopied storm porch which opens to the Entrance Hall which in turn leads into the **Reception Hall** with a large built-in cloaks/storage cupboard. The well-proportioned **Sitting Room 4.88m x 4.71m** has a feature south facing box bay window overlooking the front garden and central fireplace fitted with a living flame coal effect gas fire. The **Dining Room 3.41m x 3.40m** overlooks the rear garden and has a



communicating door to Sitting Room and **Kitchen Breakfast Room 4.70m x 2.85m** which also overlooks the rear garden. This is extensively fitted with wall and floor cupboards and has a work surface incorporating a ceramic hob with extractor above. Integrated appliances include a double oven and fridge. There is space for an everyday breakfast table. Off the Kitchen there is a **Utility Room** which houses the boiler and is fitted with an additional sink unit and space beneath the work surface for a washing machine and tumble dryer. Beyond the Utility Room there is a **Rear Porch 1.60m x 1.58m** giving access to the gardens.

Off the **Inner Hallway** there are three double bedrooms and a large storage cupboard. **The Master Bedroom 4.26m x 4.23m** overlooks the front garden and benefits from built-in wardrobes and a generous en-suite shower room. **Bedroom Two 3.95m x 3.31m** also overlooks the front garden and has built-in wardrobes. **Bedroom Three 3.82m x 2.88m** overlooks the rear garden and has a fitted single wardrobe and matching chest of drawers. **The Family Bathroom** is fitted with a panel bath, pedestal wash hand basin and low-level WC.

#### Externally

The property is accessed via the splayed entrance with timber double gates opening onto a spacious tarmac front forecourt offering ample parking and turning space for a number of cars. The driveway continues down the side of the property to a **Detached Single Garage** at the rear. The gardens to the front of the property are principally laid to lawn, edged with stocked borders and fenced boundaries. Access is available down either side of the property to the enclosed rear garden, which again is principally laid to lawn and also provides a large, paved sitting/entertaining area. The rear garden overlooks the field which is included within the sale. This extends to approximately **Two Acres** and is subject to public footpath with independent access via a track to the side of the property.

#### Directions

From Tarporley proceed down the High Street to the T-junction, at the traffic lights turn left onto the bypass towards Nantwich. At the next set of traffic lights continue straight on (A51) towards Nantwich for approximately a further 2 miles into Alpraham where Oak Lodge will be found on the left-hand side.

#### Tenure

Freehold.

#### Services

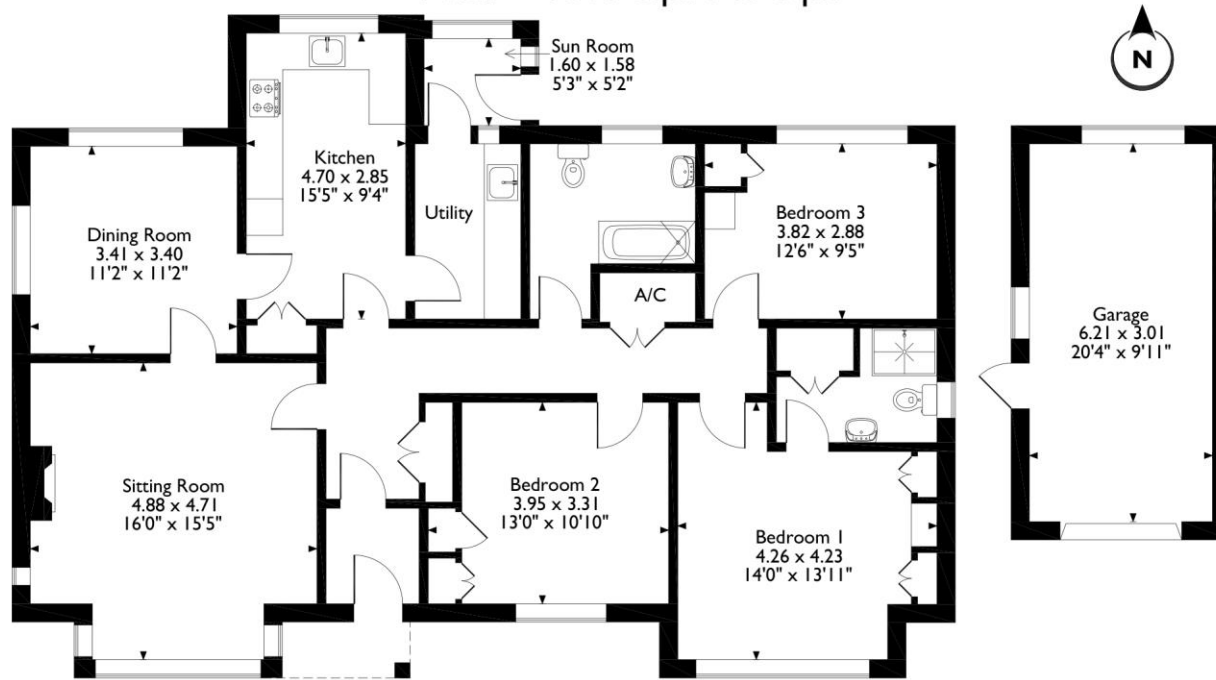
LPG, mains water, septic tank and electricity.

#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

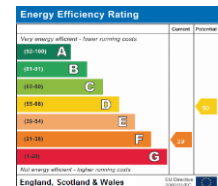


Approximate Gross Internal Area  
 Main House = 1356 sqft/126 sqm  
 Garage = 205 sqft/19 sqm  
 Total = 1561 sqft/145 sqm



**First Floor**

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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