



New Lane Churton





Churton Cottage

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Chester CH3 6LL

Centrally positioned on a side lane within the centre of Churton Village this well proportioned extended detached five bedroom family home is set within attractive gardens extending to just under half an acre including garaging for four cars.

- Entrance Hall, Inner Reception Hall, Living Room, Sitting/Family Room, Versatile Play Room, Study, 9m Open plan Kitchen Diner, Utility, Cloakroom.
- Large Master Bedroom With Ensuite Bathroom and Balconied Decked Roof Terrace, Guest Bedroom With Spacious Ensuite Shower Room, 3 Further Bedrooms, Family Bathroom.
- Gardens Extending to 0.45 Of An Acre, Large Detached Double Garage, Large 6m x 6m timber Framed Open Fronted Garage.

Location

a small rural village situated 7 miles south of Chester city centre. The village offers a village hall, gastro pub "The White Horse" and attractive rural walks down to the banks of the River Dee.

A regular bus service runs between the larger village of Farndon, 1.5 miles to the South and Chester city centre. The villages of Farndon and Holt provide everyday facilities for everyday purposes including the very popular "Bellis Farm Shop" at Holt.

Primary and Secondary education are available locally along with private schooling at Abbeygate College, both Kings and Queens Schools in Chester as well as Ellesmere College.

Chester Train Station provides a regular service to London Euston, there are numerous sports clubs locally offering football, rugby, hockey, netball and tennis along with a good selection of highly regarded golf courses.



Accommodation

A timber framed storm porch sits above a solid oak front door, this opens to a generous oak floored entrance hall with cloakroom and study off beyond the **Entrance Hall** has a spacious **Inner Reception Hall 3.7m x 3.6m** features include a (non operational) exposed brick chimney breast, staircase rising to first floor and oak flooring.

The well proportioned **Living Room 7.2m x 4.4m** has a partly beamed ceiling, fireplace fitted with log burning stove and bay window overlooking the front gardens. The **9.1m open plan Kitchen Diner** is the hub of the house with an everyday Family/Sitting room Off and a further versatile reception room currently utilised as a Playroom. The **Kitchen** is extensively fitted with wall and floor cupboards complimented with granite work surfaces and matching centre island which includes a breakfast bar with the dining area beyond. Appliances include a Range cooker with double oven and four ring ceramic hob with extractor above. Integrated appliances include a dishwasher and microwave, there is a housing unit for an American style fridge freezer. Off the kitchen there is a **Walk In Pantry Cupboard** and **Utility/Rear Porch**. Within the dining area there is a 2.5m wide window incorporating glazed double doors opening onto a patio and the gardens. The dining area comfortably accommodates an 8/10 person dining table for everyday purposes and potentially larger for an occasion.

Off the kitchen there is the everyday **Sitting/Family Room 5.4m x 3.5m** this is a more recent extension to the property and is particularly light and airy, this benefits from a large floor to ceiling picture window with glazed door opening onto the gardens.

The versatile **Play Room 4.0m x 3.2m** is also accessed off the kitchen dining room and benefits from fitted cupboards and overlooks the front garden. There is also a spacious **Study 4.2m x 3.0m** which overlooks the front garden and is finished with an oak floor.





To the first floor there are five bedrooms and three bathrooms (two ensuite). The **Master Bedroom 5.2m x 4.2m** benefits from built in wardrobes and has a glazed door opening onto a large **5.4m X 3.6m Decked Balcony/Roof Terrace** which overlooks the gardens. There is also a large **Ensuite** facility which includes additional wardrobes/cupboards, free standing roll topped bath, large shower enclosure, pedestal wash hand basin, low level WC. **Bedroom Two 4.4m x 4.0m** also benefits from built in wardrobes and a spacious **Ensuite Shower Room 4.2m x 2.3m**.

Bedroom Three 4.1m x 3.0m overlooks the front garden, **Bedroom Four 3.5m x 3.0m** and **Bedroom Five 2.8m x 2.6m** both overlook the rear garden. The **Family Bathroom** is fitted with a panelled bath with shower facility above, wall mounted wash hand basin, low level WC. and heated towel rail.



Externally

A splayed sandstone entrance leads onto a gravelled driveway with raised stocked borders to either side. The driveway continues past the front of the property to a generous parking/turning area at the side where there is a **Double Garage** and further timber clad open fronted **Garage 6.0m x 6.0m**. A paved pathway runs around the property opening out into a semi circular sitting/entertaining area which can be directly accessed from the kitchen/diner. Beyond the pathway the gardens are principally laid to lawn and extend to approximately half an acre. The large **Double Garage 7.4m x 5.7m** includes a garden implement store which is independently accessed.

Services/Tenure

Mains water, electricity, oil fired central heating. Private drainage compliant to 2020 Regulations. Freehold.

Viewing

Strictly by appointment with Cheshire Lamont Tarporley.

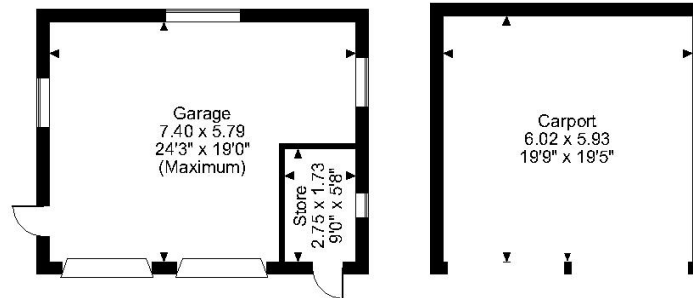
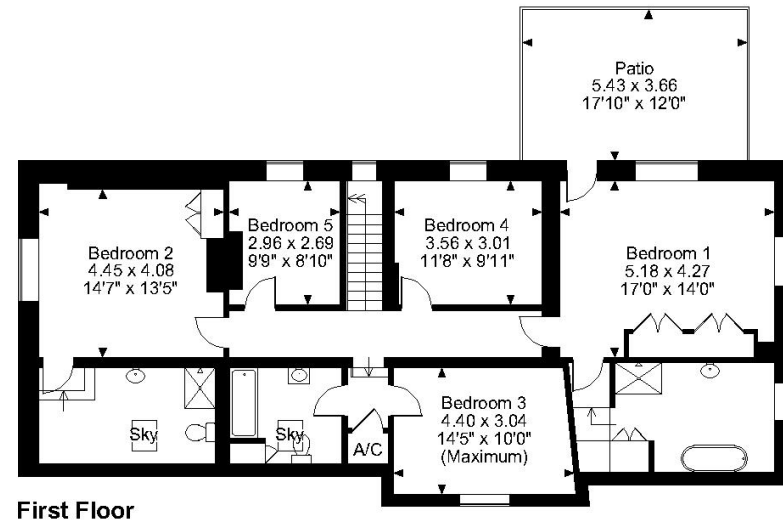
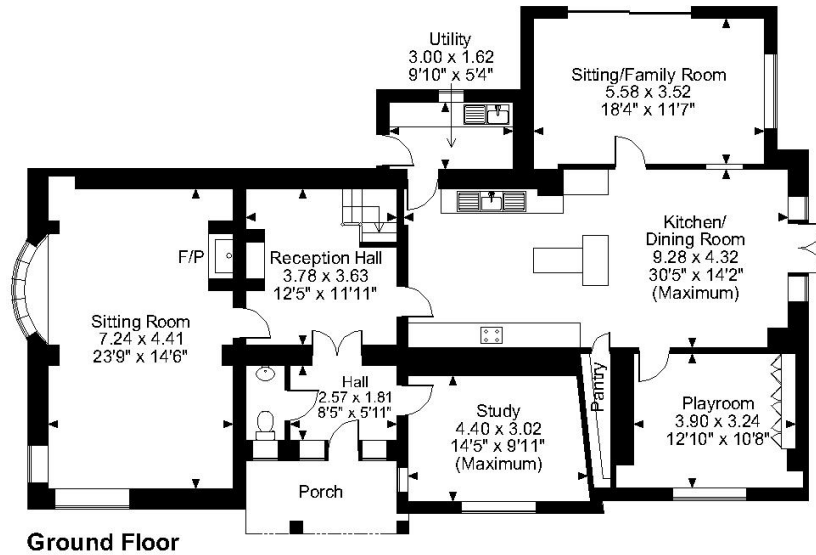
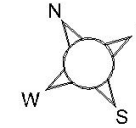
Directions

What3 words – unfilled.popping.narrate

From Chester head south out of Chester along Sandy Lane (B5130) passing over the southerly bypass at Huntington and taking the right fork at the mini roundabout towards Farndon (the continuation of the B5130). Follow this road through Aldford and into Churton 4.75 miles, taking the first turning left upon entering Churton into New Lane (one way) and the driveway for Churton Cottage is the first on the left hand side. From Farndon head North on Chester Road, B5130, and after approximately 1 mile upon entering the village Churton, just after the White Horse Gastro Pub turn right into New Lane (one way) and Churton Cottage is the first driveway on the left hand side.



Approximate Gross Internal Area
 Main House = 3032 Sq Ft/282 Sq M
 Garage, Store & Carport = 845 Sq Ft/79 Sq M
 Patio external area = 214 Sq Ft/20 Sq M
 Total = 3877 Sq Ft/361 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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