



Oscroft Nr Tarvin



The Swallows

Shay Lane Oscroft Nr Tarvin

Cheshire CH3 8NW

This detached four bedroom family home offers significant scope for further extension and alteration (subject to consent from the relevant authorities). The property is situated within a generous garden plot extending to approximately one third of an acre and also benefits from a double garage.

- A well proportioned family home with scope for further extension if desired (subject to consent from the relevant authorities).
- Reception Hall, 8.3m x 4.0m Living Room, versatile formal Dining Room/Family Room, Large 8.6m x 3.5m Kitchen Diner, Utility Room, Cloakroom.
- Four Bedrooms, Two Bath/Shower Rooms.
- Attractive Gardens to both front and rear extending to approximately one third of an acre. Double Garage.

Location

The property is conveniently situated just 1.5 miles from the village of Tarvin, with the larger village of Tarporley, 5 miles and Chester City Centre 6.5 miles away. On a recreational front there are delightful walks which can be enjoyed from the property as well as rugby, football, cricket, hockey, tennis, squash clubs and five golf courses within 15 minutes of the property.

Accommodation

Situated beneath a covered storm porch a timber panelled front door opens through to the **Reception Hall 3.2m x 1.9m** with staircase rising to the first floor and feature glazed panelled inner wall looking into the versatile formal dining room. Off the reception hall there is a large well proportioned **Living Room 8.3m x 4.0m** with recessed fireplace incorporating a Living Flame coal effect gas fire. A large picture window with matching glazed sliding doors opens onto a large patio area at the rear with attractive lawned gardens beyond. A further window overlooks the front garden.

To the rear of the property there is a large **8.6m x 3.5m Kitchen Diner**. The kitchen is fitted with an extensive range of floor cupboards complimented with a matching dressing style unit. The work surface incorporates a sink unit and five ring ceramic hob with double oven beneath. There is space for an under counter fridge and within the dining area there is a large feature picture window 2.7m x 1.6m offering attractive views over the garden.



Within the dining area there is space for a six person everyday dining table and larger for an occasion. Off the kitchen there is a formal **Dining Room 4.1m x 3.2m** which could be utilised as a family room if desired, and overlooks the front garden. Off the kitchen there is also a **Utility Room** providing space for a tumble dryer and washing machine as well as chest freezer. Off the utility room there is a **Cloakroom** with low level WC and wall mounted wash hand basin. A further door gives access to the integral double garage.

To the first floor there are four bedrooms and two bath/shower rooms. **Bedroom One 6.3m x 4.0m** overall includes a dressing area with built in wardrobes. This room overlooks the front garden and benefits from an **Ensuite Shower Room**. **Bedroom Two 4.2m x 3.0m** is a further generous double bedroom overlooking the rear garden with views to Kelsall beyond. **Bedroom Three 4.0m x 2.6m** is also a good sized double bedroom overlooking the front garden and utilised by vendors as a study. **Bedroom Four 2.8m x 2.5m** is a generous single bedroom. **Family Bathroom** is fitted with a panelled bath with shower attachment, pedestal wash hand basin and low level WC.

Externally

A driveway laid to brickette sets provides ample parking space to the front of the Double Garage 5.3m x 4.9m which is accessed via an automated roller shutter door. The gardens to the front of the property are principally laid to lawn with a mature well stocked border running to the front boundary and a further stocked border to the side boundary. Access can be taken along either side of the property to the attractive secluded rear garden which is a particularly good proportion incorporating a large paved patio area running the full width of the rear elevation of the property having lawned gardens beyond, well maintained stocked borders and a timber framed pergola.

Services/Tenure

Mains water, electricity, gas, private drainage (gas fired central heating). Freehold.

Viewing

Viewing via Cheshire Lamont Tarporley office.

Directions

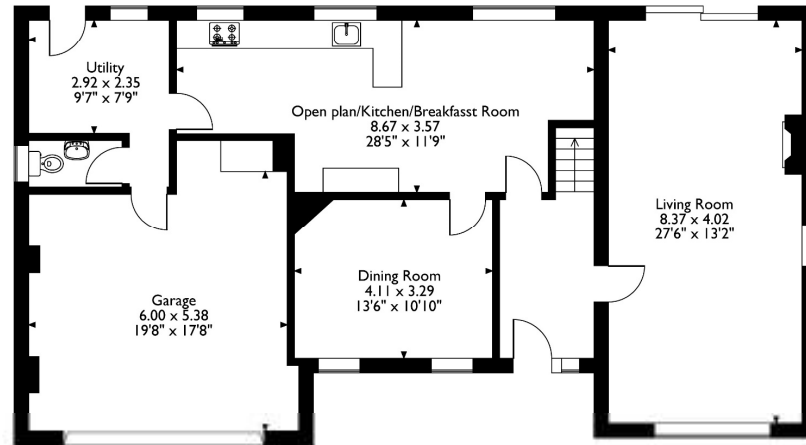
What3words : remarking.empty.comb

From Tarporley head towards Chester on the A51 for approximately 5 miles passing through Clotton and Duddon and passing Okells Nursery Garden Centre on the left hand side turning right just at the start of the Tarvin By-Pass for Tarvin Village. Having turned right follow the bend round to the left turning right almost immediately into Cross Lanes signposted Oscroft. Head into Oscroft village following the road to the 'T' junction turning left at the 'T' junction and the property will be found almost immediately on the right hand side.

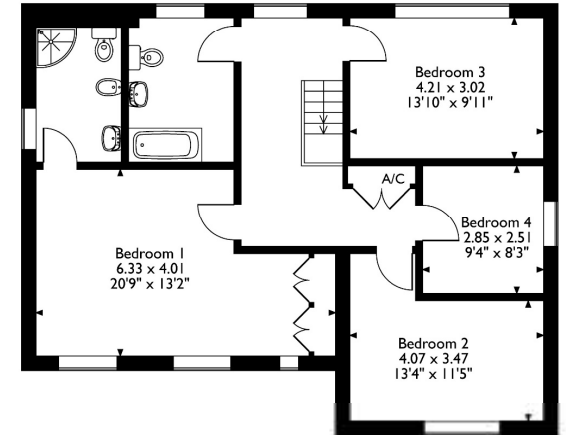




Approximate Gross Internal Area 2217 sqft/206 sqm



Ground Floor



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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