

# Clock Cottage

Hield Lane, Aston By Budworth



Stuart  
Rushton  
& COMPANY

A beautifully renovated and sympathetically extended detached character home located in a pretty rural position on the outskirts of the quaint and picturesque village of Great Budworth.

Clock Cottage dates back, we understand, to the mid 18th Century and was the former home to the esteemed clock maker, Matthew Bushell. The cottage has been significantly extended and tastefully modernised in recent years to over 2800 square feet, and now provides a charming, character home with a practical layout of well proportioned accommodation.

The spacious and centrally located entrance hall features a sweeping solid oak staircase and opens to the main focal point of the house, a fabulous 36' living/dining/kitchen. This spacious, open plan room has three distinct areas, a bespoke fitted kitchen with large central island/breakfast bar, cosy sitting area with wood burning stove and enjoying views through the bi-folding doors over the gardens, and a good sized dining area to the far end.

On the other side of the entrance hallway is a spacious 32' foot living room, with central fireplace, off which is a family room which could be utilised as a home office or playroom. Completing the ground floor accommodation are a WC, situated off the hallway, and a useful utility room located off the kitchen.





The first floor split level landing affords access to all five bedrooms, one currently utilised as a study. The principal bedroom features a dressing area and spacious, beautifully appointed shower room. The guest bedroom has a modern en-suite shower room and the family bathroom benefits from a bath and separate shower enclosure.

The house stands in a lovely cottage garden with large patio, flat lawned area, mature flowering trees and a pathway leads to the end of the garden where the driveway is located. Behind electric timber gates, the gravelled driveway provides parking for several cars as well as access to a detached timber framed garage with adjoining open fronted double carport and a useful first floor room that currently provides useful storage, but could possibly be upgraded to provide a hobbies room/office.



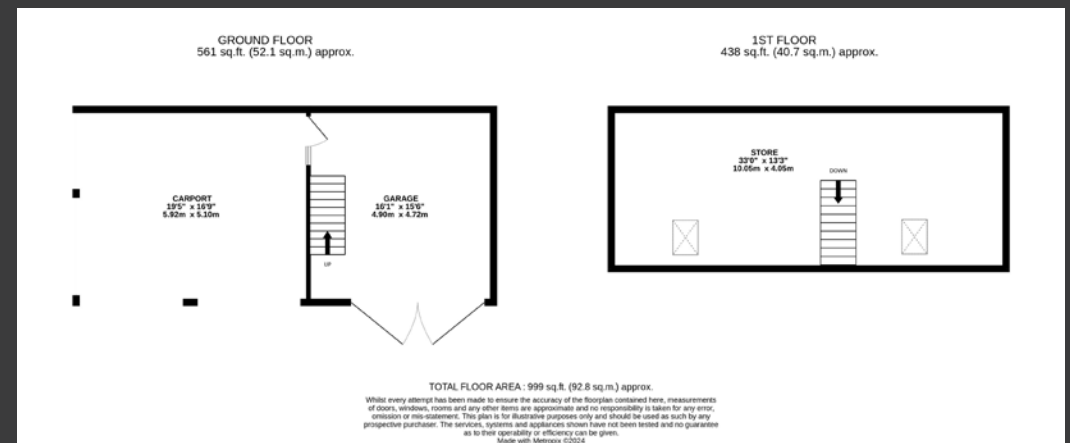
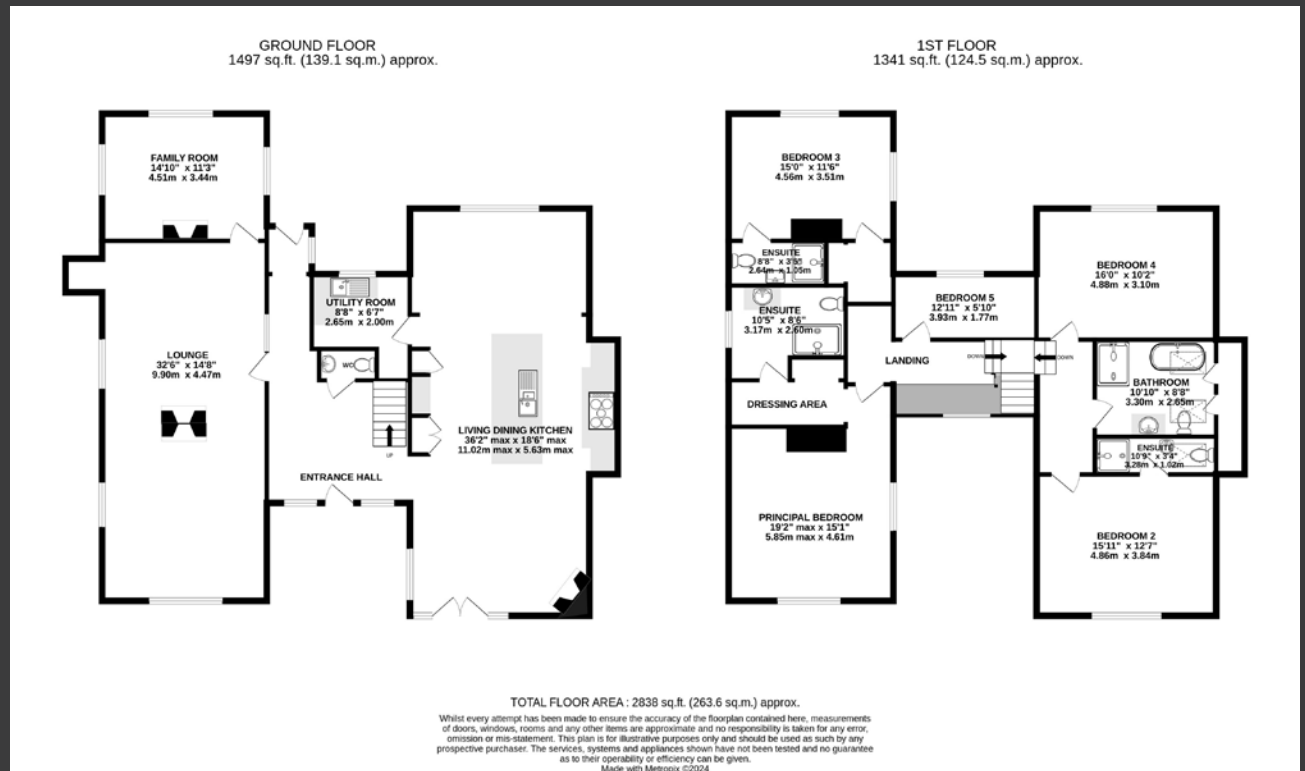
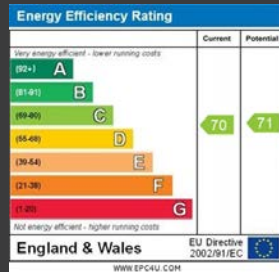
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## Field Lane

### Aston By Budworth

### Cheshire CW9 6LP

Price: £1,195,000  
 Tenure: Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: G



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