



CHESHIRE
LAMONT

Brown Knowl, Nr Broxton

Boxwood, Sherrington Lane, Brown Knowl, Broxton, Nr Chester, CH3 9LA

Set within the Bickerton Hills at Brown Knowl, Boxwood is a stunning four bedroom sandstone cottage sympathetically extended and modernized by the current vendors situated within an idyllic setting and immaculate landscaped gardens which include a detached double garage with workshop.

- Steeped with character and features yet modernized and altered to the benefit of modern day living retaining the integrity of the original property.
- Entrance Hall, three versatile Reception/Living Rooms, Oak framed Garden Room, Kitchen with breakfast bar, Ground Floor Shower Room.
- Four Bedrooms (one currently utilised and furnished as a Dressing Room), Bathroom.
- Stunning secluded landscaped gardens, large 500sqft open plan Double Garage and Workshops.

Location

Boxwood Cottage is positioned within the rural hamlet of Brown Knowl. The nearby village of Tattenhall offers local amenities including a primary school, tennis courts, golf courses and restaurants. The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton Castles as well as the 'Sandstone Trail'. The location is convenient for daily travel to neighbouring industry and commercial centres and there are also a number of well renowned private schools in the area as well as being in catchment for Bishop Heber High School in Malpas, rated outstanding by Ofsted. Crewe railway station is within 25 minutes drive and offers superb regular direct services to London that are ideal for the business and leisure traveller. Manchester and Liverpool Airports can both be reached within approximately 45 minutes drive.

Accommodation

A stable style door opens to the Entrance Hall, this is finished with a feature reclaimed black and red chequered patterned tiled floor and gives access to four reception rooms and a well appointed Cloakroom with large shower facility.

The chequered patterned tiled floor continues seamlessly into a large open plan 'L' shaped 8.1m x 7.7m Kitchen Breakfast Living Room which is the hub of this delightful home which includes a feature exposed sandstone wall and open plan oak framed garden room off.



The **Kitchen** is extensively fitted with wall and floor cupboards which are in keeping with the character and integrity of the property, these are complimented with granite work surfaces and a peninsular unit which creates a two/three person breakfast bar. Appliances include a Range style cooker with double oven and five burner gas hob with extractor above. Integrated dishwasher and wine chiller there is also a large free standing fridge freezer and concealed washing machine all included within the sale. The versatile **Living Area** could be doubled up as a dining area if desired and has a bay window overlooking the garden, exposed oak flooring and a log burning stove set within the fireplace with sandstone detailing which all add to the charm and character of the room.

The stunning **Oak Framed Garden Room 5.2m x 3.0m** benefits from underfloor heating, has twelve large picture windows overlooking the delightful gardens along with a set of oak framed glazed double doors opening onto an India stone paved sitting/entertaining area ideal for alfresco dining. The versatile **Second Reception Room 5.2m x 2.6m** is currently utilised as a large Study this has two sets of French doors opening onto the garden, exposed timber flooring, box bay window to the front and a staircase rising to a bedroom above.

The **Inner Hallway** is also finished with the black and red chequered patterned floor, has a staircase rising to the first floor landing and door off leading to a further versatile reception room that could be utilised as a **Formal Dining Room or Snug 4.0m x 3.6m** this has a feature original inglenook style sandstone fireplace fitted with a Clearview log burning stove and an attractive patterned tiled floor which runs throughout.

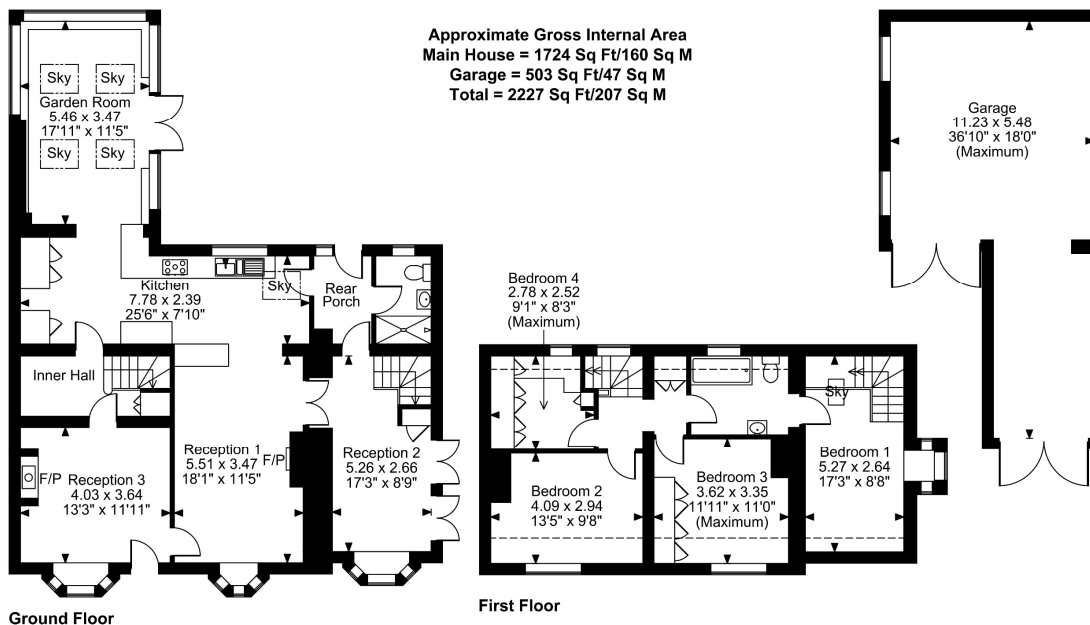
To the First Floor there are four bedrooms (one currently fitted as a Dressing Room) and a Bathroom which is in addition to the shower room on the ground floor. **Bedroom One 4.5m x 5.2m** (dimensions include stairwell from the living room below) has a particularly spacious feel with feature vaulted ceiling and windows to two elevations. **Bedroom Two 4.0m x 2.9m** benefits from exposed polished floorboards as does **Bedroom Three 3.6m x 3.3m** which also includes fitted wardrobes. **Bedroom Four 2.7m x 2.5m** is utilised and fitted as a Dressing Room and is extensively fitted with bespoke wardrobes, drawer units and storage cupboards. The **Bathroom** is fitted with a panelled bath, pedestal wash hand basin, low level WC, heated towel rail and has timber effect tiled floor.

Externally

To the front of the property there is a well kept lawned area edged with granite sets and sandstone walling. A gravelled driveway to the side provides ample parking and turning space along with giving access to a three car timber framed Garage approximately 500 sqft which has been utilised by a previous vendor as **Garaging And Workshop** with a useful **Lean-to Garden Implement Store 4.7m x 1.9m** to the side.

From the driveway a gateway within a picket fence gives access to the stunning gardens which have been developed by the current vendors to a high specification, these include well maintained shaped lawns interspersed with mature well stocked borders providing a variety of delightful colours throughout the seasons, additional features include a circular gold fish pond with waterfall, two strategically positioned paved sitting/entertaining areas to catch morning, evening and afternoon sun with a backdrop of Raw Head and the Bickerton Hills in the distance.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents Note

The adjoining property is also owned by our clients and would be available by separate negotiation. A number of plants in the garden are part of a private collection and are not included in the sale further details will be set out in the contract of sale.

Services/Tenure

Mains water, electricity, shared private drainage treatment plant with neighbouring property compliant to 2020 Regulation, oil fired central heating. Freehold.

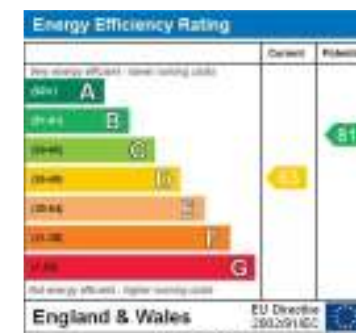
Viewing

Via Cheshire Lamont Tarporley Office on 01829 730700.

Directions

What3words : rollover.elite.immunity

From Tarporley proceed South on the A49, turn right onto the A534 Wrexham Road and proceed through Bulkeley past the Bickerton Poacher Public House, upon reaching The Sandstone pub in Brown Knowl turn immediately left into Sherrington Lane, at the T-junction turn left. Boxwood will be observed immediately on the left hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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