



Grassendale, Oakmere

CHESHIRE
LAMONT

Grassendale

Oakmere, Northwich, CW8 2HN

Conveniently situated for the villages of Tarporley and Kelsall and within 1.5 miles of the National Trust owned Delamere Forest this well proportioned detached four bedroom bungalow extends to approximately 2,000 sqft and is set within attractive gardens extending to just short of half an acre.

- Reception Hall, Well proportioned Living Room, Dining Room, 22' Kitchen Breakfast Room, Conservatory, Utility Room.
- Four Double Bedrooms, Three Bathrooms (Two Ensuite).
- Large Gardens extending to just short of half an acre, Large Garage with Workshop to rear.

Location

Grassendale is a delightful property conveniently situated in rural Cheshire being just 1.5 miles from Delamere Forest, 2.5 miles from Kelsall and 4.5 miles from the larger village of Tarporley. There are a number of strong primary and secondary schools within the area as well as private schools at Northwich and Chester. Chester and Northwich provides at least three of the five big supermarkets as well as the national retailing outlets. On a recreational front delightful walks and pony trekking are available in nearby Delamere Forest. Cricket, tennis, football, hockey, rugby and a number of golf clubs are within 15 minutes drive from the property.

Accommodation

The front door opens to the **Reception Hall** with doors off to the Living Room and Kitchen Breakfast Room. The well-proportioned **Living Room 6.3m x 3.7m** includes a bay window overlooking the front garden and a fireplace incorporating a log burning stove. An archway from the living room gives access to the **Dining Room 3.7m x 2.5m** which has a communicating door with the large **Kitchen Breakfast Room 6.9m x 3.0m widening to 3.7m**. This is extensively fitted with wall and floor cupboards, the worksurface incorporates a four-ring ceramic hob with extractor above, there is an integrated double oven, plumbing for a dishwasher and washing machine, as well as space for a free standing fridge freezer and breakfast table. Off the Kitchen there is a large **Conservatory Extension 6.3m x 2.9m** this offers attractive views over the rear garden and gives access to a patio area via glazed double doors.

Off the inner hallway there is a large **Utility Room 5.2m x 2.7m** this is fitted with wall and floor cupboards, sink unit, hob unit and plumbing for washing machine.



(Agents Note : Should prospective purchasers have the requirement for a dependent relative, the current vendors utilised the large utility room as a kitchen diner for a dependant relative along with the Guest Double Bedroom with Ensuite and utilised the Fourth Bedroom as an additional Sitting Room for their relative).

The property benefits from Four Double Bedrooms (one currently utilised as an additional Reception Room and three Bath/Shower Rooms (two Ensuites). **Bedroom One** $3.5m \times 3.4m$ includes fitted wardrobes and benefits from a large **Ensuite Bathroom** $3.4m \times 2.5m$. **Guest Bedroom Two** $3.4m \times 3.3m$ overlooks the rear garden and also has a large **Ensuite Bathroom** $3.3m \times 2.5m$ which also includes a Shower Enclosure. **Bedroom Three** $3.7m \times 3.7m$ also overlooks the rear garden and includes fitted wardrobes and bedroom furniture. **Bedroom Four** $4.1m \times 3.7m$ has a bay window overlooking the front garden and is currently utilised as an additional Reception Room. The large **Family Bathroom** $5.2m \times 2.4m$ is fitted with a corner bath, large shower enclosure, 'his and hers' wash hand basins, bidet and a low level WC.

Externally

A splayed entrance with five bar gate opens onto a tarmacadam driveway which provides ample parking and turning space along with giving access to a **Large Garage** $6.5m \times 5.2m$ with automated roller shutter door and **Workshop Beyond** $3.7m \times 2.6m$. The large front garden is principally laid to lawn edged with mature well stocked borders. Access can be taken along either side of the property to the rear garden which again is principally laid to lawn. Features include a water feature, pergola with mature Wisteria, well stocked borders, a large patio, greenhouse and metal framed shed. The vendors acquired additional land beyond the rear boundary in 2001 which they have utilised as a large vegetable garden area, here they have also an additional greenhouse and timber framed garden shed.

Directions

From Tarporley proceed North on the A49 towards Warrington for 3 miles, turning left at the set of traffic lights onto the A54 signposted Kelsall and Chester. Follow this road for 1 mile and at the crossroads with the Fishpool Inn on your left hand side turn right into Abbey Lane (B5152 signposted for Frodsham and Delamere Forest). The property will be found after a short distance on the right hand side.

What3words : hazy.retrain.verge

Services/Tenure

Mains water, electricity, septic tank drainage, oil fired central heating. Freehold.

Viewing

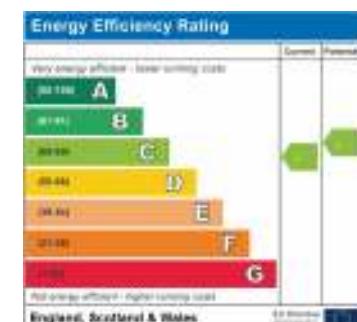
By appointment with Cheshire Lamont Tarporley Office.



Approximate Gross Internal Area
 Main House = 2142 sqft/199 sqm
 Garage/Workshop = 484 sqft/45 sqm
 Total = 244 sqft/2626 sqm



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.



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.

www.cheshirelamont.co.uk

CH01 Ravensworth 01670 713330

7 Chestnut Terrace
Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

5 Hospital Street
Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441