



Chamberlain House, Church Street, Malpas

£849,000

**CHESHIRE
LAMONT**

Chamberlain House

Berwyn View, Church Street, Malpas, SY14 7FH

Mount View is an exclusive development by Orchard House Properties whose team are known for providing high quality individual homes built and finished to a particularly high specification and attention to detail. Chamberlain House is a 5/6-bedroom detached family home extending to approximately 2,798sq.ft. conveniently situated within walking distance of Malpas village amenities.

- Finished to an exceptional standard and specification with under floor heating throughout the ground floor.
- Reception Hall, well-proportioned Living Room with log burner, L' Shaped 32'4 x 24'6 Open Plan Kitchen Dining Family Room, Study, Utility and Cloakroom.
- Master Bedroom with Dressing Room and En-Suite Shower Room. Guest Bedroom Two with provision for built in wardrobes. Four further bedrooms and Family Bathroom.
- Attractive landscaped front and rear gardens, Detached Double Garage.

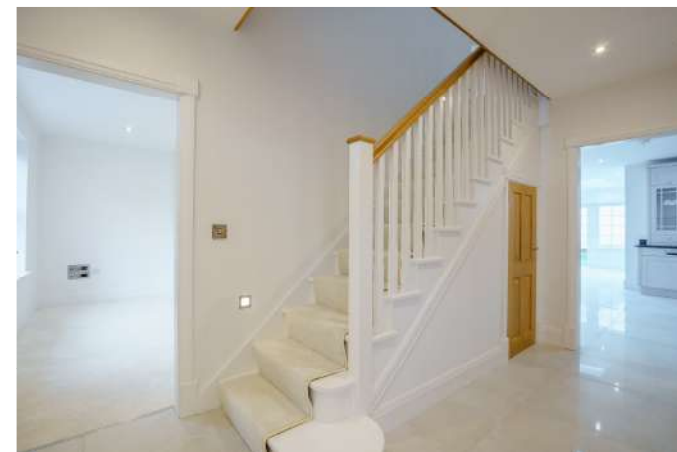
Location

The prosperous village of Malpas with its bustling High Street, historic church and the highly sought-after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

Accommodation

An Oak framed **Storm Porch** leads to a panelled front door which opens to a spacious central **Reception Hall 14'1 x 7'2** features include a staircase rising to first floor, movement sensor activated courtesy lighting, cloaks cupboard in addition to a useful under stairs cupboard and a heated tiled floor which continues into the well-appointed **Cloakroom** and **32'4 Open Plan Kitchen Dining Family Room**. The well-proportioned **Living Room 18'0 x 13'1** has central fireplace incorporating a log burning stove set on a granite hearth with Oak beamed mantle above. To the opposite side of the Reception Hall there is a further **Reception Room/Study 11'2 x 7'6**. The impressive **L' Shaped Kitchen Dining Family Room 32'4 x 24'6** (maximum dimensions), creates a magnificent family space and runs across



the rear of the property overlooking the gardens. The well-appointed **Kitchen Area** includes a sleek contemporary handle free German kitchen including 9'6 x 4' Centre Island complemented with stone composite work surfaces, Neff integrated appliances include five burner gas hob with extractor above, double oven, warming drawer, larder fridge, larder freezer and dishwasher. Two sets of double French doors open onto the patio and rear garden from the **Open Plan Family Dining Area**, both offering particularly attractive views over the rear garden. Off the kitchen there is a good-sized **Utility Room 7'2 x 5'11** which provides additional wall and floor cupboards along with work surface incorporating sink unit, door to garden.

The spacious **First Floor Landing** gives access to Five/Six Bedrooms and Four Bath/Shower Rooms (three En-Suite). The landing also benefits from movement sensor courtesy lighting as do all the Bath/Shower Rooms. The **Master Bedroom Suite 14'1 x 11'5'** includes a **Bedroom Area** overlooking the rear garden, a fully fitted **Dressing Room** and a well-appointed **En-Suite Shower Room**. **Guest Bedroom Two 12'7 x 9'5**, **Bedroom Three 11'4 x 9'10** and **Bedroom Four 9'8 x 11'5** are all considered to be generous double bedrooms. The well-appointed **Family Bathroom** includes a doubled ended panel bath, shower facility with drench shower head, wall mounted contemporary wash hand basin with drawer unit beneath and mirror above, WC with enclosed system and heated towel rail. To the Second Floor, **Bedroom Five 13'1 x 14'1** has access to a Jack'n'Jill **Shower Room 8'2 x 6'8**. **Bedroom Six 11'4 x 13'4**, is a versatile room and if not needed as a bedroom can be used as further living accommodation such as Teen Room, Home Office or Gym. The room does also offer the opportunity to become En-suite.

Externally

Pedestrian gate and steps lead up from Church Street to the front of the property with landscaped gardens to either side which includes flower beds that have been well-stocked, immediately giving a maturity to the garden. Access can be taken along either side of the property to the rear garden which includes an extensive India sandstone paved entertaining area with lawned gardens beyond incorporating further patio area and stocked borders. Vehicular access is to the rear of the property, automated double gates open onto a block sett driveway providing ample parking and turning space along with giving access to a **Double Garage** with electrically operated roller shutter door.

Directions

From the Monument in the centre of Malpas turn right into Church Street, past the Church on your right and continue down Church Street. Mount View Development will be situated on the left-hand side, once onto the development take the first left and the property will be found on the left.

Services / Tenure

Mains Electric, Water, Gas and Drainage / Freehold.





Note: Floor Plans are for identification purposes only and Not to Scale

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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