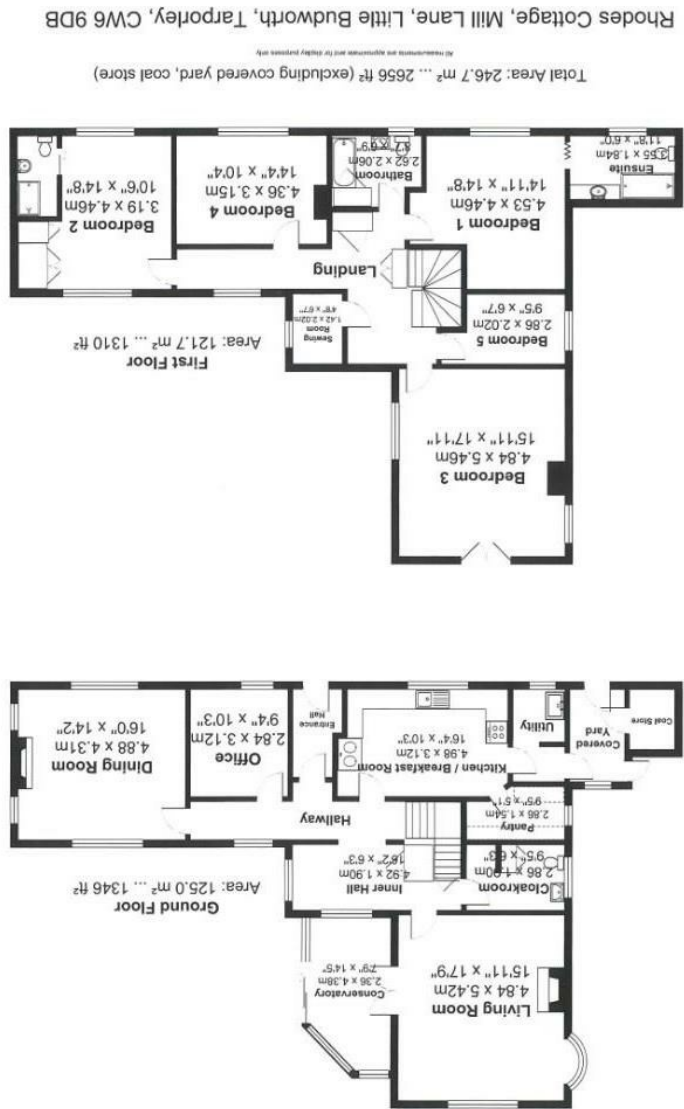


MISREPRESENTATION ACT 1967.
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



£825,000



RHODES COTTAGE MILL LANE
LITTLE BUDWORTH
TARPORLEY
CW6 9DB

5 3 3 F
COUNCIL TAX BAND: G



A charming five bedroom detached house occupying a spacious plot extending to 0.45 acres benefitting from ample parking, a detached garage and a popular fringe of village location.

Rhodes Cottage is an excellent period family home occupying a magnificent plot on the fringe of the consistently popular and in demand village of Little Budworth. The accommodation is split over two floors with extensive and versatile rooms offering scope for adaptation depending on buyer requirements. The ground floor opens with a 'T' shaped hallway which leads to the office and dining room at one end. To the alternate side of the hallway the kitchen, pantry and utility are situated to the front. To the rear the inner hall provides access to the living room and conservatory which enjoy views over the garden. At first floor level the accommodation continues to impress with bedrooms one and two benefitting from ensembles with the further bedrooms being serviced by the family bathroom. Concluding the first floor accommodation a sewing room offers an additional spare room as required.

LOCATION

Little Budworth is a popular semi-rural village that lies only 10 minutes drive from the centre of the Georgian high street of Tarporley. The village has two public houses, beautiful and well supported Parish Church and its own picturesque country park ideal for both walkers and horse riders. The renowned Hollies Farm Store is also found within three minutes drive of the house and for those with children, there is an excellent range of schools in both the state and private sectors within a short commuting distance of the property including Tarporley High School, The Grange at Hartford and Kings, Queens and Abbeygate at Chester. For the business traveller, a comprehensive road network system linking to the whole of the north west and beyond is readily accessible, whilst Crewe railway station which provides direct services to London is only half an hour away and many other smaller stations can be found within ten minutes of the house. There are also leisure facilities such as car racing at Oulton Park (walking distance), thriving cricket club, Golf at Tarporley, Horse Racing at Chester and Polo and horse riding are within the village of Little Budworth itself. It should be noted that both Manchester and Liverpool John Lennon Airports can be found within 40 minutes drive of the house. Tarporley 4 miles, Chester 15 miles, Crewe Station 15 miles, Knutsford 17 miles, Liverpool 31 miles and Manchester 33 miles.

CANOPY PORCH

HALL

Entrance door. Woodblock floor. Book shelving. Glazed door to inner hall. Woodblock floor. Staircase to first floor. Opening into inner hall. Double panel radiator. Built in cupboard beneath stairwell.

STUDY 9'3" x 10'3" (2.82m x 3.12m)

Double panel radiator. Window overlooking the front. Woodblock floor.

DINING ROOM 16'4" x 13'8" (4.98m x 4.17m)

Windows to three elevations. Double panel radiator. Original brick fireplace with quarry tiled hearth. Three wall light points. Parquet woodblock floor.

BREAKFAST KITCHEN 15'3" x 10'10" (4.65m x 3.30m)

Pine range of units comprising base units with cupboards and drawers. Eye level wall cupboards. Tiled worktop surface and splashback. Belfast sink unit. Electric cooker point. Esse oil fired range. Quarry tiled floor. Walk in pantry with shelving. Cupboards.

REAR HALL 6'3" x 3'4" (1.91m x 1.02m)

Quarry tiled floor. Door to lean-to porch.

UTILITY 5'4" x 5'10" (1.63m x 1.78m)

Belfast sink. Plumbing for washing machine. Space for dryer. Shelving. Quarry tiled floor.

REAR PORCH 4'8" x 10'8" (1.42m x 3.25m)

External door to front and rear. Access to large coal store.

COAL STORE 5'6" x 6'5" (1.68m x 1.96m)

SITTING ROOM 17'9" x 15'9" (5.41m x 4.80m)

Brickette fireplace with quarry tiled hearth and mantel. Parquet wood floor. Windows to two elevations overlooking gardens. Double panel radiator. Glazed double bi-fold doors to conservatory.

CONSERVATORY 15'2" x 7'8" (4.62m x 2.34m)

Double panel radiator. Wall light point. Ceramic tiled floor. Double glazed sliding doors to garden.

CLOAKROOM 9'2" x 6'3" (2.79m x 1.91m)

Wash hand basin. Low level WC. Woodblock floor. Built in cupboards and shelving. Recess. Cloaks area.

FIRST FLOOR

LANDING

Built in double cupboard with hanging rail. Separate airing cupboard housing insulated hot water cylinder with immersion heater and shelving.

SEWING ROOM 6'6" x 4'2" (1.98m x 1.27m)

BEDROOM ONE 17'8" x 15'10" (5.38m x 4.83m)

Double panel radiator. Windows to three elevations.

BEDROOM TWO 12'0" x 6'7" (3.66m x 2.01m)

Double panel radiator. Windows overlooking the side.

BEDROOM THREE 14'3" x 14'8" (4.34m x 4.47m)

Double panel radiator. Windows to front with open views.

EN-SUITE SHOWER ROOM 11'8" x 6'5" (3.56m x 1.96m)

Comprising vanity unit. Low level WC. Walk in shower cubicle with shower screen and Mira shower. Double panel radiator.

FAMILY BATHROOM 8'6" x 8'4" (2.59m x 2.54m)

White suite comprising pine panelled bath. Pedestal wash hand basin. Low level WC. Double panel radiator. Additional access to the airing cupboard.

BEDROOM FOUR 9'10" x 14'5" (3.00m x 4.39m)

Double panel radiator. Pedestal wash hand basin. Windows to front with open views.

BEDROOM FIVE 13'8" x 12'7" (4.17m x 3.84m)

Windows to front and rear elevations. Double panel radiator. Three sectional wardrobe with hanging rail and shelving.

EN-SUITE SHOWER ROOM 4'3" x 7'6" (1.30m x 2.29m)

Coloured suite comprising pedestal wash hand basin with low level WC. Tiled shower.

EXTERIOR

Rhodes Cottage is approached over a gravelled driveway providing on site car parking which also leads to the detached garage. The front garden is enclosed by privet hedging with lawns, mature borders and beds while access is to the right hand side to the rear garden and includes patio, raised lawns with herbaceous and flowering borders, while situated to the left hand side is a vegetable garden which also houses a timber and felt shed, greenhouse and also houses the oil storage tank beyond which is a compost garden maintenance area.

Total area is as shown on the enclosed plan extend to 0.45 of an acre.

DETACHED GARAGE 12'3" x 16'0" (3.73m x 4.88m)

Of brick rendered and tiled construction with up and over door. Personal door to side.

SERVICES

We understand that mains water and electricity are connected. Private drainage system. Oil fired central heating.

VIEWING

By appointment with the Agents' Tarporley office.

TENURE

We understand the tenure to be freehold.

DIRECTIONS

From the Agents Tarporley office continue along the High Street in the direction of Chester following the road through to the Rode Street roundabout. Take the third exit onto the A49 in the direction of Warrington following the road passing Eaton Lane and the Alvanley Arms on the right hand side and take the next right onto Oulton Mill Lane. Continue along Oulton Mill Lane taking a left hand turn when you reach a fork and at the next 'T' junction take a left hand turn passing the Mill Pool on the left hand side following along Beech Lane which becomes Park Road. This road passes Oulton Park Racing Circuit on the right hand side and becomes Vicarage Lane. Continue along Vicarage Lane through the village passing the Church on the left hand side and the road takes a sharp bend to the left where the property will be found on the right hand side clearly marked by a Wright Marshall for sale board.

COUNCIL TAX BAND

Cheshire West and Chester Council - Band G.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.