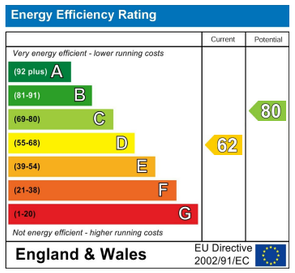
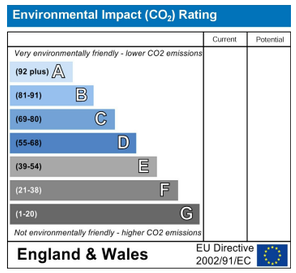
Total area: approx. 110.0 sq. metres

## Location

This is a perfect location for buyers seeking a rural lifestyle. Beautiful local landmarks nearby include 'Marbury Country Park' connecting to Anderton nature reserve with the historic boat lift, 'Arley Hall and Gardens' and close proximity to the historic village of Great Bedworth with it's renowned pub. Equally this area is ideal for the business traveller as the nearest M56 motorway junction is 5.5 miles away and the M6 motorway just 4 miles away giving access to many major commercial centres throughout the North West including Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Geographically the area is well placed between the centres of Northwich, Stockton Heath and Knutsford, all of which offer comprehensive shopping and leisure facilities Other neighbouring villages nearby are the popular locations of Comberbach, Pickmere and Great Budworth.

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# Marston

BEAUTIFULLY APPOINTED END COTTAGE I FEILD VIEWS I LOG BURNER I THREE DOUBLE BEDROOMS I SHOWER ROOM AND EN-SUITE BATHROOM I OFF ROAD PARKING, GARDENS & GARAGE This charming 'end cottage' hosts charming features throughout, comprising entrance vestibule with quarry tiled floor, lounge with traditional fireplace, dining room with quarry tiled flooring and feature log burner, kitchen with vaulted glass ceiling and integrated appliances. The first floor features a double bedroom to the front, main bedroom to the rear with three piece en-suite bathroom with panelled walls. The second floor provides a third double bedroom and stylish, recently fitted shower room. Externally there is off road parking to the front, with driveway to the side elevation and garage to the rear, accompanied by a private, south facing rear garden.

**£325,000**

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# Marston
# Ollershaw Lane

## Accomodation

**Entrance Porch**
Composite frosted and panelled front door opens onto the entrance porch with tiled flooring,

**Lounge**
13'5" x 11'1" (4.1m x 3.4m)
Engineered wooden flooring with PVC Window to the front elevation, traditional fireplace with patterned tiled heart, picture rail, central heating radiator, television point and views over adjacent field.

**Inner Hallway**

**Dining Room**
13'5" x 11'9" (4.1m x 3.6m)
Traditional quarry tiled flooring with wall panelling, recessed chimney breast with feature log burner, Oak mantle and stone hearth, PVC Windows to the side elevation, picture rail, ceiling light, central heating radiator access to under stairs storage.

**Breakfast Kitchen**
11'9" x 10'2" (max) (3.6m x 3.1m (max))
Vaulted glass ceiling provides a beautifully light, airy and modern breakfast kitchen with a range of matching eye and base level units complimented with stone flooring and granite worktops. Sunken Belfast sink with 'gold' mixer tap, Integrated wine cooler, 'AEG' Fridge, 'AEG' integrated dishwasher and 'Hoover' Washer Dryer (negotiable). Oversized PVC Window to the side elevation with views over adjacent farmland, PVC Stable-style door opening onto the rear patio.

**First Floor**

**Landing**
Panelled staircase leads to the landing with ceiling light and PVC window to the side elevation overlooking farmland.

**Bedroom One**
13'3" x 11'8" (4.05m x 3.56m)
Panelled walls, central heating radiator, PVC Window to the rear elevation overlooking the rear garden and farmland.

**En-Suite Bathroom**
10'5" x 7'3" (3.18m x 2.22m)
Contemporary bathroom suite comprising freestanding roll-top bath with traditional tapware, low level W.C, traditional hand was basin with traditional hot & cold taps, panelled walls, convenient storage cupboards, PVC Window to the rear elevation, central heating radiator and ceiling light.

**Bedroom Three**
8'2" x 13'5" (2.5m x 4.1m)
PVC Window to the front elevation enjoying field views, central heating radiator, chimney breast recess, ceiling light and picture rail.

**Second Floor Landing**
Panelled staircase with ceiling light leads to the second floor.

**Bedroom Two**
14'9" x 9'10" (max) (4.52m x 3m (max))
Panelled walls, contemporary style central heating radiator, PVC Window to the rear elevation overlooking the rear garden and farmland, access to further eaves storage and ceiling light.

**Shower Room**
5'5" x 4'11" (1.67m x 1.52m)
Recently fitted contemporary style shower room with tiled flooring, panelled walls, corner hand wash basin with chrome tapware, enclosed shower with contemporary style 'rainfall' Chrome shower head and convenient Chrome handheld attachment, Chrome traditional style radiator with towel rail, spot lighting, extractor fan and PVC window to the rear elevation.

**Outside**
This charming cottage features off road parking to the front elevation with gated driveway to the side elevation, in turn leading to a detached garage in the rear garden.

The block paved driveway leads to a private secluded rear garden, with outside electric point, outside tap, access to detached garage with manual up and over door. A garden gate opens onto the rear garden which is laid to lawn and enclosed with a range of established shrubbery.

**Garage**
Detached garage with concrete base and manual up and over door.

**Tenure**
Advised Freehold

**Council Tax**
Tax Band 'C': £2,020 per year as of 2026/27

**Local Authority**
Cheshire West and Chester Council

**Services**
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**Postcode**
CW9 6ER

**Possession**
Vacant possession upon completion.

**Viewing**
Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com