



HINCHLIFFE  
HOLMES

LONG MEADOW



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Tirley Lane | Utkinton | CW6 0JZ

Situated in a most sought-after picturesque quiet location and set in an outstanding elevated position with magnificent undisturbed open views across Cheshire, a detached family home with flexible accommodation in excess of 2,800 sq.ft. (including Detached Double Garage). South-west facing landscaped private gardens, driveway providing off road parking for several vehicles and detached double garage.

Close by the award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, hairdressers, chemist, hospital, petrol station, and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK.

Utkinton is a small village within the heart of Cheshire that enjoys beautiful views and is within walking distance is the Sandstone Trail. Within the village is the popular Rose Farm Shop with Cafe and Post Office.

## GROUND FLOOR

Entrance Hall | Kitchen | Dining Area | Lounge | Sitting Room | Office  
Bedroom Four - En-suite - Laundry | WC  
Inner Hall | Bedroom Five | Bedroom Six | Shower Room

## FIRST FLOOR

Landing | Bedroom One - Balcony - Store/Tank | Study  
Bedroom Two | Bedroom Three | Bathroom | Airing Cupboard

## OUTSIDE

Parking | Double Garage | Gardens









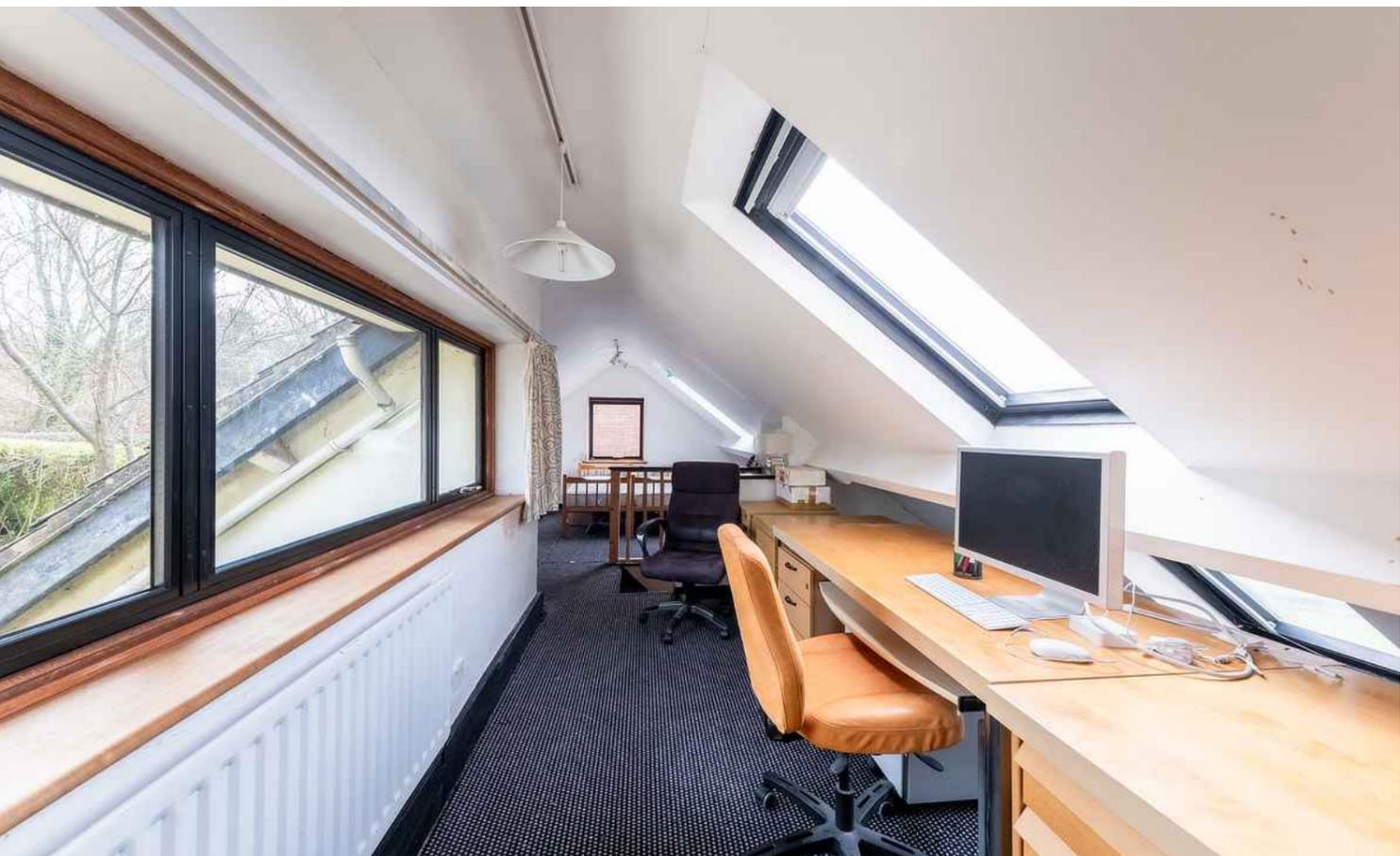












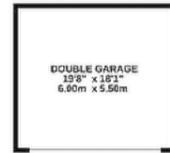
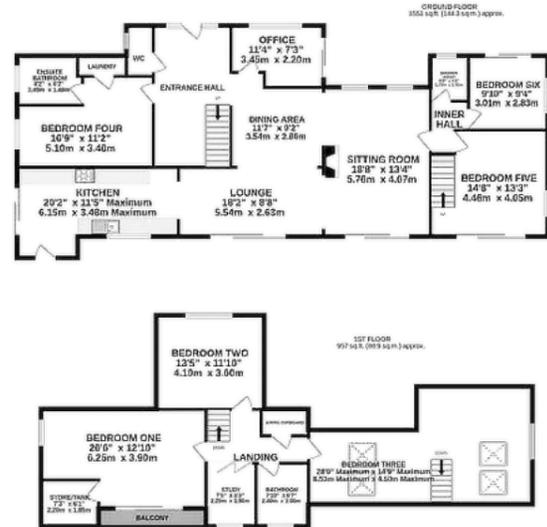












2nd Floor  
266 sqft (24.3 sqm) approx.

TOTAL FLOOR AREA : 2866 sq.ft. (266.2 sq.m.) approx.



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, air source central heating and drainage are connected.

Please Note:- There are 14 Solar PV panels and a Tesla 2 Battery storage installed at the property.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band G.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: skimmers.cities.drivers



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

### EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

### LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

### MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

### LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

### PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price achieved

**OVER 7,000 OFFERS**





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

**TARPORLEY OFFICE**

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