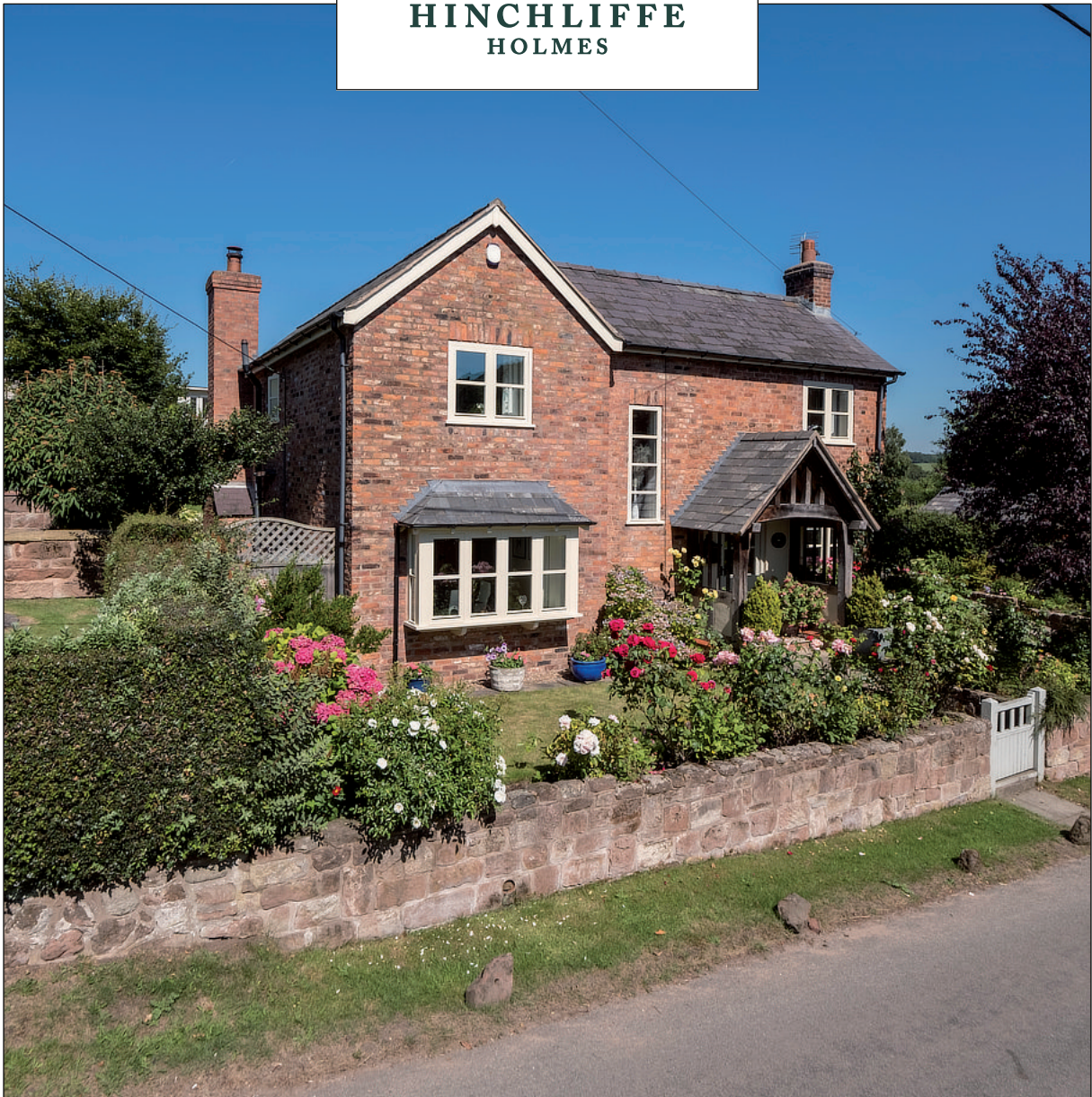


ROSE COTTAGE

Sherrington Lane | Brown Knowl | CH3 9JU



HINCHLIFFE
HOLMES



Situated in a most sought-after, quiet, and desirable location and set in an elevated position with outstanding views across the Cheshire countryside and Bickerton Hills, an immaculately presented and extended detached family home with superb flexible accommodation throughout. Beautifully landscaped private tired gardens, driveway providing off road parking for several vehicles and detached double garage.



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The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton Castles.

The location is convenient for daily travel to neighbouring commercial centres including Chester (11 miles), Nantwich (11 miles), Crewe (15 miles), Whitchurch (11 miles), Wrexham (12 miles), Manchester (50 miles), Liverpool (36 miles) and Warrington (32 miles). Malpas (6 miles), Tattenhall (4 miles)

and Tarporley (9 miles) are nearby villages all of which provide superb day to day amenities including well regarded restaurants and pubs, boutique shops, doctor's surgeries, dentist, opticians and schools.

There are also a number of well renowned schools in the area including Kings and Queens schools in Chester, Abbey Gate at Saighton, the Grange School at Hartford and is within the catchment area for Bishop Heber High School in Malpas which has recently been rated outstanding by Ofsted.

Crewe railway station can be located within 25 minute's drive and offers superb regular direct services to London that are ideal for the business and leisure traveller.

The property is also within walking distance to several pubs such as The Sandstone, as well as being within close proximity to Carden Park Hotel and Spa which offers a variety of outdoor activities with the main focal point being its renowned golf course. Bolesworth Estate is also within 1.5 miles and hold regular events such as Car Fest and International Horse Shows.

GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Breakfast Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two - En-suite
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

Double Garage
Parking
Gardens































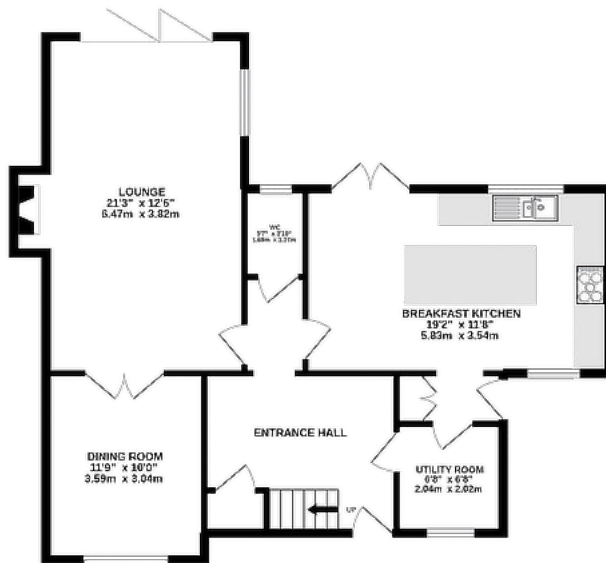




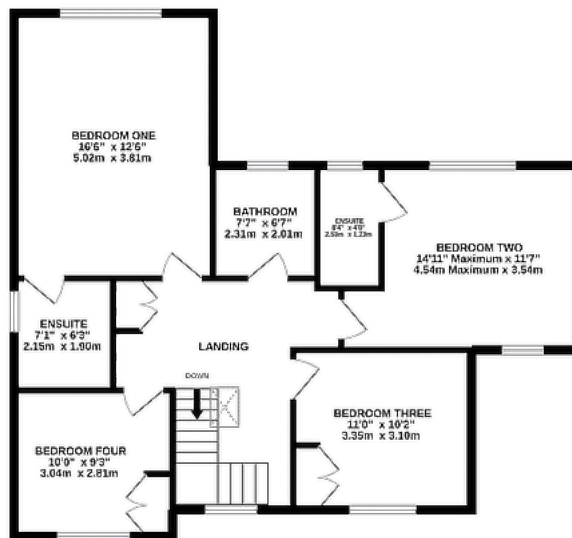




GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

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(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.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity and oil-fired central heating are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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