



HINCHLIFFE
HOLMES



THE GARDEN HOUSE



BASEMENT

Gym | Study

GROUND FLOOR

Entrance Hall | Dining Kitchen | Pantry | Sitting Room
Snug | Lounge | Library | Boiler Room | WC

FIRST FLOOR

Landing | Bedroom One - Ensuite - Dressing Room
Bedroom Two - En-suite - Walk in Wardrobe
Bedroom Three - En-suite | Bedroom Four

OUTSIDE

Guest Bedroom - En-suite - Balcony | Double Garage | Stores
Garden Office - Shower Room | Gardens | Parking

THE GARDEN HOUSE

Cobblers Cross Lane | Arderne Park | CW6 0DJ

Situated in a sought-after quiet picturesque location within walking distance to the village centre and originally dating back to the mid-1800's, an outstanding and extended detached family home with superb flexible accommodation in excess of 4,100 sq.ft. (including detached double garage with ancillary accommodation and detached home office) and many character features throughout.

The property is set in over 1 acre of beautifully landscaped south-west facing private gardens with great entertainment space. The electric gated entrance opens onto the sweeping driveway providing off-road parking for several vehicles and leads to the detached double garden with ancillary accommodation and detached home office.

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.

































































































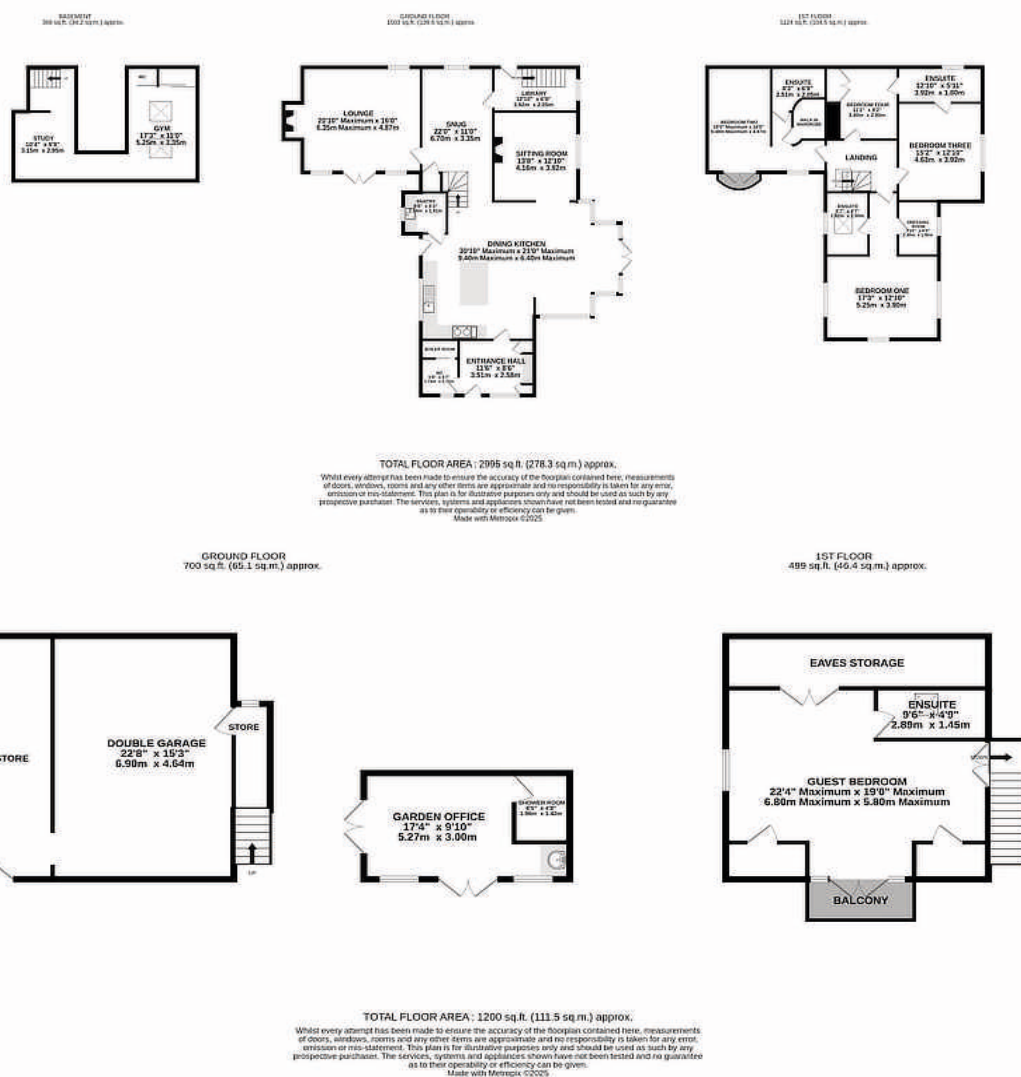












TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West and Chester Council.
Council Tax - Band G

POSSESSION

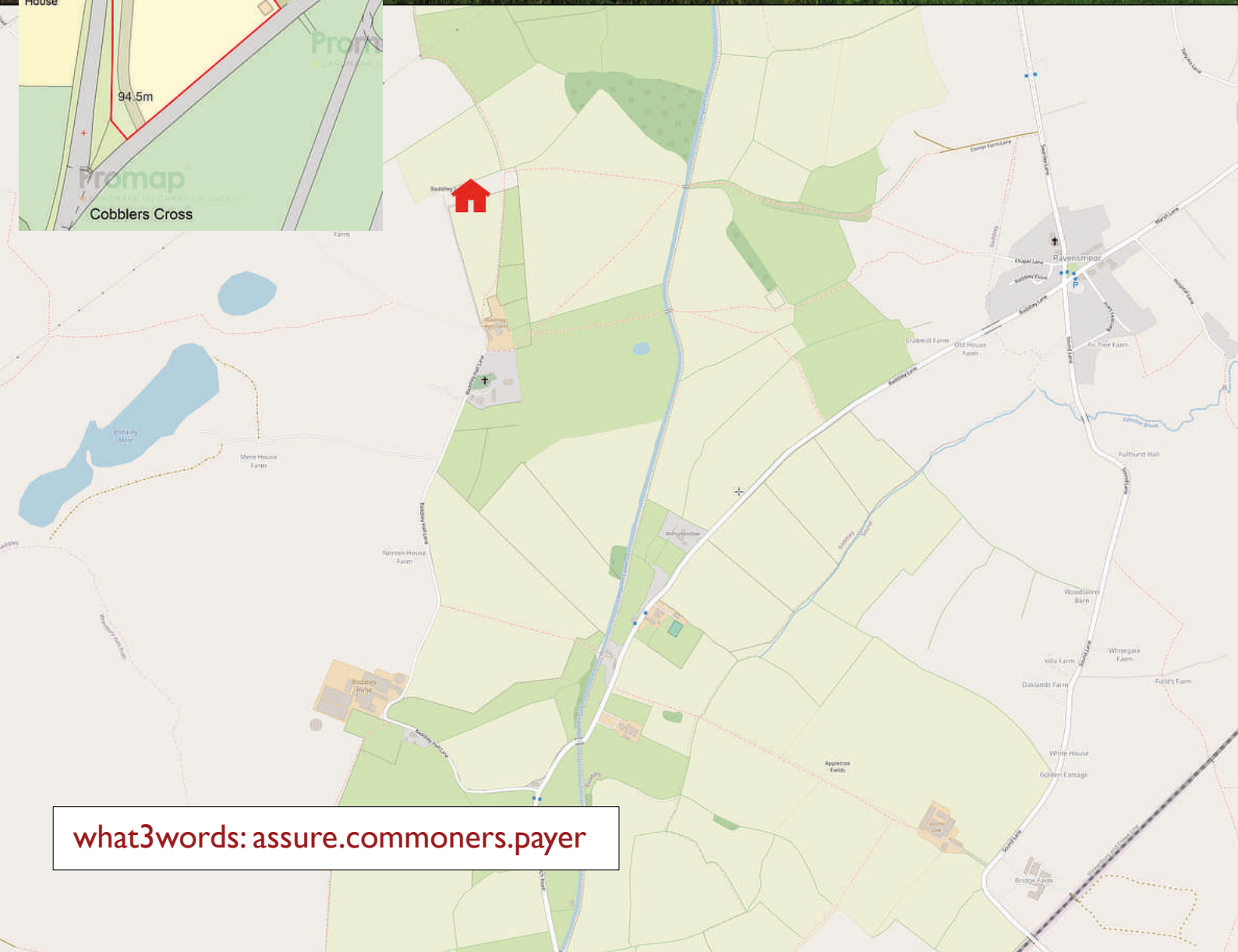
Vacant possession upon completion.

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:

- 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;
- 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;
- 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.
- 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: assure.commoners.payer



**HINCHLIFFE
HOLMES**

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 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.

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.

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

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
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P&A WOOD

★★★★★

BEST ESTATE AGENCY
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Hinchliffe Holmes Ltd

2022-2023



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REAL ESTATE

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2023-2024



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& NORTH WEST

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HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

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