



HINCHLIFFE  
HOLMES



CHARLTON



#### **GROUND FLOOR**

Entrance Hall | Breakfast Kitchen | Lounge Dining Room | WC

#### **FIRST FLOOR**

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

#### **OUTSIDE**

Parking | Gardens

# CHARLTON

14, Stretton Green | Stretton | SY14 7JB

Situated in a sought-after quiet location and forming part of a luxury courtyard setting, an immaculately presented and upgraded barn conversion with superb accommodation throughout.

Beautifully landscaped private gardens and driveway providing off road parking for two vehicles.

The local area boasts a wealth of friendly country pubs and is rich in leisure facilities. Residents have private access to the Nicholas course directly from Stretton Green, this provides access to the walking, cycling and jogging paths around the estate.

Very close to the development, the charming villages of Tilston, with its attractive Grade II listed St. Mary's Church, and Farndon with its quaint high street, both offer local essentials and excellent pub fayre.

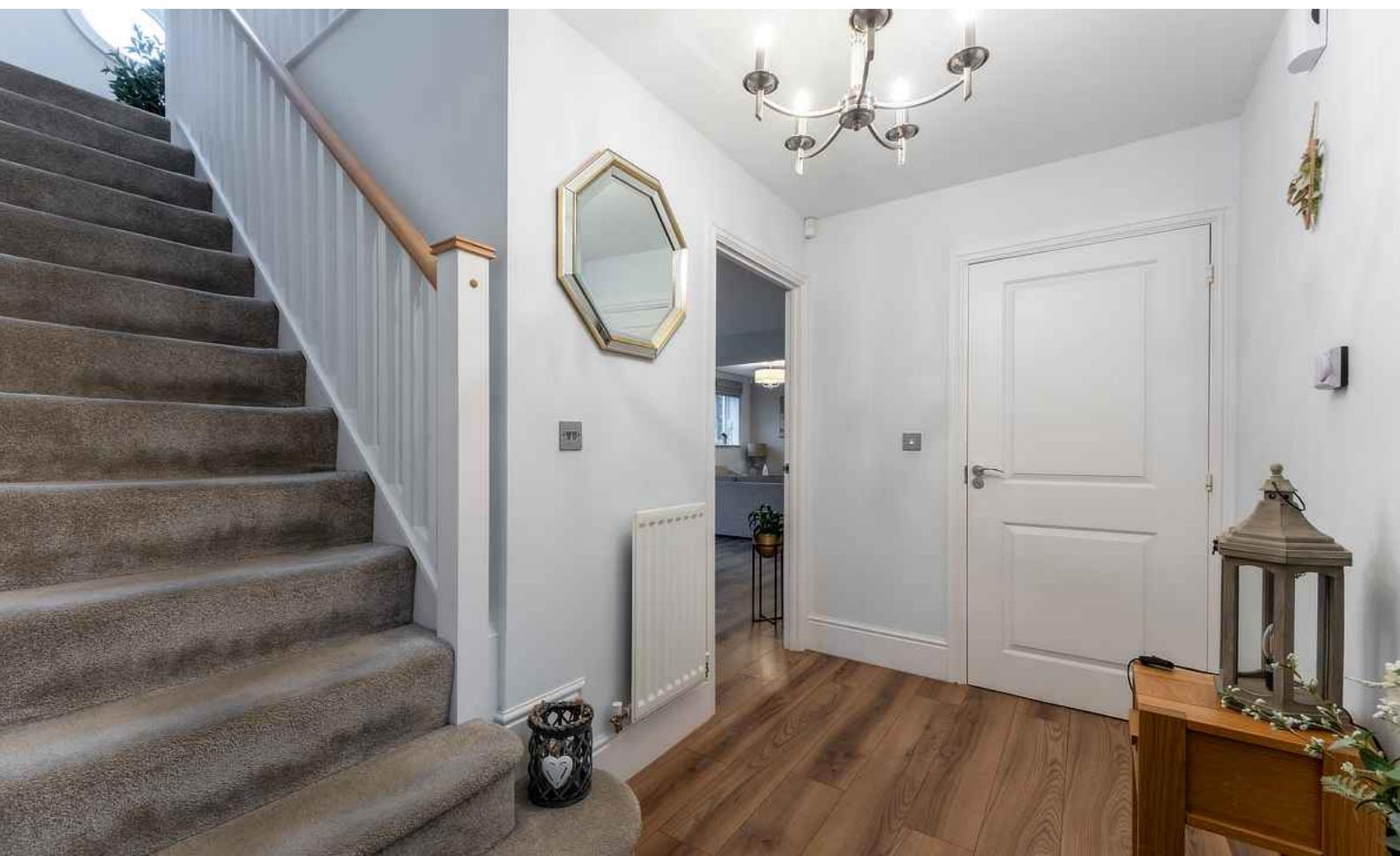
The working historical Stretton Water Mill is half a mile walk away from the property, and one mile further is the delightful Carden Arms Public House. Bickerton Hill National Trust is a 10-minute drive away where you are able to explore a 3-mile circular walk around Maiden Castle with beautiful views across the Dee Valley to the Welsh hills.

Located 10 miles from Stretton Green, contained within its own ancient city walls, Chester, with its stunning cathedral, fascinating museum, open-air theatre and Roman heritage, is just waiting to be explored. The world-famous Chester Zoo or the superb racecourse, attract thousands of captivated visitors every year.

Chester boasts the oldest shop front in the country and the unique two-tier galleries "The Rows". Historic Watergate Street is full of chic independent stores, while the Grosvenor Shopping Centre hosts around 70 stores within a cosmopolitan covered mall. The nearby Cheshire Oaks Designer Outlet Village draws crowds from across the UK. But residents of Stretton Green are just as likely to visit Chester for its wide range of chic bistros and sophisticated restaurants, offering an outstanding array of temptations from every corner of the globe. Chester is also home to some of the most prestigious schools in the county, including the King's School, the Queen's School and Abbeygate College. Furthermore, Stretton is in the catchment area of the Ofsted 'OUTSTANDING' rated Bishop Heber Secondary School (within 4 miles).



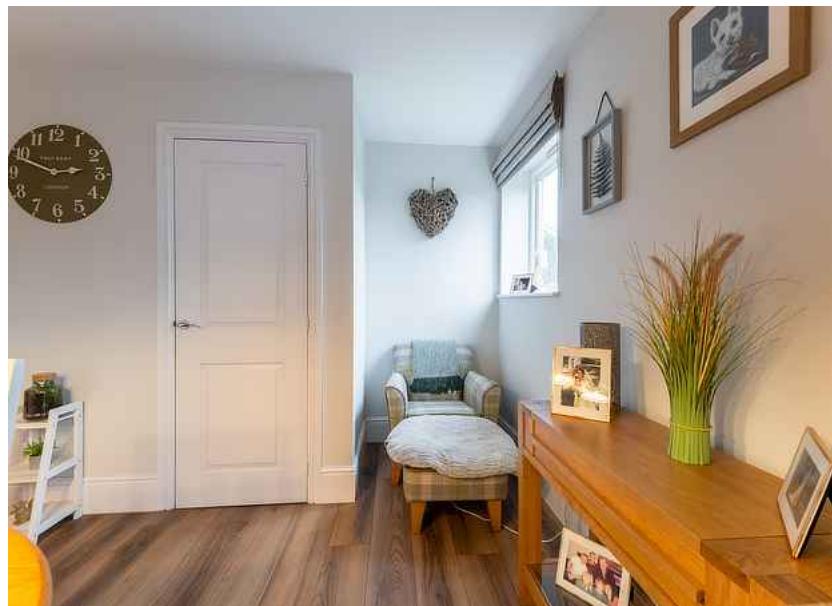














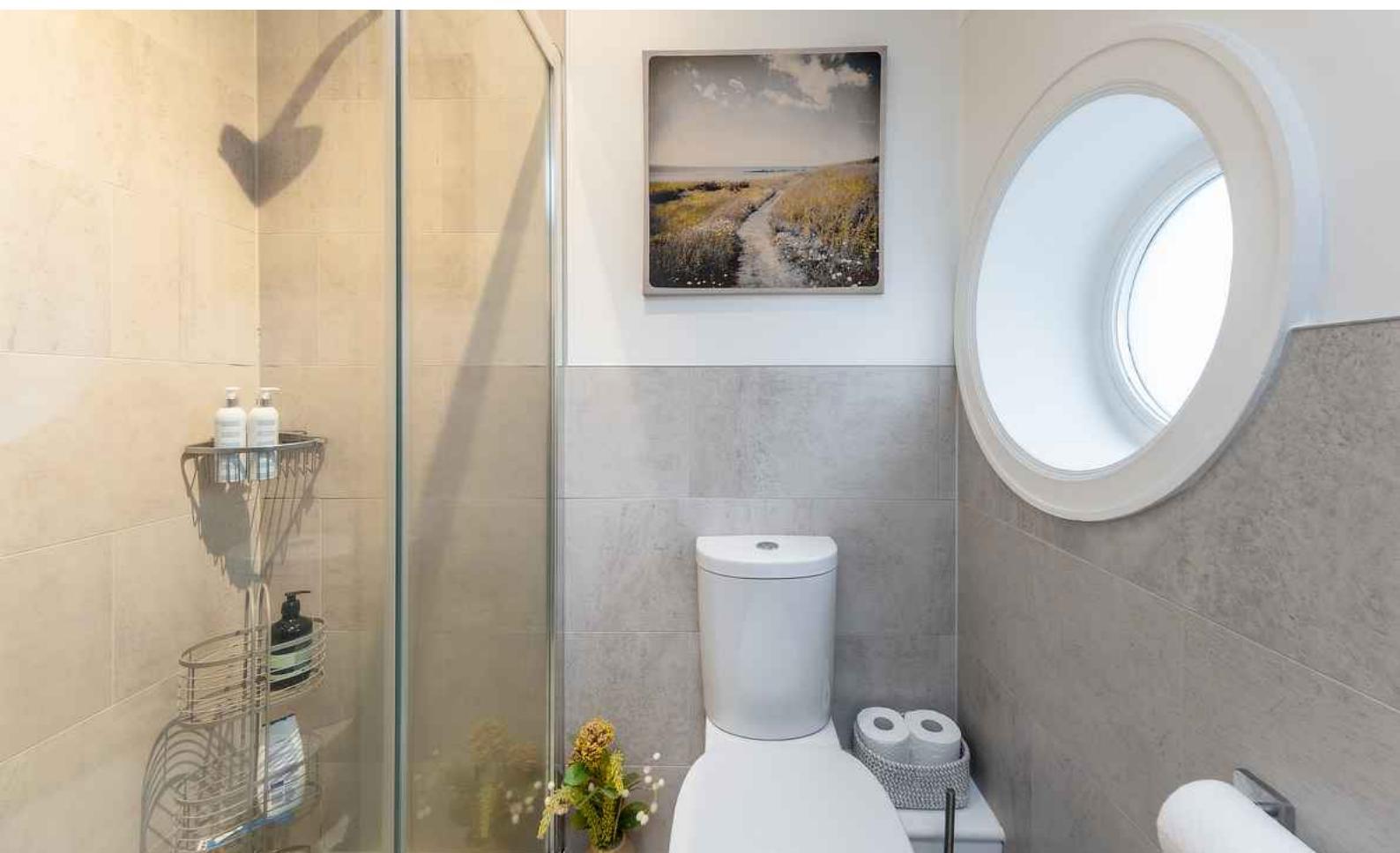
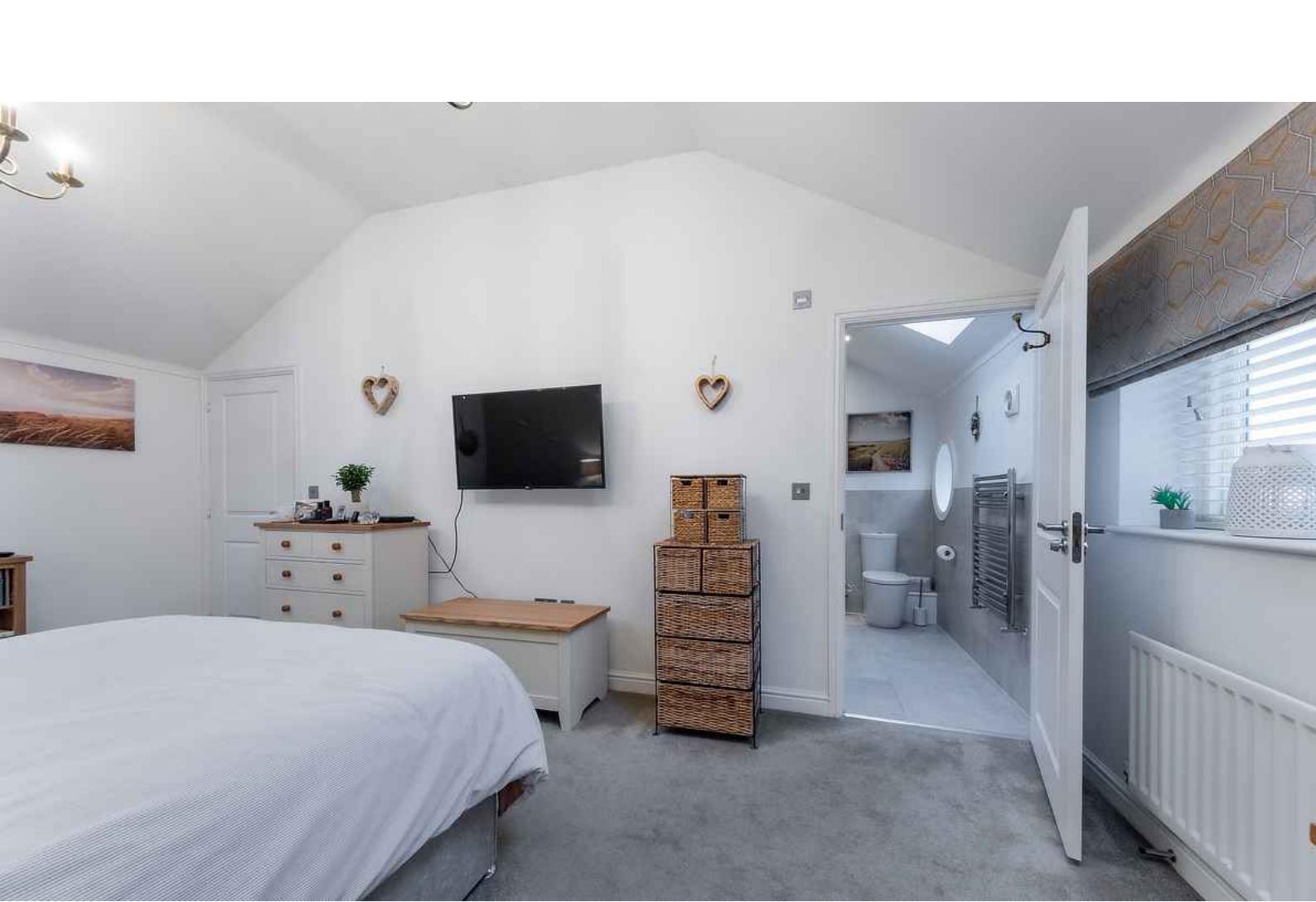






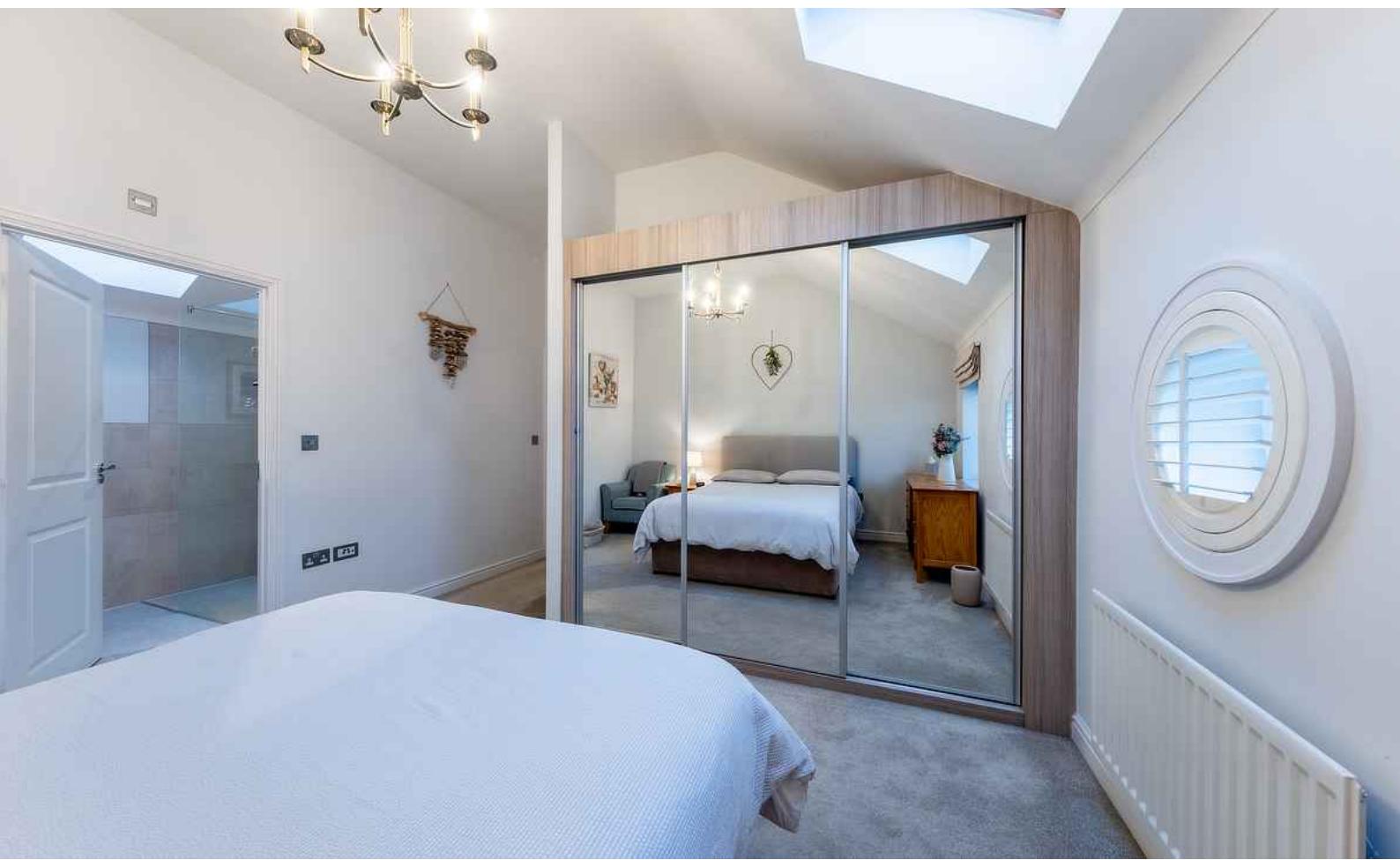










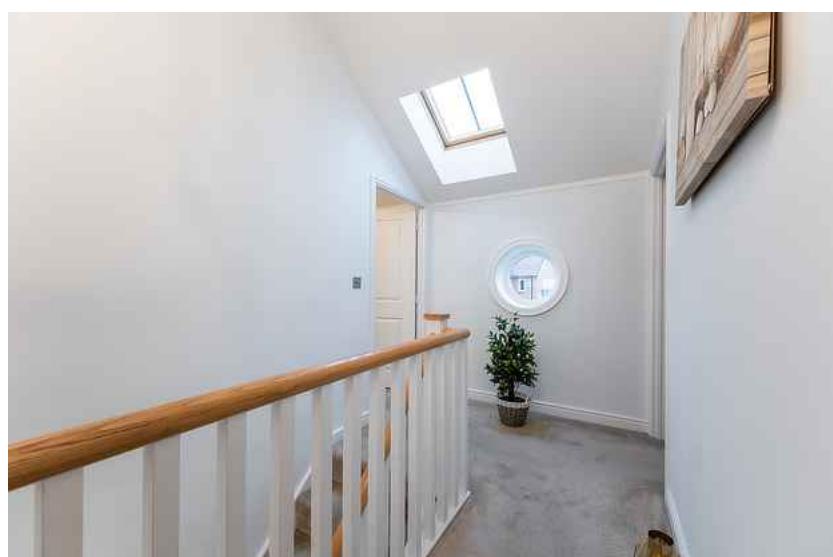








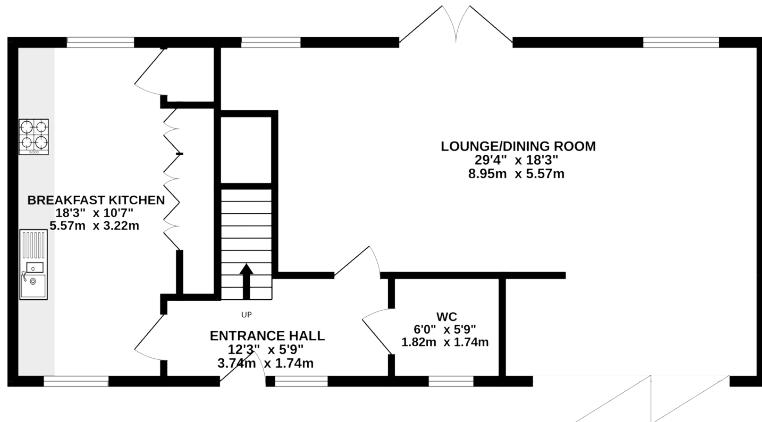




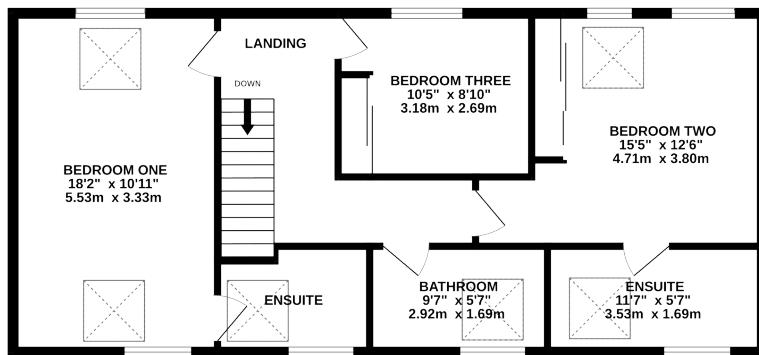




GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

Please note:- There is a Management Charge for the development.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

#### POSSESSION

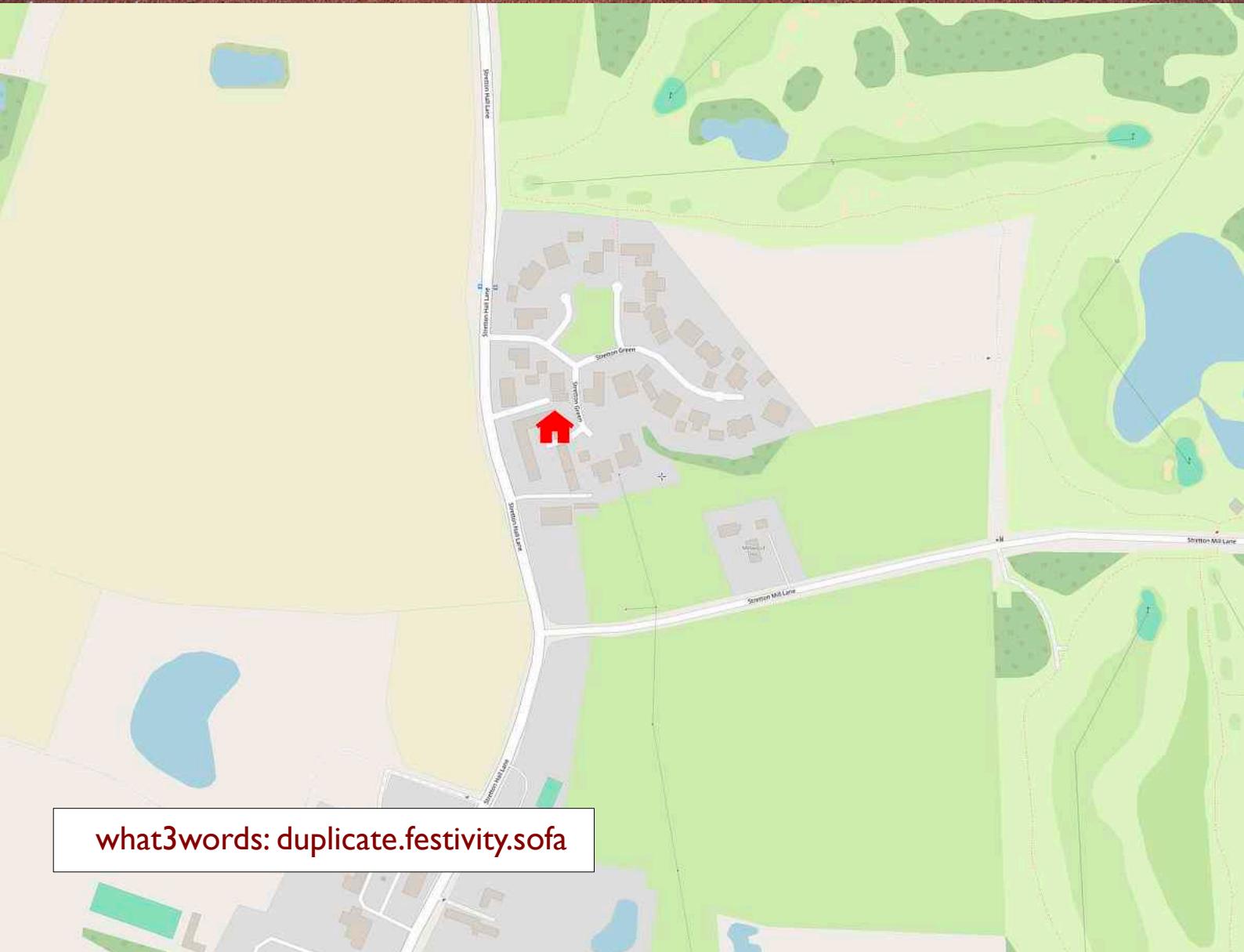
Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.

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: duplicate.festivity.sofa**



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

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

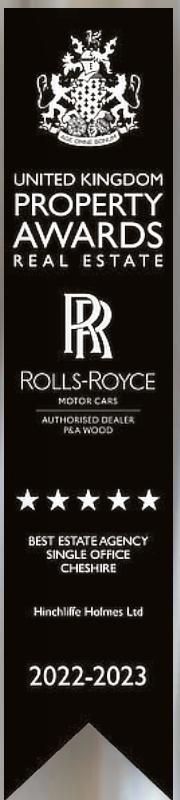
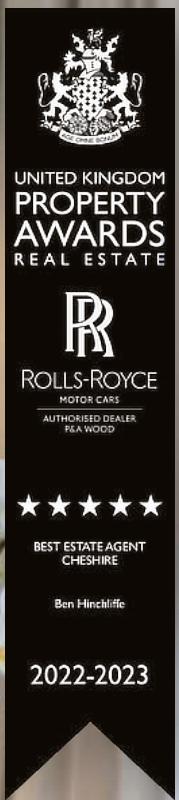
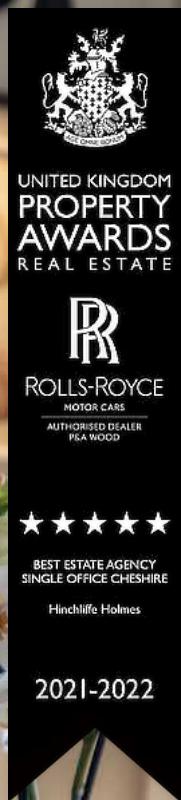
With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

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

**OVER 7,000 OFFERS**





INDEPENDENT ESTATE AGENTS

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

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)