



HINCHLIFFE
HOLMES



DUNHAM HOUSE





DUNHAM HOUSE

Chester Road | Dunham On The Hill | WA6 0NQ

Situated in a most convenient sought-after semi-rural location, an outstanding detached family residence with superb, versatile accommodation in excess of 8,800 sq.ft. (including Leisure Suite) and exceptional high specifications throughout. The property is set in over 5.5 acres of beautifully landscaped private gardens with excellent outside entertainment space. The electric gated entrance opens onto the sweeping driveway providing extensive off-road parking and leads to the tennis court and detached double garage.

Dunham on the Hill is a small village with two public houses located on the fringe of the market town of Frodsham. Frodsham has a wide Main Street where a historic market is held each Thursday. There are a wide range of shops available in the town together with a Morrisons supermarket and a number of bars, restaurants, coffee shops, a post office, doctors, and dentist surgeries. In terms of educational there is Helsby High School and Overton Primary School.

Nearby Helsby has a Tesco's supermarket, many other day to day amenities and a railway station.

Close by is the Cathedral City of Chester is one of the north-west's leading retail and commercial centres and offers an extensive range of shops, restaurants, and cultural activities.

Chester is home of one of the oldest racecourses in the country and provides an extensive programme of horse racing and other events.

Grosvenor Park, during the summer months, hosts a programme of outdoor theatre.

There is a choice of both private and state schools nearby notably Kings and Queens in Chester, Abbeygate College, and Ellesmere College.

Leisure attractions include several golf courses at Frodsham, Helsby, and Delamere. Walks in Delamere Forest, Castle Park Manley and the property is adjacent to National Trust woodland, Helsby Hill and the Sandstone Trail.

There is easy access to Chester, Manchester, Liverpool, and North Wales via extensive road network system including the M62, A55, M56, and M53 motorways and travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Frodsham, Helsby, and Chester.

GROUND FLOOR

Open Plan Family Breakfast Dining Kitchen
Reception Hall | Lounge | Cinema | Games Room | Cloakroom
Utility Room | WC | Home Office | Swimming Pool | Shower Room
Sauna | Treatment Room | Bar-Sitting Area

FIRST FLOOR

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

OUTSIDE

Parking | Detached Double Garage | Gardens | Plant Room













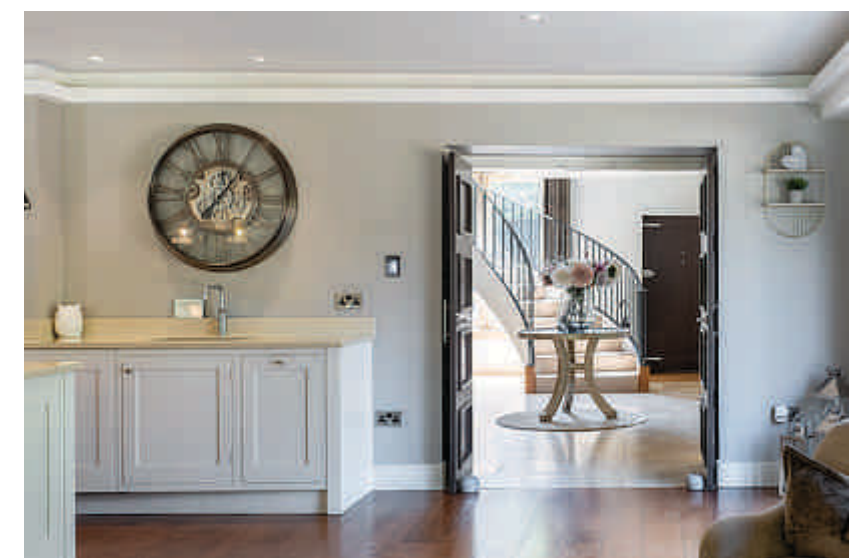
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FRAPPUCCINO

The Museum Family

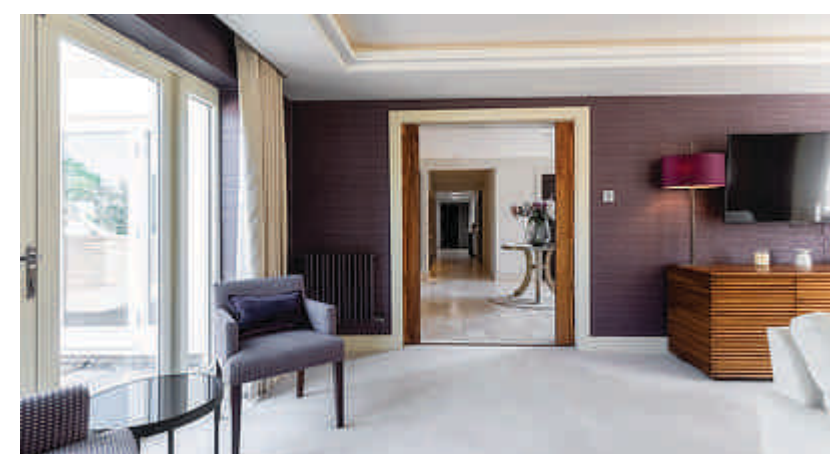






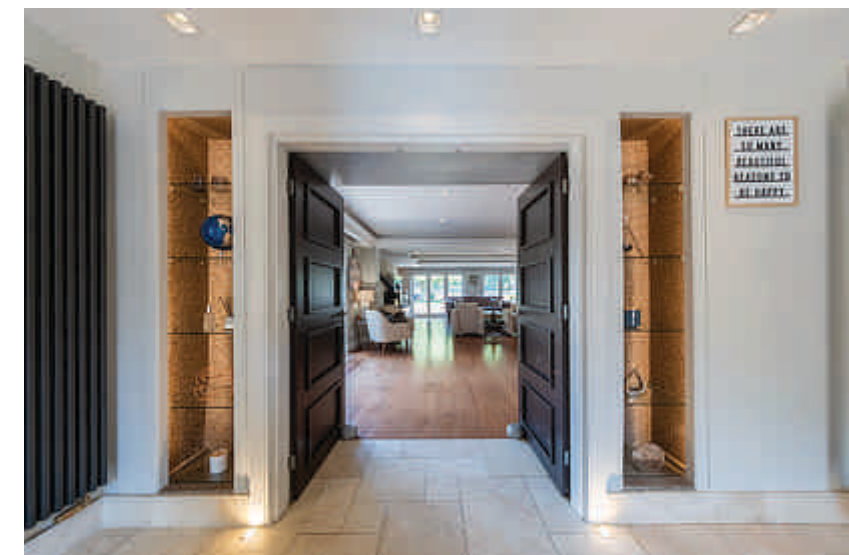














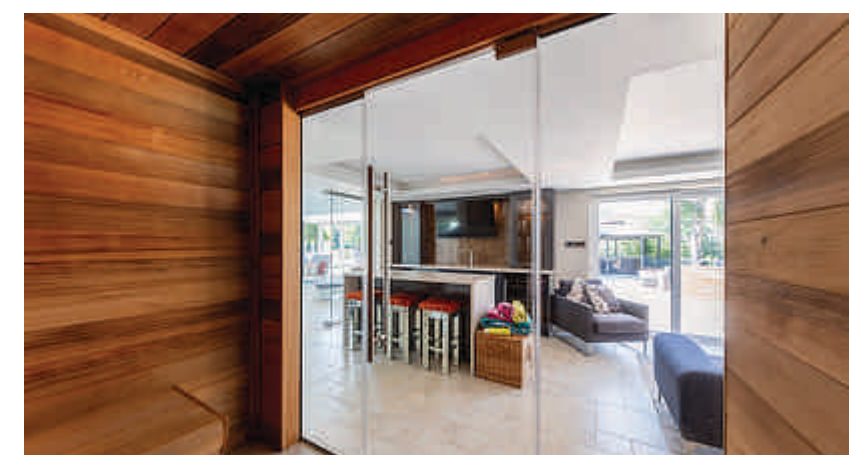
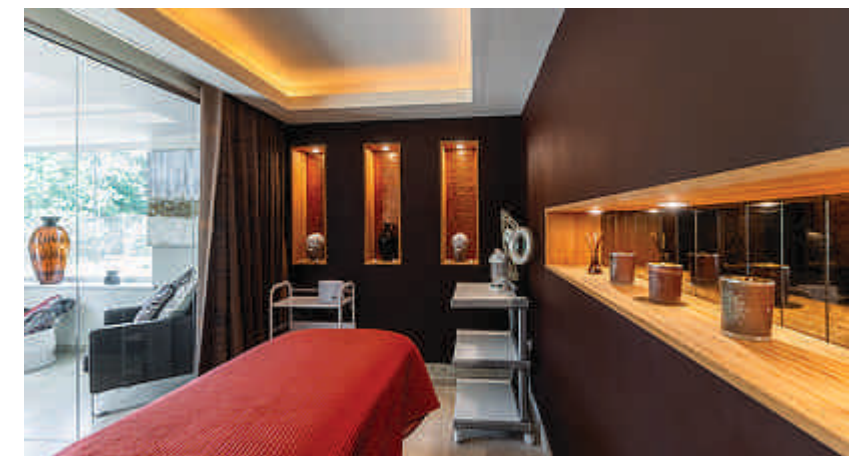






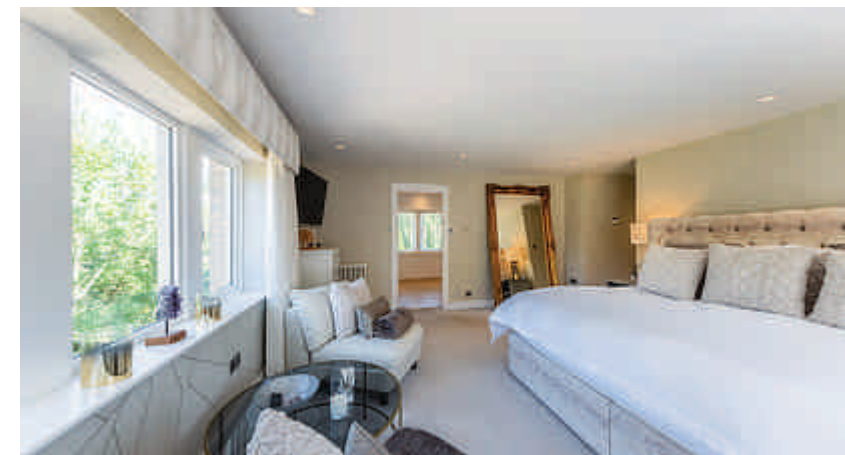








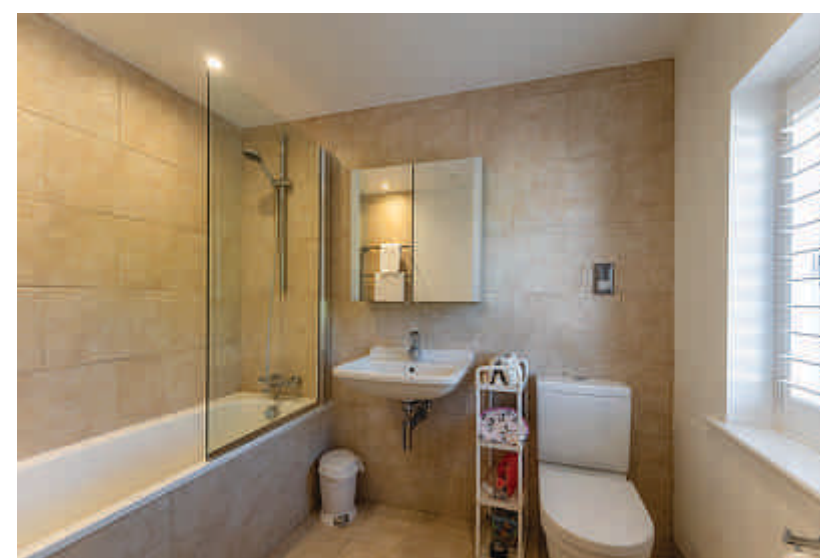


































Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

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**

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