



HINCHLIFFE
HOLMES



OVERHILL



GROUND FLOOR

Porch | Entrance Hall | Dining Kitchen | Utility Room
Sitting Room | TV Room | WC
Hallway | Bedroom One - En-suite | Bedroom Two - En-suite
Bedroom Three - En-suite | Bedroom Four - En-suite

LOFT

Loft Store

OUTSIDE

Parking | Double Garage | Gardens | Log Store

OVERHILL

Simons Lane | Frodsham | WA6 6HD

Situated in one of the area's most desirable and quiet locations with undisturbed views, an individually designed, contemporary, and bespoke detached family home with exceptionally high specifications and outstanding versatile accommodation in excess of 3,500 sq.ft..

Externally there are beautifully landscaped southwest facing wrap around private gardens with great entertainment space, two large paddocks and woodland extending to approximately 5.5 acres. The property is approached via a 100-meter-long tree-lined driveway leading to the electric gated entrance, driveway providing off road parking for several vehicles and integral double garage.

Frodsham is a thriving market town and was recently identified as one of the most in demand locations in the UK.

The town offers a great selection of

independent and national retail outlets, artisan food shops and a range of fashionable cafe's restaurants and bars. An historic street market is held each Thursday and also a monthly artisan market.

Open countryside is on the doorstep with walks in Castle Park, Frodsham Hill, Hob Hey Wood, The Weaver Valley, and The Sandstone Trail. Delamere Forest is ten minutes away by car and there are excellent recreational facilities in the area.

There are popular schools for children of all age groups in the area including St Lukes Primary School and Manor House. Independent schools in the area include the Grange at Hartford and Kings and Queens in Chester.

The road, rail and motorway networks allow daily commuter access to many parts of the Northwest. Manchester and Liverpool airports are 13 and 22 miles away respectively. Regular direct rail services run from Frodsham to Chester, Warrington, Liverpool, and Manchester.













































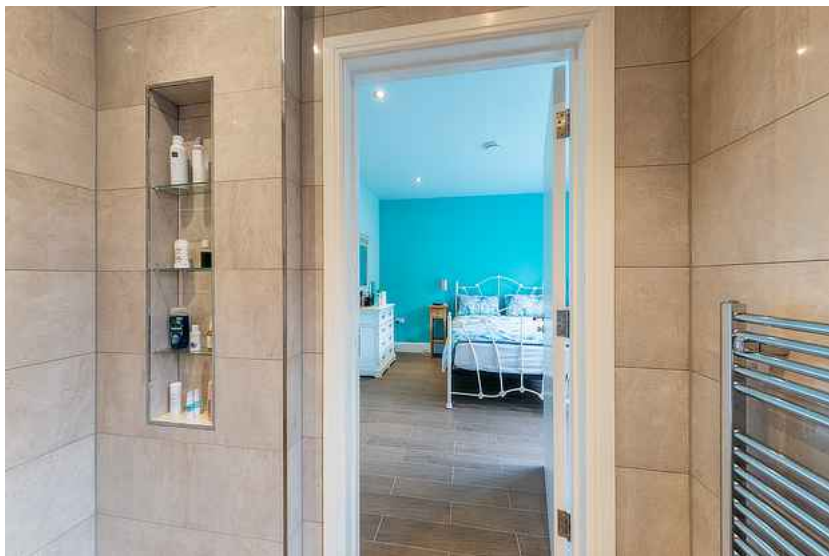




































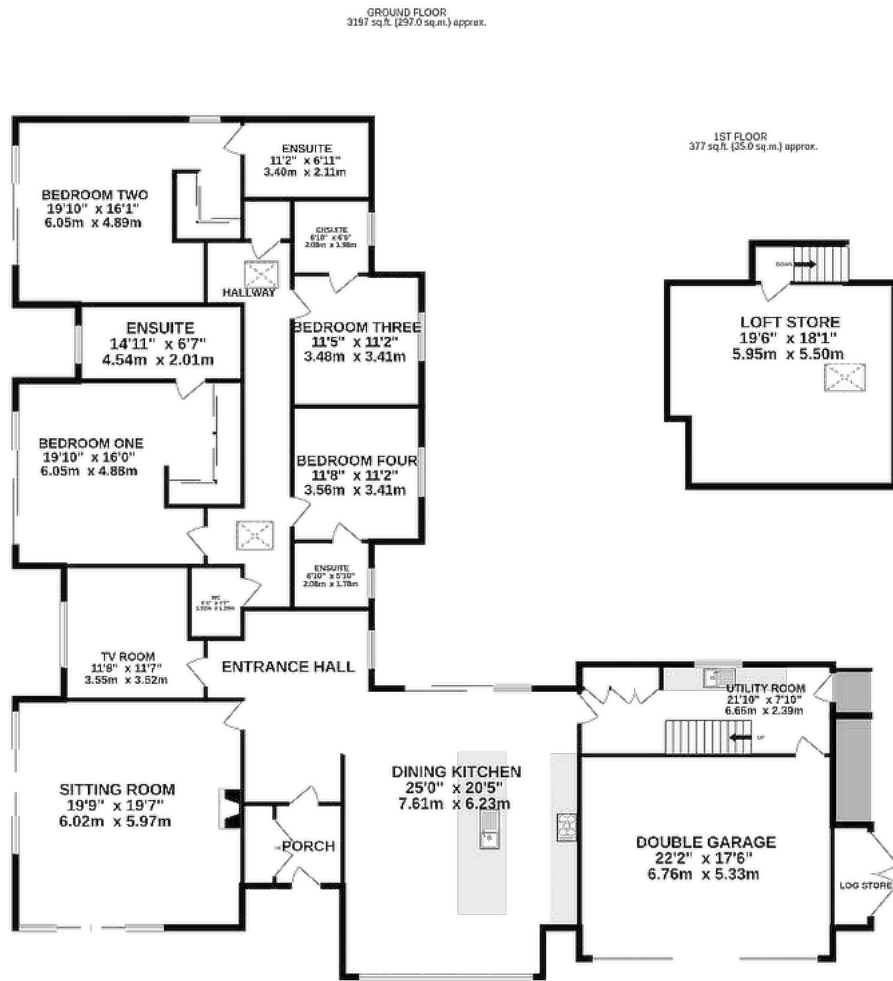












TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

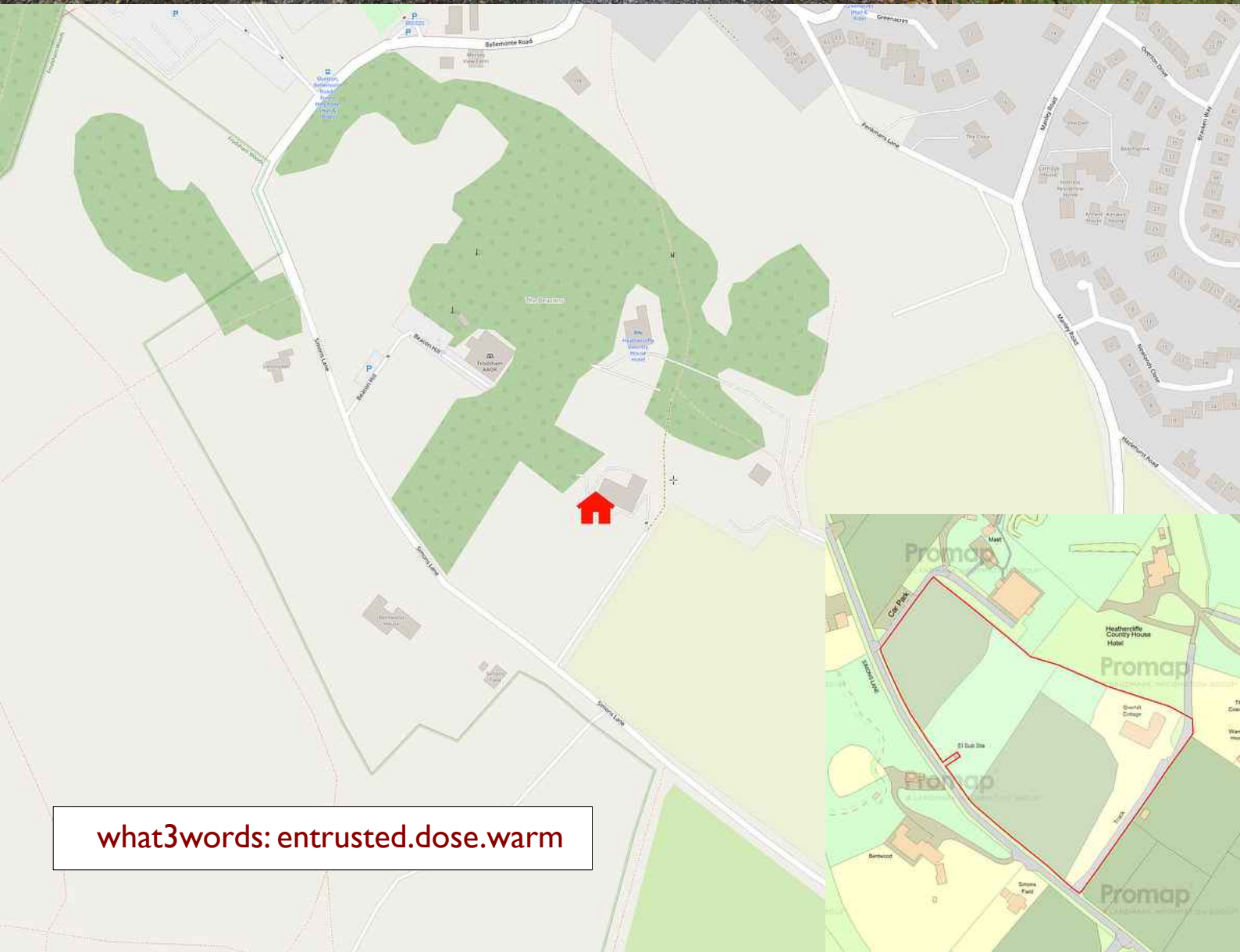
NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(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.





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



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



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PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
CHESHIRE

Ben Hinchliffe

2022-2023



UNITED KINGDOM
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REAL ESTATE



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MOTOR CARS
AUTHORISED DEALER
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Hinchliffe Holmes Ltd

2022-2023



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Hinchliffe Holmes

2023-2024



TheNegotiator
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

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

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