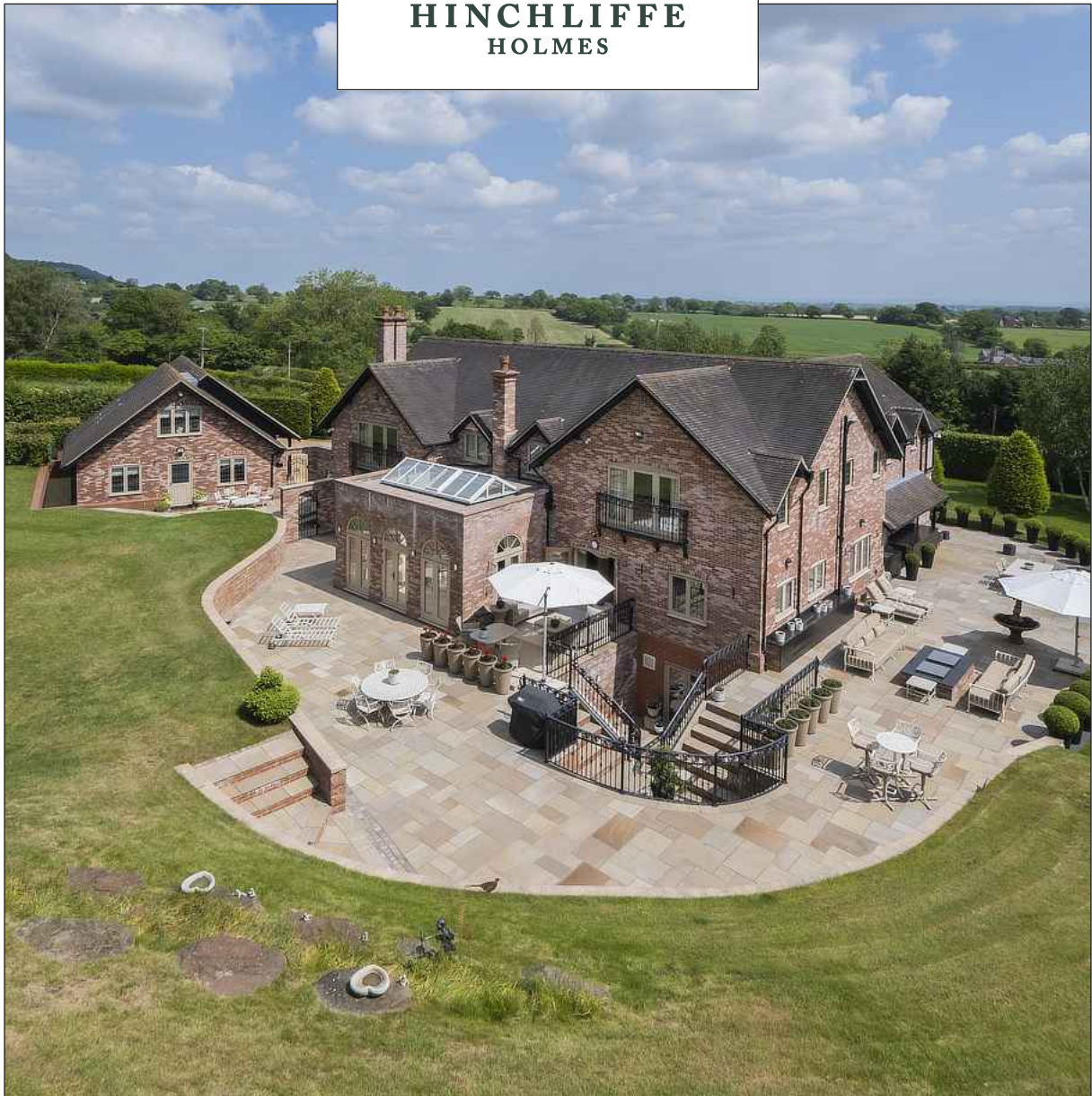


BICKERTON HOUSE

Goldford Lane | Bickerton | SY14 8LW



HINCHLIFFE
HOLMES



Situated in a sought-after quiet and picturesque location with undisturbed views across the Cheshire countryside, an outstanding and immaculately presented detached family home with exceptional specifications and superb flexible accommodation in excess of 7,600 sq.ft. including a two bedroom Detached Cottage. The property is positioned in over 7.5 acres of beautifully landscaped private south-west facing gardens, paddocks, and woodland. The electric gated entrance opens onto the driveway providing extensive parking and leads to the garaging and workshop.



BICKERTON HOUSE

Situated in a sought-after quiet and picturesque location with undisturbed views across the Cheshire countryside, an outstanding and immaculately presented detached family home with exceptional specifications and superb flexible accommodation in excess of 7,600 sq.ft. including a two bedroom Detached Cottage. The property is positioned in over 7.5 acres of beautifully landscaped private south-west facing gardens, paddocks, and woodland. The electric gated entrance opens onto the driveway providing extensive parking and leads to the garaging and workshop.

The picturesque village of Bickerton is nestled in the beautiful Cheshire countryside and is renowned for its natural beauty.

There is an excellent primary school within walking distance and Bishop Heber Secondary School lies within 4 miles of the property. In addition, there is a popular church and excellent cuisine is available at many local restaurants and public houses being within easy reach including The Pheasant, The Bickerton

Poacher, Cholmondeley Arms and Egerton Arms. Bickerton Village Hall is within a short walk and hosts an array of village events.

The nearby recreational opportunities are excellent, including Carden Park Hotel and Spa that offers a championship golf course and a range of other facilities. There are superb walks in the area including the famous Sandstone Trail. Cholmondeley Castle is just over 2 miles away where there is something for everyone, including extensive ornamental gardens dominated by the romantic gothic castle, lake side picnic areas, children's play areas and rare breeds of farm animals. There is also a private chapel in the park, a gift shop and tearoom.

Many other facilities are also close by in the nearby villages of Bunbury, Tattenhall, Malpas and Tarporley.

The property is conveniently located for many major routes including:- Chester 13 miles, Liverpool 29 miles and Manchester 40 miles.

Train stations are located in Chester and nearby Crewe.







RECEPTION HALL









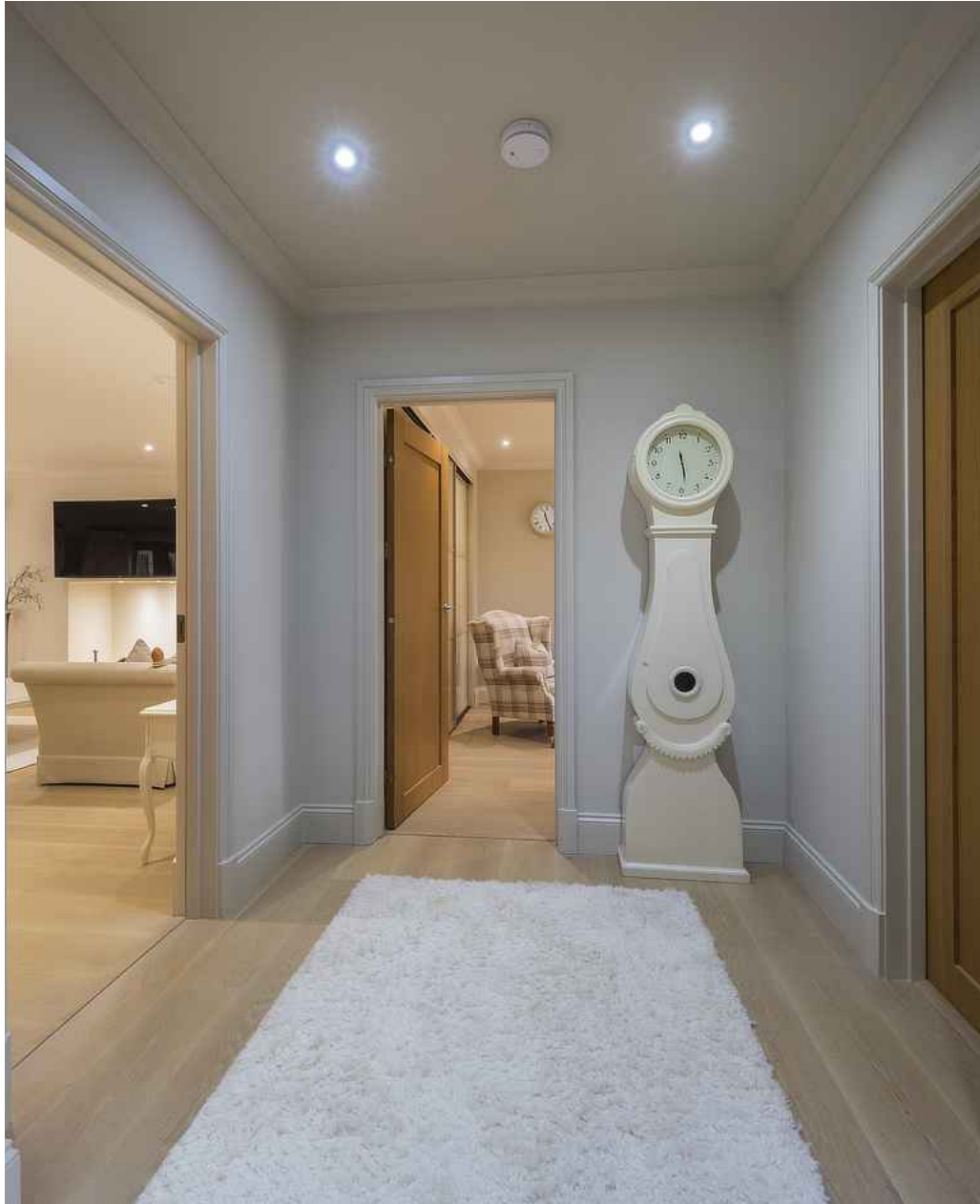
















DRAWING ROOM

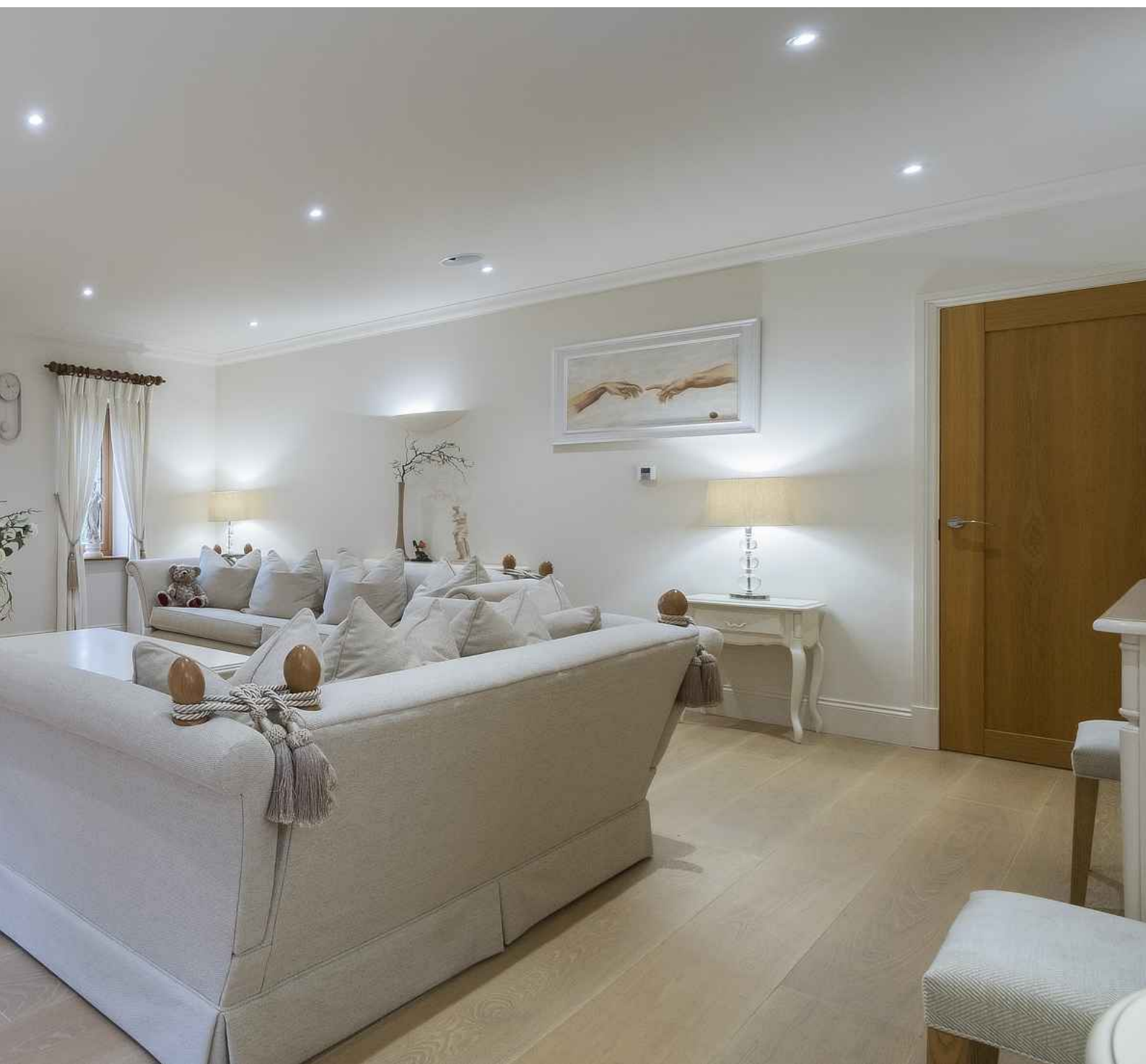












FAMILY ROOM









ORANGERY

















BREAKFAST KITCHEN

















UTILITY ROOM





LIBRARY





HOME OFFICE





WC





GAMES ROOM

















MASTER SUITE











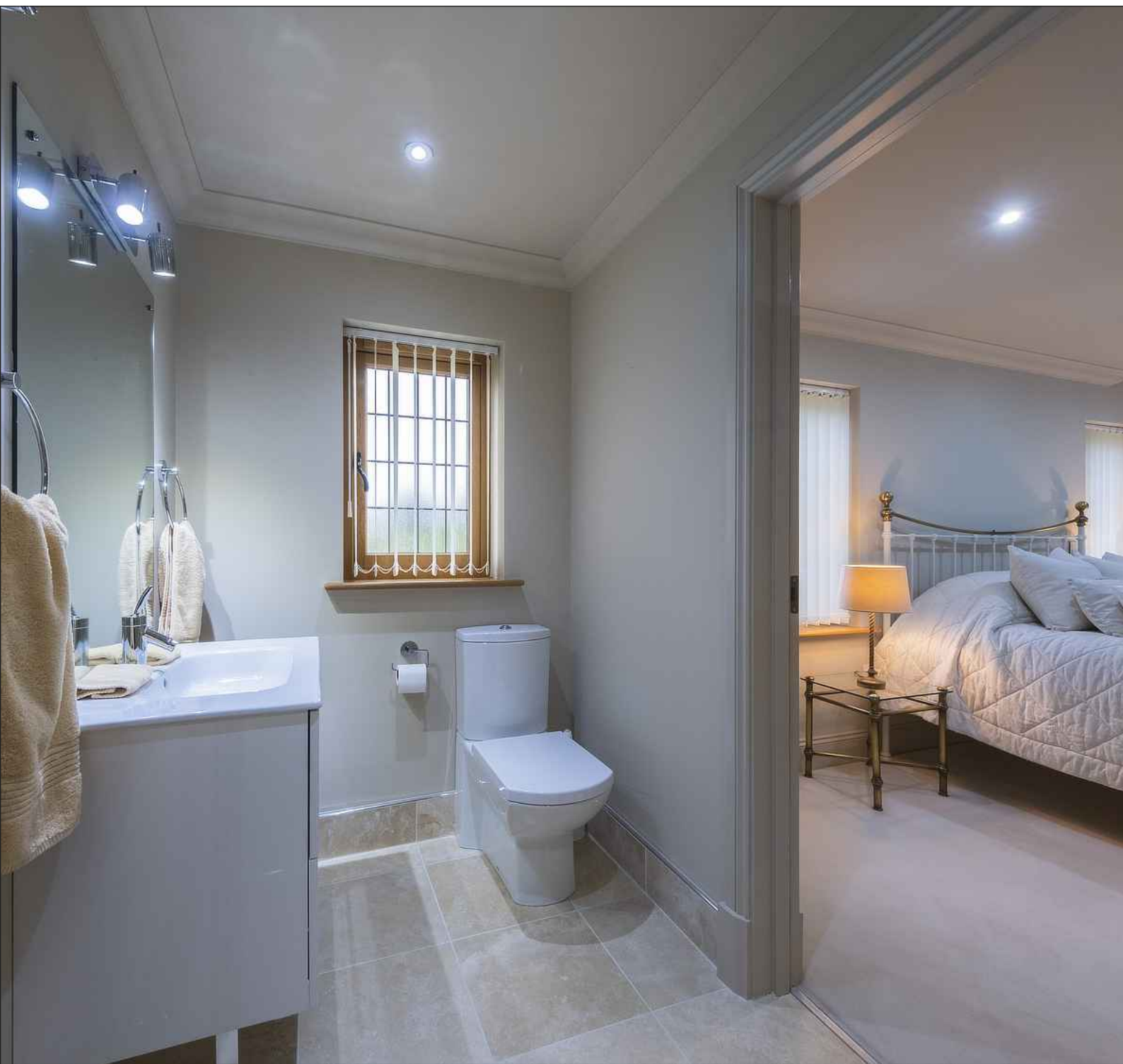






BEDROOM TWO





BEDROOM THREE









BEDROOM FOUR





BEDROOM FIVE









FOXGLOVE COTTAGE



































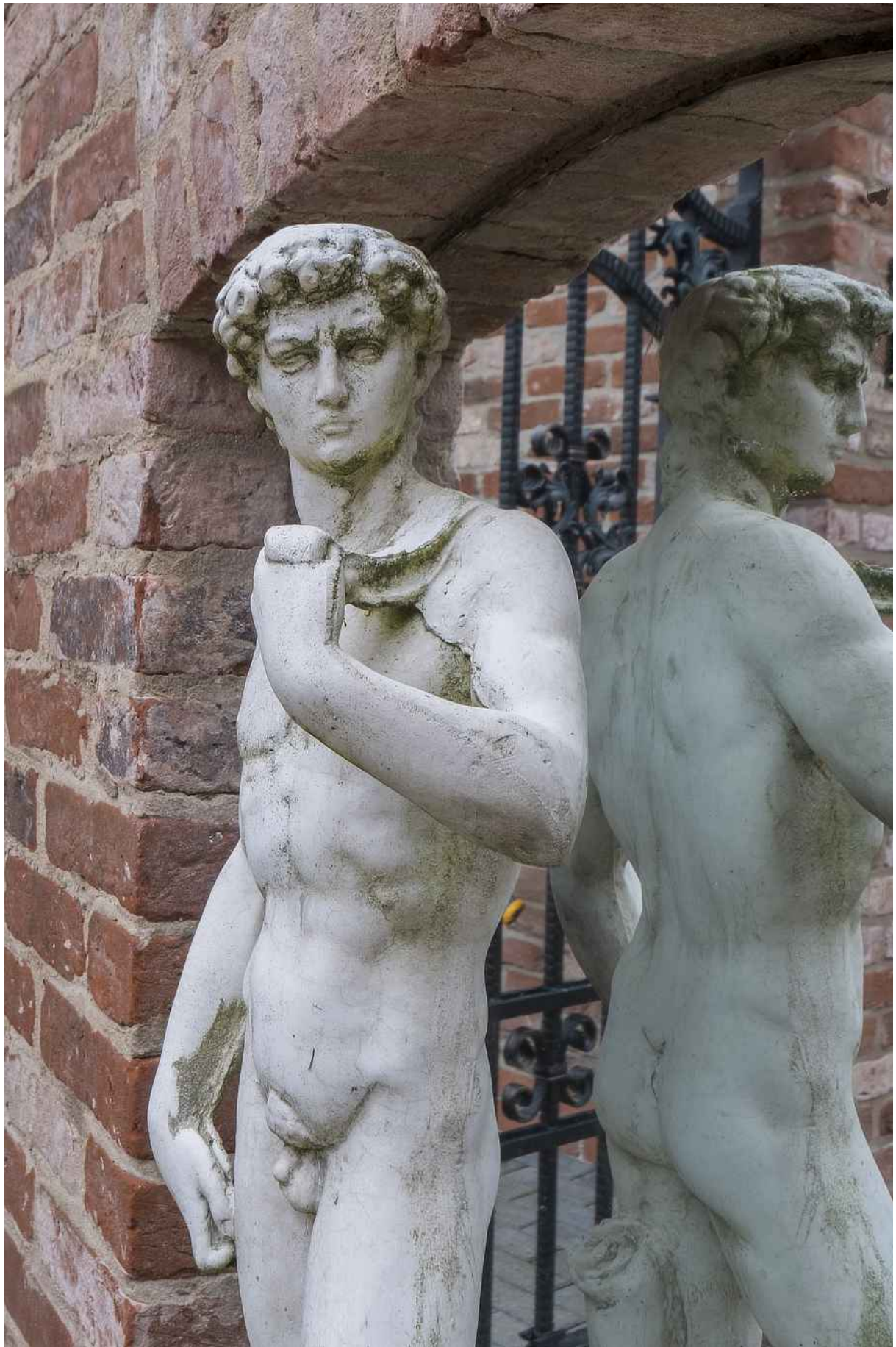














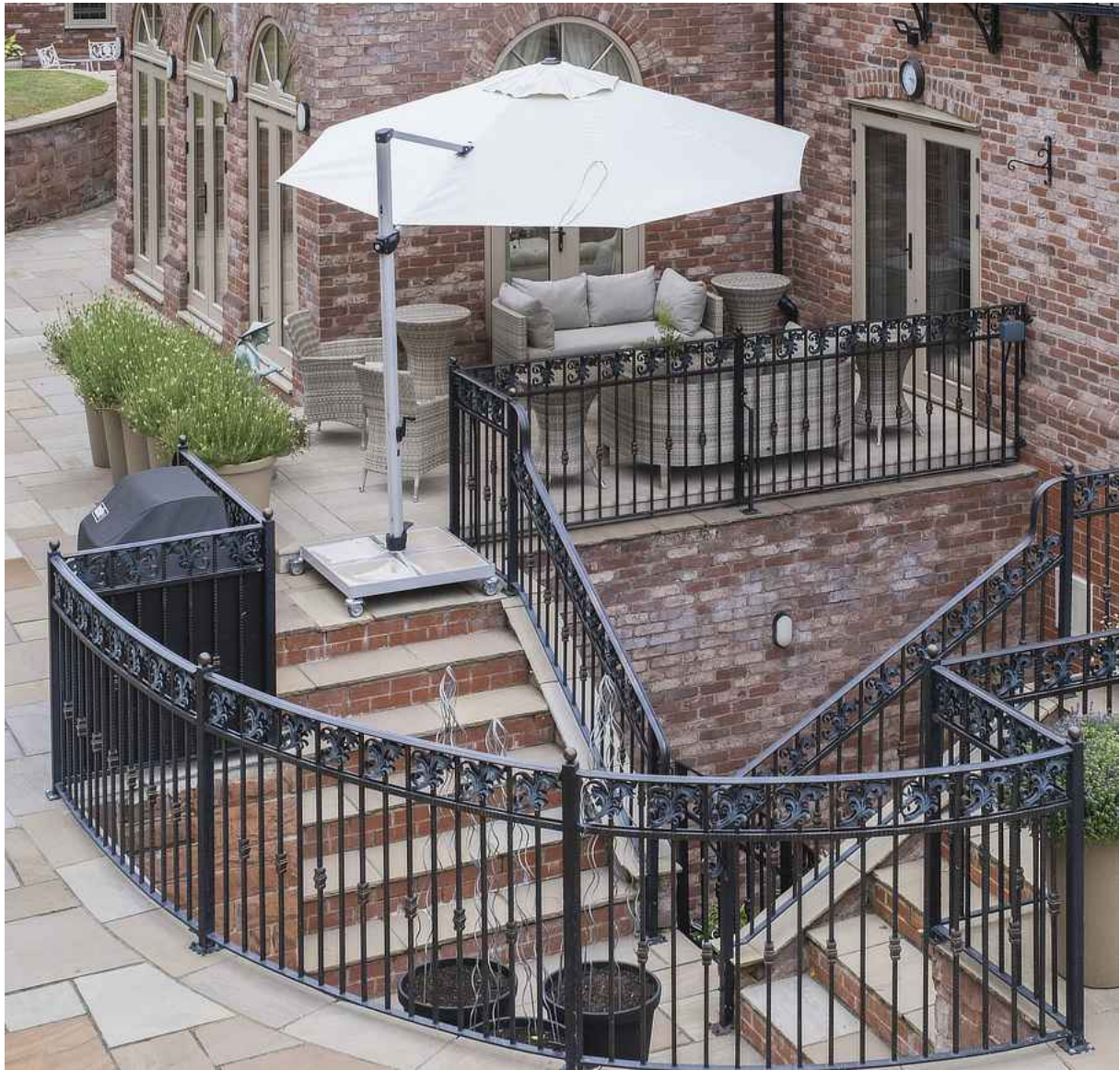
























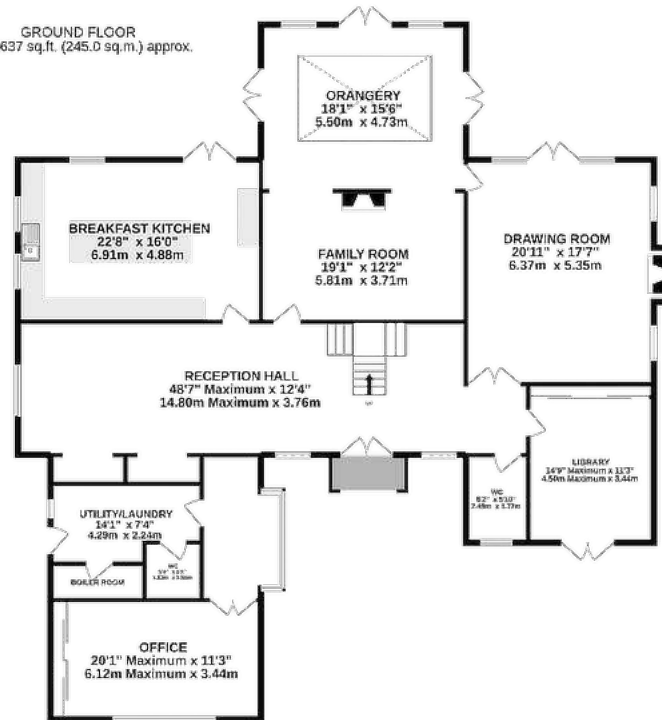








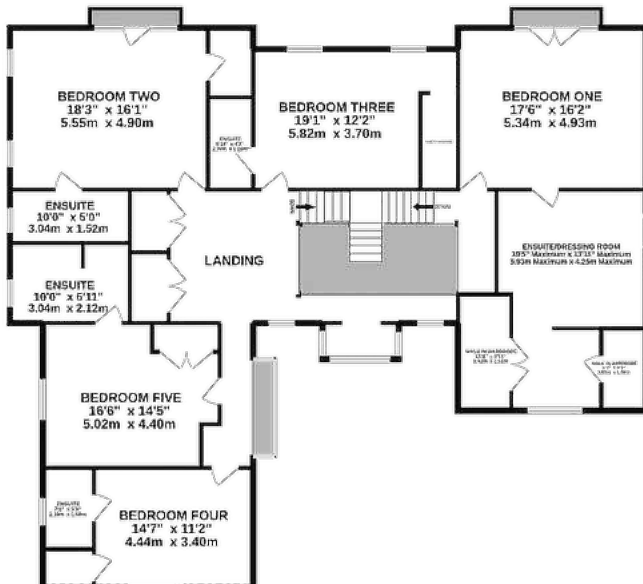
GROUND FLOOR
2637 sq.ft. (245.0 sq.m.) approx.



BASEMENT
868 sq.ft. (80.7 sq.m.) approx.



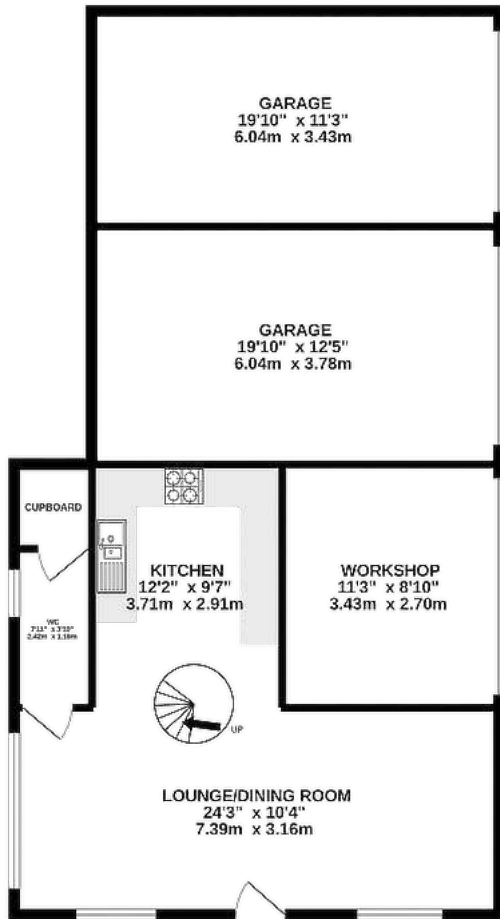
1ST FLOOR
2239 sq.ft. (208.0 sq.m.) approx.



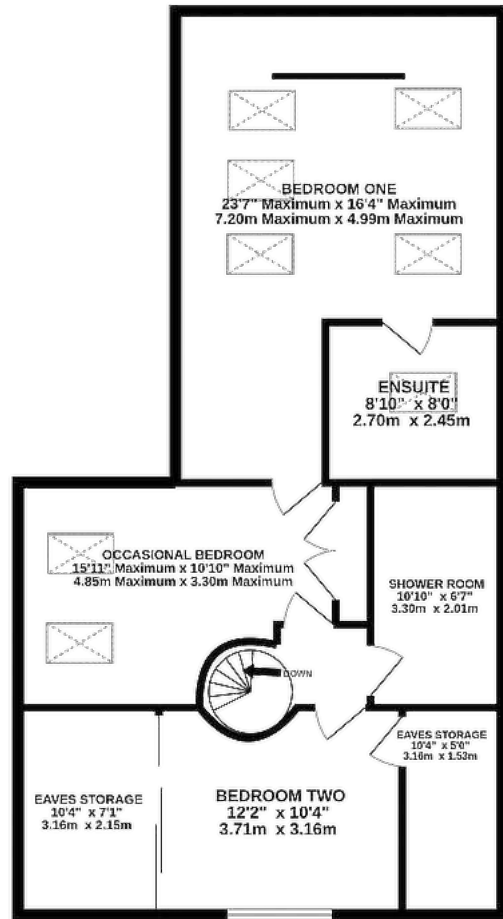
TOTAL FLOOR AREA : 5744 sq.ft. (533.7 sq.m.) approx.



GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.





TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

Foxglove Cottage - We believe that mains water, electricity and private drainage are connected.

LOCAL AUTHORITY

Bickerton House - Cheshire East Council. Council Tax – Band H.

Foxglove Cottage - Cheshire East Council. Council Tax – Band A.

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**

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

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk