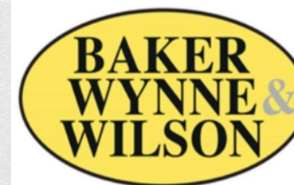




8 Broxton Hall Mews, Broxton, Chester, CH3 9JS

Guide Price £185,000



In association with

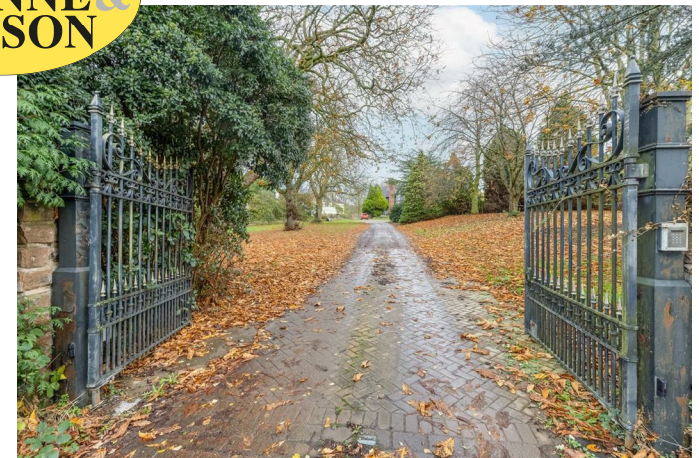


GUIDE PRICE: £185,000 - £195,000

**A CHARMING, AESTHETICALLY
PLEASING, LOVELY END MEWS
WITH A SOUTH WEST FACING
GARDEN, PART OF A STUNNING
COURTYARD SETTING**

SUMMARY

Living Room/Kitchen, Bedroom,
Ensuite Shower Room, Oil Central
Heating, Double Glazed
Windows, Driveway providing car
parking space, Small Walled
Garden



DESCRIPTION

The property comprises an end Mews Cottage, constructed of white painted brick under a slate roof. It is fronted by a block paved driveway providing car parking space. It was, as the name suggests, part of the former stables to Broxton Hall. Broxton Hall is Grade II listed and past owners include Sir Roger Moore who lived there during his marriage to Dorothy Squires.

The well lit accommodation has been tastefully modernised over the last twelve months and will be ideal for a first time buyer, investor, downsizer or those seeking an extremely manageable second home.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Broxton is near the centres of Malpas (5 miles), Tarporley (11 miles) and Nantwich (13 miles), three sought after areas renowned for individual retail outlets. Chester is 11 miles and Crewe Station (London Euston 90 minutes) 16 miles. It lies a short stroll from the Egerton Arms, public house/restaurant. The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail, all readily accessible.

There are excellent commuter links with access to the A41, A49, A51, A55, M56, M6 and M53, within reasonable travelling distance.

DIRECTIONS FROM NANTWICH

Take the A534 Wrexham Road through Burland, Faddiley and

Bulkeley to Broxton roundabout. Turn left towards Whitchurch, proceed for 150 yards and the entrance to Broxton Hall Mews is located on the left hand side, just past the Egerton Arms.

ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM/KITCHEN

15'2" x 14'8"

Stainless steel sink in granite surround, floor standing cupboard units with granite worktops, wall cupboards, Lamona integrated oven and four burner ceramic hob with extractor hood above, integrated refrigerator, Beko washing machine, wood laminate floor, inset ceiling lighting, entrance door, four double glazed windows, radiator.

STAIRS FROM LIVING ROOM/KITCHEN TO FIRST FLOOR



BEDROOM

15'5" x 9'4"

Built in double wardrobe, built in single wardrobe, access to loft, double glazed window, radiator.

ENSUITE SHOWER ROOM

9'2" x 5'6"

White suite comprising low flush W/C and pedestal hand basin, walk in shower with rain head shower and hand held shower, part tiled walls, radiator/towel rail.

OUTSIDE

Attached boiler room with Worcester oil fired central heating boiler with oil tank located to the rear area of the Courtyard. Small brick store. Outside tap. Exterior lighting. Block paved car parking space.

GARDEN

South West facing small walled garden extends to

the side and rear. They are flagged with a border and specimen trees. The rear garden measures approximately 13.6" x 23'6".

TENURE

Freehold.

Management charge: £15 per month

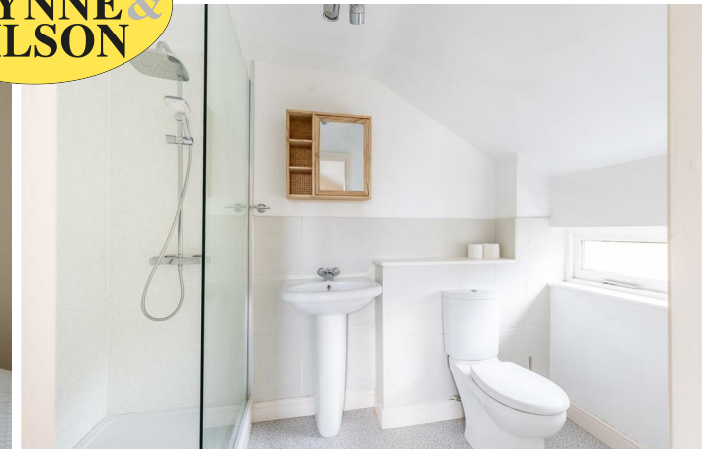
SERVICES

Mains water and electricity. Private drainage system. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

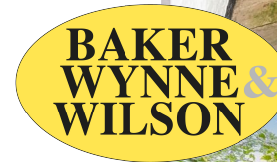
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VIEWINGS

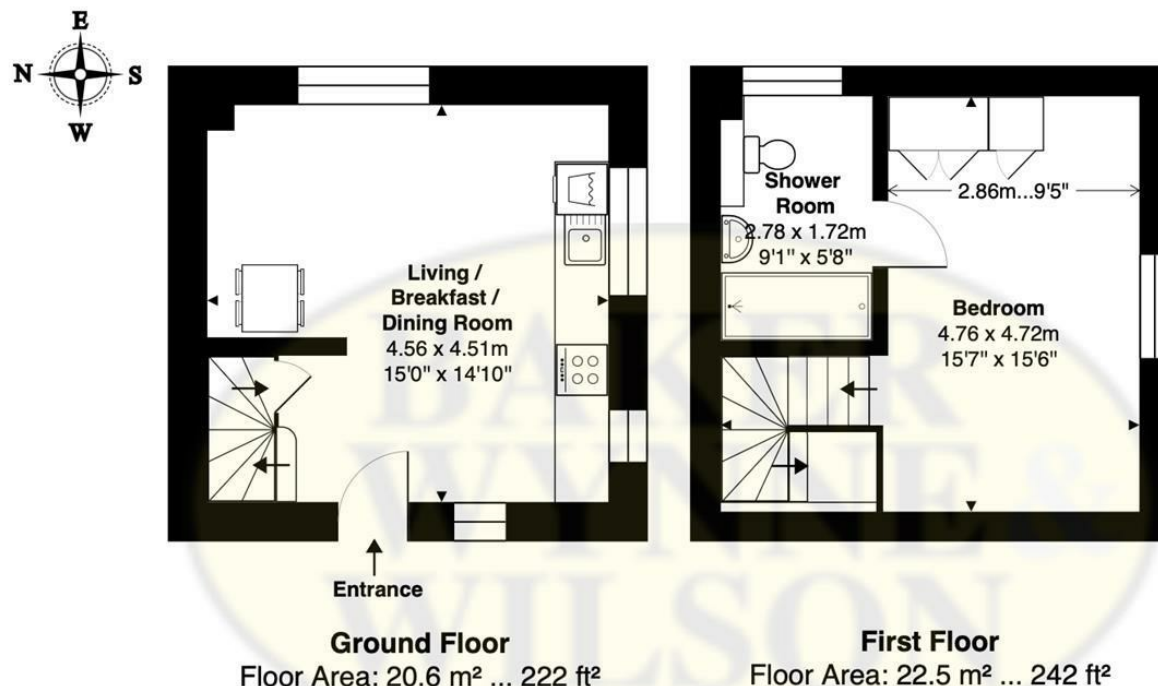


**BAKER
WYNNE &
WILSON**

Viewings by appointment with
Baker, Wynne and Wilson.
Telephone: 01270 625214







8 BROXTON HALL MEWS, WHITCHURCH ROAD, BROXTON, CHESTER, CH3 9JS

Approximate Gross Internal Area: 43.1 m² ... 464 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property