

**Cavendish**

RESIDENTIAL

2 Cuppin Street, Chester, Cheshire, CH1 2BN

Tel: 01244 404040 Fax: 01244 321246

Email: [chester@cavres.co.uk](mailto:chester@cavres.co.uk)



## The Knowl

Churton,  
Chester, Cheshire CH3 6NE

**Offers In Excess Of  
£550,000**

**\* VILLAGE LOCATION \* NO ONWARDS CHAIN \* OPEN ASPECT TO REAR** The Knowl is a detached family home being one of several individual properties built on this exclusive development during the late 1970's. It is constructed of brick under a tiled roof with the benefit of oil central heating and a combination of secondary & double glazing throughout. Internally the property offers spacious family accommodation which has been the subject of some updating of late, although there is still scope for further modernisation and possible extension, subject to the availability of planning permission. Please note the vendors have received planning permission for a first floor extension to the side (Ref: 17/04607/FUL). All enquiries in this regard should be directed towards Cheshire West and Cheshire Council. (Continued....)

[www.cavendishresidential.com](http://www.cavendishresidential.com)

## LOCATION

The property is situated on the edge of the popular village of Churton in the south of Chester. It is set back on a quiet no-through lane approached off Stannage Lane serving a small development of detached houses with southerly aspect to the rear across open fields. The property is conveniently placed for Farndon village which contains an attractive collection of period buildings fronting the High Street with the benefit of a post office, butcher, chemist, and surgery. The village also has an attractive church and a selection of pubs and restaurants whilst the county town of Chester provides a more comprehensive range of services together with out of town retail parks. Schooling is well provided for with a state primary school in Farndon and a secondary school at Bishop Heber in Malpas whilst Chester offers a selection of private schools including King's and Queen's together with Abbeygate College at Saughton. On the recreational front there are golf courses at Carden Park and Aldersey Green and at The Old Hall, Huntington a fitness club with gymnasium and indoor swimming pool. Additionally, the nearby villages of Tattenhall and Malpas have excellent sports clubs offering

## COMMUNICATIONS

The area enjoys good road links allowing for ease of access to the Wrexham Industrial Estate, Deeside Industrial Park and Chester Business Park. Chester is just 7 miles distance and beyond the city access is gained to the A55 Expressway which connects with the M53/M56 motorways permitting daily travel to Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester station and there is a direct 1hr 45mins service from Crewe station which is 22 miles away.

APPROXIMATE DISTANCES: Chester - 7 miles, Liverpool - 30 miles, Manchester - 46 miles.

The detailed accommodation comprises:  
The property is approached from a vestibule which leads into a large Reception Hall;

## RECEPTION HALL

With open staircase and double doors opening into the Dining Room with a southerly aspect and French windows into the garden. Recently fitted (January 2017) wood effect laminate flooring. To the side of the hall, opposite the staircase, double doors open into the 27ft Drawing Room.



## DRAWING ROOM

8.46m x 4.06m (27'9" x 13'4")

A well proportioned room with open fireplace and carved wood mantel piece, carved inlay and hearth, decorative ceiling cornice and recessed displays together with bay windows to either side.







#### DINING ROOM

3.81m x 3.05m (12'6" x 10'0")

With serving hatch from the Kitchen and continuation of the recently fitted (January 2017) wood effect laminate flooring from the Hallway



#### KITCHEN

4.67m x 3.30m (15'4" x 10'10")

Fitted by Christians, comprising; oak wall and base units under work surfaces and incorporating integrated Neff appliances to include; double oven and grill, induction hob and extractor, dishwasher and fridge. The Kitchen also contains a serving hatch to the Dining Room, wine rack and has a fully tiled floor.



#### UTILITY ROOM

With rear door leading out into the garden and integral double garage.

#### CLOAKROOM

Recently fitted with fully tiled floor and walls containing low flush WC, hand basin and heated towel rail.

#### SITTING ROOM

3.84m x 3.30m (12'7" x 10'10")

With inter-connecting door to the Reception Hall. This space has the potential to be adapted to provide an open living area connecting to the Kitchen.



### SPACIOUS GALLERIED LANDING

With doors to all the bedrooms and family bathroom.

### MASTER BEDROOM

4.62m x 3.33m (15'2" x 10'11")

Fitted with a range of built-in wardrobes.



### EN SUITE SHOWER ROOM

Fitted with a tiled shower cubicle, pedestal hand basin and low flush WC. Heated towel rail, cupboard housing the cylinder. Fully tiled walls and floor.



### BEDROOM TWO

3.53m x 3.45m (11'7" x 11'4")

Fitted with built-in wardrobe.



### BEDROOM THREE

3.51m x 3.23m (11'6" x 10'7")

Fitted with built-in wardrobe.





#### BEDROOM FOUR

2.90m x 2.41m (9'6" x 7'11")

Fitted with built-in wardrobe.



#### FRONT ELEVATION



#### FRONT GARDEN



#### FAMILY BATHROOM

Fitted with three piece suite comprising panelled bath, wash hand basin and low flush WC. Fully tiled floor and heated towel rail.



#### INTEGRAL DOUBLE GARAGE

With electric up and over door, Worcester oil fired central heating boiler and access to a boarded and insulated loft storage area.

#### REAR GARDEN

The rear garden is mainly laid to lawn and features a raised patio with brick retaining wall alongside the south elevation of the house providing a pleasant sheltered seating area. A further seating area is to one side enclosed by box hedging together with a pond with a water feature. The formal gardens contain well established shrub borders containing choisia, azaleas, pieris and variegated laurel together with specimen trees including silver birch, pine and beech.

#### OUTSIDE

The property is approached via a gravelled drive, providing parking for several cars and access to the integral double garage. The front lawned garden contains a number of mature specimen trees and shrubs while the wrought iron gates to either side of the house provide access to the rear garden.





### KITCHEN GARDEN

The fenced kitchen garden is within the lower garden and contains raised beds with a variety of soft fruits including raspberries, strawberries and gooseberries, adjacent to which is a greenhouse. The garden benefits from security lighting, outside tap and a timber and felt garden shed.



### OPEN ASPECT TO THE REAR

At the bottom of the lawned garden is an octagonal timber summerhouse which adjoins open fields with pleasant views over farmland.



### AGENT'S NOTES

- \* Please note all dimensions and floor plans are approximate and should be used for guidance only.
- \* Cheshire West & Chester County Council - Council Tax Band G.
- \* Mains water, electricity and drainage are understood to be connected.
- \* The property benefits from an oil fired central heating boiler.
- \* A burglar alarm is fitted.

### DIRECTIONS

From Chester travel south on the B5130 down Sandy Lane signposted Farndon. Proceed for approximately six miles passing through the village of Aldford and continue into Churton. In the centre of the village take the right hand turn immediately after The White Horse pub into Hob Lane which leads into Stannage Lane. Proceed along Stannage Lane for 300 yards turning left into The Knowl and the property will be seen after a short distance on the right hand side.

### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/david.adams@cavendishrentals.co.uk

### VIEWING

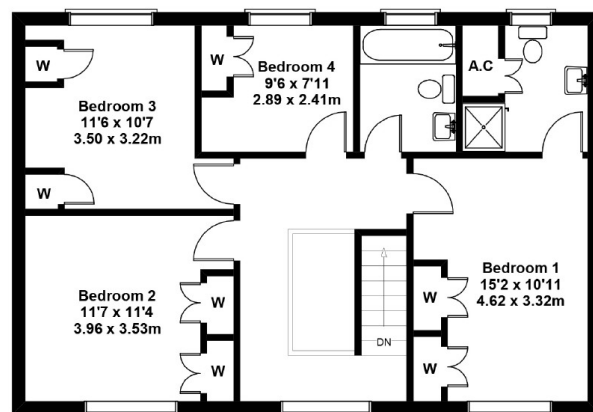
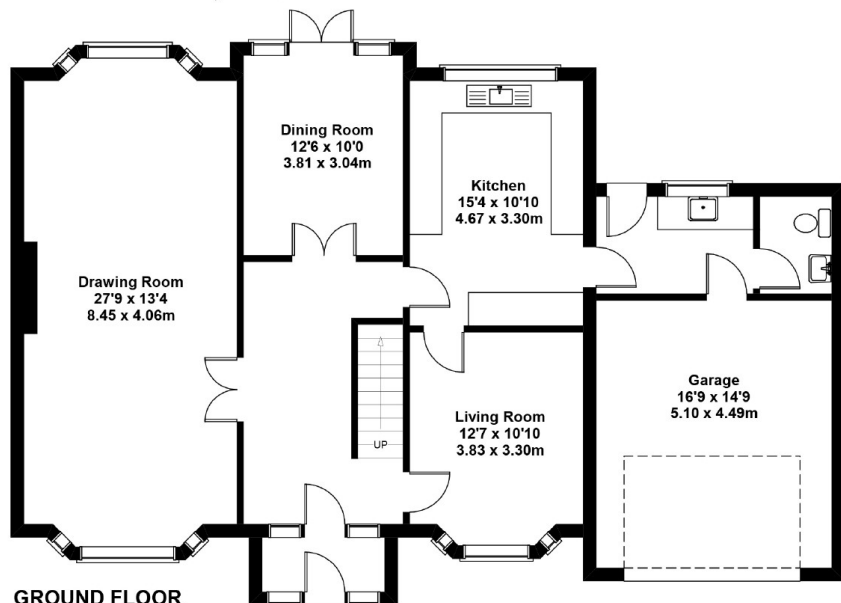
By arrangement with the Agent's Chester Office 01244 404040.

### AWARD WINNING AGENT



LD/CC

## 4 The Knowl, Churton



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
www.potterplans.co.uk

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

