



Wright Marshall
Estate Agents

**SYCAMORE LODGE, 8 BROCKWAY EAST,
TATTENHALL, CHESTER, CH3 9EY**

£550,000



A most impressive four bedroom detached property extending to just in excess of 2000 ft.² providing extensive accommodation over two storeys with the benefit of a substantial plot and a large integral garage.

Positioned within striking distance of the centre of Tattenhall, Sycamore Lodge is an excellent opportunity to acquire a spacious family home with ample scope for alteration and modernisation. In its current format the accommodation opens to the entrance hall leading to the principle reception rooms all of an impressive size, study, living room, dining room and kitchen are all positioned across the side and rear of the property in order to enjoy views over the garden. Concluding the ground floor accommodation is the downstairs WC and the utility room. At first floor the accommodation continues to impress with a particularly large master suite benefitting from a lobby area and ensuite with three further bedrooms all serviced by the family bathroom.

Externally the plot wraps around the entirety of the property offering large amounts of tarmacadam driveway for parking as well as the courtyard positioned to the side of the property. The gardens are predominantly laid to lawn to the side and rear being defined by mature hedges and have the benefit of a small fruit yielding orchard to the front.

The combination of size and versatility along with its close proximity to the centre of the village set this property as a unique offering to the market and viewing is very much recommended.

LOCATION

The village of Tattenhall offers a comprehensive range of services including a general store, butcher, chemist, doctor's surgery, coffee shop, pubs, café, restaurants and well known ice cream farm. On the recreational front the village also has a thriving sports club and there are several golf courses locally at Carden Park, Aldersey and Waverton. Within walking distance of the property is also an outstanding Ofsted rated primary school. The village has continued to embrace its rich history which is evidenced by the number of substantial Victorian buildings both in the village and surrounding farmsteads.

ENTRANCE HALL

19'10" x 7'0" (6.05m x 2.13m)

Front aspect timber door with UPVC windows to either side. Woodblock flooring. Two ceiling mounted light fittings. Double panel radiator. Door to study, door to dining room, door to living room, door to kitchen and door to WC.

WC

6'4" x 3'3" (1.93m x 0.99m)

Low level WC . Front aspect UPVC double glazed window. Wall mounted wash hand basin. Single panel radiator. Ceiling mounted light fitting.

KITCHEN

13'11" x 11'2" (4.24m x 3.40m)

Rear aspect double glazed window. A range of wall and floor mounted kitchen units with a roll top preparation surface. Double electric oven. Double stainless steel sink with drainer unit and mixer tap. Flooring. Hob with multispeed extractor hood. Space for tall fridge freezer. Cupboard housing hot water cylinder. Two ceiling mounted light fittings. Framed opening to utility.



UTILITY

8'1" x 6'6" (2.46m x 1.98m)

Front aspect UPVC double glazed window. Side aspect door. Single stainless steel sink with mixer tap. Space for washing machine and space for dryer. Ceiling mounted light fitting. Door to cupboard.



DINING ROOM

13'3" x 11'5" (4.04m x 3.48m)

Rear aspect double glazed window. Ceiling mounted light fitting. Double panel radiator. Double glass panelled sliding doors to living room. Coved ceiling.



LIVING ROOM

19'3" x 13'3" (5.87m x 4.04m)

Rear and side aspect UPVC double glazed windows. Coved ceiling. Two wall mounted light fittings. Two double panel radiators. Central fireplace with stone surround and hearth.



STUDY

11'11" x 8'5" (3.63m x 2.57m)

Side aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting.

FIRST FLOOR

LANDING

Doors to 4 bedrooms and family bathroom.

MASTER BEDROOM LOBBY

9'4" x 6'0" (2.84m x 1.83m)

Ceiling mounted light fitting. Wardrobes. Door to bedroom and door to ensuite.

BEDROOM

18'11" x 12'6" (5.77m x 3.81m)

Front and side aspect UPVC double glazed window. Double panel radiator. Two ceiling mounted light fittings.



EN-SUITE

11'0" x 5'6" (3.35m x 1.68m)

Side aspect double glazed UPVC window. Low-level WC. Two ladder style radiators. Wash hand basin. Ceiling mounted light fitting.



BEDROOM 2

13'11" x 13'2" (4.24m x 4.01m)

Rear aspect UPVC double glazed window. Ceiling mounted light fitting. Single panel radiator.

BEDROOM 3

14'4" x 11'2" (4.37m x 3.40m)

Rear aspect double glazed window. Single panel radiator. Ceiling mounted light fitting.

BEDROOM 4

11'4" x 8'8" (3.45m x 2.64m)

Side aspect double glazed window. Single panel radiator. Ceiling mounted light fitting.

FAMILY BATHROOM

7'9" x 6'8" (2.36m x 2.03m)

Side aspect double glazed UPVC window. Single panel radiator. Pedestal wash hand basin. Panelled bath. Ceiling mounted light fitting.



EXTERIOR

Gardens surrounding the property with distinct seating areas throughout. Boundaries are predominantly marked by mature trees and hedges with ample tarmacadam driveway parking to front. High levels of privacy and seclusion can be enjoyed throughout the garden with an enclosed courtyard position just off the utility room.



GARAGE

17'4" x 11'6" (5.28m x 3.51m)

Up and over electrically operated door. Windows to side and rear.



SERVICES

We understand that mains water and electricity are connected. Oil fired central heating.

LOCAL AUTHORITY AND COUNCIL TAX BAND

Cheshire West and Chester Council - Band F.

VIEWING

By appointment with the Agents Tarporley office on 01829 731300.

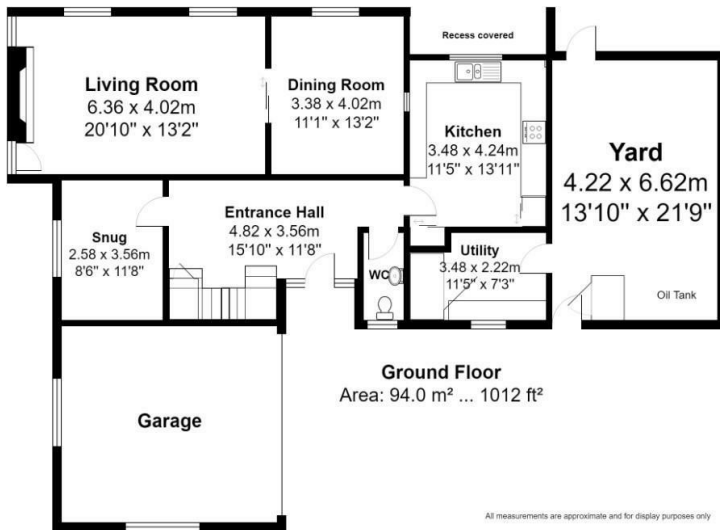
TENURE

We understand the tenure to be freehold.

ANTI MONEY LAUNDERING (AML)

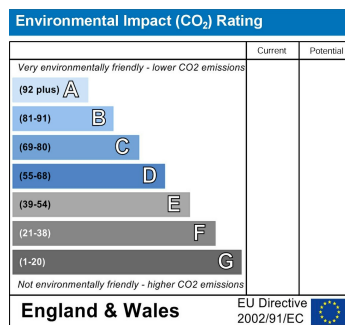
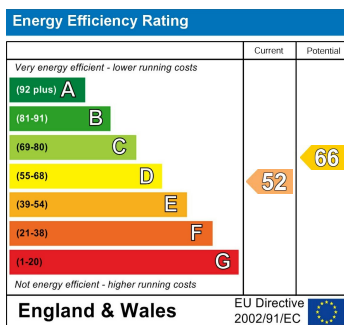
At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





Total Area: 195.0 m² ... 2099 ft² (excluding garage, yard, recess covered)

Sycamore Lodge, 8, Brockway East, Tattenhall, Chester, CH3 9EY



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements