



BARTON HOUSE
BARTON, CHESHIRE

JACKSON-STOPS 

**BARTON HOUSE, BARTON,
MALPAS, CHESHIRE, SY14 7HU**

TOTAL APPROX. GROSS INTERNAL AREA: 2,778 SQ FT / 258.06 SQ M

A BEAUTIFULLY PROPORTIONED AND
THOUGHTFULLY DESIGNED MODERN HOUSE
OCCUPYING A PRIVATE POSITION IN THE
CENTRE OF AN ATTRACTIVE VILLAGE



GROUND FLOOR

- Entrance Hall
- Sitting Room
- Snug
- Kitchen/Breakfast Room with
Family Room and Dining Area
- Utility with Boiler Room
- Downstairs W.C.

FIRST FLOOR

- Master Bedroom with Dressing Room
and Shower Room
- 3 Further Double Bedrooms
2 Bath/Shower Rooms (1 En-suite)

OUTSIDE

- Detached Double Garage
- Parking
- Private South-Facing Gardens





DESCRIPTION

Barton House occupies a central village location in South Cheshire. It was built in 2014 of an attractive brick with sandstone sills and headers beneath a slate roof, and has an impressive front façade with twin gables surmounted by finials to reflect certain other buildings from the nearby Carden Estate. The house has been finished to a high specification, and provides spacious and beautifully appointed accommodation with high ceilings, deep skirtings and quality kitchen and bathroom fitments, as well as under floor heating and double glazing giving rise to a B EPC rating.

The design is ideally suited to family living, with a spacious hall and turned staircase, two formal reception rooms each with gas fires and attractive mantel pieces, and at the rear of the house and across the full width of the building is a fantastic kitchen with open plan seating and dining areas. The room is L-shaped and provides a wonderful everyday living space with two pairs of French doors opening to terraces and the south facing rear garden.

The kitchen incorporates a range of bespoke painted wall and floor units, with cupboards and drawers beneath quartz surfaces, integrated Siemens appliances to include freezer, fridge, two ovens, microwave, coffee machine and dishwasher, and a central island in natural finish also beneath quartz surface with Induction hob and further storage. There is a useful utility room off, with back door and separate store room.

The first floor is as spacious, with four double bedrooms all accessed off a wide galleried landing. The master suite is particularly spacious, with dressing room and ensuite shower room. The guest bedroom also has an ensuite, and the two remaining bedrooms are served by a full bathroom, which has a separate shower.





LOCATION

Barton House occupies a peaceful, semi-rural location in the attractive village of Barton, which includes a blend of modern and historic buildings, some 11 miles to the south of the historic city of Chester. The property enjoys a private position, set back from the lane and surrounded by well maintained gardens which are south facing at the rear and as such enjoy great natural light throughout the day.

The nearby village of Tilston (2 miles) has local services for everyday needs including a shop, pub, playing field and church, with Malpas having a more comprehensive range of shops, restaurants, high street banks and doctor's surgery. The popular Cock O'Barton pub is also a short walk from Barton House. Chester, Wrexham and Whitchurch are all within easy reach offering supermarkets and selection of sporting and leisure facilities.

On the recreational front there are several golf courses locally including Carden Park, which also has a renowned Spa, and Hill Valley at Whitchurch together with a sports club in Malpas. Schooling is well catered for in the area with a primary school in Clutton and Tilston, Bishop Heber High School at Malpas, and several private schools within easy reach including, Kings School and Queens School in Chester, Abbey Gate College in Saughton, Packwood Haugh at Ruyton XI Towns, Shrewsbury and Ellesmere College.

COMMUNICATIONS

Barton House enjoys excellent road communications with the A41 approximately 2 miles away which connects with the M53/M56 motorways facilitating daily travel to Liverpool and Manchester. The A41 also links with the M54 serving the Midlands and beyond to the M5/M6. There is a sub 2 hour rail service from Chester to London Euston, and international airports in both Liverpool and Manchester, which are 33 and 43 miles respectively.





OUTSIDE

The property is approached off the lane to a tarmacadamed parking area in front of the garage. The garage is also brick and block beneath a pitched slate roof, and has a pair of up and over doors, and is served with light and power. In front of the house is a flagged path which leads from the parking to the front door, flanked by clipped box hedging, and there is a lawn with beech hedge above a sandstone wall delineating the frontage to the lane.

The main garden is to the rear of the house and is south facing. It is laid to lawn, surrounded by fencing and some mature hedging along the rear for privacy. Flagged terraces extend across the width of the house providing excellent outdoor seating areas, and which are accessed directly from the kitchen.

PROPERTY INFORMATION

Address: Barton House, Barton, Malpas, Cheshire, SY14 7HU.

Tenure: Freehold with vacant possession.

Services: Mains water, drainage and electricity. Oil Fired Central Heating. Broadband connection available.

Local Authority: Chester West & Chester Council.

Council Tax: Band G.



BARTON HOUSE

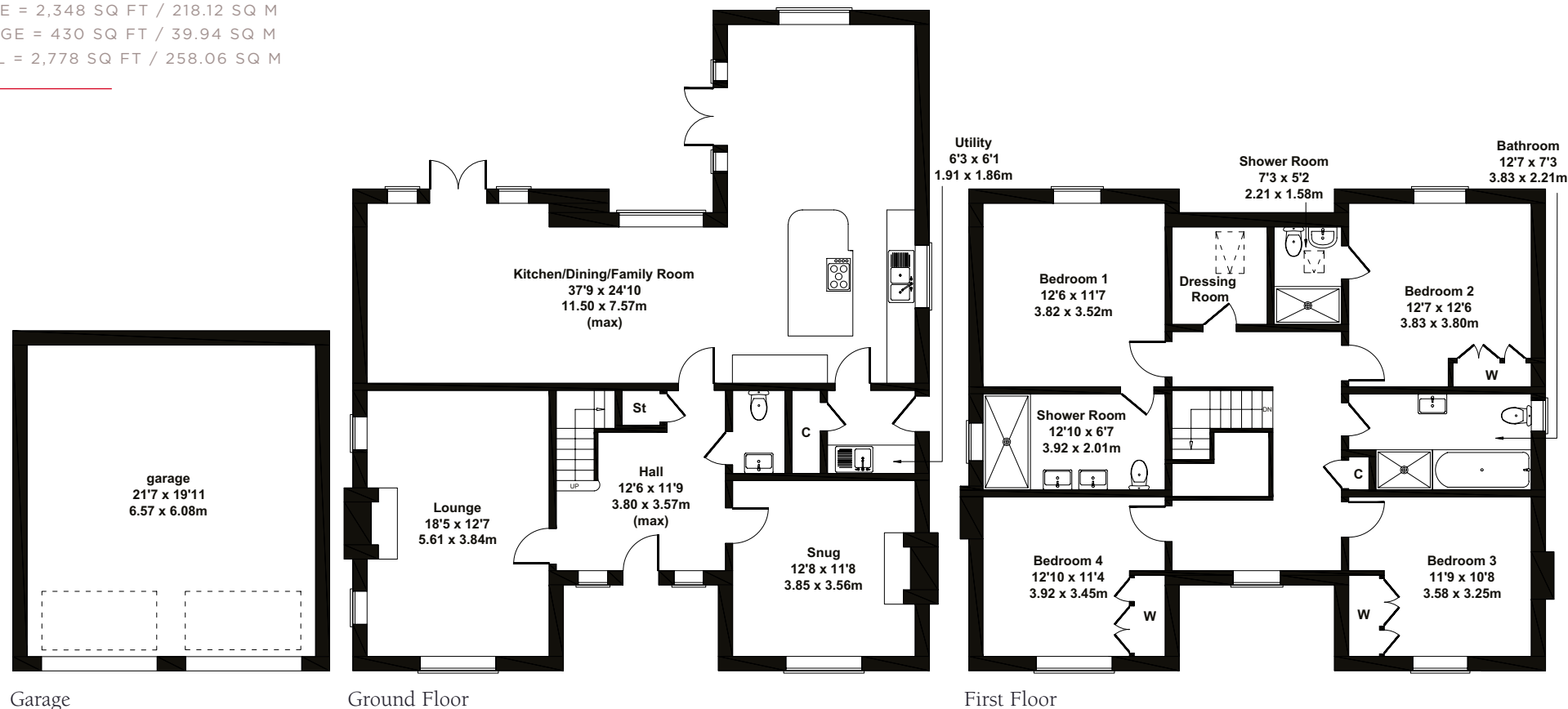
APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 2,348 SQ FT / 218.12 SQ M

GARAGE = 430 SQ FT / 39.94 SQ M

TOTAL = 2,778 SQ FT / 258.06 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk

