



9 SHIRE WAY
TATTENHALL, CHESHIRE

JACKSON-STOPS 

**9 SHIRE WAY
TATTENHALL, CHESHIRE, CH3 9RL**

TOTAL APPROX. GROSS INTERNAL AREA: 2,295 SQ FT / 213.17 SQ M

A WELL DESIGNED AND SPACIOUS MODERN HOME, OCCUPYING A PEACEFUL POSITION ON THE EDGE OF THE VILLAGE WITH FAR REACHING RURAL VIEWS AT THE REAR



DISTANCE

TARPORLEY 8 MILES

CHESTER 10 MILES

NANTWICH 15 MILES

WHITCHURCH 13 MILES

LIVERPOOL 38 MILES

MANCHESTER 57 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance hall
- Lounge
- Open plan Kitchen with sitting and dining areas
- Utility
- Integral garage (currently sub-divided)
- Master suite comprising: Double bedroom, bathroom and walk-in wardrobe
- 3 further Double bedrooms
- 2 Bath/Shower Rooms (1 en-suite)

OUTSIDE

- Parking for two cars
- Lawned gardens
- Patio and decking



LOCATION

9 Shire Way is located in the sought after village of Tattenhall to the south of Chester. It is situated in the village conservation area and occupies a favourable position on the edge of a modern housing development overlooking fields and within walking distance of the High Street and all village amenities.

The village offers a comprehensive range of services including general store, chemist, doctors' surgery, coffee shop, church, pubs and restaurants. The village is 10 miles from the historic city of Chester with many high street retailers and out of town retail parks. On the recreational front the Barbour Institute is a busy venue hosting many clubs & societies and the village has a thriving sports club offering football, cricket, tennis, squash, croquet, running and a gym.

There are several golf courses locally at Carden Park, Aldersey Green and Waverton. The village is also close to the Sandstone Trail with scenic walks through the Beeston and Peckforton foothills whilst the surrounding network of country lanes is ideal for cycling & hacking out.

Schooling in the area is well provided for with a very successful primary school in the village which is within the catchment area for Bishop Heber rated as outstanding by Ofsted on the outskirts of Malpas. Additionally, there are a good selection of private schools in the locality including Abbeygate College at Saughton and the King's and Queen's schools in Chester.

COMMUNICATIONS

The area is extremely accessible for all areas of commerce throughout the North West. To the north beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester.

To the south the A41 connects with the M54 allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester international airports are 28 and 33 miles respectively and for travel to London there is 2 hr rail service from Chester Station via Crewe to Euston.

DESCRIPTION

9 Shire Way is a detached house built in 2018 by Redrow. It forms part of an attractive development on the edge of Tattenhall, and is one of the larger and more distinctive designs. The accommodation is superbly laid out for family living, arranged over two floors with high ceilings and large windows to bring in plenty of natural light.





Many of the rooms enjoy a lovely open aspect at the rear overlooking open countryside, which only a small number of houses on the development benefit from, and is an extremely rare and wonderful attribute for a property so close to Tattenhall village. The house has been well fitted and maintained during the present owner's tenure, with quality kitchen and bathroom fittings, some recently upgraded radiators, and extensive tiling to much of the ground floor.

The main kitchen and living areas are at the rear of the house to benefit from the view, and comprise three rooms all interconnecting and providing an open plan feel, ideal for informal entertaining and general day to day life. The kitchen incorporates a range of wall and floor units with extensive cupboard and drawer space beneath quartz worksurfaces, integrated Siemens Induction hob, double ovens and grill, AEG dishwasher, and double fridge/freezer. A central island provides further storage and breakfast bar. The sitting and dining areas are directly off either side of the kitchen, both with French doors opening to the terrace and garden, and one having fitted media wall.

At the front of the house is a formal reception room, with feature electric fire and deep bay window overlooking the front of the property. There is plenty of storage both in the hall with two cupboards, and also in the utility room which has direct access into the integral garage. This has been partitioned to provide two store rooms, but can be reconfigured if required.

At first floor level a galleried landing provides access to four double bedrooms and three bathrooms. The master and guest suites both have en-suite facilities, and there is plenty of space in all rooms for either fitted or free standing furniture as required.







OUTSIDE

To the front of the house is a tarmacadamed drive with space for two vehicles and a EV charging point. The gardens are to the rear and south east facing, enjoying lovely morning light and in certain parts of the garden throughout the whole day. Across the width of the house is a flagged patio, with path down one side of the building, beyond which is a wide lawn and decked area adjoining the neighbouring field.

PROPERTY INFORMATION

Address: 9 Shire Way, Tattenhall, Cheshire, CH3 9RL

What3words: <https://w3w.co/healthier.commented.joystick>

Tenure: The property is freehold with vacant possession.

Services: Mains water, electricity, gas and drainage. Central heating is courtesy of Ideal gas boiler. Fibre connection.

Local Authority: Cheshire West & Chester Council. Tel 0300 123 8123

Council Tax: Band G.

Service Charge: There is an annual service charge, currently approximately £230.00, for maintenance of common areas within the development.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via the Chester office of Jackson-Stops, Tel: 01244 328 361.

9 SHIRE WAY

APPROXIMATE GROSS INTERNAL AREA

HOUSE = 2,295 SQ FT / 213.17 SQ M

TOTAL = 2,295 SQ FT / 213.17 SQ M

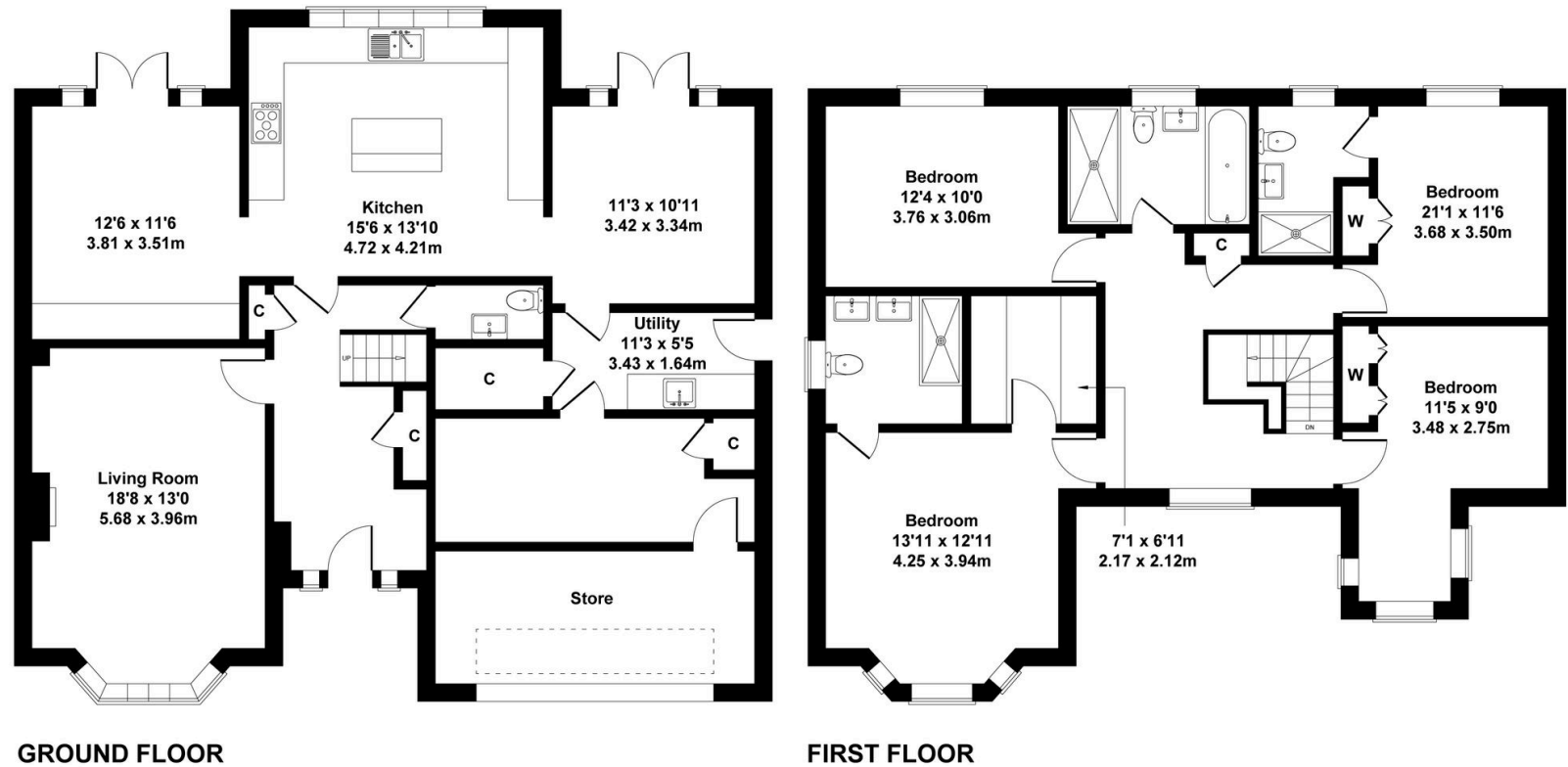
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

DIRECTIONS

Postcode - CH3 9RL.

From Chester proceed south on the A41 Whitchurch Road and after approximately 7 miles turn left signposted Gateshead and Tattenhall. Travel into the village of Tattenhall and at the T junction adjacent to the school turn left onto Tattenhall Road. Continue for approximately 300 yards turning right into Park Avenue. At the bend in the road, turn right and follow the road towards the end turning left into Bostock Avenue. After 50 yards or so turn right into Harrison Close and follow this road until it becomes Shire Way. Number 9 will be found on the right hand side.

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.



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