

Seven Oaks House, Northwich Road, Antrobus, Cheshire, CW9 6JB

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A handsome double fronted detached country house set within large private gardens in a lovely rural yet convenient location, enjoying excellent views over surrounding countryside. Storm porch, entrance hall, living room, study, kitchen, family/dining room, dining room, utility room, rear hall, cloakroom/wc. Five generous bedrooms and two bathrooms (one en-suite) plus separate wc. Gated circular driveway.

Understood to have been originally constructed in 1910, Seven Oaks has been subsequently extended and now provides well balanced accommodation, ideal for family occupation and is available with immediate vacant possession. The practical living space has been thoughtfully arranged and now extends to approximately 2,000sq ft

Situated in a lovely rural yet convenient position on the edge of the village and surrounded by open countryside, Seven Oaks is a substantial detached family house flanked by large formal lawned gardens approached through a gated circular driveway. Planning permission has been granted for the erection of a garage.

Ground Floor

Storm porch

Entrance Hall: 11' 6" x 11' 2" (3.51m x 3.40m) Under stairs cupboard. Telephone entry system. Parquet flooring. Coved ceiling. Radiator.

Sitting Room: 17' 2" x 15' 5" (5.23m x 4.70m) Coved ceiling. Three wall light points. Stone fireplace with polished granite hearth and open grate. Parquet flooring. Walk-in semi circular bay window. Two radiators. Television point. Telephone point.

Study: 10' 11" x 9' 11" (3.33m x 3.02m) Full height brick fireplace on stone hearth. Parquet flooring. Radiator.

Kitchen: 18' 5" x 11' 6" (5.61m x 3.51m) Fitted with a comprehensive range of cherry wood **fronted** shaker style base cupboards and drawers with granite effect working surfaces over with matching upstands and wall cabinets with over working surface lighting. Leisure Rangemaster oven with stainless steel cooker hood over. Neff dishwasher. 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Housing and plumbing for American style refrigerator. Matching flooring. Chrome down lighters. Archway open to:-

Family Room: 19' x 12' (5.79m x 3.66m) Lovely room for a family enjoying a double aspect with French doors onto the rear patio and gardens with rear views beyond. Matching flooring. Chrome down lighters. Radiator. Fitted dresser unit. Two radiators.

Dining Room: 11' 10" x 10' 3" (3.61m x 3.12m) Fitted cabinets to one wall. Hole in the wall style fireplace. Radiator.

Utility Room: 11' 11" x 8' 2" (3.63m x 2.49m) Fitted with a comprehensive range of limed oak effect base cupboards with granite effect working surfaces over and matching wall and tower units. Also housing the Worcester combination boiler. White Belfast sink. Plumbing for washing machine. Vent for tumble dryer. Stable door to side. Down lighters.

Rear Hallway: 6' 11" x 3' 6" (2.11m x 1.07m) Radiator. Door to rear.

Cloakroom wc: 6' x 2' 10" (1.83m x 0.86m) White low level wc. Radiator.

First Floor

Part Galleried Landing: 11' 5" x 10' 5" (3.48m x 3.18m) Fitted linen cupboard. Window overlooking the fore gardens and fields opposite. Radiator.

Bedroom 1: 17' 1" x 11' 11" (5.21m x 3.63m) Well fitted with quality bedroom furniture to two walls incorporating double bed recess with matching cabinets, bedhead and dressing table. Coved ceiling. Radiator. Telephone point. Window overlooking the fore gardens and view opposite. Double doors to:-

En suite bathroom: 9' 11" x 7' 2" (3.02m x 2.18m) Smart white suite comprising panelled bath with side telephone shower fitment. Twin bowl vanity wash hand basin with marble surround and cupboards under. Mirror and light fittings over. Low level wc. Large walk-in shower cubicle. Chrome heated towel radiator. Down lighters. Access to roof void via pull down ladder. Extractor fan. Opaque double glazed window to side.

Bedroom 2: 11' 8" x 11' 5" (3.56m x 3.48m) Pretty pink girl's room with fitted shelving to one recess and double glazed window overlooking the rear gardens and fields behind. Radiator.

Bedroom 3: 11' 11" x 10' 3" (3.63m x 3.12m) Fitted furniture to two walls. Single bed recess. Shelving and fitted bedhead with cupboards over. Radiator. Double glazed window overlooking fore gardens and fields opposite.

Night cloakroom: 6' 9" x 3' 1" (2.06m x 0.94m) White low level wc with wall hung wash hand basin and tiled splash back. radiator. Window.

Inner Landing: 11' 7" x 5' 11" (3.53m x 1.80m) Radiator. Fitted linen cupboards.

Bedroom 4: 12' x 11' 6" (3.66m x 3.51m) Nautical themed murals to all walls with full height porthole style wardrobes and matching drawers. Window overlooking the rear gardens and fields behind. Radiator.

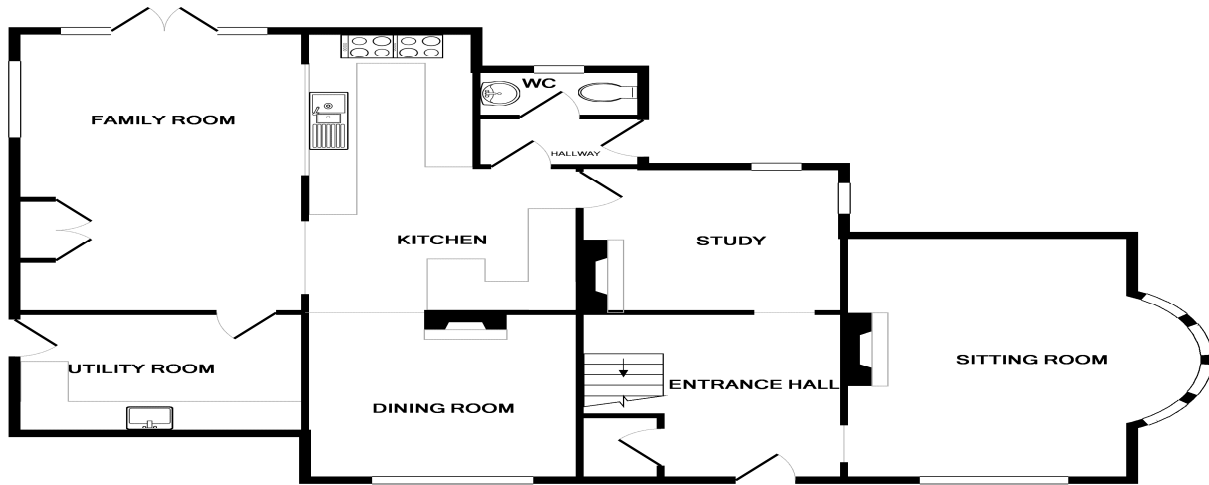
Bedroom 5: 12' x 8' 2" (3.66m x 2.49m) Full height wardrobes. Window overlooking the formal gardens and view beyond. Radiator.

Bathroom: 8' 7" x 7' (2.62m x 2.13m) Classic white suite comprising panelled bath with chrome fitment and glazed side screen. Twin bowl vanity wash hand basin with cupboards and drawers under. Fitted wall mirrors over. Shaver socket. Low level wc. Part tiled walls. Extractor fan. Heated towel radiator. Opaque window to side.

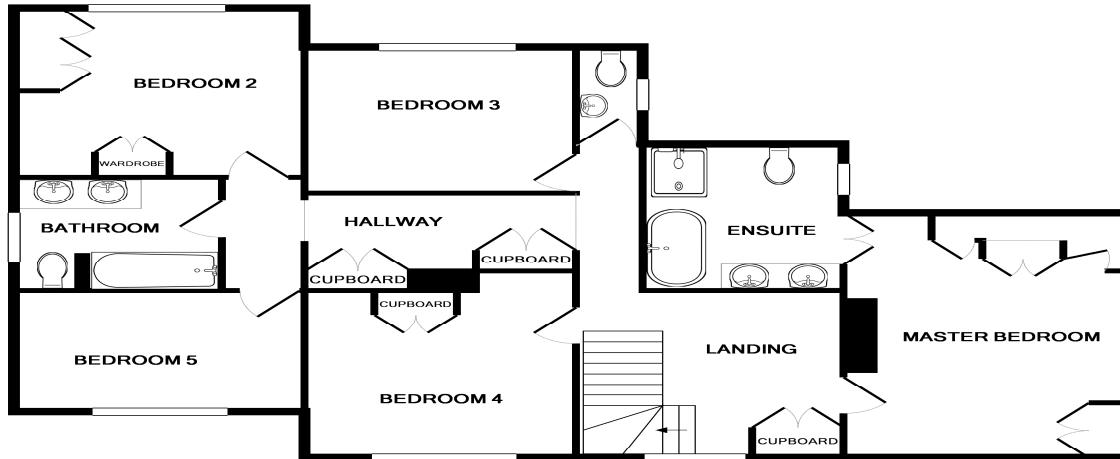
Garden: Seven Oaks stands in a large private formal garden plot which in the main is laid to open plan lawn to the front, side and rear which adjoins and overlooks open countryside. Totally enclosed by mature trees, wood lap fencing and hedging, the location is ideal for a growing family enjoying privacy and seclusion. Electrically operated double gates provide vehicle access over the gravelled circular driveway. There is the necessary space for the erection of a garage if so required, planning permission has been granted.

Directions: From junction 10 off the M56 proceed on the A559 sign posted to Northwich, Marbury Country Park and Antrobus Golf Club. Proceed along this road for approximately 2.6 miles where the property will be found on the left hand side, identified by our 'for sale' sign.

Location: Antrobus village is perfect for those looking to enjoy living amidst beautiful countryside, yet offering a local village store and post office, primary school, church and is well connected for the commuter with the M56 being within easy reach. Manchester International airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious farmland.



GROUND FLOOR
APPROX. FLOOR AREA 1128 SQ.F.T.
(104.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 1077 SQ.F.T.
(100.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 2205 SQ.F.T. (204.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 100-1001 A 181-911 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions 92-190 A 61-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not environmentally friendly - higher CO ₂ emissions	
	44		67
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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