



Tarporley - Plot 68
www.eatonhomes.co.uk

THE OLD MARKET BEESTON

5

BEDROOMS

2

RECEPTIONS

3

BATHROOMS



Eaton Homes, strive to provide the best in modern house building, and pride themselves in impeccable customer service.

In total, 84 units comprise a mix of two, three, four and five bedroom houses, as well as some one bedroom apartments.

There is lots of green space, including an outdoor playing area for use by residents and family members.

Eaton Homes are of the view that homes are much more than a roof with fixtures and fittings - the immediate surroundings, space, views and layout are all part of what makes the difference between a house and a home.

**48 Sandford Road
Beeston
Tarporley
CW6 9ZA**



Beeston Castle

THE OLD MARKET BEESTON

Beeston is situated in an enviable location amidst the rolling Cheshire Plains. Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

The close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

TARPORLEY

The Tarporley is located within a small cul-de-sac and enjoying undisturbed views over adjoining open spaces and Cheshire countryside. A large property on The Old Cattle Market and totalling 2,375 sq.ft. of accommodation including the Integral Double Garage.

As the need to Work from Home is becoming increasingly more common, a Study is located at the front of the property along with a Lounge and Open Plan Family Dining Kitchen, a spacious Hallway, WC and Utility with access to the Integral Double Garage.

The First-Floor accommodation has two substantial Bedrooms as its focal point, with the Master Bedroom benefiting from its own Dressing Room leading to a well-appointed En-suite Shower Room. Careful design allows the Guest Suite to also have a Dressing Area and En-suite. Bedrooms three, four and five provide spacious sleeping quarters along with the Family Bathroom to match the family home dynamic to which this house is so well suited.

Externally, the garden, which spans over 62ft long, is complimented by the driveway providing off road parking, leading to the Integral Double Garage.

Porcelanosa (Tiles)

Duravit & Hansgrohe (Sanitaryware)

Bosch & Neff (Kitchen Appliances)

Howdens Kitchens

Additional extras are available





Phase 3
plots 32 - 53

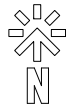
Phase 1b
plots 17-31



Phase 1c
plots 8-16

KEY

- Waverton house type
- ▨ Bunbury house type
- Cholmondeley house type
- ▨ Cuddington house type
- Kelsall house type
- Christleton house type
- ▨ Tarvin house type
- Tilston house types
- ▨ Audlem house type
- Malpas house type
- Tattenhall house type
- Farndon house type
- Wrenbury house types
- Tarporley house types
- Hargrave house type
- ▨ Huxley house type
- ▨ Harthill house type



Phase 2
plots 54-84

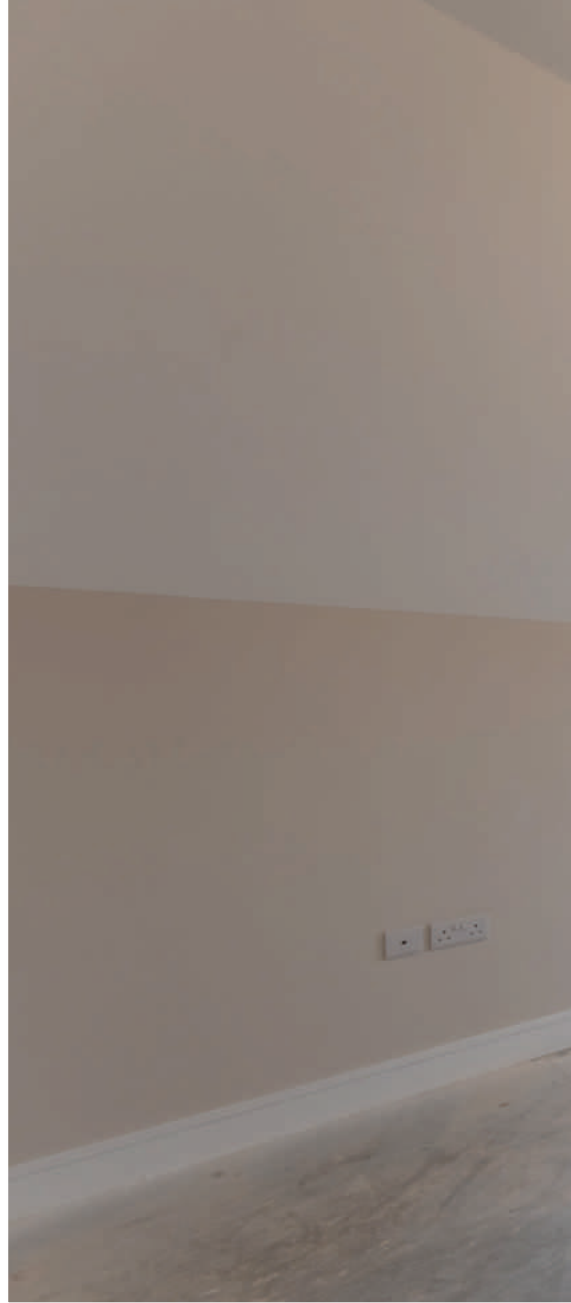
Phase 1a
plots 1-7





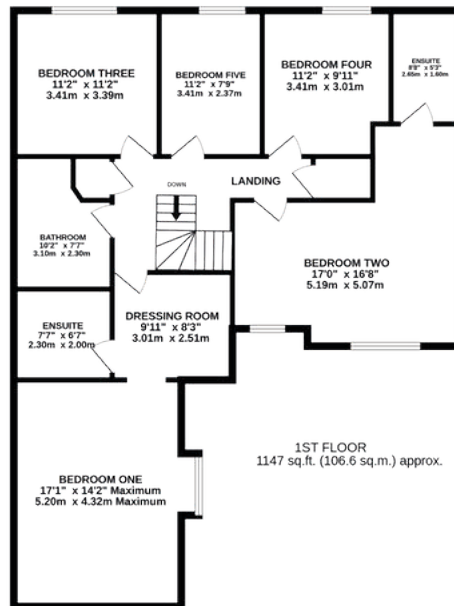
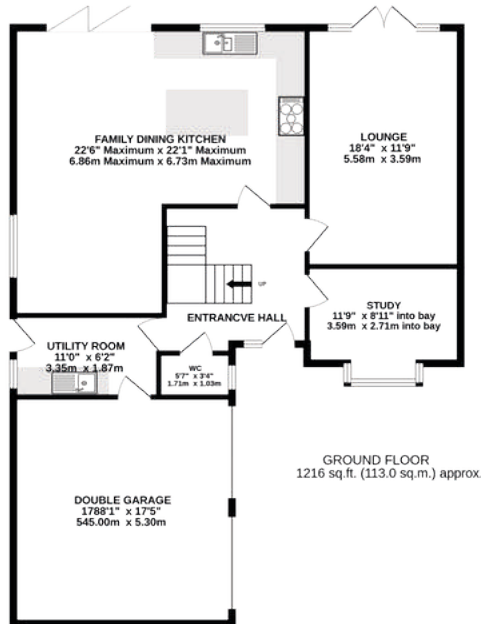












TOTAL FLOOR AREA : 2364 sq.ft. (219.6 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES

- Mains water
- Electricity
- LPG central heating - The LPG is provided by a main tank on site that is automatically topped up, and each property is metred off this tank.
- Private drainage - Drainage is run through a treatment tank on site, which then runs into the River Gowy.

MANAGEMENT CHARGE

Tarporley £950 plus VAT per annum

LOCAL AUTHORITY

Cheshire West And Chester Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

STRUCTURAL WARRANTIES

BLP (Building LifePlans Ltd) 12 year warranty

Reservation And Deposits

There is a £3,000 non-refundable fee, subject to terms and conditions. Identification documentation will be required prior to any Memorandum Of Sales being sent confirming a purchase.



IN PARTNERSHIP WITH



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