



Fairview House, Bunbury Road,
Alpraham, Tarporley, Cheshire

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& PARKER**

BNP PARIBAS GROUP

Fairview House Bunbury Road, Alraham, Tarporely, CW6 9JD

A stylish individually designed four bedroom family home with double garage and wrap-around garden, located in the peaceful hamlet of Alraham

Bunbury 1.6 miles, Tarporely 3.1 miles, Nantwich 7 miles, Chester 13.8 miles, Malpas 15 miles

Porch | Sitting room | Study | Family area
Kitchen | Utility Room | Cloakroom | Landing
Principal bedroom with en suite bathroom
3 Further bedrooms with en suite facilities
Garden | Double garage | EPC rating B

The property

Fairview House is a luxury contemporary eco-friendly property that offers two floors of impressive, light-filled accommodation with an array of high-end features and fittings, underfloor heating across the ground floor and solar panels.

A fully glazed double-height porch opens onto the 47 ft. open-plan kitchen/dining and living area. The family area is partially divided from the kitchen via a striking feature fireplace and enjoys ample space to dine and entertain, with bi-fold doors opening to the south-westerly terrace. A cosy sitting room with inset fireplace and double doors to the garden sits adjacent. The sleek kitchen comprises an extensive range of handleless cabinetry, with a variety of integrated appliances and a sizeable island with inset sink and induction hob. There is also a study with bespoke built-in desk and storage, a useful utility room and cloakroom.

The vaulted landing with glass balustrade offers far-reaching views and casts bright light into this space, which branches off onto four generous and well-arranged bedrooms. Every bedroom enjoys peaceful aspects and deluxe en suite facilities with under floor heating and include a variety of contemporary sanitaryware, walk-in showers, freestanding bathtubs, attractive tiling and chrome towel radiators.

Outside

The property sits in a sizeable private wrap-around plot with an electric brick pillared and gated entrance leading to the substantial tarmac driveway and adaptable integrated double garage. An expansive enclosed manicured lawned garden, interspersed with several young feature trees and shrubs, wraps around the home, with a south-westerly facing paved terrace ideal for dining al fresco. There are a number of solar panels on the southern aspect.

Location

The home occupies a tranquil position within the quiet hamlet of Alraham, which is within easy reach of the historic village of Tarporely, and 15 miles from Chester. The award winning village of Tarporely boasts a diverse selection of amenities which include a range of cafes, restaurants and public houses, convenience stores, a doctor's surgery and dentist.

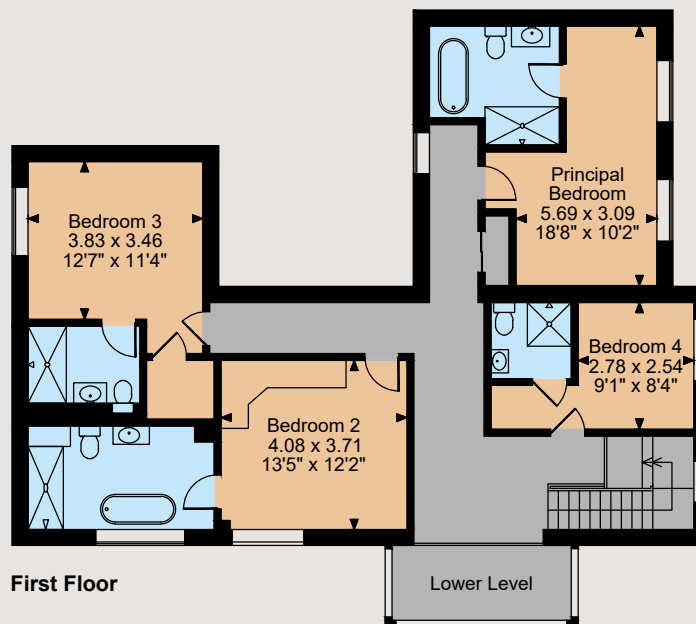
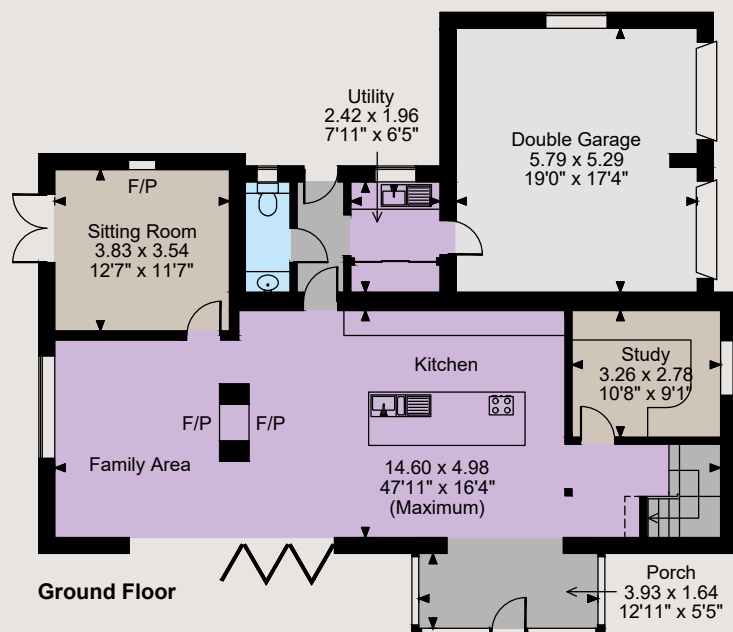
Whilst the area is known for its natural beauty, there are convenient road links via the M56 and M6, with Nantwich & Chester stations offering rail services to London.

There is a popular Primary School within the village of Tarporely which feeds into Tarporely High School. There is also a range of independent schools nearby which include Abbey Gate College, King's and Queen's International Schools and Ellesmere College.





Floorplans
House internal area 2,337 sq ft (217 sq m)
Garage internal area 330 sq ft (31 sq m)
Total internal area 2,667 sq ft (248 sq m)
For identification purposes only.



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Chester office head north, turning right onto Hunter Street and proceeding along the A5268 for around a mile. Turn left onto Boughton, following signs to the A51/A49 for 11.1 miles until you reach Nantwich Road. Proceed for a further 1.8 miles before turning right onto Bunbury Road, where the property will be on the right.

General

Local Authority: Cheshire East

Services: Mains water and electricity. Solar panels and oil fired central heating.

We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £900,000

Chester

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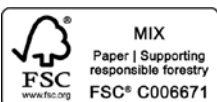
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