



Springfield Farm
Margarets Lane, Childer Thornton, Ellesmere Port

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BNP PARIBAS GROUP 

Springfield Farm Margarets Lane Childer Thornton Ellesmere Port CH66 5PF

A versatile, spacious detached family home with gardens and annexe in a popular residential setting

Little Sutton Station 1.1 miles (London Euston 2 hours 42 mins), M53 (J5) 1.6 miles, M56 (J15) 4.8 miles, Chester 7.9 miles, Liverpool 10.4 miles, Liverpool John Lennon Airport 25.9 miles

Reception Hall | Dining room | Kitchen/Sun lounge | Walk in pantry | Utility room | Study Cloakroom | Boiler/boot cupboard | Principal bedroom with dressing room and en suite bathroom | 3 Further bedrooms | 1 shower room Annexe with kitchen diner/lounge, inner hall, 2 bedrooms and shower room | House & garden approx 0.35 acre | Paddocks totalling 0.88 acre may be available by separate negotiation.

EPC rating C

The property

Springfield Farm is an attractive detached brick-built family residence offering over 2,800 sq. ft. of highly adaptable accommodation presented across two airy and light-filled floors. The bright central reception hall with its wood-carved turned stairway opens to a front-facing dining room with a curved bay window and to the 32 ft. main open-plan living space. Flooded with natural light via the glazed sunlounge with its panoramic garden views, the sociable area features thick timber ceiling beams, a wide range of elegant neutral cabinetry, worksurfaces and modern integrated appliances, along with access to a snug/study, the boiler/boot cupboard, a cloakroom and a useful utility. Double doors from the main reception hall also

flow onto a self-contained annexe completing the ground floor.

The annexe has a well-appointed dual-aspect kitchen and lounge/diner. Two bedrooms and a shower room serving both.

The roomy first floor houses an additional contemporary shower room with a glazed walk-in shower, and three further well-proportioned bedrooms. The principal suite benefits from its own dressing room with a wealth of bespoke fitted wardrobes, which opens onto a large luxury en suite bathroom with separate bath and shower.

Outside

The property is approached via a brick-pillared electric wrought-iron gated private entrance opening onto a sizeable in-and-out gravelled driveway and forecourt, with neat level lawns, a central circular formal shrub border and a wealth of tall mature and evergreen trees.

The generous rear garden is beautifully presented, with a brick-laid terrace beside the home and large expanses of manicured lawns and well-stocked established planting.

There may also be adjoining enclosed paddocks at 0.88 acres available by separate negotiation.



Location

The property resides within a desirable semi-rural setting enjoying easy access to an extensive range of local amenities at Ellesmere Port, including several railway stations with London links, schools, shops, supermarkets and the popular Cheshire Oaks Designer Outlet.

The historic cities of Chester and Liverpool are both within easy reach, benefitting from comprehensive additional shopping, recreational, educational and leisure facilities, with convenient road links via the M56 and M53.

Directions

Satnav using CH66 5PF will take you to the property. Margarets Lane will appear as a private track.

General

Local Authority: Cheshire West and Chester Council.

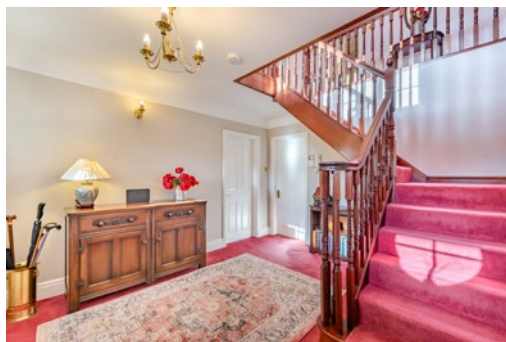
Services: Mains water, electricity and gas central heating. Private drainage by way of a treatment plant. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

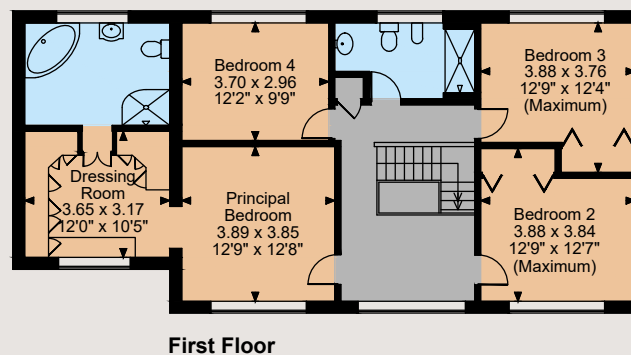
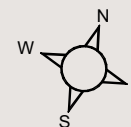
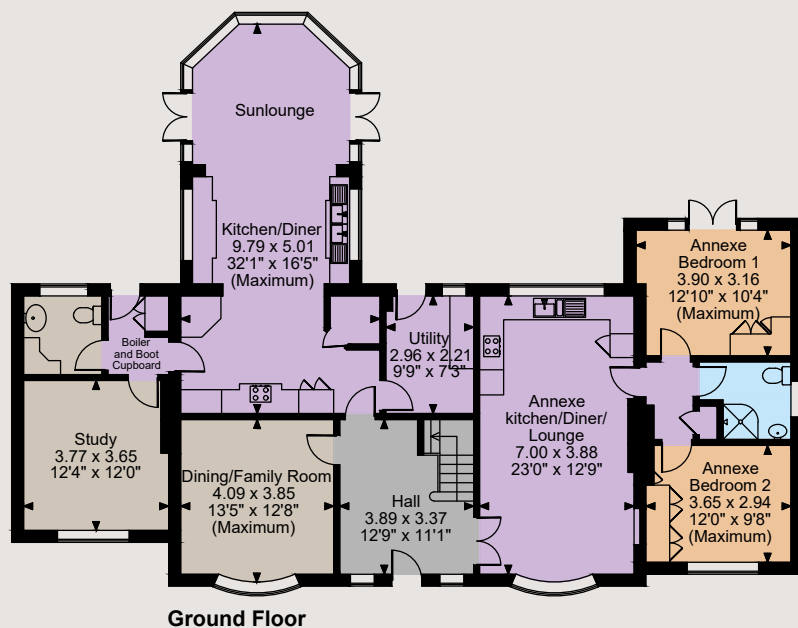
Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £795,000



Floorplans
House internal area 2,824 sq ft (262 sq m)
For identification purposes only.



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

The Coachworks, Northgate Street, CH1 2EY

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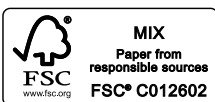
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