



Overton House, Tilston Road, Malpas

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BNP PARIBAS GROUP

Overton House

Tilston Road, Malpas, SY14 7DF

An impressive 6 bedroom family residence in a desirable Cheshire countryside location

Malpas 0.1 mile, Tilston 2.7 miles,
Whitchurch 6.3 miles, Chester 16 miles

Reception Hall | Drawing room | Sitting room
Dining room | Family room | Conservatory
Kitchen/breakfast room | Pantry | Utility
Boot room | Shower room | Cloakroom | W.C.
Family bathroom | Principal bedroom suite
2 Bedroom suites | 3 Additional bedrooms
Garages | Arctic Lodge | Swimming pool
Changing rooms | Outdoor kitchen | EPC: D

The property

Overton House is a substantial brick built country home, spread across 3 floors with an abundance of entertaining areas and spacious accommodation.

The ground floor accommodation flows from a spacious reception hall with a staircase to the first floor. The drawing room, entered through double doors, is well-proportioned with a feature fireplace and doors out to the front terrace. The sitting room has built in storage and a fireplace, while the formal dining room has double doors out to the private courtyard. From the family room both the utility, boot room and downstairs shower are accessed, along with the kitchen/breakfast room via a small set of steps. The kitchen is well fitted with wall and base cabinetry and includes an Aga, breakfast bar and space for a full sized dining table. Both the pantry with the original front door, and the conservatory can be accessed from this room.

From the first floor galleried landing the three bedroom suites and fourth bedroom are accessed. The principal bedroom includes

a walk-in wardrobe, en suite bathroom with jack and jill sinks, and double doors out to a charming balcony, while the second bedroom suite includes a fitted dressing room and en suite shower room, and doors out to the rear balcony with external stone steps down to the garden. The third suite also provides fitted storage, a separate dressing room and an en suite shower, although this separate dressing room could itself be utilised as a further bedroom with en suite shower room. To the second floor are 2 further bedrooms, both with eaves storage with a shared W.C.. There is also access to further loft storage which could be converted. For guest privacy, this area can also be closed off, giving the second floor rooms private access to the first floor family bathroom.

Outside

The property is approached from the lane via electric gates leading to the main house with parking for multiple vehicles in front of an attached garage, and a separate range of four additional garages, which could be converted subject to the necessary planning consents. The property benefits from several areas of patio that capture the sun throughout the day, this includes the large area off the kitchen/breakfast area which wraps around the conservatory, and a more private area directly off the dining room. The landscaped gardens are surrounded by mature hedgerows, with fencing along the south-west boundary and include the swimming pool, separate changing rooms and shower facilities, an Arctic Lodge delightfully named, "The Hobbit House", and an good sized open sided oak structure with kitchen facilities.

Location

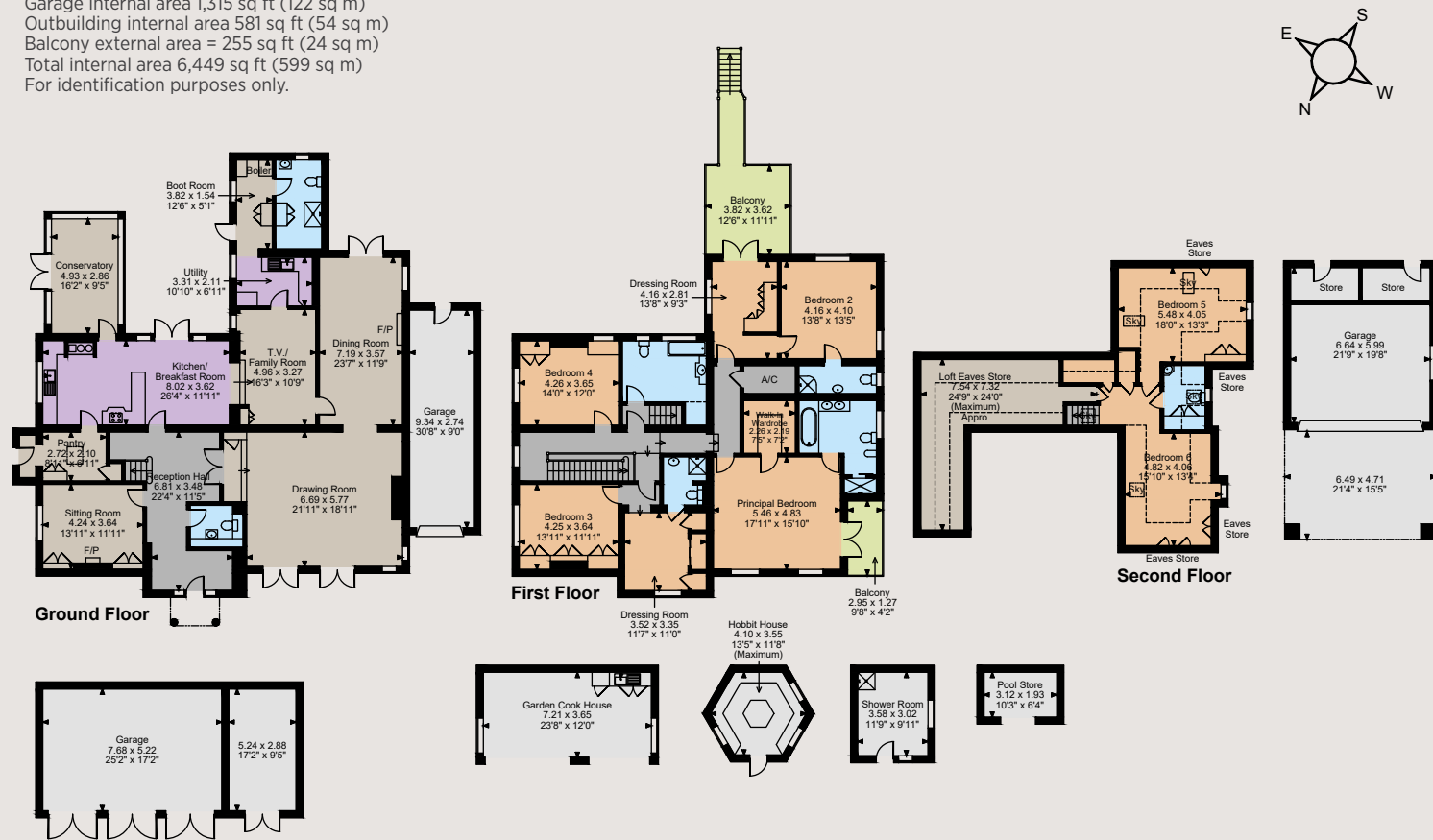
Overton House is located a short distance of from the popular Cheshire village of Malpas, which offers a strong selection of shops, restaurants, public houses and local amenities. More extensive facilities can be found in the nearby market town of Whitchurch which benefits from a variety of independent and High Street shopping. The property offers excellent transportation links, with a network of A roads





Floorplans

Main House internal area 4,553 sq ft (423 sq m)
 Garage internal area 1,315 sq ft (122 sq m)
 Outbuilding internal area 581 sq ft (54 sq m)
 Balcony external area = 255 sq ft (24 sq m)
 Total internal area 6,449 sq ft (599 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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giving easy access to the larger motorway network. Whitchurch train station sits on a direct line between Crewe and Shrewsbury with onward connections to major cities. The area offers a selection of primary and secondary schooling including Bishop Heber High School, together with a further range of independent schools including Abbey Gate, Ellesmere College and King's and Queen's in Chester.

Directions

Follow SatNav to postcode SY14 7DF.
 Alternatively follow What3Words navigation to [///placidly.moves.clustered](https://www.what3words.com/placidly.moves.clustered).

General

Local Authority: Cheshire West and Chester
Services: Mains water and electric. Private drainage via a shared sewage treatment plant. Oil fired central heating and hot water system. Air-source heat pump and solar heating for the swimming pool. A metered LPG supply is available for connection.

Council Tax: Band F

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

Tenure: Freehold

Guide Price: £1,250,000

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Chester

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