



Kelvin View

ASHTON LANE, ASHTON HAYES



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A newly renovated detached bungalow conveniently located within walking distance to the picturesque village of Ashton Hayes and enjoying a private position surrounded by open countryside.



FEATURES

- Three bedrooms
- Two bathrooms
- 5 minute drive from Kelsall and Tarvin
- Circa 2000 sq ft
- High quality contemporary design
- Large garden and private position
- Walking distance to local amenities



DESCRIPTION

The current owners have completely transformed and remodelled this property to create a contemporary, sophisticated and versatile home, ideally suited for families, professionals and downsizers. Kelvin View showcases high-quality modern design and impeccable finishes throughout.

A particularly impressive feature is the expansive open-plan kitchen, living, and dining room which comprises over 900 sq ft and exhibits beautiful cork flooring throughout. This space seamlessly combines style and functionality incorporating a large, newly fitted Wren kitchen with integrated high-spec appliances and an oak topped island with breakfast bar. The living/dining area provides ample space for large dining room furniture, providing an abundance of space for entertaining and there is a centrally positioned log burning stove.

The property has three large double bedrooms (one with an en-suite shower room) and a family bathroom with bath and separate shower. Both bathrooms have been designed to a superior modern standard. Bi-folding doors open off the third bedroom/ office to the elevated patio blending indoor and outdoor living harmoniously. The patio/ seating area stages incredible countryside views and incorporates an outside wooden bar - a perfect spot to enjoy alfresco dining.

The property enjoys gardens to the front, rear and side. There is a large driveway providing ample parking for up to 8 cars and an outside store. There are x2 outdoor taps, outdoor electric sockets and ambient outside lighting.



SITUATION

Offering privacy and stunning countryside surroundings, Kelvin View enjoys the best of both worlds with its enviable location. It is just a leisurely 5-minute walk to Ashton Hayes village and its welcoming community. Amenities include Ashton Hayes Sports and Recreational Field, playground, village shop, post office, church and local pub. The highly regarded Ashton Hayes Primary School and Ashton House Nursery are also located in the village making it an ideal location for families.

The highly desirable villages of Kelsall and Tarvin are both located equidistant from the property and can both be reached in under a 5 minutes' drive. Tarporley and Chester can be accessed in 15 minutes. Chester railway station offers direct services to London. The location is ideal for commuters being within easy reach of Liverpool, Manchester and Warrington. There are also two international airports located within a 45-minute drive: Liverpool John Lennon Airport and Manchester Airport. The property is within easy access to vast local footpaths and the renowned Sandstone Trail and Delamere Forest.

Kelsall – 1.8 miles

Tarvin – 1.6 miles

Tarporley – 7.4 miles

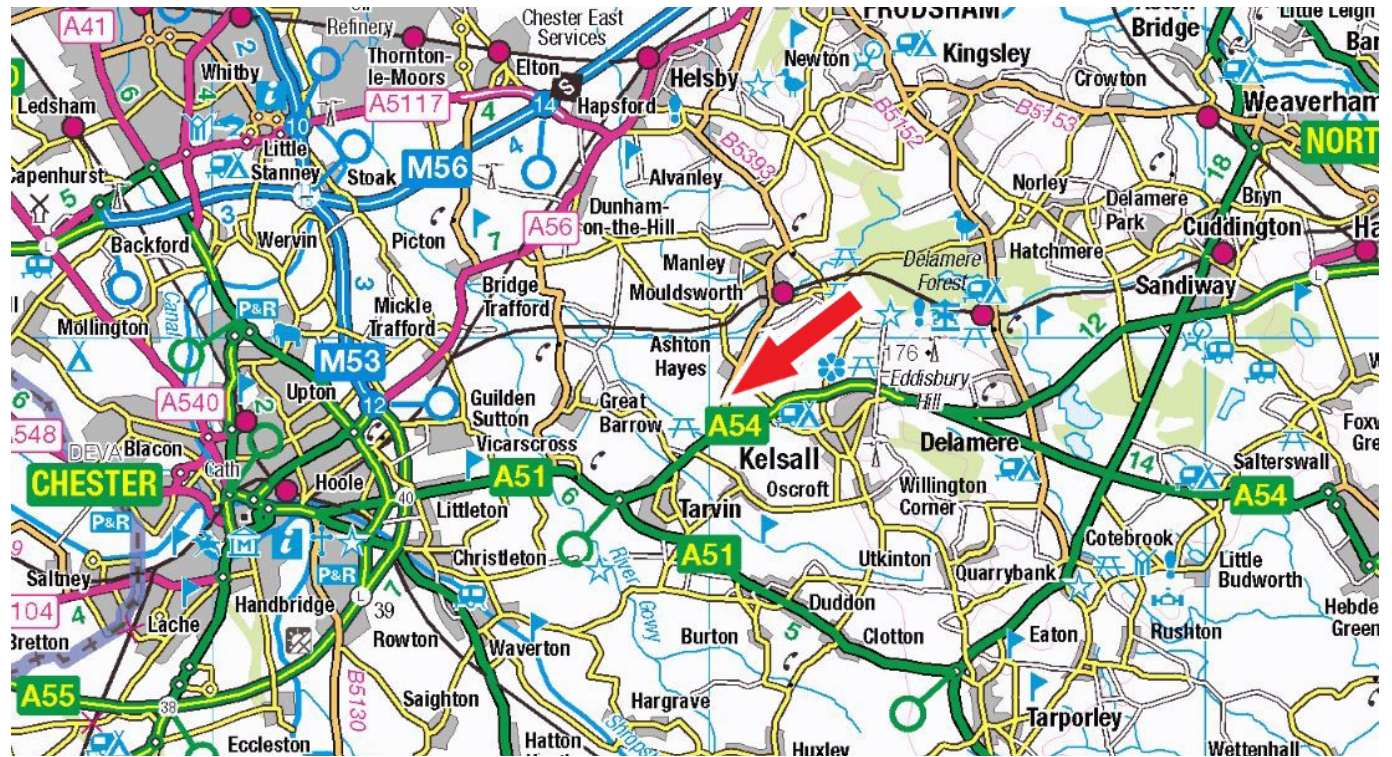
Chester – 7.6 miles

Northwich – 11.2 miles

Frodsham – 6.5 miles

Liverpool – 31 miles

Manchester – 40 miles







TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

All mains services

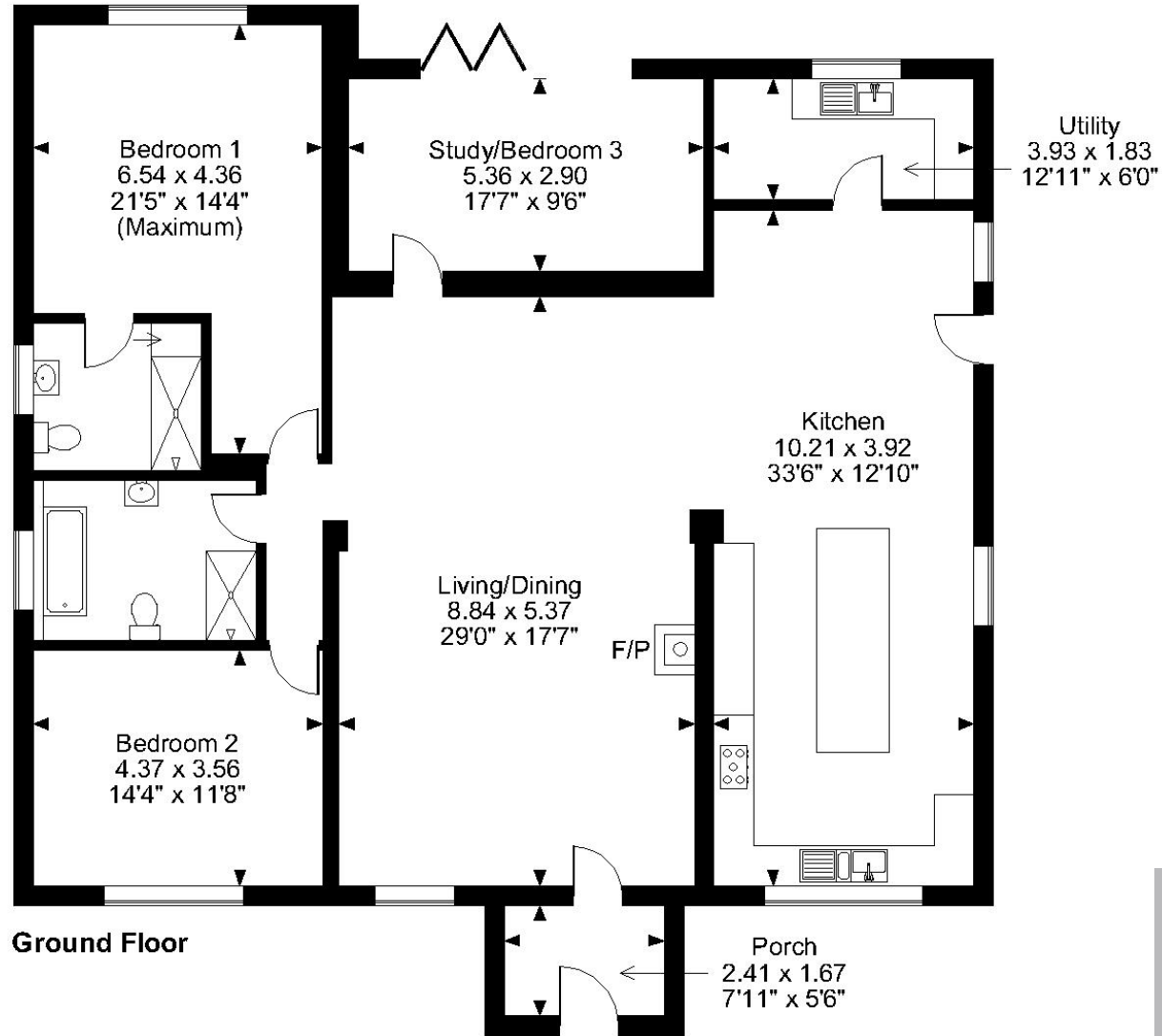
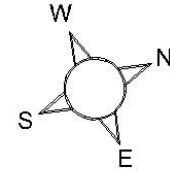
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Kelvin View, Ashton Lane, Ashton Hayes, Chester Approximate Gross Internal Area 1954 Sq Ft/182 Sq M



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