



Shire Way

TATTENHALL, CHESTER

LegatOwen
RESIDENTIAL

Shire Way

TATTENHALL, CHESTER



An impressive five bedroom detached family home situated in a prime position on the development enjoying open countryside views and within walking distance to the sought after village of Tattenhall.



FEATURES

- Five bedrooms
- Three bathrooms
- Prime position within the development
- Beautiful open countryside views
- Walking distance to Tattenhall
- Large garden and double garage
- EPC rating B



DESCRIPTION

This impressive five-bedroom detached home offers a wealth of versatile living space, thoughtfully designed for modern family life. Set on the edge of a sought-after Redrow development, it enjoys uninterrupted views of rolling countryside and boasts a generous southwest-facing garden.

Upon entering the property, you are welcomed into a spacious entrance hall with a convenient downstairs cloakroom. The elegant front living room features a striking bay window that fills the space with natural light and frames open front-facing views. A separate family room, ideal as a snug, playroom, or home office—benefits from patio doors opening onto the rear garden. The heart of the home is the expansive open-plan kitchen and dining area, bathed in light from large windows and double doors, seamlessly blending indoor comfort with outdoor living. The contemporary wrap around kitchen includes ample storage, integrated appliances, and stylish Amtico flooring. A separate utility room, discreetly tucked away, provides additional worktop space, storage, and plumbing for white goods.

Upstairs, a bright and spacious landing leads to five well-proportioned bedrooms (two of which feature en-suite shower rooms,) and a family bathroom. The principal bedroom boasts triple fitted wardrobes and a charming bay window with far-reaching countryside views. The fifth bedroom can be utilised as a study. The bathrooms are finished to a high standard, with contemporary suites, Amtico flooring and recessed spotlighting.

The property is double glazed throughout, highly energy efficient, with a B EPC Rating, and benefits from Ultrafast Broadband.



EXTERNAL

To the front, the property enjoys a lawned garden, large driveway, providing off-road parking, and a double garage with EV charging point. The garden at the rear of the property is substantial, Southwest facing and enjoys a generous patio area—ideal for al fresco dining and entertaining. There is a side garden which is currently utilised as a vegetable patch. A summer house adds versatility and there is a handy outside electric socket and water tap.

SITUATION

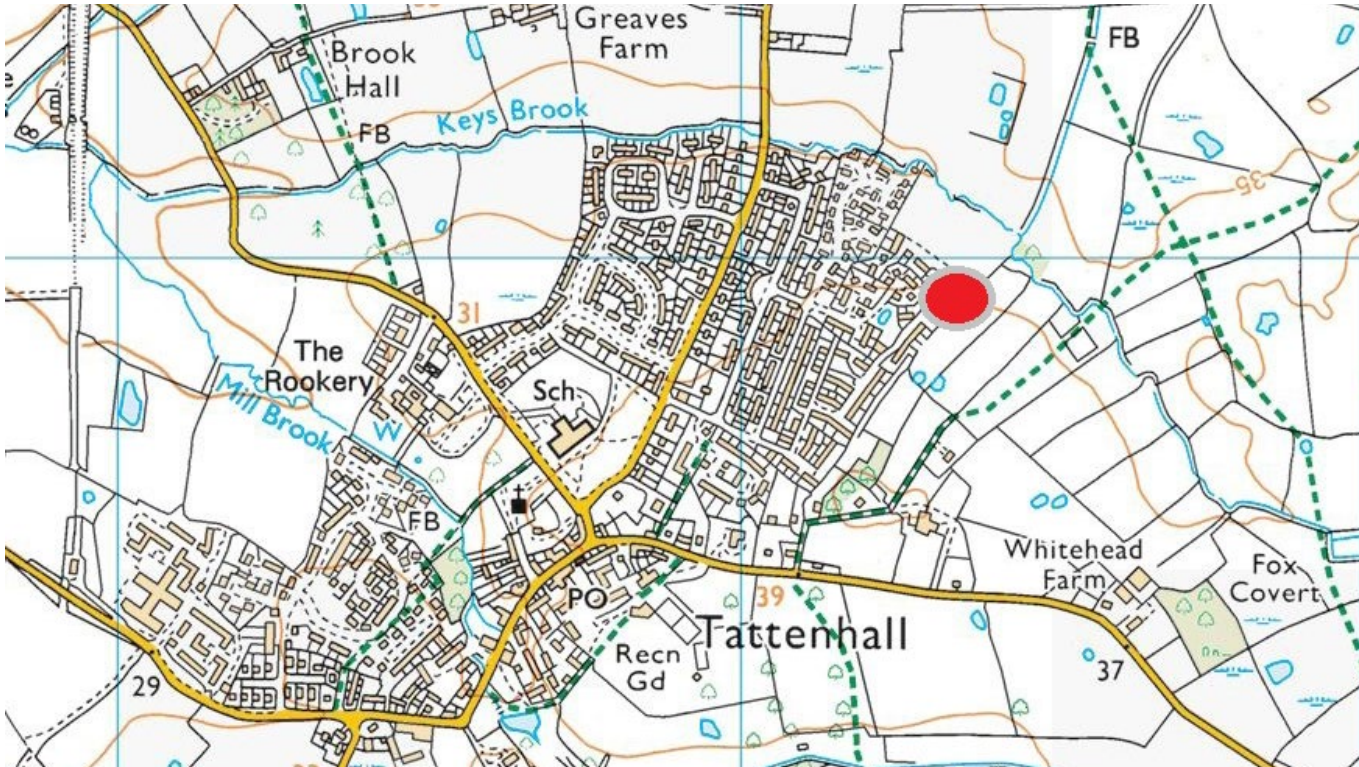
Shire Way is perfectly located on the edge of the sought-after Cheshire village of Tattenhall located just eight miles southeast of Chester. Tattenhall is an ideal location for family living and provides an array of amenities including a 'Spar' general store, doctor's surgery, pharmacy, church, and Primary School. There are also a selection of pubs and eateries and a thriving sports club. The award-winning Ice Cream Farm is close by, and the village is nestled near the Sandstone Trail offering miles of walking routes.

The area provides an excellent choice of schools. Tattenhall, Bunbury, and Tarporley all have well regarded Primary schools. Secondary education includes Bishop Heber, Tarporley and Christleton High Schools and private education options include The Kings and Queens Schools in Chester and Abbeygate College in Saighton,

The area offers excellent connectivity with access to the M53/M56 motorways, ensuring easy travel to major commercial hubs across the northwest, while the A55 opens the gateway to North Wales. Liverpool and Manchester airports are accessible in under an hour and there are direct train services to London from both Chester and Crewe.







TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

All mains services

VIEWINGS

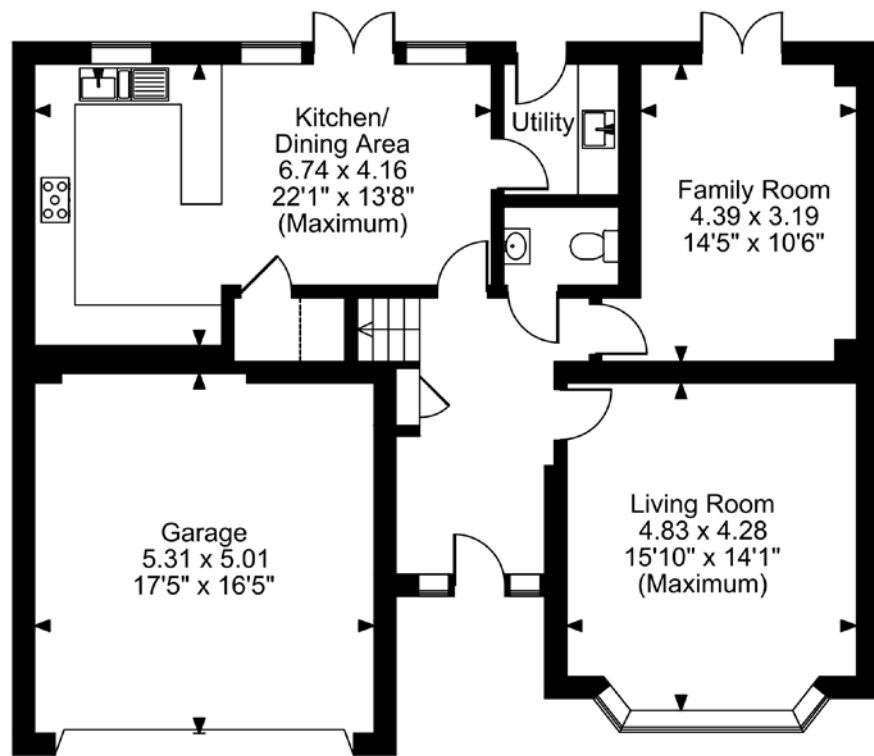
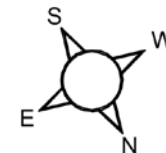
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



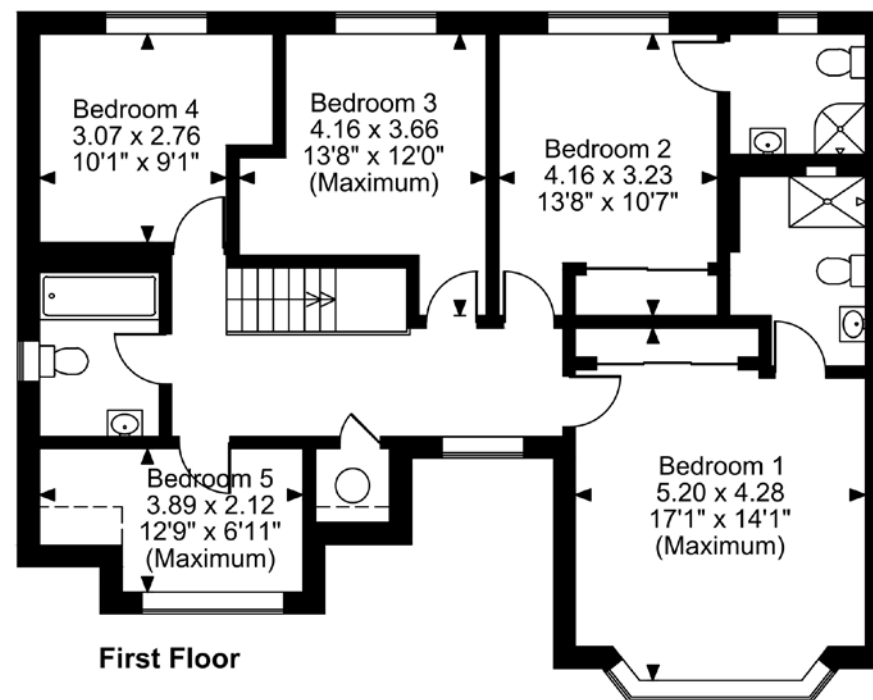
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Shire Way, Tattenhall, Chester
Approximate Gross Internal Area
Main House = 1888 Sq Ft/175 Sq M
Garage = 283 Sq Ft/26 Sq M
Total = 2171 Sq Ft/201 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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