



4 Well Meadow, Malpas, SY14 8QG

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Offers In Region Of £335,000



A beautifully presented three bedroom semi-detached home with ample parking and lovely countryside views to the rear, located on the edge of Malpas village. Ideal for families with great local amenities and schools nearby.

- Three Bedroom Semi-Detached House
- Located on the edge of the popular village of Malpas
- Excellent Amenities Nearby
- Countryside Views to the rear
- Spacious Driveway providing ample parking
- Fabulous Dining/Family Room with bi-fold doors
- Front and Rear Gardens
- EPC C, Council Tax Band C



This fantastic three bedroom semi-detached house is a perfect family home, beautifully presented and located on the edge of the vibrant South Cheshire village of Malpas. Offering a peaceful setting with lovely countryside views to the rear, this property is within walking distance of the village's wide range of amenities, including local shops, cafes, and pubs, as well as primary and secondary schools, making it an ideal choice for families.

Inside, the Entrance Hall leads to a cosy Lounge featuring a fireplace with log burner, creating a warm and inviting atmosphere. The modern Kitchen boasts a range of cream gloss base and wall units, complemented by integrated appliances. It seamlessly opens into a fabulous Dining/Family Room, with full-width bi-fold doors that bring the outdoors in and provide access to the rear garden – perfect for entertaining and family gatherings. Additionally, there is a convenient utility room and a downstairs WC. The first floor features three well-proportioned bedrooms. The Master Bedroom benefits from its own En-Suite Shower Room, offering privacy and convenience. The remaining two bedrooms enjoy lovely views over the surrounding fields and a modern family bathroom completes the accommodation



Outside, the property is approached through timber gates that open onto a spacious driveway, providing ample off-road parking for several vehicles and the front garden is neatly presented with a well-maintained lawn. The rear garden features a large paved patio area, perfect for outdoor dining and relaxation, alongside a lawned area and gravel section – offering a great mix of space for both children and adults to enjoy. There is also a side access to the garden as well as a shed and log store.

This property truly is a wonderful family home, blending modern comfort with a peaceful village location.



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LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Carden Park Country Estate, which encompasses a Luxury Hotel, Spa and Golf Resort and is located only 7 miles from Malpas. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of Whitchurch which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From the centre of Malpas travel into Well Street, continue on then turn left into Well Meadow where the property can be found after a short distance on the right hand side.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

LOCAL AUTHORITY

Council tax band C. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

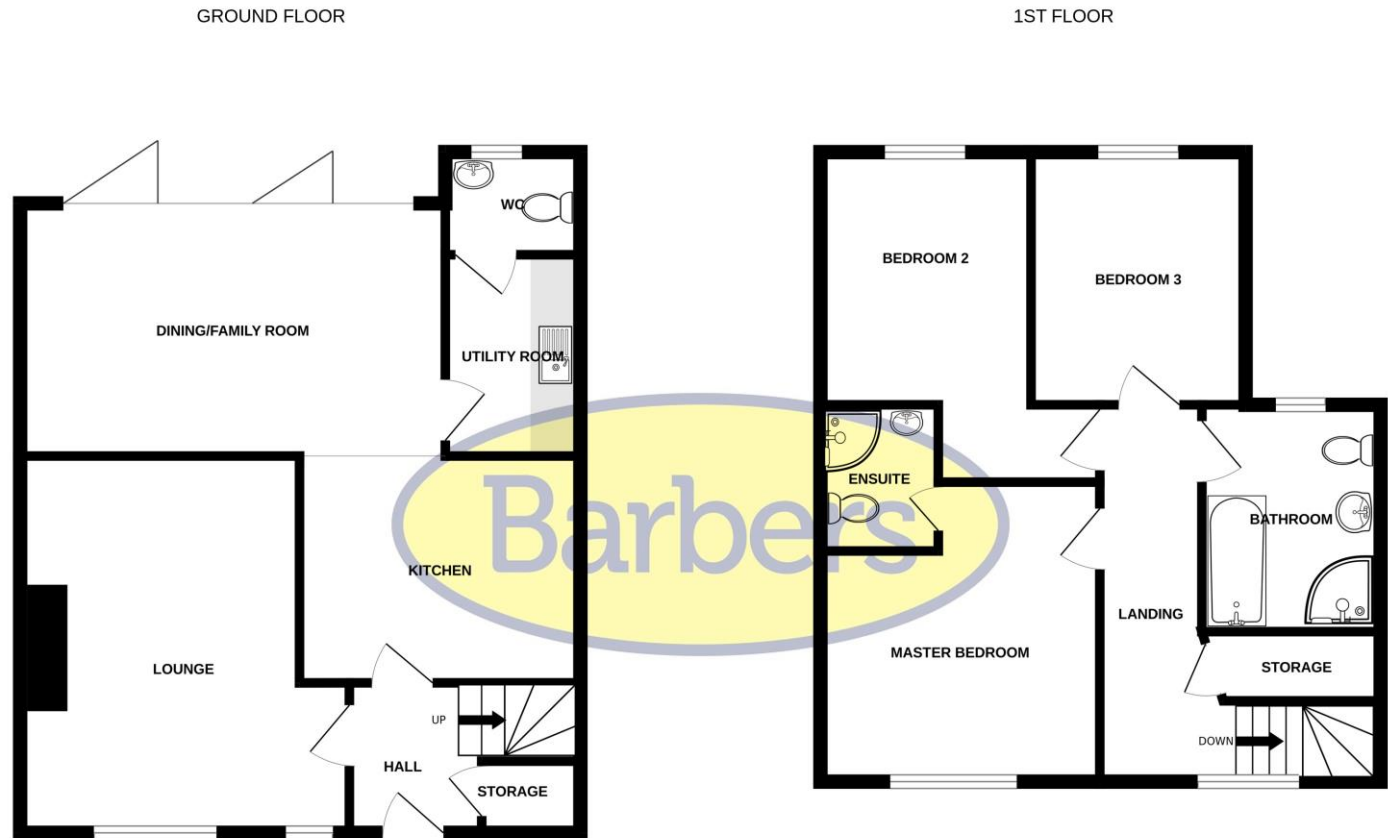
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH37116 23125



- LOUNGE**
15' 5" x 13' 6" (4.7m x 4.11m)
- KITCHEN**
11' 6" x 9' 2" (3.51m x 2.79m)
- DINING/FAMILY ROOM**
17' 5" x 10' 4" (5.31m x 3.15m)
- UTILITY ROOM**
8' 3" x 5' 6" (2.51m x 1.68m) max
- MASTER BEDROOM**
12' 3" x 12' 3" (3.73m x 3.73m)
- EN SUITE**
6' 0" x 4' 8" (1.83m x 1.42m)
- BEDROOM TWO**
9' 3" x 8' 4" (2.82m x 2.54m)
- BEDROOM THREE**
9' 4" x 8' 4" (2.84m x 2.54m)
- FAMILY BATHROOM**
9' 3" x 6' 5" (2.82m x 1.96m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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