



Helping *you* move



Top House, Post Office Lane, Hampton, SY14 8JQ

Offers in the Region of

£360,000

A detached home in a semi-rural setting just a short drive from vibrant Malpas and within catchment for Bishop Heber High School, offering a front porch, a spacious lounge with a cosy Clearview log burner, an open-plan kitchen-diner with patio doors to the garden, a downstairs WC, three well-proportioned bedrooms, a well-appointed family bathroom, a generous garden with gravelled seating area, and off-road parking.

Tophouse, Post Office Lane, Hampton, SY14 8JQ

Overview

- Detached Three Bedroom House
- Semi-rural Location
- Spacious Lounge With A Clearview Log Burner
- Open Plan Kitchen/Diner
- Well Appointed Family Bathroom
- Excellent Sized Garden
- Downstairs WC
- Off Road Parking
- EPC D
- Council Tax Band D



Set in a peaceful semi-rural position just a short drive from the bustling village of Malpas, this detached home offers the perfect blend of countryside calm and everyday convenience. The property sits within catchment for the highly regarded Bishop Heber High School, making it an appealing choice for families. A welcoming front porch provides practical space for coats, shoes and everyday essentials before leading into a beautifully spacious lounge. This inviting room centres around a cosy Clearview log burner, creating a warm and homely atmosphere. From here, the layout flows into an open-plan kitchen-diner, a bright and sociable space with patio doors opening directly onto the garden. A downstairs WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms along with a well-appointed family bathroom. Outside, the property enjoys a generous garden, with a gravelled area ideal for outdoor seating or entertaining. Off-road parking is also available.

Location:

The property is located in Hampton which is situated close to the bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of two schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is around 6 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, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town 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 14 to 22 miles approximately.



Your Local Property Experts

01948 667272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band D.Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity and water are available. Oil Central Heating. Drainage via Septic Tank. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Take the A41 out of Whitchurch towards Chester, continue on for approximately 6 miles then turn left at the roundabout by Forts of India Restaurant. Continue along the road for approximately 600 yards and the turning for Post Office Lane can be found on the hand side. Upon entering Post Office Lane, the property can be found at the end of the road on the right hand side.

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.

ENERGY PERFORMANCE

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

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.

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GROUND FLOOR

1ST FLOOR



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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LOUNGE

16' 2" x 13' 9" (4.93m x 4.19m)(max)

KITCHEN

12' 1" x 8' 8" (3.68m x 2.64m)

DINING ROOM

11' x 8' 9" (3.35m x 2.67m)

BEDROOM ONE

10' 9" x 9' (3.28m x 2.74m)

BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.67m)

BEDROOM THREE

12' 2" x 8' 9" (3.71m x 2.67m)

BATHROOM

8' 6" x 4' 6" (2.59m x 1.37m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.