



27 Oak Tree Rise, Malpas, SY14 7FA

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Set in a convenient position within walking distance of Malpas, this detached four-bedroom home features a spacious hallway, bright dining room, downstairs WC, modern kitchen/breakfast room with integrated appliances and peninsula seating, separate utility, a light lounge opening to the garden, four bedrooms including a main bedroom with ensuite, built-in storage and a Juliette balcony with countryside views, a second ensuite bedroom, a modern family bathroom, and a private rear garden complemented by an EV charging point, single garage and off-road parking.

- Spacious detached four bedroom house
- Within walking distance to Malpas village centre
- Modern kitchen/breakfast area
- Bright lounge with garden access
- Separate dining room
- Two bedrooms with an ensuite
- Single garage, off road parking
- EPC B, Council tax band E



A well located detached four-bedroom home within walking distance of Malpas village and its excellent range of amenities, schools and everyday facilities. Firstly, you enter into a spacious hallway. To the right is a bright dining room with space for a large table and chairs. There is also a downstairs WC. To the rear sits a modern kitchen/breakfast room with integrated appliances and a peninsula for informal seating, along with a separate utility room. The lounge is a generous, light-filled space with a patio door opening directly onto the rear garden. Upstairs are four bedrooms. The main bedroom includes built-in storage, a shower room





ensuite, and a Juliette balcony enjoying lovely countryside views. The second bedroom also benefits from an ensuite shower room and built-in storage. A modern family bathroom completes the first floor. Outside, the property offers a private rear garden with a patio seating area. To the front there is an electric vehicle charging point, a single garage, and off-road parking.



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LOCATION

Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. 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 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 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.

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.

MANAGEMENT COMPANY

We are advised that there is a management company to cover the upkeep of the communal areas including grass/hedge cutting and tree maintenance. We are advised that the charge for this is currently £390 per annum. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village and continue on past the turning for Chester Road, take the next left into Hughes Lane, take the next right into Oak Tree Rise. The property can then be found on the left hand side.

LOCAL AUTHORITY

Council Tax Band E. 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.

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LOUNGE

14' 8" x 12' 6" (4.47m x 3.81m)

KITCHEN/BREAKFAST ROOM

14' 7" x 9' 7" (4.44m x 2.92m)

DINING ROOM

10' 2" x 9' 1" (3.1m x 2.77m)

MASTER BEDROOM

10' 3" x 10' 3" (3.12m x 3.12m)

ENSUITE

9' 0" x 4' 9" (2.74m x 1.45m)

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m)

ENSUITE

7' 3" x 4' 8" (2.21m x 1.42m)

BEDROOM THREE

11' 1" x 9' 4" (3.38m x 2.84m)

BEDROOM FOUR

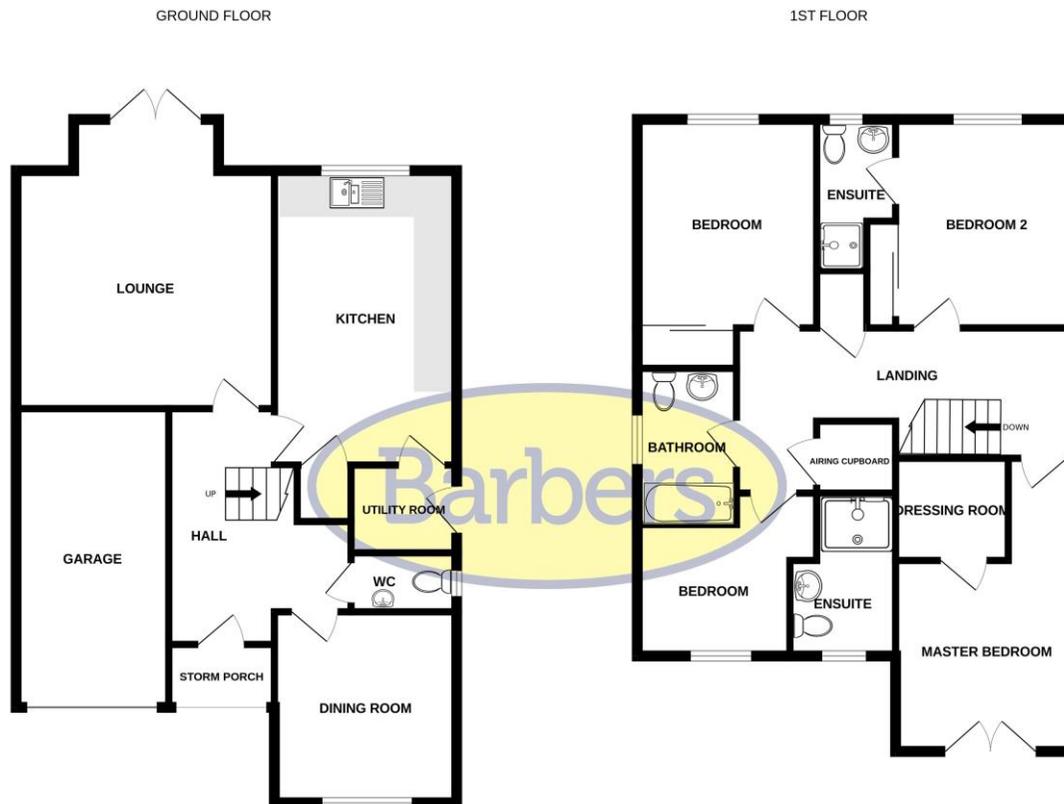
9' 0" x 7' 9" (2.74m x 2.36m)

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)

GARAGE

17' 2" x 8' 6" (5.23m x 2.59m)



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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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 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.



WHITCHURCH
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