



SAMUEL WOOD

Grooms Lodge, 4 The Paddocks, Dog Lane, Oldcastle, Malpas, Cheshire, SY14 7BE

Offers Over £550,000



# Grooms Lodge, 4 The Paddocks

Dog Lane, Oldcastle, Malpas, Cheshire, SY14 7BE



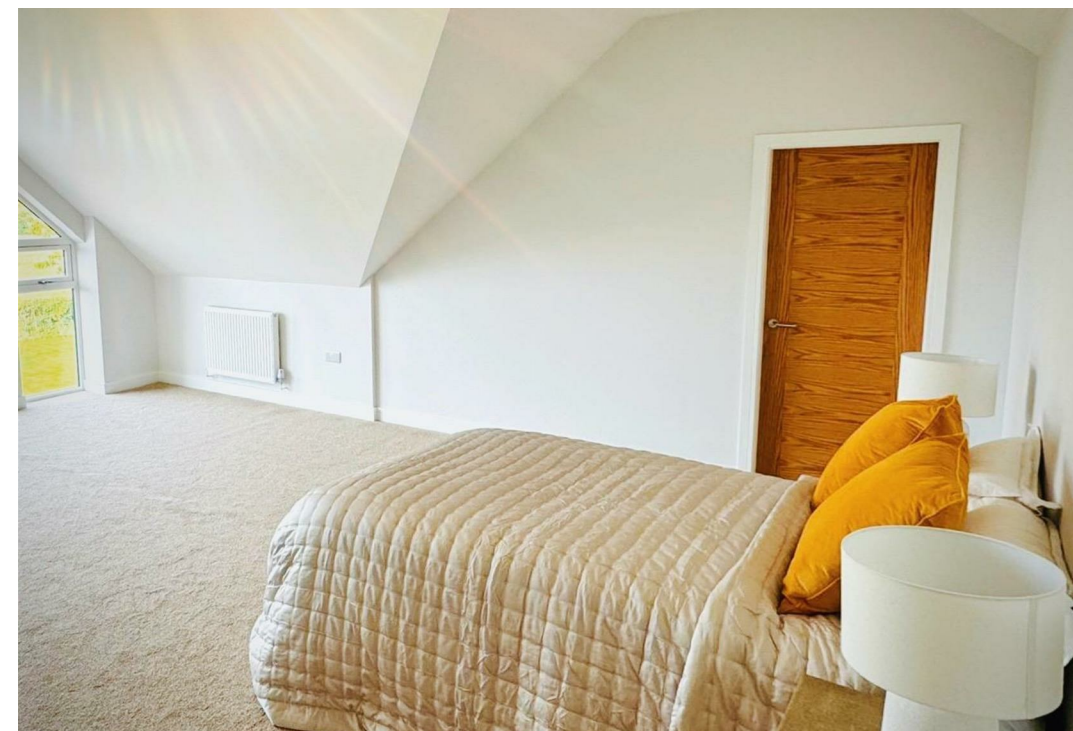
- Luxurious Country Home
- High Security Bi-Fold Doors
- Set in Idyllic Countryside
- Impressive Open Plan Dining Kitchen
- Allocated Parking
- Energy Saving Features
- Double Glazed UPVC Windows
- Four Double Bedrooms & Three Bathrooms
- Enclosed Gardens with Indian Stone Patio
- EPC Rating C

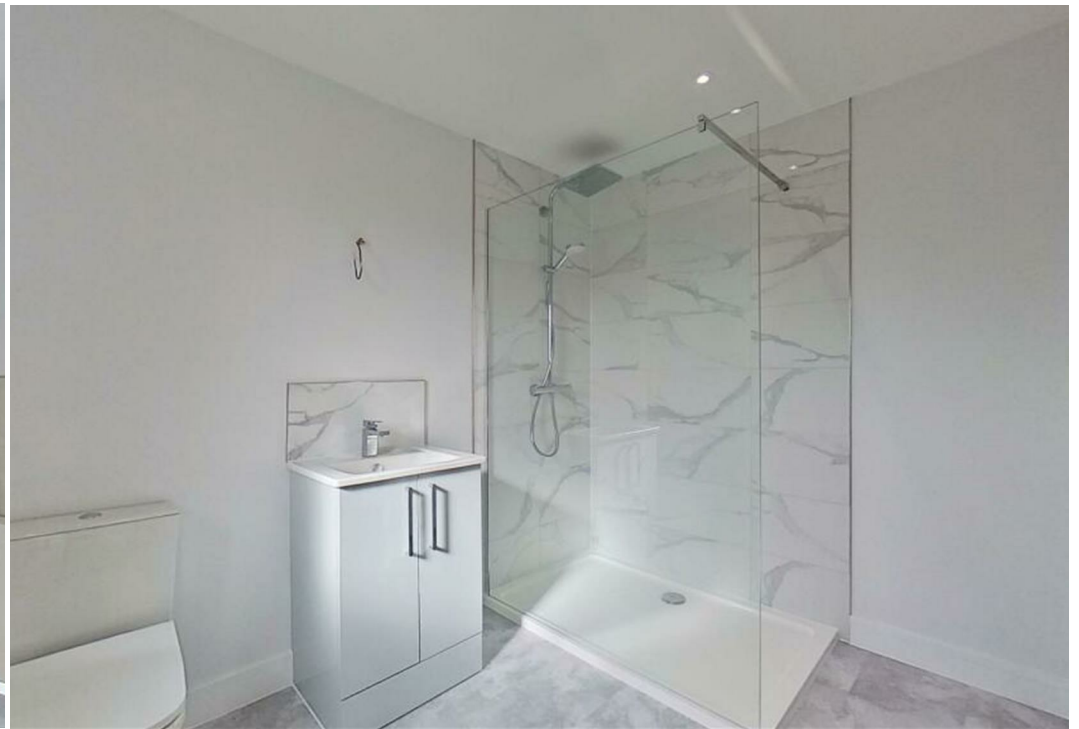
**\*\*PART EXCHANGED CONSIDERED\*\*** Discover an exquisite gem nestled near the charming Malpas village, right on the picturesque Cheshire-Shropshire border. The Paddocks, an architectural marvel crafted by the award-winning Broughton Hall Estates, stands as a testament to the epitome of luxurious living. Only a short five-minute drive away from Malpas, this exclusive enclave boasts unrivalled access to the major cities of Chester, Shrewsbury and London being within an easy commute thanks to the high-speed rail link from nearby Whitchurch to London Euston in just over two hours.

Not only does The Paddocks offer contemporary rural living it also places education at the forefront. The area boasts exceptional private schools and the award-winning Bishops Heber High School, recently recognised with an outstanding OFSTED rating.

Step inside this captivating property, one of just three in the development. This three-storey residence offers versatile accommodation. The ground floor welcomes you with a reception area that leads into an open-plan Antony Sanders kitchen and dining space adorned with contemporary fixtures and top-tier appliances. As you step through the bifold doors onto the patio and gardens, you will experience the rear garden. Ascend to the first floor where you'll discover the family bathroom with contemporary white suite and three bedrooms, one with en-suite and a dressing room. The second floor – the master suite comprises an impressive bedroom with en-suite, a private dressing room and a Juliet balcony offering breath-taking views through the double doors. The rear garden has an Indian stone patio and steps leading up to the lawn area which is bound by garden fencing.







## Directions

Grooms Lodge is located in a delightful position approximately 16 miles from Chester and 28 Miles from Shrewsbury. The Paddocks is located a few miles from Malpas within the hamlet of Oldcastle. The property is identified by the developers and agents advertising signs.

Services: We understand that the property has LPG gas heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 24 Mbps & Superfast 900 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Cheshire West and Chester  
Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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