



FOR SALE

Offers in the region of £499,995

The Bhatti The Chequer, Bronington, Whitchurch, SY13 2JQ

The Bhatti is a spacious family house with large landscaped gardens with excellent views over the adjoining countryside. The property has a porch, 3 reception rooms, kitchen & utility. Upstairs are 5 bedrooms, en suite and bathroom. It has a double garage, workshops, garden sheds, greenhouse & poly tunnel. The windows are double glazed and it has oil fired central heating. The property is being sold with NO CHAIN.





- **Detached Family Home**
- **Porch, Lounge, Dining Room**
- **Sitting Room, Cloaks**
- **Kitchen & Utility Room**
- **5 Bedrooms, 2 Bathrooms**
- **Large Landscaped Gardens**
- **Double Garage, Workshop**
- **Circular Drive, Oil C.H**
- **Work Shop, Store Sheds**
- **No Upward Chain**

## LOCATION

The property is located is on The Chequer, Bronington on the A525 about 4.5 miles from Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

The property is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. Whitchurch also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

## BRIEF DESCRIPTION

The Bhatti dates back to the 18th Century and has subsequently been extended to the current configuration today. It is being sold with NO UPWARD CHAIN. The accommodation briefly comprises entrance porch with a reception hall & dining room. The lounge is the oldest part of the property with exposed beams, timbers and feature fire place. There is an inner hall with cloakroom and this gives access to the sitting room with log burner and views down the garden. There is a kitchen with walk in pantry, utility room with larder store cupboard. To the 1st floor is a large landing with great views over the gardens and adjoining farmland. The master bedroom has built in wardrobes, views and an en-suite. There are four further bedrooms and family bathroom.

There is a drive suitable for many cars with a turning circle. The property has a double garage, 2 workshops, garden shed, greenhouse and poly tunnel. The gardens have a large lawn, mature flower borders and trees. There is a separate access from the lane to the side of the property ideal for caravan / motorhome storage.

## ACCOMMODATION COMPRISES

Upvc front entrance door opens into the porch with windows to the front and quarry tiled floor. Double doors open into the reception hall area with quarry tiled floor and exposed beams.

### DINING ROOM

12'4 x 11'5 (3.76m x 3.48m)

Windows to the front & rear, brick fireplace and radiator.

### LOUNGE

23'7 x 11'4 (7.19m x 3.45m)

Feature fire place with LPG stove, windows to the front, exposed timbers and radiators.

Door to

### INNER HALL

doors to the Cloaks & Sitting room.



Ground Floor  
1170 sq.ft. (108.7 sq.m.) approx.

1st Floor  
954 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 2124 sq.ft. (197.4 sq.m.) approx.

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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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



#### **CLOAKS**

Suite comprising low flush W.C and wash hand basin.

#### **SITTING ROOM**

14'3 x 14'2 (4.34m x 4.32m)

Feature fire place with cast iron log burning stove, large Upvc double glazed sliding doors with views down the gardens.

#### **KITCHEN**

18'5 max x 11'7 (5.61m max x 3.53m)

Wide range of base and wall mounted units, work top surfaces, Neff ceramic hob, stainless steel drainer sink unit and Neff Double Oven. There is space for a microwave and an American style fridge freezer. There is a window with great view down the garden and beyond.

Door from the kitchen to the walk in pantry with floor mounted boiler and wall mounted shelving.

#### **UTILITY ROOM**

9'5 x 5'7 (2.87m x 1.70m)

Fitted larder style cupboard, work top surface, drainer sink unit, space and plumbing for the washing machine. Windows to the side and a Upvc door to the rear gardens.

#### **1ST FLOOR LANDING**

Stairs ascend from the hall and ascend to a spacious landing with window and double doors to an airing cupboard.

#### **BEDROOM ONE (REAR)**

15' x 14' (4.57m x 4.27m)

Double glazed windows with amazing views, radiator, built in wardrobe and door to the

#### **EN SUITE**

White suite comprising shower enclosure, low flush W.C and wash hand basin. There are windows to the front, side and rear of the property.

#### **BEDROOM TWO (FRONT)**

13'7 x 11'4 (4.14m x 3.45m)

Windows with views over the countryside to the front, feature exposed brick chimney breast and radiator.

#### **BEDROOM THREE (FRONT)**

14'2 x 10' (4.32m x 3.05m)

Windows with views over the countryside to the front and radiator.

#### **BEDROOM FOUR**

11'4 x 9'4 (3.45m x 2.84m)

Windows with views over the countryside to the front and radiator.

#### **BEDROOM FIVE**

7'5 x 7'1 (2.26m x 2.16m)

Windows with views over the countryside to the front and radiator.

#### **BATHROOM**

White suite comprising panelled bath, separate shower, low flush W.C and wash hand basin.

#### **OUTSIDE**

The property is accessed from the A525 to a large gravelled drive with turning circle. The drive continues to a double garage. To the front is a lawned area with flower borders.

The rear garden can be accessed from the drive.

#### **DOUBLE GARAGE**

17'1 x 16'7 (5.21m x 5.05m)

Electric power up & over doors, lighting and opening through to the

#### **WORKSHOP / STORE**

16'4 x 7'9 (4.98m x 2.13m '2.74m)

Power & lighting and door to the gardens.

#### **TIMBER WORKSHOP**

15' x 19'5 (4.57m x 5.92m)

Power & lighting and ideal for carpentry.

#### **GARDENS**

There are large landscaped gardens to the rear with patio area backing onto the house. lawns, flower borders with a wide variety of plants trees and shrubs. There is a vegetable garden, poly tunnel off the back of the garage and greenhouse off the back of the house. To the bottom of the garden is a composting area and there is also a side gate offering vehicular access from the lane into the garden. To the side of the house is a covered storage area and oil storage tank.



#### **VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1392 310823

#### **DIRECTIONS**

From Whitchurch drive out on the A525 for approximately 4 miles and the property will be found on the left hand side just past the turning for Fenns Bank.

What 3 Words: [waltz.baffle.giraffes](http://waltz.baffle.giraffes)

#### **COUNCIL TAX - WREXHAM**

The property is in Council Tax Band H. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or [counciltax@wrexham.gov.uk](mailto:counciltax@wrexham.gov.uk)

#### **SERVICES**

We believe that mains water and electricity. Drainage is to a septic tank and the heating is via an oil fired boiler to radiators. The property has solar panels which are owned outright by the sellers who receive payments via their Feed in Tariff.

#### **TENURE - FREEHOLD**

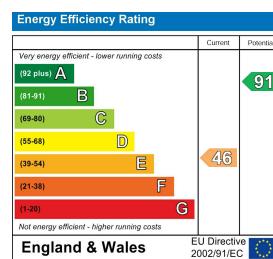
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



OnTheMarket.com

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