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Providence House, Church Street, Great Budworth – CW9 6HH

Guide Price £1,150,000





# Providence House, Church Street

## Great Budworth

Enchanting Grade II listed detached house in Great Budworth village with stunning 0.8 acre gardens, and double garage with self-contained annexe above. No onward chain. Central village location.

NB. The neighbouring house has a permanent vehicular/pedestrian right of way down the driveway of Providence House, to access their property.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Grade II listed detached residence full of charm and character
- Substantial plot with lovely gardens approaching one acre
- Prime central position within the highly desirable village of Great Budworth
- Stunning vaulted open-plan living dining kitchen with excellent natural light
- Detached double garage with one-bedroom annexe above





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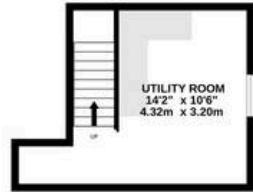
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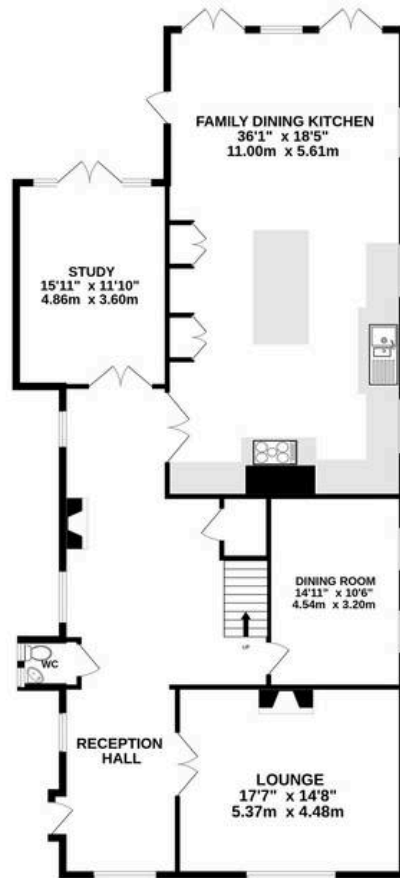
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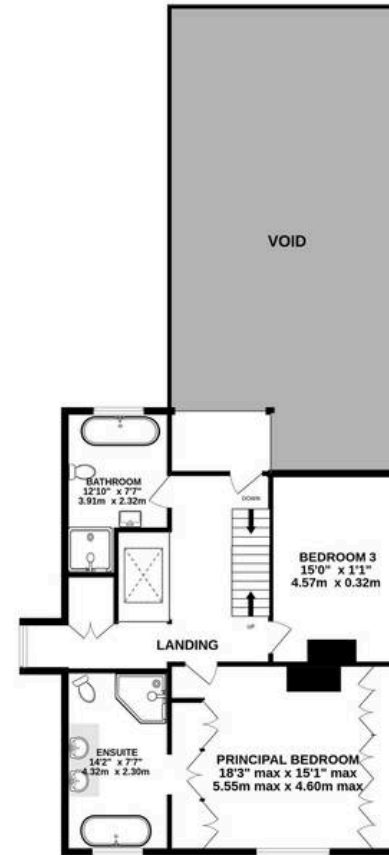
BASEMENT  
216 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR  
1765 sq.ft. (164.0 sq.m.) approx.



1ST FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



2ND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.

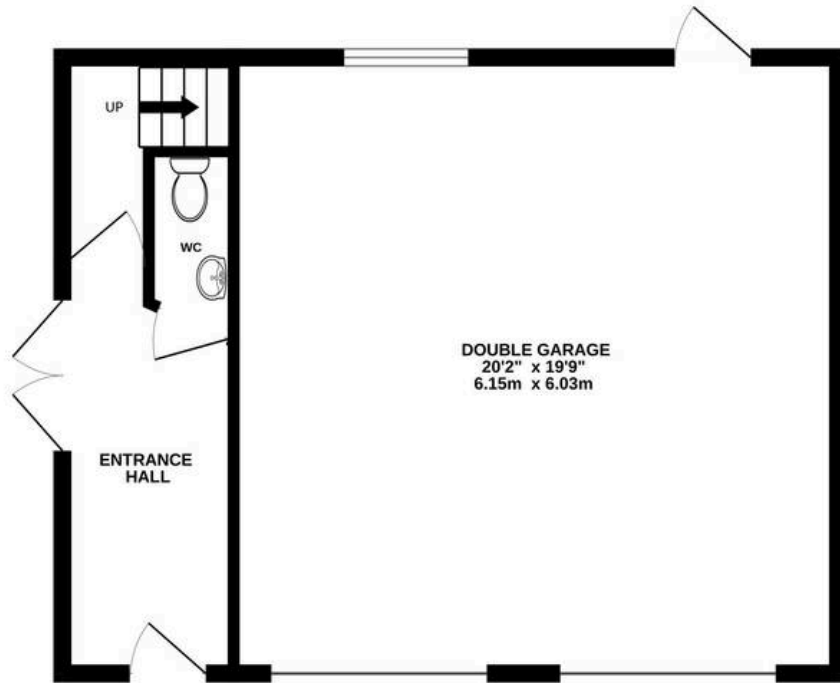


TOTAL FLOOR AREA : 3477 sq.ft. (323.0 sq.m.) approx.

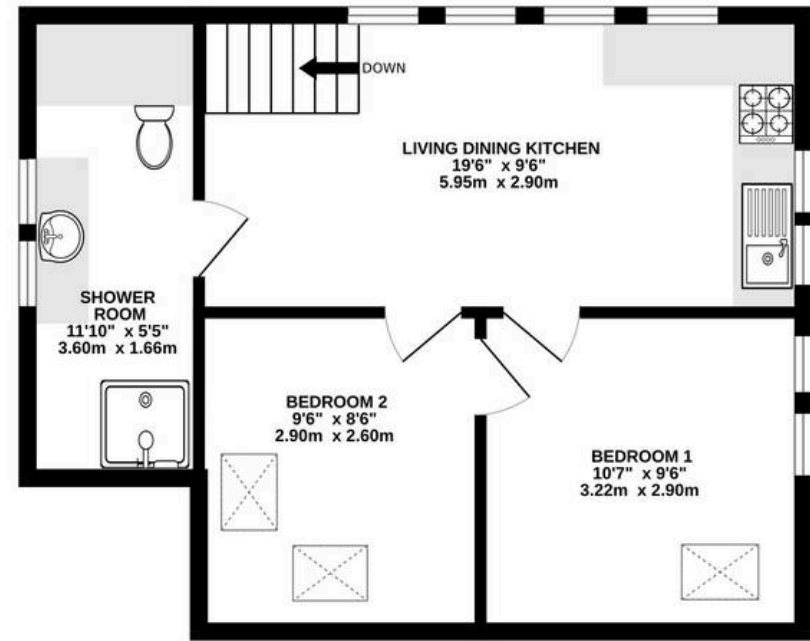
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**GROUND FLOOR**  
512 sq.ft. (47.6 sq.m.) approx.



**1ST FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



**TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.**

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