



**Courtyard Development in Rural Setting**

**5 Detached Houses**

**4 Bedrooms**

**Contemporary Layout**

**High Specification**

**Viewing Essential**

**Plot 1, Millpond Court, Mill Lane**  
Kingsley, Frodsham, WA6 8DL

**From £575,000**

An **EXCLUSIVE DEVELOPMENT** of just 5 **NEW DETACHED HOUSES** built to a contemporary design in the style of a traditional barn.

These properties are being built to **EXACTING STANDARDS** and to a **HIGH SPECIFICATION** by a well regarded **LOCAL DEVELOPER**.

Situated in a sought after rural position surrounded by farmers fields but with the benefit of being just a short distance from Kingsley village.

Contact **ADAMS ESTATE AGENTS** for further details.

### Ground Floor

#### Entrance Hall



#### Kitchen / Dining / Family Room



#### WC

#### Retreat



[www.adamsea.co.uk](http://www.adamsea.co.uk)

Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath  
12-14 Walton Road, Stockton Heath, WA4 6NL  
T: 01925 398343  
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## Kitchen / Dining / Family Room



## Bedroom Three



## Ensuite



## First Floor

### Landing



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## Bedroom One



## Bedroom Two



## Bedroom Four



## Ensuite One



## Bathroom



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## Outside

### Carport & Driveway Parking

### Gardens



## Mill Pond Photos



## Mill Pond Photos



### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

### Site Plan



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Type A - Ground Floor

	Metric
Family	2947mm x 4262mm
Dining	3537mm x 4262mm
Retreat	3600mm x 4460mm
Kitchen	4187mm x 3137mm
Hall	6040mm x 1450mm
Bedroom 3	4535mm x 3312mm
WC	2037mm x 1050mm
En-Suite	1800mm x 2245mm



Type A - First Floor

	Metric
Master Bedroom	5357mm x 5535mm
En-Suite	2407mm x 1650mm
Bathroom	2407mm x 2682mm
Store	1342mm x 1979mm
Hall	6387mm x 1018mm
Bedroom 2	5350mm x 3769mm
Bedroom 4	2803mm x 3394mm
Store	689mm x 1342mm

**CALDERPEEL**  
ARCHITECTS



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