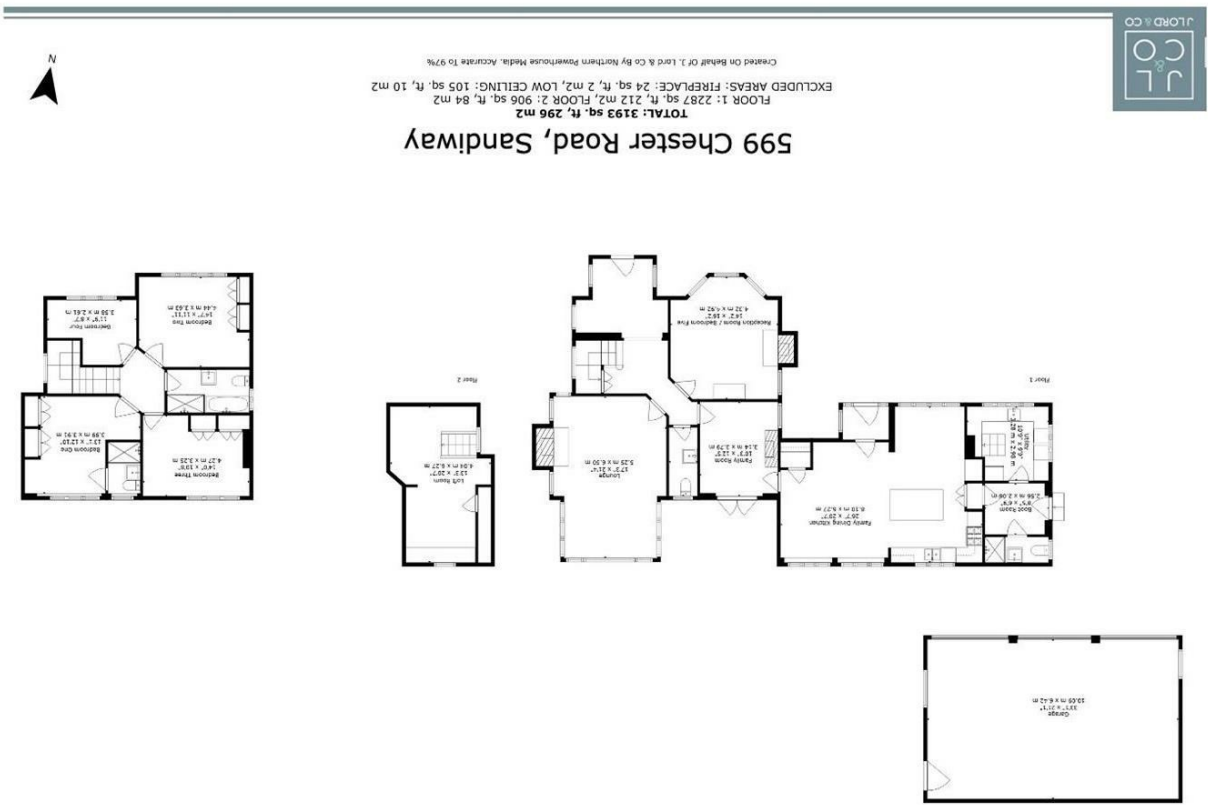
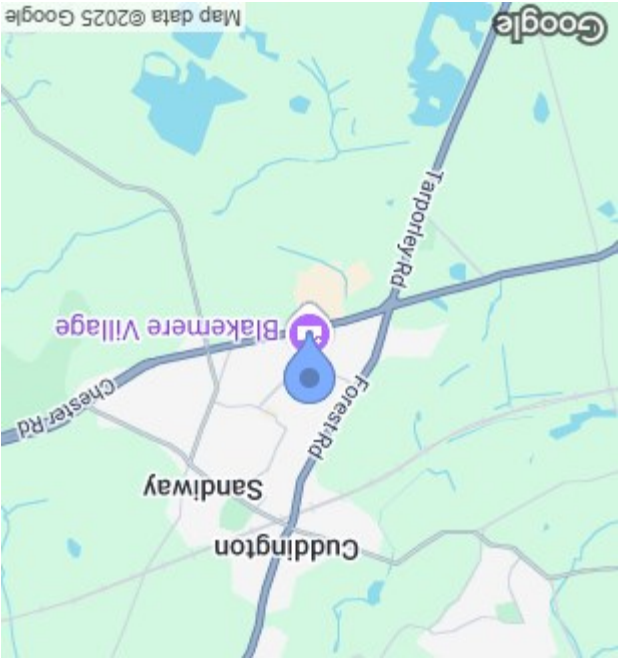


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	A	(71-80)
Very energy efficient - lower running costs		
Potential		
Current		
64		
77		



Kennlwood - 599 Chester Road  
Sandiway  
Cheshire  
CW8 2EB



Offers Over  
£895,000



Kennelwood - 599, Chester Road Sandiway, Cheshire, CW8 2EB

Flowing from a magnificent entrance hall that hints at the fluidity and dimensions that feature throughout, the four outstanding reception rooms of the ground floor produce a wealth of versatile space in which to relax, entertain and work from home.

A superb sized lounge with the focal point of a wood burner in its fireplace looks out onto the surrounding greenery from each and every aspect. A wide archway subtly defines its proportions while large picture windows allow you to feel united with the gardens. Opening onto a covered patio a separate family room has a more clean line aesthetic with a contemporary inset fireplace, while an equally impressive room with bay windows and a further fireplace of its own can easily become a fifth bedroom when and if needed.

Sympathetically extended to remain respectful of the original architecture, the layout continues into a sublime family/dining room/kitchen that effortlessly generates an undeniable wow factor. Utterly immaculate, its tremendous dimensions have been beautifully curated to be both sophisticated and family friendly. The vast kitchen is supremely well-appointed with Shaker cabinetry topped with quartz and paired with a first-class array of integrated appliances. Double butler sinks are placed to provide garden vistas, and an expansive matching island supplies stylish bar stool seating. Ideal for everyday life and entertaining on a grand scale, this open plan space is somewhere that everyone will love to spend time in.

Extending the space further still, double doors cleverly hide access to the adjoining boot room, utility room and shower room, and an additional front porch means that you can welcome guests straight into the heart and hub of your home.

Upstairs a succession of light filled bedrooms echo the aesthetics, creating plenty of flexibility for a growing family. A principal bedroom with south facing views of the garden has a deluxe en suite, while together the others share a large modern family bathroom arranged in a refined tile and mosaic setting.

Accessed via the utility room a pull down ladder reveals the peace and tranquillity of a loft room that adds the perfect haven from the hubbub of a busy day. A porthole window lends ample charm and the design continues the high levels of presentation that flow throughout. Deep fitted cupboard provides handy hidden storage for life's ephemera.

To the front of this Sandiway residence electric double gates sweep open onto an extensive gravel driveway that combines with secure triple garaging, currently used as a gym, to give an abundance of off-road parking. Offering an idyllic backdrop to the house, picture perfect south facing gardens stretch out over circa 0.42 acres at the rear giving you all the excuse you need to unwind and dine in the sunshine. The covered patio means that you can enjoy your surroundings no matter the weather and a perfectly maintained lawn provides children with every chance to play. Budding gardeners will appreciate a superior greenhouse, a contemporary pergola provides dappled shade for al fresco entertaining, and a charming summerhouse is a peaceful retreat.

