

The Townsend

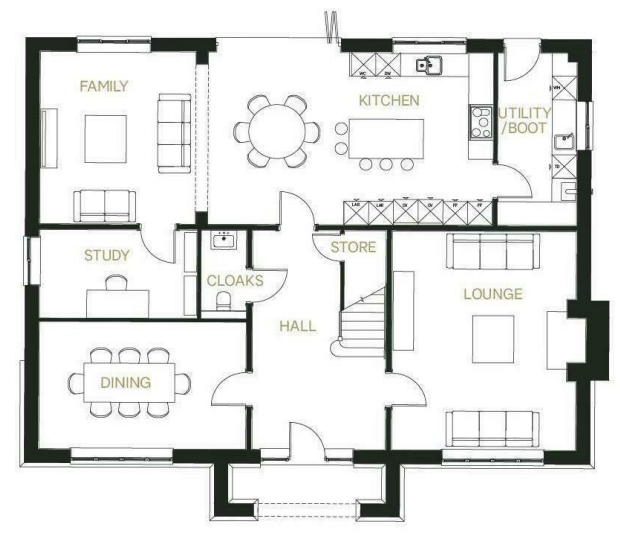
5 Bedroom Detached Home with Double Garage
2908 sq. ft.

Ground Floor

- Kitchen & Dining: 6.92m x 4.38m / 22'8" x 14'4"
- Family: 4.38m x 3.77m / 14'4" x 12'4"
- Utility: 4.38m x 1.92m / 14'4" x 6'4"
- Cloakroom: 2.25m x 1.10m / 7'5" x 3'7"
- Study: 3.83m x 2.25m / 12'7" x 7'5"
- Lounge: 5.57m x 4.46m / 18'3" x 14'8"
- Dining room: 5.02m x 3.23m / 16'6" x 10'7"

First Floor

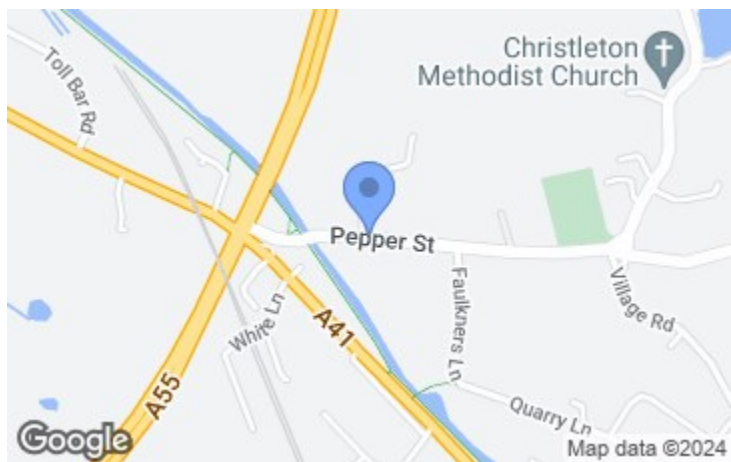
- Bedroom 1: 4.53m x 4.19m / 14'10" x 13'9"
- En-suite 1: 3.44m x 3.28m / 11'3" x 10'9"
- Dressing area: 3.44m x 2.44m / 11'3" x 8'0"
- Bedroom 2: 4.52m x 3.46m / 14'10" x 11'4"
- En-suite 2: 2.45m x 2.00m / 8'0" x 6'7"
- Bedroom 3: 4.43m x 3.61m / 14'6" x 11'10"
- En-suite 3: 2.43m x 2.02m / 8'0" x 6'8"
- Bedroom 4: 3.79m x 3.73m / 12'5" x 12'3"
- Bedroom 5: 3.36m x 3.15m / 11'0" x 10'4"
- Bathroom: 3.36m x 2.53m / 11'0" x 8'4"



Cavendish

ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

12 Hardwick Close
Christleton, Chester,
CH3 7AA

Price
£1,300,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



* NEWLY BUILT HOUSE * DESIRABLE VILLAGE OF CHRISTLETON * SMALL DEVELOPMENT BY CASTLE GREEN HOMES. An impressive five bedroom detached house encompassing an impressive 2908 sq.ft and located in the picturesque and highly sought after village of Christleton. Offering spaciousness in abundance, this thoughtfully proportioned home features a remarkable Laura Ashley kitchen with its striking island, seamlessly integrated with a family area that spans the full width of the home. Continuing downstairs there is a separate living room and two additional reception rooms offering an ideal space for both grand gatherings and quiet moments. Upstairs five generously sized bedrooms await with the primary bedroom standing out prominently boasting a walk-in dressing area that leads to a spacious en-suite bathroom equipped with luxurious Duravit sanitary ware. Bedroom two and bedroom three also provide well appointed en-suite shower rooms, further adding to the convenience to this extraordinary home. The property is set within landscaped gardens and there is a block paved driveway which leads to a detached double garage. Please note that the photos in this brochure have been taken in the show house are for illustration purposes only. For further information and to arrange a viewing please contact the Chester office on 01244 404040.

WELL CONNECTED

College Park in Christleton offers unparalleled transportation and convenience. Major roads like the A55, M53 and M56 are within 5.5 miles connecting residents to Liverpool in 30 minutes and Manchester in under an hour. For those who prefer public transportation, well connected bus routes and train stations ensure efficient travel. Christleton caters to diverse interests. Sports lovers can enjoy badminton, work outs at Christleton Sports Centre, or cricket at the local club. Relaxation seekers can indulge in Carden Park Hotel and Spa luxurious facilities. The area offers esteemed schools like Christleton primary and Guilden Sutton CofE for primary education and renowned options like the Kings School Chester and the Queens School Chester for high schools. Christleton High School and Abbeygate College are also near by.

COLLEGE PARK

College Park by Castle Green Homes in an exquisite collection of opulent residences nestled within the desirable and picturesque village of Christleton, Chester. Uncover a world where sophistication intertwines with individuality, as College Park reveals an array of three, four and five bedroom homes, meticulously created to redefine contemporary living, while keeping with the local architecture. College Park beautifully harmonises the

tranquility of rural landscapes with the vibrancy of city living. A place where traditionally inspired architecture and envious interiors blend to create unrivaled living spaces that meet with the wants and needs of all families and lifestyles.

CHRISTLETON

In the tranquil village of Christleton, dining options may be modest in number but they offer a warm and inviting experience. The Ring O'Bells, a quintessential English pub in the heart of the village serves classic pub fare and real ales in a rustic atmosphere. If you are willing to venture a bit further, Chester provides a broader range of choices including Cheshire Cat, a pub and restaurant offering both traditional and contemporary dishes. Additionally The Vines at Carden Park Hotel and Spa offers a refined dining experience with a diverse menu featuring locally sourced ingredients making it a perfect option for those seeking a touch of luxury. Nestled in the luxurious Cheshire countryside, Christleton is an idyllic village offering a range of refined leisure activities. Explore its charming streets, stroll along the tranquil River Dee and indulge in leisurely bike rides along the scenic Chester Canal. Discover a peaceful oasis by the village pond, perfect for bird watching amid lush greenery and savour the quintessential British cuisine and local pubs and tea rooms. Nearby Chester adds a touch of history and adventure with attractions like Chester Zoo and the ancient city walls.

COLLEGE PARK SITE PLAN

A small development of 24 detached houses. There are four property types available - The Egerton, a three bedroom detached house, The Brereton, a four bedroom detached house, The Tatton, a four bedroom detached house and The Townsend, a five bedroom detached house.

HOME SPECIFICATIONS

- * Internal features energy efficient central heating.
- * Internal walls are painted in Chilton white matte emulsion.
- * Internal white panelled doors with chrome effect door furniture.

block paved driveway at the front leading to a double garage. To the side and rear the gardens will be laid mainly to lawn with an Indian stone flagged patio enjoying bi folding doors from the dining kitchen/family room.

**DOUBLE GARAGE**

6.30m x 6.17m (20'8" x 20'3")



Brick built double garage with twin up and over doors and side personal door.

DIRECTIONS**TENURE**

- * Freehold.
- * Management service charge £450 per annum.

COUNCIL TAX

- * Council Tax Band TBC - Cheshire West and Chester.

AGENTS NOTES

- * The property is the Townsend design by Castle Green Homes at College Park.
- * The photos used in this brochure are for illustration purposes and were taken in the show home. Some items shown in the show home are not included in the specification., Please speak to the Castle Green sales consultant for further information.

RESERVATION FEE

A reservation of £1000 is required to reserve your chosen plot, followed by exchange of contracts within 6 weeks of receipt of contracts.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

BEDROOM THREE

4.42m x 3.61m plus door recess (14'6" x 11'10" plus door recess)



BEDROOM FIVE

3.35m x 3.15m (11' x 10'4")



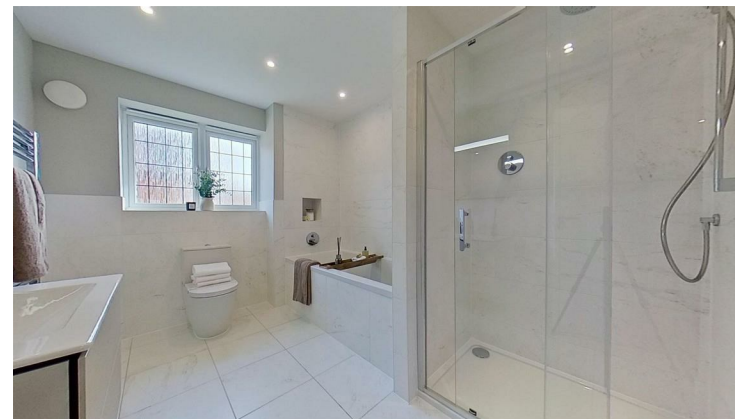
EN-SUITE SHOWER ROOM

2.44m max x 2.01m (8' max x 6'7")



FAMILY BATHROOM

3.33m x 2.51m (10'11" x 8'3")



BEDROOM FOUR

3.76m x 3.71m (12'4" x 12'2")



OUTSIDE



The property occupies a generous sized plot with a large

- * Ceilings throughout have a smooth finish and are to be painted in white emulsion.
- * Internal mouldings are to be painted in white satin.
- * Staircase will be painted in white and fitted with a contrasting handrail.
- * Wardrobes fitted to the principal bedroom dressing area.
- * Carpets will be fitted throughout.
- * Wiring for satellite and terrestrial television sockets are provided.
- * All electrical sockets and switches will have a brushed chrome effect finish with USB sockets as standard to kitchen and all bedrooms.

EXTERNAL FEATURES

- * Windows will be sealed double glazed units in PVCu.
- * Electrical vehicle charging point.
- * Bi folding doors fitted to the dining area.
- * Each home is fitted with GRP pre finished front door with solid colour externally and white internally.
- * GRP rear doors are to be finished in white.
- * External light to the front entrance and rear elevation.
- * Electrical operated steel up and over garage door painted in a coordinating colour to the front door.
- * Patio areas and pathways will be finished with Indian stone flags.
- * The front garden is landscaped and turfed.
- * Rear garden is to be turfed (refer to landscape layout).
- * Cold water tap to be fitted to the rear of each home.

KITCHEN FEATURES

- * Choice of Laura Ashley kitchens with coordinated quartz/sandstone worktops.
- * Kitchen and family areas are to be fitted with a choice of porcelainosa ceramic floor tiles or Amtico flooring.
- * Downlighters are to be fitted to the kitchen and family areas.
- * Appliances and Neff 900mm induction hob with 900mm box chimney hood. 1 x Neff single pyrolytic oven, 1 x Neff single pyrolytic and steam oven, Neff combi microwave oven and Neff compact steam oven, Neff full height integrated

larder fridge and full height cabinet freezer, Neff BI integrated dishwasher, Neff under counter wine cooler.

BATHROOM, EN-SUITES AND CLOAKROOM

- * Bathroom, en-suites and cloaks are to be fitted with a range of Duravit sanitary ware with complementary chrome taps.
- * Choice of vanity units to principal en suite, bathroom and cloakroom.
- * Choice of Porcelainosa wall and floor tiles.
- * Downlighters are to be fitted to the bathroom and en suites.
- * Chrome heated towel rails in all bathrooms, en-suites and cloakroom.

THE TOWNSEND

A five bedroom detached home with detached double garage extending to approximately 2908 sq.ft.

THE ACCOMMODATION COMPRISES:

PORCH

Arched brick entrance porch with contemporary outside lighting and composite entrance door with double glazed insert, security peephole and letterbox to the reception hall.

RECEPTION HALL

5.54m x 3.23m (18'2" x 10'7")



DOWNSTAIRS WC

2.24m x 1.09m (7'4" x 3'7")

LIVING ROOM

5.56m x 4.42m (18'3" x 14'6")



FAMILY ROOM

4.34m x 3.76m (14'3" x 12'4")



GALLERIED LANDING



EN-SUITE BATHROOM

3.43m x 3.07m (11'3" x 10'1")



DINING ROOM

4.98m x 3.23m (16'4" x 10'7")



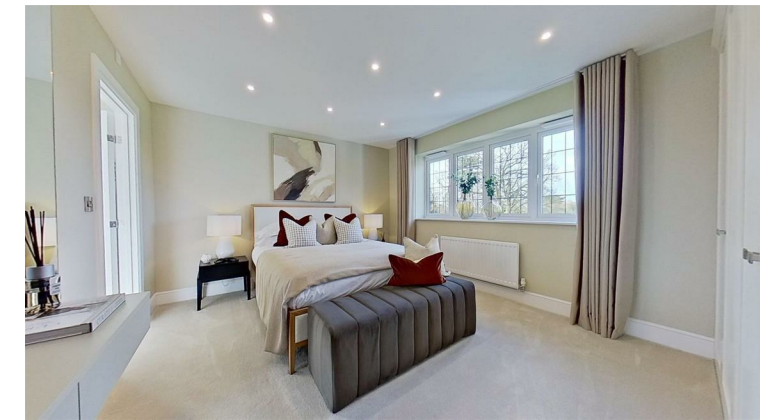
PRINCIPAL BEDROOM

4.52m x 4.22m (14'10" x 13'10")



BEDROOM TWO

4.52m x 3.48m (14'10" x 11'5")



UTILITY ROOM

4.37m x 1.93m (14'4" x 6'4")

DINING KITCHEN

6.93m x 4.34m (22'9" x 14'3")



STUDY

3.81m x 2.24m (12'6" x 7'4")



DRESSING ROOM/WALK IN WARDROBE

3.43m overall x 2.44m overall (11'3" overall x 8' overall)



EN-SUITE SHOWER ROOM

2.44m max x 1.98m max (8' max x 6'6" max)

