

A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF



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3

Guide Price £925,000





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## About this property

The Lodge is an enchanting detached home nestled within meticulously landscaped grounds, lovingly maintained and significantly enhanced by its current owners over the past two decades. Situated in a picturesque yet accessible rural location just north of Chester, this exceptional property offers a harmonious blend of countryside charm and modern luxury.

Accessed via an impressive tarmac driveway shared with one neighbouring property, the approach sets the tone for what lies beyond. The driveway opens into a generous parking area in front of the house and a double garage, providing ample space for residents and guests alike.

Inside, the ground floor welcomes you with a spacious entrance hall leading to an outstanding open-plan kitchen and family room, an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of units and appliances, complemented by a practical utility room. The living room is both spacious and inviting, featuring an open fireplace that adds warmth and character. A light-filled garden room with elegant Italian marble flooring further enhance the living space.

The principal bedroom is a true retreat, boasting generous proportions and a luxurious en suite bathroom. Two additional bedrooms and a stylish

family bathroom provide comfortable accommodation for family or guests. A striking oak staircase leads from the kitchen/family room to a versatile mezzanine level, currently configured as a bedroom and office area.

Externally, the gardens are a standout feature beautifully manicured and predominantly laid to lawn, interspersed with mature trees, shrubs, and vibrant herbaceous borders. The grounds wrap gracefully around the property, a large patio offers multiple areas for outdoor dining, relaxation, and entertaining. A particular highlight is the bespoke covered BBQ kitchen area, thoughtfully designed for outdoor cooking and social gatherings, making it perfect for summer evenings and weekend get-togethers in this idyllic setting.



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## Key Information

### Local Authority

Chester West & Cheshire

### Council Tax

Band = G

### Tenure

Freehold

### Services & Additional Information

Mains Electricity, Water &

Drainage

Private heating supply.

### EPC

EPC Rating = E

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	39 E	
21-38	F		
1-20	G		

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Enquire

### Talk to an agent

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## More Information



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