



Rio
Ledsham Lane | Ledsham | Wirral | Cheshire | CH66 0NB

FINE & COUNTRY

RIO

Fine & Country proudly presents "Rio," a prestigious six-bedroom family residence, boasting a home cinema room, double garage, generously sized kitchen/diner/family room, landscaped gardens and nestled in the heart of the semi-rural Ledsham Village.



THE SMART FAMILY







This premium home, an exceptional 6-bedroom haven meticulously refurbished to an exquisite standard throughout, with all of the modern conveniences that would suit a number of families, who would like to move into a fully renovated, modern family home.

You enter this magnificent property through the grand entrance porch into a spacious hallway, which adjoins the family cinema room. Whether hosting a movie night with loved ones or enjoying a quiet evening alone, this space is designed for ultimate relaxation and enjoyment.

To the left, the family lounge exudes warmth and comfort enhanced by a wood burning fire and dual aspects offering enchanting garden views.

Continuing through the hallway, a journey of elegance unfolds, leading to the heart of Rio – the expansive kitchen/diner/morning room & utility space. Here, under-floor heating underlines the sophistication of modernity, harmonizing with polished marble worktops and high-end Neff appliances. A generous island with breakfast bar and wine cooler forms the centrepiece, seamlessly merging with the morning room and diner, suffused with natural light, creating an ambiance of warmth and hospitality.

The added convenience of a separate utility room, with provisions for essential appliances and a full glass door leading to the garden, enhances the functionality of this distinguished home.



Ascending to the first floor, be greeted by a magnificent panoramic window bathing the landing in natural sunlight and offering captivating views of North Wales. Two spacious double bedrooms, alongside the master suite with its walk-through dressing room and en-suite shower, epitomise luxury living. The allure of relaxation extends to the fabulous outdoor balcony, a sanctuary at day's end. One of the double bedrooms is currently utilized as a home office, adapting seamlessly to the needs of modern living. A modern family bathroom, adorned with a freestanding double-ended bath and walk-in shower.

The second floor also enjoys magnificent views of the Welsh Mountain range, from the Velux balcony window, which couples up as a peaceful reading area. There are a further two double bedrooms, boasting modern sliding wardrobes and rear dormer windows to take in the far-reaching views. A third bathroom, finished to impeccable standards, completes this level, ensuring every comfort is met with sophistication. You enter Rio, through an electric gated driveway, which leads to a large double garage, an EV charging point, a wraparound patio, enveloped by the landscaped gardens. The well-proportioned home office/bar and a gymnasium, providing the perfect balance between work, leisure, and fitness within the comfort of your own home.





Seller Insight

“ We have enjoyed living in this peaceful and tranquil area, with magnificent views of the North Wales Mountain Range from the panoramic window on the first floor, and also the second-floor balcony window, where we often take time to relax at the end of a busy day.

The large secure gardens have also been a huge benefit to the whole family, where we have enjoyed many happy memories with our children and extended family, utilising the garden room, wrap around patio and large garden for family parties.

Our favourite room has to be the kitchen, which blends seamlessly into the morning room and dining room, creating one huge family living area, where we can often spend hours together as a family, but we've also had so much fun watching movies together and eating popcorn in our home cinema room.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























Location: Ledsham Village is located in the sought-after South Wirral area of Cheshire, situated between the Wirral Peninsula and The Historic Roman City of Chester. Local towns, such as Little Sutton & Neston offer good amenities, whilst Chester offers a far more comprehensive selection of boutique shops, bars and restaurants.

Education: the village sits within the catchment of noted local schools including, Capenhurst C of E Primary School, Little Sutton C of E Primary School, plus Neston High School, Wirral Grammer and private education at both Kings and Queens of Chester.

Commuter network - Ledsham Village is easily accessible to all major commercial centres of the Northwest via the M53 and M56 motorway networks. There are local train stations in Capenhurst, Little Sutton and Overpool plus Chester Train Station offers a direct link to London Euston in approximately two hours.

Sporting facilities: The Wirral Peninsula also enjoys excellent sporting facilities, from the Royal Liverpool Golf Club, Neston Cricket & Lawn Tennis Club, Caldy & Wirral Rugby Union Clubs, The West Kirby Sailing Club and not forgetting Chester's Roodee racecourse, many rowing clubs on the River Dee and Chester City Football Club, and of course Everton, Liverpool and Tranmere Rovers football clubs are only a short drive away.

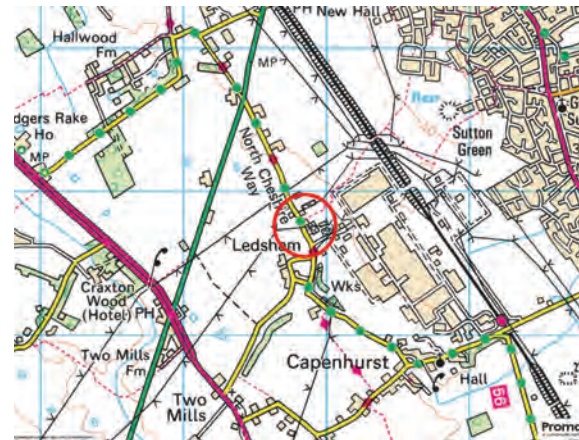
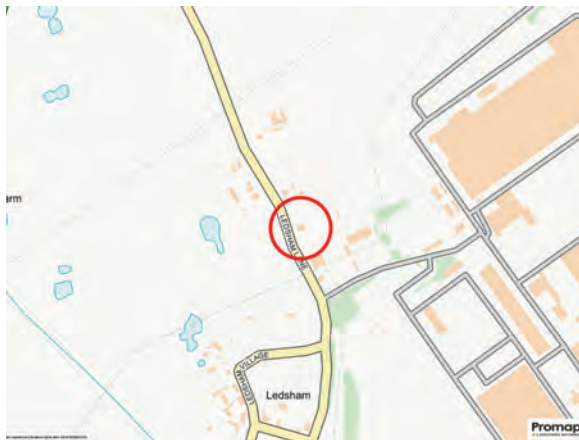
Fine & Country invites you to experience the epitome of refined living at Rio on Ledsham Lane. Contact our experienced agent today to arrange a private viewing and discover the unparalleled luxury that awaits within this distinguished residence.

Utilities: septic tank, mains electricity, LPG gas boiler and central heating, mains water, underfloor heating in main kitchen area.

Mobile phone coverage: 4G available in the area, we advise you speak with your provider.

Broadband availability: standard broadband available, we advise you check with your provider.

Special notes: No drone flying in the area, ask our agent for more information.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47, E
21-38	F	34, F	
1-20	G		



GROSS INTERNAL AREA: 3685 sq ft, 342 m²
 LOW CEILINGS: 189 sq ft, 17 m²
 GARAGE: 399 sq ft, 37 m²
OVERALL TOTALS: 4273 sq ft, 396 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 09.02.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0) 1829 470 480
chester@fineandcountry.com
Chester Business Park, Herons Way, Chester, Cheshire CH4 9QR

