



19 Cheshires Way
Saughton | Chester | CH3 6BB

FINE & COUNTRY

STEP INSIDE

19 Cheshires Way

The grand entrance hall and sweeping staircase welcome you into a home filled with warmth and natural light from the galleried landing above. Generous proportions, high ceilings, and refined detailing define each room, creating a sense of flow and grace.

The formal living room, with its elegant stone fireplace and French doors to the rear terrace, forms the heart of the home, a perfect setting for family evenings or entertaining. To the front of the home sits a dedicated home office and formal dining room overlooking the landscaped driveway.

The open plan kitchen and breakfast room open seamlessly through French doors onto the sunlit south-facing terrace, ideal for summer gatherings and through to the family sitting room, offering a relaxed retreat for all the family. Practicalities are well proportioned with a separate utility/laundry room, cloakroom, and generous storage throughout.

The feature central staircase takes you to a galleried landing above with generous proportions that invites quiet moments, a reading space with sunlight spilling through French doors onto a Juliet balcony.

The principal bedroom suite overlooks the rear garden and provides a private sanctuary with a dressing area and a Carrera marble-tiled bathroom. The guest bedroom enjoys its own en-suite shower, with three further double bedrooms and a spacious family bathroom completes the upper floor. Every finish reflects understated elegance, timeless style, and a loving family home.









SELLER INSIGHT

“ For over 15 years, this exceptional home has provided us a very safe and nurturing environment where our whole family has thrived. We have enjoyed the perfect blend of comfort, convenience, our children have grown up here blissfully and there is a very happy community spirit. Our two children have benefited and reaped the rewards from outstanding local private schools and have gone on to pursue successful medical careers, reflecting the supportive atmosphere of the neighbourhood.

As medical professionals ourselves, we have appreciated the easy access to Chester and Wrexham, making daily commutes effortless. After an extremely busy day at work, coming home is always something we looked forward to. The property has also been ideal for multi-generational living, with our elderly parents enjoying the vibrant local community and convenient transport links to the city of Chester.

Leisure opportunities have been plentiful, with quick access to Cheshire and North Wales for memorable days out, regular trips to Merseyside for football, and weekly journeys to Manchester for cultural and spiritual enrichment at the Sikh Temple.

The home's unique character is enhanced by its quiet cul-de-sac location, where we have been fortunate as the neighbours respect our privacy yet offer support when needed. We have benefited from the convenience of having both Co-op and Sainsbury's just a short distance away, making everyday shopping effortless.

We have also been able to embrace the outdoors with easy access to Caldy Valley Nature Park and Sandy Lane Park, perfect for family strolls, exercise, and relaxation. The nearby Rake and Pikel pub added to the welcoming community atmosphere. The Eaton Estate annually invites the surrounding village families to join in on Christmas activities, the annual bonfire celebrations and summer garden open days all of this has enriched our lives and made us feel right at home.

It is now time to hand over the keys to the next generation to enjoy this beautiful home.*

* 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.







Step Outside

Cheshire's Way is a small enclave of 6 detached luxury properties, approached via a private driveway. Nineteen enjoys a detached double garage with additional storage and ample parking. Easily maintained landscaped borders frame the approach, with secure fencing and a garden gate leading to the rear private garden. The south-facing gardens are fenced all round with planted borders and trees offering privacy. Whether hosting gatherings, enjoying quiet family moments or playing, the garden is a perfect sanctuary.

A Sense of Place

Saighton lies between Huntingdon and Chester beyond, once in the ownership of the Eaton Estate, the ancestral home of the Duke of Westminster, where a legacy of stewardship and natural beauty has shaped village life here over decades. Saighton retains a strong sense of community and belonging, tree-lined avenues, landscaped greens, the development was part of many years of planning for Chester professional families who prefer living on the outskirts of a city with a community spirit of village life. The Duke of Westminster opens his estate gardens to the villages during the summer months, and his annual Bonfire night party is always a treat for every member of the family.

Just minutes away lies Chester, where Roman walls, riverside walks, and boutique streets host fine dining, galleries, and heritage charm. Excellent connections make this the ideal base for professionals and families alike, with Manchester, Liverpool, and the North Wales coast all within easy reach.

For families, the new Huntington junior school was opened in the village, Christleton High School rated outstanding by Ofsted is moments away by car and bus transport is available within the village. Whilst King's School, The Queen's School, and Abbey Gate College rank among the region's best.

Heritage Reimagined

Once home to RAF servicemen and women, Saighton has a proud history of contribution and community. Today, those same wide skies and peaceful vistas form the backdrop for a new chapter one that honours the past while embracing the promise of modern family life.

19 Cheshires Way stands as a modern heir to that heritage, a home of substance, grace, and soul. A place to grow, to entertain, and to belong deeply rooted in the spirit of Cheshire.





Property Information

Utilities – The property is connected to mains water, drainage, electricity, and gas.

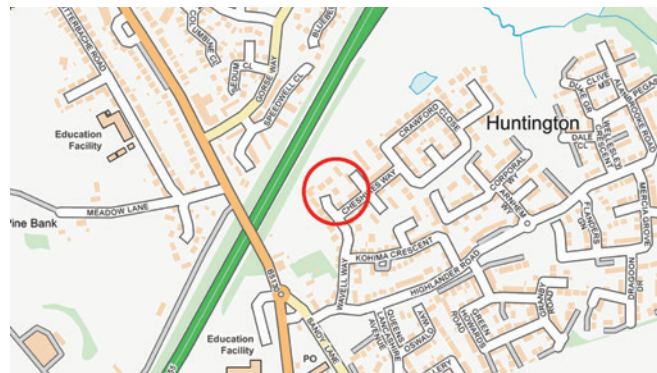
Mobile Phone Coverage – 4G and 5G mobile phone signal is available in the area. We advise you to check with your current provider.

Broadband Availability – FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Local Authority – Cheshire West and Chester

Construction Type – Standard

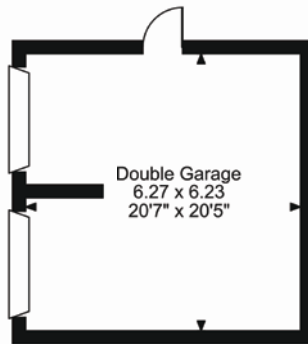
Tenure: Freehold | EPC: C | Tax Band: G



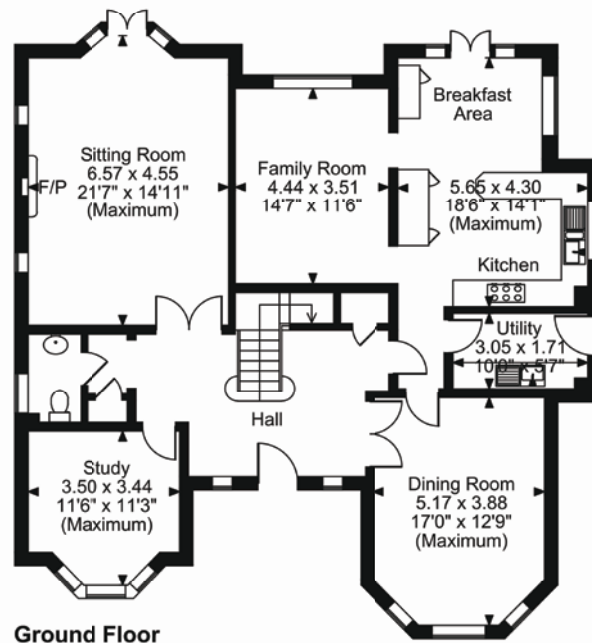
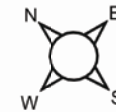
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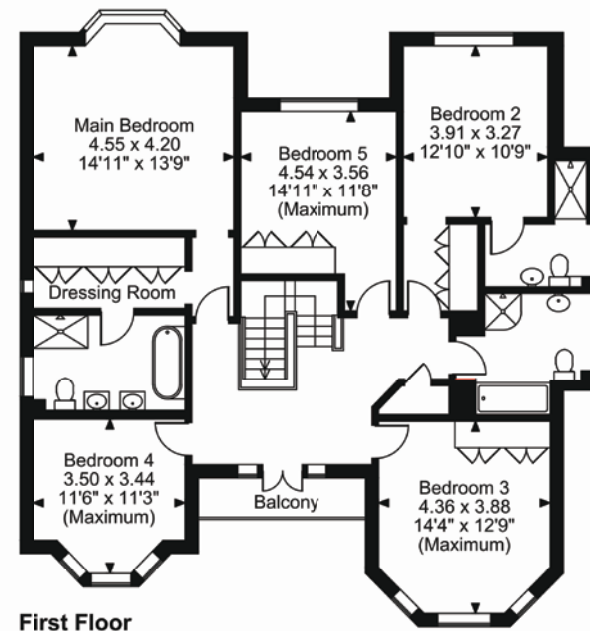
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Cheshires Way, Saughton, Chester
Approximate Gross Internal Area
Main House = 2803 Sq Ft/260 Sq M
Double Garage = 420 Sq Ft/39 Sq M
Total = 3223 Sq Ft/299 Sq M



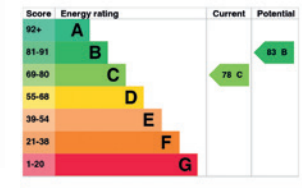
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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