



3 The Stiles  
DELAMERE PARK

# Delamere Park's Premium Plot

Peacefully positioned on one of the most desirable roads on prestigious Delamere Park, perfectly placed within its comfortably spaced plot, discover a much-loved family home revitalised for modern living. With only two owners in its entire 54-year history, No. 3, presides over the quiet cul-de-sac of The Stiles. One of the first enclaves set out in the Delamere Park development, the homes along this broad and leafy cul-de-sac, with its neatly mown verges and mature trees, are spaciouly set apart, rendering The Stiles one of the most desirable roads in the neighbourhood.

Once the site of Delamere House, and in more recent years serving as a base for British and American soldiers ahead of the D-Day Landings, Delamere Park boasts a rich and varied history. Tranquil and safe, with a host of community facilities to serve both young families and retirees alike, Delamere Park holds timeless appeal for all ages.

Redecorated throughout in light contemporary colours, further extensive renovations recently undertaken at No. 3, The Stiles include the installation of a newly installed roof, a brand-new fitted kitchen and utility room, new flooring, alongside a brand-new electrical consumer unit fitted in the spacious double garage, served by a convenient automatic, remote-controlled up and over door.





## Peaceful Haven

A warm welcome awaits indoors at No. 3, The Stiles, where the front door opens to a long and wide entrance hallway. Bright and cheerful, plush grey carpet marries with freshly redecorated walls for a modern appeal. Work from home in comfort and convenience from the study on the left. Large and light, with a window to the side patio, its location enables signing for parcels with ease, before returning to work.





## Snuggle Down



Across the entrance hall, to the right of the front door, step through into the serenity of the sitting room. Bathed in light from the beautiful bay window to the front, and French doors opening to the patio at the rear, the sitting room is a picture of elegance; warmth emanating from the gas fire in its cream surround. Relax and unwind in the evenings or enjoy a spot of afternoon sun on the sofa, as the rays make their way round from front to rear.

Freshen up in the convenient cloakroom, tiled underfoot and furnished with wash basin and WC.

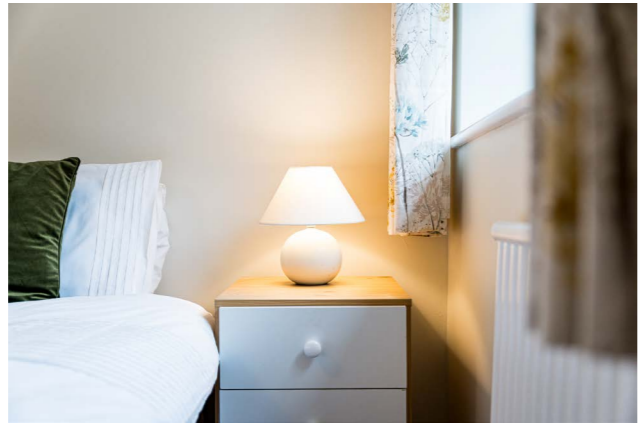


Approaching the end of the entrance hallway, discover the kitchen on the left. Just completed and unused, this modern, in-frame Shaker-style kitchen, with solid wood doors, painted in pale grey exudes timeless appeal. Quality appliances, brand new and unused, include a Bosch double oven, Smeg gas hob, with integrated fridge, freezer, and dishwasher. Light and airy, with views out to the side of the property, washed oak-effect LVT flooring flows out underfoot. Opening up from the kitchen is the handy utility room, offering access outside and furnished with a further sink and storage alongside plumbing for a washing machine.



Next door, the dining room is a light, spacious and airy room, with French doors inviting you out onto the patio terrace, the perfect place for summer barbecues and aperitifs. Carpeted in grey underfoot, this bright and bountiful room offers dining in a classic sense, but also affords provision for development should your preference lean toward the current open-plan dining-kitchen trend. Returning to the entrance hall, sneak a peek at the storage available beneath the stairs before ascending to the first-floor landing.



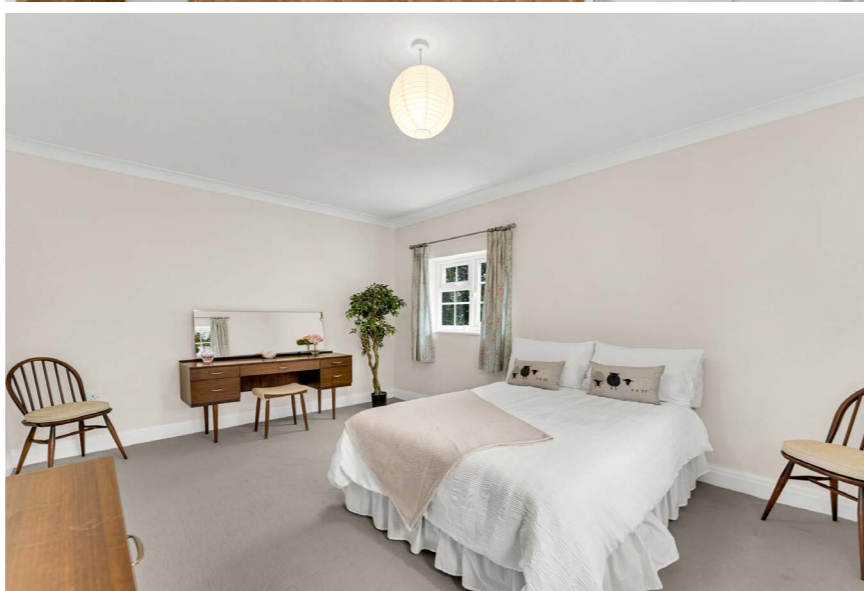


## Sweet Dreams

Turning right, arrive at bedroom four. Peaceful and bright, with ample space for a single or double bed and wardrobes, this bedroom could serve equally well as a nursery, dressing room or further home office.

Next door, at the end of the landing, a spacious guest bedroom is awash with light from windows to the front and rear. Dressed in cool, neutral shades, peacefulness pervades, and there is ample room for a double bed and furnishings.





## Tranquillity Beckons

Ahead from the top of the stairs, relax in the tranquil surrounds of the main bedroom, where a wall of built-in wardrobes provide plenty of storage, and views extend out over the garden to the rear.

Served by a pristine ensuite shower room, refresh and revive in the mornings in perfect privacy, with ample storage for all your shampoos, soaps and scents available in the fitted furniture, which also houses the wash basin and WC.

Spaciously sized, the family bathroom lies along the landing, served by a bath, with showerhead attachment, and separate shower cubicle. Fitted furniture provides storage once again, also accommodating the wash basin and WC.

At the end of the landing on this side, a third bountiful double bedroom beckons, filled with light and offering leafy views out over the garden to the side and front. Carpeted and dressed in neutral tones, it completes the complement of four bedrooms at No. 3, The Stiles.



# Sunshine, Shelter and Shade

Safely enclosed for those with younger children, mature hedges provide privacy to the low maintenance garden at the rear, where an area of flat lawn provides space to play, alongside a good-sized patio, ideal for entertaining in the summer months. Along the side, outside the kitchen, stands a second area of patio, the perfect place to watch the children play or simply listen to the birdsong in peace and privacy.



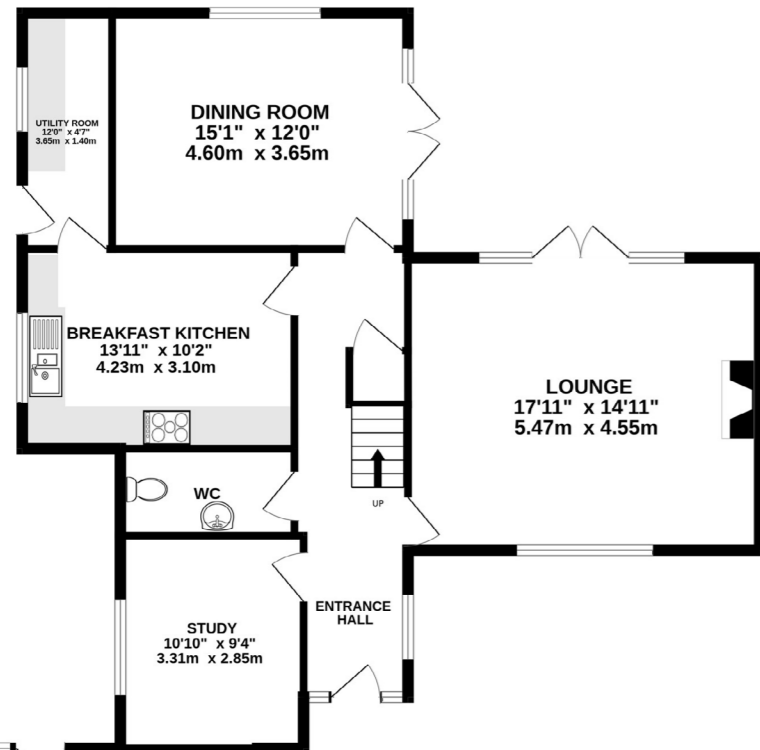
*"It's a very quiet and safe environment for families."*



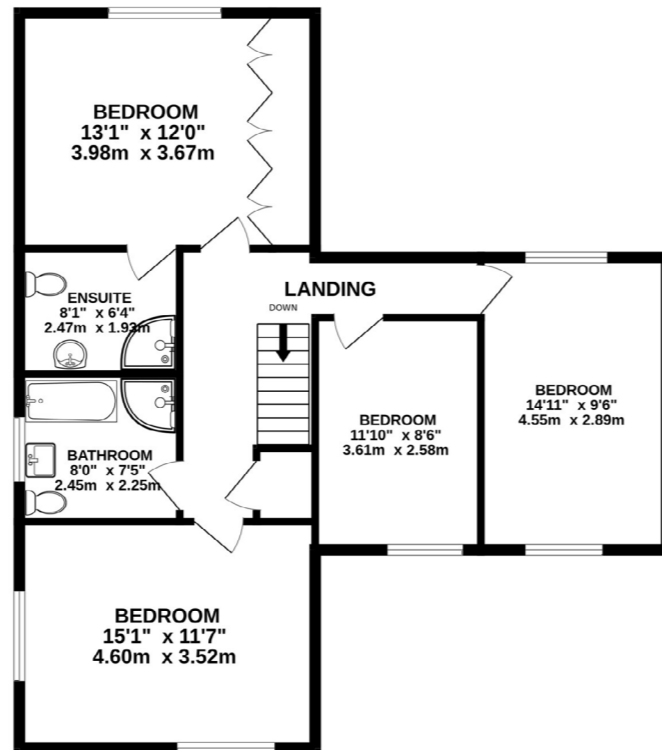
# Out & About

Nestled in the green embrace of Delamere Park, take in the scenic walks and explore the charming country lanes that connect to picturesque nearby villages as well as Delamere Forest, with its footpaths, cycle trails and running routes. Delamere Park's handy location also offers convenient access to a network of local road and rail links, making commuting easy, with buses running to and from the Park. Close to the shops in nearby Cuddington, Sandiway and Weaverham, yet sufficiently separate, Delamere Park holds enduring appeal for all those seeking a safe and quiet environment, balancing peace and privacy with the opportunity for social encounters and leisure activities. Retaining the innate country feel of its surroundings, the large village green is well maintained, whilst Delamere Park's private residents' facilities include a swimming pool, squash courts, floodlit tennis courts, and a Residents' Clubhouse which has two bars and hosts regular social functions for residents and their guests, aimed at all ages. Ideal for families, with primary schools in the neighbouring villages of Cuddington, Sandiway and Norley. For older children, the educational opportunities are vast, with a wide selection of secondary, independent and tertiary schools to be found in nearby Hartford, including The Grange School and Sir John Deane's Sixth Form College. A haven amidst the hectic hustle and bustle of modern life, No. 3, The Stiles serves as both a nurturing home for young children and a reassuring retreat for retirees. Offering all you need to adapt to your needs, No. 3, The Stiles is more than just a home. Easy, fresh and awaiting its next adventure, No. 3, The Stiles is a home you can take in whichever direction you want.

GROUND FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



DOUBLE GARAGE  
18'10" x 17'9"  
5.75m x 5.40m

**TOTAL FLOOR AREA: 2078 sq.ft. (193.0 sq.m.) approx.**

**EXCLUDING GARAGE: 1754 sq.ft. (161.95 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Where do you go when you need:



**Essentials**  
(Like bread and milk):  
Shops in Cuddington



**A walk:**  
Delamere Forest. Good walks  
around Delamere Park



**A bite to eat:**  
Coast in Tarporley



**A pub:**  
There is a club on Delamere  
Park



**School:**  
The Grange - Hartford Primary  
and High Schools in Hartford.  
There is a bus service to the  
schools from Delamere Park

See  
Phil's  
Video



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Unable to locate the property?  
Try [what3words](#)

prepare.egging.plantings

3 The Stiles  
DELAMERE PARK

3 The Stiles, Delamere Park CW8 2UR



01606 339 922 | [hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)