



CHURTON  
COTTAGE

CHURTON



## Serene Setting

Surrounded by the glorious greenery of the Grosvenor Estate, with riverside walks close by and just a short distance from the centre of historic Chester, experience the best of both worlds at Churton Cottage. A much-loved family home, Churton Cottage is a serene and secluded rural retreat, tucked away beyond a gated entrance, along a sweeping gravel driveway, enveloped by mature trees and set to a backdrop of birdsong.

Plenty of parking is available for four cars, alongside a double garage, whilst borders bristling with the wide-brimmed blossoms of hydrangea create a colourful scene upon approach to the timber framed, Cheshire brick porch.



## Characterful Arrival

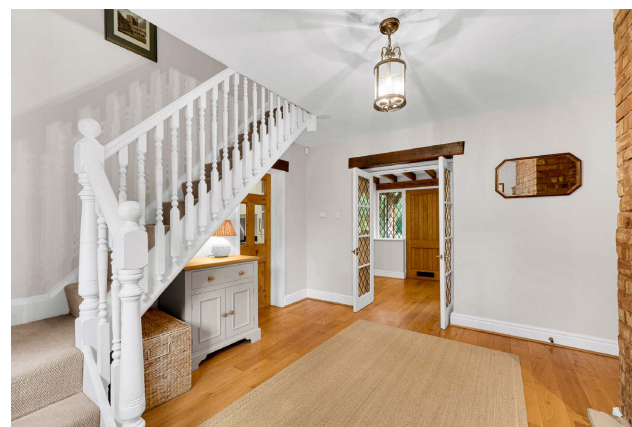
Beams bedeck the ceiling overhead, stepping into the broad and airy entrance hall, where the spaciousness and tranquillity of Churton Cottage are instantly palpable. Wood flooring flows out underfoot, making way for tiled flooring in the WC to the left, where there is also a wash basin.

Work from home in the peace and quiet of the home office on the right, where wide windows look out over the lawn with pretty planted borders to the front. Beams, a recurrent motif throughout Churton Cottage, extend overhead once more.

## Light-Filled Living

Double doors ahead from the entrance hall are glazed, delivering light through into the inner hall ahead, where a handsome exposed brick chimney breast serves as a cosy focal point. Stairs lead up ahead, whilst a doorway to the left leads through to the sitting room.

Saturated with light, large windows to two sides invite the outdoors in, whilst cream carpet and walls create a soothing, calm ambience, warmed by the rustic beams overhead. Warmth filters through the room from the wood-burning stove, nestled beneath a sturdy wood lintel. A spacious, bright and welcoming room, there is space for all the family here.





## The Heart of the Home

Across the inner hall, beneath the stairs, step through to the large and light, open-plan kitchen dining room. The hub of the home, everyone is drawn to the warmth and welcome of this sociable culinary space, where the central island breakfast bar is a natural place around which to congregate.

Cream cabinetry offers ample storage, with black gleaming granite worktops offering a sophisticated contrast in colour, accommodating a double Belfast sink. Other appliances include an oven, extractor hood and microwave. Plenty of additional space for all your culinary essentials can be found in the traditional walk-in pantry.

At the end of the kitchen, season mealtimes with glorious views from the dining table, positioned overlooking the garden through bifolding doors.

Tiled flooring harmonises with the colour of the cabinetry, flowing through to the utility room beyond, where wooden worktops feature alongside further cabinetry and plumbing for a washing machine and tumble dryer.

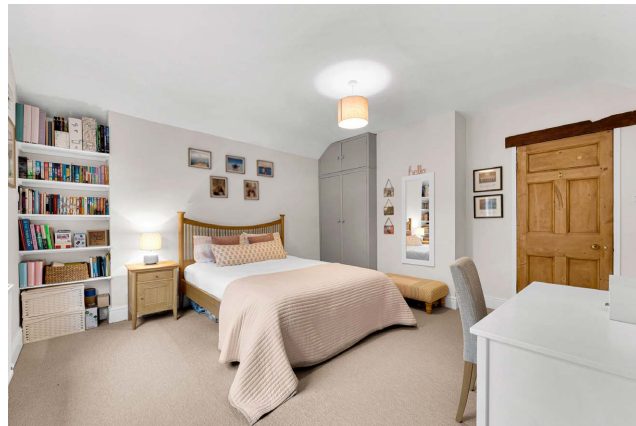


## Versatile Spaces

Also accessed off the kitchen is a cosy family room. Carpeted and furnished with fitted storage, it could even serve as an accessible ground floor bedroom for a dependent relative.

Across from here, also off the kitchen is a snug lounge. Whitewashed beams in the ceiling overhead, wide windows and sliding doors ensure a light, bright ambience alongside instant access out to the garden.





## Soak and Sleep

From the inner hall, ascend the stairs to the first-floor landing, making your way right to reach a good size bedroom currently housing a single bed, and with deep alcoves containing fitted shelving and ideal for wardrobes or drawers.

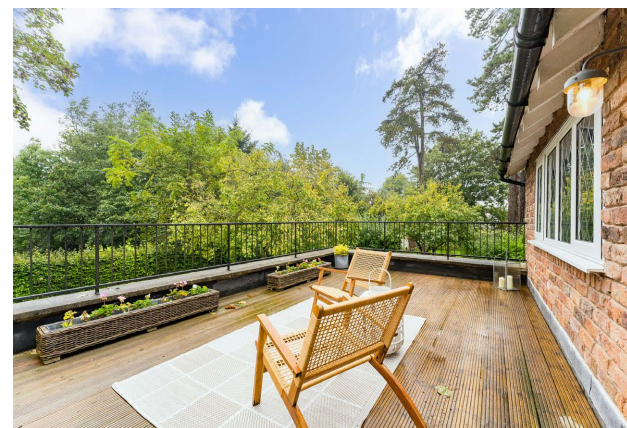
Next door, a large and light double bedroom again features alcove shelving, alongside fitted wardrobes and with a window framing leafy views out over the garden. Bathed in light from a large Velux window, refresh and revive in the spacious en suite, tiled underfoot and furnished with wash basin, WC and shower.

Returning to the landing, directly opposite the stairs step into an inner landing, where the main family bathroom awaits on the right. Tiled underfoot and to the walls, a large Velux in the high ceiling invites light down. Soak away your aches in the deep bath with shower over. There is also a WC, wash basin and heated towel radiator. Plenty of storage awaits in the built-in cupboard.

Opposite, another spacious double bedroom, bedecked in beams overhead, can be found, offering enchanting views out over the garden. Carpeted in cream, this bedroom also features built-in shelving for all your favourite books.

Making your way left from the top of the stairs, an inner landing leads you to a fourth double bedroom on the left, carpeted and bright and with leafy views out.





## Sweet Dreams Await

At the end of the inner landing, emerge into the capacious master suite. Make your way through into the en suite on the right, where you can relax and unwind in the rolltop, claw foot bath. Spacious and light, with wood flooring underfoot, there is also a separate shower, alongside wash basin and WC.

Sleep soundly in the master bedroom, where fitted wardrobes offer ample storage, and light streams in through wide windows. Wake up to serene views out over the Grosvenor Estate, and begin the day to a chorus of birdsong, from the substantially sized balcony; the perfect place for a morning cup of tea...or an evening glass of wine.





## Sunny Spaces

Outside, the private and enclosed garden unfurls from the home, safe and secure for children and pets, and offering plenty of space to relax and unwind with a book on the decking or patio, as the children play on the enormous lawn.

Admire the sunsets, listen to the birdsong and soak up the peace and tranquillity of this secluded spot. Plenty of storage for your gardening tools can be found in the shed, carport or double garage.



*"We've had marquees on the lawn and children's inflatable obstacle courses for birthday celebrations!"*



## Out and About

Embraced by the restorative greenery of nature, walks abound from the doorstep. Head out and within ten minutes you can be walking along the River Dee and from there on into the village of Farndon or the ancient Roman city of Chester, with all of its shops, restaurants, culture and history.

Reward your exertions with a drink at one of the nearby pubs, including the award-winning White Horse, in walking distance of Churton Cottage. The Grosvenor Arms is another popular local favourite.

For families and fitness enthusiasts, close by there is Farndon community centre, whose facilities include a park, playing field, tennis court and a football pitch. Nestled on the outskirts of Farndon, it is merely a mile walk into the village, which is home to a Post Office, hairdressers, doctors' surgery, beauty salon, pharmacist, antiques shop, and butchers.

For education, Farndon Primary School is close by whilst for secondary and independent provision, nearby you can choose from Bishop Heber High School alongside private schools King's, Queen's and Abbeygate School. The community centre also offers holistic classes and children's clubs.

Rural, but not remote, from Churton Cottage you have easy access into Chester – just a ten-minute drive away. Chester Station, meanwhile, offers regular trains to London, Manchester and Liverpool. You can also pick up a local bus from Churton into Chester or Wrexham.

A versatile home, with an easy flow and flexible layout, Churton Cottage is a home brimming with character and comfort, nestled within the lovely community of Churton. With space to entertain, and a warmth and welcome beyond compare, Churton Cottage is the ideal home for families and those who enjoy socialising.

## Ask the Owners

Where do you go when you need...



### Groceries?

Aldford Village Store



### A walk?

Along the River Dee and Chester



### A bite to eat?

The Grosvenor Arms, Aldford



### A day out with the family?

Chester, Manchester or Liverpool



### A local pub?

The White Horse, Churton

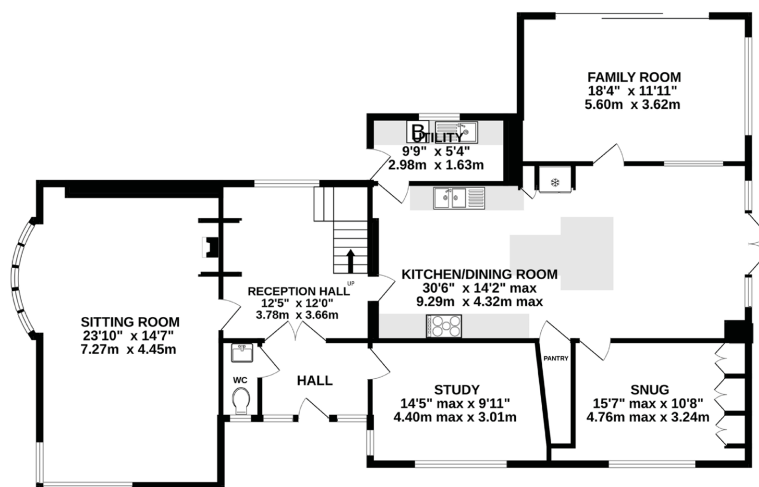


### School?

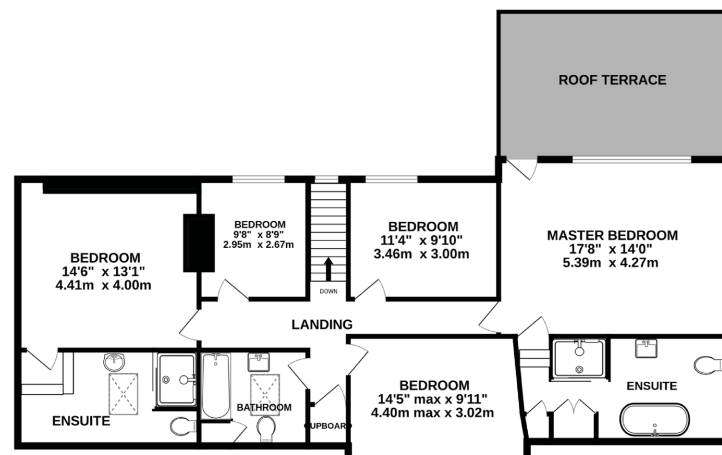
Farndon Primary School, Bishop Heber High School, King's or Queen's School



GROUND FLOOR  
1582 sq.ft. (147.0 sq.m.) approx.



FIRST FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.



GARAGE/CAR BARN  
834 sq.ft. (77.5 sq.m.) approx.



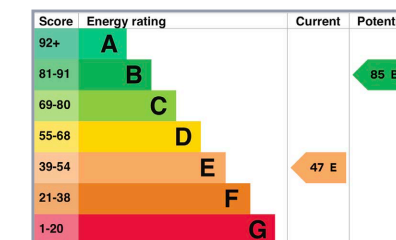
**TOTAL FLOOR AREA: 3669 sq.ft. (340.9 sq.m.) approx.**  
EXCLUDING DOUBLE GARAGE/CAR BARN: 2835 sq.ft. (263.4 sq.m.) approx.

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.

# Specifications

- Serene and secluded rural retreat in Churton
- 2835 square feet of internal living space
- 0.45 acre plot
- Spacious family living areas
- 5 bedrooms and 3 bathrooms
- Mature private gardens
- Double garage and double carport
- Riverside walks on your doorstep
- Easy access into Chester – just a ten-minute drive away
- Regular trains to London, Manchester and Liverpool from Chester Station

See Ian's  
Video  
Tour



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