





## SETTING THE SCENE

Tucked away in a tranquil corner of the sought-after village of Saughton near Chester, 23 Crawford Close is a modern and spacious family home that enjoys an idyllic position on a quiet no-through road. Bordering open fields and a serene pond, the property offers a peaceful retreat while being just a short drive from the vibrant city of Chester. With its private setting, expansive plot, and charming features, this home is ideal for those seeking the best of both countryside living and modern convenience.





## STEP INSIDE

Upon entering the home, the entrance hall immediately strikes you. The oak-and-glass staircase takes centre stage, drawing your eye upward to the expansive galleried landing above. The sense of space is further enhanced by the airy open-plan design that flows seamlessly from room to room.



To the right, you'll find the office, a quiet and peaceful space for working from home. To the left, the snug/tv room offers a cosy retreat with ample room for relaxing and unwinding. These reception rooms provide the perfect balance of formal and informal living, allowing for a variety of uses to suit any family.



# STEP INSIDE



## THE HEART OF THE HOME

The kitchen-living-dining room is undoubtedly the heart of the home. This open-plan space offers ample room for both family cooking and entertaining. The kitchen itself is modern and stylish, fitted with high-quality appliances and plenty of worktop space. A generous breakfast bar allows for casual dining, while the dining area comfortably accommodates a table, ideal for family meals or hosting guests. The luxury vinyl oak flooring throughout the ground floor creates a sense of warmth and continuity, while also being practical and easy to maintain.

A separate utility room provides additional storage and laundry space, with access to the rear garden and garage.







## REST AND RECHARGE

As you ascend the stairs, the galleried landing offers an impressive view down into the entrance hall below. This space is perfect for showcasing artwork or displaying family photographs.

The first floor hosts five spacious bedrooms, including the master suite, which benefits from a walk-in wardrobe and panoramic views over the surrounding fields.







The remaining bedrooms are generously sized, with built-in wardrobes in bedroom three, ensuring ample storage space for all. The bathrooms are thoughtfully designed and finished to a high standard, with modern fixtures and fittings. The family bathroom features a sleek, contemporary design, with a choice of a bath and separate walk-in shower, perfect for unwinding after a busy day.



## A BREATH OF FRESH AIR

The property is set in an impressive plot, with a garden that stretches to both the rear and side of the house. The rear garden is fully enclosed, offering a safe and private space for children to play or for pets to roam freely. A particularly charming feature is the bespoke oak gazebo, which makes for an ideal outdoor entertaining space or a peaceful haven for relaxation.

Beyond the garden, a private gate offers access to a quiet footpath that runs through the neighbouring fields, allowing for scenic walks and easy access to the surrounding countryside. For those with dogs, this footpath is an absolute gem, offering acres of space to explore.







## PARKING AND ACCESS

Access to the property is via a private driveway with ample parking space for several vehicles. The property also benefits from a boarded garage loft, providing additional storage or the potential for future conversion. To either side of the home, there are gated accesses leading to the garden and offering direct access to a little-used footpath that crosses the fields to Christleton. The addition of an oak-framed gazebo in the garden makes for the perfect outdoor retreat.





## PERFECTLY PLACED

The location of 23 Crawford Close offers the best of both worlds: it feels like a private rural retreat, yet it's just a 10-minute drive from Chester, making it ideal for those commuting or wishing to enjoy the city's amenities. For shopping, Waitrose is just a short drive away, while Chester's city centre offers a wealth of cultural, historic, and recreational opportunities.

The nearby village pubs, including the Grosvenor Arms in Aldford, the White Horse in Churton, and the Ring O'Bells in Christleton, offer a warm welcome and good food. If you're feeling adventurous, head out on foot across the fields to Christleton, which is just a 25-minute walk away. Families will appreciate the range of excellent schools nearby, including Christleton High School, Huntington and Saughton Primary Schools, Abbey Gate College, and Kings School, all within easy reach.

Whether you're looking to settle down in a home that offers both space and privacy or you want a property that provides a gateway to the countryside yet is still close to the city, 23 Crawford Close is the ideal choice. With its spacious layout, charming features, and enviable location, it's the perfect family home.

## ASK THE OWNERS

Where do you go when you need...



### GROCERIES

Co-op in Saughton, less than 10 minutes' walk away



### A LOCAL PUB

The Grosvenor Arms, Aldford



### A WALK

There are lots of nearby walks on the doorstep



### A DAY OUT WITH THE FAMILY

Chester, only a 10 minute drive into Chester Town Centre



### A BITE TO EAT

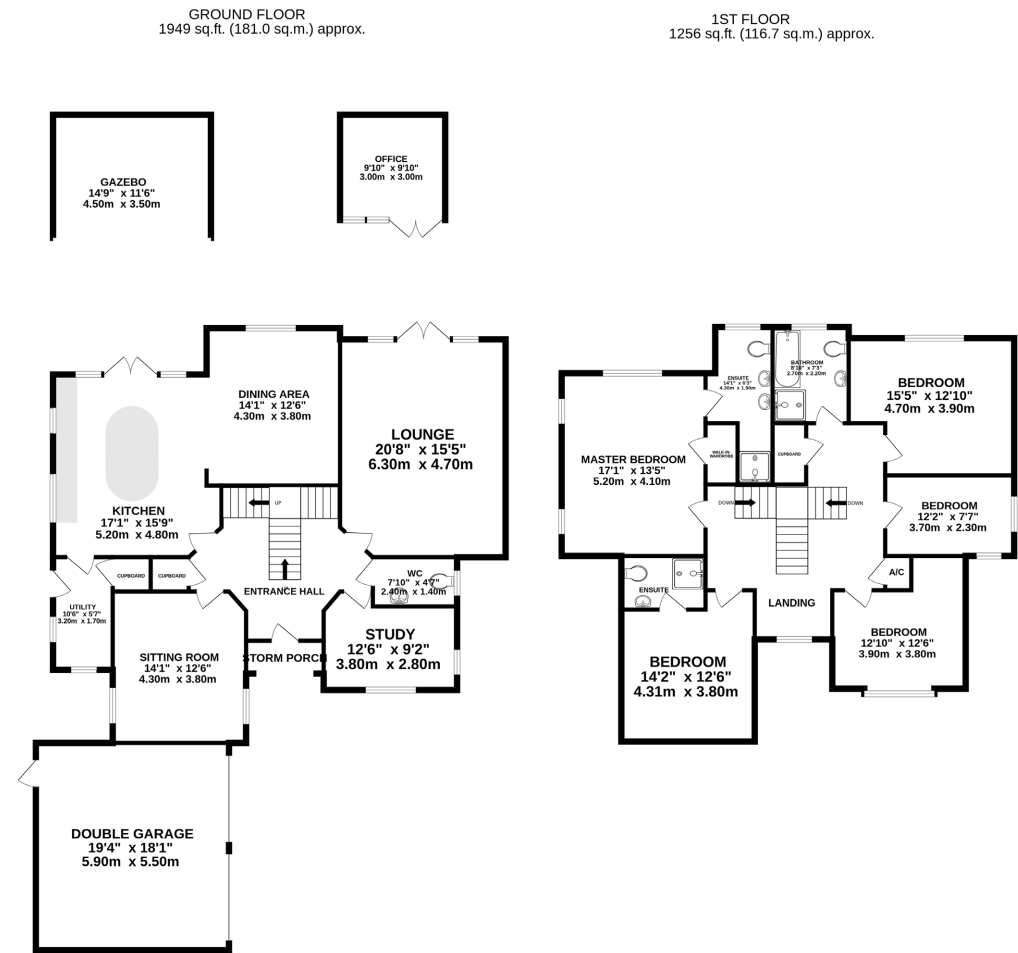
Lily's Coffee Shop at Aldford Village Store



### SCHOOL

Huntington Community Primary School, Boughton Heath Academy or Christleton High School





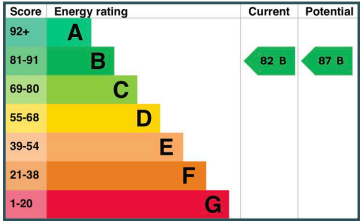
TOTAL FLOOR AREA: 3204 sq.ft. (297.7 sq.m.) approx.

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

- Spacious and private family home in the sought after village of Saughton
- Unrivalled views across fields
- 3204 square feet of internal living space
- Open-plan kitchen/breakfast room
- 5 bedrooms, 3 bathrooms
- Expansive garden with oak gazebo and garden studio
- Gated access to footpath across fields
- Excellent nearby amenities and transport links

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