

SQUIRRELS CHASE
KELSALL



SQUIRRELED AWAY

On the leafy fringes of the community strong Cheshire village of Kelsall, discover timeless living at Squirrels Chase. Tucked away in total privacy from quiet Quarry Lane, Squirrels Chase is approached along a sweeping, illuminated block-paved driveway, flanked by hedging to one side, with parking for up to six cars, and a double garage ideal for storage or even housing classic cars.

Wrought iron enclosed steps lead down to the front door of Squirrels Chase, a fitting prelude to a home that reveals itself in playful layers and levels balancing private retreats with welcoming spaces to gather.

UNIQUE, SPACIOUS FLOW

Modern and minimal, the entrance hall reveals the size and scope of the home, with five mini-levels of rooms to explore. Opening up on the right, a versatile room once used as the dining space now serves as a peaceful office, drenched in light from the bay window. Perfectly private for those working from home, it currently accommodates two modern desks and matching storage units, creating a fitted feel. With space for two people to work side by side, this is a ready-made workspace, also ideal as a playroom or for formal dining if desired.

Freshen up in the downstairs cloakroom, with wash basin and WC on the left, before taking a set of stairs up to arrive at the utility room on the right, where a tall drinks-style fridge is on hand, alongside plumbing for both a washing machine and tumble dryer, keeping the laundry away from the main flow of reception rooms.

A perfect television room, or children's playroom, the snug opens up next door, a peaceful retreat decorated in neutral shades of grey; a fantastic break out room for a moment of quiet calm in the busy family day.





RESTFUL RETREATS

From the entrance hall take the stairs directly ahead down, turning left to arrive at the open plan dining-kitchen. The heart of the home, flooring runs in harmony with that of the entrance hall, carrying through into the conservatory for an effortless sense of flow.

Fitted just seven to eight years ago, the kitchen brings together clean-lined contemporary design with an effortless sociable spirit. Charcoal, floor-to-ceiling cabinetry – recently furnished with new doors – provides plenty of storage, with oven, gas hob, dishwasher and an American-style fridge freezer all in place. Gleaming white granite tops the counter of the central island-breakfast bar, where guests can converse with a glass in hand, as dinner is prepared, flowing in and out to the conservatory beyond, extending the space for laid-back family living and entertaining.





Flowing directly off the kitchen through bifold doors, a striking L-shaped conservatory wraps around two sides, blurring the line between indoor and outdoor living, borrowing a green palette from the leafy treeline in the garden beyond. Sunlit and spacious, it's a natural extension of the entertaining space, perfect for summer soirees that spill outdoors onto the raised decking, or relaxed evenings with the TV on and the garden views stretching to left and right.

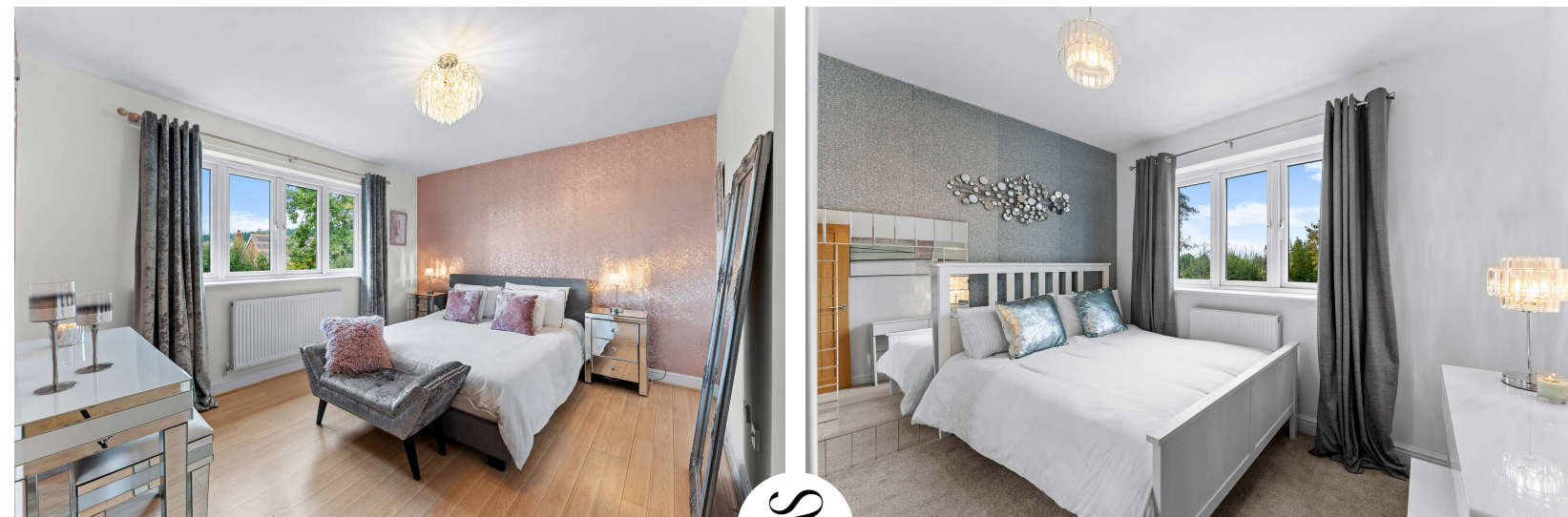




INDOOR-OUTDOOR LIVING

Returning to the bottom of the stairs, double doors ahead open into the lower lounge, where a modern log-burning stove issues toasty warmth from within a recessed fireplace on winter nights. An all-season room, French doors offer easy access out to the decking. Warmth from the underfloor heating pervades both the lounge and kitchen-conservatory, alongside a party-ready sound system controlled by a wall-mounted iPad.

"We tend to use this as our sports lounge. There's a sound system across all three rooms down here, so we can zone it or play music throughout. It's brilliant for parties."



Ascending the stairs back to the ground floor, another series of steps leads up to a trio of spacious double bedrooms, with the first lined in laminate flooring and with a blush pink feature wall. Individually fitted wardrobes provide plenty of storage with leafy views out to the garden. Sharing the leafy outlook, the second of the guest bedrooms, with a feature grey wall, is cosily carpeted underfoot, again furnished with fitted wardrobes.

A peaceful retreat, the master bedroom features an array of fitted wardrobes, set serenely back at the rear of the home away from the hustle and bustle. With glorious garden views from the window, refreshment awaits in the private en suite, with shower, wash basin and WC.



Continue up the stairs to the left to discover a private double bedroom, complete with its own fitted walk-in wardrobe and en suite, a secluded space within the home perfect for guests or older children.

Across the landing, another short flight of stairs rises to the main family bathroom, while this level also hosts an additional double bedroom, again furnished with fitted wardrobes, ideal for guests or older children seeking their own space.





NATURE'S EMBRACE

Outside, the garden is perfect for families and entertaining; perfectly private, particularly in summer when the borders and bushes burst into leaf and the air is filled with birdsong from dawn until dusk. A haven for wildlife, nature thrives, from squirrels darting along the drive to the songbirds flitting through the trees.

Step out from the conservatory onto the large, elevated decking and breathe in the fresh, inimitable Cheshire country air. Steps lead down to a broad lawn offering plenty of space for children to play, while established borders and trees provide shelter and shade.



OUT AND ABOUT

Life in Kelsall combines the comforts of a close-knit Cheshire village with the convenience of being just ten minutes from Chester. Family connections run deep here, with an excellent primary school and a welcoming medical centre on the doorstep.

For outdoor adventures, Delamere Forest is only a couple of minutes away by car, while from the door you can set out upon a short stroll up to Old Pale Hill where, with 360-degree panoramic views across seven counties, on a clear day - you can see as far as Liverpool, Shropshire, the Pennines, the Welsh hills and even the Staffordshire moorlands.

Locally, the Farmers Arms, the Morris Dancer and the village social club are ideal for catching up with friends, while the Co-op keeps everyday essentials close at hand. Pick up all your favourites with Rose Farm Shop just a couple of miles away and The Hollies Farm Shop within easy reach, while Tarporley's boutiques and eateries are only a short drive - or even an Uber - away.

With both Manchester and Liverpool airports accessible and Chester only 10-15 minutes away (a little more at peak times), Kelsall strikes the perfect balance of village life, countryside setting and city

connection. With its connected country setting, scale, light and versatile layout, Squirrels Chase is a home made for modern family life. With space to curl up with a book, yet with open plan living and a flow perfect for coming together, Squirrels Chase retains a warm practicality that never goes out of style.

"The house feels as fresh today as the day it was built. It's been an incredible home for entertaining - from family gatherings to big parties with caterers, it always has space for everything and everyone."

ASK THE OWNERS

Where do you go when you need...



Groceries?

Co-op Food, Kelsall



A local pub?

The Morris Dancer, Kelsall



A walk?

Old Pale Trail and Delamere Forest



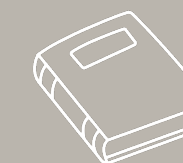
A day out with the family?

Chester (Just a 20 minute drive from Squirrels Chase)



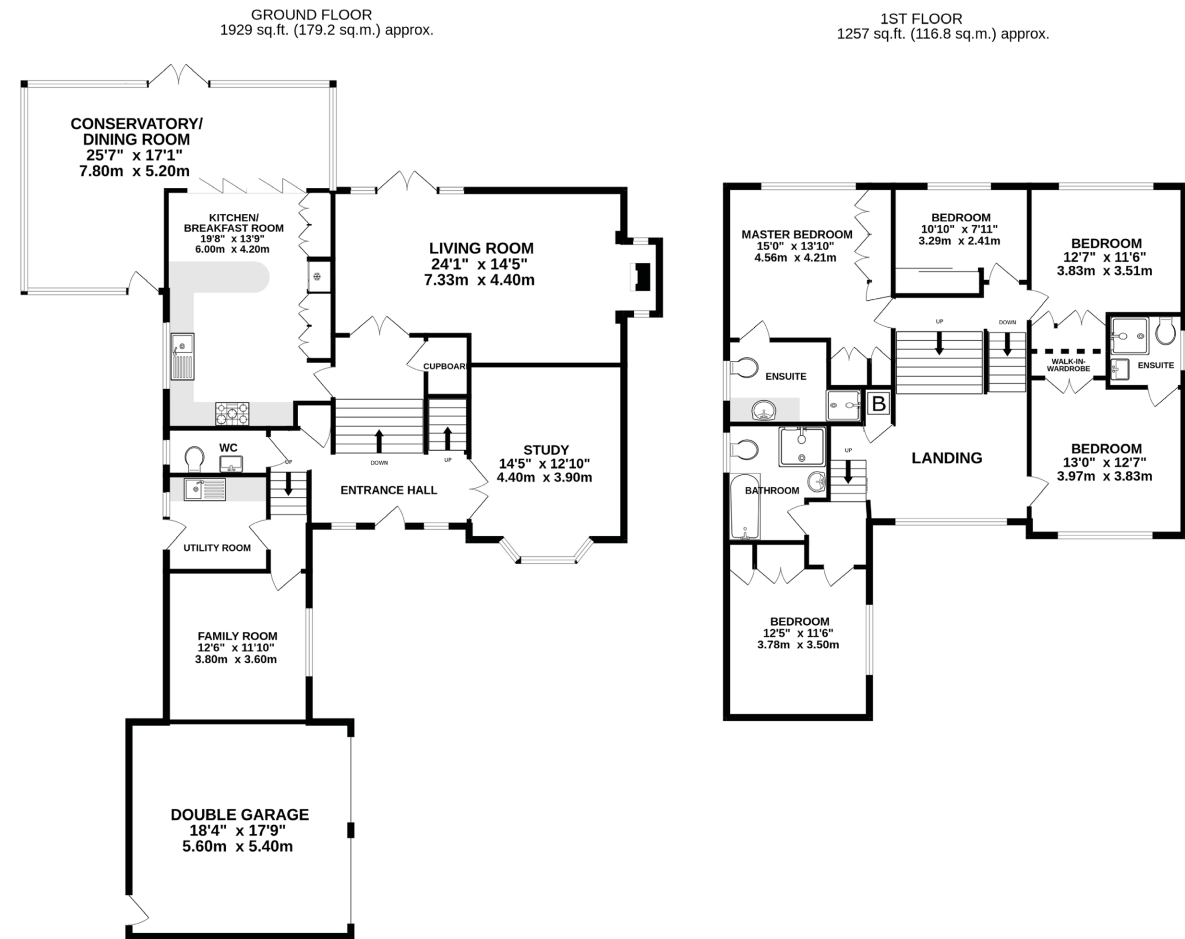
A bite to eat?

There is a nice variety in Tarporley on the High Street



School?

Kelsall Primary School and Delamere C of E Primary School

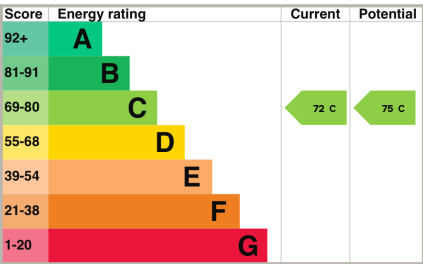


TOTAL FLOOR AREA: 3186 sq.ft. (296 sq.m.) approx.
EXCLUDING DOUBLE GARAGE: 2856 sq.ft. (266 sq.m.) approx.

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

- Private setting with a sweeping driveway, parking for six, and a double garage
- 3186 quare feet of internal living space (including double garage)
- Unique multi-level layout, offering versatile family and entertaining spaces
- Modern open-plan kitchen with granite island and integrated appliances
- Seamless indoor-outdoor living, with L-shaped conservatory opening to raised decking and gardens
- Five double bedrooms including en suite master and private guest suite
- Leafy, wildlife-rich gardens ideal for relaxation and play
- Excellent amenities and commuter/transport links



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