



OAKDENE
MOLLINGTON



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Meticulously redesigned, renovated and extended, Oakdene on Townfield Lane is a vintage home, made modern and turnkey ready.

Sweep through the electronically opening oak gates, inscribed with the name 'Oakdene'; everything about this home - from your initial arrival to the moment you lay down to sleep - has been carefully considered and designed for ease of living.

Ahead, Oakdene stands in staves beneath its gables; the spacious rooms within, tantalisingly tucked back from view for an almost modest approach. Drive directly into the 1.5 size garage, with its automatic, electric up and over doors. Fully plastered and painted, with tiled skirtings, this chic garage currently serves as a gym. Toasty warm, the plant room at the back houses the boiler and electrics.

Bordered by low privets and flanked by verdant lawn, sense the security of the smoke grey fencing. Automatic illumination provided by the Loxone Smart Home System ensures your every step is amply lit even when returning home after sunset.



WELCOME HOME

Inside, every last element of Oakdene has been carefully and considerably renewed, replaced and revitalized, resulting in a ready-to-unpack home requiring little from you. Simply sit back and relax. Built in 1926, extensions have been added, capitalising on the high ceilings already in place to create a spacious, light-filled home where the outdoor space flows seamlessly.



From the covered portico entrance step through the sapphire aluminium door, flanked by windows, onto the porcelain tiled floor of the entrance hall.

Italian porcelain tiles pervade underfoot warmed by underfloor heating (a feature throughout this whole house), as the oak staircase rises to the galleried landing ahead; ample space for a grand festive tree this Christmas. Chandelier lighting cascades brightness down.





FAMILY, FRIENDS & FOOD...



Head directly for the hub of the home - the family room/ kitchen, straight ahead through the oak doors fitted with designer Karcher door handles (standard throughout Oakdene).

Italian porcelain tiling extends throughout the downstairs, its sheen illuminated by the light flowing in through the sliding glass doors which blur the boundary between the indoors and garden beyond, framing vistas out to the garden room at the far end of the lawn.

At Oakdene, detail and precision reign supreme, right down to the symmetry of the spaces and the way in which the path directs the eye directly ahead to the garden room, where a log burner glows enticingly in the distance.

Aga aficionados will delight in the five-oven electric Aga and induction hob, set within an iridescent grey-green tiled inglenook, infusing the family kitchen with warmth.



Granite worktops provide plentiful preparation space, turning up to provide splashback protection for the walls. Integrated appliances include a fridge, freezer, dishwasher, wine chiller and bin storage alongside an instant boiling tap - all the essentials to be anticipated in a home of this calibre. Storage surrounds in an abundance of cupboards.

Dine casually at the breakfast bar, or take a seat at the dining table, designed for quality and comfort; the granite finish means no fussing over spills or searching for coasters. Simply enjoy the experience of entertaining. Oakdene is a unique home in the sense that it is designed to take care of you, rather than requiring your care and upkeep.

Wherever you stand or sit - at the island or next to the sink - views serenade you at every turn. In the evening, the illuminated garden room and subtle water feature are attractive attributes, nestled beneath the clear night sky.

“I stood next to the Aga and I was sold. You can take cookery classes, it’s incredible all the things you can do with an Aga. When you walk in, it’s never cold.”



SOCIABLE HUB

Providing warmth and cheer to both the family room/kitchen and neighbouring lounge is a double-sided log burner set in its granite surround. As throughout the home, modern renovations ensure that this element is as up to date as possible, with new chimney liners featuring in both this chimney and in the chimney in the downstairs bedroom.

High ceilings throughout give every room an airy and bright feel. Snuggle up on the sofa for a movie night in front of the fire with loved ones.



Returning through the family room/kitchen, discover a side vestibule, with access out to the garden. Opening up off this area is an office with vistas of the garden through sliding doors, offering access to a recessed and private area of patio.

Integrated office furniture includes glass fronted bookshelving and a desk. Peacefully set, work with the doors open and listen to the birdsong. Beyond the garden, fields extend, where horses roam. Oakdene basks in its private and peaceful setting.





EASY LIVING

Next door to the office is a wet-room style shower room, also warmed by underfloor heating and featuring bespoke Spanish designer Fiora antibacterial shower tray for a minimalist, crisp finish. An LED lit mirror maximizes the spacious feel, with wash basin and WC also fitted.

Across from the office and shower room, the utility extends. Spacious and practical, built-in storage and recessed hanging

space combine with a Belfast sink with shower mixer tap, making this an ideal everyday entrance when returning from a walk with the dogs. There is also plumbing for your washer dryer beneath the granite worktops and splashbacks. Take a seat and remove your muddy boots, there is a built-in shoe rack. Every element of Oakdene is elegantly designed for clutter free pragmatism.





DREAM BIG

Returning to the entrance hall, discover an accessible ground floor bedroom, flooded with light from a bountiful, seven-pane bay window and fitted with a stunning multifuel stove in a granite surround. With elegant parquet Italian porcelain flooring, evocative of the period of the home, versatile in its layout, this could also serve as a formal reception room, if required.

Across from the bedroom, step through into the spacious garage, currently serving as a gym, with tiled skirtings and plastered, painted walls. Beyond, a plant room houses the Loxone Smart Home System controls, an intuitive feature allowing you to control every element of the home's lighting, heating, multiroom audio, security and shading at the touch of a button. Ideal for those working away from home and looking for peace of mind controllable from any location.



AND SO TO BED

Take the oak staircase up from the entrance hall, emerging on the galleried landing, off which four bedrooms clad in reengineered oak flooring, and a bathroom are nestled.

Slip through into the master suite, a capacious suite featuring a separate dressing room lined with mirrored, built-in wardrobes brimming with drawers, shelves and pull out shoe racks, alongside an ensuite.

Wake up to views over the fields, dotted with horses, and gaze out to the distant Welsh hills through the Juliet balcony doors.

Dressed in designer Spanish Fiora vanity unit, wash basin and shower; Italian porcelain tiles also feature. Minimalist and clean lines, there is also a shower WC.

Overlooking the rear garden through a bay window, bedroom two is voluminous, originally designed to be two bedrooms but now opened up to create one light, bright and spacious bedroom. Light also serenades the space from the front, aided by spotlighting above to provide a bright and bountiful bedroom, also featuring a wall of built-in wardrobes.



Bay fronted and overlooking the front garden, bedroom three is another relaxing, soothing space, spotlit and served by fitted storage. Freshen up in the ensuite, featuring a large Fiora walk-in shower with rainfall head (a feature in all the bathrooms at Oakdene) and a broad, wall-mounted wash basin set beneath LED touch sensor mirror.

Also overlooking the front garden is a fifth, single bedroom fitted with wardrobes. Serving both this bedroom and the second bedroom is a family bathroom, decorated in blue-grey porcelain tiles. A large, comfortable bath is ideal for soaking away your cares at the end of a long week. Choose the perfect ambience courtesy of the mood lighting, all controllable by the Loxone Smart Home System.



There's a lot to be said for waking up to a view."

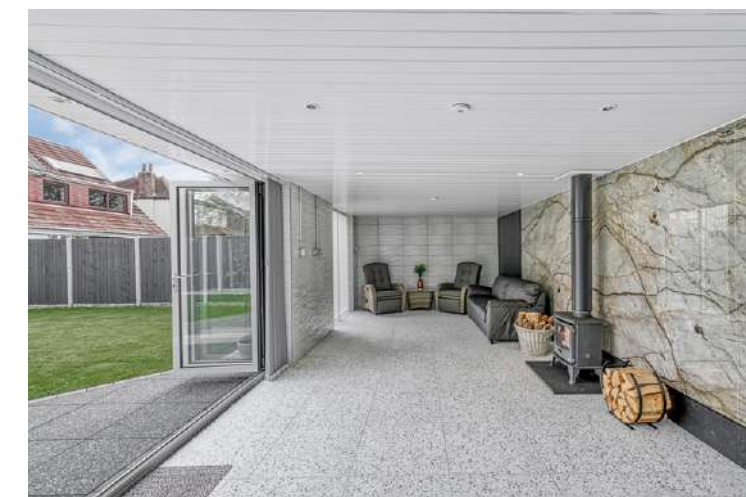


SECLUDED HAVEN

Returning downstairs, explore the outdoor entertaining haven garden; lush green and low maintenance, easily accessible from the family room/kitchen and lounge. Bask on the porcelain paved terrace and soak up the sun all day in this stunning south-facing garden. Re-turfed and fitted with a soak away system, it's the unseen elements quietly at work behind the scenes which make Oakdene such an easy home in which to reside.



In pride of place to the furthest end of the garden is the garden room, where bifold doors retract to create an open, flowing party space linking to the entertaining potential of the main home. Tiled and fitted with its own electrics and water, alongside a multifuel stove, the garden room is a cosy cottage in its own right should you dream of adding an annex to Oakdene's residential capacity. Hidden away from view, behind the garden room, log stores are on hand for housing fuel for the three stoves.





OUT & ABOUT

Mollington is ideally poised for those looking to enjoy all the perks of rurality, seasoned with accessibility to the city.

Not far from the shops of Chester and Cheshire Oaks (roughly ten minutes' drive) enjoy the peace and tranquillity of the countryside whilst retaining links to contemporary conveniences.

Perfectly positioned in the proximity of plentiful road links; Wales is a five-minute journey away and the walks and coast of West Kirby are within 30 minutes' drive. Motorway links to the M56 and Manchester airport are in easy reach for commuters. The Countess of Chester Country Park is a mere five minutes' from Oakdene, whilst the Wirral Way is accessed within 15 minutes.

Walk out of the front door and discover the local traffic along the country lanes to consist predominantly of horses, tractors, cows and

sheep. Walk along the Racecourse or through the ancient oak and silver birch lined Stanney Woods Nature Reserve. Ideal for dog owners.

Enjoy family days out at Chester Zoo, Cheshire Oaks and the Blue Planet Aquarium. The independent Queens and Kings schools of Chester are not far away for those with school-aged children. Amenities are also close at hand, with Aldi, Morrisons and a hospital all minutes' drive from the house.

Professionals or families leading busy lives looking for a premium quality, ready-made home, in which to entertain all year long, in close proximity of travel links will be delighted with what Oakdene has to offer.

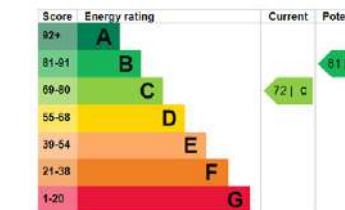
For a period home, made modern, with high ceilings and clutter free clean lines, Oakdene is a light, airy, private and secure home waiting for you to begin your next chapter.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Loxone electrical system: With Loxone, your entire home will work as one harmonious system meaning the lighting, heating, blinds and more will all work in tandem together to create a truly intelligent home
- 50,000 less tasks, more time to live. Loxone takes care of most tasks automatically - giving you back time to enjoy yourself.
- Comprehensive solution: they offer a complete solution meaning that whatever your requirements are we can help you.
- CCTV- All-round security. We offer security that goes beyond protection from break-in - our security protects the building, offers privacy to occupants and more...
- Save energy costs. We use a range of intelligent techniques to ensure that you save money on your energy bill.
- Easy to control. With just as little as one tap you can manually control lighting, blinds, audio and more if you'd like to.
- Garden Room- designed perfectly for a hot tub with fans installed.



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presented by

CURRANS

unique homes

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