



BRUNSWICK



Cocooned within the emerald embrace of the protected Cheshire countryside, and on the cusp of Chester's charismatic city walls, uninterrupted vistas and the restorative freedom of rurality await at Belgrave Garden Mews.



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LUXURIOUS LIVING

The second phase of the Belgrave Garden Mews development sees the addition of ten luxurious, uniquely designed homes, each with their own distinct character and personality, with one distinguishable commonality: an unparalleled eye for design and unflinching high standard of finish.

EXCLUSIVE DEVELOPMENT

Generously spaced around two landscaped courtyards, the architectural journey begins before you set foot through the front door. Springing almost from the countryside itself, the homes and grounds at Belgrave Garden Mews have been lovingly designed to complement the natural surroundings.

From natural stone paving to authentic oak porches, Belgrave Garden Mews blends beautifully with the surrounding scenery. Lush borders, herbaceous beds and large drifts of semi-mature shrubbery combine to soft effect, setting the scene for the comfort of home before you arrive.

Traditional country charm exudes from each and every home in the development, with modern security features including external lighting and Ring™ video entry devices.





Designed to assist with achieving the work-life balance, each home at Belgrave Garden Mews comes replete with its own separate office space.

ACHIEVE THE BALANCE YOU ASPIRE TO...

Providing that all important distinction between home and work, these office units comprise three, beautifully purpose-built buildings. Removing the need for the lengthy office commute, these offices are flooded with light from feature windows and furnished with high-speed fibre broadband.

Perfect for freelancers, entrepreneurs and remote workers, achieve the balance you aspire to with these highly secure home-from-home offices.

Nestled at the heart of Belgrave Garden Mews, Brunswick is an imposingly inviting five-bedroom, detached home, striking a grand pose with its combination of detailed brickwork and horizontal timber-effect cladding for a timeless, classic appeal.

STEP INTO THE NEW...

With a large, paved driveway offering abundant parking to the front, Brunswick is also served by a sheltered double carport.

Beyond the handsome, solid oak portico, step through into the fresh, bright entrance hallway, where porcelain flooring extends in an elegant herringbone pattern underfoot. Ahead, the central staircase turns invitingly up to the first-floor landing. Beneath the stairs an open area offers the flexibility of use or storage.

Freshen up in the cloakroom, where the high-quality furnishings of the home can be glimpsed in the stunning vanity unit wash basin, WC and LED mirror. Air Source Heat Pump powered underfloor heating can be felt throughout the home, with individual thermostat control points found in every room. The plant room, to the left of the front door, also offers ample space for coats and accessories.





SAVOUR THE VIEWS

Through the first door on the left, make your way into the cosy snug, carpeted in silvery champagne shades underfoot. A versatile room, it could also serve as a home office, playroom, or even formal dining room, with pretty views over the front lawn.

Sense the high quality of the build in each element, opening the robust oak door directly ahead from the main entrance to make your way through into the sitting room.

Cosily carpeted once more, expansive views over the garden and countryside create an instant impression through the aluminium bifolding doors which open out onto the Indian stone paved terrace.

An imposing stone fireplace adds character and distinction to the sitting room, should you wish to install a log-burning stove. In each room at Brunswick, a plethora of sensibly situated gleaming polished nickel sockets lends practicality and functionality. Overhead, coffered lighting in the ceiling provides an ambient glow.

Across the entrance hall, make your way through to the heart of the home, the incredible, open-plan, kitchen-diner-living room. The consummate family space, porcelain tiles extend underfoot, gleaming beneath the light that floods in through two sets of bifolding doors, connecting both the living and dining space at Brunswick with the garden, for the ultimate in indoor out living.

THE HEART OF THE HOME

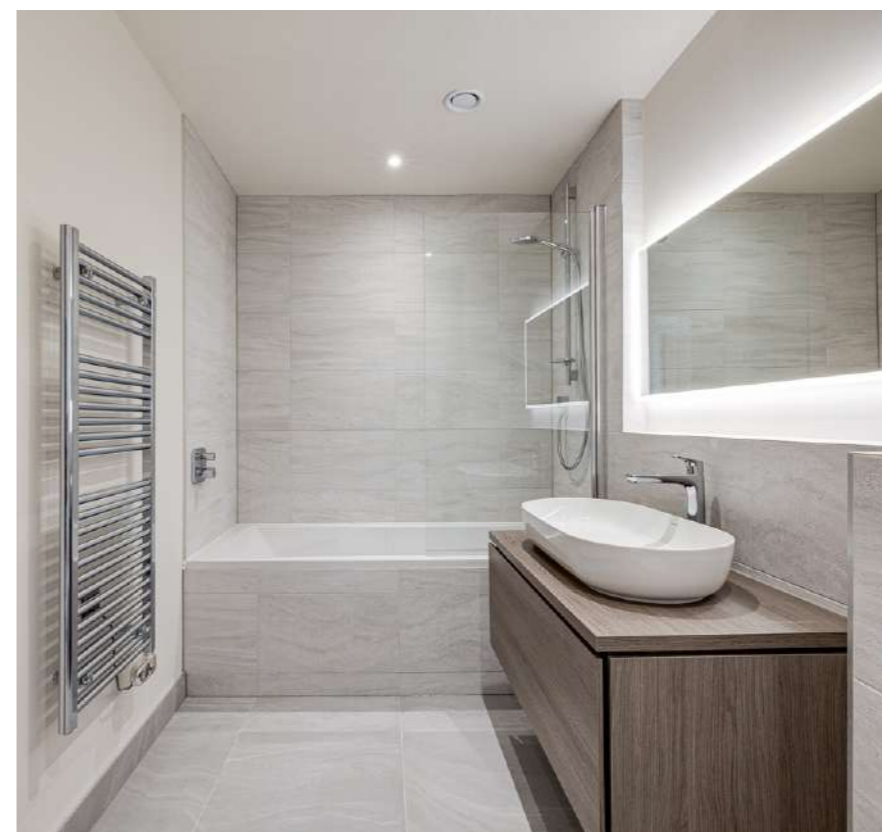
Hand painted in a refreshing, contemporary navy blue, the in-frame kitchen offers so much storage space, topped in cool granite surfaces with matching stone upstands and splashbacks. The refined finish of the home is evident in the solid oak drawers, with heavy duty soft close runners.

Feast your eyes on an array of appliances, which includes a double-bowl undermounted ceramic sink with and wine fridge in the large central island, alongside an integrated, full height, separate fridge and freezer, under counter dishwasher and Range cooker with stainless steel extractor hood. LED under-cabinet lighting features alongside coffered ceiling lighting, whilst the double pantry cupboard with oak internals and feature lighting is as practical as it is aesthetically pleasing.

Flow through to the complementary utility room, with further storage and plumbing for a washing machine and dryer, oversized stainless steel sink and access out to the side.

With so much space in which to cook, feast and entertain as a family, this room is the sociable centre of the home.





SOAK AND SLEEP

Returning to the entrance hall, ascend the wooden staircase to the carpeted first-floor landing, shimmering in light from the large window overlooking the front, to the office across the way.

Refresh and revive in the family bathroom on the right, tiled to the walls and floor, and warmed by underfloor heating and a heated towel radiator. Enjoy a rejuvenating soak in the bath or a spritz beneath the overhead shower. There is ample storage in the vanity unit wash basin, with LED mirror. Supplied by independent designer Zest, each bathroom and ensuite strikes the perfect balance, offering luxurious, yet comfortable sophistication.

Underfloor heating continues throughout the first floor, maximising wall space and ensuring warmth permeates every room. A heat recovery system also features, drawing in fresh air and recirculating the warmth throughout.

SWEET DREAMS

Each bedroom is capaciously sized, with three of the five situated to the rear, looking out over the divine country views. Bedroom one, overlooking the verdant vistas, features its own luxurious ensuite, with bath, separate shower, vanity unit wash basin and WC. With abundant space for wardrobes, step out onto the balcony and savour the sublime views over the farmland whilst sipping on a morning coffee.

Looking out over the elegantly landscaped front garden are two additional bedrooms, one of which is served by a gleaming, marbled shower room ensuite.

The solid build and thoughtful design of this home lends a versatility to each bedroom, allowing you to configure the rooms to best serve your needs, enabling the flexibility to create dressing rooms, nurseries, a home office or even gym.





GARDEN OASIS

South facing, a broad patio runs the width of the home, accessible from both the sitting room and the open plan kitchen-dining-living room, providing the perfect place in which to entertain, enjoy a family barbecue or simply sit and soak up the sunshine.

Estate fencing preserves the stunning countryside views to the rear of the lawned garden, over protected farmland which cannot be built on. Secure timber fencing to the sides provides privacy and shelter.



ON YOUR DOORSTEP...

Step outside and experience the breathtaking scenery available right on your doorstep. Prestigiously nestled on the cusp of the Duke of Westminster's Eaton Hall estate, and only a short drive from Chester, revel in the rural tranquility of Belgrave Garden Mews, with all the perks of city amenities within your easy reach.

Explore the manicured grounds and surrounding fields and forests, or venture further afield to make the most of the nearby leisure facilities including golf courses, tennis courts and equestrian centres. With various cycle paths and routes on the doorstep, Belgrave Garden Mews is within an hour's drive of North Wales' famous Snowdonia National Park, where you can experience white water rafting, mountain biking, Zip World and Canyon Xtreme.



Families are ideally placed for some of the region's most celebrated schools, including North West Independent School of the Year, King's School Chester, alongside Queen's School Chester, Moreton Hall and Ellesmere College. Pulford's central location facilitates access to a number of local schools within walking distance to a ten-minute drive.

For the younger members of the family there are five nursery schools within around a four-mile drive of Belgrave Garden Mews. Further educational establishments are also close by, with The University of Chester, University of Law and Wrexham Glyndwr Universities also commutable.

Sample the quaint charm and unique bars, bistros and independent shops of the surrounding villages such as Tarporley and Audlem. Chester, with its ancient City Walls, historic racecourse, The Roodee, and myriad of cobbled shopping streets, makes a fine day out, just minutes' drive from the development.

From Belgrave Garden Mews, there is excellent access to the motorway network for commuting access to the airports of Liverpool and Manchester. With the main Chester station just a 15-minute drive away from Belgrave Garden Mews, connect via direct rail link to London Euston in a little over two hours.

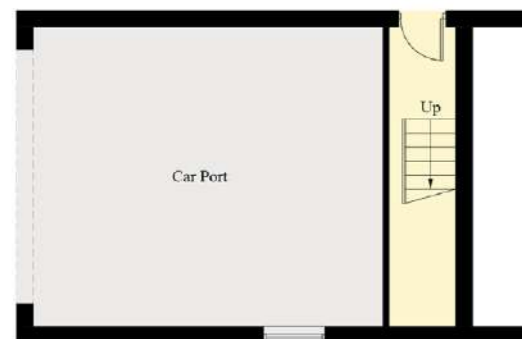
More than a house, each home at Belgrave Garden Mews serves a unique lifestyle. Built to the highest possible standards, each with its own unique design and personality, the homes at Belgrave Garden Mews blend seamlessly into their surrounds, creating a safe haven of hospitality for all who dwell within.

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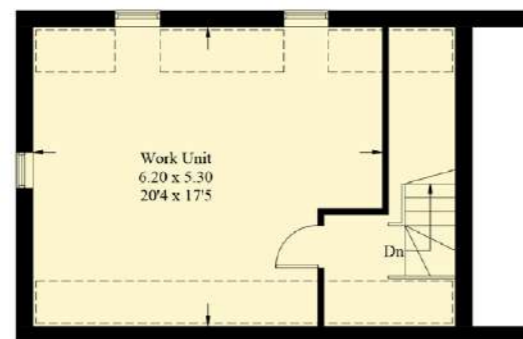
Approximate Gross Internal Area = 222.0 sq m / 2390 sq ft
 Outbuilding = 46.9 sq m / 505 sq ft
 Total = 268.9 sq m / 2895 sq ft (Excluding Car Port)

FINER DETAILS

- Underfloor heating throughout
- Heat recovery and fresh air circulation system
- Handcrafted and painted kitchen
- Aluminium windows
- Aluminium bi-fold doors
- Double covered carport
- South facing garden with open views over countryside



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

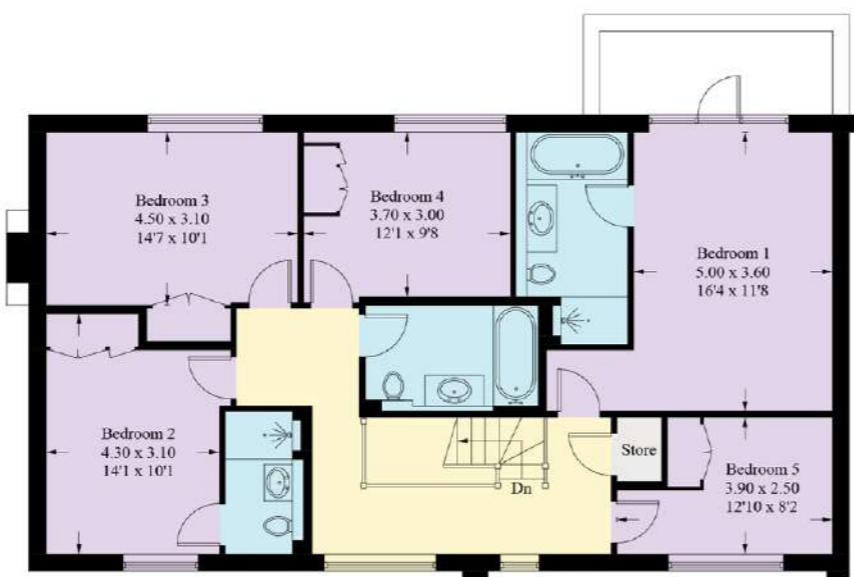


Outbuilding - First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1036773)

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Co-op, Rossett



HAIRDRESSERS:
The Hair Lounge, Rossett



WALK:
Moel Famau



DINNER:
The Golden Lion, Rossett



DAY OUT WITH THE CHILDREN:
Chester Zoo



SPA:
Kasia at The Grosvenor Pulford Hotel

BELGRAVE GARDEN MEWS

- L LEDBURY
- T TYBURN
- C CHESHAM
- B BRUNSWICK
- O OAKWOOD
- C CLARENDON
- D DRAYCOTT
- M MULBERRY



SITE PLAN



BRUNSWICK

presented by

CURRANS

unique homes



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