



NO. 7
THE GROVES
CHESTER



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Exclusive Riverside Setting

Want to know where to discover the most accessibly priced home in one of Chester's most exclusive riverside locations?

Nestled on the banks of the river, in the heart of the city, welcome to No. 7, The Groves. An historic home dating back to the 1800s, and an iconic part of Chester's riviera, enjoy the hustle and bustle of life along the riverside during the day, followed by tranquil nights within the cocooning walls of this relaxing period home.

A luxury afforded to few city centre homes, ample parking is available for up to four cars on the neatly block paved driveway. A fragrant border planted with roses and colourful shrubs frames the arched windows and front door to this unique home.

Step through the deep arched entrance into the hallway, where restful tones adorn the walls and Karndean flooring adds warmth in its honeyed wood shades underfoot. High ceilings are a feature throughout the home, a memento of its Victorian origins.

Relax & Unwind

Entertain family and friends in the large sitting room on the left, extending to the front where arched windows present inimitable views of the River Dee. Spacious and bright, warmth resonates from the log-burning stove inset within the chimney breast, beneath a Cheshire redbrick lintel.

To the rear, the sitting room extends out into a cosy reading space where another ornamental fireplace adds character. Pretty chandelier lighting above showers light down, whilst an internal window through to the kitchen sprinkles extra light from the rear. A private and peaceful spot in which to listen to music, study or work. No. 7 is served by high-speed broadband.





Feast Your Eyes

At the end of the entrance hallway step into the large dining-kitchen, where Karndean flooring flows through. Nestled within an original fireplace is the Range style cooker. Appliances also include a fridge with separate freezer, dishwasher and washer-dryer. Gleaming walnut-toned cabinetry houses a profusion of storage, whilst extensive worktops offer plenty of preparation space, backed in metro tile splashbacks.

Light pours in through the roof lights above, creating a bright and inviting room in which to socialise, cook and dine. Gather around the table or throw open the glazed doors to the decking and dine alfresco in the comforting embrace of the courtyard garden.

Returning to the entrance hall, sneak a peek beneath the stairs, where steps lead down into the cellar, ideal for wine and storage.



Room with a View

Ascend the all-wool carpeted staircase to the first floor, turning left to make your way into the principal suite.

Tastefully decorated and carpeted underfoot, light pours in through another period, arched, sash window, capturing picture postcard views of the pedestrian only Jubilee Bridge and the River Dee. With the window open, wake up to the gentle sound of the ebb and flow of water, as a passing rower strikes out along the river on their morning training. Enjoy the pleasure of looking out as day breaks on the river, as you look on unseen from within.

Refresh and revive in the ensuite, soothingly styled in neutral tones and furnished with bath containing overhead shower, wash basin and WC and heated towel rail.





Rest & Refresh

Turning left out of the principal suite, arrive at the second bedroom, elegantly decorated once more, spacious and featuring a double bed, side tables, wardrobe and drawers. Peacefully set to the rear, wake up to birdsong in the mornings. A hatch above leads to a loft where there is storage space.

Back on the landing, spy storage in the deep linen cupboard opposite the shower room, furnished with shower, wash basin, WC and heated towel rail.

With verdant views out over the courtyard garden and towards Grosvenor Park, the third double bedroom lies to the rear, soothingly styled in shades of blue for a restful night's sleep.



Garden Oasis

Outside, relax on the bench at the front of the house, watching the boats, the people and the wildlife flow by along the river.

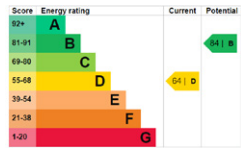
At the rear, the walled courtyard garden is a sheltered sun trap, allowing you to step back from the hustle and bustle of the city and enjoy a moment's peace and privacy; the tranquility of your surrounds rippled only by the tinkling bells of St John's Church or lilting notes on the gentle breeze from the bandstand on a Sunday afternoon.

Planted with a traditional cottage garden feel, colourful and fragrant, encourage butterflies and bees.

With ample seating for six people in the garden, enjoy barbecues with friends on sunny evenings. Backing onto mature trees, follow the friendly chatter of birdsong into Grosvenor Park, easily accessed via a garden gate, where there is a wonderful miniature railway for children.



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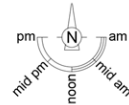


FINER DETAILS

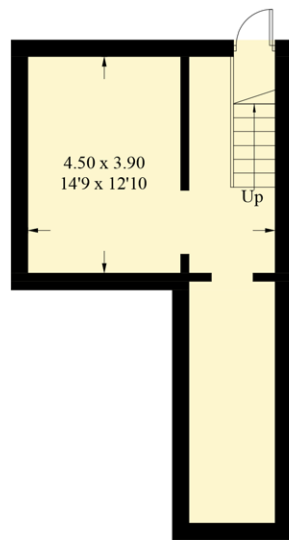
- Freehold
- Council tax band D
- Iconic riverside position
- Parking for up to four cars
- Private courtyard at the rear
- Victorian features



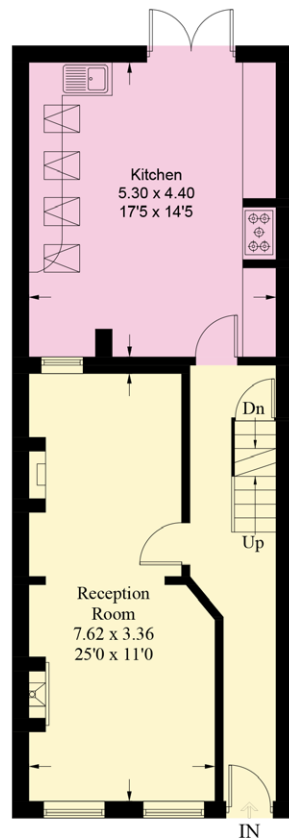
Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft
 Tool Store = 1.3 sq m / 14 sq ft
 Total = 136.1 sq m / 1465 sq ft



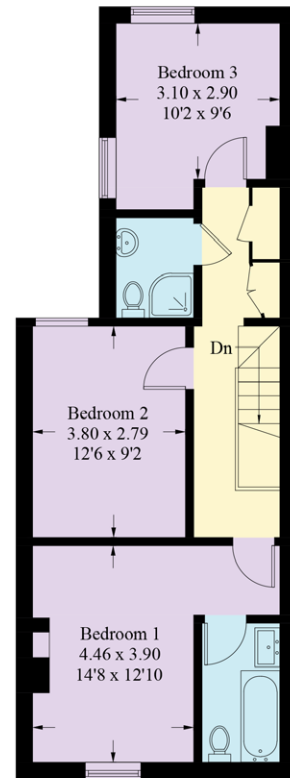
Tool Store
 (Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID893581)



Riverside Living

Only metres from the front door, step out and promenade along the banks of the River Dee, where there are three restaurants, two pubs and a cafe within minutes' walk. Leave the car on the driveway and explore the delights of this ancient walled city - everything you could wish for is within easy walking distance at this delightful lock up and leave home.

Take a short five-minute stroll into the heart of the city and explore the Roman ruins and take advantage of the shopping in the Tudor Rows. Discover more about this historic city in the many fine museums and cultural centres, sample the range of cuisine in the many up and coming and established restaurants.

Cross over the foot bridge and walk the dog along The Meadows opposite; take a stroll and watch the

world go by from the opposite banks. Or simply indulge in your favourite drink on your garden bench at the front of the house.

Waitrose and Marks & Spencer are only a short walk away, whilst further afield, Chester Racecourse is a ten-minute walk away. Chester Zoo, the Blue Planet Aquarium and Cheshire Oaks Outlet Village are a short drive away.

Enjoy days out on the beaches of North Wales, or commute for city breaks to Liverpool and Manchester with ease.

Such a privileged spot from which to enjoy life, experience the sensation of being on holiday every day at No. 7, The Groves, a true wellbeing home, good for the soul.

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presented by



WHAT3WORDS: fresh.plants.hungry

To view No.7 The Groves
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