



WINDBRIAR



In the pretty village of Rowton, in the heart of the Cheshire's countryside discover Windbriar, a stunning transformation in one of the most sought-after locations on the fringe of Chester.

Tucked away along Moor Lane, a prestigious setting given to an eclectic mix of homes, within easy reach of fantastic local schools and on the brink of transport links delivering you to cities near and far, discover the utterly unique Windbriar.

Formerly an unassuming 1950s bungalow, Windbriar has undergone a top-to-toe transformation, unrecognisably refurbished into a warm, welcoming and reassuringly contemporary two-storey, four bedroom detached home.

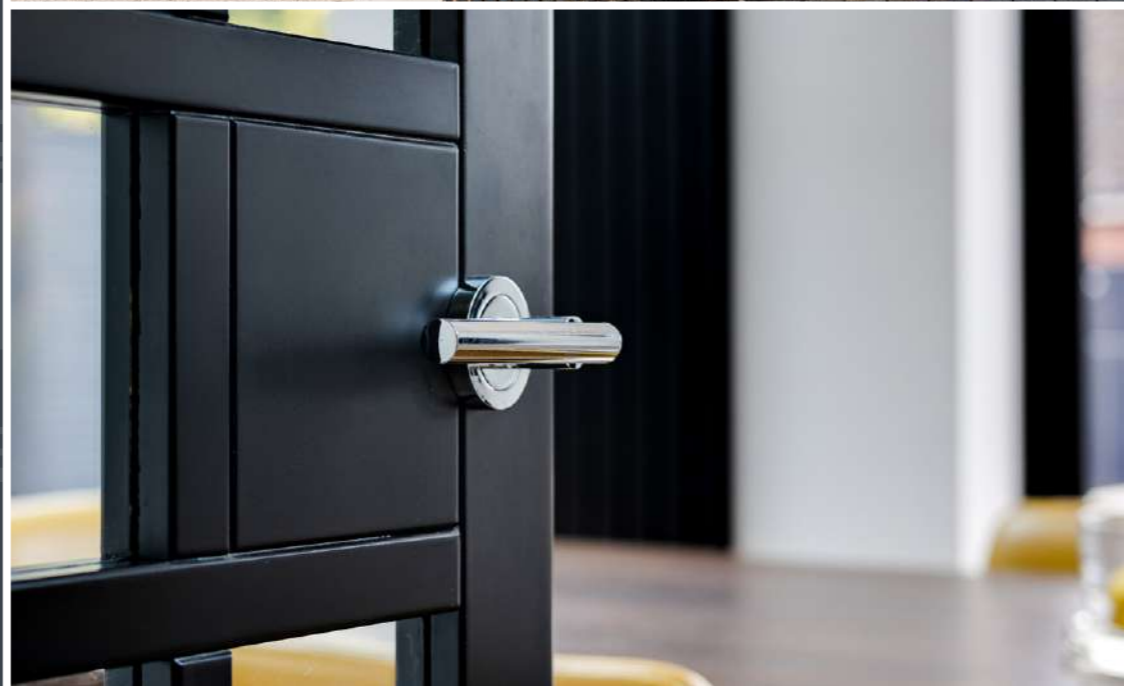
HANDSOME ABODE

Presenting handsomely from the road, with its peaked, glass and timber fronted gable, pull off onto the large gravel driveway where there is abundant parking available alongside a single garage.

Exterior lighting and neat borders with feature planting showcase the minimal, fresh and uncluttered home that awaits within.

Step inside and into the peace and calm of the airy and light entrance hallway, displaying the chic, elegant and soothing contemporary décor that pervades throughout. Underfoot, Karndean click flooring features, running throughout the ground floor.

“Little of the original build has been left untouched and work was completed in December 2022; essentially it presents as a new home.”





CONTEMPORARY LIVING

Peep through the door on the left, into the large and light-filled living room, where a large window overlooks the lane to the front. Panelling to the denim blue wall adds a traditional feel, working in harmony with the ornamental redbrick fireplace.

SOAK UP THE SPLENDOUR

Shades of contemporary blue feature across the entrance hall in the accessible ground floor bedroom, in the elegant wall panelling with built-in bedside wall-mounted Neptune reading lights. Views extend over the front, with ample space for additional furniture items. Fitted wardrobes provide so much storage, harmonising with the decorative palette found throughout the home.

Refresh and relax in the ensuite, where attractive tiling accompanies a walk-in shower with rainfall head and handheld showerhead attachment. Plenty of storage for beauty essentials can be found in the vanity unit wash basin, with overhead mirror. There is also a WC, whilst the obscured glass window draws in light from the side. Perfect for guests, this bedroom would also be ideal for dependent relatives.

Also located on the ground floor is a beautiful guest WC with vanity unit wash basin and mirror above, alongside a heated chrome towel radiator. Next door, stash coats and boots in the deep storage cupboard.





SAVOUR THE VIEW

Ahead from the front door, Crittall-style double doors provide previews of the garden, opening up to the capacious, open-plan, living-dining-kitchen. Spacious, bright and the hub of the home, two overhead lantern lights draw down natural light whilst three sets of sliding doors provide seamless access out to the decking and garden; ideal for dining and alfresco entertaining.

Bright, spacious, open and yet inclusive; the living area to the right features a recessed study area with built-in bookcase. Perfect for entertaining and being part of family life, the central dining area serves as a hub of activity; from dining to completing homework.

Opening up to the left of the double doors is the beautifully designed culinary heart of the kitchen, well-equipped with a range of Neff appliances including oven, warming drawer, induction hob and extractor alongside a sink, fridge-freezer and an integrated Bosch dishwasher.

Quartz worktops offer plenty of preparation space, with a sociable central island and breakfast bar peninsula, equipped with ample handleless unit and drawer storage.

Tucked off the kitchen is the utility room, with further storage and plumbing for washer and dryer.

From the kitchen reconnect with the entrance hallway, before ascending the carpeted staircase to the first-floor landing.



“The kitchen is bright, airy and looks out onto a beautiful acer tree in the garden.”



BEDTIME BECKONS

With verdant views, sneak a peek at the spacious master suite, a large double with built-in wardrobes offering ample storage. Dressed in a soothing palette of soft grey and crisp white, each bedroom is enchantingly light and airy.

Refresh and revive in the shower room ensuite, where light streams in through a large Velux. The textured tiling of the rainfall shower is chic, with herringbone flooring, vanity unit wash basin and WC.

REST & REFRESH

Serving the two remaining bountiful double bedrooms on this level is the family bathroom, where a pair of large Velux windows flourish light through, over the freestanding rolltop bath with showerhead attachment. There is also a walk-in rainfall shower, vanity unit wash basin and WC.

Greige tones accent the feature wall of bedroom three, with its rooftop views and plush grey carpet. Calm and soothing, serene and bright, every bedroom at Windbriar encourages a good night's rest.





ROOM WITH A VIEW

To the front, with its stunning vaulted ceiling and apex window with full height glazing and additional Velux windows above is a masterpiece. Simply flooded with light, the possibilities for this room are endless, were it to be used for entertaining, as a playroom or a master bedroom.

ENTERTAIN OUTDOORS

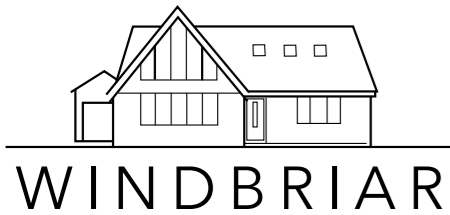
Step out from the capacious entertaining kitchen onto the decking, stretching the entire width of the home, fringed in glass balustrade and stepping down to the large green lawn below.

Ideal for both entertaining family and friends in the summertime, enjoy barbecues and soirees, or simply soak up the sunset with a glass of wine in hand.

The well-maintained lawn is ideal for children's games, with the securely fenced garden safe for both children and pets.

To the rear of the garden is a large gazebo and garden room, currently used as a home office with Wifi and heaters, ideal for those working from home.

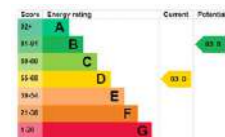




Approximate Gross Internal Area = 239.2 sq m / 2575.1 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033029)



FINER DETAILS

- Freehold
- Council Tax Band E
- Newly renovated
- Neff & Bosch intergrated appliances
- Outdoor solar & electric lighting
- Garden office with heating & wifi

OUT AND ABOUT

Nestled on Moor Lane in Rowton, this area is steeped in history, named after the Battle of Rowton Moor in 1645, which destroyed the tattered remnants of the Royalist northern cavalry, ending Charles I's hopes of uniting with Montrose's forces in Scotland. There are many legends associated with the area, worthy of discussing over a drink in the local pubs The Plough and The Cheshire Cat, reachable via a pleasant walk along the canal or just a short drive away by car.

Nearby, there are a number of amenities within walking distance, including a convenience store, a pharmacy, Post Office, hairdresser, barbers, dog grooming salon and doctors' surgery.

Well connected by road and by foot, stroll along the canal in the direction of Tattenhall or Chester, the latter just a ten-minute drive away by car - ideal for shopping trips, and evenings out.

Outlet village Cheshire Oaks, with its shops, eateries, cinema and bowling venue is a similar journey time, whilst there are a wide range of schools on your doorstep.

Perfectly positioned for families, Waverton Primary School and Christleton High School are both within walking distance, whilst Windbriar is in the catchment area for Sir John Deane's Sixth Form College. For independent schooling, The Queen's School and King's School (recently voted North West Independent School of the Year) are 20 minutes' drive away.

Commuting is convenient, with Chester Station a ten-minute drive away for rail links, and regular bus services connecting you with Chester and other nearby villages.

A stylish, contemporary home simply perfect for 21st century family living, Windbriar is a dream home, turnkey ready and designed to meet all the requirements of modern life in a serene, accessible and desirable location.



WINDBRIAR

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unique homes



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