



# BURLEIGH HOUSE

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STRETTON GREEN

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Nestled on the exclusive, executive estate of Stretton Green, backing onto one of Cheshire's premier golf courses and just a stone's throw from the bars, bistros and vibrant culture of Chester, discover the comfort and luxury of Burleigh House.



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Serenely set within the peaceful, safe and secure, award-winning Stretton Green development, pull up onto the broad, newly laid driveway, where there is ample parking and where neatly planted borders add a fringe of emerald green. A detached, treble garage to the side allows for yet more parking.

Fully refurbished in 2023, Burleigh House is a handsome home, set behind lovingly laid lawns, where the scent of lavender follows you along the central pathway approach, leading to the sheltered front door.

## WELCOME HOME

Inside, lightly toned herringbone flooring extends underfoot in the wide and welcoming, double height entrance hallway, where the central staircase puddles out ahead, its steel-grey carpet runner directing the eye up to the gallery landing above. Underfloor heating, a feature throughout the home, adds instant warmth for a welcoming arrival.

Airy and light, sense the spaciousness of living afforded at Burleigh House, stepping through into the living room on the left, where the balanced proportions, soft, neutral shades and deep pile carpet all serve to soothe the senses. With ample space for all the family to relax and unwind, this restful room features a log-burning stove, inset within an elegant white surround, with views out over the formal planting to the front.





## EXQUISITE FINISH

Across the entrance hall, a second sitting room, featuring an inbuilt home cinema, dressed in contemporary shades of grey, offers another option when entertaining; light and bright, and with views out over the front.

From the main entrance, continue ahead, sneaking a peek at the incredibly spacious and spa-like guest WC, with wash basin and WC, to the rear of the staircase.

Preceding the family kitchen, on the right, the large laundry room overflows with storage, offering plumbing for a washing machine and dryer, and providing direct access out to the driveway and garden.



## SAVOUR THE VIEWS

The heart of the home, bathed in light this handcrafted, country-contemporary kitchen is well-equipped with an array of integrated Gaggenau appliances - including larder fridge and freezer, dishwasher, sink with waste disposal and instant boiling tap, warming drawer, oven and hob - designed to make cooking a pleasure.

Storage abounds in the light grey fitted cabinetry and drawers, with a walk-in pantry with wine chiller enabling you to organise all your larder essentials. Meanwhile, the sociable central island-breakfast bar, topped in cool white, veined granite allows the host to remain in the midst of the conversation and laughter, when entertaining family and friends. Served by an integrated sound system, the open plan kitchen is the entertaining hub of the home.





## WINE & DINE

Savour the stunning views out over the garden and to the countryside beyond from the dining table, perfectly positioned before a set of bifolding doors which open to provide instant access out onto the large patio terrace, perfect for alfresco dining throughout the summer months.

After dinner, relax and unwind in the lounge area, where a television is inset into the media wall above a contemporary glass-fronted living flame fire, with fitted shelving and storage found within mirrored alcoves to either side. Overhead, dentil cornicing is an elegant addition, imbuing the room with a classic elegance rarely seen in new build homes.

Ascend the beautiful staircase from the entrance hall, to arrive at the first-floor landing, carpeted underfoot and with plinth lighting to illuminate your way after dusk.

## BEDTIME BECKONS

Turning left, follow the landing to arrive at the first of the five bedrooms. Dressed in light, neutral shades of greige, with high quality fitted wardrobes, this spacious double bedroom offers verdant views out to the courtyard of Stretton Green to the front.

Next door, also overlooking the leafy driveway and Green to the front, a second spacious double beckons. Carpeted in grey and with beautifully latched windows and ample fitted furniture, storage abounds in this second bedroom.





## THE MASTER SUITE

With sublime views out over the manicured rear garden and rolling countryside beyond, seek sanctuary in the master bedroom. A sumptuously sized haven, where full height windows and French doors leading to a Juliet balcony bring you into the embrace of the outdoors, the master suite is a true oasis of calm.

Alongside a built-in dressing table, from the master suite there is also access to a dressing room, offering so much space for all your clothing.

Refresh and recharge in the bountiful and luxurious ensuite, where a wealth of fitted storage can be found beneath the twin wash basins. Revive your senses beneath the jets of the walk-in wet room style shower or soothe your aches with a soak in the elegant free-standing tub. Screened subtly from view, a WC also features, alongside a heated chrome towel radiator.



## SOAK & SLEEP

Along the landing, a fourth double bedroom features plenty of fitted wardrobes and drawers, with a media unit within the cabinetry allowing guests to watch television from the comfort of their king-sized bed. This dreamy guest suite is served by its own wet room ensuite with black fittings to the shower and vanity unit wash basin alongside automatic low-level lighting.

Continuing along the large, horseshoe landing, overlooking the front is a fifth capacious double bedroom, featuring built-in storage and dressed in tranquil shades of grey.

Serving the guest bedrooms, a large family bathroom awaits, with low level mood lighting, vanity unit wash basin, WC and wet room shower, bringing luxury to the morning routine in its simple elegance.

From the landing there is access to a boarded loft, served by electricity and lighting.





## ENGLISH COUNTRY GARDEN

Dine alfresco on the large, paved patio, savouring the incredible views out over the manicured garden to the fields and trees of the surrounding Cheshire countryside. Symmetry plays a pleasing part in both the design of the home and garden, with mirror image ponds framing the patio, which leads on to an extensive area of lawn, perfect for children's games.

To the far corner of the garden, soak up the sunshine from the rear patio, where an outdoor kitchen is ideal for barbecues and festivities throughout the year.

## OUT & ABOUT

From the privileged position of Stretton Green, residents have direct access to the renowned Carden Park Golf Club, Hotel and Spa, with footpaths to walk around and two golf courses to perfect your putting on.

In the heart of the Cheshire countryside, discover the wide range of villages close by, populated by delightful pubs and inns with a wide selection of wines and ales and a warm welcome.

Tilston, around two miles away, is a delightful country village in which you can pick up your essentials from the village shop, also featuring a pub and a primary school.

Families are well placed for local state and independent schools, with several highly regarded schools to be found within around 10 minutes' drive.



In the vibrant village of Malpas, around five miles away, alongside well reputed schools, you can also discover a selection of restaurants, pubs and shops.

Nestled on the border of Shropshire, Cheshire and Clwyd, discover the historic town of Whitchurch, where you can pick up all manner of essentials from the variety of local independent boutiques, large supermarkets and retailers. Meanwhile, the historic and culture-filled delights of Chester await - with rail links from Chester Station only 20 minutes' drive from Burleigh House.

Commuting is convenient, with links to the M56 a 20-minute drive away, and easy access to railway stations at both Chester and Crewe within 20-30 minutes.

A spacious, light and airy, recently renovated home in a sought-after, executive estate, Burleigh House offers all you need for modern living.



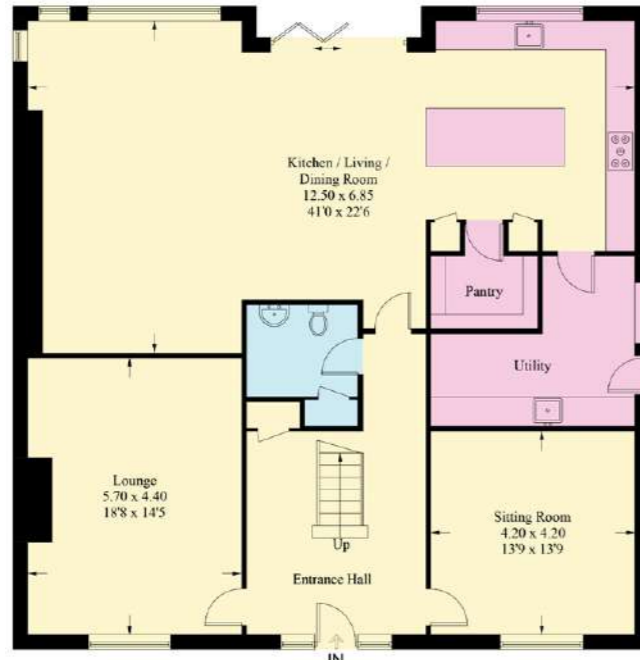
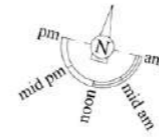
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## FINER DETAILS

- Freehold
- Council Tax Band H
- High specification
- Alarm system
- CCTV
- Underfloor heating throughout
- Detached triple garage
- Electric gated driveway
- Largely reduced annual golf and gym memberships at Carden Park residents of Stretton Green

Approximate Gross Internal Area = 318.5 sq m / 3428.3 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099090)



## ASK THE OWNERS SECTION

### WHERE DO YOU GO WHEN YOU NEED...



MILK:  
The Co-op  
in Holt



SPA:  
Carden Park



WALK:  
Sandstone Trail



DINNER:  
The Cock o Barton



DAY OUT WITH  
THE CHILDREN:  
The Ice Cream Farm



SCHOOL:  
Abbey Gate College, Kings  
Chester or Heber in Malpas



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*unique homes*



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