



# Weaver View

KINGSLEY



# Weaver View

KINGSLEY

Peacefully nestled on the quiet fringes of picturesque Kingsley, discover a quality new build home, brimming with high end fixtures and fittings, that encapsulates the very best of Cheshire countryside living, at Weaver View.

Embrace new build comfort in the heart of the Cheshire countryside, where Swallow Close sits tucked off a quiet country lane, close to the village.

Pull along the large driveway, where there is ample parking available for multiple vehicles alongside a large double garage, with fully tiled floor, painted and ideal for use as a home gym.

*"It's the ideal countryside location but close to town, its amenities and amazing transport links."*







*Open, airy & bright*



## *Welcome Home*

Immediately upon arrival, sense the space, serenity and scope of life at Weaver View, stepping onto the large format white porcelain floor tiles of the entrance hall, which flow throughout the whole of the indoor areas. Natural light streams in through the large gable window, whilst the chic, neutral tones emphasise the contemporary, minimalist appeal of Weaver View.

Open, airy and bright, the entrance hall sets the scene for the easy flow home that awaits. Freshen up in the chic cloakroom on the left, with wall mounted wash basin with vanity unit, heated towel radiator and WC, before sneaking a peek at the cosy snug on the right.

Carpeted in grey underfoot and flooded with light from the large window overlooking the front, this versatile room could also serve as a home office or even a playroom.



## Serene Spaces

Relax and unwind in the family sitting room at the rear, a spacious sanctuary where an exclusive frameless DRU Metro 'driftwood' gas fire, with authentic flame effect, adds toasty warmth on winter nights, controllable via remote and inset within the wall beneath a large television. Suffused in light, French doors provide instant access outdoors where unbroken views beckon.

Light and airy, with magnificent views and space for entertaining, make your way from the entrance hall, through double doors into the kitchen-dining-living room, the heart of the home. Amplifying the spaciousness of the room, the large-scale, high spec X-Rock White 60mm x 120mm floor tiles continue through from the hallway into the kitchen and beyond, through the bifolding doors to the patio terraces running the full length of the home.



*Magnificent views & space for entertaining*







*A sociable hub*

## *Open Plan Living*

A sociable hub, the brand new, high specification kitchen features a quartz topped central island, with pop up sockets and breakfast bar seating. A range of handleless drawers and cabinetry offers plenty of storage, beautifully dressed in Heritage Green/Metallo Emerald in keeping with the surroundings.

Cook up a feast for family and friends utilising the range of built-in appliances, including a Bosch slimline wine cooler, full-length fridge and separate freezer, and dishwasher, alongside a black stainless steel Neff Venting induction hob and chrome Quooker instant boiling water tap. Additional perks include an undercounter wine rack.





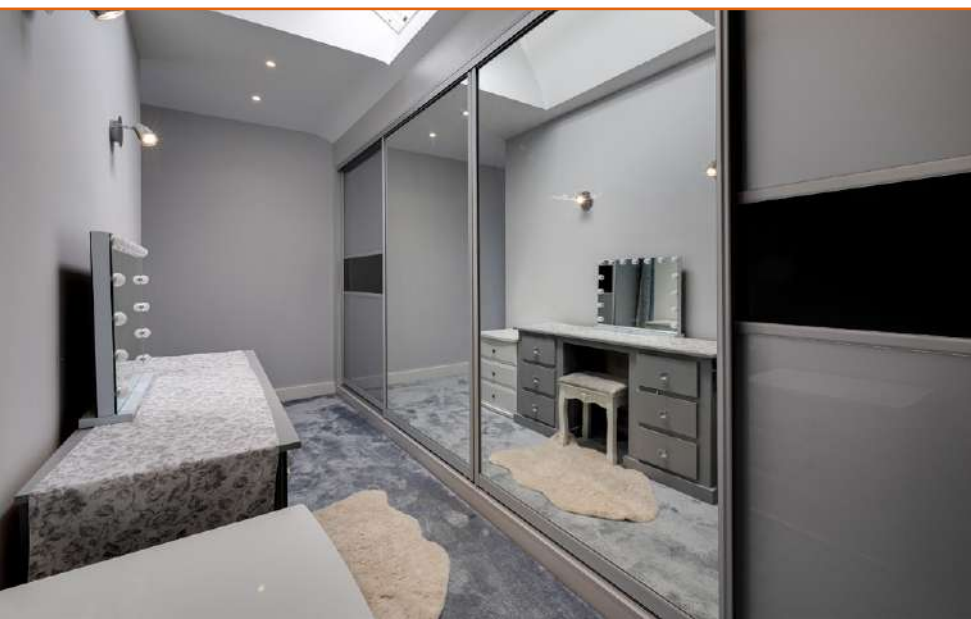
*"The best feature is the beautiful views over the Cheshire countryside from the open plan diner-kitchen."*

## *Incredible Views*

Dine alfresco on the incredible patio, a seamless extension of the indoor entertaining space, whilst French doors also connect to a side terrace. Opening up from the kitchen there is a handy utility room, with additional storage and plumbing for washing machine and dryer.







*Clean lines & clutter free*

*And so to bed...*

From the entrance hallway, ascend the staircase to reach the first floor landing, where the double height ceiling reveals itself, and light floods in through the incredible feature window, framing views out over the handsome neighbourhood and countryside.

Turning left, seek sanctuary in the principal suite. Cosily carpeted underfoot, this enormous bedroom offers the ultimate in luxury living, pre-empted by a walk-through dressing area and served by a spacious ensuite, with slipper bath, large, separate rainfall shower and vanity unit wash basin alongside WC and heated towel radiators.

Clean lines and clutter free, this sumptuously sized master suite also features two integrated wardrobes offering additional storage. Wake up to incredible views through the French doors, opening to a Juliet balcony overlooking the garden and outlying countryside. Screened off from view, a hidden dressing area awaits, also brimming with storage.



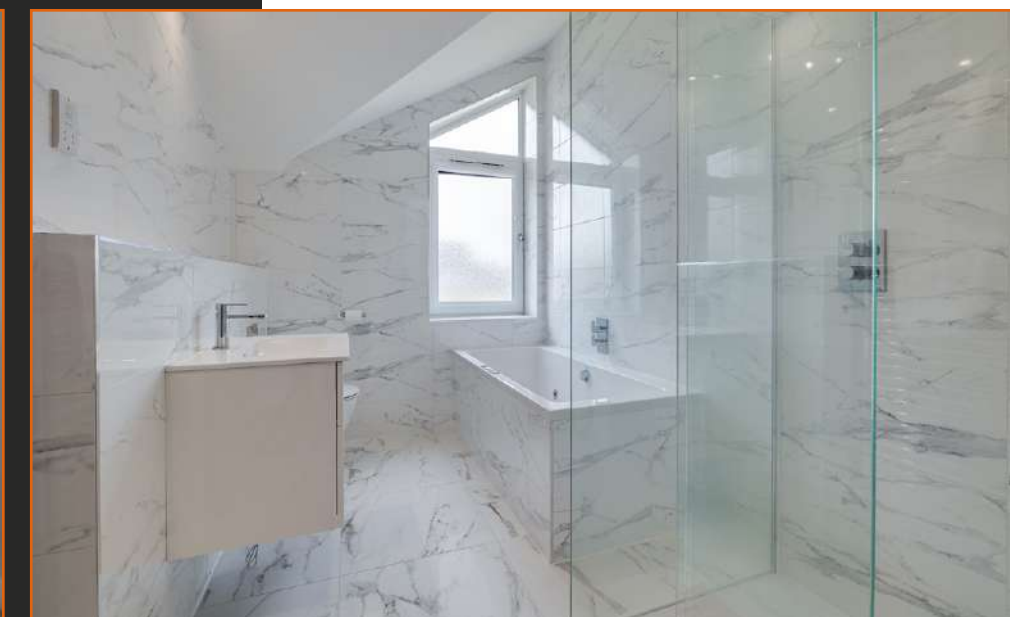


## Rest & Refresh

Returning to the main landing, discover four further bedrooms, including two elegant double bedrooms with blissful country views, alongside a large, king-size bedroom with large, double door cupboard with rail and shelving.

A fifth bedroom serves as the ultimate guest suite, with ensuite shower room and ample storage in the spacious, fitted double door cupboard with rail and shelving.

Refresh and revive in the family bathroom, tiled in marbled white and featuring a Jacuzzi bathtub ideal for soaking away the aches, alongside a separate shower with rainfall head.







## *Leisurely Outdoor Living*

Safe and secure for children and pets, outside, the easily maintained lawn areas offer space to scamper, whilst the extensive 50-metre patio laid in large format white porcelain tiles serves as an extension to the indoor entertaining space, and is ideal for alfresco dining and entertaining throughout the summer months. Sit back, relax and unwind with a cold, refreshing drink on a hot summer's day, admiring the entrancing countryside views; exceptional year-round.



## On Your Doorstep

In the local area, you are spoiled for choice when it comes to the outdoors, with walks unfurling from the doorstep, out along the River Weaver or into the heart of Delamere Forest, less than two miles away.

A safe, healthy and clean environment in which to raise a family, embrace the wholesomeness of rural living, with nearby stables perfect for pony treks, and a host of local educational opportunities available. In the nearby village of Kingsley, discover the local primary school, whilst there are a selection of secondary schools in the nearby villages and access to the independent Grange School less than six miles away in Hartford.

Pick up all of your essentials from the village Co-op, around a five-minute walk away, whilst the local market town of Frodsham is bursting with bars, boutique shops and eateries – just three miles away.

Call in for a thirst-quencher at the local village pub, or take advantage of the local farm shop, just a mile away and offering specialty products. Other local amenities include a pharmacy and beauty salon, whilst the attractions of Oulton Park motor racing circuit are close by, and the culture of Chester is just 15 minutes away by train from Delamere Forest.

For travel further afield, there are fantastic rail links available from Frodsham to Liverpool, Manchester and Chester, with a nearby mainline station to London.

Families can also make the most of Lady Hayes craft centre and play barn - within two miles of Weaver View, whilst for retail therapy, Cheshire Oaks Shopping Retail Outlet is within a 20–25-minute drive.

A spacious and beautiful property in a peaceful haven, with fantastic entertaining space, Weaver View offers the very best of new build living, built to the highest of standards in a private, peaceful setting.



Approximate Gross Internal Area = 261.6 sq m / 2816 sq ft

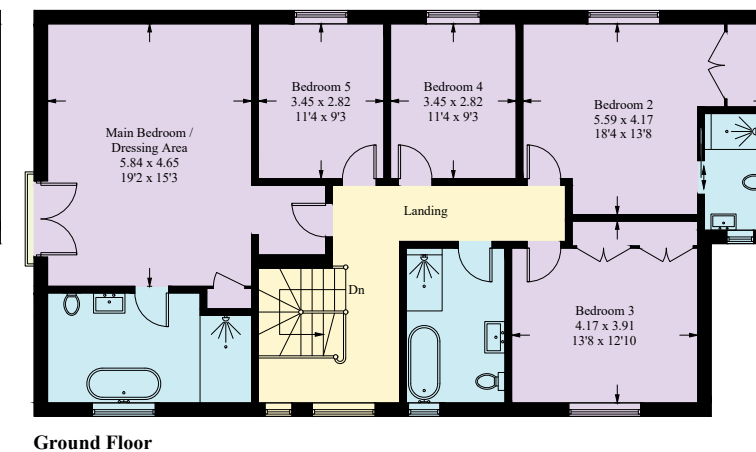
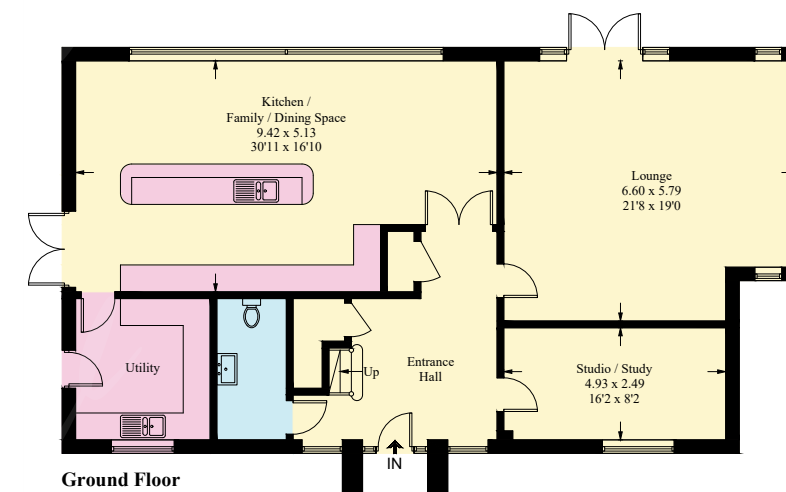


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109141)

### FINER DETAILS

- Edge of picturesque village of Kingsley
- Outstanding views towards Peak District
- Bi-fold doors at rear of property
- Council Tax Band G
- Primary suite with Juliet balcony
- Five bedrooms - three bathrooms

*Weaver View*  
KINGSLEY





*presented by*

CURRANS

*unique homes*



WHAT3WORDS: romance.crown.smothered

To view Weaver View  
Call John  
on 01244 313 900  
Email: [john@curransunique.co.uk](mailto:john@curransunique.co.uk)

11 Grosvenor Street, Chester CH1 2DD  
[www.curransunique.co.uk](http://www.curransunique.co.uk)



SCAN ME TO  
BOOK A VIEWING