

# Beaufort Court

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CHESTER



*Contemporary living with traditional charm*











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Effortlessly blending modern luxury with classic architectural allure, discover Beaufort Court, a prestigious new development near Chester City Centre.

With its distinctive and sophisticated style Beaufort Court brings the aspirational abodes of Alderley Edge and Wilmslow to the fringes of Chester, distinguishing it as one of Cheshire's finest residential communities.

Each home embodies warmth and welcome, built to uncompromising standards of quality and design, with sustained and assured attention to detail in every feature, finish, and fixture. At Beaufort Court, experience an exclusive lifestyle where elegance and functionality converge, combining to create a truly unique offering on the cusp of Chester.





# Gothic Elegance Meets Modern Living

Beaufort Court's distinctive architecture draws on Gothic influences to create a visually striking presence that's both contemporary and timeless.

High-pitched roofs create a grandeur rarely seen in modern developments, while vaulted ceilings within create expansive, open spaces breathing airiness and light into each living space.

Large, spectacular feature windows stream abundant natural light through, also positioned to showcase the stunning views that surround. These thoughtfully curated architectural elements infuse each home with character and comfort, making every home at Beaufort Court a unique statement in both style and structure.







## Elegant Designer Kitchens by Nolte

Culinary art is the centrepiece of each home at Beaufort Court, with kitchens designed for those who value both aesthetics and practicality, featuring premium cabinetry by the German brand Nolte.

Equipped with luxurious Dekton or quartz worktops, known for their durability and modern elegance, paired with sleek, inset sinks, high-quality AEG built-in appliances including cookers, induction hobs, dishwashers and fridge/freezers are all seamlessly integrated to maintain a sleek appeal.

Blending form with function, each kitchen is uniquely designed to serve as an all-encompassing family space, for everything from quick weekday meals to those special celebrations.





## A Commitment to Luxury, Comfort, & Efficiency

Each property at Beaufort Court is constructed with quality and longevity in mind. Powered by Air Source Heat Pumps (ASHP), a sustainable heating solution that reflects modern energy efficiency standards, underfloor heating emanates throughout the ground floor levels of every home, complemented by electric underfloor heating in every bathroom.

High standards of insulation and high, thermal efficiency double glazing feature throughout, ensuring that every home in the development is both energy-efficient and cost-effective to heat.

Prestigious touches extend to the finishes and fittings of the Beaufort Court homes, which have been selected to the highest standards. Wall and floor tiling by the renowned Porcelanosa features, alongside elegant bathrooms and sanitaryware by Duravit, with Nolte kitchens, renowned for their design and reliability.







## Flexible Work-Life Spaces

As the work-life balance evolves, so should your home...

In response to the growing demand for effective work-from-home solutions, integrated, bespoke units are provided in every home at Beaufort Court.

Independent of the main home and thoughtfully designed, these two-storey spaces enable true separation between work and personal life.

Equipped with additional parking and highly adaptable to fit your needs, these units can serve well as dedicated offices, creative studios, or fitness areas.

Flexible and private, these spaces provide an ideal solution for balancing productivity and privacy - allowing you the freedom to tailor and fine tune the units precisely to your lifestyle.



# Country Quiet...Close to All Life's Essentials

Offering the ideal blend of rural serenity and urban convenience, Beaufort Court is conveniently situated just 2.5 miles from the vibrant bustle of Chester city centre.

With easy access to the boutique shops along the ancient Rows of Chester (or the outlet village at Cheshire Oaks), experience haute cuisine restaurants and all the cultural experiences that the city has to offer. Major road links also make commuting simple, with Liverpool just 27 miles away and Manchester 41 miles, while North Wales is also within easy reach for weekend getaways.

Embrace the outdoors and enjoy watersports on the River Dee, popular for rowing, sailing and canoeing, or walks in The Meadows, and Grosvenor Park. Chester's Roodee Racecourse is close by for fun-filled days out.

Families are well served by fantastic schools, including the Ofsted Outstanding Belgrave Primary School, with The Bishop's Blue Coat School, Queen's Park High and independent schools Abbey Gate, King's and Queen's close by.







## Available Homes

### The Middleton

- Available Plots: Plots 2, 3, 4 & 6

### The Buckland

- Available Plot 8

### The Kingstone

- Available Plots 9 & 11

### The Felton

- Available Plots 10 & 12

### The Thornbury

- Available Plots 14, 15, 19 & 20

Each property at Beaufort Court is thoughtfully designed, featuring garages with most homes, plus an additional two-storey living/working unit offering 374 sq ft of versatile space.

A lifestyle of prestige, comfort and community  
Beaufort Court offers more than just a home - it's a conscious choice of lifestyle. From architectural excellence to high-quality finishes and eco-conscious features, each detail is crafted to provide a superior living experience.

At Beaufort Court, our homes are crafted to mould themselves around your aspiring and ever-changing needs. Whether you're a young professional, a growing family, or looking to enjoy a peaceful retirement, Beaufort Court offers the space, style and comfort to support the life you've dreamed of.

For further information or to arrange a viewing, please contact our sales team.



# Finer Details

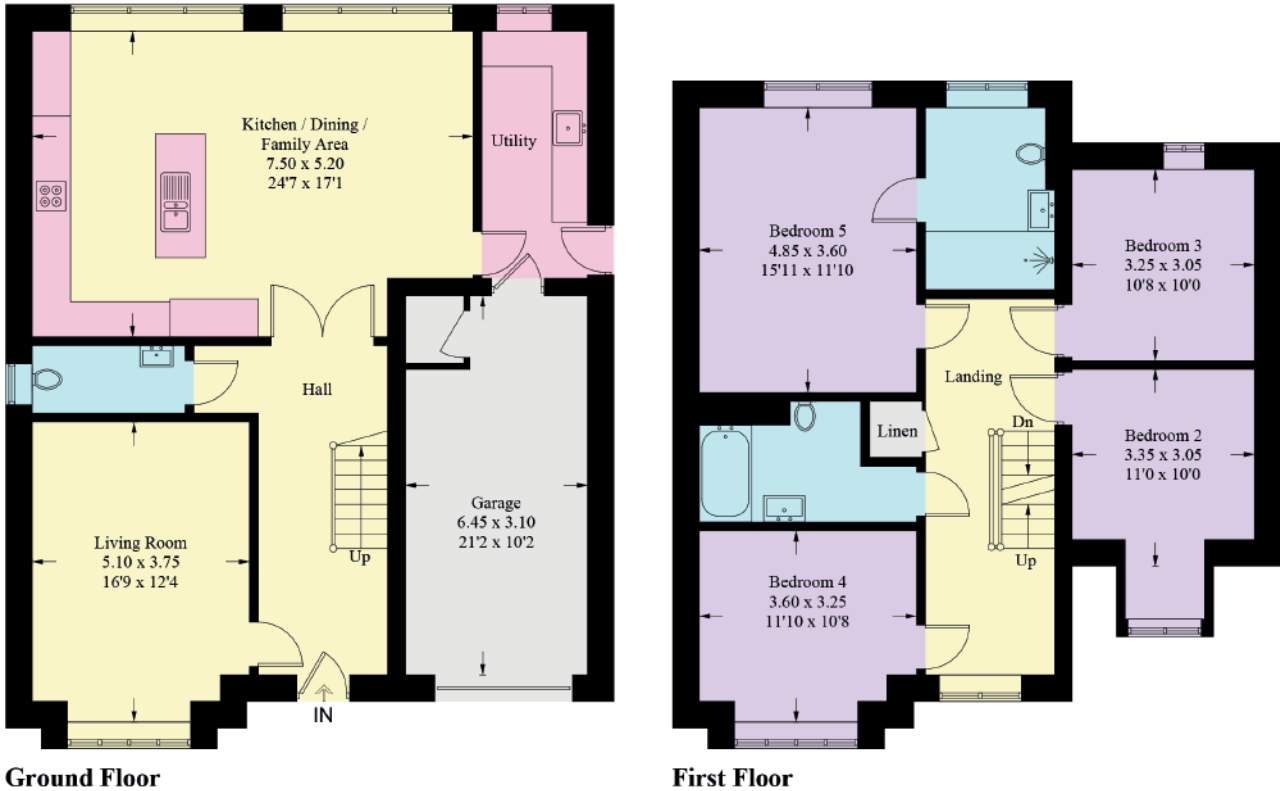
- Sustainability & Efficiency
- Fully electric development for eco-conscious living
- Air Source Heat Pump (ASHP) systems in every property
- Underfloor heating on the ground floor for cozy warmth
- Electric bathroom matting for a luxurious touch
- Connected to mains drainage
- Premium Interiors
- Hans Grohe showers and heated towel rails for ultimate relaxation
- Electric Velux windows providing light and ventilation with ease
- Elegant porcelain tiled flooring in kitchens
- Durable and stunning Dekton or quartz worktops in the kitchen
- State-of-the-Art Kitchens
- Fully equipped with AEG appliances, including:
- Dishwasher
- Fridge/Freezer
- Oven and induction hob
- Quooker tap for instant boiling water
- Wine fridge for added indulgence
- Stylish aluminium double-glazed bi-fold doors, creating seamless indoor-outdoor flow
- Maintenance & Community
- Low maintenance living with communal areas managed at just £495 per annum
- Personalized Touches
- Location Highlights
- Rural setting, offering tranquility and natural beauty
- Excellent access to Chester's top schools: King's and Queen's
- 5 minutes to the motorway, ensuring effortless connectivity
- 5 minutes to Chester City Centre, with its shops, restaurants, and culture
- Nearby Westminster Park shops for local amenities
- Enjoy local country pubs, including The Grosvenor Pulford Hotel and Spa
- Peace of mind with a 10-year warranty on all homes





# Buckland

Approximate Gross Internal Area = 231.1 sq m / 2487 sq ft



# Middleton

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft

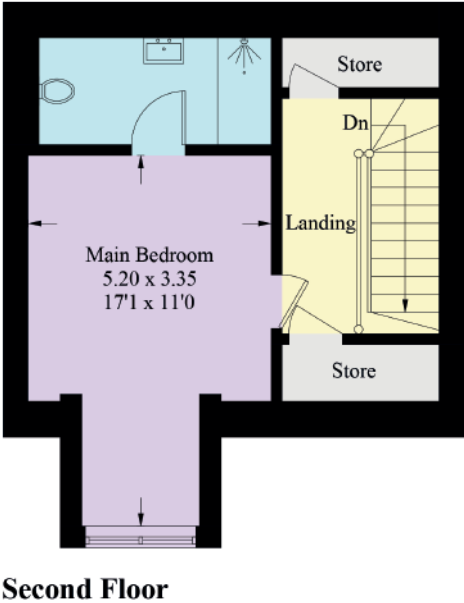
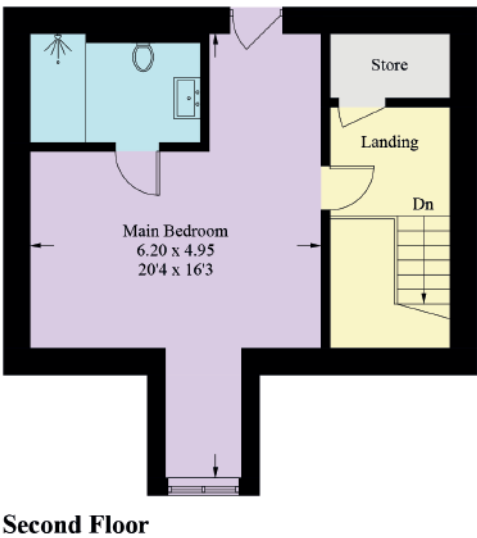
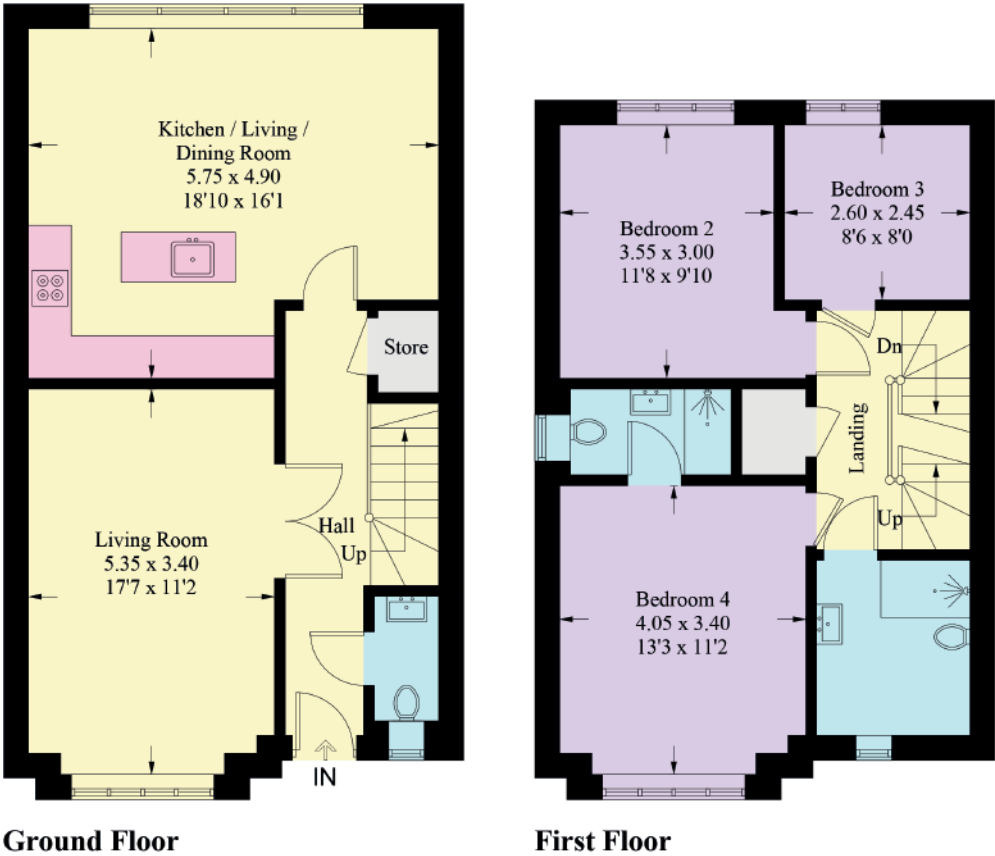


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147101)

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# THE Middleton

*Collection*



Secluded and serene, The Middleton is peacefully nestled on the leafy fringes of the development and is ideally situated for those who relish privacy and tranquillity.

Park up on the spacious driveway, or in the separate garage which features a homeworking space on the upper floor – a convenient 'commute' to provide that ideal home-work life balance.

Landscaped planting to the front provides the perfect welcome home, as you make your way indoors and into the entrance hallway. Stash your coat and shoes in the handy storage cupboard, with a cloakroom to the left, furnished with wash basin and WC.

Quiet comfort entreats through to the light-filled sitting room, with spectacular floor-to-ceiling windows which instil such character and create an airy elegance.





## Light-Filled Spaces

With space for all, the sitting room serves as a sociable family room by day, before transforming into a peaceful haven for grown-ups by night.

Directly ahead from the entrance hall, flow through to the heart of the home, the open plan family-dining-kitchen, spanning the rear of the home and offering seamless connection out to the gloriously sized garden via a wall of bifolding doors.

Cook up a feast for family and friends utilising the array of integrated AEG appliances, including oven, induction hob, fridge, freezer and dishwasher alongside a Quooker instant boiling tap and wine fridge.

Porcelain tiles, warmed by the underfloor heating that runs throughout the ground floor level, gleam in the abundance of natural light streaming in.

Wine and dine in comfort and luxury, with ample storage for all your culinary utensils and essentials in the range of German engineered cabinetry and drawers from Nolte. Plenty of preparation space can be found on the Quartz/Dekton worktops.







## Rest & Refresh

Moving up to the first floor, three beautiful bedrooms await, served by two bathrooms furnished with Duravit sanitaryware and furniture, Hans Grohe showers and warmed by heated towel radiators and electric underfloor heating.

On the uppermost floor, sanctuary awaits in the principal suite, where high ceilings and a spectacular window reaching up to the peak of the gable, serve to create a light and airy ambience. Spacious and serene, freshen up in the ensuite shower room, whilst storage can be found in abundance in the two large store rooms off the second-floor landing.

Embrace the outdoors in the enclosed rear garden with broad patio, safe and secure for children and pets. Bask in the sunlight throughout the summer months and sense the contentment of life in a community that so elegantly blends countryside living with convenient access into the city.



# Out & About

Perfectly balancing the tranquil countryside experience with urban convenience, Beaufort Court is ideally poised just 2.5 miles from the beating heart of Chester.

With a plethora of shops, cinemas, theatres, restaurants, cafes, bars and leisure facilities just a short drive away, nearby there is also easy road access to the popular Cheshire Oaks outlet village.

Commute with convenience, with easy motorway connections to the nearby cities of Liverpool and Manchester, whilst for weekend escapes and beach days, The Middleton is also well-placed for trips into North Wales

From boat trips along the River Dee to scenic strolls along The Meadows, exciting days at Chester Races and family trips to the zoo, there is so much to explore close by for all ages.

Families are well-served by a wide choice of schools, including independent schools Abbey Gate, The King's School and The Queen's School, with Belgrave Primary School (rated Outstanding by Ofsted), The Bishop's Blue Coat School and Queen's Park High all within easy reach.

A home where style and serenity are woven into every detail, make The Middleton your sanctuary and embrace a new level of living.





# Beaufort Court

CHESTER

*presented by*



WHAT3WORDS: [soaps.spouse.opts](https://www.what3words.com/soaps.spouse.opts)

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BEAUFORT COURT