

Beaufort Court

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





THE Buckland

Collection



Make your commute to work a short one at The Buckland, a spacious five bedroomed home nestled on the leafy fringes of the luxury Beaufort Court development, just a few steps away from your dedicated home working unit.

Park up on the driveway of The Buckland, an imposingly handsome home with its glass gabled façade, large garage and lush front lawn.

The Buckland, along with each of the executive homes at Beaufort Court, is also served by a flexible, two-storey, work-from-home unit that is independent from the main house, ensuring a true sense of separation between work and personal life. These adaptable spaces, complete with extra parking, can be tailored to serve as offices, studios, or fitness areas - offering both privacy and flexibility to suit your lifestyle.

Buckland



Follow the Flow

Inside, a spacious entrance hallway leads to a cloakroom on the left, with wash basin and WC, whilst a large, light-filled living room offers floor-to-ceiling views out over the front, taking in the serene sights of this prestigious development.

Open-plan living awaits in the capacious kitchen-dining-living room to the rear, where full height glazing prevails once more, capturing light and views out over the private, enclosed rear garden.

Prepare a feast for family and friends using the suite of built-in AEG appliances, which include ovens, induction hob, fridge, freezer, and dishwasher. Complementing these, a Quooker tap adds ease, with a wine fridge, perfect for entertaining. A handy utility room provides additional storage space alongside a sink, integrated washing machine and access out to the garden.

Dine and entertain in style, with generous storage solutions provided by an array of cabinets and drawers, keeping your kitchen essentials neatly organised. Enjoy plenty of room for meal prep on the durable and stylish Dekton worktops.

Room for All

Four bountiful double bedrooms can be found off the first-floor landing, one served by an ensuite bathroom and a family bathroom. Throughout this home, bathrooms are furnished with quality sanitaryware by Duravit with Grohe chrome taps/thermostatic controlled shower units and chrome towel radiators.

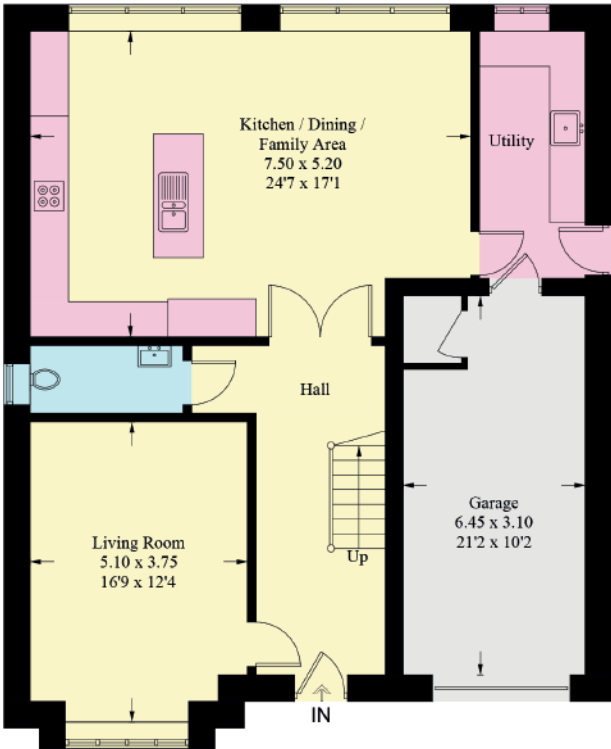
Sweet dreams entreat from the second floor, where a gloriously sized principal bedroom, with full height views out over the landscaped greenery of the development to the front awaits. With plenty of storage available off the landing and a private ensuite, sleep soundly on this private penthouse level.

Outside, the large gardens to the front and rear are laid to lawn, providing plenty of space for children to play, whilst the large patio allows you to soak up the sunshine and stoke up the coals for summer barbecues.

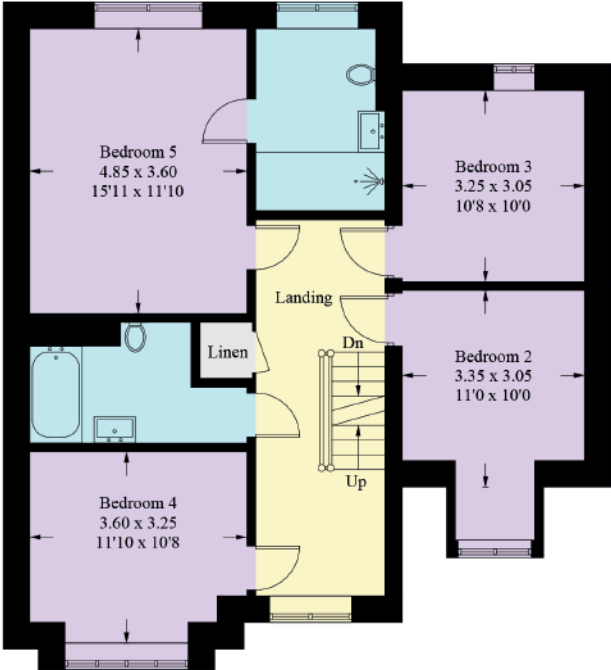


Buckland

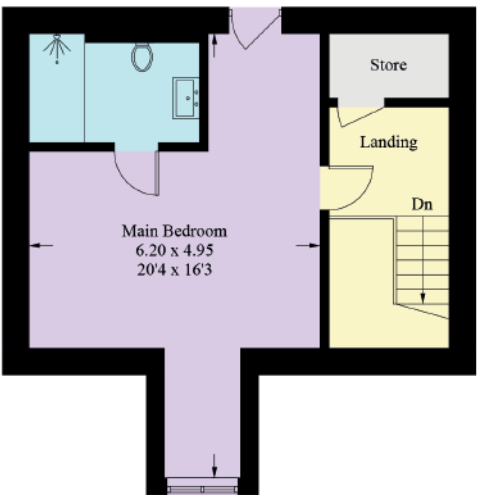
Approximate Gross Internal Area = 231.1 sq m / 2487 sq ft



Ground Floor



First Floor



Second Floor

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

THE Felton

Collection



Overlooking the central green, the spectacular five-bedroomed Felton stands proudly toward the centre of the development, framed by lush greenery at both the front and rear.

Plenty of parking can be found along the driveway, or in the garage, within which there is access through into the utility room and kitchen.

The Felton, along with each of the executive homes at Beaufort Court, is also served by a flexible, two-storey, work-from-home unit that is independent from the main house, ensuring a true sense of separation between work and personal life. These adaptable spaces, complete with extra parking, can be tailored to serve as offices, studios, or fitness areas - offering both privacy and flexibility to suit your lifestyle.

Approaching from the front, step into the spacious entrance hall, where there is storage for coats and boots and access to a handy ground floor WC with wash basin.

Felton



Room for All

From the utility room, there is also access through into the large garage.

In addition, detached from the main home, a versatile and dedicated home working unit offers the ultimate flexibility - a quiet space for a home office, gym, or even a games room.

Elevate your expectations on the first floor, where three bountiful double bedrooms - two served by their own private ensuite shower rooms - and a study await.

On the second floor, with captivating views out over the surrounding countryside, seek sanctuary in the master suite, bathed in light from the full height windows and served by its own spa-style ensuite.

Across the landing, a separate WC complements a fifth double bedroom, which could also be used as a dressing room, nursery, or master suite relaxation area.

The expansive gardens, both front and rear, are beautifully laid to lawn, offering ample space for children to play. A large patio provides the perfect spot for alfresco dining, summer barbecues, or simply soaking up the sun in peaceful surroundings.



Serene Spaces

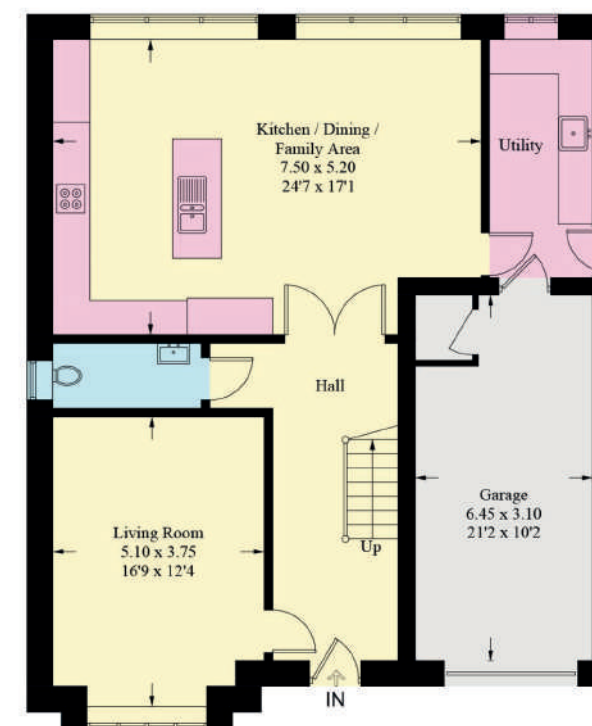
Light streams into the living room on the right, through majestic windows overlooking the green to the front. Bright and inviting, warmth emanates from the underfloor heating which flows throughout the ground floor of this home.

Designed with modern family living in mind, the capacious dining-family-kitchen can be found directly ahead from the entrance hall.

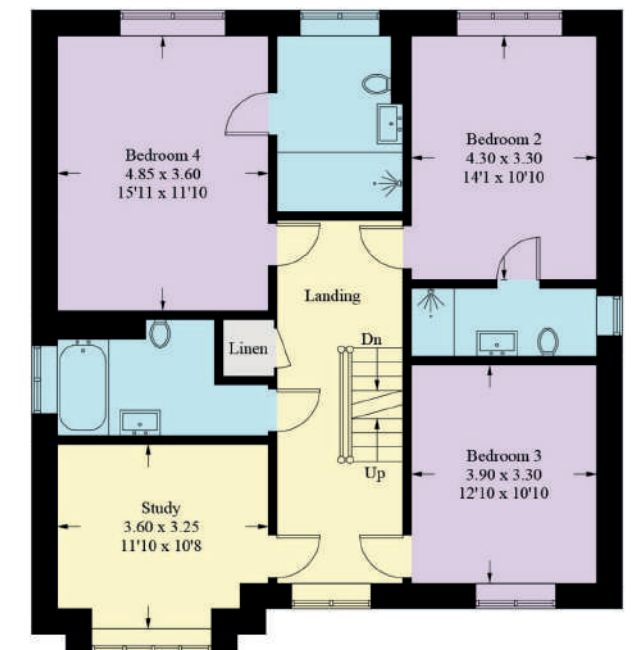
Capturing captivating views out over the garden to the rear, inviting the opportunity for alfresco dining throughout the summer months, there is room for all the family in this culinary hub.

To the left, the L-shaped kitchen features built-in AEG appliances, including ovens, induction hob, fridge, freezer and dishwasher. Complementing these, a Quooker tap adds ease to the everyday routines, with a wine fridge also included, perfect for entertaining. A handy utility room provides additional storage space alongside a sink, integrated washing machine and space for a tumble dryer, and access out to the garden.

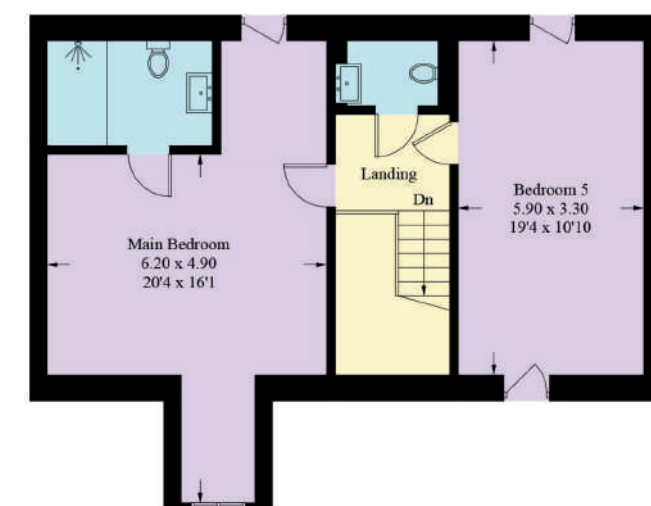
Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147104)



THE Kingstone

Collection



Proudly set beneath its glass fronted gables, and presiding over the verdant green to the centre of Beaufort Court, The Kingstone lives up to its regal title.

Parking is plentiful along the driveway and within the integral garage, which features its own dedicated working unit above.

Tiles gleam underfoot in the entrance hallway, where the warmth of the underfloor heating which runs throughout the ground floor level can be instantly felt.

Kingstone



Refresh & Revive

Up on the first floor, rest your head in one of three bountiful double bedrooms - where refreshment can be found in the Porcelanosa family bathroom or one of the two ensuite shower rooms - all furnished with porcelain tiling.

Overlooking the front, a light-filled study offers space to work from home.

Sequestered on the second floor, the master bedroom awaits, brimming with light from the full height window, and served by its own serene ensuite. Bedroom five, across the landing, is served by a separate WC and could also serve as a nursery, dressing room or study.

With gardens both front and rear laid to lawn, there is plenty of space for children to play. A large patio provides the perfect spot for alfresco dining, summer barbecues, or simply soaking up the sun in peaceful surroundings.



Heart of the Home

Freshen up in the WC with wash basin, before exploring the first of the light-filled rooms, the spacious and serene living room to the left. The broad window draws the outdoors in, creating a relaxing room in which to enjoy a moment's mindfulness, watch a movie or read a book.

Ahead from the entrance hall, the bountiful kitchen-dining family room is the perfect place to gather together as a family, and in which to wine, dine and entertain.

Cook up a feast for friends utilising the built-in Bosch appliances, including an oven, induction hob, fridge, freezer and dishwasher. Luxuries including an instant boiling tap and wine fridge help elevate this contemporary kitchen. Alfresco dining awaits on the patio, where beyond you can observe the children at play on the large, lush green lawn.

The handy utility room provides additional storage space alongside a sink and plumbing for a washing machine, and access out to the garden.

Kingstone

Approximate Gross Internal Area = 259.7 sq m / 2795 sq ft

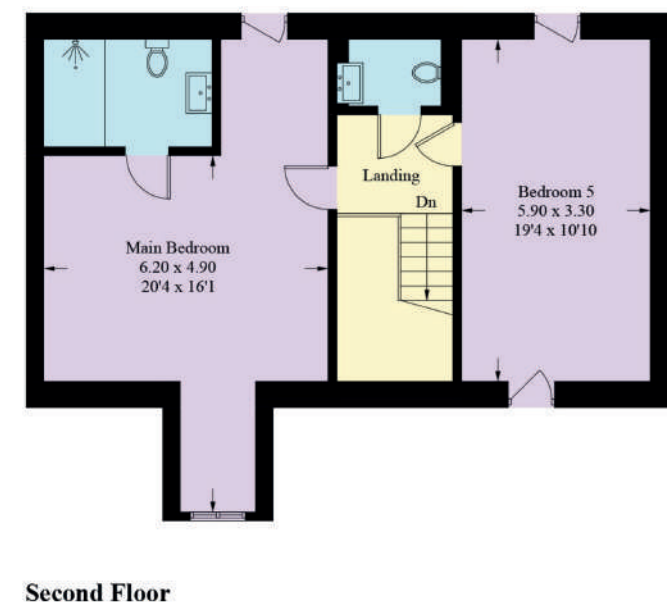
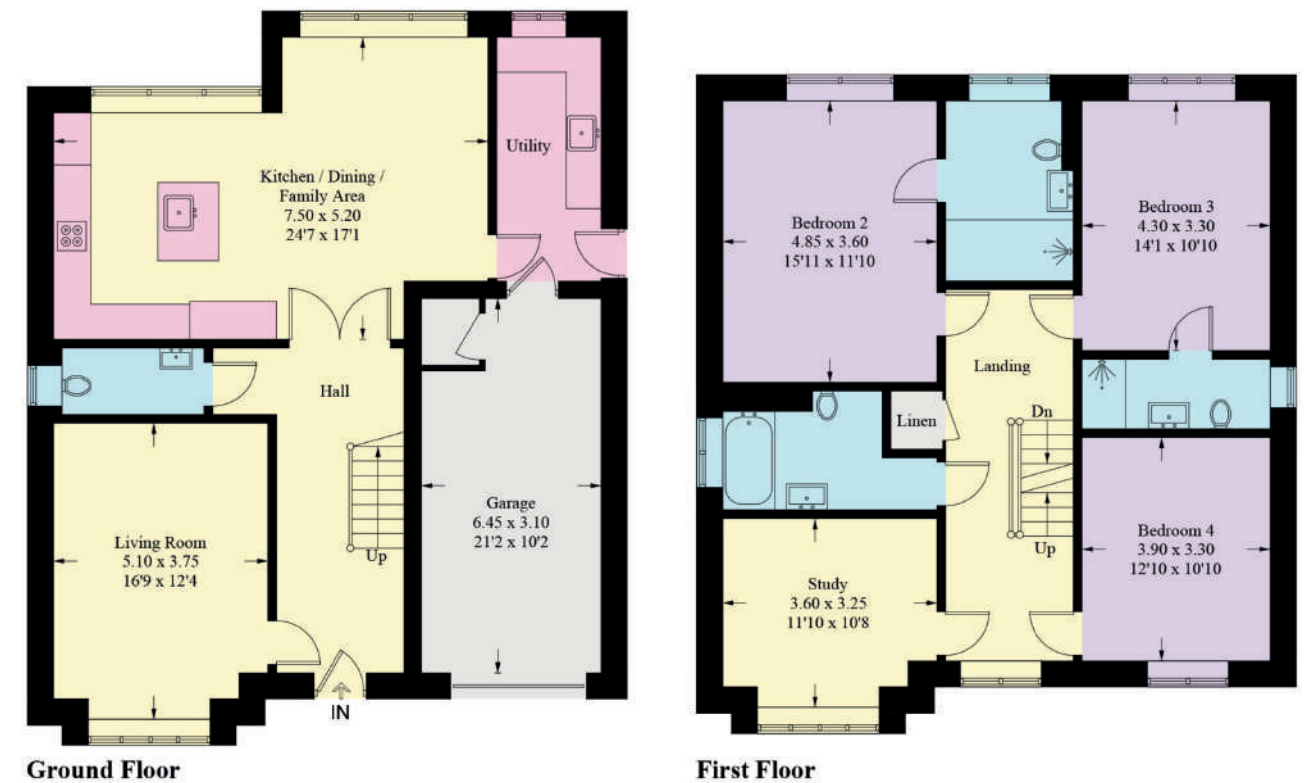


Illustration for identification purposes only, measurements are approximate.

THE Thornbury

Collection



Peacefully set to the far end of the bucolic Beaufort Court development, tranquillity awaits at The Thornbury.

Park up along the driveway, which leads to a detached garage, replete with a room above – ideal perhaps as a games room, studio or office. The Thornbury also has its own private dedicated separate home working unit, offering an easy commute to work.

Step inside, onto the gleaming porcelain tiles of the entrance hallway, warmed by underfloor heating running throughout the ground floor of this home. A guest cloakroom on the immediate right is available, furnished with wash basin and WC, with storage beneath the stairs for coats and boots.

Thornbury



Relax & Unwind

Step outside onto the patio for alfresco dining and sizzling summer barbecues, where you can unwind while keeping watch over the the children as they play on the lawn.

Three large, double bedrooms await on the first floor, one served by a Porcelanosa ensuite whilst a separate family bathroom offers refreshment for all. Views beckon through large windows to front and rear.

Elevate your expectations as you move up to the second floor, where the master bedroom promises peace and relaxation, bathed in natural light from its striking full-height window. With its private, spa-like ensuite, this is a space designed for relaxation and indulgence.

Next door, a versatile fifth bedroom awaits, ready to serve as a cosy nursery, quiet study, dressing room or home office, adapting perfectly to your needs.

Step outside to enjoy the beautifully landscaped gardens, with lawns at both the front and rear providing plenty of space for children to run and play. The spacious patio is the perfect place for summer barbecues, where you can dine under the bright blue Cheshire sky, or simply relax and soak up the sunshine.



A Warm Welcome

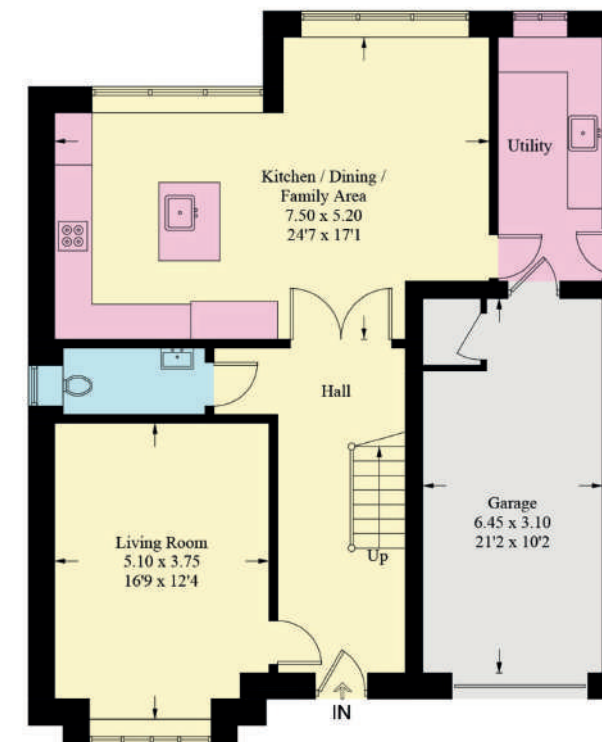
Full height windows stream light through into the sitting room on the left, offering verdant views out over the front garden. A serene space in which to relax and unwind, or share a glass of wine with friends, this room is a bright and tranquil space.

Step through the entrance hall and into the heart of the home: the spacious and inviting kitchen-dining-family room, designed to bring everyone together. Whether it's quality time with loved ones or hosting memorable evenings, this versatile space is perfect for both relaxing and entertaining.

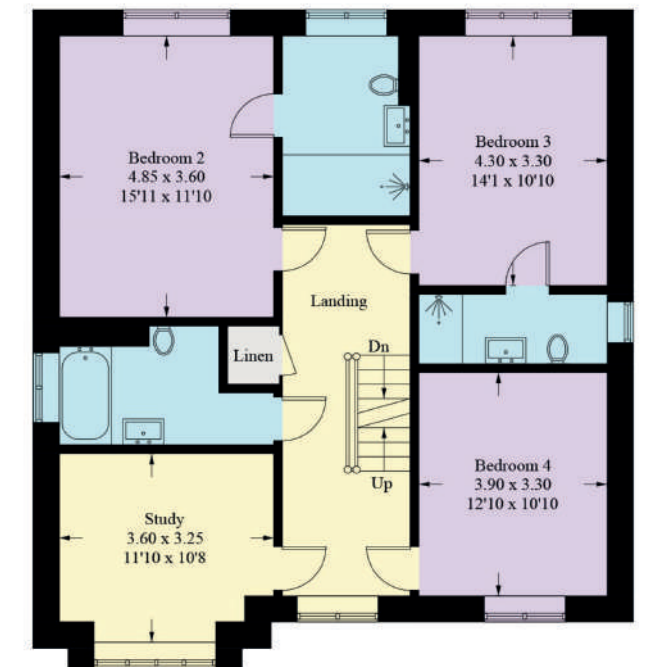
Prepare delicious meals with ease using the high-spec Bosch appliances, which include an oven, induction hob, fridge, freezer, and dishwasher. Modern touches, such as an instant boiling water tap and a wine fridge, add a touch of luxury to this sleek and stylish kitchen.

Thornbury

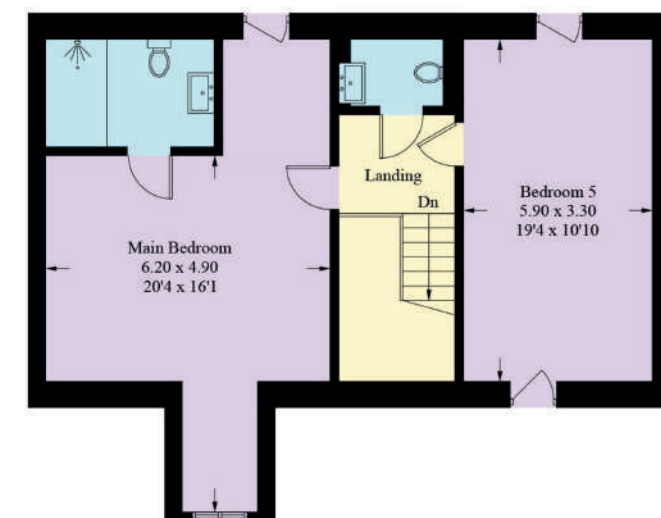
Approximate Gross Internal Area = 259.7 sq m / 2795 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,

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.

Middleton



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.

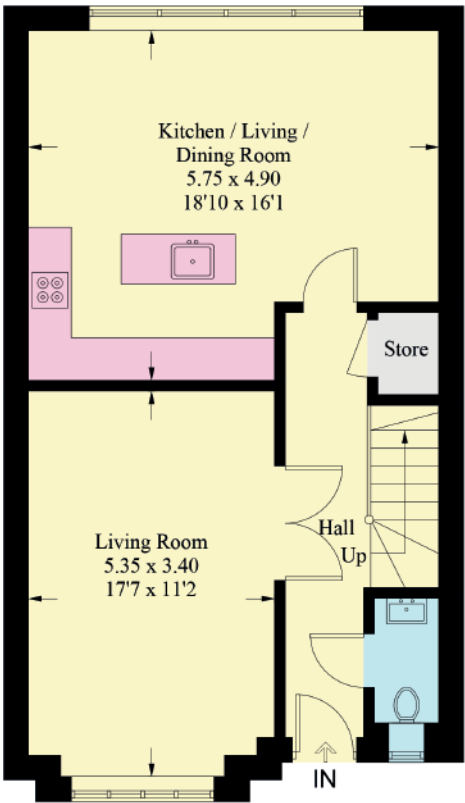
On the uppermost floor, sanctuary awaits in the principal suite, where high ceilings and a spectacular window reaching up to the peak of the gable, serve to create a light and airy ambience. Spacious and serene, freshen up in the ensuite shower room, whilst storage can be found in abundance in the two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

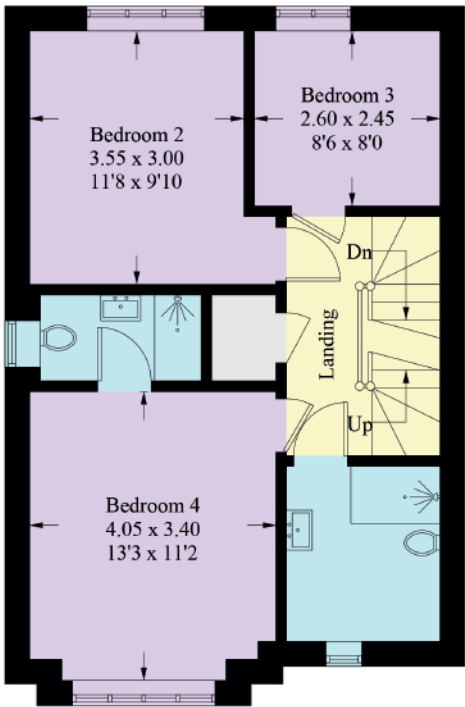


Middleton

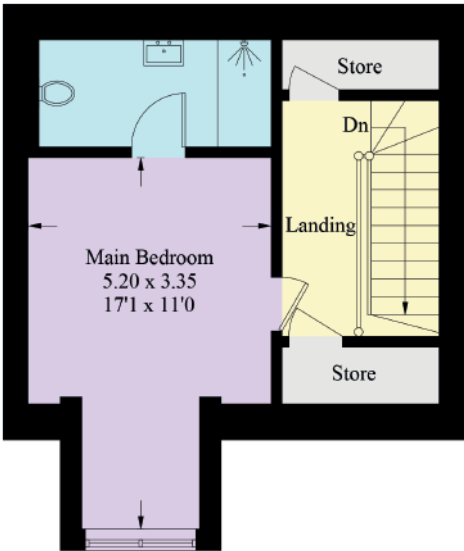
Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft



Ground Floor



First Floor



Second Floor

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Beaufort Court

CHESTER

presented by



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

To view Beaufort Court
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SCAN ME TO VIEW
BEAUFORT COURT