



Hambleton

BROXTON

SERENE SETTING

With roots in Scandinavian design and a spirit built for celebration, Hambledon is a home that surprises at every turn. From the moment you step through the front door, it's clear that Hambledon is so much more than an ordinary home.

A masterclass in understatement, discover Hambledon tucked off the lane in the friendly rural hamlet of Brown Knowl, where the Cheshire countryside begins to rise towards the sandstone ridges of Bickerton Hills.

With parking for four available on the driveway and in the carport, Hambledon's modest façade belies an extensive entertaining haven within; enveloped in wraparound gardens and with far reaching views to be enjoyed both indoors and out.





ENCHANTING DESIGN

Designed by a Scandinavian architect with an eye for light, flow, and warmth, Hambledon unfolds as you step inside, revealing layer upon layer of surprising, character-filled spaces.

Built in the 1980s, and with only two owners to its name, Hambledon's enduring allure is immediately evident, stepping into a breathtaking open plan living area, anchored by a spectacular chimney stack that extends theatrically through all three floors, rising through a double-height dining hall and crowned by a minstrels' gallery.



The two log burning stoves invites cosy warmth and infuses heat throughout. Throughout Hambledon, a neutral palette showcases the natural textures of the home - timber, brick and stone, carefully chosen and beautifully balanced. At the centre of this impressive space, the dining hall serves as the hub of the home: flooded with natural light, framed by characterful beams and surrounded by views.

To the front, admire vistas of the sandstone ridges of the Bickerton Hills; through the French doors at the side savour the views out to Raw Head through French doors. Wherever you pause to ponder, there is a landscape to be admired.

Just off the main living space, the peaceful snug sits quietly to the left, cosy and adaptable as life unfolds. With built-in shelving and a warm, inviting feel it could serve as a peaceful home office, a children's playroom, a guest bedroom, or a quiet reading retreat.





VERSATILE SPACES

Next door, a cleverly designed Jack and Jill bathroom adds even more versatility, with Karndean wood-effect flooring underfoot and a rolltop bath perfect for leisurely soaks. With access from both the hallway and an adjacent double bedroom, this area of the home lends itself to guests, teenagers, or even multigenerational living. A comfortable double bedroom, bright and airy, French doors open directly onto the garden, inviting the scent of summer indoors on sunny mornings.

Reconnecting with the main living space, the study offers a peaceful spot to focus and reflect, with tranquil views over the rear garden. Another flexible room, it could also be used as a playroom, reading room or a creative studio.



Hambleton
— BROXTON —

FEAST YOUR EYES

Winding around the rear of the central fireplace, the kitchen opens up. Tiled underfoot and framed by glorious garden views, the kitchen is the practical heart of the home. Solid oak cupboards provide plenty of storage space while black granite worktops offer ample preparation space and a custom-built, open-sided unit beside the electric Aga provides further storage. Integrated appliances include a brand-new Bosch oven, integrated fridge, and dishwasher, with space for a microwave - everything you need, effortlessly at hand.

Tucked just off the kitchen, a practical cloakroom with WC and tiled flooring adds extra convenience for everyday life and outdoor entertaining. Slip outside via a back door, leading to the carport, offering sheltered access whatever the weather. Here, discover a separate utility room at the rear of the garage, with electrics and plumbing for a fridge, washing machine, tumble dryer and a freezer.



Hambleton
BROXTON





BEDTIME BECKONS

Returning to the hub of the home, ascend the stairs to the gallery landing, a large, open space warmed once more by the exposed brick chimney. A home made for celebrations: at Christmas, an 8-foot tree fills the landing with twinkling lights. A large landing, ideal as a quiet reading nook, a place to pause with a coffee or to gather with friends, like so much of Hambledon, this area moulds itself around your needs.

To the right of the landing, a dressing area leads into the principal suit - a serene and spacious retreat tucked quietly away from the buzz of daily life. A gable-end window added by the current owners frames the view across to Raw Head, inviting morning light to stream through and providing a connection to the verdant surrounds.

Uncluttered and calm, the principal bedroom is a serene sanctuary, served by an ensuite shower room flourished in light from a Velux window above for a peaceful and private start or end to the day.





REST AND REFRESH

Across the landing, a second bedroom on this level offers plenty of space and flexibility. Currently configured as one large room with built-in wardrobes and a sink, it could easily be divided into two bedrooms or reimagined as a luxurious guest suite. There's even scope to install an ensuite and add an additional window to make the most of the natural light. Whether kept as one expansive room or adapted to suit changing needs, it's a space with plenty of future-proof potential.





ENTERTAINING HAVEN

Returning down to the middle level, stairs sweep down once more to an exceptional living space. An entertainer's dream, this vast lower-ground room stretches out around the base of the central chimney, providing the perfect setting for everything from festive feasts to full-on parties. With space to host anywhere from half a dozen to 50- 60 guests, its open flow and bifolding door access to the sunken courtyard patio beyond make it ideal for everything from milestone birthdays to quiet movie nights by the log burner.



Hambleton
BROXTON

SUNSHINE, SHELTER AND SHADE

Step outside and into a hidden oasis. From the lower level, bifolding doors open wide to a sunken courtyard patio. Saturated in sunshine throughout most of the day, there's always a spot of shade to be found too, making it ideal for lingering over leisurely lunches in summer. Jasmine tumbles over the walls, releasing its scent on warm evenings infusing a Mediterranean feel, enhanced by a bright yellow climbing rose, adding a joyful pop of colour.

A private, wraparound haven of lawns, patios and ever-changing colour, at the front, hedgerows enclose a gently elevated lawn, with a raised patio perfectly placed to take in the views across to Bickerton Hill.

To the rear, a gravel patio opens into a series of lush, private spaces and thoughtfully placed benches, each offering a different perspective on the surrounding hills. Dine alfresco, with a fantastic outdoor barbecue area with open fire ideal for entertaining.

A garden made for living in - from cricket or boules on the wide flat lawn, to long summer suppers with trestle tables and wine under the stars, this thoughtfully designed and lovingly tended garden offers both family-friendly space and pockets of peaceful calm.





OUT AND ABOUT

Hambledon is perfectly placed for those seeking countryside calm without losing connection to the wider world. Nestled in a tranquil spot along Sherrington Lane, Hambledon sits within the warm, welcoming village of Brown Knowl, a friendly place home to a growing mix of age groups.

The local pub, The Sandstone, is just a ten-minute stroll away while the nearby Bickerton Institute hosts everything from Pilates to tennis and seasonal village events.

For walkers, the Bickerton Hill trails are right on the doorstep, leading to breathtaking viewpoints with sweeping views towards Liverpool, Manchester and the peaks of North Wales.

Families are well served by excellent local schools, including the highly regarded Bishop Heber High School. The school bus stops just 100 yards down the lane, while Bickerton Church of England Primary and a selection of other popular primary schools can be found nearby. For those seeking independent options, King's and Queen's Schools are also just a short drive away in Chester, Along with Ellesmere College having coach pick-ups at Broxton roundabout.

Shopping is a breeze, with the thriving towns of Nantwich, Whitchurch, Wrexham and Chester all within a 10-mile radius. For commuters or day trippers, the road links are superb.

From grand-scale entertaining to quiet, sun-dappled mornings, Hambledon is a happy, uplifting home with a true sense of character and spirit that adapts around the needs of those residing within its walls. Flexible, inviting, and filled with charm, Hambledon awaits.

Approximate Gross Internal Area = 299.3 sq m / 3223 sq ft
Garage / Utility = 19.0 sq m / 204 sq ft
Total = 318.3 sq m / 3427 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID844608)

FINER DETAILS

- Freehold
- Private Drainage
- Electric central heating
- Chester 12 miles
- Liverpool 30 miles
- Manchester 44 miles

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:Chomonldey,
Malpas, Tattentall
or Farmshop



WALK: Bickerton Hill /
Sandstone Trails



SPA: Carden Park



DAY OUT WITH
THE CHILDREN:
North Wales and
Wirral Coastline



DINNER:
The Pheasant



SCHOOL:
The bus for Ellesmere College
collects students from the
Broxton Roundabout as well
and Kings and Queens





presented by



WHAT3WORDS: [typical.onlookers.pastime](https://www.what3words.com/typical.onlookers.pastime)

To view Hambleton
Call John
on 01244 313 900
Email: john@curransunique.co.uk

11 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



SCAN ME TO
BOOK A VIEWING