49 DEE BANKS

CHESTER









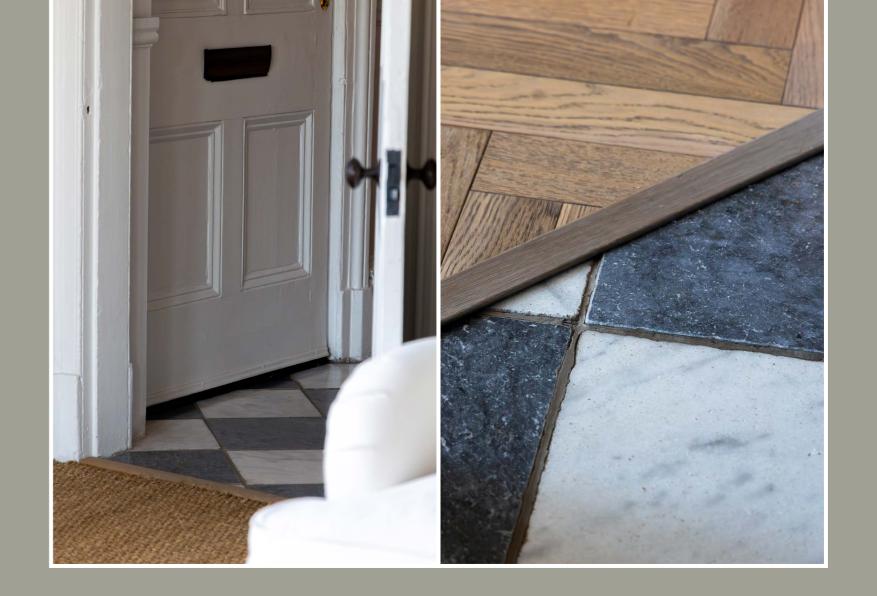
A HOME SHAPED BY RIVER, LIGHT & TIMELESS CRAFT

There is a particular quiet that falls over Private Walk, a tucked away stretch of the Dee Estate where the river bends and the landscape seems to exhale. At its heart sits 49 Dee Banks, a freehold Georgian to Victorian home whose heritage, elegance and modern refinement form a rare harmony. Approached from Dee Banks itself, the house occupies the full length of Letter Box Lane, a private road where residents exchange warm greetings and the sense of community is genuine.









The first impression is one of calm poise. The red brick and stucco of the original 1850s structure stand with confidence beside the sensitively designed extension. Together they create a home that feels settled in its surroundings, as if it has always belonged to the river and to the tree lined walk beyond. Step inside and the tone is set by the black and white marble tiled hallway, a gracious entrance that recalls the townhouse elegance that first drew the owners to this special place.





SPACES WITH CHARACTER & CONNECTION



The kitchen sits at the centre of daily life. Beautifully handmade and finished with deep green cabinetry, solid oak lined cupboards and gleaming stone surfaces, it is both refined and welcoming. Integrated appliances and a full electric Aga bring contemporary ease, while the herringbone oak floor adds warmth. Slim framed sliding doors draw the garden into every conversation, allowing morning light to spill across the dining area. On bright days the back garden becomes an effortless continuation of the space. It feels like an outdoor room shaped for relaxed cooking, quiet breakfasts or summer evenings that drift long after sunset.





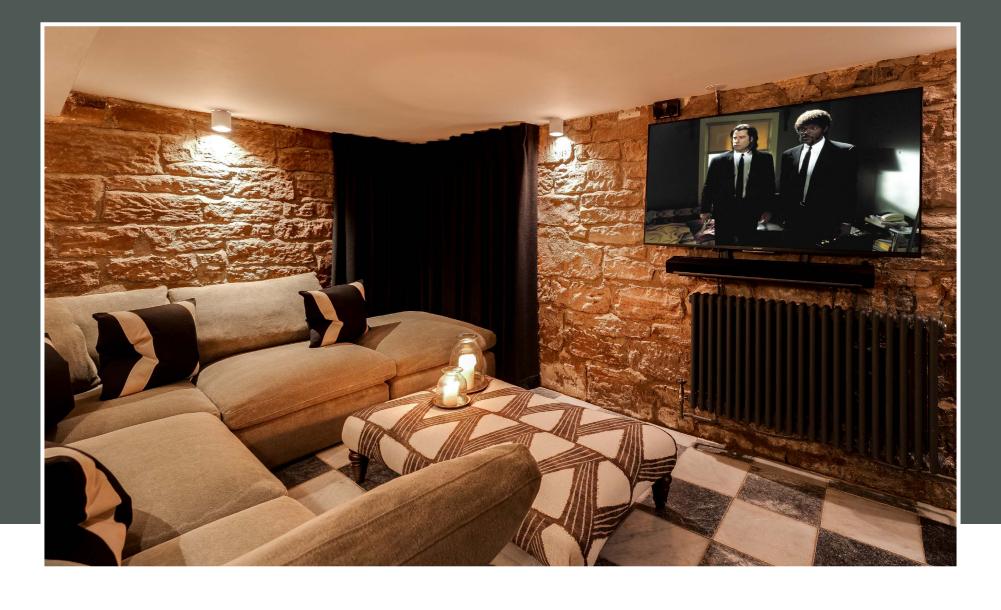


The adjoining rooms speak of an older era, restored with care. Original shutters frame the windows in the dining and sitting rooms, and the restored skirting boards, high ceilings and traditional radiators ground each space in its history. A limestone fireplace anchors the sitting room, creating a natural gathering point on winter nights where the fire flickers and the river mists settle over the meadows. These rooms carry a classical sensibility softened by thoughtful interior choices, offering comfort without formality.









From here a descent through thick sandstone walls reveals a completely different mood. The former cellar has been transformed into a cosy media room, a quiet den for film nights or a peaceful retreat. Its intimate proportions and warm materials create a welcoming contrast to the high ceilinged rooms above.



RESTFUL BEDROOMS & SPA LIKE SUITES

Upstairs the principal bedroom feels almost serene. Dual aspects capture both the gentle views of Private Walk and the sweeping panorama across the river to the meadows, where horses graze in the distance. The Juliet balcony invites you to pause and take in the shifting light that moves across the water. Space and tranquillity shape the atmosphere here, making it an inviting sanctuary.

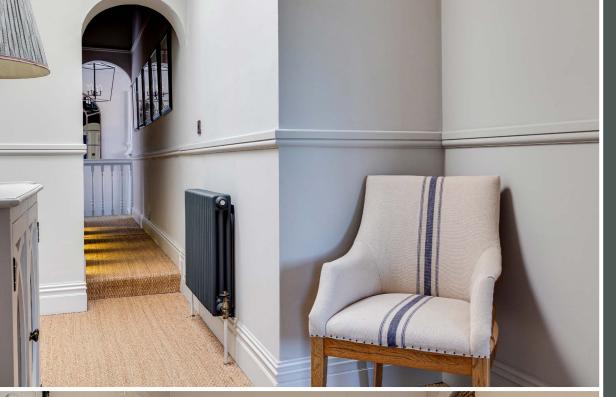




Three further bedrooms continued the theme of comfort and individuality. Soft tones, built in wardrobes and leafy outlook make each room feel personal One bedroom enjoys a wall through dressing area and an ensuite that blends refined material with modern sensibility.









Across the hall the family bathroom combines dulled marble tiles, a freestanding bath and a generous walk in shower, all finished with bespoke lighting that creates a calm, luxurious glow. Bathrooms throughout the home are designed with Mandarin stone marble, wet room showers and elegant vanity units that offer both style and practicality.









THREE GARDENS, EACH WITH ITS OWN STORY

The gardens are central to the life of this home. The back garden forms a natural extension of the kitchen, shaped for everyday living and for the rhythm of family life. The middle garden offers a stunning vantage point over the river, a place that lends itself to entertaining and quiet contemplation alike. The front terrace remains wonderfully private, yet frames the most beautiful river view, a place where sunsets colour the sky and the day eases to a close. At the far end of the back garden a beautifully crafted summerhouse stands ready for work, reading or coffee in the early light. Oak flooring and slim framed Cortizo sliding doors give it a refined aesthetic, balanced by an attached storage room that keeps the practicalities of life discreetly out of sight.















A SETTING RICH IN CONVENIENCE & CHARM

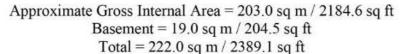
Life here is shaped as much by the surroundings as by the house itself. Boughton sits within easy walking distance, offering a Waitrose, a bakery, a patisserie and Ushers, a favourite for fresh bread and Saturday morning rituals. The newly restored Jolly Gardeners brings character and local flavour, while Chester's celebrated restaurants offer fine dining moments within a short walk or drive. The canal provides a peaceful route into the city, and Caldy Valley Nature Park adds a welcome surprise of greenery and wildlife. For families, the area is exceptionally well served. Kings, Queens, Abbey Gate and Christleton High School sit within easy reach, with strong transport links to Ellesmere College and Moreton Hall. Chester station is walkable, making Manchester and Liverpool straightforward for commuting or day trips.

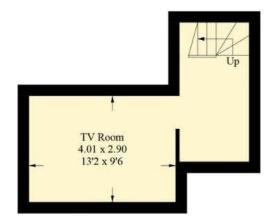


A HOME FOR EVERY SEASON

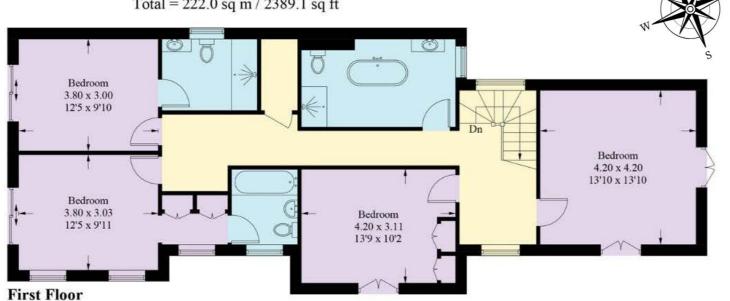
This is a house that shifts beautifully with the year. Spring brings soft light to the kitchen and back bedrooms. Summer fills the gardens with life and laughter. Autumn brings colour to the trees along the river. Winter gathers everyone around the fire or into the cinema room for cosy evenings. Above all, 49 Dee Banks is a place where memories form naturally, shaped by a home that exceeds expectations and a community that feels truly special.







Basement



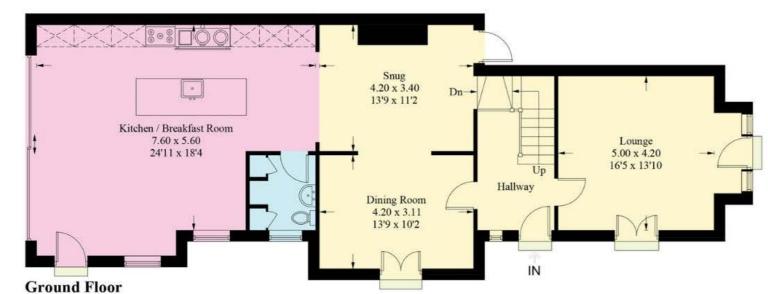


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260021)



FINER DETAILS



- Large, private front garden with excellent potential for landscaping
- Bespoke hand-crafted wooden kitchen
- Granite worktops and triple Aga
- Underfloor heating in the kitchen
- Beautiful summer house ideal as a home office or studio
- Parquet flooring throughout most of the home
- Working fireplaces



49 DEE BANKS, CHESTER, CH3 5UU

WHAT3WORDS: /// galaxy.risky.backed



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