





Elegance and prestige combine at Sandown Terrace an imposingly handsome Victorian home with a rich history, idyllically set within landscaped gardens, overlooking the River Dee.



ELEGANT LIVING ON THE CUSP OF CHESTER

Grade-II listed, Sandown Terrace was believed to have been built in 1849 for cotton broker William Titherington. Its pillared, portico entrance and painted quoins set the scene for the splendid architecture within.

Park up in one of two spaces afforded to 1C Sandown Terrace and make your way up to the first floor, where you step inside into the quiet and tastefully decorated entrance hallway.

Carpeted in cream throughout the hallway, reception rooms and bedrooms, classic tones harmonise to the walls. Turning right, discover the first of three bedrooms at 1C Sandown Terrace. Currently serving as both a single bedroom and a study, this light and peaceful room frames views out over the River Dee to The Meadows beyond.

Returning to the entrance hallway, continue ahead, as the space opens up into a large reception area, with fitted wardrobes for coats and shoes alongside space for a small sofa or armchair.

IDYLLIC VIEWS

Light-filled living awaits in the drawing room on the right, where a large sash window floods the room with natural light whilst capturing everchanging vistas out over the River Dee. Abundantly sized, this room currently accommodates a piano alongside sofas, coffee table, side tables and armchairs. Warm yourself beside the gas fire on wintery days as the weather patterns sweep in from over The Meadows beyond the river.

"We never tire of the view, it's never the same twice. It's the perfect place to live."













WINE & DINE

Coming out of the drawing room, turn back to the left to discover the delightful kitchen-dining room.

A sociable hub, tiled flooring extends underfoot, with a wealth of solid oak cabinetry running along the walls to provide plenty of storage for all your culinary essentials.

A large central island is a convivial meeting point, a place to gather with a glass of wine and share conversation and laughter with friends.

Sconce lighting and contemporary pendant lights combine to shower the room with illumination. Granite worktops offer ample space to slice, dice, prepare and pour whilst integrated Bosch appliances include a newly fitted washing machine and dishwasher, cooker with double oven and grill, gas hob, extractor hood, fridge and freezer alongside a double bowl stainless steel sink and LG microwave. Note the high ceiling and elegant cornicing. Dine at the large table with pretty views overlooking the mature trees to the front.

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Returning to the entrance hallway, continue along before arriving at the main bedroom on the right.

ROOM FOR ALL

Spacious and bright, a large double bed is perfectly positioned across from the tall sash window, framing incredible views out over the lilting flow of the River Dee and across to the verdant Meadows beyond. Wake up every morning to birdsong, and the soothing sounds of rowers striking out along the water.

A wealth of fitted wardrobes provides ample storage for all your clothes and accessories, with a fully tiled ensuite at hand for refreshment and relaxation. Recently refitted with a vanity unit beneath the large wash basin, the ensuite also accommodates a large P-shaped bath, with overhead shower, WC and heated towel rail.











Returning to the entrance hallway, next door to the main bedroom, arrive at the luxurious bathroom, fully tiled in soothing spa-tones and furnished with a stylish Sottini panelled bath with Grohe shower attachment, wall mounted hand basin, WC and bidet alongside a heated towel radiator. Porcelain tiling extends underfoot.

Sleep soundly in the second bedroom, a serene space with alcove lighting and space for a double bed. A large sash window captures leafy views out to the beauty of the Boughton surrounds. An array of high quality fitted wardrobes, dressing table and drawers provide plenty of storage.

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GARDEN OASIS

Overlooking the flow of the River Dee, the communal, terraced gardens are a delight throughout the seasons. Naturally separated, privacy and peace can be found amidst the lawns and terraces. Follow the paved pathway and flagged steps to admire the rockery, shrubbery and heather borders.

Maintained for the residents as part of a service charge, enjoy the beauty of the landscaped gardens without the need to prune or weed. Admire the collection of maple, conifer, and holly, providing evergreen pleasure, and marvel at the beautiful blossoms of the laburnum, camelia and magnolia. From the lower level, enjoy direct access to the banks of the River Dee, where a pergola provides shelter and shade and a private location from where to enjoy views out towards The Meadows.













Approximate Floor Area 1412 Sq. ft. (131.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, winds very acceptance to enable the accuracy or ten include you have not plan contained new, interaction enter, the descriptinate and in the sponsoring is taken to any enter or mis-statement. The measurements should not be relied upon for valuation, transaction and/for funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUT & ABOUT

Convenience is a cornerstone of life at Sandown Terrace, with Waitrose just across the road and set within easy walking distance of Chester's shops, cafes, restaurants, theatre, museums and parks.

Boughton itself is a thriving village, with shops, newsagents, a pharmacy and a Post Office, with both Waitrose and Sainsbury's superstores nearby. Enjoy a walk to nearby Hoole, with its pubs, bars, cafes and thriving local community, Hoptons Butchers and celebrated fishmongers.

Enjoy leisurely strolls along the River Dee and through The Meadows. Grosvenor Park is just ten minutes' walk away, or enjoy a night out at The Storyhouse followed by dinner and drinks...the delights of Chester are only a 15 minute walk away.

Professionals can commute with convenience, with the motorway network and A55 North Wales expressway close by.

For easy living in an historic home with easy access into all Chester has to offer, 1C Sandown Terrace is a convenient and idyllic place to live.



presented by





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