



I St Georges Crescent
Queens Park Handbridge, Chester, Cheshire, CH4 7AR

Rostons  **VILLAGE & COUNTRY HOMES**
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I St Georges Crescent Queens Park, Handbridge, Chester, CH4 7AR Offers Over - £1,000,000

This exquisite Victorian home beautifully showcases its period charm with elegant original features, including spacious reception rooms with high ceilings, intricate moulded cornices, and refurbished sash windows and French doors. Thoughtfully enhanced by the current owners, the property offers extended living space and high quality fixtures and fittings throughout. Upon entering, a welcoming hallway with engineered oak flooring leads to a grand formal lounge, a separate dining room, a family room, a playroom, a boiler room, and a WC. The modern fitted kitchen flows seamlessly into the extended breakfast room, where bi-fold doors open onto a delightful patio garden. The converted cellar provides an impressive entertainment space, featuring a spacious snooker room, bar area, and games room. To the first floor, the master suite boasts a dressing room and an en-suite shower room, accompanied by three further double bedrooms and a study/fifth bedroom. Two stylish family bathrooms, both fitted with contemporary fixtures, complete the first floor. Externally, the property benefits from ample off road parking, beautifully maintained lawned gardens, additional side gardens, a BBQ area, and a private courtyard, creating an ideal setting for both relaxation and entertaining.

LOCATION

Queens Park is one of Chester's most sought after residential areas, offering a charming blend of history, character, and modern convenience. Situated just south of the River Dee, this picturesque suburb provides a village like atmosphere while being only a short walk from Chester's historic city centre. Handbridge is well regarded for its strong community feel, independent shops, cafés, and traditional pubs, as well as scenic riverside walks and green spaces such as Edger's Field and Grosvenor Park. Excellent local schools, including the prestigious Queen's Park High School plus Kings and Queens of Chester make Handbridge particularly popular with families, while professionals appreciate the easy access to Chester's business district and transport links to Liverpool, Manchester, and beyond.

In 2023 St Georges Crescent was acknowledged as the most desirable street in the area following an interesting study conducted by The Telegraph.





ACCOMMODATION

Approached from the driveway to a large entrance door leading through the entrance hall.

ENTRANCE HALL

Spacious entrance hall with engineered oak flooring, three radiators, wide staircase rising to the first floor landing plus a 'bookcase' doorway leading down to the cellar which has been converted into a snooker room, bar and games room.

WC

WC, wash hand basin, tiled flooring, radiator, window.

DINING ROOM

Large formal dining room having two large double glazed sash windows, Chesneys fireplace with an inset gas fire, moulded cornice, radiator.

LOUNGE

A most impressive reception room having two large double glazed sash windows and French doors leading out onto the principal gardens, feature Chesneys fireplace with an inset open fire, moulded cornice, radiator.



FAMILY ROOM

Double glazed French doors leading out to the private courtyard, fireplace with an inset Esse burner, tiled hearth and timber mantel, engineered oak flooring, radiator.

PLAYROOM

Door leading out to the private courtyard, further door access to the garden area, engineered oak flooring, radiator.

KITCHEN

Fitted with a modern range of wall, base and drawer units, granite worksurfaces, inset stainless steel sink unit, range cooker, extractor hood, integrated fridge and dishwasher, tiled splash backs, tiled flooring, double glazed sash window.

BREAKFAST ROOM

An extended breakfast room with full width and height bi-fold doors to a patio and BBQ area, double glazed window, tiled flooring, radiator.

UTILITY ROOM

Off the kitchen with wall and base units, single drainer sink unit, plumbing point for a washing machine, space for a tumble dryer, tiled splash backs, tiled flooring, door to outside.

BOILER ROOM

Engineered oak flooring, fitted cupboards housing two central heating boilers and a cylinder cupboard having the pressurised hot water tank, window.



CELLAR

SNOOKER ROOM

Snooker table sold by separate negotiation. Radiator, two utility meter cupboards, access to crawl space beneath lounge.

BAR AREA with a fitted bar, radiator.
GAMES ROOM Radiator.

FIRST FLOOR LANDING

A spacious landing with high level smoked windows, airing cupboard, radiator.

MASTER BEDROOM

High level beamed ceiling, two double glazed sash windows, cast iron fireplace, radiator. **DRESSING ROOM** fitted with wardrobe furniture with ample hanging and drawer space.

EN SUITE

Large shower cubicle, mains shower, his and her wash hand basins, WC, heated towel rail, radiator, tiled walls and flooring, double glazed sash window.

BEDROOM 2

Four double glazed sash window, fitted wardrobes, radiator.

BEDROOM 3

Two double glazed sash windows, radiator.

BEDROOM 4

Two double glazed sash windows, radiator.





BEDROOM 5/STUDY

Double glazed sash window, back to the wall furniture incorporating a foldaway bed flanked by useful storage units with shelving, fitted desk and shelving, radiator.

BATHROOM

Double ended bath, shower cubicle with mains shower, WC and wash hand basin, heated towel rails, tiled flooring, double glazed sash window.

BATHROOM

Corner bath, shower cubicle with mains shower, WC and wash hand basin, heated towel rail, part tiled walls, double glazed sash window.

OUTSIDE

On approach, there is ample off road driveway parking which provides access to the front and side/rear gardens.

GARDEN

Beautiful shaped lawned garden to front with stocked retained borders and patio area. There are also gardens to the side and rear of the property comprising a large patio area and BBQ, plus a further garden area with artificial turf for ease of maintenance. Additionally there a private courtyard garden accessed from the family room and playroom.



SERVICES

Mains, electric, water, gas and drainage.

COUNCIL TAX – F

EPC - D

DIRECTIONS

Sat Nav – CH4 7AR

What3words - ///boxer.demand.pulse

APPROXIMATE DISTANCES

Chester Train Station – 1.6 miles

Liverpool John Lennon Airport – 26 miles

Manchester Airport – 34 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

SALE PLAN & PARTICULARS

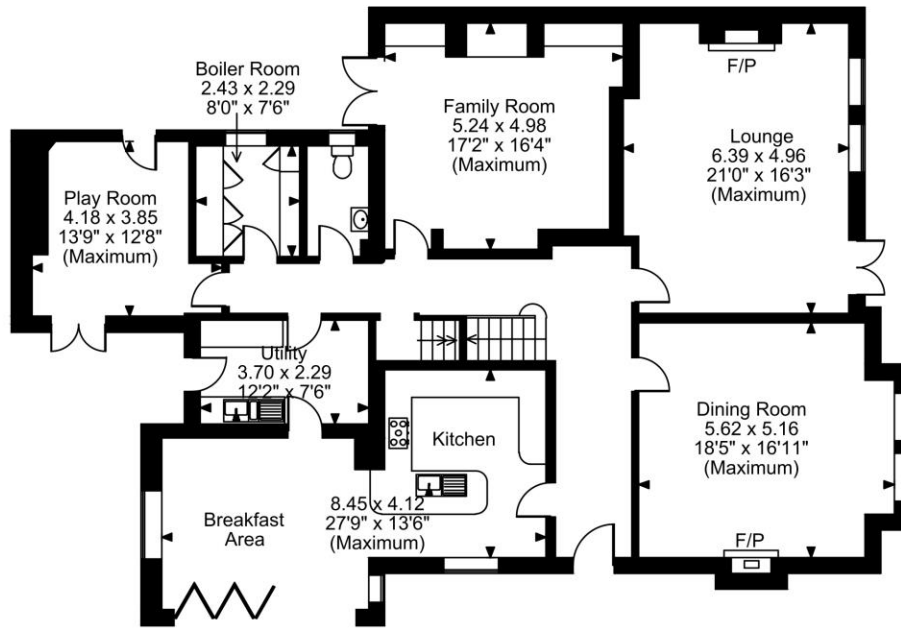
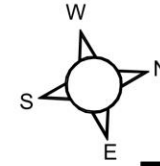
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DISCLAIMER

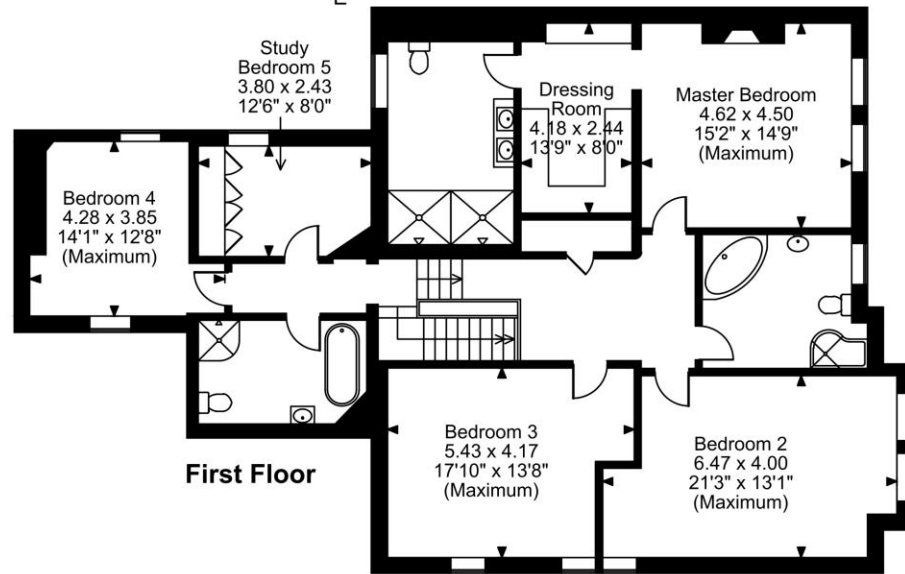
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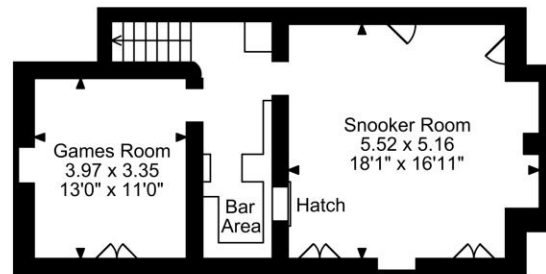
St. Georges Crescent, Chester
Approximate Gross Internal Area
4246 Sq Ft/394 Sq M



Ground Floor



First Floor



Basement

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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