



12 CHANCERY GARDENS

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DOUBLE FRONTED ELEGANCE MARRIED WITH A CONTEMPORARY FINISH. A FIVE-BEDROOM FAMILY HOME EXTENDING TO OVER 2900 SQUARE FEET OFFERING EXTENSIVE AND ADAPTABLE ACCOMMODATION FINISHED TO CASTLE GREENS CUSTOMARY, EXACTING STANDARDS, LET US INTRODUCE YOU TO CASTLE GREENS SIGNATURE COLLECTION AND THE LARGEST PROPERTY ON THE SITE, THE TOWNSEND.

Filled with a blend of classical charm and contemporary refinement, this five-bedroom family home spans over 2900 square feet, offering extensive and adaptable living spaces finished to the impeccable standards synonymous with Castle Green.

Upon entry, you will notice the meticulously well-balanced layout which immediately impresses with its spacious and harmonious design.

The lounge, positioned to the front, invites relaxation with its ample space, offering an inward facing seating configuration and focal point which allows for a wood burning stove or open fire to be fitted, while the dining room on the opposite side offers views to the front and the flexibility for an alternative use, if desired.

Spanning the whole of the rear of the property, the open plan kitchen and family room provides a modern living space that effortlessly combines functionality with style. This stunning part of the home is orientated towards the garden which is accessible through elegant bifolding doors. The kitchen, of which you have a choice of 6 colour, is Laura Ashley, and has a large spacious island unit with breakfast bar. Off the family room is the study, which gifts a dedicated workspace without sacrificing bedroom space, while a separate utility room keeps household noise and cleaning products separate. A well-appointed cloakroom concludes the ground floor.



Upstairs, the landing is large and spacious, much like every other room. Moving to the master suite, you will find it features a dressing room and en-suite bathroom with his and hers sink units. Bedrooms two and three both have the added benefit of en-suite shower rooms, and a family bathroom serves bedrooms four and five

Outside, there is ample private driveway parking and a detached double garage. The front garden is landscaped, with a larger garden at the rear offering a peaceful retreat

LOCATION

Christleton village has a warm and inviting atmosphere, where the community spirit is strong and local businesses are well-supported. The village offers the essential local amenities including the charming public houses Ring o' Bells and The Plough Inn, a village shop, a coffee shop and a Dentist along with the Ofsted rated Outstanding schools of Christleton Primary School and Christleton High School. Other schools within the immediate area include Abbey Gate College, King's School Chester and Queen's School Chester.

For recreation, residents can enjoy a host of activities such as cricket at the local club, playgrounds and the peaceful village pond. There are opportunities for Health & Fitness at Brio Leisure at Christleton Sports Centre (including pool), Beyond the village there are golf courses at Eaton, Vicars Cross, or Carden Park and scenic walks along the Shropshire Union Canal or the scenic surrounding countryside. A short stroll along the Shropshire Union Canal brings you to Chester City Centre in just 20 minutes. Here, you can explore attractions like Chester Cathedral, the Rows with their independent shops and cafes, and the iconic Eastgate Clock. The nearby River Dee offers more opportunities for relaxation and recreation, including boat hire.



Christleton has excellent road communications being located between the A41 and A51 trunk roads which connect to the west of the village with the A55/M53/M56. Manchester is only an hour's drive (M56) and Liverpool (M53) can be reached in 40 minutes. Chester Train Station offers direct intercity services to London Euston, Liverpool Lime Street and Manchester Piccadilly and there is a regular bus service to the village with stops 50m from the entrance to College Park.

FINER POINTS

- Viewing - By prior appointment please call to arrange. Show home is open 7 days a week 10am-5pm
- Buyers have the option to customise fittings, including the kitchen and work surfaces, flooring throughout, tiling and wardrobe fronts
- Vehicular electric charge point to front
- Floor plan and land plan is intended as general guidance and are not to scale
- Annual Management Fee of £450 payable to Trustgreen who will be responsible for the open space on College Park
- A reservation fee of £1000 is payable to reserve Plot 10, the amount is deducted from the overall headline price
- For a copy of the full specification please contact us
- Specific upgrades may be possible subject to the build stage
- NHBC 10 year guarantee

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band TBC - Cheshire West and Chester.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.



COLLEGE PARK

A small development of 24 executive three, four and five bedroom detached houses built in the grounds of the former College of Law.

WHAT CASTLE GREEN SAY...

"We combine a deep appreciation for what it takes to deliver quality homes across North Wales and the North West of England, with a vision to be the most innovative and forward-thinking housebuilder in the region. We're committed to successfully combining the most technologically advanced housebuilding approaches with traditional build methods, whilst utilising complimentary local materials to enhance the surrounding area."

Kitchen & Breakfast Area - 6.92m x 4.38m (22'8" x 14'4")

Family Area - 4.38m x 3.77m (14'4" x 12'4")

Utility/Boot Room - 4.38m x 1.92m (14'4" x 6'4")

Cloakroom - 2.25m x 1.10m (7'5" x 3'7")

Study - 3.83m x 2.25m (12'7" x 7'5")

Living Room - 5.57m x 4.46m (18'3" x 14'8")

Dining Room - 5.02m x 3.23m (16'6" x 10'7")

Bedroom One - 4.53m x 4.19m (14'10" x 13'9")

Dressing Area - 3.44m x 2.44m (11'3" x 8'0")

En-Suite Bathroom - 3.44m x 3.28m (11'3" x 10'9")

Bedroom Two - 4.52m x 3.46m (14'10" x 11'4")

En-Suite Shower Room - 2.45m x 2.00m (8'0" x 6'7")

Bedroom Three - 4.43m x 3.61m (14'6" x 11'10")

En-Suite Shower Room - 2.43m x 2.02m (7'12" x 6'8")

Bedroom Four - 3.79m x 3.73m (12'5" x 12'3")

Bedroom Five - 3.36m x 3.15m (11'0" x 10'4")

Family Bathroom - 3.36m x 2.53m (11'0" x 8'4")

- Plot 10 is brick rather than rendered. Pictures are for marketing purposes, however, they are of a Townsend property.








College Park

Development Plan



House Types

-  The Egerton
-  The Brereton
-  The Tatton
-  The Townsend

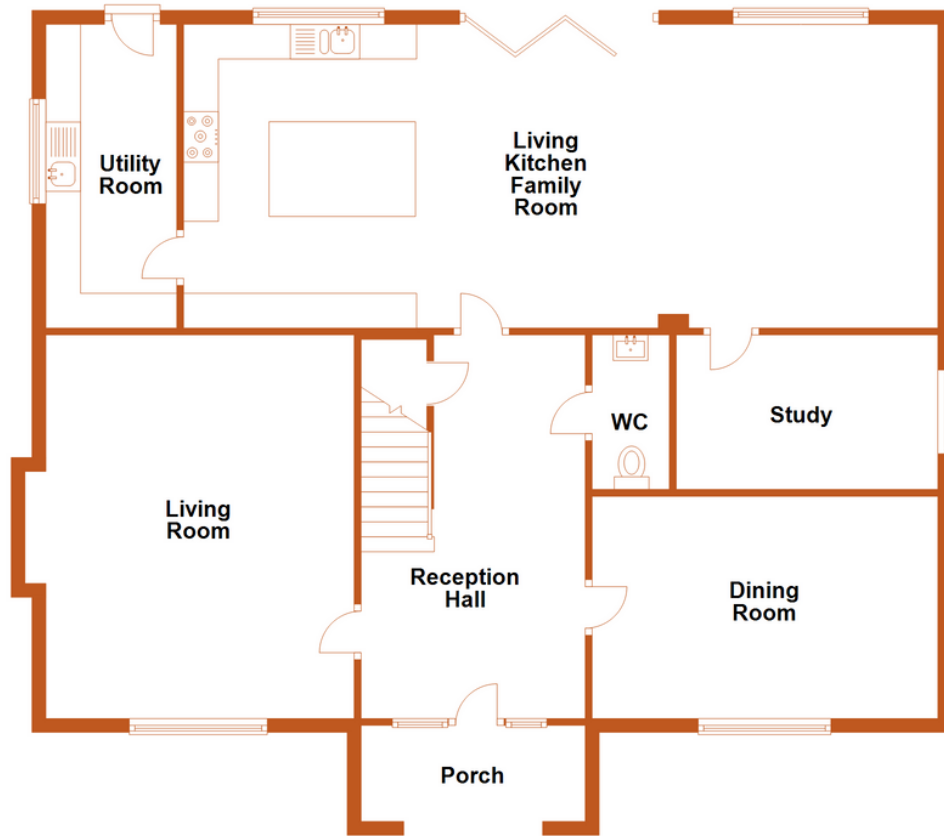
Variations

-  Render Variant



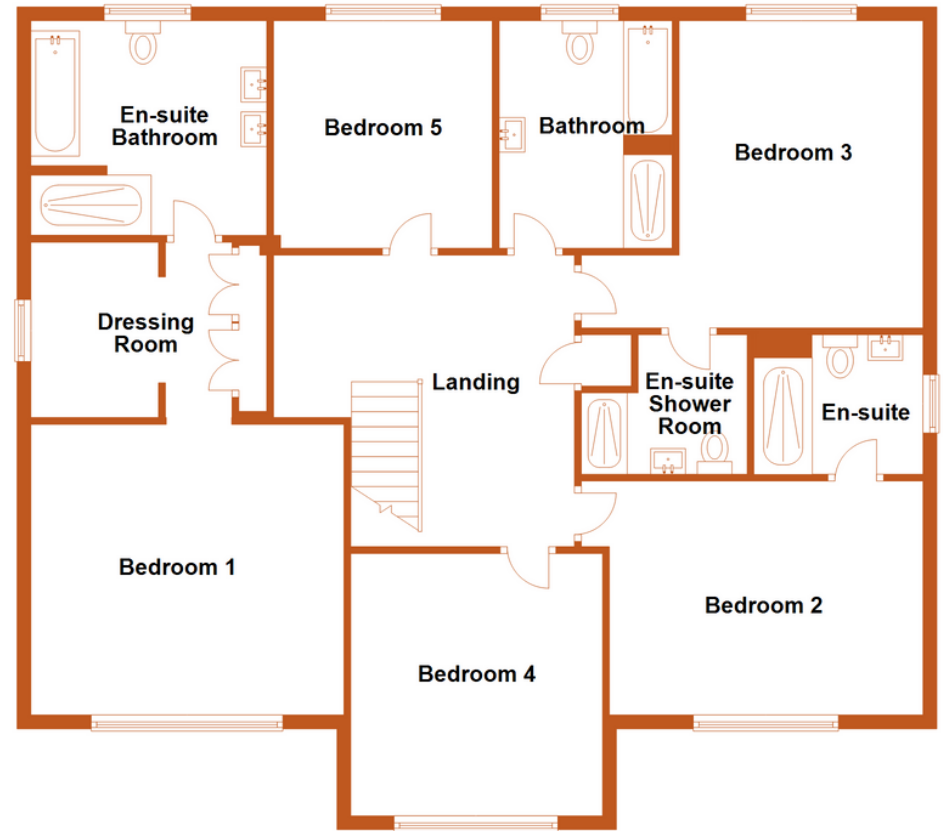
Ground Floor

Approx. 133.4 sq. metres (1436.3 sq. feet)



First Floor

Approx. 133.9 sq. metres (1441.5 sq. feet)



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