



THE EGERTON

COLLEGE PARK, CHRISTLETON, CHESTER, CH3 7FD

BROUGHT TO MARKET BY CHAPTER- 'THE EGERTON' HOUSE TYPE OFFERS CASTLE GREEN'S DISTINCTIVE DESIGN AND QUALITY OF FINISH TO THE THREE-BEDROOM DETACHED MARKET, HOSTING BEAUTIFULLY APPOINTED AND ADAPTABLE ACCOMMODATION THROUGHOUT ITS IMPRESSIVE, CREATIVE LAYOUT.



The design of the Egerton prioritises accessibility, ensuring every inch of its 1518 square feet is thoughtfully utilised for maximum enjoyment. The central entrance hall grants access to the principal ground floor rooms. The lounge, located at the front, features an attractive bay window that floods the room with natural light. Its well-considered proportions comfortably accommodate a three-piece suite.

At the rear of the property lies the open-plan family/dining room and kitchen, extending over 15 feet in length. Double rear aspect windows and bi-folding doors create a seamless connection with the garden, while the excellent kitchen establishes this area as the heart of the home. A separate utility room allows the kitchen and family/dining room to be used as living space, providing additional access to the outside. Completing the ground floor is a storeroom and a convenient downstairs WC, both accessible from the hallway.



The three-bedroom layout of the Egerton, allows for a particularly spacious bedrooms. The master bedroom, situated at the front, includes an attractive bay window, a dressing area, and an en-suite bathroom fitted with a five piece suite at the rear. Bedrooms two and three are both impressively sized, each benefiting from en-suite facilities and ample space for furniture and wardrobes.

An integral garage offers much-desired storage space, with ample parking at the front and spacious gardens at the rear. Plot 13 boasts an open aspect to the rear, overlooking farmland.



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.

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.

WHAT CASTLE GREEN SAY...

"All homes at College Park have been meticulously designed with a strong focus on energy efficiency and forward-thinking technologies. Each detail, from premium brands to materials and finishes, has been thoughtfully created to maintain an elevated standard of quality throughout every residence. Our dedication to craftsmanship insures that every aspect of your home reflects the pinnacle of design and luxury"



FINER POINTS

- 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 (subject to build stage)
- 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 £375 + VAT is payable to Trustgreen who will be responsible for the open space on College Park
- A reservation fee of £2000 is payable to reserve a plot, 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.

SERVICES

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

Ground Floor

Kitchen - 3.72m x 3.33m (12'20" x 10'11")

Dining & Family Area - 4.69m x 3.63m (15'5" x 11'11")

Lounge - 4.89m x 3.57m (16'1" x 11'9")

Utility Room - 2.32m x 1.75m (7'7" x 5'9")

Cloakroom - 1.75m x 1.16m (5'9" x 3'10")

Garage - 5.50m x 2.60m (18'1" x 8'6")

First Floor

Bedroom 1 - 5.04m x 3.57m (16'6" x 11'9")

Dressing Area - 2.44m x 2.29m (8'0" x 7'6")

En-Suite 1 - 3.18m x 2.69m (10'5" x 8'10")

Bedroom 2 - 4.81m x 2.68m (15'9" x 8'10")

En-Suite 2 - 2.84m x 1.99m (9'4" x 6'6")

Bedroom 3 - 3.42m x 3.39m (11'3" x 11'1")

En-Suite 3 - 2.56m x 1.49m (8'5" x 4'11")



College Park

Development Plan

House Types



The Egerton



The Brereton



The Tatton



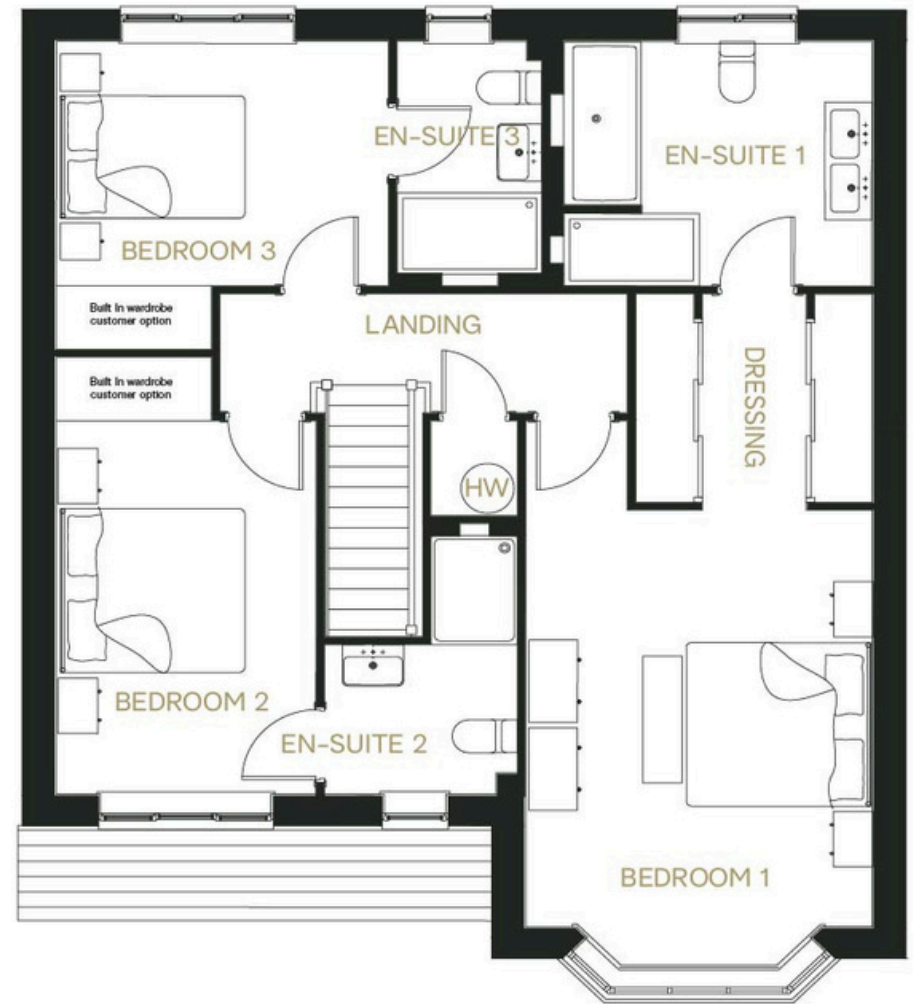
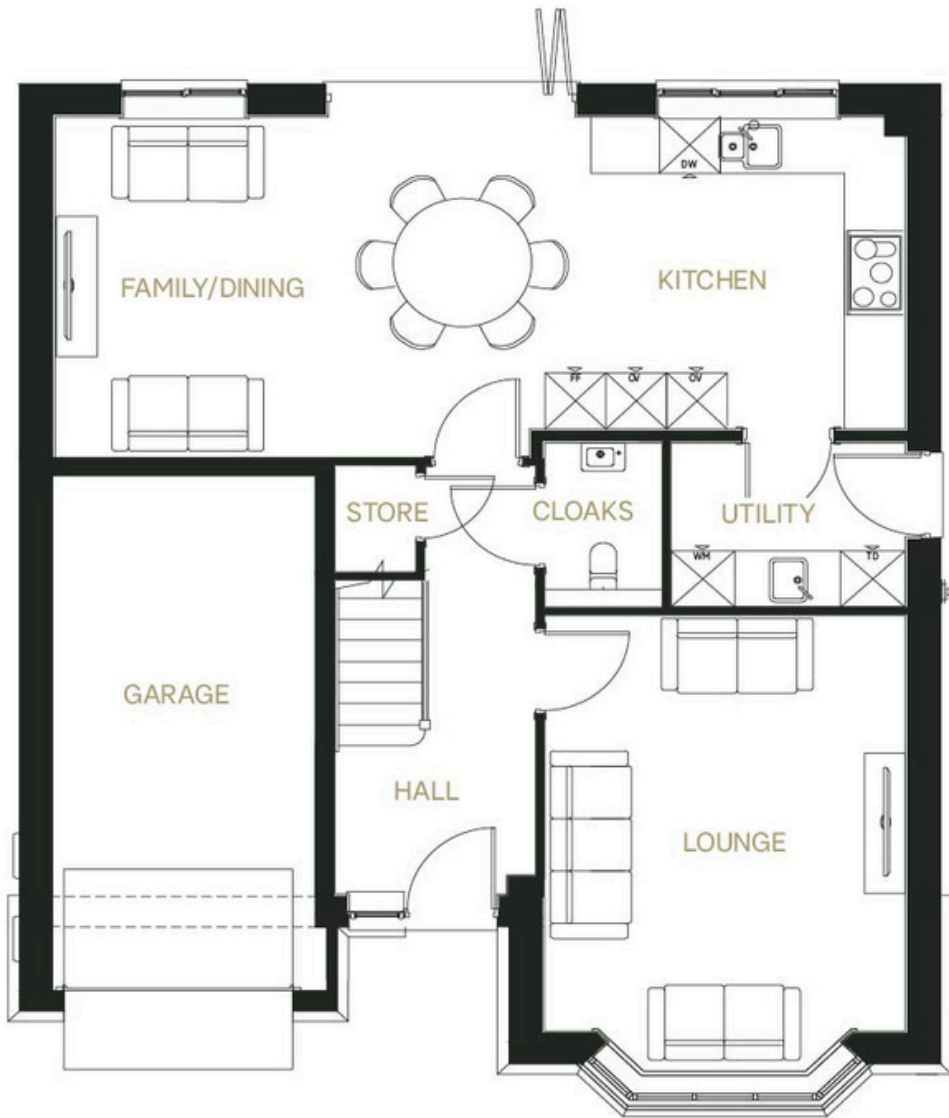
The Townsend

Variations



Render Variant





THE EGERTON - 1518 SQ.FTT



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