



THE BRERETON

COLLEGE PARK, CHRISTLETON, CHESTER, CH3 7FD

DISTINCTIVELY CASTLE GREEN, 'THE BRERETON' HOUSE TYPE EXUDES QUALITY FROM DESIGN TO FINISH WITH VERSATILE AND INTRINSICALLY PREMIUM FEATURES THROUGHOUT ITS 1797 SQUARE FOOT, FOUR BEDROOM ACCOMMODATION.

Pragmatic in design and elegant in execution, The Brereton is a highly sought-after four-bedroom detached house offering extensive and well-appointed accommodation throughout.

Blending traditional styling with a contemporary layout, The Brereton's key features are immediately evident upon entry. From the hallway, the lounge is located on the left-hand side, occupying the front section of the ground floor and benefiting from a splendid bay window. The placement of the doors allows for a flexible seating arrangement. Spanning the entire width of the house is the kitchen, dining, and family room, fulfilling the much-desired criterion of open-plan living. With an impressive 'Laura Ashley' kitchen at one end, the flexibility of the remaining space is a testament to its meticulous design, all complemented by windows overlooking the rear garden and bi-folding doors providing access to the garden. The utility room is situated just off the kitchen, and the cloakroom off the hallway completes the ground floor.

On the first floor, the accommodation continues to impress with four double bedrooms and a family bathroom. The well-proportioned principal bedroom spans the front of the house with a beautifully shaped bedroom enhanced by a fitted dressing area and a well-appointed en-suite. The second bedroom also has an en-suite, whilst bedrooms three and four are serviced by the family bathroom.

Outside, there is ample parking at the front of the house leading to an integral double garage. At the rear, there is an enclosed garden with varying outlooks depending on the plot selected.



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.

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...

"College Park beautifully harmonises the tranquillity of rural landscapes with the vibrancy of city living. A place where traditionally inspired architecture and envious interiors blend to create unrivalled living spaces that meet the wants and needs of all families and lifestyles."



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 £2000 is payable to reserve, 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 Warranty
- Plots available are Plots 2, 20 and 23

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 - 3.87m x 3.55m (12'8" x 11'8")

Dining & Family Area - 6.56m x 4.04m (21'6" x 13'3")

Lounge - 5.21m x 3.57m (17'1" x 11'9")

Utility Room - 1.97m x 1.71m (6'6" x 5'7")

Cloakroom - 1.58m x 1.10m (5'2" x 3'7")

Double Integral Garage - 6.32m x 5.08m (20'9" x 16'8")

FIRST FLOOR

Bedroom 1 - 4.58m x 3.57m (15'0" x 11'9")

Dressing Area - 3.00m x 2.89m (9'10" x 9'6")

En-Suite 1 - 2.89m x 2.70m (9'6" x 8'10")

Bedroom 2 - 3.83m x 3.44m (12'7" x 11'3")

En-Suite 2 - 2.48m x 1.49m (8'2" x 4'11")

Bedroom 3 - 3.52m x 2.76m (11'7" x 9'1")

Bedroom 4 - 3.27m x 2.76m (10'9" x 9'1")

Bathroom - 2.24m x 1.94m (7'4" x 6'4")



College Park

Development Plan

House Types



The Egerton



The Brereton



The Tatton



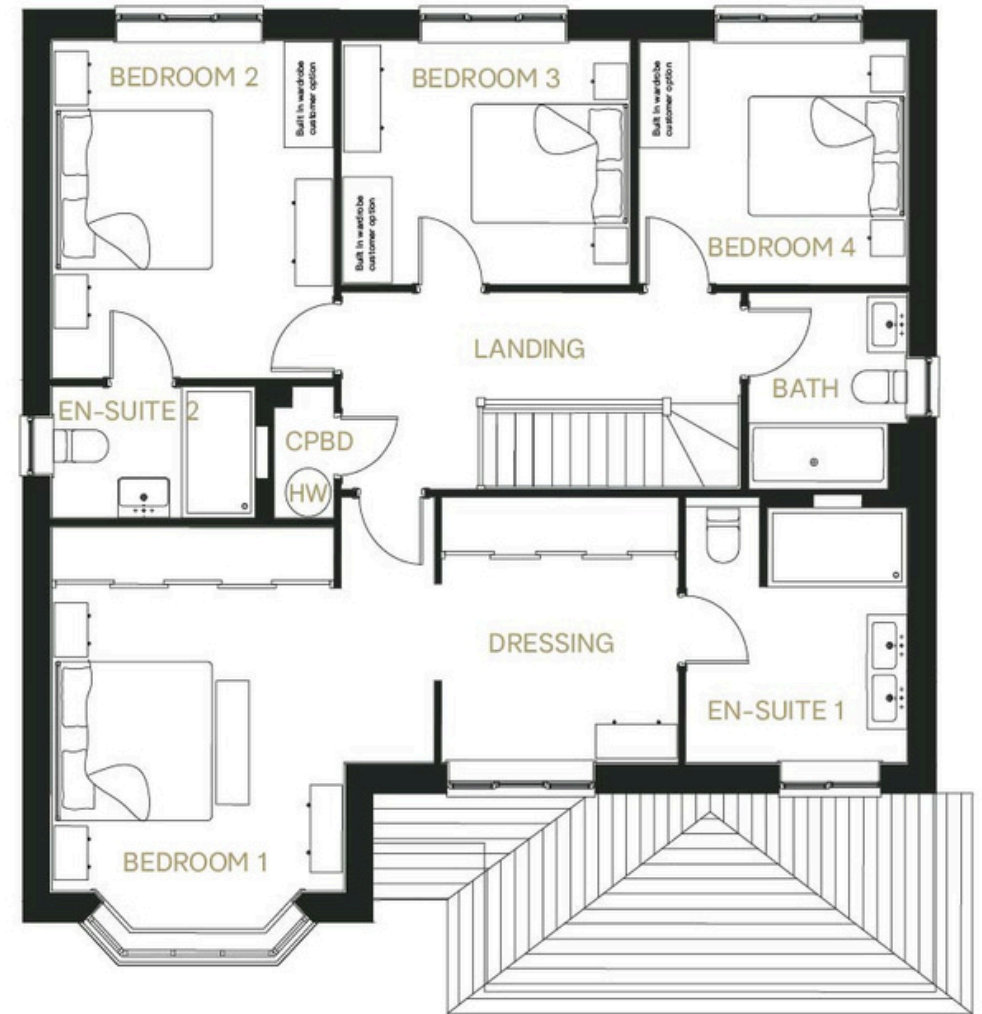
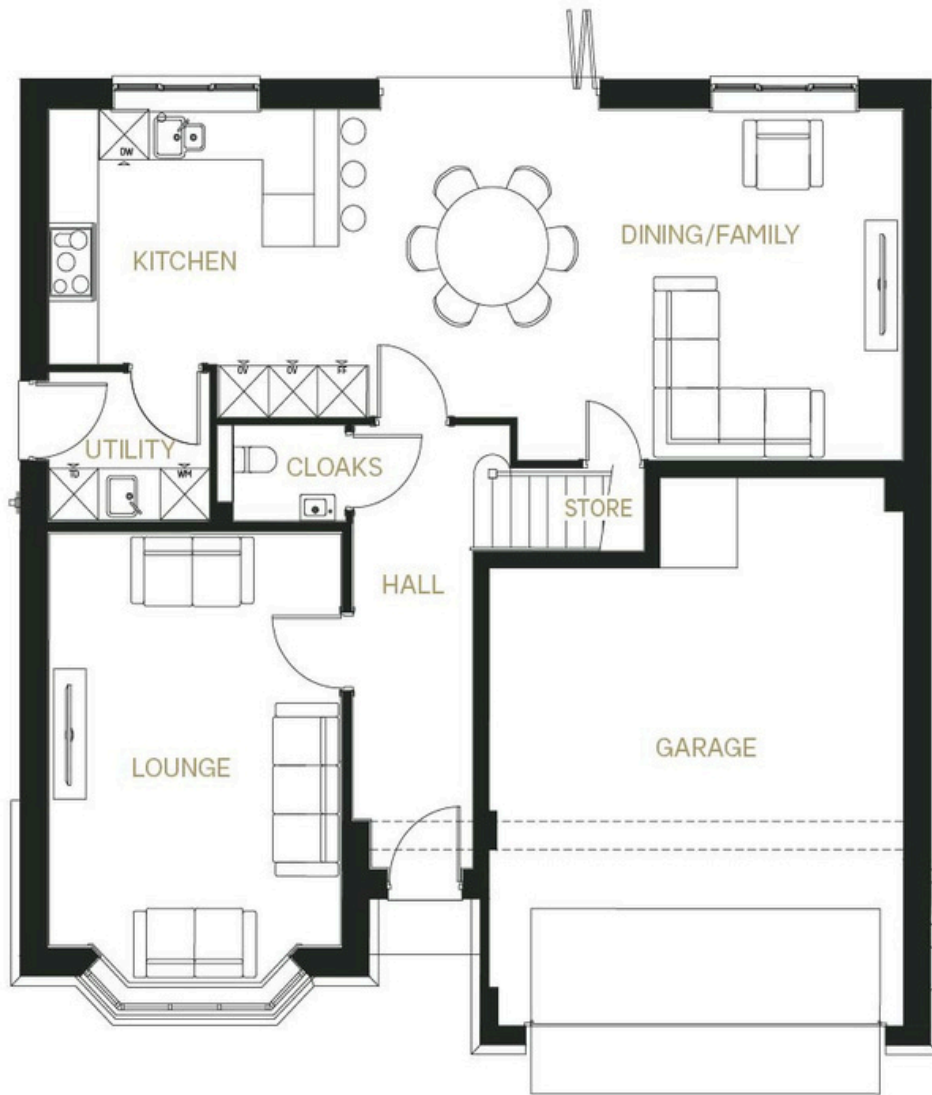
The Townsend

Variations



Render Variant





THE BRERETON - 1797SQFTT



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