

# chris hamriding

lettings & estate agents



**85 Chester Road, Middlewich, CW10 9EU**

**Price Guide £650,000**

Step into timeless elegance with this gorgeous double-fronted Georgian detached home, a property that blends period grandeur with modern luxury in perfect harmony. With its twin gables, sweeping bay frontage, and beautifully landscaped gardens, it radiates kerb appeal from the very first glance. Behind secure gates, generous parking welcomes you, while the rear garden feels like a private sanctuary: multi-zoned for entertaining, dining, and relaxing, with composite decking, slate-style patios, winding pathways, a sweeping lawn, and even a high-quality cabin currently enjoyed as a home gym and wellness retreat.

Inside, the home delights with tall ceilings, ornate corning, and an incredible staircase, all paired seamlessly with contemporary touches that elevate everyday living. Plantation shutters, bespoke cabinetry, statement lighting, and a sleek media wall create an atmosphere of sophistication and comfort. The lounge and sitting room both enjoy large bay windows, inviting natural light to pour in, while the rear living-dining kitchen is the true heart of the home. A large island with marble-effect top, luxury flooring, and expansive bi-fold doors open to the alfresco terrace, creating a fluid indoor-outdoor lifestyle perfect for family life or hosting friends.

Practicality is assured with a matching utility suite and a beautifully designed guest WC. Upstairs, the gallery landing leads to four bedrooms—three generous doubles and a single. The master bedroom stands apart with its superior proportions, bay window, and serene ambiance. The family bathroom is simply exquisite, showcasing a designer bath, gold-accented double shower, and striking herringbone tiling.

Perfectly positioned between town and countryside, this home offers the best of both worlds. Nested within a mature, tree-lined setting, it enjoys views across the cricket pitch to the front, offering a sense of openness and tranquility. This is more than just a house—it is a lifestyle.

## Lifestyle

Your perfect forever home: offering space, comfort, and versatility in every corner., each member can enjoy their own private areas while still coming together in the generous communal spaces. The open-plan living-dining kitchen is the heart of the home, ideal for shared meals, homework sessions, or casual family gatherings. Bi-fold doors open seamlessly to the terrace, connecting indoor and outdoor spaces so children can play safely on the lawn or pathways while adults relax on the decking or host friends. The well-zoned garden provides room for sports, picnics, or quiet reading spots, and the high-quality cabin gym adds a unique dimension for fitness or creative activities. Upstairs, four spacious bedrooms ensure privacy and personal retreat for everyone, while the beautifully appointed bathroom elevate daily routines into moments of comfort and luxury. With a lounge and sitting room, bespoke finishes, and sunlit bay windows, every area of the home encourages family enjoyment and relaxation. Set within a secure, mature, tree-lined environment yet close to schools and amenities, this home offers a lifestyle where elegance, practicality, and shared family experiences coexist effortlessly.

## Accommodation

**Entrance Hall 11'3" x 11'4" (3.44 x 3.47)**

**Lounge 15'10" x 14'1" (4.84 x 4.31)**

**Open-Plan Living/Kitchen/Diner 19'3" x 19'1" (5.88 x 5.82)**

**Utility 10'3" x 7'4" (3.14 x 2.26)**

**Cloakroom 4'7" s 3'5" (1.42 s 1.06)**

**Family Room 15'4" x 12'4" (4.68 x 3.77)**

**First Floor Landing 16'2" x 11'3" (4.93 x 3.45)**

**Bedroom One 28'11" x 13'11" (8.83 x 4.26)**

**Bedroom Two 13'1" x 9'8" (3.99 x 2.96)**

(to front of built-in wardrobe)

**Bedroom Three 10'4" x 10'3" (3.15 x 3.14)**

(to front of built-in wardrobe)

**Bedroom Four 9'11" x 7'7" (3.03 x 2.33)**

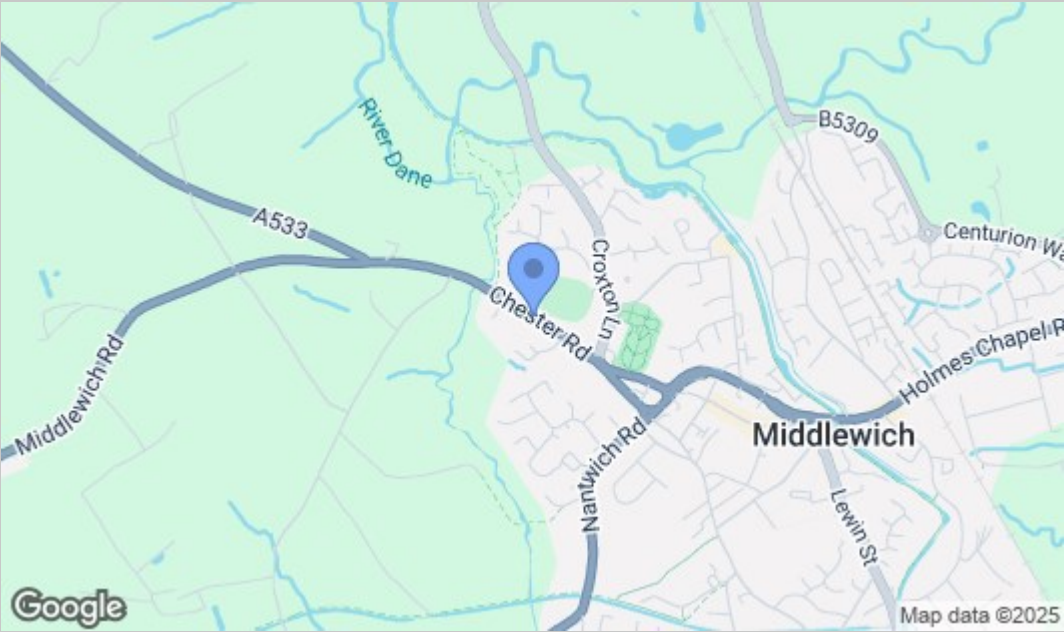
**Family Bathroom 9'5" x 6'5" (2.89 x 1.97)**

**Gym/Home Office 13'5" x 9'6" (4.09 x 2.92)**

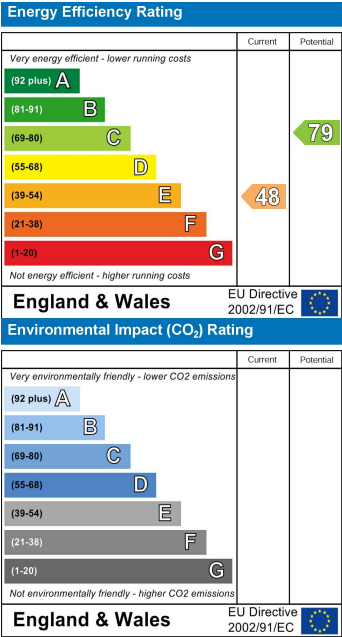
Floor Plan



Area Map



Energy Efficiency Graph



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