



PORTFOLIO
from **swetenhams**

Belle Vue Lane, Guilden Sutton, Chester CH3 7EJ

Holly Lodge, Belle Vue Lane, Guilden Sutton

A spectacular bespoke luxury home in a large plot with lovely views. Set in the quiet village of Guilden Sutton, this stunning four/five bedroom detached house offers a totally unique open plan living space, perfect for both entertaining and family life.



Entrance Hall

Downstairs WC/Shower Room

Pantry

3' 11" x 7' 7" (1.19m x 2.31m)

Lounge/Bedroom Five

11' 9" x 15' (3.58m x 4.57m)

Utility Room

15' 7" x 9' 3" (4.75m x 2.82m)

Kitchen/Diner/Family Room

35' 7" x 19' 9" (10.85m x 6.02m)



Landing/Study

6' x 6' (1.83m x 1.83m)

Bedroom One

Irregular Shaped Room 15' 2" max x 8' 6" min (4.62m max x 2.59m)

En-Suite

Bedroom Two

Irregular Shaped Room 13' 6" max x 13' 1" max (4.11m max x 3.99m)

Bedroom Three

Irregular Shaped Room 14' 5" max x 13' 5" max (4.39m max x 4.09m)

Bedroom Four

Irregular Shaped Room 12' 1" max x 9' 10" min (3.68m max x 3.00m)

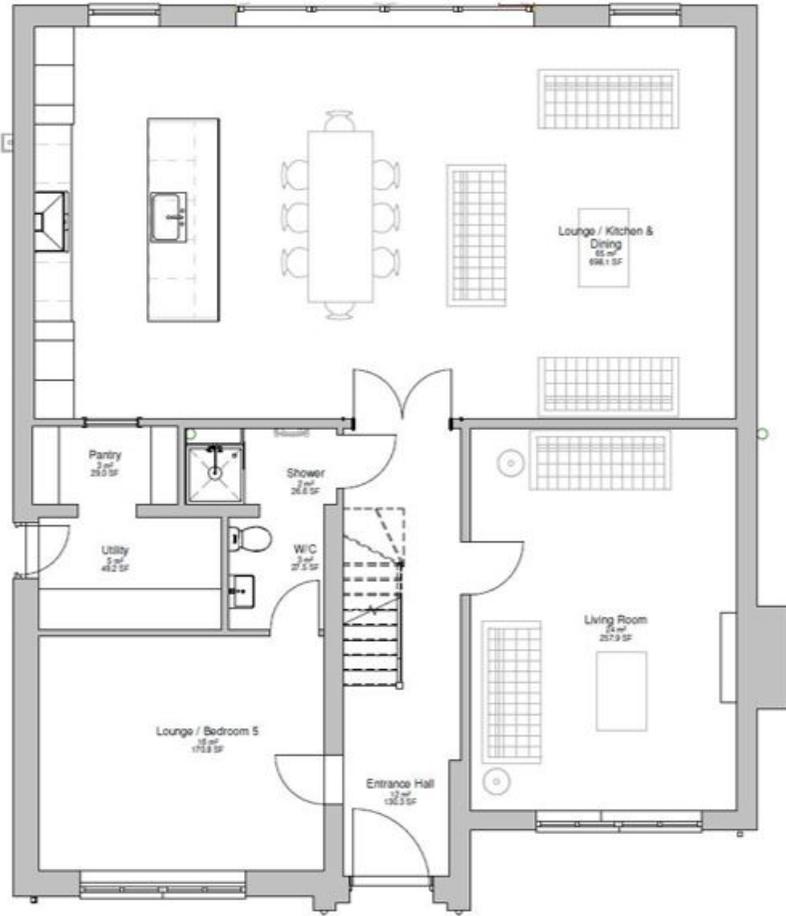
Bathroom



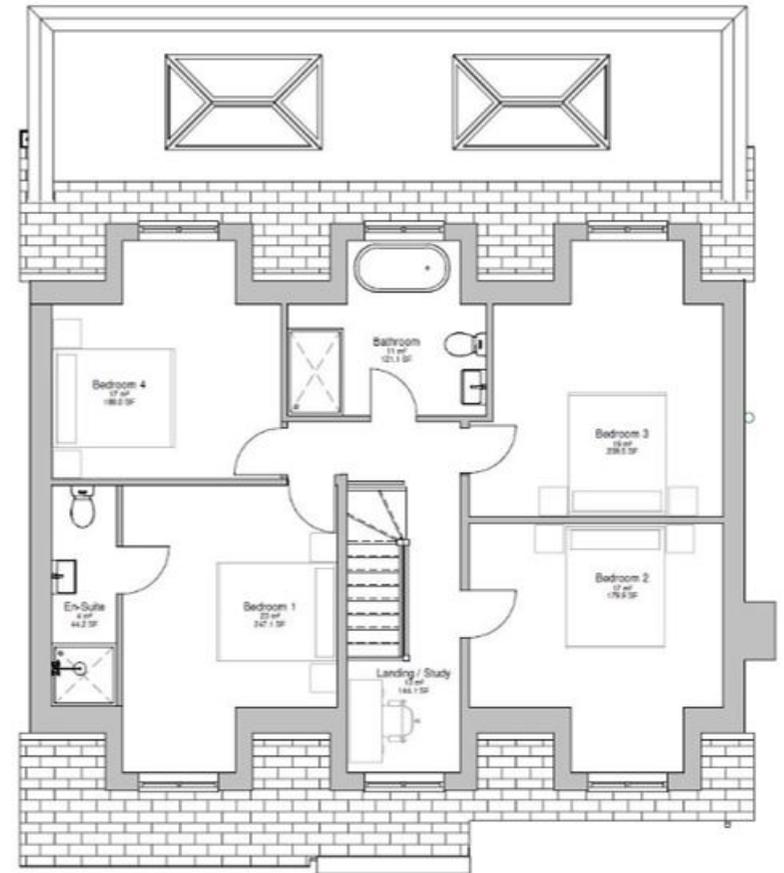
Rear Garden

Large landscaped garden to the rear with access to the kitchen/diner/family room through bifolding doors.





Ground Floor



First Floor

welcome to

Holly Lodge, Belle Vue Lane, Guilden Sutton, Chester CH3 7EJ

A spectacular bespoke luxury home in a large plot with lovely views. Set in the quiet village of Guilden Sutton, this stunning four/five bedroom detached house offers a totally unique open plan living space, perfect for both entertaining and family life. This property is currently undergoing a total remodelling, giving the lucky buyer the opportunity to influence the interior design aspects with their own customised finish.

Asking Price

£950,000

- Bespoke Detached
- 4 - 5 Large Bedrooms
- Newly renovated and extended
- Influence the specification and finish

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

01244 321321

or email Chester@swetenhams.co.uk

28 Lower Bridge Street, Chester, Cheshire CH1 1RS
swetenhams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

