

Town & Country

Estate & Letting Agents

Whitchurch Road, Waverton

£595,000



This charming property blends traditional and contemporary living with a spacious family room, modern kitchen, and beautiful dining venue. The bedrooms offer stunning views and ensuite shower rooms. The master suite has a dressing area, countryside views, and a luxurious bathroom. The family-sized garden features a well-designed lawn and Indian stone patio. There's even more space for outdoor furniture around the back of the garage.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

This charming property seamlessly blends traditional and contemporary countryside living, because of the extension it underwent. As you step into the entrance hall, you'll be greeted with a bright and welcoming atmosphere. To your right, you'll find the family room, which is spacious enough to accommodate a large suite and dining table for up to eight people. It's perfect for hosting gatherings. The kitchen suite is extensive and equipped with all the modern appliances you need. It even has a wine cooler and breakfast bar. On warmer days and nights, you can open the two sets of glazed double doors that lead to the Indian stone patio. During the darker evenings, the recessed and floor-level lighting creates a delightful ambiance. If you're looking for a dining venue, a room this size would be difficult to find in this price range and has beautiful timber shutters on either side of the French doors that open to the garden, making it truly unique. The staircase leads up to the bedrooms and has a garden-facing door, adding to the charm of this lovely cottage. The lounge is located on the opposite side and has the same lovely shutter and French door arrangement, as well as a feature partially tiled wall with an inset gas fire. There is a spacious utility room that can accommodate your washing machine and dryer. Additionally, there is a well-appointed cloakroom situated to the left as you enter the room. The cottage's landing is exactly what you would expect, with a stunning countryside view. From this vantage point, you can even see the Welsh Hills. The first two bedrooms offer beautiful views of the garden or countryside and each has its own ensuite shower room with a three-piece suite. Additionally, there is a spacious airing cupboard that doubles as a storage room. The landing leads to the master bedroom. Before entering the suite, there is room for display furniture or a small library. The dressing area is the first space, complete with a suite of high gloss wardrobes with downlights and a window with a picturesque countryside view. The large bedroom expands with countryside views on the front and side, and garden views on the rear-facing third. There are more high gloss wardrobes and a window seat with drawers in between, as well as a dressing table, additional drawers, a cupboard for a TV, and recessed lighting. The King-sized bed has plenty of space. Upon opening the sliding door, you will be delighted to find a spacious and luxurious bathroom. It features a four-piece "Villeroy & Boch" suite, complete with a "Quary!" roll-top bathtub and a separate chrome mixer tap. The glazed double shower has chrome thermostatic controls. Additionally, the shelving hidden behind another sliding door provides

ample space for your towels and toiletries. A family-sized garden is an essential part of a family home, it's private, well-designed, and features a manageable lawned area that's complemented by a wide variety of mature plants and shrubs. In addition, there's a spacious Indian stone patio that covers the area from each garden-facing door to its widest point between the house and garage. This area is perfect for a range of outdoor furniture, including rattan or cast iron sofas, dining and coffee tables, loungers, and a patio heater. Around the back of the garage, there's even more space for a dining table and chairs.



LOCATION

Waverton is a charming village that boasts a close-knit community. It's an ideal place for families, the well-regarded primary school is a short 5-minute stroll away, while the outstanding high school and 6th form at Christleton can be reached in approximately 20 minutes. The canal is perfect for those who enjoy walking, jogging, or cycling. To get to the city, it takes about an hour, while the Cheshire Cat's beer garden, which is just 15 minutes away, serves great food. The Plough Inn and the recently renovated Black Dog, which now offers a fantastic carvery, are both within a similar distance from the crossroads. There is a wide selection of leisure activities available, including exceptional spas, sports clubs, and golf courses. The renowned Carden Park complex, which features a hotel and spa is easily accessible and just a five-minute drive away. Additionally, Delamere and Bickerton Forests are approximately a twenty-minute drive away, as well as water sports at Manley Mere. If you're looking for an ideal location for your next home, consider Clifton Cottage in Waverton. The village is well-equipped with all the amenities you could need, including two general stores, a doctor's surgery, a pharmacy, fast food options, hairdressers, and even a cinema. The A55 is just five minutes away, while the city and railway station can be reached in as little as ten minutes by car. Manchester airport is only forty minutes away, and you can reach the North Wales Coast in approximately an hour. Clifton Cottage is a perfect choice for those seeking convenience, comfort, and accessibility.

DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, turn left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, continue to follow A5115, slight left onto Boughton Heath Junction, continue straight onto Whitchurch Road/A41. Arrive: Waverton, Chester CH3 7PB, UK.



ENTRANCE HALL

The entrance hall is bright and welcoming, featuring attractive tiled flooring, a four-way light and a radiator. From the hall, there is an opening that leads to the spacious family room, which has doors leading to the utility room and cloakroom with a w/c.

comfortable seating and display furniture, as well as provision for a large wall-mounted TV. The dining area can easily accommodate a table for eight, and a combination of recessed lighting and floor up-lighting creates a warm and inviting atmosphere in the evenings. The quality tiled flooring from the hall continues into the family room, and doors lead to the dining room and side aspect.



FAMILY DINING KITCHEN

26'3" x 21'4"

The heart of this home is undoubtedly the spacious family room, which is flooded with natural light and boasts stunning views of the beautifully landscaped garden outside. This fantastic room comprises a kitchen, dining area, and lounge. The modern kitchen is fitted with a range of sleek base and eye-level units, all finished with composite granite affect work surfaces. The stainless-steel sink features a swan neck mixer tap and a matching upstand, while high-quality integrated appliances include a "Lamona" fan-assisted double oven, a four-ring convection hob, and a stainless-steel extractor fan. There is also a fridge, dishwasher, and microwave, as well as a dedicated space for a wine chiller. Pull-out drawers and recessed seating add to the island's functionality. Two sets of doors lead out onto the patio. The lounge area offers ample space for





LOUNGE

18'1" x 11'7"

The large living room boasts a cozy living flame fire nestled in a decorative 'Riven Slate' chimney breast. Double doors with charming shutters lead out to the patio. Wall-mounted lighting and tiled flooring complete the space.

UTILITY ROOM

6'7" x 5'0"

This utility room is spacious enough to accommodate a washing machine and tumble dryer, with a work surface above. It features a three-way light, shelving, and tiled flooring.

CLOAKROOM WC

6'7" x 4'8"

The bathroom is furnished with a pedestal wash, hand basin featuring a chrome swan neck mixer tap and a dual-flush w/c. Two walls are decorated with mosaic-style tiling, and the room is equipped with a light, radiator, and tiled flooring.



DINNING ROOM

18'1" x 11'5"

The dining room offers beautiful garden views and ample room for a table that seats eight. Glazed double doors with decorative shutters on either side leading to the patio. The room also boasts a living flame fire that can be controlled remotely, wall lights, and carpeting. Additionally, there is a door that leads to the rear hall.

REAR HALL

There is a wide and carpeted staircase that leads up to the first floor. There is light, a radiator, and carpet on the stairs. There are doors off, that open to both the lounge and the rear garden.



FIRST FLOOR LANDING

16'4" x 14'6"

This split-level landing boasts an 'L-shape' and provides gorgeous views of the surrounding countryside. All three bedrooms can be accessed through timber doors. There is ample room for display furniture or a small library, as well as lighting, an airing cupboard containing the hot water tank, a radiator, and carpeting.



MASTER BEDROOM

26'5" x 18'0"

This spacious master bedroom offers stunning views of the garden and surrounding countryside from three different angles. It boasts a luxurious suite, designed and installed by Images of Saltney. The dressing area features high gloss, double-depth wardrobes with ample space for displaying your preferred furniture, along with recessed downlights lighting that can be dimmed to your liking. The room widens to include additional wardrobes, a dressing table, cabinets, and window seating with drawers. A super king-sized bed fits comfortably in the space. The room also has additional recessed lighting that can be dimmed, and a large sliding door that leads to a grand bathroom suite.



ENSUITE BATHROOM

11'6" x 8'2"

This bathroom is lavishly furnished with a four-piece suite from "Villeroy & Boch." It includes a Quarryl bath with a chrome mixer tap, a glass and tiled shower enclosure with an integrated chrome thermostatic shower and sliding glass door, a wash, hand basin with a chrome mixer tap, and a low-level w/c with a hidden cistern. A matching sliding door leads to ample shelving, with recessed downlights, access to the loft, a window with a blind, a mirror, a chrome heated towel rail, and tiled flooring.



BEDROOM TWO

16'5" x 11'6"

The large double bedroom offers stunning views of the beautiful landscaped garden to the rear. It boasts ample space for a wardrobe suite, dressing table, and display furniture, with three-way lighting, wall-mounted lights, a blind, provision for a wall-mounted TV, and sleek laminate flooring. The room also has a door leading to its own ensuite shower room.



BEDROOM THREE

16'5" x 11'7"

This bedroom benefits from plenty of natural light and is a comfortable size for a double. It faces towards the rear of the property and comes equipped with a blind and laminate flooring.



ENSUITE SHOWER ROOM

8'2" x 6'11"

This bathroom features a three-piece suite including a glass and tiled shower enclosure with an integrated chrome thermostatic shower and matching chrome controls, a vanity wash hand basin with a chrome mixer tap, and a dual flush water-saving toilet. The walls are fully tiled with recessed downlights, a blind, a mirror, and a chrome heated towel rail. The flooring is also tiled.



ENSUITE SHOWER ROOM

6'7" x 5'11"

The bathroom features a three-piece suite consisting of a glass and tiled shower enclosure with a chrome drench shower and controls, a vanity wash hand basin with a chrome mixer tap, and a water-saving dual flush toilet. It also offers stunning countryside views, recessed downlights, fully tiled walls, a chrome heated towel rail, and tiled flooring.

DOUBLE GARAGE

This property boasts a spacious double garage that includes two convenient up and over doors, ample rafter storage, a well-lit interior, a window overlooking the garden on the side, and power outlets. The flooring is made of concrete.



EXTERNALLY



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

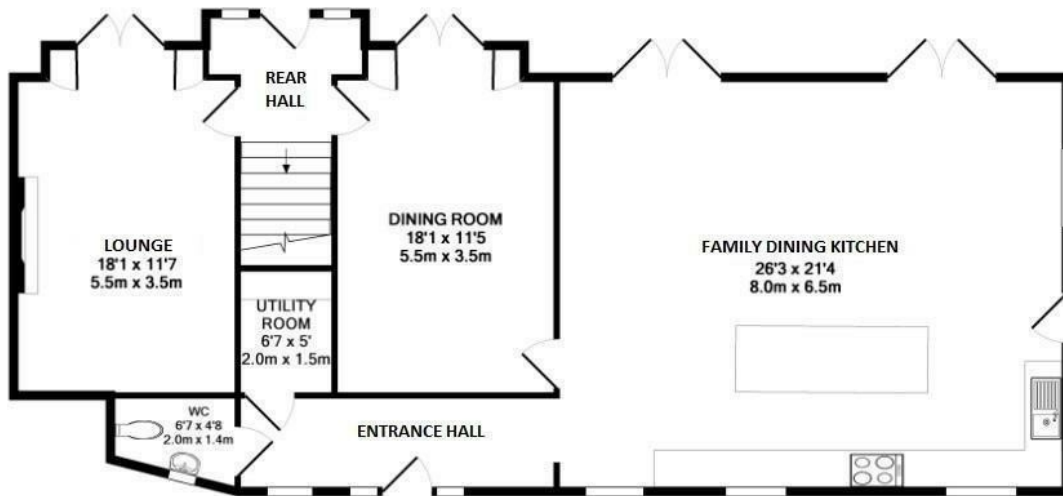
Tenure: Freehold

Council Tax Band: E £2652

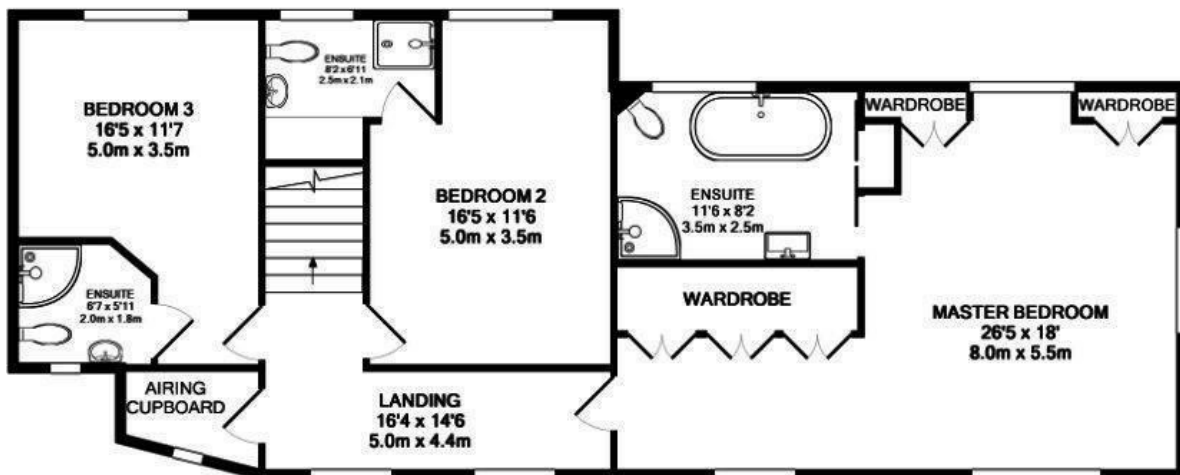
MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



GROUND FLOOR
APPROX. FLOOR
AREA 1183 SQ.FT.
(109.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1040 SQ.FT.
(96.6 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.