



Thousand Oaks
Hollins Lane | Marbury | Cheshire | SY13 4NA

FINE & COUNTRY

THOUSAND OAKS



An exceptional modern residence sat within 3.5 acres and surrounded by tranquil meres, the rolling hills of North Shropshire, and the Cheshire Plains.

Designed by Bower Edleston Architects with stunning lateral living, glass staircases, high-specification eco-credentials, and a refined design philosophy embracing its idyllic rural surroundings.



STEP INSIDE

Ground Floor – A Celebration of Contemporary Elegance and Innovation

A striking pair of bespoke double entrance doors opens into the expansive lateral living space, where clean architectural lines, luxurious finishes, and natural light set the tone for this modern masterpiece. At the heart of the home, a sculptural glass and stainless steel staircase rises to the first floor, acting as a dramatic centrepiece.

Study

Perfect for modern working, the study features bespoke fitted shelving, cabinetry, and desk. French aluminium doors open onto the entrance patio, while black granite tiled flooring and discreet downlighting offer a refined, professional finish.

Cloakroom

Guest cloakroom with a white porcelain suite, vanity unit, and Blue Pearl granite surface.

Glass Atrium & Sitting Area

This breathtaking atrium space creates a serene sitting/reading area. Stunning black granite floors, glass balustrades, and tri-fold doors leading to the side terrace, seamlessly blending indoor and outdoor living. Carefully curated accent uplights enhance the ambience.

Lower Sitting Area

Steps lead down to a sunken sitting area focused around a stunning see-through wood-burning fireplace, set on a Blue Pearl granite hearth with stainless steel detailing.

Dining Area

Set beneath a dramatic mini atrium, the dining area features six-section aluminium glass folding doors opening to the rear terrace with ambient lighting creating a perfect space for both intimate dinners and entertaining.

Entertaining Area

An elevated entertaining zone with French doors to the terrace ideal for social gatherings, evening cocktails, or relaxed lounging.









Chef's Kitchen

The heart of the home: an exceptional bespoke Nolte kitchen, designed in high-gloss purple cabinetry, with Blue Pearl granite work surfaces and stainless steel detailing throughout. The central island, crowned by a seamless single-slab granite top, includes dual stainless sinks, a Blanco Master S Profi tap, integrated Sinkerator, and high end Siemens appliances including a 5-pan induction hob with remote-controlled Gutmann extractor. The space is finished with precision lighting and extensive bespoke storage.

A freestanding American fridge/freezer with ice maker, LED-lit glass shelving, and a full suite of Siemens ovens, steam, microwave, combi-grill, with warming drawers.

Bar Media Unit

A custom-fitted media bar, complete with frosted glass panels, integrated TV sockets, ideal for entertaining.

Walk-In Pantry

Designed for serious cooks, the walk-in pantry includes pull-out larders, rolling shelving units, ample electrical sockets, and Blue Pearl granite surfaces all illuminated by elegant downlighting.





SELLER INSIGHT

“ ‘White Cottage’, originally 2 detached dwellings knocked into one small house sometime prior to King George VI purchased what was to become the Duke of Lancaster’s Marbury Estate, was put up for sale by HRH Queen Elizabeth II at auction late in 2004 at The Swan, Marbury.

As sole bidders, the question then became what to do with it and it’s 1/3 of an acre of overgrown gardens! Assisted greatly by architects Bower Edleston of Nantwich, the plan was to maximise its expansive views by utilising as much glazing as possible, whilst still ensuring efficiency in living. Being eventually granted permission to knock down the somewhat dilapidated original buildings, and replace them with something new and striking, completely transformed the site. Then being offered first dibs by the Duchy on purchasing the 3 acre field immediately behind, permitted the revealing of the basement to the outside. Lowering the field, juxtaposed the house and extending outwards, opening up with additional bi-fold doors to bring the inside out and the outside in.

We re-named the house ‘Thousand Oaks’, in part after the Californian city of birth of one of the owners, together with the undoubtable truth of being able to see vistas encompassing at least 1000 oak trees from the upper storey of the house. The property truly exhibits its uniqueness, and is known to the villagers as ‘the glass house’ a reflection that some 40% of the exposed wall area is glazed. Innocuous and unassuming to any passerby on the road, but flaunting it’s bold design and expansive glazing out across the fields, the house has proved to be both a truly stunning, fun and comfortable place to live, to entertain friends and family and simply kick back enjoying the vistas surrounded by the rolling fields of the South Cheshire / North Shropshire countryside.

The views surrounding Thousand Oaks are grazing horses, cattle, sheep and verdant wildlife, the all-encompassing quietness of rural living creates a calmness and connection with nature. Living here is simply a delight, there is a strong sense of community, the village of Marbury is simply beautiful with a picturesque church standing above the mere. The Swan, a multi-award winning gastro-pub offers rural living to a core. Marbury is well-connected by an extensive road network and by trains, the latter from both the neighbouring village of Wrenbury with its modern and friendly surgery and the nearby town of Whitchurch offering fast and direct train links.

To be missed will be the views, the quietness, and the house itself. Ever to be part of us, from the suspense of the original purchase, to the birth of ideas about how to transform it, throughout its time-consuming construction, and then extension, culminating in its present uniqueness and striking form. Always planned as a temporary home, to move on from in due course whenever ties to the area were freed, but always to be cherished, with a plethora of ideas to take forward to the next project, wherever that may be. Offered to the next owners as something truly bespoke and unique, in an utterly traditional and bucolic setting.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Lower Ground Floor A Seamless Extension of Luxury Living

A sculptural glass and stainless steel staircase, descending from the kitchen continues the home's modern architectural statement, blending luxury, light, and leisure.

Entertaining Hall, Games & Bar Area

This expansive multi-use space is fully tiled in elegant grey porcelain herringbone, crowned by the glass atrium above which bathes the entire area in natural light. Full-height six-panel glazed doors open directly onto the lower patio, creating a seamless indoor-outdoor connection. Integrated task uplighting and downlights enhance the ambience.

To one side, a stylish bespoke bar features a Blue Pearl granite counter with shimmering green glass pebbled accents, stainless steel sink, fitted shelving, and TV connectivity, perfect for entertaining on any scale.

Guest Bedroom Suite 3

A serene guest retreat with luxurious wool carpeting, tri-fold glass doors opening to the patio, and built-in wardrobe. The ensuite boasts a white porcelain suite, a double-ended bath, walk-in power shower, and contemporary vanity unit, all beautifully finished.

Guest Bedroom Suite 4 - Currently used as a Second Study & Family Room

Light-filled and tranquil, this suite includes tri-fold patio doors, three feature windows, a rear tiled accent wall, and deep fitted mirrored wardrobes. The ensuite offers a large walk-in shower, white porcelain suite, and integrated mirror lighting with shaving sockets.

Cinema Room

An indulgent retreat for film lovers. Featuring plush wool carpeting, dimmable Lutron lighting, bespoke media cabinetry, shelving, and TV infrastructure—this room is designed for immersive entertainment.

Laundry Room

Practical yet sleek, with fitted cabinetry, stainless steel sink, and full plumbing for washer and dryer.

Additional Amenities

A hallway leads to the electrical store, the plant room housing the ground source heat pump system, and a generous cloakroom with fitted shelving and hanging rails.

Integral Double Garage

Accessible internally, this garage features two electric rollaway doors, extensive storage areas, shelving, power, water supply, and an auxiliary hot water tank, demonstrating the home's commitment to energy efficiency and cutting-edge systems.





First Floor Luxurious Principal Suites with Breathtaking Vistas

Accessed via a bespoke glass and stainless steel staircase, the first floor unfolds into a light-filled upper atrium landing, complete with an automated ventilation window—an architectural flourish that enhances both form and function.

Principal Bedroom Suite One

An exceptional South & South/West facing sanctuary with elevated views across the driveway, paddocks, and surrounding countryside. Luxuriously appointed with wool carpeting, dramatic vaulted ceilings, and abundant natural light from side and Velux windows with fitted blinds. A glazed Juliet balcony with French doors and wrought iron balustrade enhances the room's serene charm with stunning views. Discreet downlighting, alongside TV and power points, complete the setting.

The dressing room offers bespoke fitted wardrobes, shelving, and cabinetry, softly lit by recessed downlights.

The ensuite bathroom features a fully tiled floor, glazed walk-in shower, elegant white porcelain suite, and a corner double bath with mosaic tiling perfectly positioned to enjoy views through French doors that open to a private south-facing balcony with plantation shutters and iron balustrade. A chrome heated towel rail, illuminated shaving mirror, and integrated storage complete this refined space.





Principal Bedroom Suite Two

An East facing retreat with panoramic views over the landscaped gardens, wildflower meadow, and open fields beyond. The space features a vaulted ceiling, Velux windows with fitted blinds, and an integral glazed balcony with twin opening windows, drawing in soft afternoon light and incredible views over the grounds and paddocks to the fields beyond.

Custom full-height mirrored wardrobes with sliding doors, integrated rails, and ample cupboard space provide elegant storage. The room is enhanced by thoughtful task lighting, downlights, and full media connectivity.

The ensuite bathroom is a contemporary statement in form and function, fully tiled, with a vaulted ceiling and dual Velux windows. A sculptural white circular bath, porcelain vanity suite, and a raised platform leading to the WC and incredible double power shower with multi-head fittings and mosaic detailing define the space. Additional features include a chrome heated towel rail, TV socket, and an illuminated shaving mirror with integrated power.



STEP OUTSIDE

A raised BBQ and entertaining terrace provide elevated views across the Cheshire and Shropshire borders, expansive lawns, and paddocks, all framed by mature planting and the namesake oak trees that punctuate the grounds with timeless beauty. The surrounding vistas are rich with rural charm, where grazing horses, cattle, and sheep dot the gently undulating Cheshire landscape.

The property sits within approximately 3.5 acres, with possibilities to acquire an additional 4 acres by separate negotiation, creating an exceptional opportunity for those seeking to establish equestrian facilities or expand their private estate.

Internal Large Double Garaging With Electric Doors

Parking Spaces: Long private gated gravelled driveway with ample parking









LOCATION

The Setting – Private, Timeless, Historic, and Utterly Idyllic

The enchanting village of Marbury is steeped in history, recorded in the Domesday Book and once part of the ancient Hundreds of Cheshire. You are completely surrounded by the breathtaking beauty of the rolling hills of Shropshire, and the expansive Cheshire Plains, it offers a truly picturesque and privileged rural setting.

Marbury combines peaceful countryside living with a warm, welcoming community, home to one of Cheshire's finest gastro pubs, access to outstanding local and Independent schools, and superb regional connectivity.

Set within 3.5 acres, this incredible residence with its paddocks and wild meadow with an option to acquire an additional 4 acres by separate negotiation with neighbours, makes this an incredible opportunity for those seeking a lifestyle of equestrian pursuits, country living, and contemporary architectural excellence.



INFORMATION

Construction

Rendered Block | Glass | Steel | Slate

Utilities

Private septic tank

Mains Electricity

Ground Source Heat Pump: underfloor heating throughout

Mains water

Mobile Phone Coverage

4G and 5G mobile signals are available in the area. We recommend checking with your provider for the most accurate service in the immediate vicinity.

Broadband Availability

Ultra Fast Broadband (FFTP) We recommend checking with your provider for the most accurate speed.

Directions

Postcode: SY13 4NA what3words: ///staring.atlas.broker

Local Authority: Cheshire East

Council Tax Band Band G

EPC: C

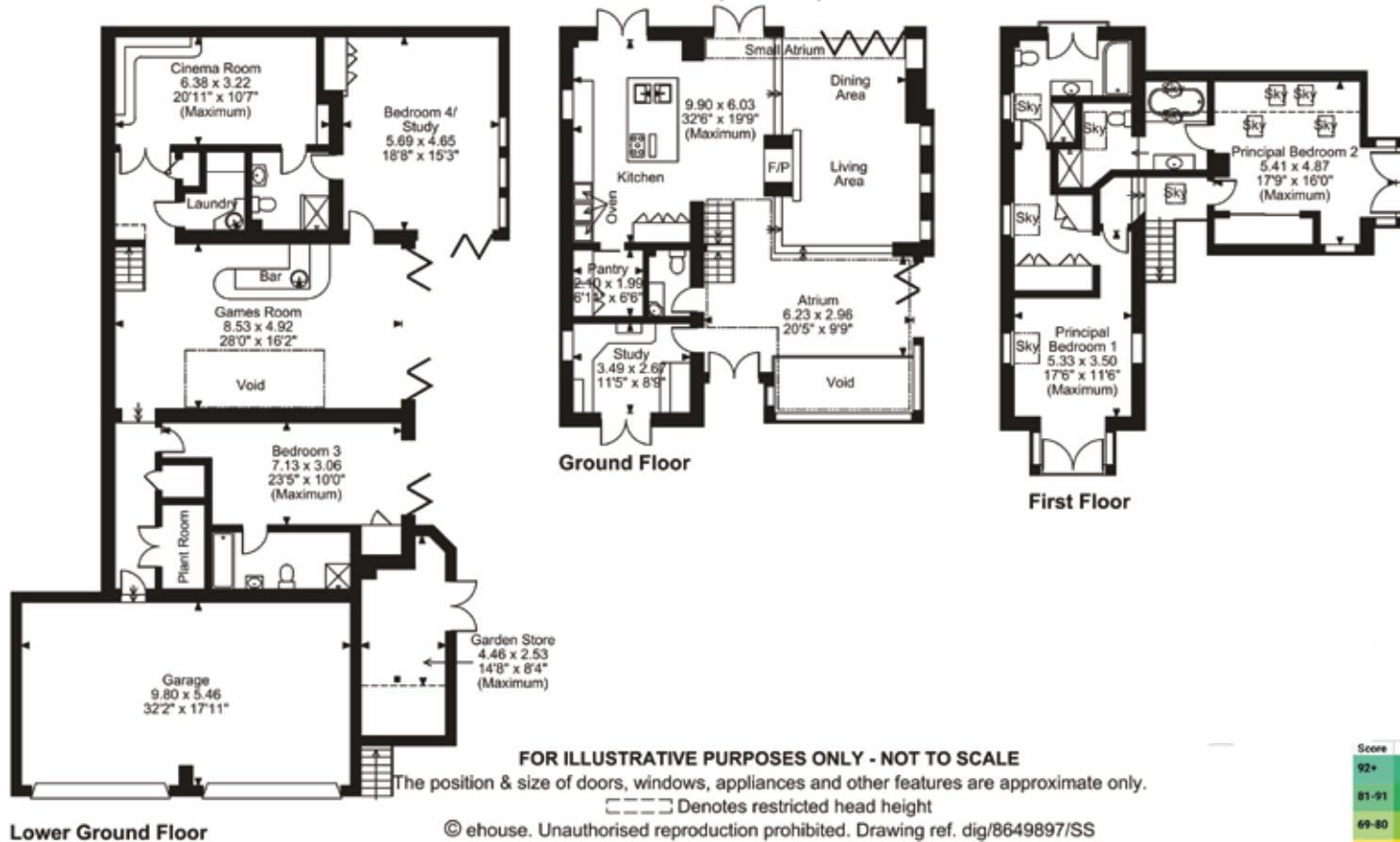
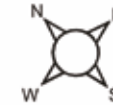
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country, Caroline Bate +44(0)7526 751973 & Richard Hughes +44 (0)7842 371102

Website <https://www.fineandcountry.co.uk/chester-nantwich-and-tarporley-estate-agents>



Thousand Oaks Hollins Lane, Marbury
Approximate Gross Internal Area
Main House = 3651 Sq Ft/339 Sq M
Garage = 576 Sq Ft/54 Sq M
Total = 4227 Sq Ft/393 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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