

CHANGING HOME



Ganilly | Church Lane | Guilden Sutton | CH3 7EW

£770,000

A very impressive and most substantial 5 bedroom, 3 bathroom detached family home occupying an elevated position in a secluded spot on the edge of the popular village of Guilden Sutton. This unique home has a main bedroom with large balcony with views over open fields, large garage, ample parking and good sized gardens to three sides. Internal viewing a must.

Property Description

PROPERTY NOTES

This impressive very substantial family home is unique and is elevated to give great aspect to front and rear. The property sits on 3 levels with the garage at the top of the drive. Steps lead to a hall and onto a lounge, living room, kitchen/breakfast room, utility room, second bedroom with en-suite, 3 further bedrooms and bathroom. Stairs then lead to a very large main bedroom and an outstanding en-suite with store room beyond. A generous balcony is accessed from the main bedroom to give outstanding views.

LOCATION

The property has an elevated position very near the top of a small lane on the edge of Guilden Sutton a popular village located on the outskirts of Chester, with an excellent primary school, public house within a short walk, dentist and convenience store. The village makes an ideal location for the busy commuter as it is very accessible to all major towns and cities via the motorway network.

HALL

Steps from the drive to a storm porch and then to welcoming hall accessed via a UPVC front door with 2 frosted UPVC double glazed windows. Wood effect laminate floor and radiator.

LOUNGE

22' 0" x 12' 3" (6.71m x 3.73m) With a large feature brick fireplace housing a wood burning stove within a timber mantle. 2 radiators and wood effect laminate floor.

KITCHEN/BREAKFAST ROOM

14' 8" x 8' 10" (4.47m x 2.69m) with an extensive range of fitted floor and wall units together with granite worktops. Double Belfast style sink. Island breakfast bar with granite top. Integral dishwasher. Oven, grill and plate warmer. Ceramic hob and extractor hood over. Space for an American style fridge/freezer. recessed spotlights, UPVC double glazed window and wood effect laminate floor.

LIVING ROOM

21' 1" x 10' 8" (6.43m x 3.25m) With UPVC double glazed French doors onto the rear garden. 4 UPVC double glazed windows. 3 Velux roof windows and wood effect laminate floor. Radiators.

UTILITY ROOM

8' 2" x 8' 9" (2.49m x 2.67m) With fitted wall and floor units. Sink unit. Wood effect laminate floor and space for a washing machine. UPVC double glazed window and door.

BEDROOM 2

18' 8" x 14' 10" (5.69m x 4.52m) With a range of fitted wardrobes and overhead store cabinets. 2 wall lights points, 2 radiators and 2 UPVC double glazed windows.

EN-SUITE

12' 9" x 7' 5" (3.89m x 2.26m) A white suite of a WC, wash hand basin,



bidet, shower cubicle and jacuzzi bath. Recessed spotlights, extractor fan, 2 heated towel rails and 2 frosted UPVC double glazed windows. Partly tiled walls and fully tiled floor.

BEDROOM 3

12' 2" x 9' 11" (3.71m x 3.02m) With built in wardrobe, UPVC double glazed window and radiator.

BEDROOM 4

10' 11" x 9' 3" (3.33m x 2.82m) With radiator and UPVC double glazed window.

BEDROOM 5

9' 11" x 8' 11" (3.02m x 2.72m) With built in wardrobe, UPVC double glazed window and radiator.

BATHROOM

9' 3" x 6' 11" (2.82m x 2.11m) With a white suite of a WC, wash hand basin and P shaped bath with shower and screen. recessed spotlights, extractor fan and heated towel rail. frosted UPVC double glazed window, tiled floor and fully tiled walls.

BEDROOM 1

22' 0" x 11' 5" (6.71m x 3.48m) Stairs from the hall lead to this huge bedroom with stunning views to front and rear. UPVC double glazed doors lead to a large balcony. Also with fitted wardrobes, 3UPVC double glazed windows to front and side elevations. wood effect laminate floor and 2 radiators.

BALCONY

24' 0" x 9' 0" (7.32m x 2.74m) A very large balcony overlooking the side and rear gardens and with views over open fields. The balcony has glass paneled railing and is decked.

EN-SUITE

15' 0" x 7' 4" (4.57m x 2.24m) plus alcove. A very spacious and most impressive en-suite being a wet room with an attractive white suite of a WC, large wash hand basin on a vanity unit, feature bath and walk in shower. Heated towel rail, extractor fan and recessed spotlights. Tiled walls and tiled floor.

A mirrored door leads to a store room with the eaves space which provides much space.

GARAGE

22' 1" x 12' 7" (6.73m x 3.84m) At the top of the parking area is a large garage that sits at the base of the property. Up and over door and door to the side. Power, light and shelving.

OUTSIDE

To the front of the property is a gravel drive that provides parking for 3 to 4 cars and leads to the garage. there is also an electric car charger. Stone paved steps lead to the front door via a storm porch. There is an artificial lawn and well stocked borders with mature trees. Gates give access to both sides of the property. On one side is a lawned garden that leads to the rear garden that has a sunny aspect and has fields and woods to the rear. the rear has a stone paved patio lawn and tan





for illustration only not to scale
Plan produced using PlanUp

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements