



## Badgers Rake Lane, Ledsham, Cheshire CH66 8PQ

- Outstanding Four Double Bedroom Detached Family Residence
- Picturesque Village of Ledsham with Stunning Views of the Open Countryside
- Lounge with Log Burner, Conservatory with Underfloor Heating, Utility and W.C
- Gated Driveway, Parking and Detached Double Garage with Storage, Office and W.C
- Boasting Over 2,800 Square Feet of Thoughtfully Designed Living Space
- Hallway, Living Room and Impressive Kitchen Dining Room with Appliances
- Four Sizeable First Floor Bedrooms, En Suite and Four Piece Family Bathroom
- Landscaped Rear Garden with New Composite Decked Area and Open Views



*£795,000 – No Onward Chain*









































## Description

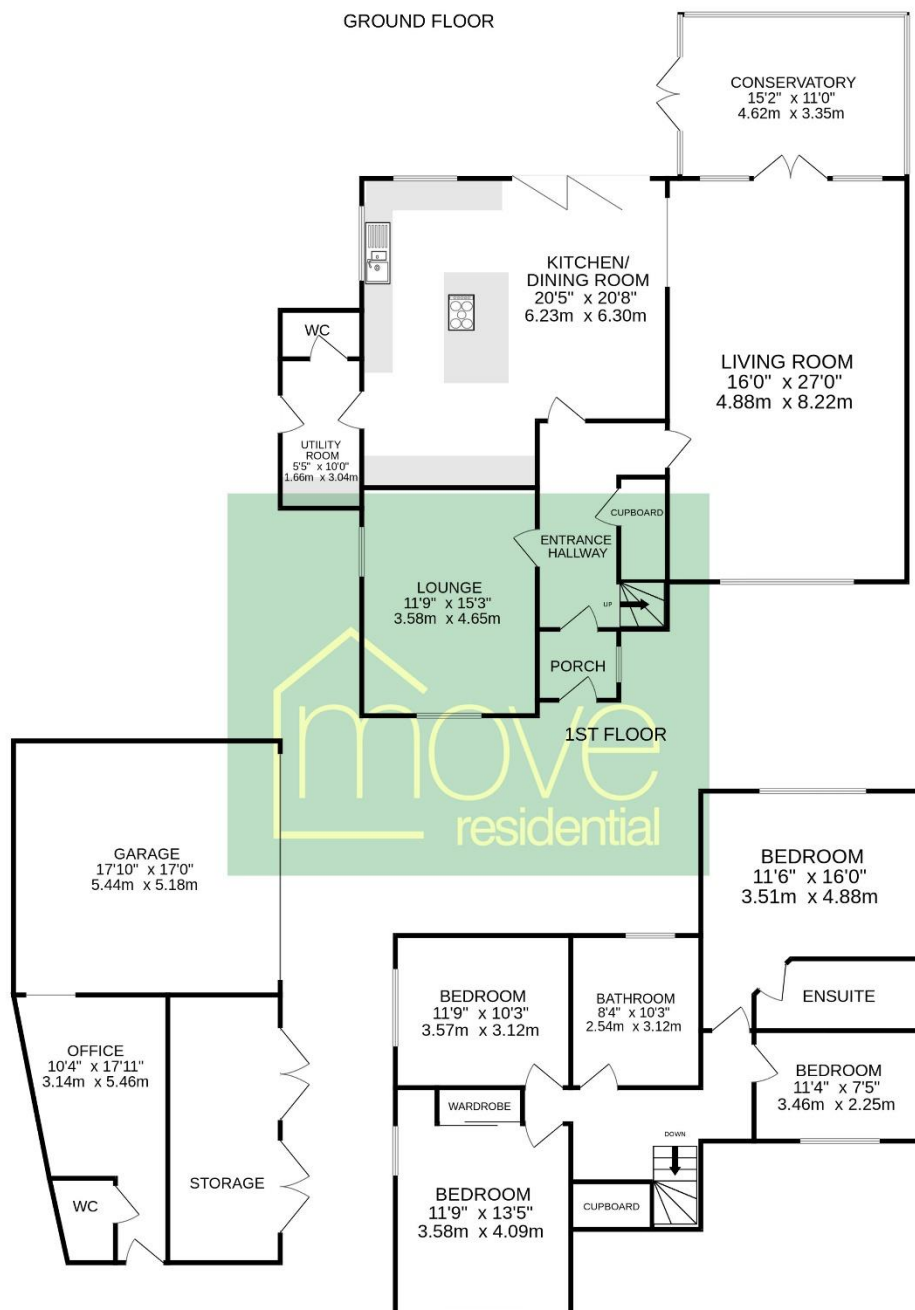
This outstanding four double bedroom detached home offers a rare combination of spacious interiors, modern living. Boasting over 2,800 square feet of thoughtfully designed space, this home is ideal for families seeking comfort, style, and a slice of rural tranquillity. Immaculately presented throughout, the property showcases high-quality fixtures and fittings and has been extensively upgraded in recent years including a new boiler, upgraded electrics, new septic tank, improved insulation, and replacement windows. Offered for sale with no onward chain a closer inspection is strongly recommended to appreciate this executive home in full.

A welcoming entrance hallway with a useful storage cupboard opens to a living room/snug. The heart of the home is a magnificent open-plan kitchen and dining room, complete with integrated double oven, microwave oven, coffee machine, and hob, perfect for both everyday family life and entertaining. A large, bright lounge with a log-burning stove seamlessly leads into the conservatory, fitted with underfloor heating, offering uninterrupted views across open farmland. The ground floor accommodation is completed by a practical utility room and a modern W.C. The first floor landing provides additional built-in storage. The spacious master bedroom benefits from an en-suite bathroom, while three further double bedrooms (one currently used as a dressing room) are served by a newly fitted, stylish four-piece family bathroom.

Double electric gates open to a generous driveway and turning area, leading to a detached double garage. The garage is fitted with a kitchen, W.C, and offers a superb home office setup along with a substantial storage area. The rear garden is beautifully landscaped, featuring a lawn, patio, and a new composite decked seating area an idyllic space to relax or entertain, backing directly onto open farmland and capturing the spectacular rural views.

Quintrel enjoys a secluded yet accessible location at the southerly end of the Wirral Peninsula, just 7 miles west of Chester. Nearby villages such as Willaston and Neston provide for everyday needs, while Chester offers a comprehensive range of services, including The Outlet Village at Cheshire Oaks. Schooling is well-catered for, with local state schools and a wide selection of highly regarded private schools, including Calday Grange, Birkenhead School, Liverpool College, and The King's and Queen's Schools in Chester. Recreation opportunities abound, with golf clubs at Heswall, Caldy, and Royal Liverpool at Hoylake; sailing clubs on the Dee Estuary; and rowing on the River Dee in Chester. Transport links are excellent, with the M53 and M56 motorways close by, allowing easy access to Chester, Liverpool, Manchester, and beyond. Liverpool and Manchester airports are within commuting distance.





TOTAL FLOOR AREA : 2885 sq.ft. (268.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.