



STANNAGE LANE, CHURTON

OFFERS IN EXCESS OF £750,000

- SPACIOUS DETACHED FAMILY HOME
- LANDSCAPED PRIVATE REAR GARDEN
- DESIRABLE CHURTON VILLAGE LOCATION
- LARGE OPEN-PLAN KITCHEN AND DINING ROOM
- PRINCIPAL SUITE WITH CONTEMPORARY EN-SUITE

DWELL

STANNAGE LANE, CHURTON

4 3 2
BED BATH RECEPTION

Nestled along the peaceful Stannage Lane in the picturesque village of Churton, Stanfield is an exceptional detached residence extending to approximately 2,200 sq ft. Occupying a beautifully private plot with views of open countryside, this outstanding home combines spacious, light-filled accommodation with superb energy efficiency, landscaped gardens and a sought-after village setting.

The property enjoys an enviable setting with beautifully maintained gardens backing directly onto an open field, creating a wonderful sense of peace and privacy. Flooded with natural light throughout thanks to its thoughtful design, extensive glazing and stunning vaulted garden room, every room feels outwardly connected to the surrounding landscape.

The welcoming entrance hall leads into an elegant living room, providing a comforting space for both relaxing and entertaining. At the heart of the home lies the impressive open-plan kitchen and dining room, fitted with an extensive range of storage units and complemented by a traditional Rangemaster-style Freerange cooker, integrated dishwasher and integrated fridge. Offering excellent preparation space and generous dining accommodation, it is perfectly suited to family life.

Flowing seamlessly from the kitchen is the bright garden room, a versatile space enjoying panoramic views over the beautifully landscaped rear gardens. Designed for year-round enjoyment, the room benefits from underfloor heating and a fully insulated roof, creating a comfortable extension of the main living accommodation whatever the season. French doors open directly onto the patio, with a sitting and dining area that enjoys both sun and shade throughout the day.

Practicality has been equally well considered. A separate utility room provides additional storage together with dedicated space for both a washing machine and tumble dryer, whilst the adjoining home office offers an ideal environment for remote working. Next to it the fourth double bedroom and contemporary ground floor shower room create flexible accommodation that would equally suit guests, dependent relatives or teenagers seeking their own space.

The first floor is centred around a spacious landing, providing access to three well-proportioned double bedrooms, all enjoying an abundance of natural light and two with attractive views over the surrounding gardens and neighbouring countryside.

The principal bedroom is positioned to take full advantage of the back garden view with a backdrop of trees. Generous in size, it benefits from an extensive range of fitted wardrobes, providing excellent storage, while the stylish en-suite shower room has been thoughtfully appointed with contemporary fixtures and fittings. The combination of spacious accommodation, fitted furniture and delightful rural outlook creates a calm and relaxing space to unwind.

Bedroom two is another exceptionally generous double room, complete with bespoke fitted wardrobes, making it an ideal principal guest room or an excellent bedroom for a growing family. Large windows ensure the room enjoys natural light throughout the day.

Bedroom three is also a comfortable double bedroom, offering flexibility for family living, guests or those requiring additional workspace.

Completing the first floor is the well-appointed family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath with shower above, wash hand basin and WC. Finished to a high standard, it provides both practicality and comfort for busy family life.

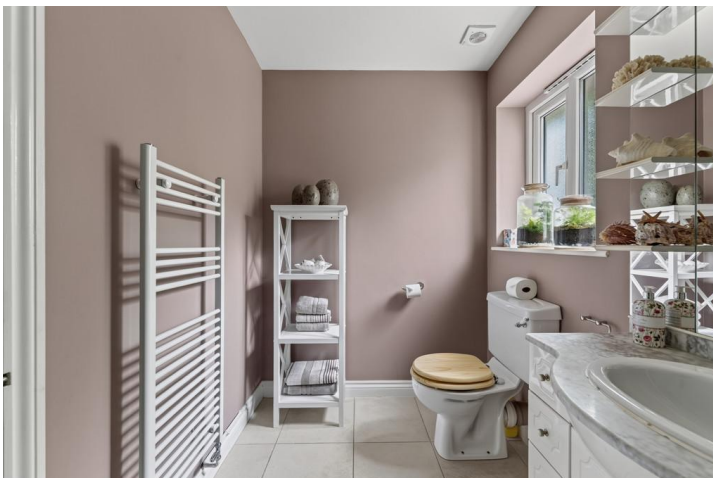
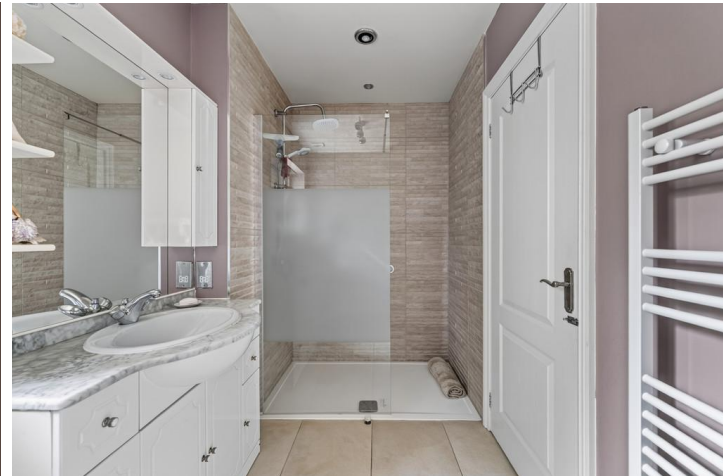






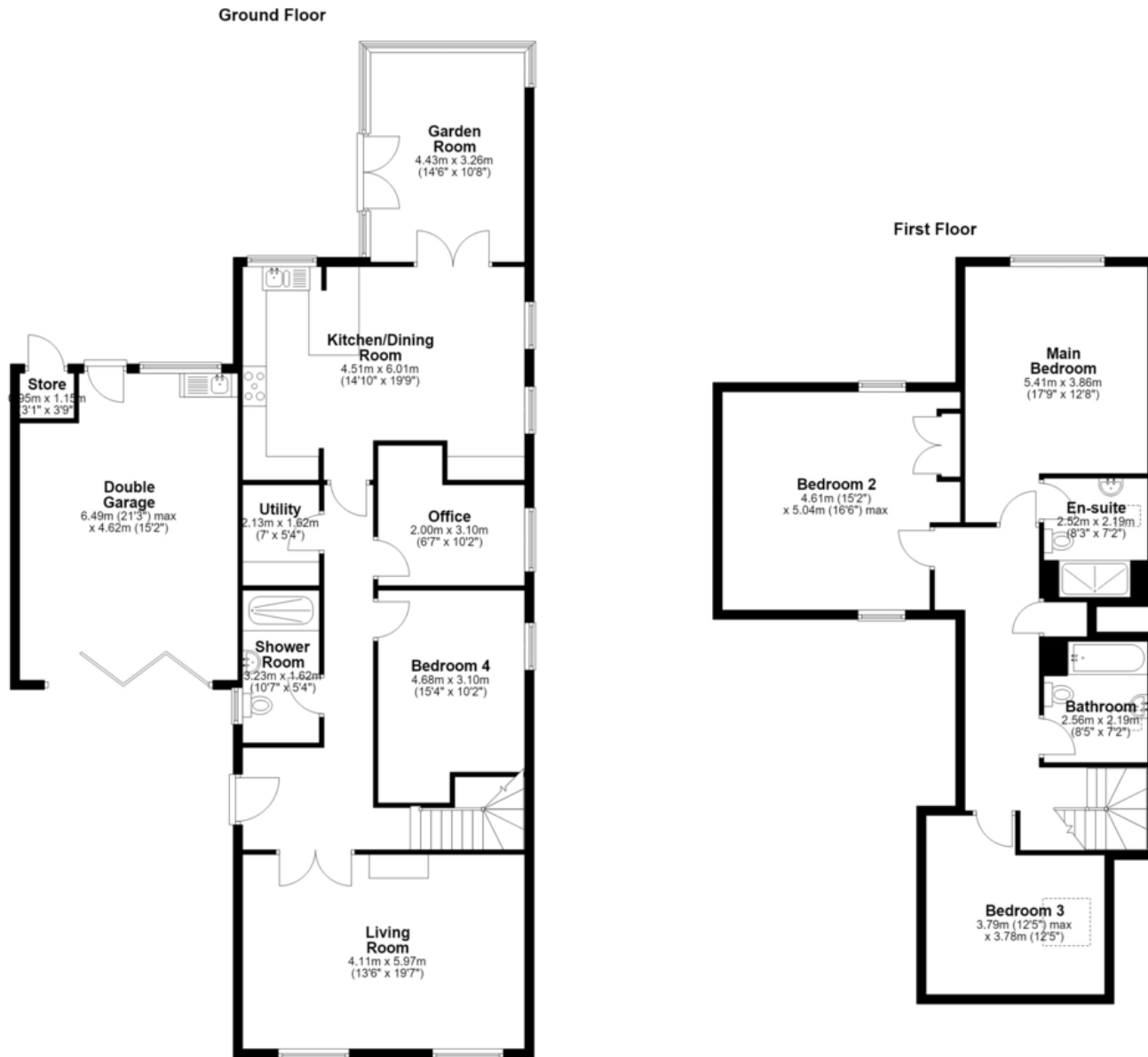


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TOTAL FLOOR AREA 2,438 sq ft / 226 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band E

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 74 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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