



THE HAWTHORNS

SAUGHALL

THE HAWTHORNS, SAUGHALL

Nestled behind a buffer of traditional English front lawn and mature rhododendrons on Parkgate Road, the imposing, Victorian bay-fronted symmetry of The Hawthorns rises majestically. Just minutes from Chester's historic centre, major motorway connections and the gateway to North Wales, The Hawthorns is a home with an illustrious past, originally built as the larger of a pair of manor houses for the son and daughter of the Lord of the neighbouring Hall. Set well back behind electric gates, The Hawthorns belongs to that gentlemanly era where homes were afforded breathing room; a sweeping driveway and deep front garden creates a natural sense of separation from the world beyond, with mature planting and a maze of rhododendrons forming a natural buffer of green.

Parking is plentiful to the side of the home and in the double garage with its brand-new doors; a perfect match for the electric gates, with pathways from both drive and garden leading climactically to the ornate, stained-glass arched front door, where the shelter of the outer porch means space to leave muddy wellies by the door.





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CHARACTER AND CHARM

Step through onto the original Minton tiled floor of the entrance hall and into a Victorian home still proudly in possession of its character. Stained glass within the front door has been replaced in keeping with the home's heritage. A home in homage to its past, but not restrained by it, updates have ensured that The Hawthorns has also kept in step with modern living, with walls removed to offer a contemporary open flow in the kitchen, dining and sitting room, while outside, its Victorian identity has been strengthened with restoration work to reinstate characterful brickwork now beginning to weather naturally into the original fabric.

Bathed in light, streaming in through its bountiful bay window, the music room wears its stately shades of burgundy and charcoal with grace. Intimate, warm and inviting, this is a room made for cosy winter evenings and Christmas mornings; warmed by the glow of the log-burning stove nestled against its exposed brick chimney breast, a record spinning, or the opening credits of a film on the television.





VERSATILE LIVING

Next door, traditionally the formal dining room, the rear reception room has been reinvented and currently serves as a light-filled home office, with French doors opening directly onto the patio, providing inspiring views out over the garden to the rear through sash windows, which feature throughout the home. Tiled underfoot and illuminated by a geometric trio of pendant lights, the space strikes a refined balance between classic and contemporary design. A bold splash of indigo blue to the chimney breast beautifully offsets the crisp white fireplace surround, where a fire basket-style paraffin burner brings both warmth and character.

Directly ahead from the entrance hall, a colourful stained-glass door opens into the original red quarry tiled utility room, where a glazed door draws light from the garden beyond. Plumbed for a washing machine and dryer, and with a sink available in the connecting downstairs WC, this is a handy boot room entrance when washing down the dog after country walks.



WINE AND DINE

Conveniently close by, the kitchen opens up to the right of the entrance hall, steadfast in its commitment to country farmhouse style, with solid wooden worktops and a Rangemaster cooker currently housed within the original inglenook.

Neutral colours in the splashback and flooring contrast with the deep charcoal grey cabinetry in which a wealth of storage is available. Appliances include a large fridge and freezer, and double Belfast sink with Quooker instant boiling tap set beneath a large window offering glorious garden views. Perfect for busy family mornings, the large central island offers breakfast bar seating for at least three, with a wine fridge set within easy reach for evening hosting once the working day is done.



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SOCIABLE HUB

Beyond the dining area, the kitchen opens up into a sociable lounge, with a modern log-burning stove nestled within the fireplace, and a broad bay window inviting garden views and plenty of light in. Throughout the home, cornicing and high skirtings help celebrate the origins and fantastic design of this timeless Victorian home.





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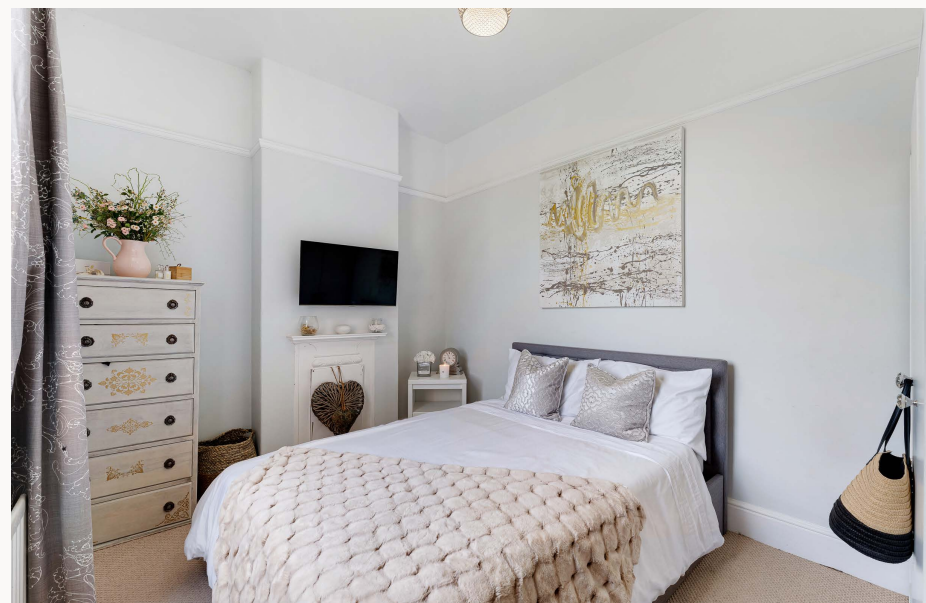
SOPORIFIC SPLENDOUR

From the entrance hall, the pared-back yet elegant staircase rises up, its simple oatmeal runner punctuated by black rods, to the landing above, where the heritage tones of light and dark grey continue, with panelling to the walls and picture rails above.

A home of balance and abundance, four bountiful bedrooms lead off from the landing, the first of which can be found to the right. Peaceful and private, with far reaching views out over the patio, garden and fields to the rear, light shades of grey dress this double bedroom, which retains its original cast iron fireplace.

Serving the bedrooms, a large family bathroom continues the colour scheme through from the landing, capturing the essence of the era in its traditional design radiators and roll-top bath, with a zesty peel of orange running through the feature wallpaper.





Also overlooking the rear garden, a second spacious double bedroom features built-in, original storage, alongside another exposed, white painted cast iron fireplace. To the front of the home, a choice of potential master bedrooms awaits, with what is currently used as the guest bedroom nestled to the right. Sage green colours add a restful tone, with a large, seated bay window also offering additional storage within. Light and bright, with beautiful views over the rhododendrons, a run of fitted wardrobes offers ample storage. Next door, a light and bright shower room separates the guest bedroom from the master bedroom, also positioned to the front.



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SWEET DREAMS

Warm, welcoming and peaceful, the master bedroom is once more drenched in light courtesy of its broad bay window overlooking the manicured front lawns and blooms. Fern green décor harmonises with the shades in the original tiles of the preserved cast iron fireplace, evoking the old school glamour that radiates throughout the rooms of The Hawthorns.



Built-in wardrobes provide plenty of space for clothes and accessories, and for those seeking a little more space, there is potential to extend up into the large attic above, subject to planning permissions.

MAGIC MOMENTS

Entirely enclosed by mature hedging, the gardens create a sense of sheltered seclusion. At the front, far from being purely ornamental, the garden serves as a haven for both children and grown-ups, with flat manicured lawns made for play, seating areas tucked beneath the trees and one particularly magical surprise hidden within the towering rhododendrons. Blooming in shades of pink, lilac, white and purple, this mature network of shrubs conceals a secret den, hollowed out at their heart, complete with its own tunnel entrance providing hours of imaginative hideaway playtime that children dream of.

Safely gated to the front, this garden is secure for dogs too, with steel mesh perimeter fencing within the hedging creating an enclosed environment for four-legged family members. A mature pear tree also stands within the front garden ripe for picking in autumn.



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A garden that comes alive in late spring, colour and fragrance emerge at both the front and in the garden to the rear where bountiful apple and damson trees offer the wholesome experience of home baking in autumn. To the side, mature wine vines produce an abundance of red grapes annually, thriving against the warmth of the Victorian redbrick.

Spend summers dining al fresco in the covered seating area in the far corner, soaking up the last of the evening sun; a perfectly private spot for barbecues, drinks with friends, or simply admiring the beauty of the home from the rear, with little to disturb the peace beyond birdsong and rustling leaves.





OUT AND ABOUT

Perfectly placed, The Hawthorns nestles on the fringes of the popular village of Saughall, spilling out towards the surrounding countryside, with plenty of walks for dog owners along the nearby lanes and canals.

For families, The Hawthorns is perfectly placed, within easy reach of the local, well-regarded village primary school and accessible for the Chester independent schools. Get a sense of the thriving community with a walk to the local village pub, or head out further afield into the hustle and bustle of Chester's city centre just minutes away whether by car, bus from virtually the doorstep, or a taxi ride, bringing all the cultural, culinary and retail appeal of this historic cathedral city within easy reach – from independent restaurants to wine bars, boutique shops and the racecourse. For retail therapy on a larger scale, Cheshire Oaks lies in the opposite direction, home to an outstanding range of designer outlets and the largest Marks & Spencer in Europe.

For commuters, practicality is at hand, with the motorway network reached in moments, placing the M56, M53 and wider M6 corridor within easy grasp for Manchester, Liverpool and beyond, while both Liverpool and Manchester airports are readily accessible. For beach days, history and more, North Wales is also temptingly within reach, with the Welsh border less than ten minutes away and the mountains, coastline, castles and walking country of Snowdonia opening up for weekends and spontaneous escapes alike.

Blending the warmth of an all-encompassing family home with the prestige of a heritage Victorian manor house, The Hawthorns offers timeless comfort and character, and is ready for its next custodian.



GROCERIES?

There are several quality local options nearby including Hope Cottage Farm Shop for fresh produce and artisan goods. Chester also offers a fantastic selection of independent delicatessens, including Armandos Italian Deli and Spoilt for Choice in Handbridge. For larger shops, supermarkets are also just a short drive away.



A WALK?

The Hawthorns is well placed with lots of nearby countryside routes around Saughall, including walking along the River Dee and the Chester canal network. Grosvenor Park and Chester city walls are also within easy reach, offering beautiful green spaces and riverside walks close to home.



A BITE TO EAT?

There are some excellent nearby dining options including Foxes Tea Rooms and Cafe for breakfast and lunch, along with the wide range of restaurants, cafés and bars within Chester. Popular city-centre choices include Chez Jules and Marmalade.



A PUB?

Popular nearby pubs include The Wheatsheaf Inn, a well-regarded country pub on Parkgate Road, along with Little Owl and The Mill at Upton, all offering relaxed settings for drinks and dining.



A DAY OUT WITH THE FAMILY?

There are plenty of fantastic family days out nearby, including Chester Zoo, the historic attractions and shopping within Chester. The surrounding Cheshire countryside and North Wales coastline are also easily accessible for day trips.

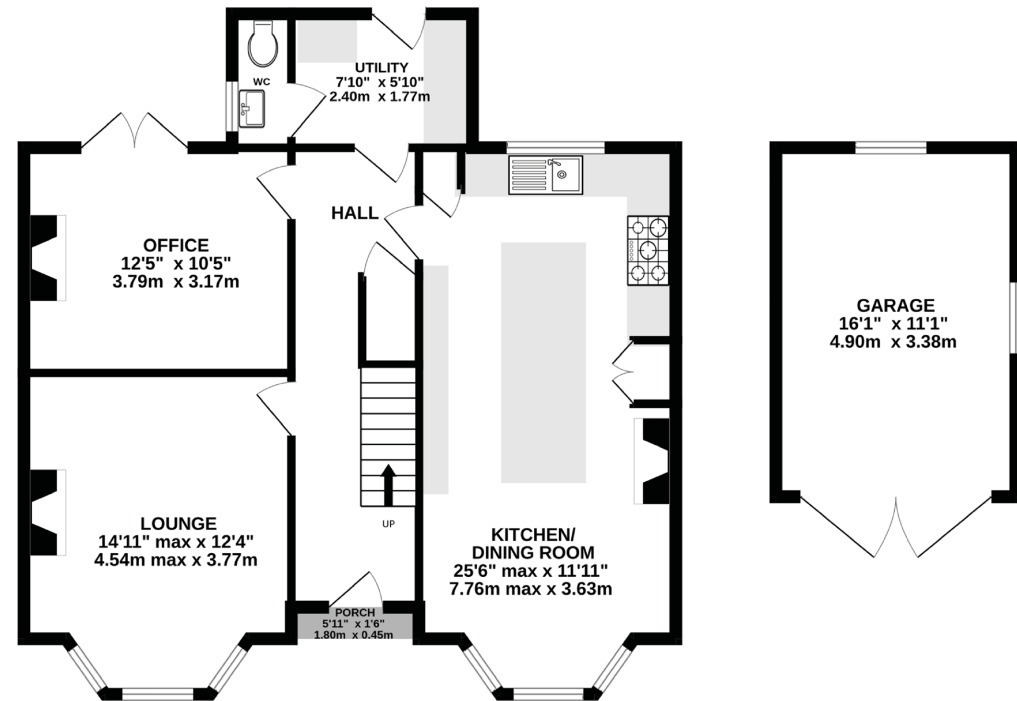


SCHOOLS?

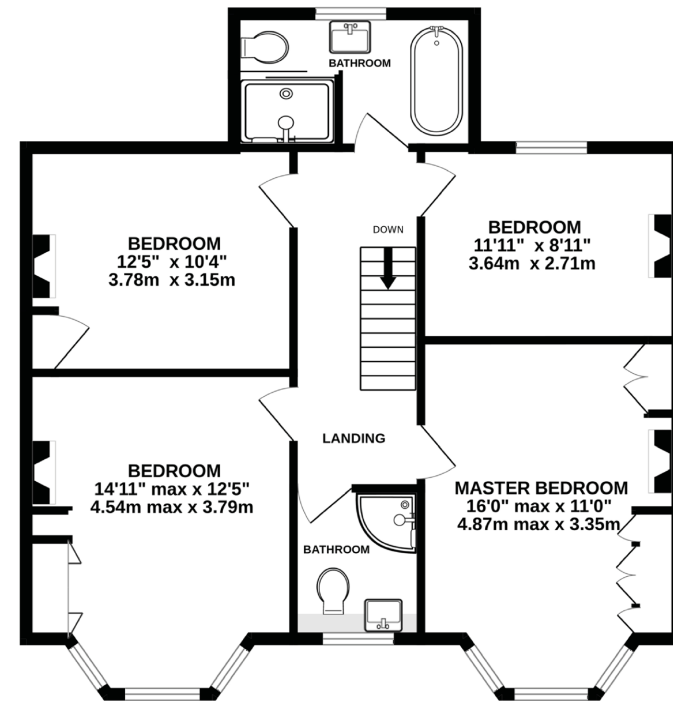
The Hawthorns is well placed for a range of schooling options, including Saughall All Saints C of E Primary School and St Oswald's CE Primary School. Independent education nearby also includes The King's and Queen's Schools in Chester.

FLOORPLAN

GROUND FLOOR
942 sq.ft. (88 sq.m.) approx.



FIRST FLOOR
778 sq.ft. (72 sq.m.) approx.



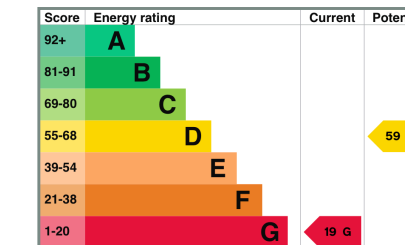
TOTAL FLOOR AREA: 1720 sq.ft. (160 sq.m.) approx.


Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Imposing Victorian bay-fronted manor house set behind electric gates on Parkgate Road, just minutes from Chester city centre
- Deep, mature front garden with rhododendron planting, sweeping driveway and strong sense of privacy from the road
- Original period features including Minton tiled entrance hall, stained glass, cornicing, fireplaces and high skirtings throughout
- Elegant and flexible reception rooms including music room, dining/office space and sociable open-plan kitchen-lounge
- Farmhouse-style kitchen with Rangemaster set in original inglenook, central island with breakfast seating and wine fridge
- Four spacious bedrooms including two potential master suites with bay windows, built-in storage and garden or front views
- Character family bathroom with roll-top bath plus additional shower room serving the front bedroom wing
- Enclosed, private gardens with manicured lawns, orchard-style planting, apple and pear trees, vines and hidden rhododendron "den"
- Exceptional location on the edge of Saughall with instant access to Chester, excellent schools, motorway links and North Wales

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