

DRAFT DETAILS

Constables
SALES & LETTINGS



23A Church Lane Great Sutton

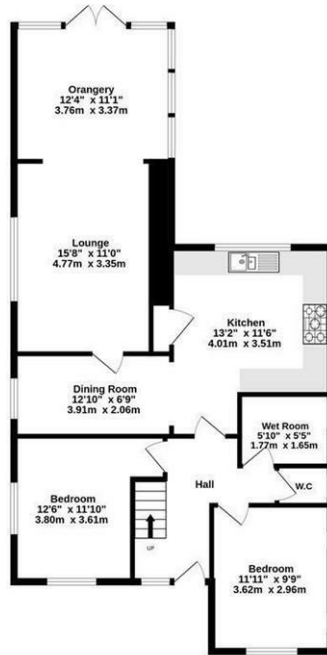
£450,000



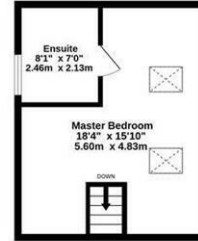
- An Exceptional Detached Property
- Versatile Accommodation that has been Fully Refurbished
- Three Double Bedrooms
- Two Bathrooms
- Spacious Lounge & Conservatory
- Dining Room open to a Well-Appointed Kitchen
- Fantastic Sized Private Plot
- Double Garage & Large Driveway
- Highly Sought After Location
- Early Viewing Essential

An exceptional three-bedroom detached bungalow set along the highly coveted Church Lane—one of Great Sutton's most prestigious and picturesque tree-lined addresses. This is more than a home; it's a lifestyle. Positioned on an expansive and wonderfully private plot, the property has been expertly renovated by its current owner to an impeccable standard, creating a perfect harmony of sophistication, comfort, and contemporary living.

GROUND FLOOR



FIRST FLOOR

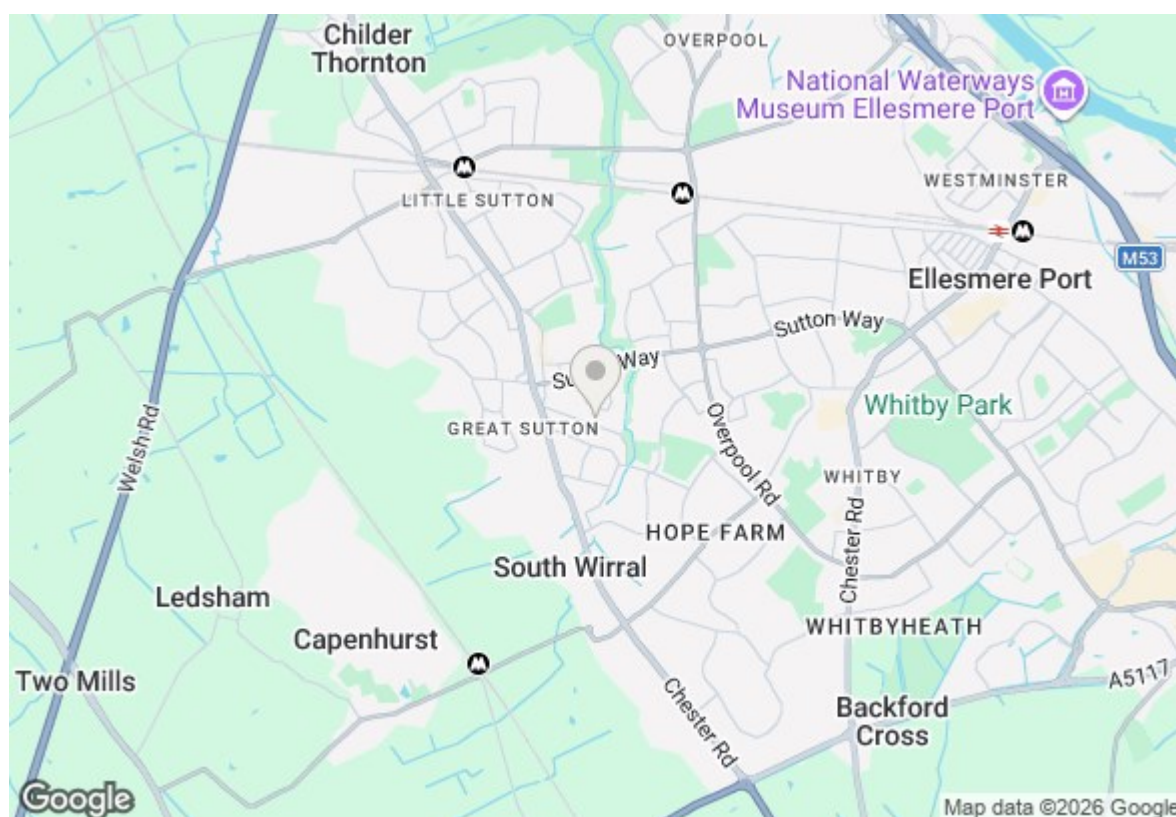


CHURCH LANE, GREAT SUTTON

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		



Property Description

Step inside and you are welcomed by an elegant reception hall that leads into a spacious living room, complete with a feature fireplace that forms the heart of the home. A light-filled conservatory opens onto the immaculate rear garden, offering an all-year connection to the outdoors. The home also includes a formal dining room, perfect for hosting intimate dinners or family gatherings, and a beautifully appointed modern kitchen featuring high-quality cabinetry, integrated appliances, and a stylish range cooker.

The ground floor provides two generously proportioned double bedrooms, a luxurious wet room, and a separate WC. The entire first floor is dedicated to the master suite, offering complete privacy with its own dressing area and bathroom—an indulgent retreat at the end of each day.

Outside, the landscaped gardens have been thoughtfully designed to create a tranquil sanctuary. With manicured lawns, mature planting, and various zones for outdoor living, this space invites you to unwind, entertain, or simply enjoy the peace. A stone patio provides the ideal setting for al fresco dining, while a hammock area and charming summer house enhance the sense of relaxation. The grounds further benefit from extensive off-road parking, suitable for multiple vehicles or a motorhome, along with a double garage and carport.

Church Lane is renowned for its exclusivity, character, and leafy surroundings—an address that carries true distinction. Located in the heart of Great Sutton, the property enjoys a perfect blend of village charm and modern convenience. Excellent local amenities, respected schools, woodland walks, and superb transport links to Chester, Liverpool, and the wider motorway network make this a highly desirable place to live. Great Sutton offers a warm community feel while remaining wonderfully connected, making it ideal for those seeking quality, convenience, and a slower pace of life without compromise.

This is a rare opportunity to secure a beautifully finished home in one of the area's most sought-after locations—an exceptional property offering a truly elevated way of living.

Accommodatioion

Hallway

Lounge
15'8" x 11'0"

Conservatory
12'4" x 11'1"

Dining Room
12'10" x 6'9"

Kitchen
39'4"6'6" x 36'1"19'8"

Bedroom Two
39'4"19'8" x 36'1"32'9"

Bedroom Three
36'1"36'1" x 29'6"29'6"

Wet Room
16'4"32'9" x 16'4"16'4"

W.C.

First Floor Accommodation

Bedroom One
59'0"13'1" x 49'2"32'9"

En-Suite
8'1" x 7'



