



**Briar  
Grange**  
*Oakmere*



Welcome to Briar Grange, a proudly period character home, renovated for modern living whilst retaining its country heritage. Tucked away in the heart of Oakmere, set against the backdrop of Delamere Forest's timeless beauty, Briar Grange is a true 1920s treasure. Surrounded by 4.5 acres of land, Briar Grange embodies the aspirational, unhurried lifestyle where space to breathe and explore can be found in an abundance.

# Timeless country *elegance*

Rural, but not remote, the tranquillity of Briar Grange is enhanced by its private setting, shielded from view by lush greenery that borders the road. Electric gates open into a private world where seclusion reigns. Sweeping along the driveway, circular mown stripes ripple out on the lawn where a cascading fountain tumbles majestically at the centre, setting the perfect mood for the home it precedes. Parking is plentiful, with the added bonus of a detached double garage, currently used for storage, which also includes separate living accommodation.

Once under the stewardship of the Wilbraham family, prominent landowners in Cheshire whose lineage can be traced back to Sir Richard de Wilburgham, a 13th-century Sheriff of Cheshire, Briar Grange thus secures its historic place in the county.





## A warm *welcome*

From the shelter of the porch, step into the warm welcome of the main hallway, where original parquet flooring imbues comfort underfoot, while a soft green palette on the walls creates a sense of harmony that carries through the entire home, creating a seamless flow between spaces and amplifying the sense of tranquillity and calm.

A log-burning stove nestled within a stone fireplace conveys comfort and warmth, with shelving for books to either side. Chandelier lighting creates the perfect mood, whilst broad windows capture the incredible views out over the surrounding countryside, with a door opening to the patio terrace beyond.



## Work, rest *and play*

Tucked away to the left, discover a downstairs WC, whilst also overlooking the parterre planting and box hedging, the study offers a peaceful spot in which to work from home, with original parquet flooring underfoot and a stone surround handsomely framing an open fire for winter mornings.

Back in the main hallway, stairs lead down to the lower level to an inviting room currently serving as the children's playroom, where a media wall with television point and an abundance of fitted furniture keeps all the toys tidy. Providing older children with a fantastic independent space, this room is awash with light, with a large window and part-glazed door opening to the garden.



# Entertaining haven

Also opening up from the main hallway, country comfort emanates from every angle in the capacious dining kitchen, where soft sage green, cream and stone shades mingle in the cabinetry and granite worktops. Above, beams are painted white to blend with the ceiling for a softened sense of character, whilst the inglenook accommodates a four-oven Aga, whose warmth infuses every corner.

Appliances include a fridge, freezer, dishwasher, Belfast sink and a conventional oven for the summer months, alongside an induction hob. The central island is solid, spacious and sociable, with a curved oak-topped butchers block to one corner, while a utility room with Belfast sink and plumbing for a washing machine and dryer provides access out to the raised beds in the kitchen garden, handy for harvesting herbs.

Storage and preparation space are in abundance, with plenty of room for a large table. Windows provide a glimpse through to the television room beyond, where the tiled flooring of the kitchen is replaced by warm wood underfoot. Fitted green cabinetry harmonises with the decorative palette throughout, inviting the countryside indoors.





## Refined *rooms*

The kitchen opens into the dining and drawing room, where light floods in through softly bowed windows overlooking the garden. A room dedicated to relaxation and conversation, the imposing stone fireplace with blazing open fire takes centre stage, and arched alcoves provide space for sideboards and amplify the character.

Tucked away to the far end of the room, before two sets of French doors and a further bowed window, the dining table brings al fresco dining subtly indoors, opening mealtimes up to the patio in warm weather. A home made for entertaining, the speaker system features both indoors and out.

Providing everyday access in and out when returning home with muddy boots and muddy paws, the boot room opens up off the dining kitchen, with built-in bench seating alongside hanging space and storage for coats and shoes. Just to the right of the boot room, the useful downstairs WC with wash basin is also to be found.





# Serene *dreams*

Ascend the stairs to the large, light-filled landing, where five bountiful bedrooms beckon. Directly ahead from the top of the stairs, discover the first of the bedrooms on the left, where views extend out from the window towards Delamere Forest and the horizon beyond. Peaceful and serene, neutral tones dress the walls and carpet.

Turning left from the top of the stairs, arrive at a spacious guest suite, with ample space for a king size bed, where forest green walls infuse a feeling of quiet calm and views beckon out over the countryside. Freshen up in the luxurious shower room en suite.

Making your way along the landing, light streams in through a large window to the front, bathing the space in light. Opposite, with built-in wardrobe storage, the fourth double bedroom features the same soothing natural toned décor that brings a sense of cohesion throughout the home, reflecting the far-reaching countryside views stretching out as far as Delamere Forest and the greens of Delamere Golf Club.

Nestled at the end of the landing, marble tiles infuse luxury in the main bathroom, where a free standing tub is on hand for leisurely bathing, alongside a separate shower, WC and wide wash basin with vanity unit storage. Above, the subtle amber hue from the light fixture casts a soft, warm glow that enhances the tranquil ambience of the space, perfect for relaxation.

Next door, a broad bow window floods the fifth double bedroom on the first floor with light, amplified by the high ceiling, and casting natural illumination on the impressive feature fireplace.



Tucked away at the end of the landing, the master bedroom is a serene sanctuary. Reconfigured by the current owners and opened up to create a spacious and airy feel, mirrored fitted wardrobes offer ample storage, whilst leafy views extend out to the front and rear. In the dressing room, more space for clothing and accessories can be found in the his and hers wardrobes, bathed in light from the large window.

Beyond, refresh and revive in the en suite, luxuriously tiled underfoot and to the walls, and furnished with walk-in shower, WC and twin wash basins set upon a granite countertop, with vanity unit storage beneath.





# Graceful *gardens*

With its formal, clipped hedges neatly framing a central fountain, the garden perfectly captures the formality of the home within. Providing the perfect sightline from the impressively sized patio, manicured boxwood parterres create the ultimate sense of symmetry, their sharp lines contrasting with the soft curves of the distant landscape beyond.

At Briar Grange, nature and design coexist in perfect harmony. But Briar Grange, beyond its 1920s lines and curves, is a home with heart, a haven for family and entertaining – both indoors and outdoors.

Beyond the structure, the garden opens up, where in Briar Grange's adjacent field, the current owners once transformed the pasture into a private cricket pitch with a little imagination and a ride-on mower, creating the ultimate playground for children to play and roam freely.



Playful adventures are easily accommodated by the large lawn, with a climbing frame to one side, gently shaded beneath the canopy of mature trees, whose leaves create a breathtaking display each spring.

Sizzle into summer with barbecues on the large patio, before retiring for starry evenings in the hot tub, nestled in a wooden shelter overlooking the forest. With established borders and a host of beautiful shrubs that erupt into blossom in springtime including hydrangeas and rhododendrons, the garden is both easy to manage and a delight to the senses.

Along the fringes of the garden, towering, mature trees, offer shelter and shade, while holly trees at the far end add an evergreen touch. Fully enclosed and well-maintained, the garden offers peace of mind for families, allowing children and pets to roam freely without a care.

Two large sheds provide excellent storage space, with one cleverly converted into a gym area, offering endless possibilities for home workouts or creative space. There are even existing kennels for canine companions.

At night, outdoor lighting casts an ethereal glow on the trees, creating a magical atmosphere. The surrounding field, perfect for horses, offers even more opportunity to connect with the natural surroundings, making Briar Grange a home that grows with you, offering peace, privacy, and endless joy.





# Annexe

With an inviting Airbnb suite situated above the garage, Briar Grange also offers the potential for a steady income stream from visitors, whether for weddings, visiting the Cheshire countryside from afar, or perhaps ideal as use for family and friends. A self-contained haven, featuring a ground floor level shower room and, upstairs, a king-sized bedroom, open-plan living room with kitchenette affording panoramic views of the surrounding land – the annexe is a perfect escape for visitors.



# Out and about

A mere five-minute stroll leads you into the dense, magical reaches of Delamere Forest, a haven for adventurers, dog-walkers and children ready to run wild in nature's embrace. Here, towering trees and leafy woodland paths promise endless days of discovery. In the nearby village of Norley discover a handy local shop where you can find everything you need, whilst for local libation, the Tiger's Head pub awaits, offering a warm welcome and a taste of the village's charm.

The Fox and Barrel and Fishpool Inn are also just a short drive away, while the Hollies Farm Shop, a stone's throw from your doorstep, brings a taste of local delights. For those seeking educational options, the prestigious independent schools of The Grange in Hartford, alongside Abbeygate, and also King's and Queen's in Chester are all within easy reach.

With Chester only a short drive away, enjoy the fine dining, theatres, shopping and rich cultural heritage of the ancient walled city. With great transport links, ensuring easy access to major routes for both work and leisure, for those relocating from the city, Briar Grange offers the perfect blend of country living with city convenience.

Blending old-world charm with contemporary comforts, Briar Grange is the ultimate base for family life, entertaining and relaxation. With open-plan living spaces and beautiful period features, Briar Grange offers a balance of style, heart and functionality, enveloped in enchanting gardens and basking in stunning views, ensuring a peaceful retreat for all seasons.



## **Groceries?**

The Stores in Norley village or The Hollies Farm Shop



## **A walk?**

Delamere Forest, which is right on the doorstep



## **A bite to eat?**

DeFINE Food and Wine in Sandiway is a personal favourite!



## **A pub?**

The Tiger's Head in Norley, Fox and Barrel in Cotebrook or the Fishpool Inn in Delamere



## **A day out with the family?**

Chester, Knutsford or the North Wales coast



## **Schools?**

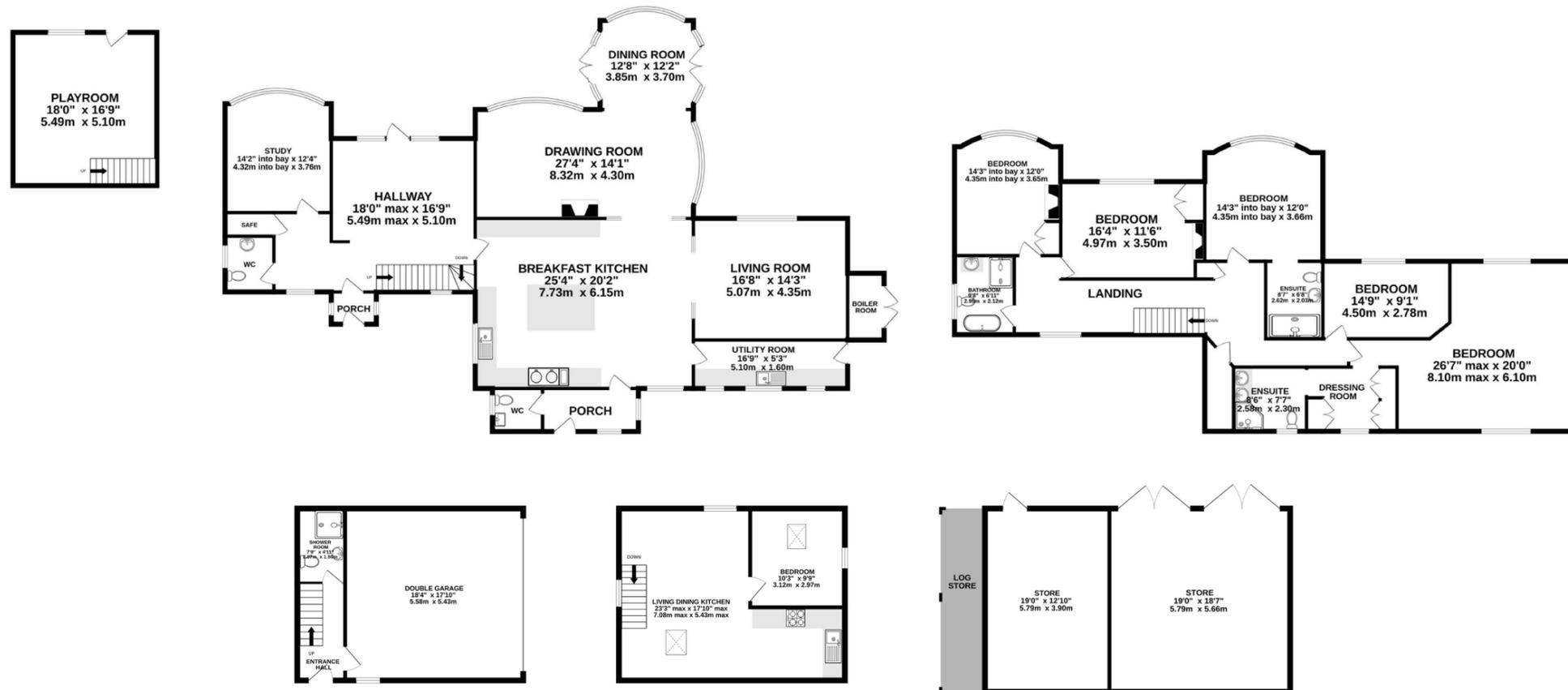
Norley C of E Primary School, Delamere C of E Primary Academy or The Grange School

**Ask the owners**  
*where do you go when you need...*



# key features

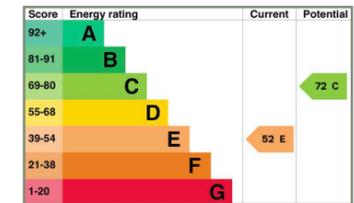
- A beautifully renovated 1920s home set beside Delamere Forest, blending period charm with modern comfort
- 4.5 acre plot
- 4283 square feet of internal living space in the main home, plus annexe and outbuildings
- Elegant interiors with original parquet floors, stone fireplaces, an Aga, and softly toned décor
- Designed for entertaining with open-plan kitchen-dining-living space, and a seamless connection to the outdoors
- 5 bedrooms and 3 bathrooms, including a reconfigured master suite with dressing room and luxury en suite
- Beautiful gardens with formal parterres, a private field, hot tub, gym, kennels, and a detached annexe
- Excellent location for nearby amenities, transport and commuter links



**TOTAL FLOOR AREA: 4283 sq.ft. (397 sq.m.) approx.**  
**ANNEXE AND OUTBUILDINGS TOTAL FLOOR AREA: 1423 sq.ft. (132 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.

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