



Chipping Close
Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

Introducing this beautiful family home, ideally situated on the sought-after 'Heritage Green' estate (off Doeford Close) within a quiet cul-de-sac, making it perfectly suited to growing families. The property is also conveniently positioned for local schools and the amenities of Culcheth village.

'The Blenheim', built by Redrow in 2016, is an executive-style detached residence that combines timeless exterior elegance with thoughtfully designed modern living.

Inside, the property offers well-proportioned accommodation, ideally suited to both everyday family life and entertaining. A welcoming entrance hall provides access to a convenient guest WC and a spacious lounge, offering a comfortable and relaxing retreat. A further reception room sits to the front of the property and provides excellent versatility, ideal as a playroom, formal dining room, or home office.

The true heart of the home is the impressive open-plan kitchen, dining, and family area to the rear. Designed with contemporary living in mind, this light-filled space features high-quality fittings, ample storage, and bi-folding doors opening onto the garden, creating a seamless connection between indoor and outdoor living.



To the first floor, the property continues to impress with a generous and well-planned layout. The principal bedroom benefits from a luxurious ensuite shower room and walk-in wardrobe. The additional bedrooms are all well-proportioned, with the second bedroom enjoying its own ensuite, while the remaining bedrooms are served by a stylish family bathroom, making the home ideally suited to both growing families and those seeking flexible living arrangements.

Further benefits include a separate utility room, double-width driveway, detached double garage, low-maintenance gardens and energy-efficient construction, reflecting Redrow's commitment to quality and sustainability.

Combining classic design with modern convenience, 'The Blenheim' presents a superb opportunity to acquire a beautiful home in a desirable setting, offering space, style and practicality in equal measure.

Entrance Hall & Guest WC

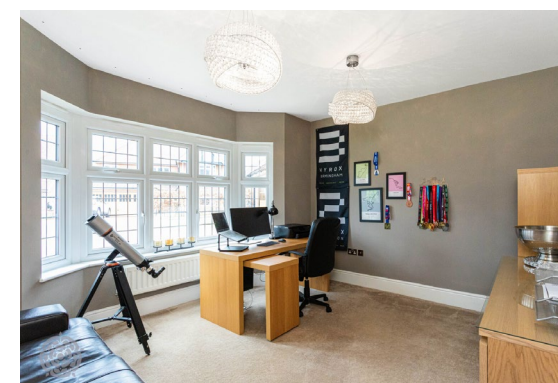
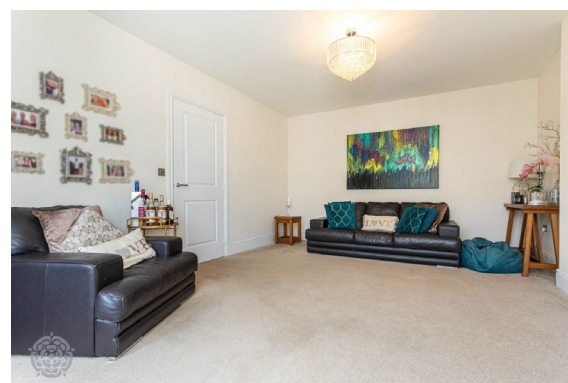
The property is entered at the front, via a storm porch, which opens into a welcoming and well-presented entrance hallway, featuring a stylish porcelain tiled floor that offers both durability and a sleek and contemporary finish. An oak staircase balustrade provides a stylish touch, while a useful under-stairs storage cupboard offers practical space for coats and household items.

Conveniently located off the hallway is the guest WC, fitted with a low-level flush WC, corner hand basin, tiled floor and partially tiled walls.

Reception Rooms

The property boasts two generously proportioned reception rooms, perfectly suited to both relaxation and entertaining. The main lounge is an inviting and spacious room, enhanced by a charming bay window to the front elevation that fills the space with natural light.

The second reception room is also positioned at the front of the property and offers a versatile space with a range of potential uses, including a second lounge for teenagers, a playroom for younger children, a formal dining room, or a comfortable home office.





Open-Plan Kitchen, Dining & Sitting Room

At the heart of this impressive home lies a beautifully-appointed kitchen, thoughtfully designed to combine style, functionality and everyday practicality. Positioned at the rear of the property, this light-filled space enjoys a seamless connection to the garden via bi-folding doors, creating an ideal setting for both family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by elegant granite work surfaces and a tiled floor. Integrated appliances include a dishwasher, wine cooler, oven, combination microwave oven and full-height fridge and freezer. Leading from the kitchen is a separate utility room, providing additional storage with further wall and base units, along with designated space for a washing machine and tumble dryer. A door from the utility room provides convenient external access to the side of the property.









Bedrooms & Bathrooms

Upstairs, the property continues to impress with a well-proportioned and thoughtfully designed layout. The principal bedroom is a generous sized room and provides a peaceful and comfortable retreat, complete with a walk-in wardrobe, offering both convenience and a touch of luxury and a stylish en-suite with walk-in shower, 'his & hers' sinks, a WC, tiled floor and partially tiled walls.

The remaining bedrooms are all generously sized, ideal for family living or accommodating guests. The second bedroom also benefits from its own en-suite shower room, while the further bedrooms are served by a contemporary and well-appointed family bathroom with a bath and separate shower cubicle. This versatile arrangement ensures the home is perfectly suited to modern lifestyles, ideal for growing families, or those requiring additional space for home working or hobbies.









External Areas

Externally, the property is attractively presented, fronted by a neatly-maintained lawned garden, alongside a double-width driveway, providing ample off-road parking and leading to a detached double garage, with gated side access adding convenient access from the front to the rear of the property. At the rear, the property enjoys an enclosed, low-maintenance garden, ideal for family use and outdoor entertaining. The space features a paved patio area, a lawned garden and raised planted borders, creating an appealing and easy to manage outdoor setting.



Additional Information

Tenure: Leasehold
Lease End Date: 01 Jan 3014
Lease Term: 999 years from 1 January 2015
Lease Term Remaining: 988 years

Council Tax Band: G.
Approximate annual council tax: £4,079

Flood Risk: Very low

Mobile coverage:
EE (outside only)
Vodafone
Three
O2

Broadband:
Basic: 15 Mbps
Superfast: 40 Mbps
Ultrafast: 10000 Mbps

Satellite / Fibre TV Availability:
BT
Sky

EPC Rating - To be confirmed





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	13'1" x 12'5"
Dining	13'7" x 12'5"
Family	13'9" x 12'5"
Lounge	18'0" x 12'10"
Snug/Dining	12'10" x 11'9"
Cloaks	6'6" x 3'2"
Utility	12'1" x 6'0"

FIRST FLOOR

Bedroom 1	14'10" x 12'4"
Dressing	8'0" x 6'9"
En-suite 1	8'3" x 8'0"
Bedroom 2	12'10" x 10'6"
En-suite 2	8'10" x 3'11"
Bedroom 3	15'10" x 8'6"
Bedroom 4	12'7" x 10'8"
Bedroom 5	12'3" x 8'7"
Bathroom	8'10" x 7'1"

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.