



College House
CHRISTLETON, CHESTER

College House

CHRISTLETON, CHESTER



A beautifully remodelled family home in Christleton with invaluable additional annex. This home truly encapsulates the essence of contemporary family living in a charming village location.



FEATURES

- Five bedrooms
- Four bathrooms
- Self contained annex
- Versatile family home
- Large enclosed garden and patio
- Private, electric gated entrance
- Double car port and parking



DESCRIPTION

College House comprises a stunning five bedroom detached family home located in the hub of Christleton village. This completely remodelled and refurbished property is the epitome of contemporary family living, showcasing impeccable design and high-quality finishes throughout.

The generous open-plan layout features a beautifully designed kitchen with sleek fixtures and integrated appliances, seamlessly flowing into the dining /living areas with sliding doors opening out to the patio and gardens providing an abundance of natural light. There is a separate sitting room with a log burning stove, a utility room featuring a laundry chute, separate office and downstairs W.C. The main house boasts four well-proportioned double bedrooms with fitted wardrobes. Two of the bedrooms are complemented with stylish and newly finished en-suite shower rooms and the principal bedroom enjoys a Juliet balcony. There is a family bathroom with a separate shower and bath.

In addition to the main residence, there is a self-contained one-bedroom annex comprising a bedroom, bathroom and kitchen/living area, offering private accommodation for guests, extended family, or as a potential home office.

College House enjoys immaculately manicured grounds including an enclosed South facing rear garden. The rear patio expands the full length of the plot providing a fabulous area for outside entertaining. There is a separate outbuilding that can be utilised for a variety of purposes including as a studio, games room or gym. There is ample off road parking and a double car port.



SITUATION

College House is situated in the charming, picture-perfect village of Christleton offering an aspirational version of traditional Cheshire living whilst being located just 3 miles outside Chester City Centre. Christleton is one of Cheshire's most sought-after residential locations and was listed in the 'Sunday Times' Best Places to Live in the Northwest in 2022. Residents enjoy the benefits of village life while being just minutes away from the bustling city of Chester, making it the perfect blend of urban convenience and peaceful countryside.

The village has a thriving community spirit with excellent amenities including village shop, coffee shop, two pubs, cricket club, St James' Parish Church, a leisure centre, playing field and village pond. Christleton High School and Christleton Primary School are both rated Outstanding by Ofsted, a key contributing factor of the village's appeal to families.

There are further leisure facilities close by, including golf courses at Eaton, Vicars Cross and Delamere and there are many scenic walks in the area including along the Shropshire Union Canal and the renowned Sandstone Trail.

The village is positioned between the two major A roads leading into Chester city centre- the A1 and the A41, and just a few miles from the M53 and M56. Manchester can be reached by car in 1 hour, and Liverpool within 40 minutes. The Shropshire Union Canal runs through the village (just a 2 minute walk away) and provides a delightful walking/ cycling route into Chester. Chester Train Station offers an inter-city service to London Euston in 2 hours.







TENURE

Freehold

COUNCIL TAX

Band F

METHOD OF SALE

Private treaty

SERVICES

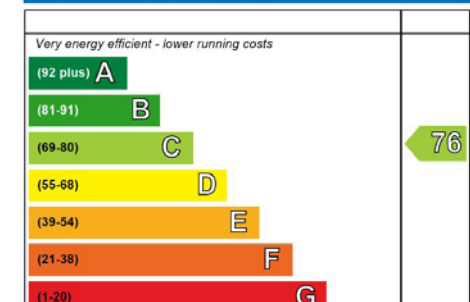
All mains services

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Energy Efficiency Rating



FLOORPLAN

College House, Pepper Street, Christleton, Chester

Approximate Gross Internal Area

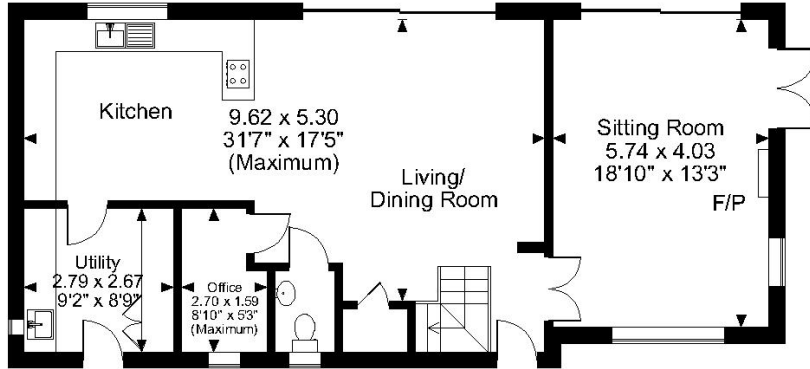
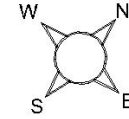
Main House = 1782 Sq Ft/166 Sq M

Annexe = 426 Sq Ft/40 Sq M

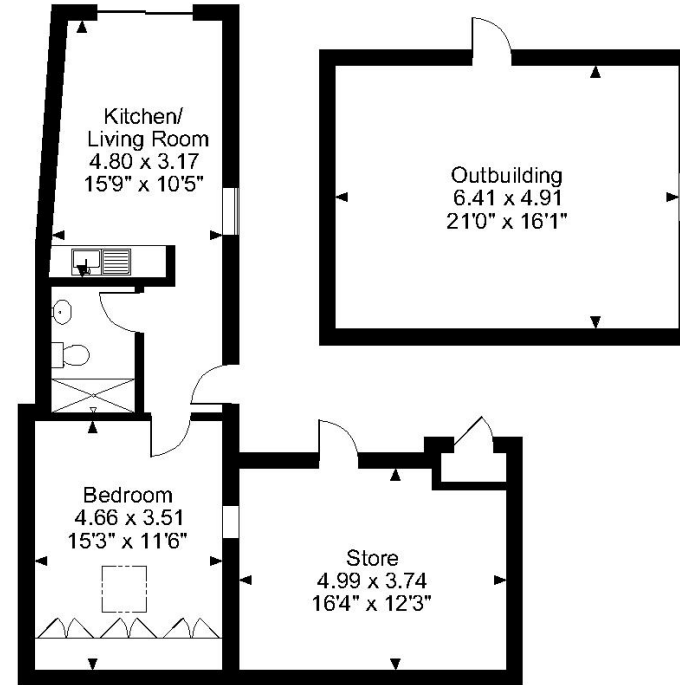
Outbuildings = 536 Sq Ft/50 Sq M

Total = 2744 Sq Ft/256 Sq M

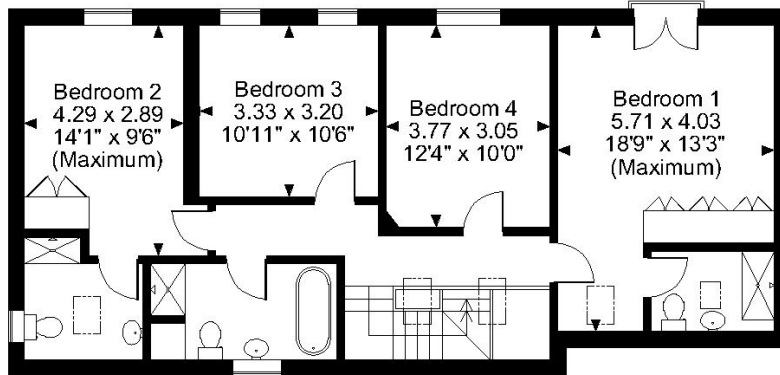
Quoted Area Excludes 'External Cupboard'



Ground Floor



Annexe



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617688/GSM

LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk