



WINDSOR HOUSE

NORTHOP COUNTRY PARK, NORTHOP, CH7 6WD

A standout modern family home in the highly desirable village of Northop, offering space, privacy and a superb outlook. Set within approximately 0.42 acres at the end of a quiet cul-de-sac, it enjoys south-facing landscaped gardens with views over Northop Country Park and Golf Course. Inside, generous and flexible living is complemented by four en-suite bedrooms, open-plan family space and a triple garage.

THE GRAND TOUR

Windsor House is an impressive four-bedroom detached residence forming part of the highly regarded Northop development, built by Redrow Homes in 2001. Tucked away at the head of a quiet cul-de-sac, the property enjoys far-reaching views across Northop Country Park Golf Club and sits within approximately 0.42 acres of beautifully landscaped grounds, offering a wonderful sense of privacy and space.

Approached via a private road through Northop Country Park, the property is set behind a generous tarmac driveway providing ample off-road parking and leading to a triple garage with extensive storage above, including a fully boarded loft space. Extending to approximately 2,860 square feet of habitable accommodation, Windsor House offers well-balanced and versatile living space, ideal for modern family life.

Inside, a welcoming reception hallway sets the tone, leading through to a spacious living room with lovely views over the garden, a well-appointed study fitted with Neville Johnson office furniture, a formal dining room, and a generous kitchen with shaker-style units and a central island. This flows naturally into a family area with bi-fold doors with level threshold opening out onto the garden, creating a sociable and light-filled heart to the home.

To the first floor, the principal suite benefits from its own large dressing room and a well appointed six-piece en-suite. Three further king-sized bedrooms each enjoy their own en-suite facilities and built-in Hammonds wardrobes, providing comfort and convenience for family and guests alike.

A detailed description:



RECEPTION HALLWAY - 6.18m x 4.71m max

A welcoming and spacious entrance with a bespoke oak front door with gold door furniture, two uPVC double glazed windows to the front elevation, two radiators, a wall-mounted alarm control panel, three ceiling light points, a coved ceiling, and attractive Amtico flooring. Glazed double doors lead through to both the dining room and living room, with additional doors to the study, family room, cloakroom, and a useful storage cupboard for coats and shoes, as well as an understairs storage cupboard.

LIVING ROOM - 5.98m x 4.8m

A generously proportioned formal reception room with a uPVC double glazed bay window overlooking the rear garden, complemented by a fully glazed door providing direct access outside and additional side windows allowing for excellent natural light, all of which have electric remote controlled blinds. The focal point is a 'living flame' gas fire with marble surround and remote controlled. There are two radiators, a coved ceiling, two ceiling light points, an aerial point, and Amtico flooring.

STUDY - 2.9m x 4.8m

A well-appointed home office fitted with a comprehensive range of built-in Neville Johnson furniture including storage cupboards, filing cabinets, glazed display units, open shelving, and twin desk areas. A bay window overlooks the front elevation, with additional features including a ceiling light point, coved ceiling, concealed radiator and Amtico flooring.

DINING ROOM - 4.79m x 4m

An elegant dining space enjoying a bay window to the front elevation and an additional side window. The room is finished with a radiator, coved ceiling, ceiling light point, and Amtico flooring.

KITCHEN - 4.79m x 4.9m

A stylish and functional kitchen fitted with a range of modern white shaker-style wall and base units with glazed cabinets, complemented by granite-effect work surfaces incorporating a double sink with chrome hose mixer tap and tiling to splashback areas. Integrated appliances include a 4 ring gas hob with chimney extractor above, fridge, freezer, and dishwasher, alongside a substantial central island with storage and breakfast seating, finished with quartz worktops. Ceiling spotlights, tiled flooring, a radiator, and uPVC double glazed windows overlooking the garden complete the space, with access through to the utility room.

FAMILY ROOM - 4.2m x 3.85m

A bright and versatile living area with bi-fold doors with fitted remote



controlled electric blinds and a flush threshold opening onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Currently used as a sitting room, features include a radiator, coved ceiling, ceiling light point, aerial point, and continuation of the Amtico flooring, with open access to the kitchen.

UTILITY ROOM - 2.86m x 1.77m

Fitted with matching wall and base level units and granite-effect laminated work surfaces, incorporating a sink and drainer unit with chrome mixer tap. There is space and plumbing for a washing machine and dryer, uPVC double glazed windows to both front and side elevations, and a uPVC door providing external access to the rear garden. Finished with tiled flooring, a radiator, and ceiling light point.

CLOAKROOM - 1.9m x 1.7m max

Comprising a low-level WC and pedestal wash hand basin with mixer tap, fully tiled walls and decorative border. Obscured uPVC double glazed window, radiator, coved ceiling, ceiling light point, and continuation of the Amtico flooring.

LANDING

A spacious first-floor landing with two uPVC double glazed windows to the front elevation, three ceiling light points, coved ceiling, and loft access. Doors lead to the principal suite, guest suite, and two further king-sized bedrooms.

BEDROOM ONE - 4.8m x 3.3m

A well-proportioned principal bedroom with uPVC double glazed windows overlooking the rear garden and side elevation, built-in low-level chest of drawers, radiator, coved ceiling, ceiling light point, and aerial point with provisions for a wall-mounted television. Door through to the en-suite and opening to the dressing room.

EN-SUITE BATHROOM - 3.7m x 2.4m max

A spacious six-piece suite in white including bath with central mixer tap, low-level WC, bidet, twin pedestal wash basins with mixer taps and mirrored cabinets above, and a shower cubicle. Fully tiled walls with decorative detailing, ladder-style heated towel rail, ceiling light point, Amtico tiled-effect flooring, wall mounted shaving socket, and obscured uPVC double glazed window.

DRESSING ROOM - 4.1m x 3.8m

A superb dressing area fitted with an extensive range of built-in wardrobes incorporating rails and shelving. A ceiling light point and radiator, with sliding



patio doors opening onto a private balcony featuring frameless glazed balustrades, lighting, all overlooking the landscaped gardens and Northop Golf Course offering an ideal spot for your morning coffee or evening gin and tonic.

GUEST BEDROOM - 4.8m x 4.1m

A large king-sized bedroom with a uPVC double glazed window overlooking the rear landscaped gardens and golf course. Fitted with built-in Hammonds wardrobes incorporating rails and shelving, radiator, coved ceiling, and ceiling light point. Door through to the en-suite bathroom.

EN-SUITE BATHROOM - 2.1m x 1.7m

Comprising a four-piece suite in white including, bath with chrome central mixer tap, shower cubicle, pedestal wash basin with chrome taps, and low-level WC. Wall mounted shaving socket, obscured uPVC double glazed window, wood-effect Amtico flooring, heated ladder-style towel rail, and ceiling light point.

BEDROOM THREE - 4.8m x 3.5m

A large king-sized bedroom with a uPVC double glazed window to the front elevation, built-in wardrobes incorporating rails and shelving, radiator, coved ceiling, and ceiling light point. Door leading to the en-suite shower room.

EN-SUITE - 3.1m x 1.18m

Fitted with a shower cubicle, pedestal wash basin with chrome taps, and low-level WC, complemented by fully tiled walls, ceiling lighting, wall mounted shaving point, and an obscured uPVC double glazed window and Amtico flooring.

BEDROOM FOUR - 4.8m x 3.1m

Another well-proportioned bedroom with a uPVC double glazed window, built-in wardrobes, radiator, coved ceiling, and ceiling light point. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM - 1.95m x 1.56m

Comprising a shower cubicle with glazed doors, wall-mounted wash basin with chrome taps, and low-level WC. Finished with fully tiled walls, Amtico flooring, ladder-style heated towel rail, wall mounted shaving socket, and ceiling light point.

TRIPLE GARAGE - 5.94m x 8.17m

The triple garage is a particularly practical and well-equipped space, fitted with three electric roller shutter doors and external lighting. Inside, there is a useful range of built-in storage units to the right hand side, along with a sink unit



supplying both hot and cold water, making it ideal for a variety of uses beyond simply parking. Power is fully connected, with numerous sockets throughout, and a pull-down ladder provides access to a fully boarded loft area above which is perfect for organised storage and offering potential for further use, subject to any necessary consents.

A pedestrian door gives direct access to the rear garden, and there is also an obscured uPVC double glazed window providing natural light. An EV charging point is installed on the driveway.

GARDENS AND GROUNDS

The gardens at Windsor House are a real highlight, offering a beautifully landscaped private south-facing setting that enjoys sunlight throughout the day and well into the evening. Thoughtfully designed and beautifully maintained, the grounds provide a perfect balance of open lawn, planted areas, and spaces for relaxing or entertaining.

A generous paved terrace sits directly to the rear of the property, creating an ideal spot for outdoor dining or gathering with friends and family. Features such as raised walling, integrated lighting, an electric awning, wall mounted infrared heater, and power points all add to the usability of the space, making it just as enjoyable in the evening as it is during the day.

Beyond the terrace, the garden opens out into a wide expanse of lawn, bordered by mature planting that brings colour and structure through the seasons while maintaining a high level of privacy. The established boundaries and overall layout give the garden a calm, sheltered feel.

There is also pedestrian access to the front of the property.

WHAT3WORDS ///

FENCING.CLERK.REMOVERS

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'I' - Flintshire

SERVICES

We understand that mains gas, electricity, water and drainage are connected.



FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The property is offered for sale with No Onward Chain
- The property is protected by a security alarm system
- There is Fibre to Windsor House (FTTP)

ENERGY PERFORMANCE RATING

To be confirmed

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Please don't hesitate to contact us to learn how we can assist you.

We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule.

We would both be delighted to help you.

METHOD OF SALE

For sale by Private Treaty.

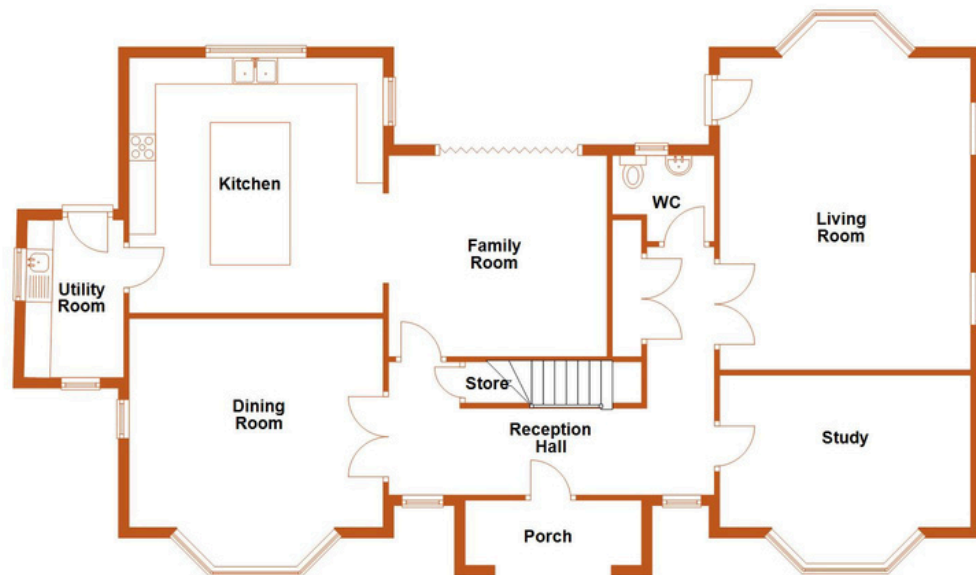
The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps - ultra fast(data taken from checker.ofcom.org.uk on 28/04/2026). *Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 28/04/2026 EE - 79%. 3 - 73% O2 - Vodafone - 72%) Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.



Ground Floor

Approx. 186.7 sq metres (2099.3 sq. feet)



First Floor

Approx. 126.9 sq metres (1366.0 sq. feet)
(excluding Balcony)



Full Loft Storage Above

Triple
Garage



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