



CONVENIENT COUNTRY LIVING

With its wide streets and tree lined pavements, Americana meets Cheshire living at The Gatehouse, No. 1 St Mary's Drive in the heart of Whitegate.

Built in the early 2000s, the wide leafy avenues and comfortably spaced homes reflect a more generous era of planning in this still exclusive development, where architectural individuality and mature greenery create a transatlantic sense of breathing room, rarely found in newer schemes. The Gatehouse, the first of the homes within this peaceful enclave, serves as a secluded retreat within an already tranquil setting, enveloped by glorious garden and with the added bonus of its own annexe.

Parking is available in the private driveway, or triple garage. while to the front a neat lawn sits behind wrought iron railings. A paved path leads to the uniquely angled canopy entrance, set into the fold of the façade, its geometry subtly inviting the eye inward.





WELCOME HOME

Undergoing extensive renovation from 2019 onwards, The Gatehouse is a home reborn; comprehensively reimagined, with a six-figure investment in its transformation. This includes freshly fitted windows, underfloor heating, four new bathrooms, and all-new flooring and carpets, while refined detailing - from rehung doors to brushed steel ironmongery - creates a cohesive, contemporary finish.

Step through the front door and sense the flow that defines the home as the lounge, dining space and kitchen connect in one fluid line, balanced by a separate sitting room, office and formal dining room. Immediately on the right, freshen up in the cloakroom with wash basin and WC.





WORK IN QUIET CALM

Soft new carpeting in muted tones runs through the home, infusing a sense of warmth and continuity. Peacefully positioned to the front and removed from the busier living areas, light filters into the study from a bay window and additional side window, both fitted with blinds. Fitted furniture including a corner desk makes it the ideal place for uninterrupted calls and meetings when working from home.

Also to the left, double doors open into a spacious snug. Previously arranged as a dining room, it offers easy flexibility, adapting to the needs of family life, whether as a playroom, games room or an additional sitting room.

Returning to the entrance hall, make your way left and into the large utility area, where there is plenty of space for a washing machine and dryer. Here, views spill out over the patio and garden, a constant reminder of the tranquil setting of The Gatehouse.



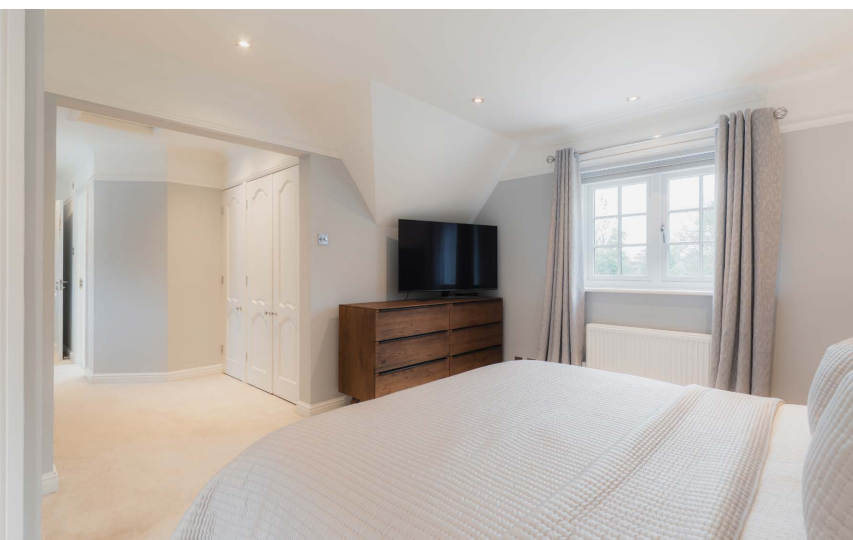
CULINARY DELIGHTS

Beyond the utility room, the vast dining kitchen awaits. Tiled underfoot, warmed by underfloor heating, and resplendent in monochrome, the kitchen is the sociable hub of the home. Recently refitted, the kitchen balances clean-lined design with all the essentials for day-to-day family living.

The central island is a natural draw, doubling as both a place to prepare and to socialise as the chef cooks up a feast, with seating for six. Integrated appliances, including double ovens and an induction hob, sit seamlessly within the cabinetry, while space for an American-style fridge freezer, complete with plumbing for water and ice, is also available.

Storage is plentiful, with ample surface space, while electric blinds offer ease and privacy at the touch of a button. Open and light, the reworked layout offers an easy flow perfectly attuned to modern family life.





BEDTIME BLISS

When dusk falls, upstairs, the bedrooms offer a sense of sanctuary after a busy day. Soothe your senses in the spacious family bathroom, to the left of the landing, where a medley of tiles in a palette of white and tonal greys continue the feeling of contemporary luxury. A double ended bath invites leisurely soaks, with a separate shower for morning spritzes.

Peacefully set back along a long inner hallway-dressing area lined in fitted wardrobes, and preceded by a spacious en suite, the master bedroom is a hidden haven, ideal for winding down and sinking into sleep. Spacious, light, and furnished with even more fitted wardrobes, electric blinds control light flow as you wake up to tranquil views out over the fishing lake.

“There’s a real sense of peace and tranquillity in here. The views are lovely, particularly in winter when the foliage has fallen.”





Returning along the landing, overlooking the peaceful comings and goings of St Mary's Drive, the second of the bedrooms is a light and airy space with high ceiling, making it ideal for guests or children. With views out over the lake, the neighbouring bedroom is another spacious retreat, replete with fitted wardrobes and its own shower room en suite.

Offering an alternative option to the master suite, the guest bedroom mirrors the privacy and seclusion of the principal, sequestered along an inner landing lined with fitted wardrobes offering glorious views over the garden, with space to freshen up in the shower room en suite.



FAMILY TIME OUTDOORS

Outside, the garden has been reimagined around family life and relaxed outdoor living. Fully enclosed with robust fencing, children and pets can play in privacy and safety on the swathes of lawn, whose scale allows sunlight to streak across the space throughout the day. Flower beds and a pergola bring colour and shade, with seating areas to enjoy morning coffee and evening sundowners.





THE GATEHOUSE, WHITEGATE



THE GATEHOUSE, WHITEGATE

ANNEXE AND GARAGING

Visiting relatives need never outstay their welcome, with a spacious, open-plan annexe offering self-contained accommodation with views across the neighbouring golf course, positioned above the triple garage. A central set of doors allows the layout to be subtly divided if required, while still retaining an easy flow. Currently arranged with a kitchen area, living space and an en suite bedroom, the annexe lends itself naturally to a range of uses from guest accommodation to independent living, or even as a studio.

The flexibility extends further, with scope to adapt or expand, and potential for use as an Airbnb-style retreat, subject to any necessary consents. Below, the triple garage provides substantial storage and parking, complemented by an electric vehicle charging point.



OUT AND ABOUT

Step outside and embrace the beauty of the Cheshire countryside from The Gatehouse, with walks in abundance on the doorstep. Explore the beckoning woodland to the rear, perfect for the daily dog walks, while the nearby Whitegate Way lies just five minutes away providing miles of routes for walking, running or cycling, stretching from Winsford through to Delamere. The River Weaver is also within a stone's throw, with towpath walks following the water's flow in either direction. Meanwhile, the nearby fishing lake, offers another option for the daily constitutional.

Hartford and Tarporley are just minutes away for everyday essentials, cafés and farm shops, while Chester can be reached in around 20 minutes. Delamere Forest, with its trails, cycling routes and open clearings, sits just 15 minutes from the door.

For families, schooling is second to none. Leftwich Primary School is highly regarded, with further options in Hartford and Tarporley, alongside well-regarded independent schools including The Grange and Abbey Gate College. A home that balances space, privacy and connection, The Gatehouse is designed for modern family life; ideal for flexible living and brimming with multigenerational potential, with countryside walks on the doorstep, and the sights, schools and bright lights of Chester, Manchester and beyond all within easy reach.



GROCERIES?

We usually head into Northwich which offers a wide range of supermarkets, shops and amenities, making it very convenient for both quick trips and larger weekly shops.



A WALK?

There are some lovely walks nearby, with Whitegate Way offering a popular traffic-free route ideal for walking and cycling. The nearby River Weaver also provides scenic towpaths and peaceful countryside walks.



A BITE TO EAT?

The nearby village of Tarporley offers a fantastic selection of places to eat. Popular choices include The Swan at Tarporley, Terrarium and The Coast, all offering a great mix of casual dining and more refined options.



A PUB?

There are several well-regarded pubs in nearby Hartford, including The Coachman and The Hart of Hartford, both popular for their welcoming atmosphere and good food.



A DAY OUT WITH THE FAMILY?

A favourite day out is Chester Zoo, which is within easy reach and offers a fantastic experience for all ages. The surrounding area also provides plenty of countryside and local attractions to explore.

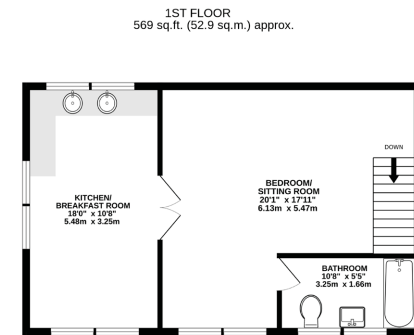
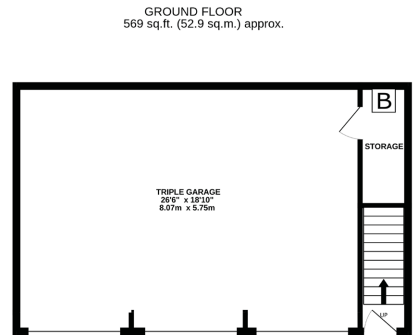
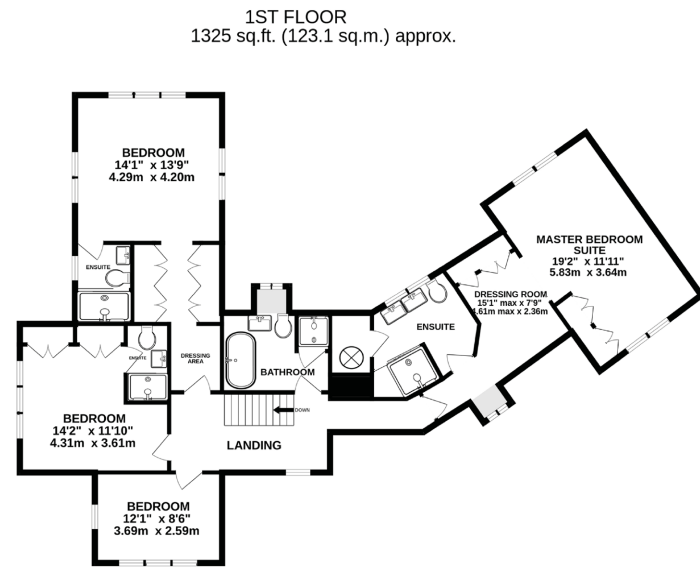
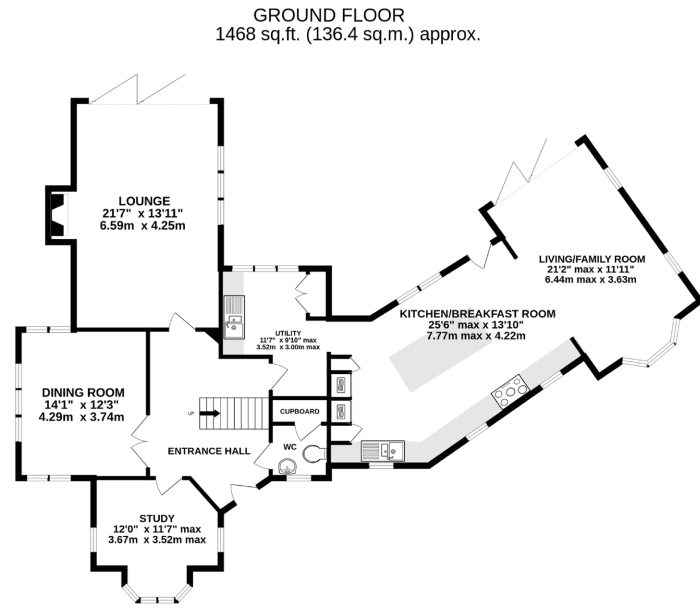


SCHOOLS?

There are several well-regarded schools in the area, with excellent options in nearby Hartford including Hartford Primary School, St Wilfrid's Catholic Primary School, Hartford High School, St Nicholas Catholic High School or The Grange School.



MAIN PROPERTY



GARAGE AND ANNEXE

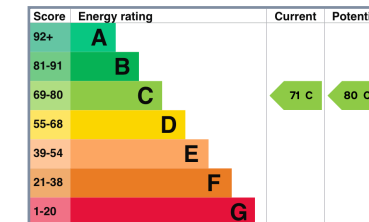
TOTAL FLOOR AREA: 2931 sq.ft. (364 sq.m.) approx.
EXCLUDING GARAGE/ANNEXE: 2793 sq.ft. (259 sq.m.) approx.

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.

KEY FEATURES

- Extensively renovated family home set within an exclusive, tree-lined development in the heart of Whitegate
- Generous plot with private gardens, triple garage and ample driveway parking
- Seamlessly flowing ground floor with multiple reception rooms offering flexibility for modern family living
- Contemporary, refitted kitchen with large island, integrated appliances and underfloor heating
- Four spacious bedrooms, including a secluded master suite with dressing area and tranquil lake views
- Multiple bath and shower rooms, all stylishly upgraded to a high modern standard
- Self-contained annexe above the triple garage, ideal for guests, multigenerational living or income potential
- Landscaped, family-friendly garden with pergola, seating areas and expansive lawn
- Peaceful semi-rural setting with woodland walks, Whitegate Way and River Weaver close by
- Excellent connectivity to Hartford, Tarporley and Chester, with outstanding local schooling options nearby

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