



**9 DUKES WAY**

**KINGSMEAD**

INTRODUCING



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KINGSMEAD**

Privately positioned and approached via its own paved driveway, this distinguished home enjoys a seamless blend of seclusion and convenience.

Framed to the rear by mature silver birch and dwarf magnolia, it delivers a serene retreat—yet remains just moments from local amenities.

Inside, meticulously curated living spaces unfold over two levels, from twin crystal-drop chandeliers in the main lounge to the light-filled orangery and bespoke games room, creating a home that's both a private haven and an entertainer's dream.













## A WARM WELCOME

From the moment you step inside, this home reveals a series of beautifully styled spaces designed for both relaxation and entertaining. To the right, the main lounge sets the tone with its soft grey palette, plush carpeting and twin crystal-drop chandeliers that cast a gentle glow. A classic white fireplace with a sleek black insert creates an elegant focal point, flanked by twin recesses styled with subtle symmetry. This is a space equally suited to quiet evenings or weekend hosting—refined yet wonderfully inviting.



## YOUR LIFESTYLE, YOUR LAYOUT

Opposite, the second reception room is currently styled as a bespoke games room. With its engineered wood-effect flooring and generous proportions, it offers the perfect setting for lively family moments, movie nights or adaptable work-from-home potential – whatever your lifestyle demands.

This room also provides access into the integral garage.

## ELEGANT ENTERTAINING

From the hallway, an expertly designed open-plan kitchen/dining area sits at the heart of the home.

Gloss-white cabinetry is artfully contrasted with warm walnut drawer fronts, while pristine quartz worktops wrap around a central breakfast bar — perfect for impromptu mornings over coffee. Integrated ovens, an induction hob, and an American-style fridge freezer meet every culinary need, while recessed downlights and three sculptural copper-frame pendants lend architectural interest overhead.

Off this space, a light-filled study — with its feature geometric wallpaper and statement pendant lighting — offers a refined backdrop for work or creative pursuits.













## LIGHT-FILLED LIVING

Step through the wide aperture into the orangery, its expansive windows and glazed French doors dissolving the boundary between indoors and out.

Polished porcelain flooring stretches beneath soft white walls, bathing the room in daylight and extending entertaining straight onto the sun-drenched terrace. In summer, the garden's mature silver birch and dwarf magnolia make a private, leafy backdrop for alfresco dinners; in winter, the space transforms into a serene haven to enjoy a good book.

A perfectly located utility room provides access out to the side of the property. There is also a downstairs WC positioned off the central hallway.







## RESTFUL RETREATS

Ascending the elegant staircase where crisp white balustrades set the tone for the home's private quarters.

Four beautifully appointed bedrooms unfold from this light-filled space. The principal suite, evokes the feel of a boutique hotel. Its adjoining en suite pairs dramatic dark marble-effect tiles with a frameless walk-in rainfall shower, a floating vanity with sleek drawer storage and an illuminated mirror—delivering everyday luxury with true spa-like flair.

Bedroom Two, equally generous in scale, features a peaceful reading nook ideal for quiet moments. Bedrooms Three and Four share the sophisticated family bathroom, where soft grey stone-effect tiles sweep floor to ceiling. A streamlined floating vanity with integrated storage and a vessel sink provides clean, contemporary lines, while the freestanding tub and recessed mirror lighting complete this serene, spa-like finish.



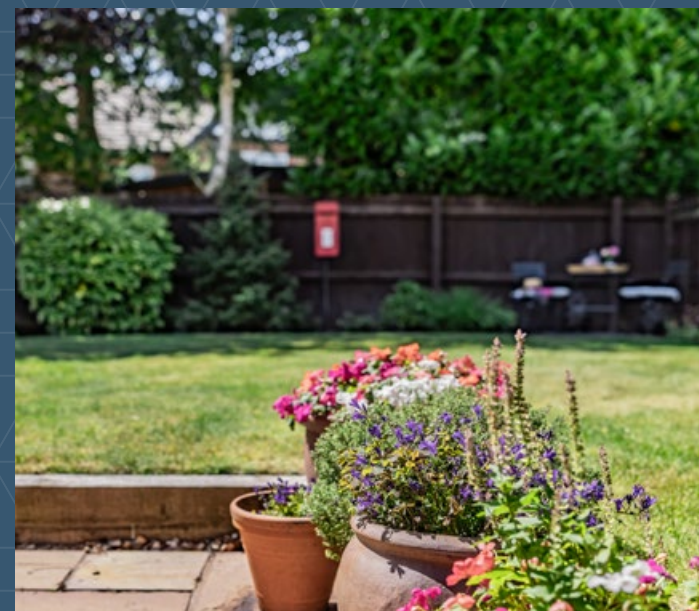












## OUTDOOR LIVING

Outside, the landscaped rear garden is a true extension of the home's elegance.

A broad paved terrace wraps around a manicured lawn edged with slate-chip borders and mature planting; a paved terrace in the corner is perfectly poised for sunset cocktails, while a hidden barbecue alcove keeps grilling close at hand but neatly out of sight. To the front, the private driveway and integral garage ensure effortless off-road parking for family and guests alike.



9 Dukes Way  
Kingsmead  
Cheshire  
CW9 8WA

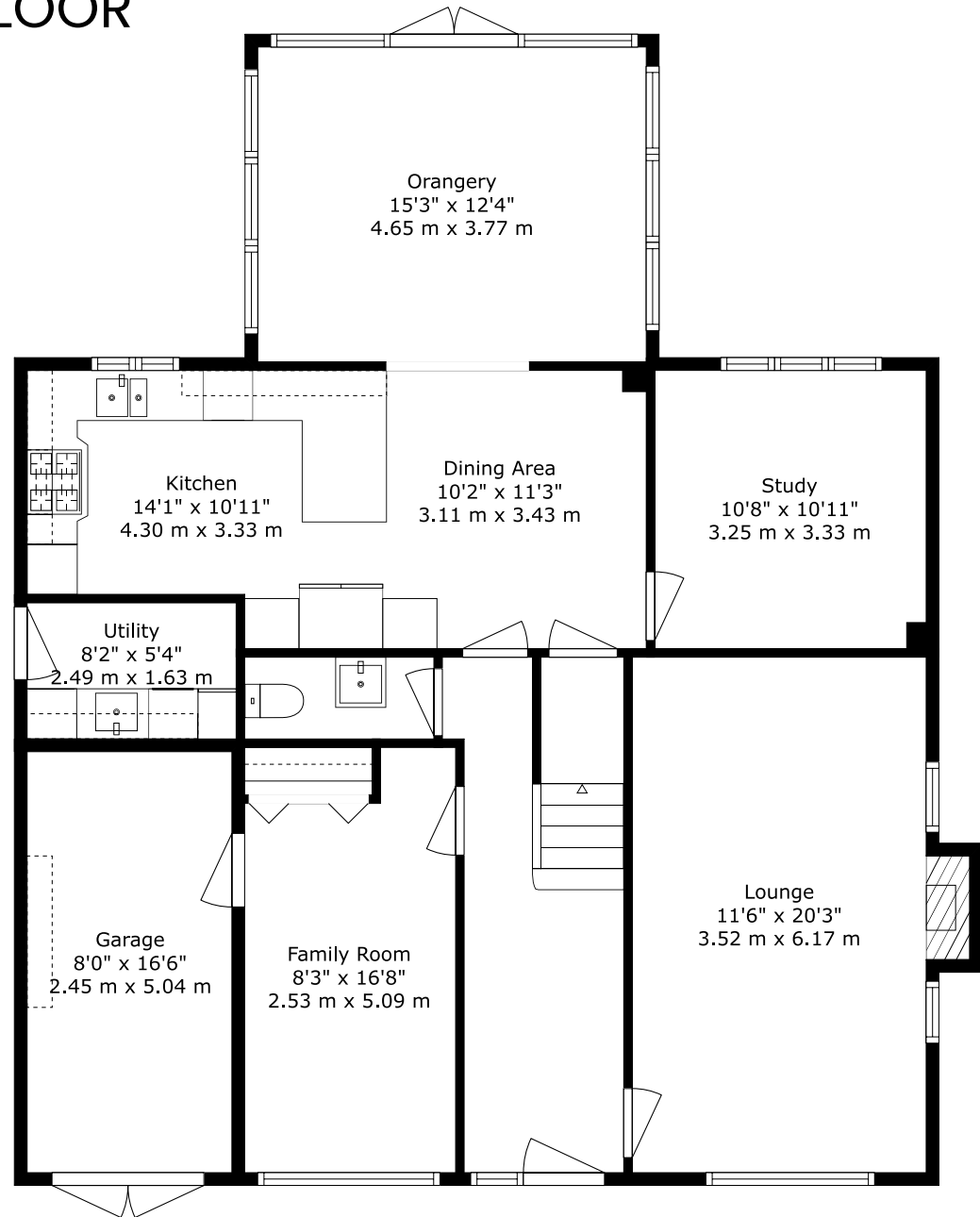
**TOTAL:**  
**2082 sq. ft 193 m<sup>2</sup>**

**Ground Floor:**  
**1295 sq. ft 120 m<sup>2</sup>**

**First Floor:**  
**787sq. ft 73 m<sup>2</sup>**

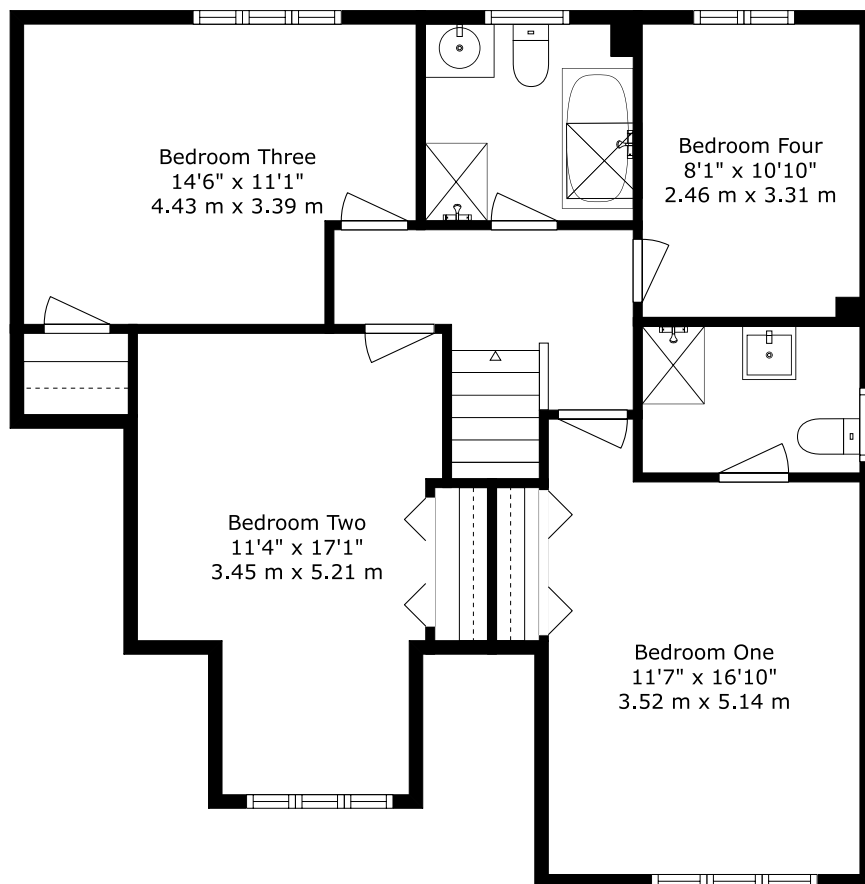
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances  
and other features are approximate only.

## GROUND FLOOR





# FIRST FLOOR



	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	72 C	80 C
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		





9 DUKES WAY, KINGSMEAD, CHESHIRE CW9 8WA

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SCAN TO VIEW  
MORE DETAILS

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CONTACT US TO VIEW THIS PROPERTY:



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