

RIVERVIEW

CHESTER





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Set behind an elegant frontage with stone pillars and a sense of quiet distinction, Riverview 125 Boughton offers a home of character, scale and refinement. Elevated from the street, its entrance rises gently to meet you, creating a feeling of arrival that continues throughout the house. From the very first moment, there is an impression of thoughtful design, where period detail and modern comfort sit in easy harmony.



AN IMPRESSIVE ARRIVAL

The reception hallway is both welcoming and impressive. High ceilings and delicate coving frame the space, while herringbone flooring flows underfoot, guiding the eye through the home. Light moves easily here, enhancing the sense of openness and setting a calm, assured tone. This space is ideal for creating your very own art gallery as realised by the current owners.





LIGHT-FILLED SPACES

The principal reception room, arranged as a living and dining space, offers a natural place for both entertaining and everyday living, with proportions that feel generous yet balanced, with integrated sound system (Sonos) installed.





A SOCIABLE LOWER GROUND FLOOR

A change in level introduces a different atmosphere. Original Sandstone steps lead down to the lower ground floor, where the house reveals a more relaxed and sociable side. The kitchen sits at the heart of this level, beautifully appointed and designed with both form and function in mind. Integrated appliances are seamlessly arranged, while a central island with a marble countertop provides a place to gather, dine and linger. There is a quiet elegance to the finishes, softened by thoughtful details including, double butlers sink, with instant boiling water and fresh filtered water on tap, recessed storage and a dedicated wine area, creating a space that feels both practical and indulgent, with integrated sound system (Sonos) installed.





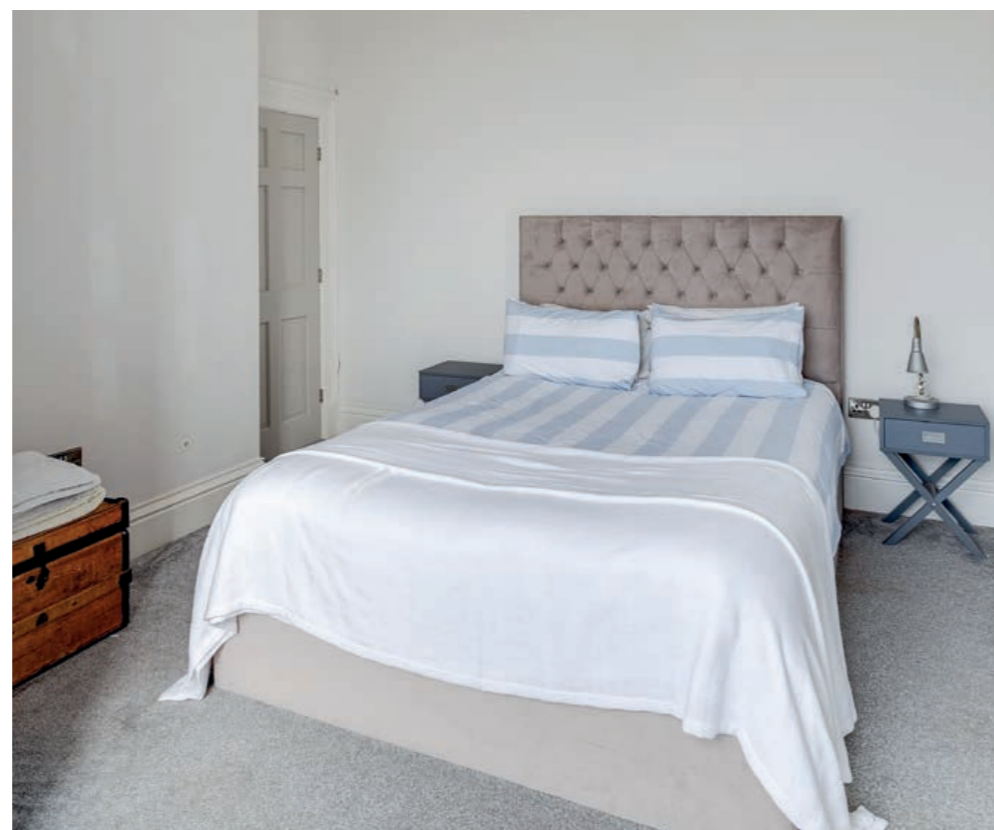
FLEXIBLE LIVING SPACES

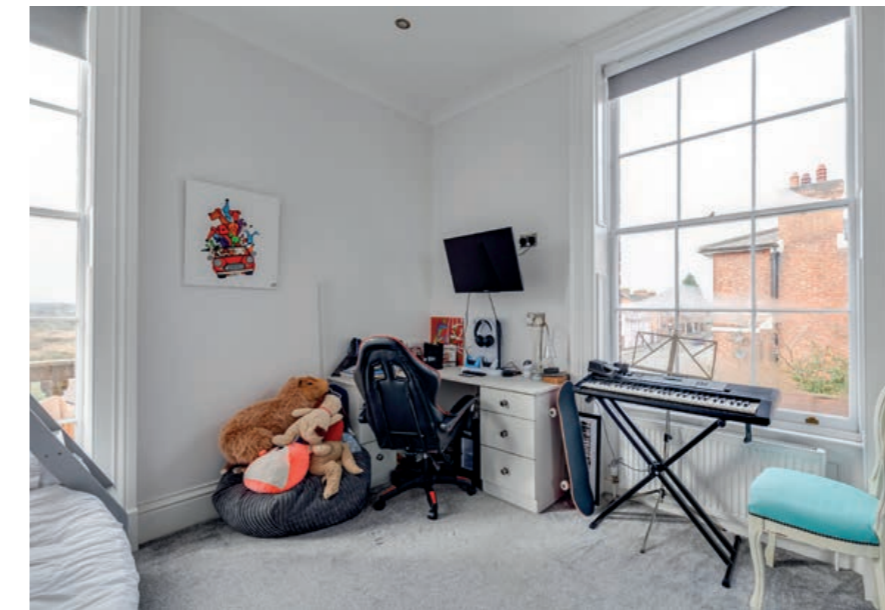
Beyond the kitchen, the layout continues to unfold with ease. A shower room is discreetly positioned, while an additional reception room offers flexibility and charm. Currently used as a sitting room, it adapts effortlessly as a third bedroom, with New York style full size double bed creatively installed as side cabinet, with direct access to the rear of the home. This connection to the outside enhances the sense of versatility, whether used for guests, work or quiet retreat.



ELGANT BEDROOMS AND VIEWS

The upper floors continue the narrative of space and light. The first floor hosts two beautifully proportioned bedrooms, each with its own character. The principal bedroom is particularly striking, centred around a large sash window that opens onto a private balcony terrace. From here, the outlook is serene, with views towards the river and a gentle backdrop that changes with the light. It is a space that invites slow mornings and quiet evenings. An en-suite shower room adds a layer of comfort and privacy, completing a suite that feels both elegant and restful.





REST & REFRESH

The second bedroom enjoys a dual aspect, drawing in light throughout the day and offering a calm, airy atmosphere, large sash window that opens onto a private balcony terrace. Built-in storage is neatly integrated, ensuring the room remains uncluttered and refined. A family bathroom sits nearby, finished with care and designed for ease of use.



A PRIVATE UPPER RETREAT

Above, the house reveals a final, unexpected layer. The upper level has been shaped into a study and library, a quiet retreat set apart from the main living spaces. It is a place for focus or reflection, with a sense of intimacy that contrasts beautifully with the openness below and the original opening domed lantern roof-light insuring abundance of natural daylight and views of the stars at night. This truly is an amazing space.





OUTDOOR SPACE AND PRACTICALITY

Outside, the home continues to offer both practicality and privacy. To the rear, a secure gated area provides allocated parking for two vehicles, along with additional visitor spaces. Storage areas are thoughtfully incorporated, ensuring that everyday needs are met without compromising on style or space.

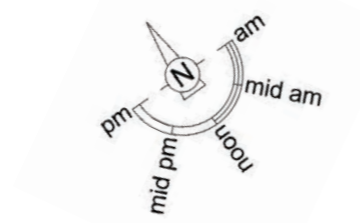


A SOUGHT-AFTER CHESTER SETTING

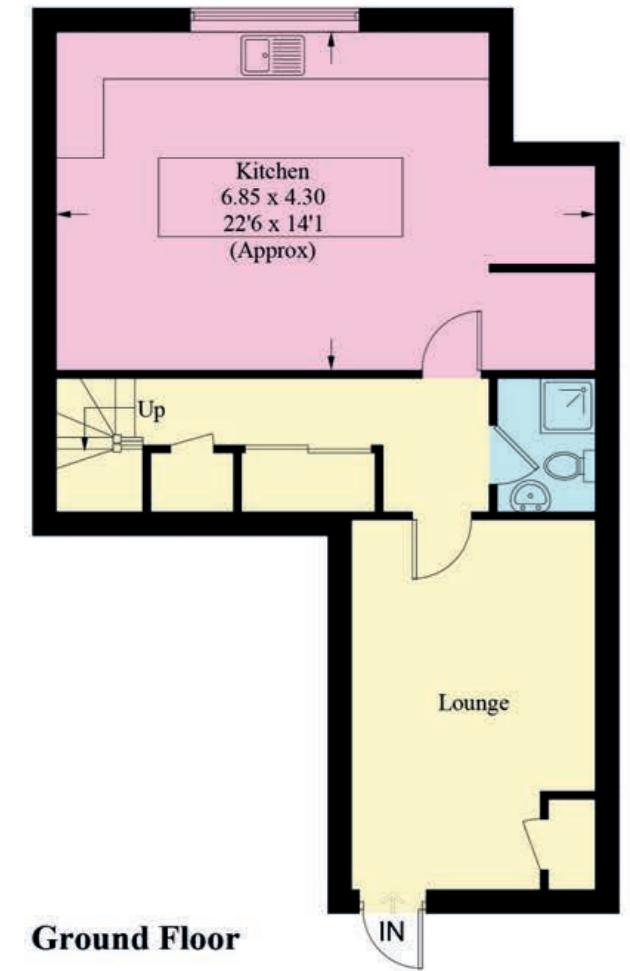
Boughton itself is one of Chester's most desirable settings, known for its blend of character and convenience. The River Dee lies close by, offering scenic walks and a connection to nature that feels rare in such a well-connected location. The historic city centre of Chester is within easy reach, Waitrose and Grosvenor Park mere minutes walk away, with its renowned architecture, independent shops and well-regarded restaurants. For those who travel further afield, excellent road and rail links place both Manchester and Liverpool within comfortable distance.



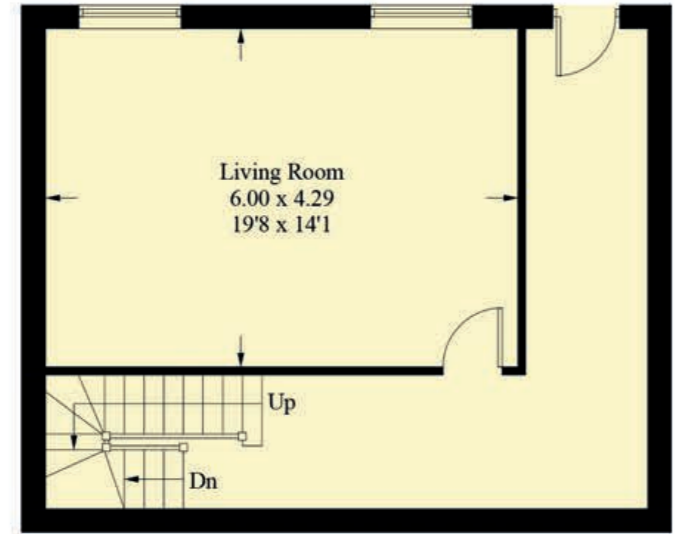
Approximate Gross Internal Area = 147.8 sq m / 1590.9 sq ft



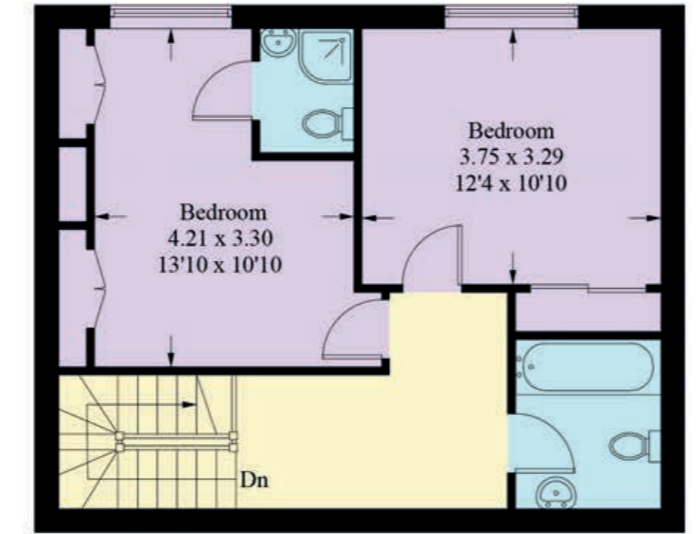
RIVERVIEW CHESTER



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290433)



FINER DETAILS

- Stylish home over three floors
- Views of river and meadows
- Balcony off primary bedroom
- Three bedrooms - three bathrooms
- Secure gated parking for 2 cars
- Further visitor parking
- Walking distance to city centre
- Council Tax Band E

A HOME OF LASTING APPEAL

This is a home that balances elegance with ease. Its layout has been carefully considered, its details quietly refined. Each space flows naturally into the next, creating a sense of cohesion that is both calming and inviting. Riverview 125 Boughton offers not simply a place to live, but a setting in which to settle, to entertain and to enjoy the rhythm of everyday life in one of Chester's most appealing locations.

RIVERVIEW CHESTER

presented by



/// WHAT3WORDS: loved.flash.patio

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