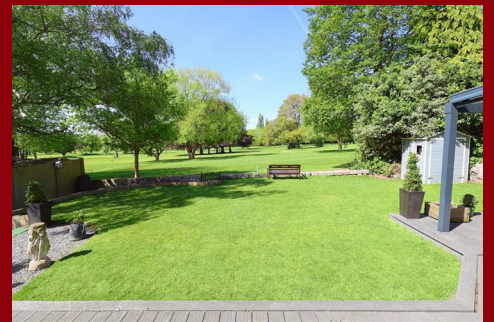


# Town & Country

Estate & Letting Agents

Church Lane, Upton

£1,100,000



Nestled on Church Lane in the charming area of Upton, Chester, this exceptional five-bedroom detached residence offers a perfect blend of contemporary elegance and family-friendly living. With breathtaking views over Upton Golf Club, this home is situated in one of Chester's most desirable locations. This remarkable property is not just a house; it is a home that offers comfort, style, and a lifestyle that many aspire to. With its prime location and exquisite design, it is an opportunity not to be missed.

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## DESCRIPTION

An exceptional five-bedroom detached residence, enviably positioned in one of Chester's most prestigious locations, commanding uninterrupted views across Upton Golf Club. This impeccably presented home blends contemporary architecture with premium finishes throughout, offering expansive and versatile accommodation perfectly tailored to refined modern family living. The property is introduced through a magnificent reception hall, centred around a striking glass and stainless-steel staircase, leading to a collection of sophisticated ground-floor living spaces. A true centrepiece of the home is the spectacular open-plan kitchen, dining and family area, beautifully appointed with sleek gloss cabinetry, quartz worktops, a statement central island with breakfast bar, and a full suite of integrated Bosch appliances. Expansive bifold doors open seamlessly onto the rear terrace, effortlessly blending indoor and outdoor living. The impressive L-shaped living room is equally captivating, featuring a cast-iron log burner and additional bifold doors that bathe the space in natural light. Further ground-floor accommodation includes a private study, an elegant cloakroom, and a beautifully appointed utility/shower room, together with integral access to the garage. To the first floor, the principal suite provides a luxurious sanctuary, complete with bespoke fitted furniture, a contemporary en-suite, and bifold doors opening onto a private balcony enjoying panoramic views over the garden and golf course. Four further generously proportioned double bedrooms offer exceptional accommodation, including a Jack and Jill shower room serving two bedrooms, alongside a stylish four-piece family bathroom. Externally, the property continues to impress in every respect. To the front, electrically gated access leads to a substantial driveway providing extensive parking, while the beautifully landscaped rear garden has been thoughtfully designed with a large composite decked terrace, manicured lawn, and covered entertaining area — all set against the breathtaking backdrop of the golf course. Further highlights include underfloor heating throughout the ground floor, solar panels, high-performance glazing, and a Pod Point universal charger. The property also benefits from a comprehensive whole-house structured network cabling system, with Cat6 cabling installed throughout and a dedicated communications/control room at the heart of the home. This delivers ultra-fast wired connectivity to every room, ideal for smart home integration, home working, and premium media streaming. An additional standout feature is the Tesla Powerwall 2 battery storage system, working in harmony with the solar panels to maximise energy efficiency and self-sufficiency.



## LOCATION

Situated in a highly sought-after area of Chester, the property enjoys a peaceful setting backing onto Upton Golf Club while remaining close to a wide range of everyday amenities. There are excellent schooling options nearby, along with convenient access to local shops and supermarkets, and the more extensive retail, dining, and leisure facilities of Chester city centre just a short drive away.

The location is ideal for commuters, with easy access to the M53 and M56 motorway networks, and Chester railway station providing direct services to Liverpool, Manchester, and London.

Overall, the area offers an excellent balance of tranquillity, convenience, and connectivity.

## DIRECTIONS

From the offices of Town & Country Estate and Lettings Agents on Lower Bridge Street, proceed south towards St Olave Street before turning right onto Castle Street. Continue to the roundabout and take the second exit onto Nicholas Street (A5268), following the road for approximately 0.9 miles. At the next roundabout, take the first exit onto Upper Northgate Street (A5116), then shortly after turn right, continuing on the A5116. Turn left onto Liverpool Road (A5116) and proceed through two roundabouts. After approximately 1.8 miles, turn right onto Mill Lane. At the following roundabout, take the first exit onto Church Lane, where the property will be found on the left-hand side.



## ENTRANCE HALL

23'1" x 10'2"

A truly impressive and welcoming entrance hall, accessed via a composite opaque double-glazed front door with glazed side panels. Finished with elegant porcelain tiled flooring and illuminated by recessed downlights, the space is further enhanced by a striking staircase featuring stainless steel balustrades with glass panels. A radiator provides warmth, while doors lead seamlessly to the principal ground floor accommodation, creating a superb sense of flow and arrival.

## CLOAKROOM W/C

5'0" × 2'10"

Beautifully appointed with porcelain tiled flooring, this stylish cloakroom features a contemporary vanity unit with inset wash hand basin and mixer tap, alongside a dual flush low-level WC. An opaque front-facing window allows for natural light while maintaining privacy.

## SHOWER/UTILITY ROOM

7'6" × 9'3"

A thoughtfully designed dual-purpose space combining practicality with modern style. Fitted with sleek gloss white base units and complementary work surfaces incorporating a stainless steel sink with mixer tap. There is space and plumbing for laundry appliances, alongside a contemporary corner shower enclosure with electric shower. Finished with tiled flooring, recessed lighting, extractor fan, and an opaque window, plus a side access door.



## STUDY

12'0" × 7'2"

A well-proportioned space, ideal for home working or reading, featuring wood-effect flooring, a front-facing window, and radiator.



## LIVING ROOM

24'5" × 16'3" max

A magnificent L-shaped reception room designed for both relaxation and entertaining. Flooded with natural light via three skylights and expansive bifold doors opening onto the rear terrace, this space effortlessly blends indoor and outdoor living. A striking cast-iron log burner set on a slate hearth forms a beautiful focal point, complemented by elegant arched windows to either side. Finished with wood-effect flooring and ambient recessed lighting.



## KITCHEN/DINING ROOM

27'3" × 14'8"

The heart of the home—an exceptional open-plan kitchen and dining space finished to a high specification. Featuring contemporary gloss white cabinetry, quartz work surfaces, and a central island with integrated breakfast bar, this space is both functional and visually stunning. A comprehensive range of integrated Bosch appliances includes double ovens, a combination microwave, coffee machine, induction hob with extractor, and full-height fridge and freezer units. A stainless steel 1.5 bowl sink with Quooker tap completes the space. Large windows and bifold doors provide an abundance of natural light and direct access to the garden, making this an ideal setting for entertaining.



## SITTING ROOM

10'10" x 10'6"

A cosy and inviting snug area, seamlessly connected to the kitchen/dining space with continued tiled flooring. Enhanced by recessed lighting and a radiator, this room provides a more intimate retreat. Access leads to an inner hallway with hot water cylinder and internal garage access.

## FIRST FLOOR LANDING

A bright and spacious landing featuring continuation of the glass balustrade and stainless steel detailing. Provides access to the loft via a retractable ladder, along with doors leading to all bedrooms and the family bathroom. A glazed door opens onto the balcony.



## PRINCIPAL BEDROOM

13'6" x 12'2"

A luxurious principal suite, beautifully appointed with a range of bespoke fitted wardrobes, drawers, and bedside units. A column-style radiator adds a contemporary touch, while bifold doors open onto a private balcony with elevated views.





### EN-SUITE

10'0" x 4'0"

Finished to a high standard with a modern three-piece suite comprising a corner shower enclosure with dual-head thermostatic shower, vanity unit with wash basin, and WC. Complemented by tiled finishes, a heated towel rail, and built-in storage.



### JACK AND JILL SHOWER ROOM

7'9" x 3'7"

A contemporary shared en-suite, fitted with a large walk-in shower with thermostatic controls, vanity unit with basin, and WC. Fully tiled walls and flooring are complemented by a chrome heated towel rail and recessed lighting.



### BEDROOM TWO

14'0" x 11'7"

A generously sized double bedroom featuring a column radiator and elegant French doors opening to a Juliet balcony. Benefits from access to a stylish Jack and Jill shower room.



### BEDROOM THREE

11'2" x 13'2"

A bright and spacious double bedroom with French doors opening to a Juliet balcony, enhancing both light and outlook. Finished with a modern column radiator.



#### BEDROOM FOUR

10'4" x 10'4"

A well-appointed bedroom fitted with high-quality wardrobes, drawers, and overhead storage. A front-facing window and radiator complete the space.

#### BEDROOM FIVE

9'10" x 8'9"

Currently arranged as a dressing room, this versatile space features bespoke fitted wardrobes, dressing table, and mirrored inserts. Also benefits from access to the Jack and Jill shower room.



#### FAMILY BATHROOM

10'5" x 7'8"

A beautifully finished four-piece bathroom suite, comprising a panel bath with handheld shower, a spacious walk-in shower, vanity unit with wash basin, and WC. Stylish tiling, a heated towel rail, and integrated storage enhance both practicality and luxury.



#### EXTERNALLY

The property is approached via double gates opening onto a spacious block-paved driveway, providing ample off-road parking for multiple vehicles. The frontage is complemented by landscaped lawn and shrub borders, creating an attractive approach, with gated side access to the rear garden.



#### REAR GARDEN

An outstanding outdoor space designed for both leisure and entertaining. A generous composite decked terrace provides the perfect setting for al fresco dining, complete with outdoor lighting, power, and heating. Beyond lies a well-maintained lawn, bordered by a low wall and iron gate, opening onto uninterrupted views across Upton Golf Club's first hole—creating a truly exceptional backdrop.

## GARAGE

18'6" x 8'3"

Accessed via an automatic door, the garage is equipped with power and lighting. It also houses a Pod Point universal charger, solar panel controls, and a wall-mounted Worcester gas combination boiler.



Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: G £3987

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.