



CHESTER ROAD, MARFORD

OFFERS IN EXCESS OF £925,000

- BEAUTIFULLY REFURBISHED THROUGHOUT
- STUNNING OPEN-PLAN KITCHEN WITH BOSCH APPLIANCES
- THREE LUXURY EN-SUITE BEDROOMS
- TWO DETACHED GARAGES WITH POWER & LIGHTING
- UNDERFLOOR HEATING THROUGHOUT

DWELL

CHESTER ROAD, MARFORD

5
BED

4
BATH

2
RECEPTION

Occupying a prominent yet private position behind electric gates in the highly sought-after village of Marford, Marford Gate is an exceptional five-bedroom detached family home set within generous wrap-around gardens. Originally dating from the 1930s, the property has been comprehensively remodelled and refurbished to an outstanding standard, successfully combining striking period architecture with luxurious contemporary interiors to create an elegant home perfectly suited to modern family living.

Finished to an impeccable standard throughout, the accommodation extends to over three floors and has been thoughtfully redesigned to maximise space, light and functionality. Underfloor heating runs throughout the ground floor, whilst premium fixtures, bespoke finishes and quality craftsmanship are evident in every room.

The welcoming entrance hall provides an impressive first impression and leads to two generous reception rooms, offering flexibility for formal entertaining, family living or a dedicated playroom. A separate study provides an ideal home office for those working remotely.

Undoubtedly the heart of the home is the spectacular open-plan kitchen and dining space.

Beautifully appointed with sleek contemporary cabinetry, quartz worktops, a central island and an extensive range of integrated Bosch appliances including induction hob with integrated extractor, microwave, oven, dishwasher and fridge freezer, the kitchen has been designed for both everyday family life and entertaining. A boiling water tap adds further convenience, whilst large bi-fold doors open seamlessly onto the generous terrace and private rear garden, effortlessly blending indoor and outdoor living.

The first floor hosts three impressive double bedroom suites, each benefiting from its own beautifully appointed en-suite bathroom or shower room featuring premium Hansgrohe and Geberit sanitaryware. The luxurious principal suite enjoys French doors opening onto a private balcony overlooking the front elevation, whilst two further bedrooms also benefit from walk-in dressing rooms, creating superb guest or family accommodation.

The second floor provides two further bedrooms served by an equally stylish shower room, offering ideal accommodation for children, guests or additional home office space.

Externally, Marford Gate occupies a generous

wrap-around plot, enjoying an excellent degree of privacy and sunshine throughout the day. Secure electric entrance gates open onto a spacious driveway providing extensive off-road parking for multiple vehicles, complemented by an EV charging point. A particular feature of the property is the pair of detached single garages, both equipped with power and lighting, offering excellent storage, workshop potential or secure parking.

The beautifully maintained wrap-around gardens create a wonderful setting for family life and outdoor entertaining. Predominantly laid to lawn with mature trees and established planting, the gardens enjoy a sunny aspect from morning through until evening. A substantial paved terrace extends directly from the kitchen, providing the perfect space for al fresco dining, summer barbecues and entertaining guests, with the bi-fold doors creating a seamless connection between the indoor and outdoor living spaces. The combination of generous gardens, excellent privacy and all-day sunshine makes the outside space just as impressive as the accommodation within.

Marford is widely regarded as one of the region's most desirable villages, renowned for its attractive period properties, picturesque surroundings and









DWELL

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DWELL

COUNCIL TAX
Band G

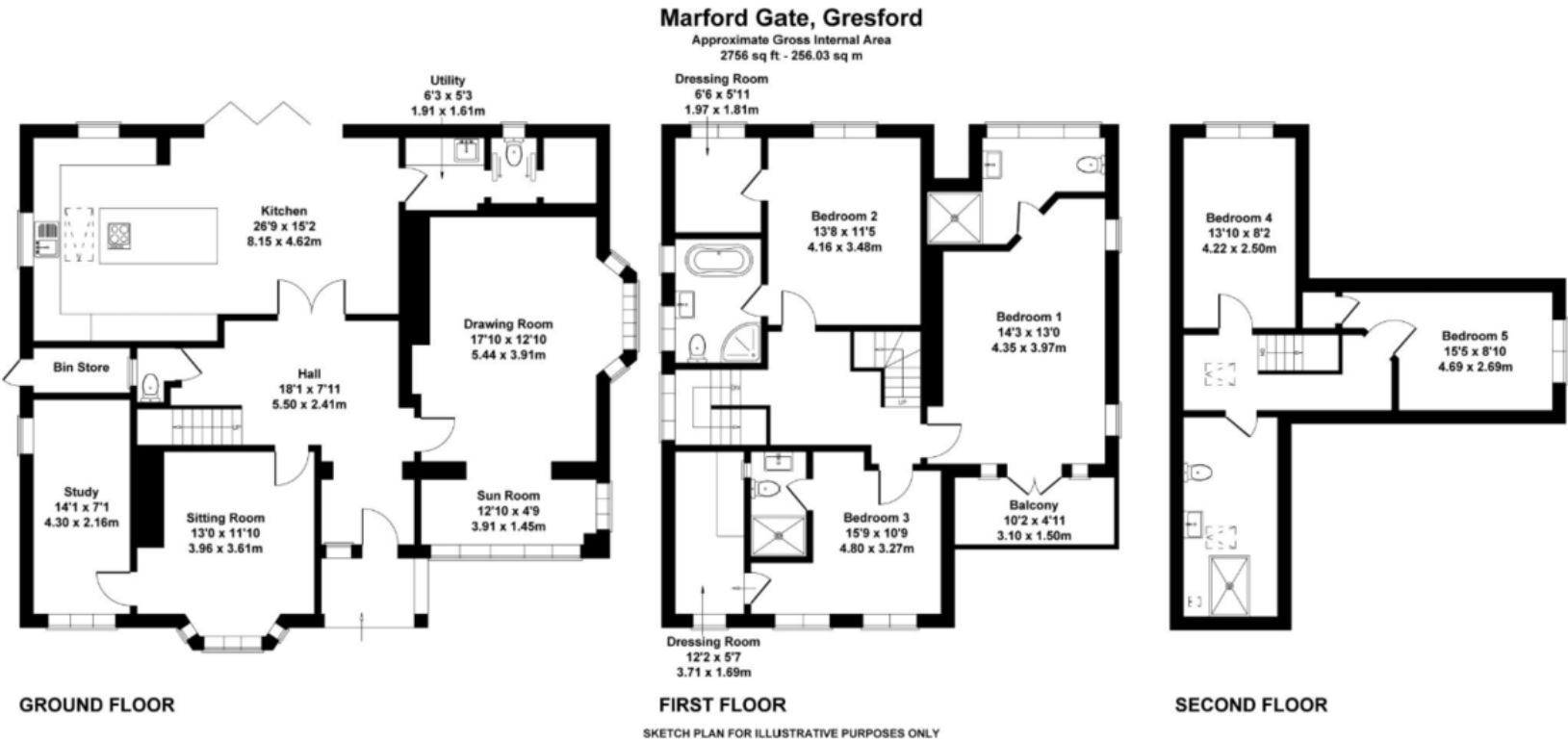
LOCAL AUTHORITY
Wrexham County Borough
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



TOTAL FLOOR AREA 2,756 sq ft / 256 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76
39-54	E		
21-38	F		
1-20	G		

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