

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Hougoumont Pepper Street
Christleton, Chester,
CH3 7AG

Offers Around
£600,000

**** Charming Four-Bedroom Period Home in Sought-After Christleton Village ****

Situated along the desirable Pepper Street in the centre of the picturesque village of Christleton, this attractive four-bedroom residence combines timeless character, high ceilings and period features with spacious accommodation and a beautifully private garden setting. The property is entered via an inviting porch showcasing original Minton tiled flooring and decorative brickwork, leading into a welcoming hallway with a convenient downstairs WC. To the front, a charming sitting room features a bay window overlooking the street and a character fireplace, while to the rear there is a large living room and dining area which leads through to a light-filled garden room with Velux rooflight and sliding patio doors, seamlessly connecting indoor and outdoor living. A fitted kitchen, rear hallway, and utility room complete the ground floor. Upstairs, the first floor landing leads to a spacious principal bedroom with adjoining dressing room or study, three further well-proportioned bedrooms, and a family bathroom. The property benefits from gas-fired central heating and partial secondary glazing. Externally, the home is set behind a small front garden with gated pathway and driveway providing off-road parking and access to a single garage. The South-facing rear garden is a particular highlight - generous in size, mainly laid to lawn, and bordered by mature shrubs and trees, all enclosed by attractive brick walling for excellent privacy and a sunny aspect. On the market for the first time in 45 years and offered with no onward chain, this delightful home presents a rare opportunity to acquire a character property in one of the area's most desirable village locations. While the house could benefit from updating, it offers excellent potential to create a truly special property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION



The pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales. Christleton village also benefits from a regular bus service to Chester.

THE ACCOMMODATION COMPRISES:

PORCH



With decorative arched brickwork, and original Minton tiled floor. Wooden panelled entrance door with decorative coloured glass lead inserts and matching side panel to the entrance hall.

ENTRANCE HALL



Coved ceiling, moulded ceiling rose with ceiling light point, wall light point, and built-in understairs storage cupboard with light point. Doors to the sitting room, living room/dining room, and the downstairs WC.

DOWNSTAIRS WC

1.73m x 0.71m (5'8" x 2'4")

Low-level WC and wall mounted wash hand basin with tiled splashback. Ceiling light point, single radiator and single glazed window with obscure glass.

SITTING ROOM

4.32m into bay x 3.23m (14'2" into bay x 10'7")



Secondary glazed bay window overlooking Pepper Street, coved ceiling, picture rails, ceiling light point, two wall light points, double radiator and chimney breast with fireplace housing a 'Living Flame' coal-effect gas fire.



DIRECTIONS

From Chester City centre proceed through Boughton and at the gyratory system turn right and immediately left onto the Christleton Road. At the roundabout proceed straight across onto the A41 Whitchurch Road. Then take the second turning left towards Christleton and continue over the 'hump back' canal bridge and along Pepper Street. The property will then be observed after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

AGENT'S NOTES

- * Services - we are advised that mains gas, water, electricity and drainage are connected.
- * The property is on water rates.
- * There is a smart meter for the gas and electric provided by Scottish Power.
- * The property is situated within the Christleton Conservation Area.

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC

OUTSIDE FRONT

OUTSIDE REAR



To the front there is small garden well stocked with mature shrubs and trees and a gated pathway being enclosed by stone boundary walling with metal railings. A gated driveway provides off-road parking and access to a single garage.

To the rear, the South-facing garden is a particular feature being of a generous size with a shaped lawn, patio and deep, well stocked borders with a variety of mature shrubs and trees and a mature pear tree. The garden is fully enclosed by brick walling with mature shrubs and trees. Timber built garden shed.



GARAGE

5.11m max x 2.62m plus recess (16'9" max x 8'7" plus recess)

With an up and over garage door, electric meter and fuse board, gas meter, fluorescent strip light, fitted shelving, power, sash window to side and personal door to the inner hall.

LIVING ROOM

4.50m x 3.86m (14'9" x 12'8")



Feature exposed brick chimney breast with quarry tiled hearth, cast-iron hearth and copper canopy, and two wall light points. Openings to the dining room and garden room.



DINING ROOM

3.86m x 3.53m (12'8" x 11'7")



Ceiling light point, wall light point, double radiator, fitted display shelving, and feature internal glazed window with sliding glass serving hatch to the kitchen. Glazed door to the kitchen and glazed door to inner hall.

GARDEN ROOM

4.17m x 3.00m (13'8" x 9'10")



Double glazed Velux rooflight, two wall light points, double radiator and double glazed sliding patio doors to the rear garden.

KITCHEN

4.01m x 3.20m (13'2" x 10'6")



Fitted with a range of solid wood fronted base and door level units incorporating drawers, cupboards and fitted shelving with laminated wood-effect worktops and wooden trim. Inset single bowl stainless steel sink unit and drainer. Space for electric cooker, built-in fridge/freezer, glazed wall cabinet, tiled floor, single radiator, space for small breakfast table and chairs, two ceiling light points, double glazed Velux rooflight, and secondary glazed window overlooking the rear garden. Glazed door to the rear hall.

REAR HALLWAY

2.08m x 1.73m (6'10" x 5'8")



Ceiling light point, central heating and hot water controls, tiled floor and a Glow Worm 45-60 gas fired central heating boiler. Wooden panelled door to the utility room and uPVC double glazed door to outside.

UTILITY ROOM

2.13m x 1.68m (7' x 5'6")

Plumbing for washing machine, ceiling light point, tiled floor, fitted shelving and two single glazed windows.

INNER HALL

Smoke alarm, personal door to garage, and staircase to the first floor.

LANDING

Split-level landing with access to loft space, and two ceiling light points. Doors to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

BEDROOM 1

3.84m x 3.51m (12'7" x 11'6")



Secondary glazed sash window to rear, ceiling light point, picture rails, single radiator and built-in wardrobe with hanging space and shelving. Door to the dressing room/study.

DRESSING ROOM/STUDY

3.28m x 1.75m (10'9" x 5'9")



Sash window to rear, ceiling light point and fitted triple wardrobe.

BEDROOM 2

3.76m x 3.02m (12'4" x 9'11")



Secondary glazed sash window overlooking the front, ceiling light point, picture rails and single radiator.

BEDROOM 3

4.50m into wardrobe x 3.56m (14'9" into wardrobe x 11'8")



With two secondary glazed sash windows overlooking the front, moulded ceiling rose with light point, double radiator, and chimney breast with display shelving and built-in wardrobes to each recess.

BEDROOM 4

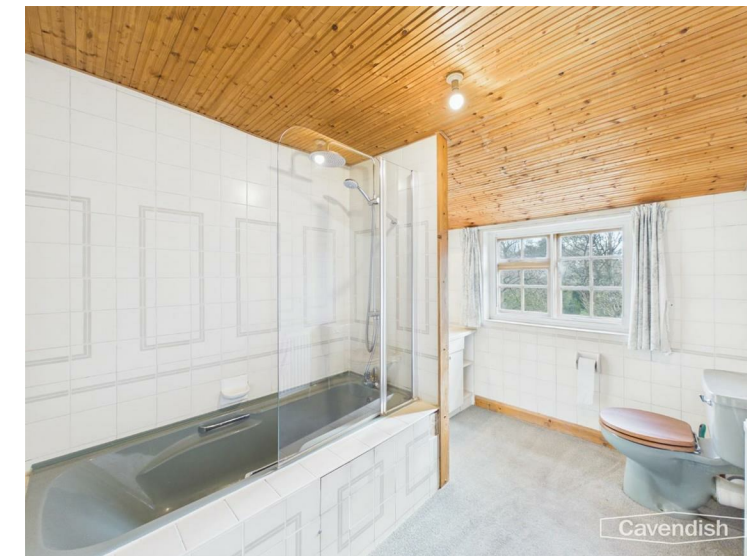
3.84m x 2.97m (12'7" x 9'9")



Fitted triple wardrobe with sliding louvered doors and storage cupboards above and fitted bookshelves, secondary glazed sash window to rear, ceiling light point, and single radiator.

FAMILY BATHROOM

2.97m x 2.31m (9'9" x 7'7")



Coloured suite comprising: bath with tiled side panel, mixer tap shower attachment and glazed shower screen; low-level WC; and fitted worktop with inset wash hand basin and storage beneath. Mirror fronted medicine cabinet with two downlights, wooden panelled ceiling with ceiling light point, double radiator with thermostat, fully tiled walls and secondary glazed window overlooking the rear garden.