



Elmwood, Rake Lane, Eccleston, Chester

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**STRUTT
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Elmwood

Rake Lane

Eccleston, Chester

CH4 9JN

An impressive detached home with a separate annexe, in a private setting with a beautiful rural outlook

Chester 3 miles, Chester mainline station 3.9 miles, M56 (Jct 11) 9.0 miles, Liverpool 31.7 miles, Manchester Airport 35 miles

Entrance hall | Sitting room | Dining room
Kitchen | Conservatory | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom
Double garage | Workshop | Annexe with garden room, kitchen, office & bedroom with en suite shower room | Gardens | EPC rating D

The property

Elmwood is a splendid detached home, nestled on the fringes of the Duke of Westminster's Eaton Hall estate, in a private but accessible location, with a self-contained annexe. The classic 1930s built red-brick property is well-presented throughout, including outside where there are highly attractive south-facing gardens.

The entrance hall, with its original herringbone parquet floor, connects the two main reception rooms of the sitting room and the dining room, and extends to the cloakroom and kitchen. Both reception rooms have bay windows, and hand-crafted fireplaces fitted with Clearview log burners. The dining room also has its original herringbone parquet flooring, with dual access from the hall and the kitchen. The well-equipped country kitchen has an extensive range of fitted units, integrated NEFF appliances and space for a breakfast table, while double doors open to the conservatory at the rear, with its French doors opening onto the gardens.

Upstairs there are two large double bedrooms,

including the principal bedroom with its en suite shower room. There are two further bedrooms, with the family bathroom also located on this floor.

Outside

At the entrance, an electric gate opens onto the driveway, which leads to a spacious parking area at the front of the house, as well as to the detached double garage with electric doors. The garaging block also has a workshop, and at the rear an immaculate self-contained annexe. This separate accommodation includes a kitchen, a garden room with Clearview wood burner, French doors leading to the gardens, and oak hardwood flooring that continues through an office. Upstairs there is a generous bedroom (or versatile studio space) with an en suite shower room. The resplendent gardens at both the front and rear are beautifully presented with areas of lawn, interspersed with a variety of roses, and bordered by mature trees and established hedgerows. In the rear garden there is also a Gabriel Ash greenhouse and a large area of south-facing paved terracing which is ideal for al-fresco dining.

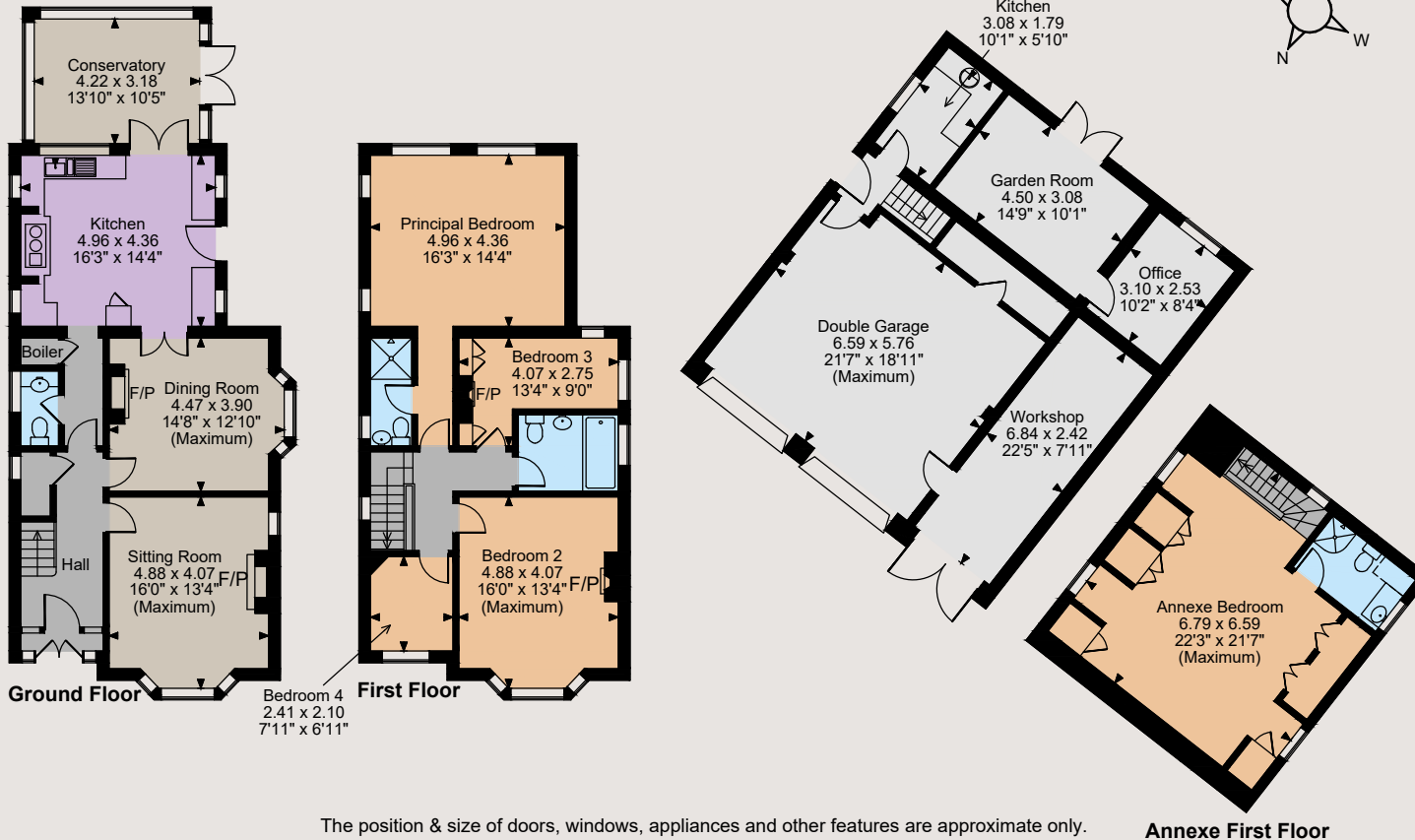
Location

The property is located in a semi-rural position, with vast stretching views over the Cheshire countryside, yet just three miles from Chester. The south Chester neighbourhood of Handbridge is within easy reach, providing several shops and amenities, while the bustling and lively city centre beyond has a broad selection of eateries, and a superb range of leisure and entertainment facilities. Schooling in the area includes primary schools in the surrounding villages and suburbs of Chester, as well as state secondary schools in the city and the independent King's School, Queen's School and Abbey Gate College. Benison Nursery is only a short walk from the entrance to the property. The area boasts excellent transport links, with an efficient mainline service from Chester to London Euston, and superb road links to North Wales and the nearby cities of Liverpool and Manchester.





Floorplans
 Main House internal area 1,799 sq ft (167 sq m)
 Garage internal area 402 sq ft (37 sq m)
 Annexe internal area 1,034 sq ft (96 sq m)
 Total internal area 3,235 sq ft (301 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Directions

Follow What3Words: ///state.cherished.chain

General

Local Authority: Cheshire West & Chester Council

Services: Mains electricity and water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band F

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £1,100,000

Chester

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