



Red  Bank  
— CHRISTLETON —



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# Red Bank

CHRISTLETON

When a property stays in the same family for over fifty years, it will surely be extraordinary. The owners of Red Bank moved in when their children were young. The children grew up and had children of their own, and now this property has been a haven of fun and exploration for them too. So many years of happy memories, playful games in the garden, Christmas celebrations and family gatherings. Now it is time to pass this home on to a new family so they can make special memories of their own.

Red Bank is a very well-maintained property, ready to move straight into. However, planning permission has been granted in the past, which is now lapsed, for the option for extension or development if you wish.

As you arrive at Red Bank, turning into the drive through the brick gateposts, there is plentiful parking space with a drive surrounded by a pleasant front garden. Just a few small steps up to the entrance, which opens to reveal a lovely wide hallway with parquet wooden flooring.

Built in the 1950s, Red Bank has generous proportions with large open rooms and windows. Light pours in from every angle, and many of the reception space on the ground floor has dual aspect over the grounds.

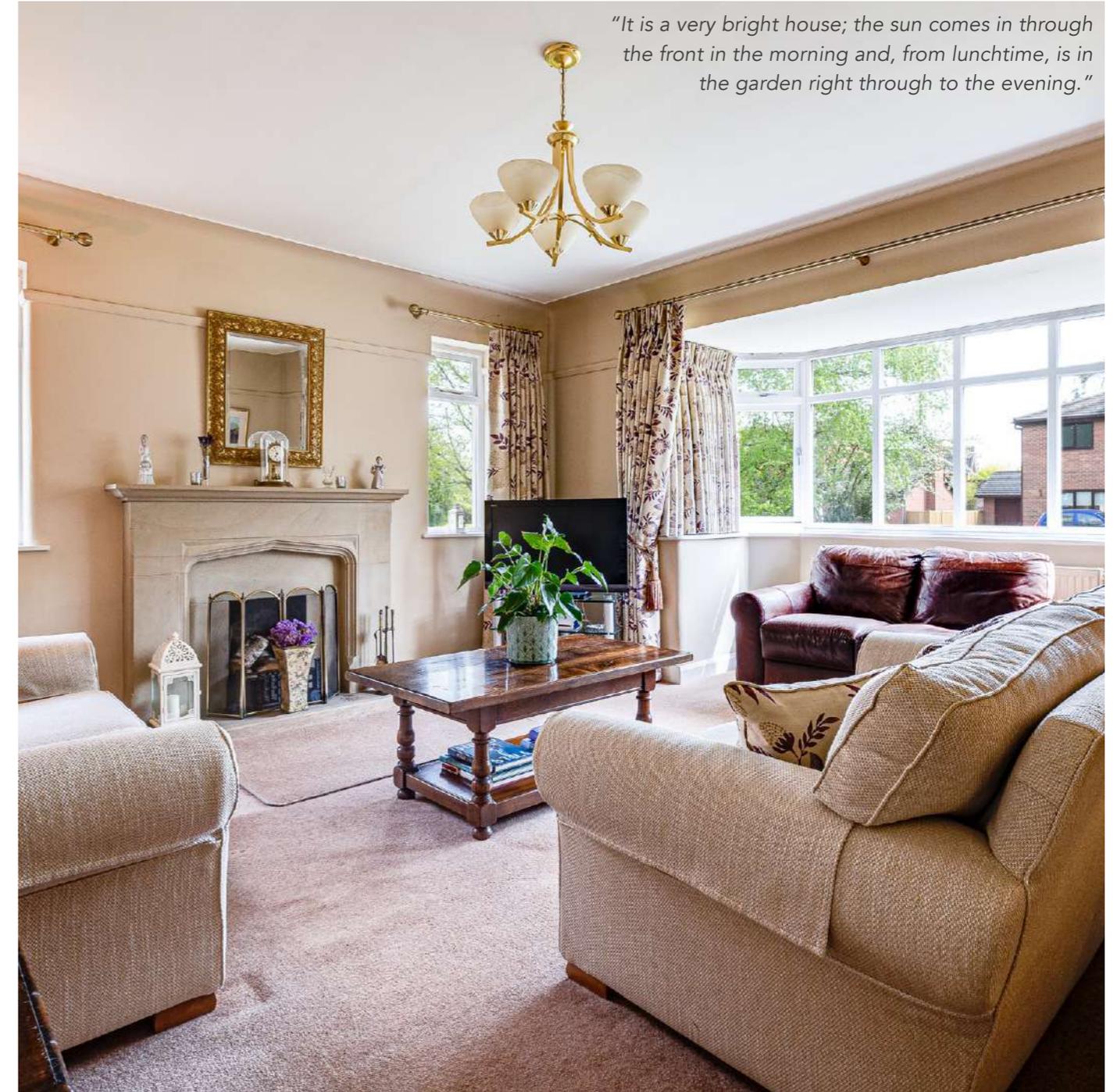
## Living Spaces

The living room has a bay window to the front of the property and further windows that look out to the side. The open fire is a lovely addition, too, ideal for lighting on chillier evenings.

The dining room is perfect for hosting those dinner parties. Plenty of space for a large dining table and built-in storage for all of your china and glassware.

The second living room has served many purposes over the years, from a playroom to a teenagers' lounge. Whatever you want to use this room for, a gym, office, library, or bar and games room? The options are endless. There is a gas fire in this room, and French doors open directly onto the patio area.

The conservatory allows uninterrupted views of the garden and a great link between the inside and outside spaces.



*"It is a very bright house; the sun comes in through the front in the morning and, from lunchtime, is in the garden right through to the evening."*



## The Kitchen

Wooden units fill half of the room, with a built-in double oven, hob, and dishwasher, with a central island that gives additional workspace. There is plenty of storage for your culinary paraphernalia and enough room to whip up all gastronomic delights. There is room for a breakfast table for family breakfasts and informal mid-week meals. There is also a pantry and a useful utility room with access into the garage and a separate WC.

## Rest & Refresh

The bathroom is on the ground floor; modern with a contemporary suite and attractive pale grey tiles. This ground-floor bathroom has a bath and a separate shower cubicle. There is also another bathroom on the first floor.

3 bedrooms can be found upstairs, all spacious doubles with lots of light and space. There are fitted wardrobes in the main bedroom.



*"We have hosted fabulous parties over the years, with guests enjoying the property and spilling out into the garden."*



## The Grounds

The outside space is phenomenal. Private lawns stretch out ahead of you, flower beds to suit those of us a little more green-fingered. And a paved patio area perfect for al fresco dining in the summer or enjoying a morning coffee or an evening glass of wine as the sun sets. Private parking and a lovely front garden, and a garage at the side.

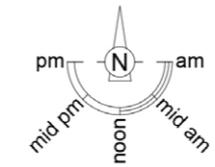
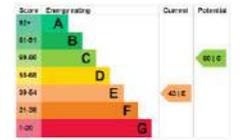
## Out & About

Red Bank is located in the heart of the ever-popular village of Christleton. An extraordinary village with a strong sense of community spirit which is evident in the coffee shop, village hall, Ring'o'bells public house and even the hairdressers. The primary and secondary schools are excellent, and there is even easy access to local private schooling.

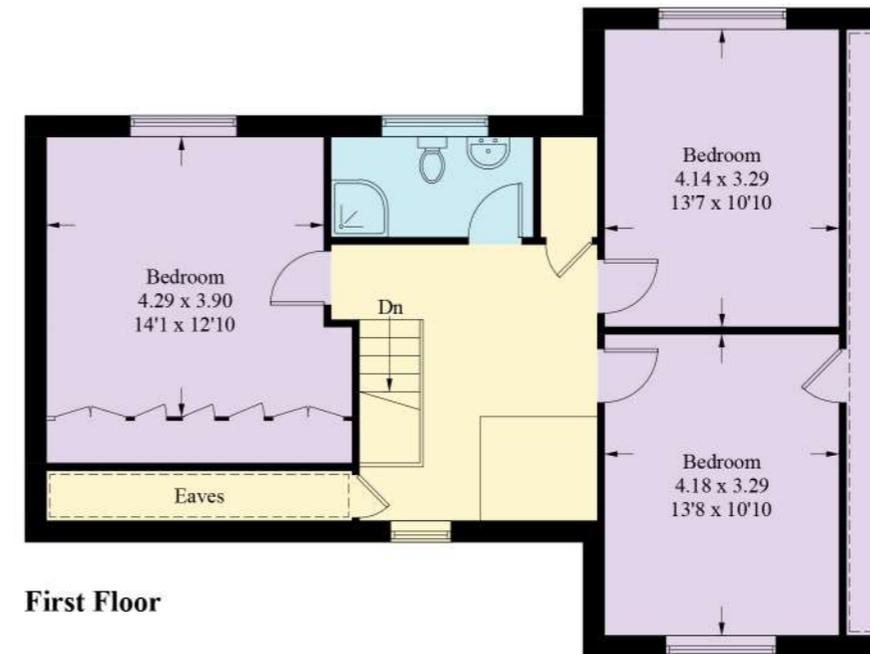
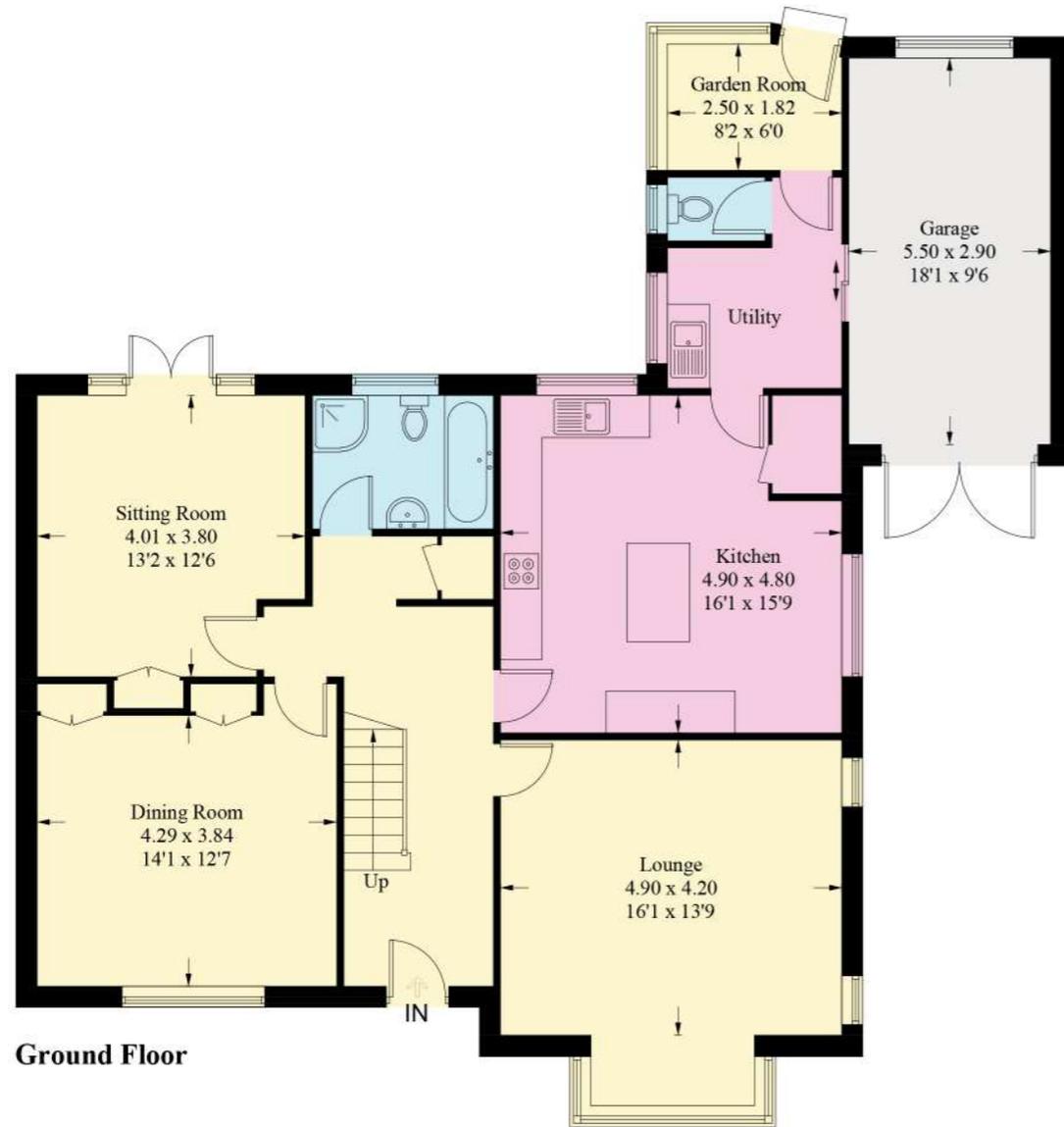
Whether you are looking to travel into the nearby towns or cities for a day of retail therapy or for work, or a quiet afternoon stroll with the children to the duck pond, Christleton is close enough to the hustle and bustle for modern life but far enough away that you can live peacefully and raise your family in this safe, picturesque village.



Approximate Gross Internal Area = 205.6 sq m / 2212 sq ft



= Reduced headroom below 1.5m / 5'0"



**FINER DETAILS**

- Spacious rear garden
- Four reception rooms
- In the heart of Christleton Village
- Potential for extension / development

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID965879)

# Red Bank

CHRISTLETON

*presented by*

CURRANS  
*unique homes*



WHAT3WORDS: robots.live.above

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