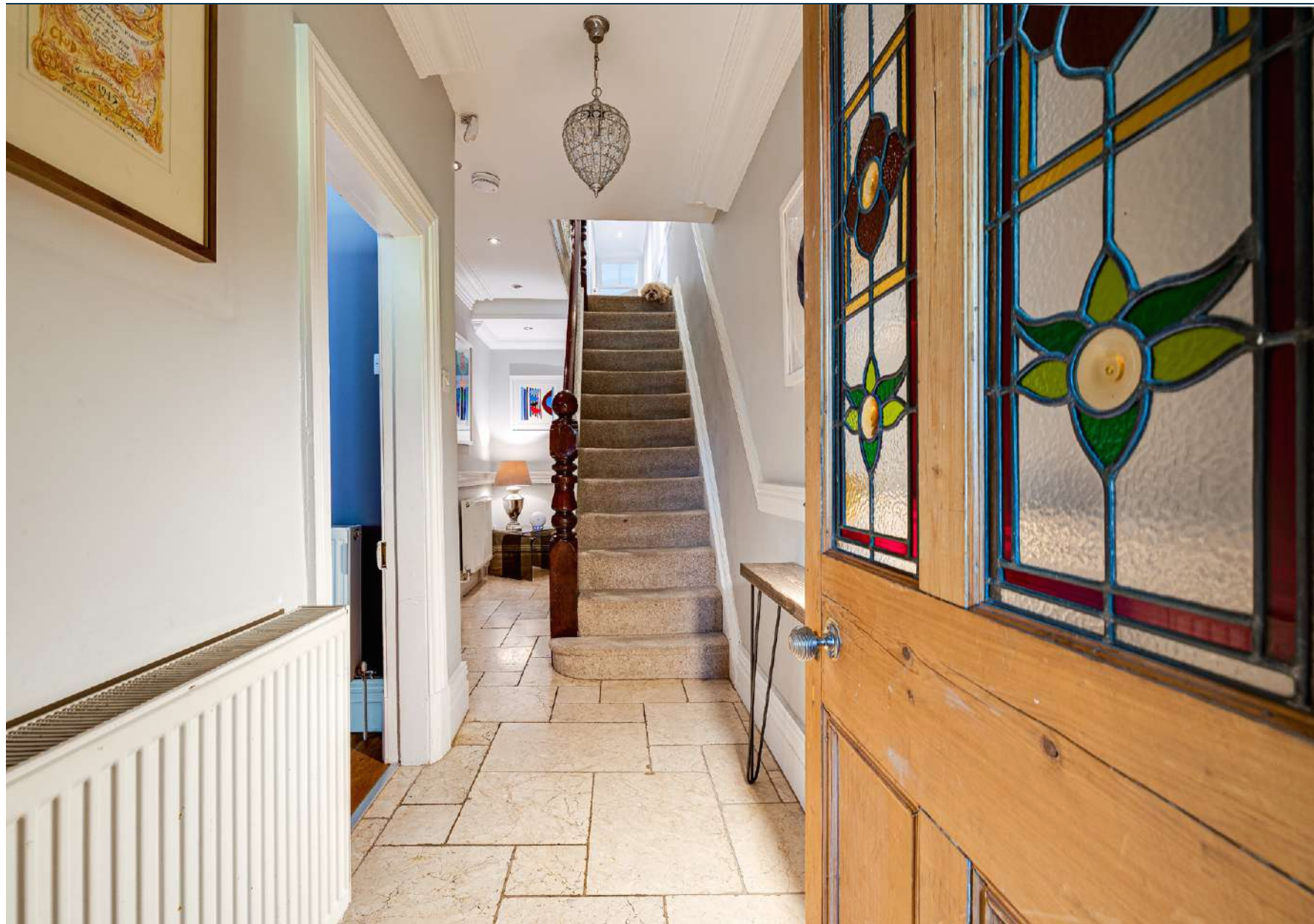




49 Stocks  
Lane CHESTER





Step inside number 49 Stocks Lane, an impressive property in this immensely popular area of Boughton village. Intricate brickwork and ornate period features are woven throughout the home, expertly blended with contemporary design to bring this property into the present.





## Welcome

The beautiful stained glass front door opens to reveal a welcoming hallway, and the excellent flow of the property is instantly evident.

The living room, which sits at the front of the property, has the most fantastic bay window that fills the room with sunshine throughout the day. The ceilings are adorned with wonderful coving, and a lovely fireplace creates the perfect focal point and is a joy to light on a chilly evening.



## Versatile Spaces

The second living room has French doors that open to the garden and gives an excellent additional reception room that could form a family room, sun, or formal dining space.











## The Heart of the Home

The dining kitchen has two sets of French doors that open up to the rear garden and the side, which fill the room with light. White units are covered with butcher block oak worktops that perfectly match soft green tones on the walls and the stone tiled flooring, a nod to natural materials that create a certain warmth in the home.

The kitchen is a social room, perfect for entertaining or gathering as a family at the end of the day. There is a dining space for the family dining table and seating up at the breakfast bar for a more informal setting.

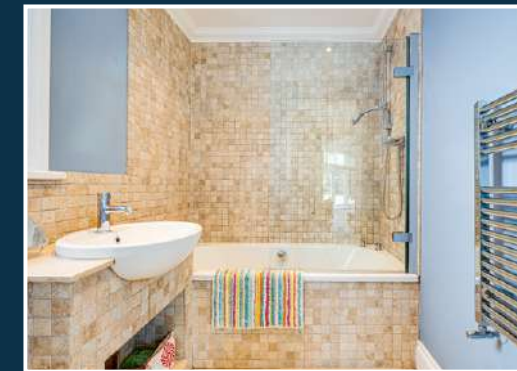


## Time for Bed

The first floor has four bedrooms. The principal bedroom is large and filled with sun from the bay window that mirrors the living room. There are three other bedrooms, each stylishly decorated and elegant and the perfect place to rest and relax. There is another room on this floor that has been used as a home office but could make a smaller sixth bedroom.







## Rest & Refresh

On the second floor is a large and spacious fifth bedroom with a walk-in wardrobe. The views from this room are breathtaking across the River Dee, with the city skyline of Chester in the distance.

Continuing the theme of natural materials from the kitchen, the bathrooms are high-quality and luxurious, with stone tiling and subtle hues, creating a style of understated luxury. The house bathroom and the en suite have lovely deep baths, perfect for a long relaxing soak, with showers over for convenience.



## Outside

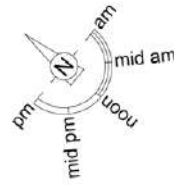
Al fresco dining is made simple with a patio area accessed by the French doors in the second living room and kitchen, a lovely space to enjoy a meal or BBQ on a sunny day. The rest of the outside space is private and laid mainly to lawn, edged by mature trees and colourful blossoms. At the end of the garden is another seating space surrounded by trees. This wonderful private area is perfect for a cool drink after a busy day. There is a path to off-street parking space.





# 49 Stocks Lane CHESTER

Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft



## Finer details

- Freehold
- Council Tax Band D
- Off Road Parking
- Incredible location



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID973192)



## Out & About

Great Boughton has shops and supermarkets for convenience and your daily essentials. There are excellent schools in the area for children of all ages and access to private schooling if your budget allows.

Fantastic restaurants along the riverside are perfect for a weekend brunch or evening night out overlooking the amazing River Dee and just a short walk from the property.

A secret short-cut leads from Stocks Lane to the River, where a lovely walk along the riverbank can see you in Chester City in just 20 minutes. Close to the motorway network, Stocks Lane is very accessible, should you need to commute for work.

Chester train station is a short drive, or bus, away and can get you into London Euston in just 2 hours. The bus stop is just outside the property and has a regular service into Chester and around the local area.



# 49 Stocks Lane CHESTER

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WHAT3WORDS: occupy.oddly.cracks

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