



no.2
Sandpits
CHESTER



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With features reminiscent of Le Corbusier's Villa Savoye, this excellent example of modern architecture will surely wow. Park your car on the spacious block-paved driveway, and the attention is instantly directed up the wide sweeping staircase to the double front door and the sectional roof line above.

Originally built in the early 1970s, this unique property was architecturally designed as a one-off build. Over the years, there have been additions and improvements, until a total overhaul in recent years to improve the flow and layout. Despite the many alterations, the original modernist architecture remains, giving a contemporary feel.

“People are always speechless when they see the house;
it is a real showstopper.”

Living Spaces

Atop the external staircase, the front door opens into the entrance hallway, a bright and spacious entryway setting the tone for the whole house.

Double doors lead into the kitchen, the heart of any home, a fantastic room with bespoke hand-painted wooden units topped by quartz worktops. The central island provides additional work space and informal breakfast bar seating. There are integrated appliances, including Neff double ovens and a microwave. There is also a gas hob and dishwasher built in, a full-height fridge and freezer, and a boiling water tap. This kitchen is fully equipped and ready to rustle up your favourite recipes and serve in the adjoining dining room.



“We have had the best Christmas parties here with all the family.”

“The dining room is fantastic for entertaining where guests can mingle and spill into the other rooms or the garden.”



Light Filled Living

The dining room is a light-filled space with roof lights and bi-fold doors that fully open to the patio area and garden beyond and underfloor heating to ensure the room is warm all year round. Another set of double doors leads into the living room, meaning that the living spaces can be opened up, which is perfect when entertaining but can also be closed off if you're looking for a cosier ambience.

There is a useful utility room with storage and space for the washing machine and tumble dryer, a must for any busy family home.





Restorative Sleep

The corridor that leads to the bedrooms is peppered with light from the natural light tunnels in the roof. The master bedroom suite is a haven of tranquillity away from the hustle and bustle of family life, with a dressing room and en suite bathroom with a bath and a double shower.



Lay Back & Relax

There is a second en suite bedroom and two further bedrooms on this floor.

The house bathroom has an enormous spa bath, ideal for soaking away your worries, perhaps with a chilled glass of wine too. There is a double shower and a Jack and Jill sink unit, finished to an exceptionally high standard.



Lower Floor

Level access from the driveway leads into the boot room, which is excellent if you have just returned from walking the dogs or are bringing in the weekly shopping.

There is a second utility room with a WC and storage and a cinema room fitted with a surround sound system to watch the best blockbuster movies in the way they were intended. There are two offices on this floor, ideal if you work from home, but if not, these rooms are very flexible and could provide additional bedrooms, playrooms, hobby rooms or perhaps even a bar and entertaining space?





“Our neighbours have been fantastic; having someone close by but not intrusive when you live in such a secluded spot is great.”



Outdoor Spaces

Facing south and being almost entirely private, there is no shortage of places to sit and enjoy the sunshine. Whether you are looking for a lounge for a sunbathe or somewhere to enjoy a quiet cup of tea in the morning as you listen to the birds, this garden has everything you could want. Surrounded by mature trees and laid mainly to lawn, it is excellent for garden parties or BBQs where the children can run and play freely.

At the bottom of the garden is the 'pod', a timber structure currently used as a home gym. The sellers have enjoyed this addition so much that they have already decided to get one for their new house. If a gym is not your style, this could be the working office, hobby room, or a lovely summer house to enjoy the gardens.

Out & About

Upton Lane is a peaceful location, and Sandpits occupies a secluded position at the end of a quiet driveway shared by only one other property. With no traffic noise, you can enjoy peace with the sound of birds in the background. There are many walks right from the doorstep through the countryside, whether you walk to Countess Park or along the canal, where you can comfortably stroll into Chester within about 30 minutes.

Chester City is a 10-minute drive, where you can catch the train from the station and be at London Euston in just two hours if you need to commute. Likewise, the motorway system is very easily accessible if you prefer to drive and makes all of the major towns in the northwest easy to get to.

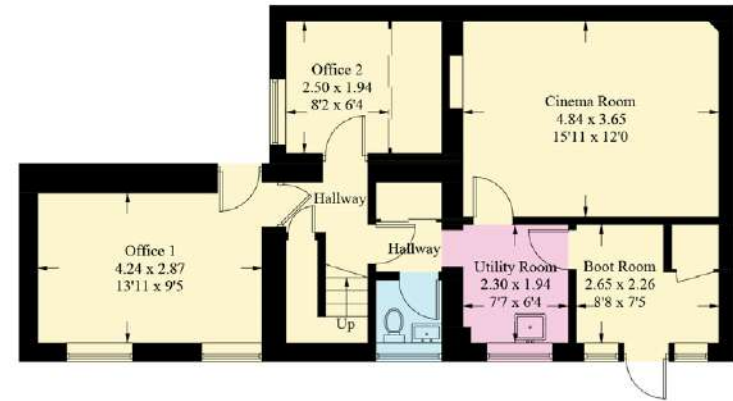
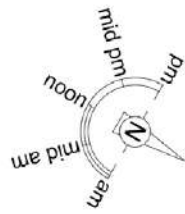
For your leisure time, the famous Chester Zoo is just a few moments away, or if retail therapy is what you are looking for, either Chester Centre or the fantastic Cheshire Oaks designer outlet is not far away.

There are excellent schools for children of all ages within a few miles of the property, whether private or state; there are options to suit all budgets.



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Approximate Gross Internal Area = 306.1 sq m / 3295 sq ft

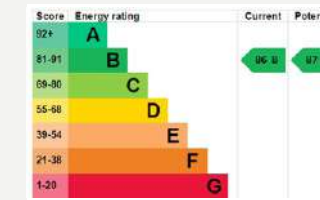


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978801)



Specifications

Having undergone a recent overhaul, this property has been fitted with solar panels and additional roof insulation when the new roof was fitted, meaning that the EPC rating is now a B and a surplus is generated from the solar panels. There is also a CCTV and alarm system in place for security.

Finer Details

- Freehold
- Council Tax Band F
- CCTV
- Verisure alarmed
- Hot Water Top
- Underfloor heating plumbed in Kitchen and conservatory
- Wired in surround sound speakers
- Solar edge panels

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presented by



/// WHAT3WORDS: ahead.moss.birds

To view No.2 Sandpits
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