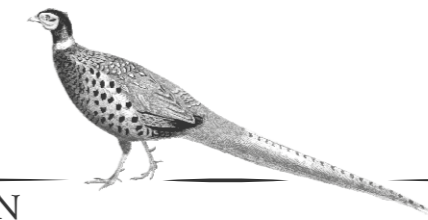


STRETTON  
BRANDON HOUSE







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*Wrapped up in over seven acres of stunning gardens and with far reaching views over the fields, allow the characterful quirks, peace and tranquility of Brandon House to envelop you, in the pretty Cheshire village of Stretton.*





## LANDMARK CHARACTER HOME

A landmark, Grade-II listed, Elizabethan home, the alluring architectural charms of Brandon House are easy to fall in love with, from its tactile thatched roof to its evocative exposed timber frame. Secluded, yet so accessible just 12 miles from Chester, Brandon House lies off the A49 and within easy reach of the M56.

Dating back to 1625 in its oldest parts, this former barn eludes the historical records, possibly at one time belonging to either the Leech or Carden country estates; Brandon House is a home full of magic, both within and without.

Electric double gates open to the sizeable cobble stone driveway, embellished with low box hedging to the borders. Plenty of parking is available on the double courtyard, while there is also a double garage.







Brandon House, Stretton



## A WARM WELCOME

A home that entices you in from different angles, via granary steps and an inviting oak portico, take the main entrance into Brandon House through a sturdy, solid wooden door with traditional knocker.

Glazed panels to either side draw light through into the porch, elegantly tiled underfoot and with soft grey fitted storage on the left for coats and shoes.

Ceramic flooring extends underfoot in the entrance hall beyond, making your way through into the sitting room on the left.

Evoking a refreshingly and respectfully contemporary feel, blush pink and sage green combine in the chic Cole & Son wallpaper in the sitting room, nestled in the more 'modern', Victorian extension to the home.





## CONTEMPORARY & CHARACTER COMBINE

Bright and airy, windows on both sides and French doors to the rear patio draw in an abundance of light, with inset spotlighting to the ceiling. Snuggle up in this spacious yet cosy room, with the open fire instilling an abundance of warmth on chilly winter evenings, its ambience amplified by its stunning stone surround.

From the entrance hall, turn right to follow the inner hallway along, passing a beautifully decorated cloakroom, dressed in Cole & Son's Procuratie con Vista wallpaper bringing the facades of St Mark's Square in Venice into this quirky home in the midst of the Cheshire countryside. With further fitted storage, there is a Roman influence also in the mosaic tiling behind the wash basin, set handsomely on a plinth beside the low-level WC.







## THE HEART OF THE HOME

Along the hallway opens up into the spectacular Martin Moore kitchen, bespoke built to harmonise with the home. Shaker style cabinetry affords an abundance of storage, whilst the sleek granite worktops offer plenty of preparation space, particularly on the spacious central island, within which there is an undermounted sink.

A double oven, oil-fired Aga, together with a further double oven electric Aga with a with four-ring gas hob, issues warmth and welcome from within its attractive inglenook, whilst further appliances include a dishwasher and two fridge-freezers. Tucked off the kitchen in the utility room, there is further storage and plumbing for a washing machine and dryer. Beyond, a door opens to a downstairs WC with wash basin.





## FEAST YOUR EYES

Also opening up from the kitchen is the garden room, a beautiful green oak, timber frame extension capturing glorious views over the grounds, whilst maintaining perfect cohesion with the original style of the home.

Dine in the garden room or in the formal dining room, opening up off the kitchen in the opposite direction.

Cool stone flooring extends underfoot, with wide French doors opening to the patio, retaining this home's constant connection to the garden. Exposed timbers add character in the walls and ceiling, as we transition through to the original barn end of the home via a solid wood door to the rear.











## WOW FACTOR LIVING

Wooden stairs lead up to the 'great hall' - a spectacularly sized living room in the original barn-section of the home. Newly restored oak flooring extends underfoot, beneath the high, beam laden vaulted ceiling. Above, a handsome minstrels gallery, currently used as an office, overlooks proceedings, as a large, stone fireplace with inset downlighting ensures warmth diffuses throughout this grand and atmospheric room.

Suffused with light, tall windows feature along one wall, drawing the daylight and garden views in for all to enjoy. Utterly unique, this living room is the ultimate entertaining space when hosting family and friends.

To the rear of the great hall, a further reception room offers another area in which to relax and unwind. Light and bright, floor to ceiling windows allow natural light in, with an exposed beam dressing the smoothly plastered ceiling. A quirky corner wall accommodates another handsome stone fireplace. A versatile room, with spiral stairs leading up to the minstrel gallery study, this space could also serve as a private, ground floor guest bedroom should you require.





## SANCTUARY OF SLEEP

Returning to the main entrance hall, ascend the elegant staircase with its spiral spindles, before reaching the landing.

Sanctuary awaits in the master bedroom, a soothing haven, dressed in soft, muted tones and cosily carpeted underfoot. Light streams in through windows to two sides, framing endearing views out over the courtyard and extensive gardens, paddock and to the countryside beyond.

Fitted wardrobes sit seamlessly within the wall, whilst a door opens to the spacious ensuite, tiled underfoot and to the walls and furnished with wet room shower, wall mounted wash basin, heated towel radiator, with underfloor heating and WC.







Brandon House, Stretton



## REST & REFRESH

Returning to the landing, admire the exposed beams above as you make your way along to bedroom two, a large, light-filled room overlooking the garden, with gracefully patterned wallpaper and chandelier lighting. The vaulted ceiling adds such an airiness, with cosy carpet underfoot.

At the end of the landing, currently used as a dressing room, discover the third bedroom, where ample storage is available in the wardrobes. Peaceful and private, it could also serve well as a nursery.







## SOOTHE YOUR SENSES

Exuding luxury, restore your equilibrium, refresh and revive in the capaciously sized bathroom. Elegantly tiled underfoot with heating, the bathroom features shuttered windows, wash basin and WC alongside a polished nickel rolltop bath from the Albion Bath Company. Where better to soak away your cares?

Located in the original old barn, the fourth bedroom at Brandon House has an expressive Elizabethan feel, with its angled roofline and ancient, exposed timbers. Old and new combine as spotlighting accompanies an ornate chandelier. Glorious garden views greet you each morning from this bedroom, and every bedroom at Brandon House.







## A TRANQUIL HAVEN

A labour of love, the 7.2 acres of wraparound gardens at Brandon House have been established and devotedly tended by the current owners over the past two decades. From formal box hedging to wildlife pond, there are so many outdoor 'rooms' to visit and relax in at Brandon House.

Patios flow off from the main home, providing the opportunity for alfresco wining and dining, bordered by formal box hedging, fruit cage and orchard areas. Throughout the gardens, seating areas are cleverly positioned, allowing you to enjoy the views.







Soft, round borders feature throughout the acres of lush, cushioned lawn, a carpet of green lovingly maintained over the years. Estate fencing allows uninterrupted vistas through to the paddock beyond (ideal for horse lovers), whilst providing structure and security. Areas of natural wildflowers complement the formal structuring of the garden, with a wildlife pond on hand for amphibians and pollinators.

One area of the garden serves as a dedicated orchard, with an array of fruit trees.

An arbour is festooned in vines and blossoms, one of many casual walkways that gently guide you around the glorious gardens. Stepping stones add a sense of magic for children, leading into a wooded area, perfect for den building and hide and seek.

Numerous water features are present, with a rill running down to a small pond, providing a sense of peace and tranquility as it trickles by.

Visitors regularly come to explore the beautiful gardens at Brandon House which has previously been part of the National Garden Scheme.







## ANNEX COTTAGE

Accompanying Brandon House is a sizeable two-bedroom cottage. Snuggle up in the spacious sitting room, with vaulted ceiling and stunning stone fireplace. The fully fitted kitchen offers ample storage in the cabinetry, with beautiful wooden worktops. Appliances include a Rangemaster cooker, dishwasher, washing machine and tumble dryer, alongside a drinks' fridge and separate fridge and freezer.





## NEAR & FAR

Enjoy all the restful relaxation of rurality, with all the convenience of transport links and city amenities on your doorstep.

Just a short walk away around the corner is the exclusive Carden Park Hotel, with its glorious grounds and sculpture garden, divine brasserie dining and luxurious spa facilities. Enjoy a wellness escape and drift between spa treatments or take in a round of golf on the championship golf course.

Stretton is also home to The Carden Arms, whilst numerous eateries are available in the neighbouring villages including the Grosvenor Arms in Alford and the Cock O' Barton and The White Horse in Churton. Within a five-minute walk you arrive at The Lost Barn, an extremely popular new café and venue with a Farm Shop.

Pick up your essentials at the village shop and enjoy one of the many walks that unfurl from the doorstep of Brandon House. Only ten minutes' drive away, discover the Sandstone Trail and the Bickerton Hills.

Commute with confidence and convenience from Brandon House, before returning to the restful reassurance of rurality. Chester is a mere 20 minutes away by car, from where you can pick up rail links across the country. Whitchurch and Crewe are also close by.

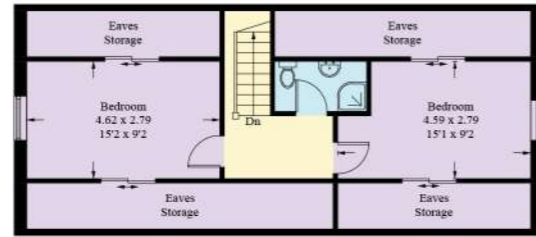
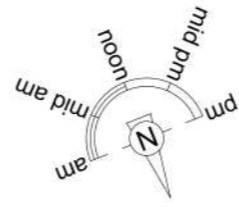
Families are perfectly placed, with Bishop Heber high school nearby in the pretty village of Malpas and primary schools available in nearby Tilston, Clutton and Shocklach. Independent schooling is also available at the King's and Queen's Schools in Chester and Abbey Gate College.

A magical home, whose characterful walls, enchanting gardens and quiet calm envelop you the moment you pass through the gates, Brandon House is much more than a home, it is a safe haven in the unpredictability of modern life. A unique and warm home in which memories are made.





Approximate Gross Internal Area = 308.6 sq m / 3321 sq ft  
 Outbuilding = 161.6 sq m / 1739 sq ft  
 Total = 470.2 sq m / 5060 sq ft



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007335)



STRETTON  
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**FINER DETAILS**

- Grade II listed
- Council Tax band G
- Oil central heating for house and cottage
- LPG Gas hob
- Septic tank
- Freehold
- Chester 12 miles
- Malpas 4.5 miles
- Tattenhall 6 miles
- Farndon 3 miles



ASK THE OWNERS SECTION

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WHERE DO YOU GO WHEN YOU NEED...



MILK: The Co-op in Holt



WALK: Sandstone Trail



SPA: Carden Park



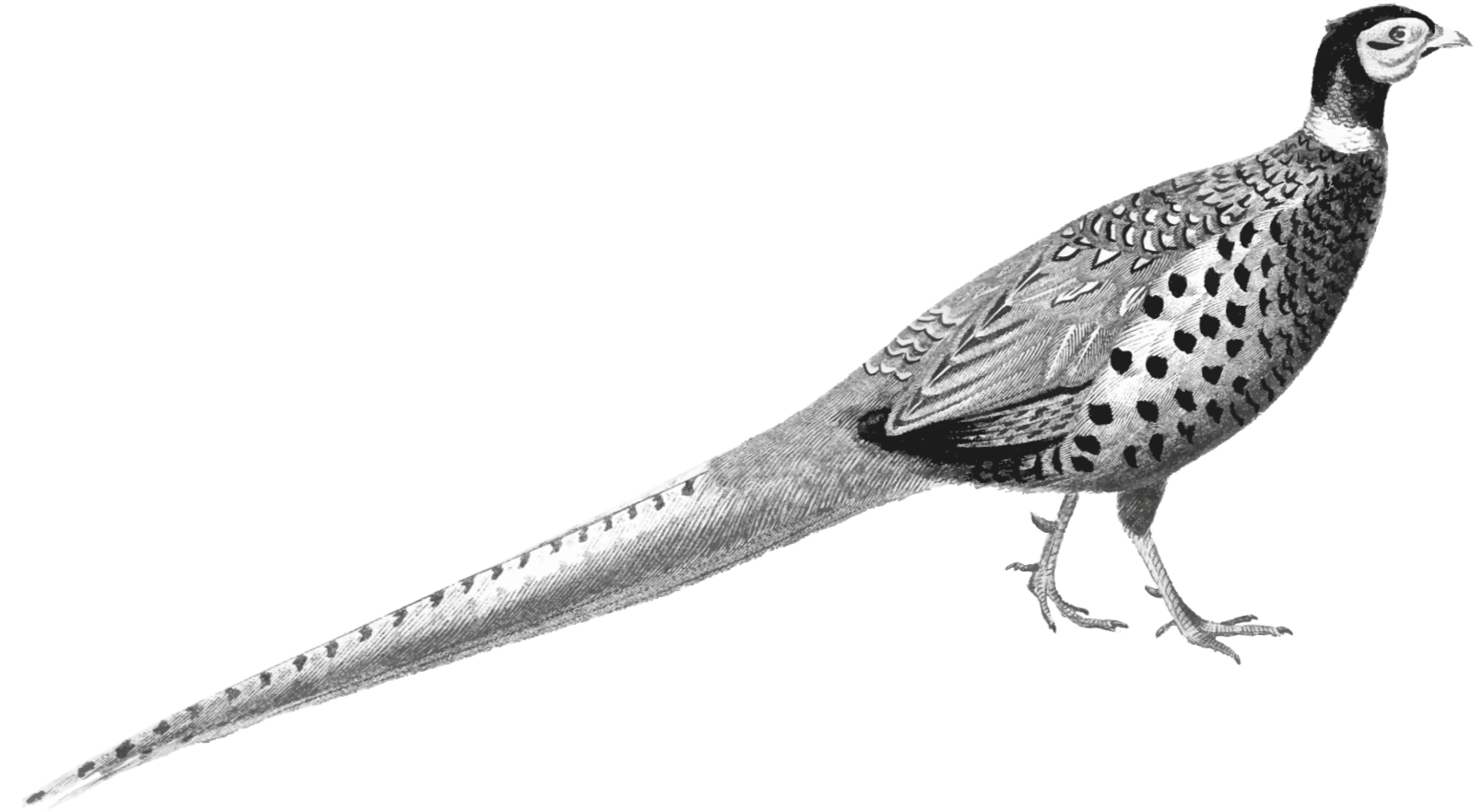
DAY OUT WITH  
THE CHILDREN: Cheshire Farm  
Icecream play park



DINNER:  
The White Horse, Churton



SCHOOL:  
Abbey Gate College, Kings  
Chester or Heber in Malpas











STRETTON  
BRANDON HOUSE

*presented by*



/// WHAT3WORDS: signs.moons.served

To view Brandon House  
Call John  
on 01244 313 900  
Email: [john@curransunique.co.uk](mailto:john@curransunique.co.uk)

18 Grosvenor Street, Chester CH1 2DD  
[www.curransunique.co.uk](http://www.curransunique.co.uk)



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