



1 GREEN VILLAS

DODLESTON



"Sarah Beany's business partner visited when we remodelled and commented that we had achieved the blend of old and new styles really well."



1 GREEN VILLAS

DODLESTON

Peacefully positioned on the fringe of the idyllic village of Dodleston, one of the most prestigious and desirable villages in Cheshire, rural living receives a respectful upgrade, at No. 1, Green Villas.

Steeped in local history, this home has its foundations in the late Victorian period. Built in 1899 to the design of legendary local architect John Douglas, its well-preserved original features are instantly recognisable in its barley twist chimneys and diamond brick facade. Respectfully updated and modernised by its current owners, to the most refined of standards, No. 1, Green Villas offers all the comforts of contemporary perks, with the character and charm of period, countryside living.

On the cusp of the village centre, with easy access to local schools and close to commuter links, yet with open aspect countryside views over open fields, No. 1, Green Villas really does enjoy the very best of both worlds.



TRANQUIL SETTING

Beyond a wooden gate, pull onto the gravel driveway where there is ample parking for four or more cars, alongside a double garage with up and over doors. External lighting adds a subtle illumination after dark, whilst the verdant planting, lush lawn and mature trees enhance the tranquillity of the setting.

Located to the side of the home, make your way in through the front door, onto the robust porcelain tiled floor of the entrance hall, where beams and latched cottage doors capture the character of this 1899 home, leading off ahead, and to both sides.

Hang your coat and stash your shoes in the handy storage cupboard, directly ahead from the main entrance, whilst you can also freshen up in the accessible downstairs shower room ahead, where the porcelain tiled floor continues. Furnished with a wall mounted wash basin, heated towel radiator, WC and good-size shower cubicle, this room is ideal for families.





FEAST YOUR EYES

The hub of the home, the traditional, farmhouse feel kitchen can be found through the latched door on the left, where traditional beams span the ceiling and light floods in through the French doors which open out to the garden, bringing the outdoors in.

Solid wood cabinetry offers plenty of storage, with ample preparation space on the worktops. Undercabinet and plinth lighting offers a relaxed ambience when entertaining with space for a sociable breakfast table. Appliances include an oven, two Smeg pyrolytic full-size ovens, extractor and sink.

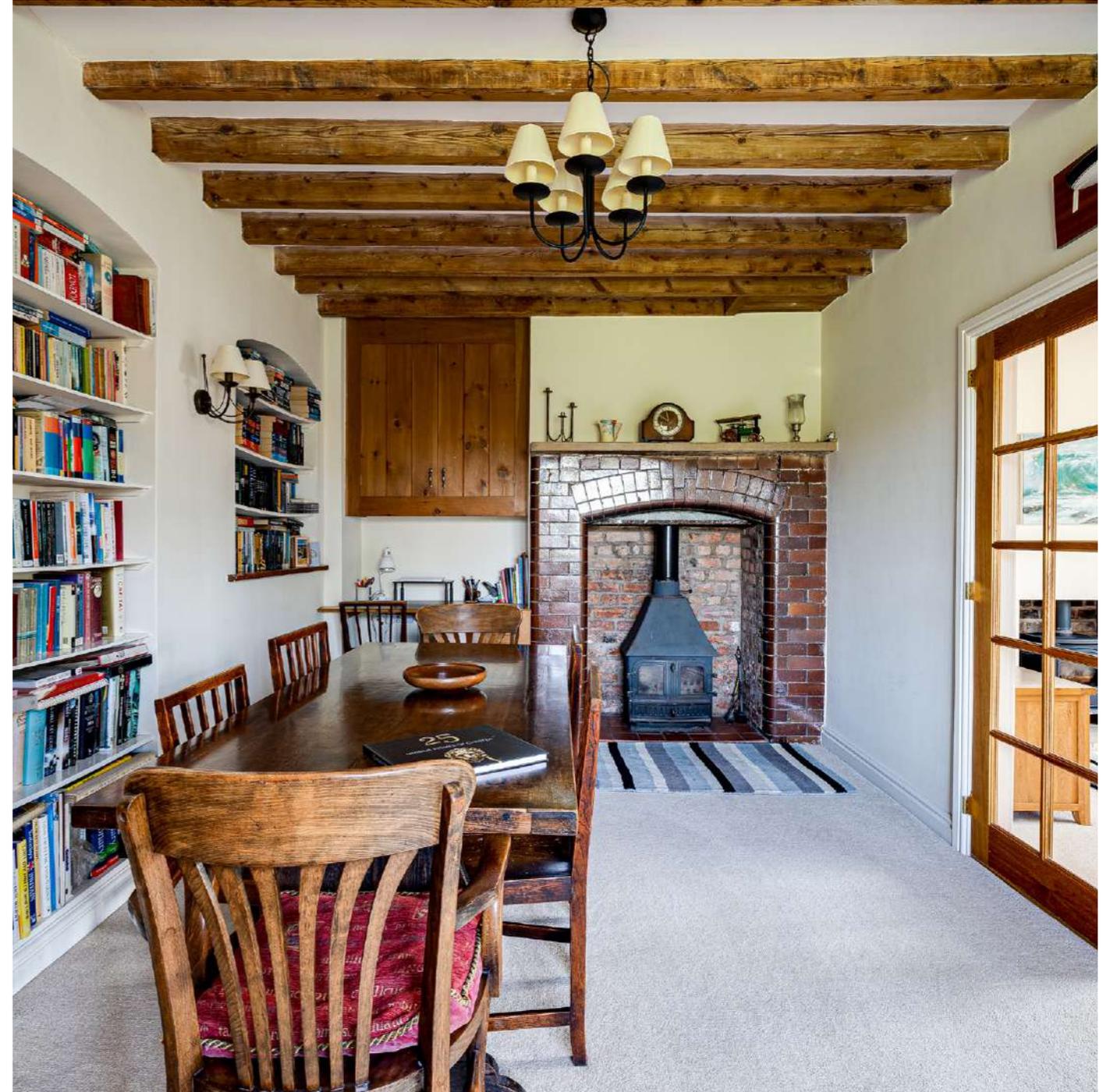
Connecting conveniently to the kitchen, glazed doors open into the double height utility room, enabling Victorian-style airers to accommodate king-size duvet covers with walking clearance beneath and containing laundry to the one room. A second sink and further storage awaits. A handy room, cleverly positioned to the centre of the home, a stable door opens out to the garden, with access also available through to the office at the rear.



VERSATILE LIVING

A versatile room, the office could also serve as an annex bedroom, with the utility room with its external access serving as a kitchen for a dependent relative or older teenager, with a second shower room opening up off it.

Retracing your steps to the entrance hall, discover the dining room to the right of the front door. Carpeted in cream, with a peaceful feel, exposed beams combine with the original John Douglas fireplace, log burner and mantelpiece to create a cosy, comforting vibe. Spacious and light, storage is fitted within the alcove to the side of the fireplace.





RELAX & UNWIND

Drawing light through, glazed French doors open to the sitting room beyond. Carpeted in light cream, this cosy and inviting room is infused with warmth from the log-burning stove, nestled upon its Portland stone hearth. Beautiful beams line the ceiling overhead, as light streams in through the window to the front.

From the sitting room, open a door to reveal a secret staircase up to the first-floor landing.

On the right, a latched cottage door opens to the first of three double bedrooms, with an enchanting view out over the rooftops to the distant hills. Cosy and bright, there is ample space for wardrobes beneath the high, sloping ceiling.



BEDTIME BECKONS

Next door, in bedroom three, spy the original Victorian fireplace, adding such character to this beautifully refurbished home. With ample space for a double bed, desk and shelving, this bedroom is ideal for children or guests.

Emerging from the third bedroom, admire the far-reaching views over the fields out over the Cheshire countryside through the window opposite.

Refresh and revive in the family bathroom, elegantly tiled to the walls and furnished with a bath containing overhead shower, wash basin, WC and heated towel radiator.

Tucked privately away at the end of the landing, arrive at the master bedroom, an oasis of calm. Skylights in the high vaulted ceiling draw down the stars after night falls, whilst fitted wardrobes provide plenty of storage.





No.1 Green Villas



OUTDOOR LIVING

Outside, stretch out on the patio after a busy day with a cool, refreshing drink and soak up the sublime sunsets. With a large expanse of lawn, ideal for children's games, and far-reaching countryside views, the garden at No. 1, Green Villas is an oasis of calm.

Mature planting provides the perfect backdrop for nature, whilst the flower beds are awash with colour in the spring and summer, with a show of damson blossom in April, followed up by the flowering cherry tree in May and fragrant haze of purple wisteria in late summer. There is also a handy shed for your gardening tools.



OUT & ABOUT

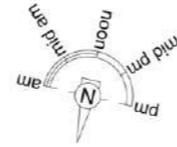
Quietly positioned on the cusp of the village, enjoy all the peace and tranquillity of the countryside, with all the village amenities within a five-minute walk.

Pull on your boots and explore the myriad of footpaths across the local fields, before calling in for a thirst quencher at the local village pub just a short walk from the door. Another local pub, the Royal Oak in Kinnerton is only a five-minute drive away.

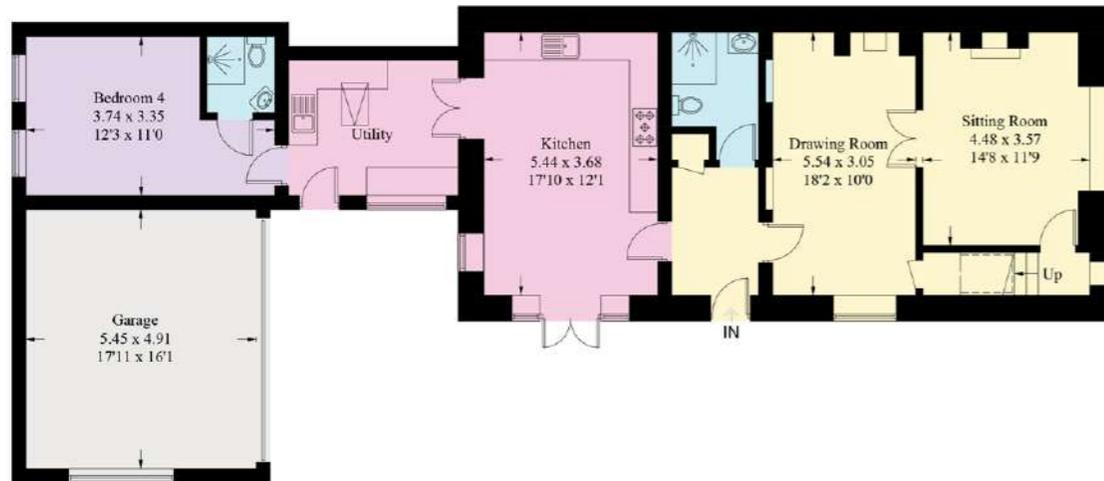
With a fantastic village shop and Post Office just 70 yards down the road, pick up all the essentials just a short stroll from the front door. Families are ideally placed with a village Church of England primary school on the doorstep, and prestigious private schools Abbeygate College, alongside the Chester independent schools of King's and Queen's a short drive away.



Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Total = 201.2 sq m / 2165 sq ft



First Floor

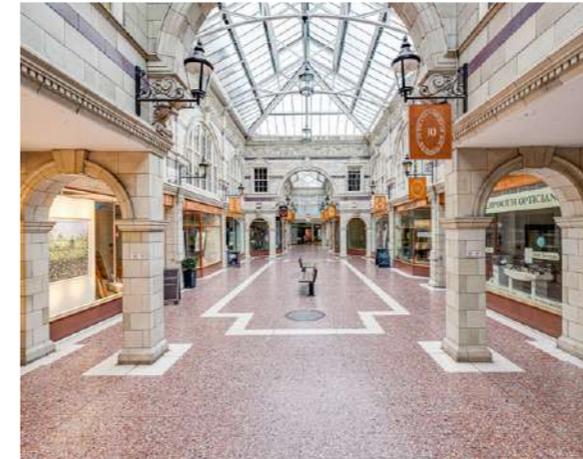
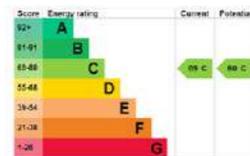


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019070)

FINER DETAILS

- Village location of Dodleston
- Built in 1899 John Douglas designed
- Private Gardens
- Attractive rural views
- 5 Miles to Chester
- 3 Miles to Broughton Park



Other village amenities include a cricket club, village hall, church and sports field with a paved track around for gentle walks, alongside outside gym equipment and cricket nets.

With a retail park available in nearby Broughton, around three miles away, offering a selection of stores, restaurants and a cinema, convenience is never far away.

Also only three miles from the door is the historic city of Chester with its train links to London Euston, famous Roodee Racecourse and Storyhouse Theatre.

With accessible road links to Liverpool, Chester and Manchester, No. 1, Green Villas is a fabulous, friendly, warm and welcoming home with a rich history, offering flexible living ideal for a range of buyers, from a young family looking to raise their children in an active village community with nature and walks on the doorstep, to a retired couple looking to downsize to a stylish, practical home.





1 GREEN VILLAS

DODLESTON

presented by



/// WHAT3WORDS: ballparks.tops.included

To view 1 Green Villas
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



SCAN ME TO
BOOK A VIEWING