




Watergate
Chester
Street



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Epitomising and exceeding all expectations of Georgian townhouse glamour, No. 96, Watergate Street offers prestige and luxury over five storeys and 4,200sq ft, in the heart of Chester.



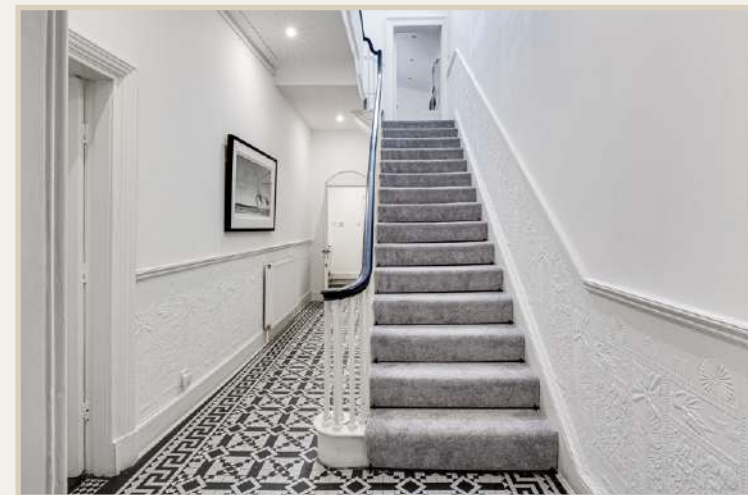


Period Prestige

Step inside, where light and space abound in the porch, traditionally tiled underfoot and with high ceilings that continue throughout the home for a spacious, airy and welcoming ambience.

Glass panels draw the eye ahead into the main entrance hall, where an archway frames the feature staircase ahead, capturing the grand scale of living that encapsulates this home.

Immediately on the left, a wide, traditional door opens to the lounge. Carpeted in a contemporary grey underfoot, with fresh white walls, light streams in through shuttered windows to the front. With ample space for a large sofa, and an open fireplace nestled within a handsome surround, this room exudes comfort and warmth.



Feast Your Eyes

Returning to the entrance hallway, continue ahead and left, into the spacious kitchen, where the high ceiling is once more trimmed in ornate coving. Modern, white, metro tiling harmonises with the cream cabinetry, offering an abundance of storage, whilst the black granite worktops gleam beneath the spotlights and feature pendants above.

Sociably styled and practical, power sockets and an abundance of drawers feature in the central island, a natural hub around which to gather. Appliances include a Rangemaster cooker nestled within an inglenook, a sink and a two-drawer dishwasher whilst there is space for an American-style fridge freezer.

A curved wall offers a unique dining experience to the rear, with floor to ceiling windows framing views out to the courtyard terrace to the rear.

Further along the entrance hall, stairs lead down to the cellar on the lower ground floor; a good sized, useful space for storage and with the potential to be more. To the rear of the ground floor discover a spacious utility room with further storage and plumbing for washer-dryer alongside a downstairs cloakroom with WC and wash basin.

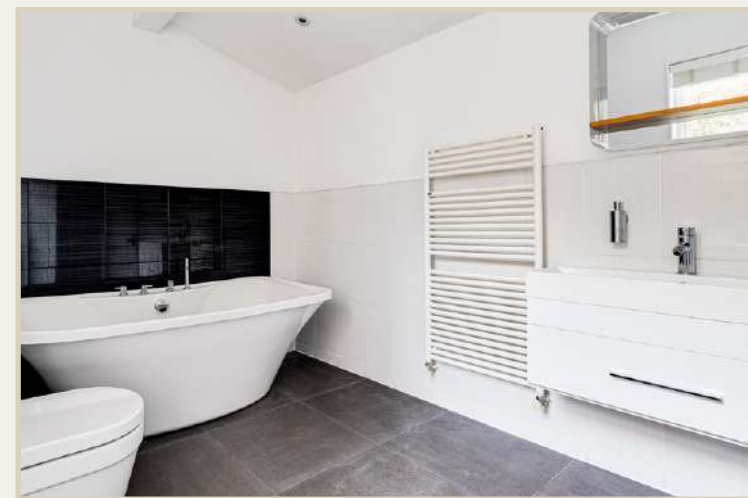




Bathed in Light

When slumber calls, the broad, carpeted staircase guides you up to the first floor landing, a light, bright and airy space, where the family bathroom can be found directly ahead.

Draw a deep bath in the large, double-ended tub, with shower head attachment, and soothe your aches. A large vanity unit wash basin provides plenty of storage, with additional storage available in the built-in cabinetry. Bathed in light, a large window draws the outdoors in, with a contemporary cream radiator on hand for your fluffy towels.



The Master Suite

Along the landing, turn right to discover the master bedroom. Bright and bountiful. Shades of grey and white combine for a classic, yet contemporary chic finish. Light flowing in through the shuttered window, overlooking the garden, is amplified by the high ceiling, with sleek white fitted wardrobes and an original fireplace.

Freshen up in the ensuite, featuring walk-in shower, heated cream towel radiator, wash basin and WC.





Versatile Spaces

To the end of the landing, a second sitting room swims in light, from a trio of tall, shuttered windows and an ornate chandelier. With wooden flooring underfoot, this spacious room features a fireplace and affords ample space to serve as both a study, music and a sitting room. Original features such as a picture rail and elegant coving serve to enhance the prestige of this home in every room.



Sweet Dreams

Ascend once more to the second floor landing, where light flourished in through a large sash window overlooking the rear.

With original wooden flooring, discover a spacious double bedroom, with handsome original fireplace and elegant curved window overlooking the courtyard to the rear.

Along the light-filled landing, discover built-in storage, before arriving at a stylish shower room on the right. Tiled in sandy shades to the walls and underfoot, a walk in shower with rainfall head accompanies a vanity unit wash basin, wall-mounted WC and chrome heated towel radiator.





Penthouse Living

Ahead on the landing, an elegant archway offers a sense of separation for the two final bedrooms, suggesting the potential for a sequestered, master suite. Ahead, one bedroom currently serves as nursery, with large window framing views out over the front.

Next door, a bountiful double bedroom is bathed in light courtesy of two large windows overlooking the comings and goings of Watergate Street to the front. A period fireplace adds character and comfort with richly toned wooden flooring underfoot.

Returning to the landing, a hidden door opens to a secret flight of stairs leading to the uppermost floor, where a large room is currently used as a dressing room.

With access out to a sunny roof terrace, where you can sip champagne with rooftop views over the city and across the racecourse, this third floor once again offers the potential to serve as a self-contained suite; either for guests, or for you...



Courtyard Garden

Open a door from the utility room, and step out into the courtyard garden. Paved and perfect for alfresco dining, currently featuring a jacuzzi hot tub, this enclosed, sunny and sheltered garden is low maintenance, spacious and safe and secure for children and pets. From the courtyard garden, a path to the rear provides access to a spacious parking area.





Out & About

Step outside your door and into the heart of Chester, a thriving and ancient city brimming with culture, boutique shops, bars, restaurants, parks and theatres.

Close to the River Dee and Grosvenor Park, explore the green spaces and waterfront of Chester on foot, or by bike.

Quiet and peaceful, Watergate Street is nestled within the ancient Roman walls and only a short walk from the shops, restaurants, theatre and very close to the newly established Chester market. Only moments away, meet for drinks with friends at Bar Lounge on Northgate Street, or treat yourself to dinner at Upstairs on the Grill.

Enjoy an evening of culture at the Storyhouse Theatre, with its performances and cinema, restaurant and bar, just a short stroll away. Commute with convenience from Chester station with its mainline links into London.

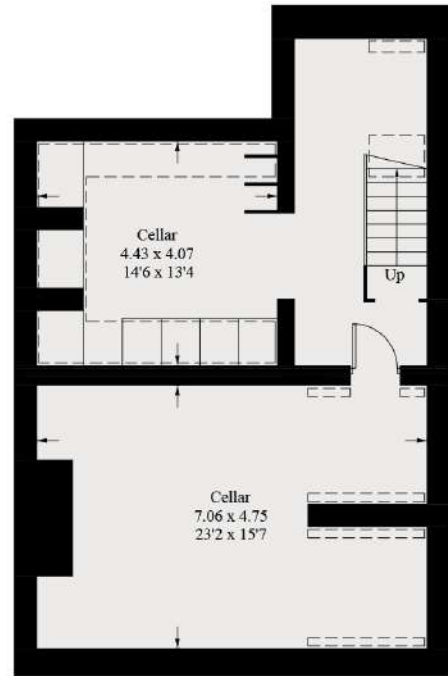
Mingle and meet at Ladies Day in the historic surrounds of the Roodee, England's oldest racecourse.

A spacious home with room for all the family, children are well served by a number of local state and independent schools including Blue Coats, Grosvenor Park Academy, King's School and Queen's School.

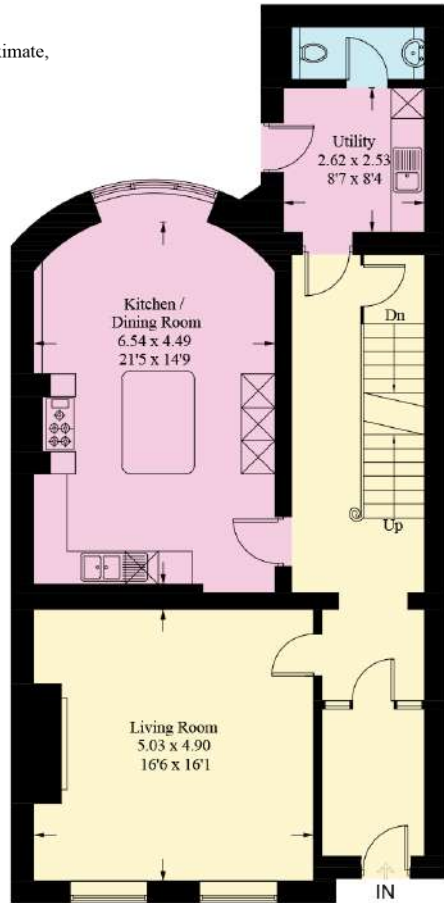


Approximate Gross Internal Area = 315.7 sq m / 3398 sq ft
 Cellar = 68.9 sq m / 742 sq ft
 Total = 384.6 sq m / 4140 sq ft

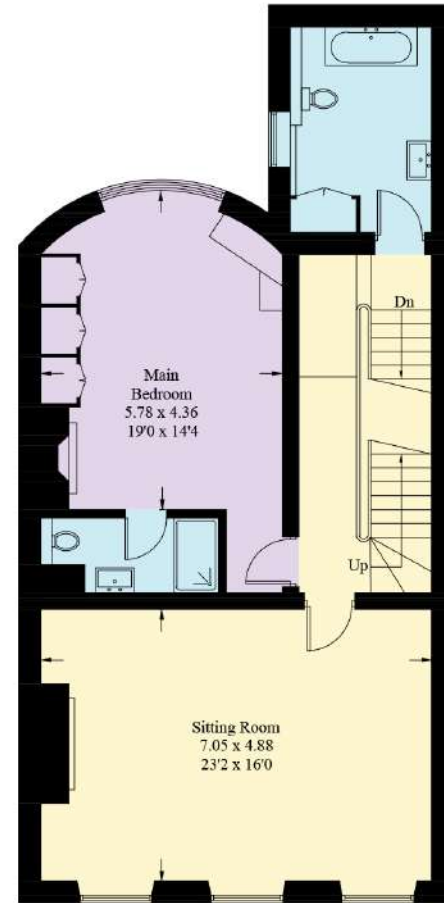
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010296)



Lower Ground Floor

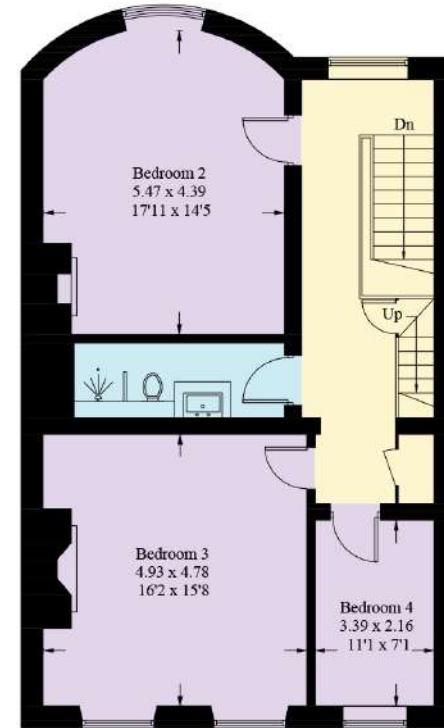


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor



Third Floor



FINER DETAILS

- Freehold
- City Centre Location
- Private courtyard to rear
- Roof terrace
- Parking for 3 cars
- Grade II listed
- Large cellar



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Chester Street

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