



THE LIMES
25 Upton Park





 **THE LIMES** 
25 Upton Park

"It's like going into a different world, it's a really unique feel, like being in the middle of countryside, it's so quiet and picturesque."

The most handsome home
on the park...

Rich in history, discover an oasis
of calm on the fringe of Chester,
in the unique community of
Upton Park.



A UNIQUE PROPERTY

Conceived of in the 1800s as a private, gated, parkland community of homes on the outskirts of Chester, Upton Park is approached along the broad, treelined 'Carriage Drive', where it extends in a friendly horseshoe and where the homes are hidden away privately behind high holly hedging, planted over a century and a half ago.

No. 25, one of the earliest built homes on Upton Park, stands proudly, often referred to by passersby and neighbours as one of the grandest on the park, with its mellow London yellow brick quins and construction features.



A WARM WELCOME

Formal gardens to the side and front harmonise with the grandeur on approach, where a large, period tiled porch precedes the formal front door and entrance into this impressive Victorian home.

Emerging in the entrance hall, the warmth and welcome of No. 25 are instantly palpable, with so many original features adding to the character of the home. High ceilings and original, pitch pine doors in their wide casings enhance the sense of airiness; in the words of the current owners 'you can really breathe here'. Light streams down from the Victorian rooflight in the landing above.

Opening up off the entrance hall are several, beautifully proportioned and symmetrical reception rooms, emanating elegance and grandeur, yet also a welcoming comfort.

Canadian rock maple, parquet flooring extends underfoot in the hallway, balanced by the soft tones and shimmer of the décor.



"It's lovely at Christmas, decorating the bannisters in traditional style, there's a vast amount of space."





PRESTIGE PRESERVED

Peaceful and tranquil, the snug can be found through the doorway on the right. Carpeted underfoot, glazed French doors open out to the rear garden patio, where a table and chairs await morning coffee; warmth emanates from the cast iron fireplace, where a coal fire sits.

High, ornate, original skirtings, lovingly and sympathetically refurbished to the highest standards, feature throughout the home.

To the left of the front entrance light streams into the sitting room through the enormous bay window. Original beautifully preserved pitch pine flooring sits beneath the carpet, featuring in the snug and dining room also. Hand run coving graces the ceilings of all the reception rooms in stylish, understated Georgian fashion, for a tasteful elegance. Within the graceful Italianate marble surround, warmth emanates from the Charnwood log-burning stove.

A second, cast iron fireplace, furnished with coal fire, it's flue recently relined, features in the neighbouring dining room where the daylight streams in through the large sash window overlooking the garden. A formal yet friendly space, ideal for wining and dining guests, again showcasing the handsome original features found throughout No. 25, Upton Park.



FEAST YOUR EYES

The heart of the home, make your way through to the impressive Christians New England kitchen, where timeless in-frame Shaker units provide an abundance of storage. With ample space for a breakfast table, this room is made for family time, with the gas Aga warming the room beautifully from within its inglenook.

Emerald pearl granite worktops gleam, providing plenty of preparation space. The large, integrated larder cupboard provides larder storage to one side, accommodating a Neff fridge-freezer to the other. There is also a Neff dishwasher, newly fitted in the last 12 months.

From the kitchen access a spacious rear lobby, where a door leads out to the rear garden and also through to a large laundry room, with plumbing for a washer-dryer. Admire the original range and ceiling mounted Sheila Maid, ideal for aiding the airing of clothes.

Off the utility there is also a handy WC.





BEDTIME BECKONS

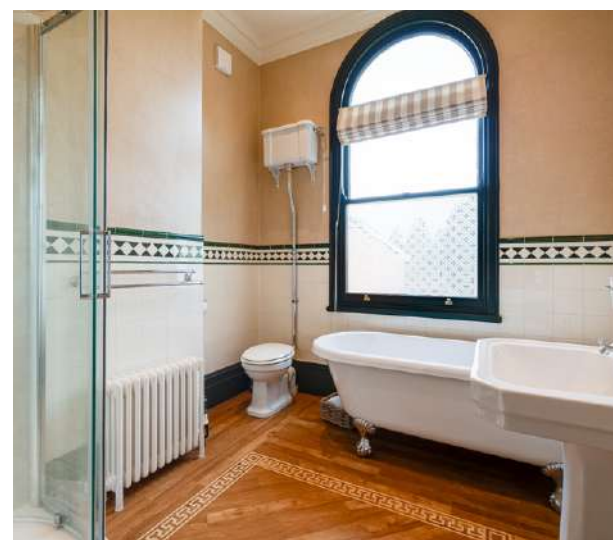
Ascending the handsome staircase to the large, light and bright first-floor landing, make your way through to the first double bedroom to the front of the home, overlooking the manicured, formal lawn and high holly hedges of Upton Park, through its large sash window. The high ceiling and balanced proportions of the home are evident throughout each of the bedrooms.

Next door, another large double bedroom with tall, arched sash window overlooks the manicured front. Spacious and serene, each bedroom brims with light.

This arched sash window motif is reimagined in the main bathroom to the end of the landing, in the sympathetic reinstatement undertaken by the current owners. With traditional clawfoot roll top bath, high cistern Victorian-style WC, Art Deco wash basin and tiling, the bathroom is grand in its proportions and its furnishings.

The newly installed Merlyn shower cubicle with 8mm glass and stone resin tray features a Hansgrohe valve head, whilst Amtico Grecian Key feature flooring extends underfoot for a luxurious finish.

A fourth double bedroom also provides peaceful and pretty views out over the private garden, furnished with a quaint, full height, original cupboard to the left of the chimney breast, another quirky and delightful period feature to be found at No. 25, Upton Park.



REST & REFRESH

Seek sanctuary in the principal suite, an enormous room with idyllic views out over the garden through its generously sized sash window.

A peaceful haven, there is so much space in which to stretch out and unwind at the end of a busy day, whilst two steps lead down to a shower room ensuite, whose fitted storage is evocative of the Christians kitchen downstairs.

Furnished with a separate, private WC with wash basin, the pitch pine door with feature leaded glass was commissioned by the current owners. In the main ensuite, the mermaid panel shower cubicle enclosure features a Hansgrohe shower valve, Nordic door and Nordic steam generator, whilst the oval, freestanding bath offers a nod to the 21st century in its contemporary design, alongside the wall mounted wash basin. A highlight of this bathroom is the beautiful, fielded wall panelling, custom created by the current owners, together with an original burnished cast iron fireplace, now decommissioned, which provides a visual focal point when taking a luxurious bath.

A home with such spacious rooms and plentiful storage, there is still potential to create further living space at No. 25, Upton Park, with two large cellar rooms and an enormous loft above.





AN ENGLISH COUNTRY GARDEN

Outside, the redesigned garden at No. 25, Upton Park wraps around the home, thoughtfully designed to echo the architectural splendour and ambience of the house itself.

To the front, block work follows the same mellow hue of the yellow quins. Archways at the top of the stone apron and at the end in front of the richly toned yew tree, echo the curve of the stunning sash windows.

Naturally zoned to offer formal flair to the front and side gardens, in keeping with the formal elements of the front façade and gravel driveway, trellis fencing delineates the transition to the more relaxed, cottage garden elements of the rear garden.

Here, a winding path leads down to the coach house and colourful Indian sandstone patio, enclosed by low walls – a suntrap in the summer months, perfect for those late summer sunsets.

The large summerhouse, beautifully maintained, offers shelter and shade, or even storage. Further storage is available in the historic coach house, formerly a stable and hayloft. Now utilized as a garage (with room for two cars), the coach house is fully fitted with gas central heating, on a separate boiler, and is also supplied with water, drainage, lighting and electricity points. Spacious enough to also accommodate a gym, a capacious room upstairs spills over with natural light courtesy of the Velux windows and serves a dual purpose as both a music room and office.



OUT & ABOUT

Step out of the front door and explore all there is to see and do, right from the doorstep. Upton Park is perfectly situated for all the essential amenities, with shops and supermarkets including Tesco and Morrisons within a five-to-ten-minute walk.

Walks are in abundance, with a variety of trails and towpaths to discover, so why not stroll alongside the canal into Chester, or cycle along the bridleway that takes you within roaring distance of the lions at the rear of Chester Zoo?

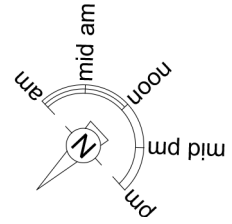
Treat yourself to a spa day at Doubletree by Hilton close by, or head into Chester for a day browsing the boutiques and enjoying lunch with friends. Dine out at Porta or Piccolino in Chester, or Made in Italy in Hoole, affectionally known as 'Notting Hoole' on account of its epicurean offerings. A wide range of cafes and coffee shops can be found within a short walk.

Commute with convenience, within ten minutes' walk of Bache station and its links to Liverpool.

Families are well served by this safe, community spirited neighbourhood, where there is a nearby park and play area alongside a wide choice of schools, including primary, secondary and award-winning independents such as King's School.

From golf courses to tapas restaurants, there is so much to enjoy close at hand from No. 25, Upton Park; a warm, welcoming and versatile family home, offering plenty of room to congregate and enough room to separate. A fantastic entertaining home, No. 25, Upton Park offers flexibility and malleability in characterful surrounds, on an exclusive, peaceful, parkland enclave.

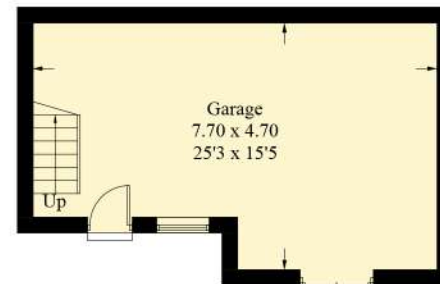




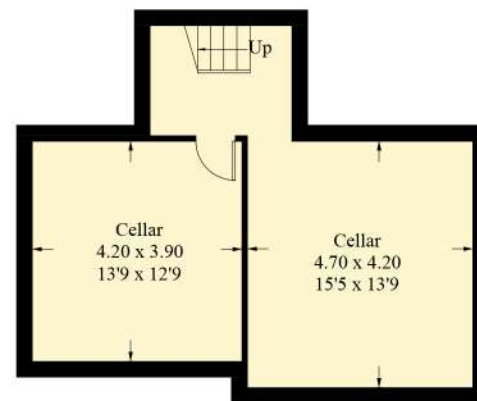
Approximate Gross Internal Area = 271.3 sq m / 2920.5 sq ft
(Including Outbuilding)
Basement = 42.5 sq m / 457.1 sq ft
Total = 313.8 sq m / 3377.6 sq ft



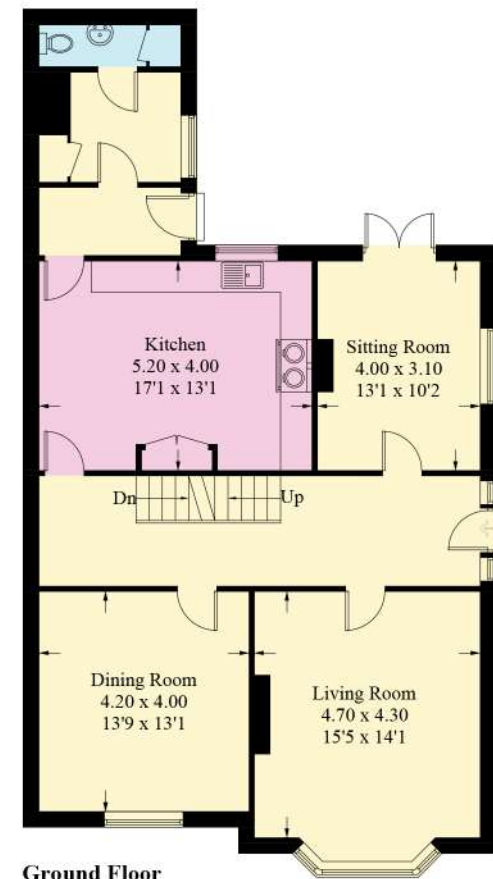
Outbuilding - First Floor



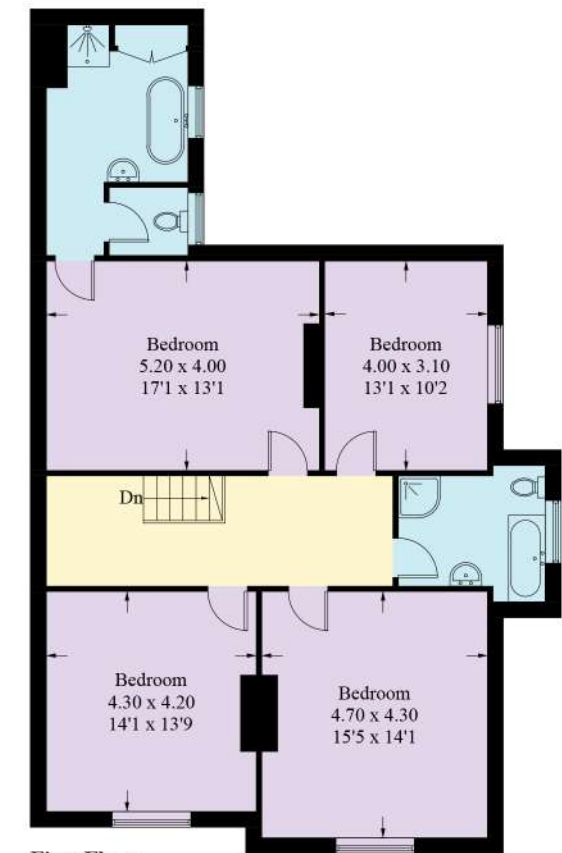
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Basement



Ground Floor



First Floor

FINER DETAILS

- Freehold
- Victorian
- Gas central heating
- Council tax band
- Cellar with potential for conversion
- Coach House currently used as gym, garage and office

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054159)

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco local
or Morrisons



SPA DAY:
Doubletree by Hilton or any
Chester hotels



DINNER:
Porta in Chester Piccolino in Chester.
Made in Italy Hoole



WALK: bridleway back of zoo, canal into Chester,
cycley into Chester. Cheshire sandstone trail



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presented by

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unique homes

/// WHAT3WORDS: other.calm.clubs

To view The Limes
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