

NO.3  
SHOTWICK PARK  
— SAUGHALL —





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*"The grounds are kept immaculate. In Spring, the driveway is lined with daffodils."*

Constructed in 1872, Shotwick Park estate is a historic ensemble of Victorian homes, nestled amidst what were once agricultural buildings, including a distinguished former dairy. This estate has traversed through various chapters of history, notably serving as a convalescent home for soldiers recuperating from the First World War. In its latest transformation, Shotwick Park has been meticulously reimagined into an exclusive enclave of luxury residences, set within a tranquil woodland haven.



## WELCOME

Stepping into 3 Shotwick Park, the grandeur of the entrance hall immediately captivates you, with its towering ceilings that usher in an air of spaciousness and luxury. To your right, the kitchen presents itself as a harmonious blend of cream and neutral tones, boasting fitted cabinets that exude a timeless elegance. Adjacent to the kitchen, a utility room provides additional convenience and storage. However, it is the mesmerizing stained glass window that steals the show, casting vibrant hues throughout the space and follows up to second story, adding a touch of historical beauty and uniqueness to the home.





## FEAST YOUR EYES

Venturing back to the entrance hall, a discreet downstairs WC is conveniently located, ensuring practicality meets design. Further along, the heart of the home unfolds in the form of an expansive reception room. Here, large windows not only bathe the area in natural light but also accentuate the intricate ceiling details, a nod to the property's rich history. This room effortlessly accommodates a cozy sitting area and a grand dining table, positioned before a stunning fireplace. It's a space designed for both lavish entertaining and tranquil relaxation, where moments are cherished, and memories are made.



## AND SO TO BED...

Ascending to the first floor, the architectural marvel of high ceilings continues, enhancing the sense of grandiosity and openness. To the left, the second bedroom, a generous double, features the continuation of the captivating stained glass window theme from below, creating a cohesive and visually appealing aesthetic. The ensuite bathroom offers a modern retreat.





## THE MASTER SUITE

At the rear of the home, the master bedroom serves as a sanctuary of peace and serenity. This spacious, light-filled haven boasts breathtaking views of Shotwick Park's lush gardens and the rolling Welsh hills beyond. It's a picturesque backdrop, inviting you to unwind and revel in the natural beauty that surrounds this distinguished property. Leading to the spacious three piece ensuite bathroom.



## REST & REFRESH

Now for a surprise, notice the second stair staircase leading up to another bedroom, currently used as a guest room and office, also with a two part ensuite.

Venturing upwards, a delightful revelation awaits as you discover a secondary staircase ascending to the third floor. Here, a versatile room unfolds, currently serving the dual purpose of a guest bedroom and office space. This room is complemented by a two-part ensuite, enhancing privacy and convenience for its occupants. Tucked away on this level, you'll find an unexpected treasure - a former sauna room. With the potential for reconnection, this space offers the enticing possibility of reviving your very own sauna facility. The third floor embodies a realm of possibilities, offering a flexible space adaptable to meet a myriad of needs and desires.





## OUT & ABOUT

When you're not meandering the many woodland footpaths, amble into the village of Saughall, where there is a Coop and a Post Office.

For a 'big shop' Chester is only three miles away, home to Morrisons, Tesco and a wide selection of shops, restaurants and bars. In the other direction, discover Cheshire Oaks and Elsmere Port. There is a regular bus service running into Chester.

Walk through woods to the ruin of Shotwick Castle, or walk further to Shotwick village itself. Drop down into North Wales; it's only a half mile walk to the border...

For refreshment and a hearty meal, visit the local village pub, The Greyhound, at the bottom of the road, easily within walking distance.

Across the road is the Vernon Institute Village Hall, home to a little café run by a local villager. Ideal for those looking for activities and clubs.

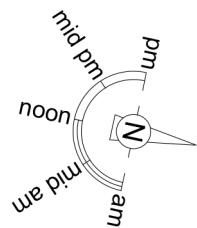
For families with school age children, the local village primary school, Saughall All Saints Church of England Primary School, rated 'Good' by Ofsted is within walking distance.

Whether you are searching for a safe and secure, low maintenance second home in the countryside to lock up and leave, or a fresh start away from the rat race, Shotwick Park is a rural retreat that is anything but remote.

For a beautiful and unique home in a peaceful countryside setting, book your viewing for Number Three, Shotwick Park today



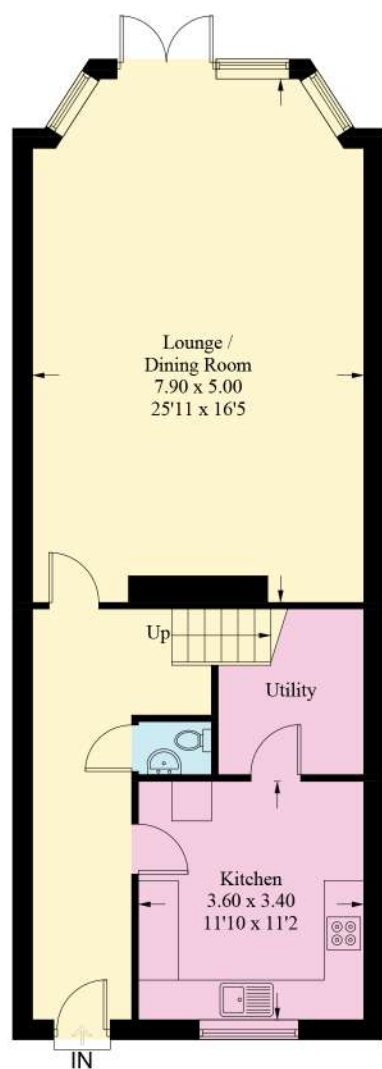




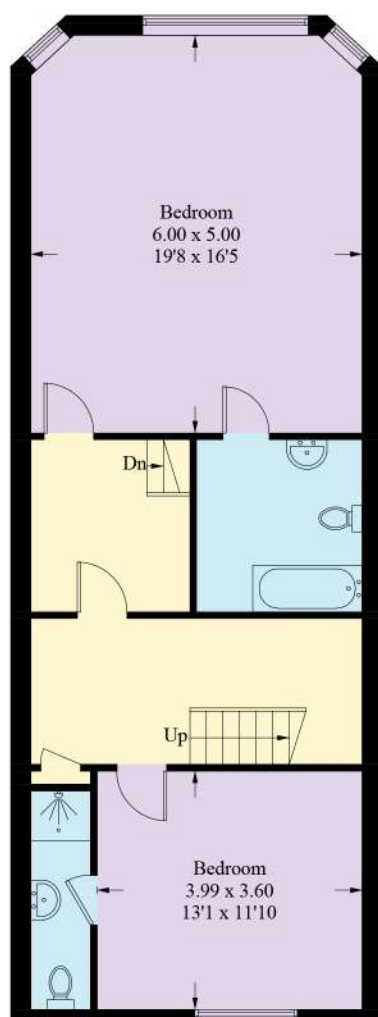
Approximate Gross Internal Area = 166.3sq m / 1789.8 sq ft

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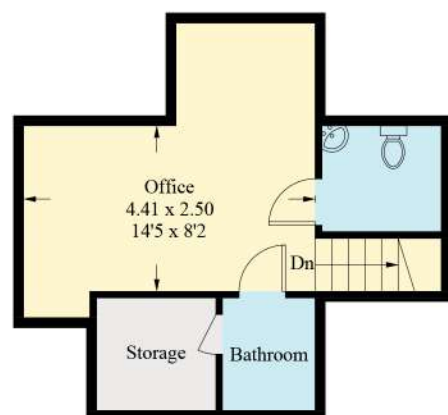
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**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059865)



### TENURE

Leasehold is 999 years from 1990, the freehold being totally and collectively owned by the 15 Households of Shotwick Park. There is a controlled management charge which is only £255 a month which includes all exterior maintenance of the grounds to the highest standard and replacement of the security apparatus, communication system, and machinery. Also included is care of individual gardens, trees, lawns, flower beds, forecourts, drives, electricity cost for all night driveway lighting and all water and sewerage charges.

### FINER DETAILS

- Double Garage
- Ample Allocated Parking
- Gated community luxury estate
- Walking distance into Saughall village
- Tennis courts and accessible land
- Fully maintained gardens
- Characteristic features
- Beautiful attic room



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To view No.3 Shotwick Park  
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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