



# No. 3 The Oaks Drive

UPTON

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No.3 Oaks Drive



## Warmth & Welcome

Dream views over the 18th hole at Upton's golf course, perfect privacy, crisp night skies filled with stars and perfectly placed for commuters. Discover the forever home you'll never want to leave, at No. 3, The Oaks Drive.

Nestled directly in front of the fairways of Upton Golf Course, or rather more specifically, the 18th green, No. 3, The Oaks Drive is discovered along a private road leading to only four homes in total.

Pull onto the driveway, where there is ample parking for several cars, alongside a garage.

Sense the peace and tranquility of the setting instantly, making your way indoors to the wow-factor entrance hall, where immediately the scope of the home can be felt, as views beckon through to the kitchen and private garden beyond.

Stone flooring flows out underfoot, with light, contemporary shades to the walls and grey carpet on the glass-balustrade staircase which rises up ahead.

Light floods into the lounge, through the first door on the left, via a broad bay window with sparkling granite sills, offering open, unrestricted views out to the golf course. A gas fire imbues warmth from within its ornate surround. Currently covered over, there is potential to reinstate an open fire or log burner in the future in the chimney breasts of several of the rooms.



## Versatile Living

Next door on the left, discover a versatile reception room. Evolving over the years, in tune to the current owners' family needs, it has served as a 'dry' playroom, dining room and now as a games room. Decorated in muted shades, with wooden flooring underfoot, there is ample space for a 12-seater dining table.

Opening up beyond, make your way through to the conservatory; another flexible room, once used as a 'wet' playroom (with access out to the garden) and now set up as a gym. Another spacious, light and bright entertaining space, this room could also serve as a dining room - with direct access through to the kitchen.

Also accessible from the hallway, relish the spaciousness, light and airy ambience of this sociable hub of the home.

With ample space for sofas in addition to a dining table, light streams in through two sets of French doors which open to the terrace at the rear, where the garden serves as a sunny extension of the entertaining space within.



*"You walk in and it's very airy and light; you don't need lights on, the windows and doors are so large the light bounces around."*





## Feast Your Eyes

Bestowing the limelight to the glorious garden views, the sleek, touch open, handleless cabinetry serves the kitchen, encompassing an array of fitted appliances including fridge, freezer brand new dishwasher, Range cooker and instant boiling hot water tap. Solid one-piece granite worktops gleam in the sunlight, as the central island serves as a natural gathering place for the family.

Reconnecting with the entrance hall, on the left, sneak a peek at the walk-in shower room, with fully fitted units and ample space for a full-size bath should you wish. An inclusive, all-encompassing family home, the downstairs rooms have all been fitted with wheelchair accessible width doors, allowing for the potential of creating a downstairs bedroom with bathroom access. Opposite the shower room there is access to the integral garage.

From the entrance hallway, ascend the stairs up to where the staircase divides, leading left to the first of four potential master bedrooms.



## Bedroom Bliss

Offering private, leafy views out over the rear garden, bedroom one is a super-king-size room, carpeted underfoot, and offering abundant storage in the wall of wardrobes opposite the bed. Peaceful, elegant and filled with light, each bedroom at No. 3, The Oaks Drive offers its own unique character.

Next door, refresh and revive in the bountiful bathroom. Tiled in white underfoot and to the lower walls, ample storage can be found in the vanity unit, topped in sparkling black granite. Monochrome, contemporary tiling features in the modern shower, with a separate bath and WC also fitted.







## Room For All

Also nestled off this private wing is bedroom two, another capacious king size bedroom, with ample space for wardrobes and drawers, and offering sublime views out over the 18th hole of Upton golf course.

Coming out of this bedroom, on the right lies bedroom five, a single bedroom, currently serving as a home office, where the window frames uplifting views out over the emerald golfing greens.

Returning to where the stairs divide, explore the remaining bedrooms on the right-hand side of the home.

Immediately on your right, a large double bedroom with shuttered windows and large wardrobes features wooden flooring underfoot and overlooks the beautifully landscaped rear garden.

Across the way, with a wall of fitted wardrobes, discover another potential master in bedroom four. With a blue feature wall and enviable vistas to the front over the 18th hole, positioned over the garage, the plumbing is in situ to add an ensuite to this bedroom, should you choose.

Overhead, accessed from the landing, there is further potential to extend up, into the large loft.



## The 19th Green...

Step out from the kitchen and onto the porcelain tiled patio, where there is currently set up a six-seater dining set and garden kitchen to the left.

Fully south facing, the garden soaks up the sunshine throughout the day, from morning 'til night, in both the front and back gardens.

Wildflowers and shrubbery provide a natural frame to the garden, where the lush green lawn mirrors the greens to the front.

Work from home in the summerhouse, which could potentially become an outside office. To the rear of here is a handy storage area.

Woodland to the rear ensures that No. 3, The Oaks Drive is a haven for nature; watch for visiting woodpeckers, nuthatches and even a family of ducks who visit from the golf course.

Admire the evening sunsets, and in the morning, let nature be your alarm clock, with the beautiful dawn chorus awakening you through an open window.



"We've not had a single golf ball in 31 years."





# Out and About

Nestled in a small but supportive settlement of just a handful of homes, No. 3, The Oaks Drive is rural, but not remote, safe and secure and yet secluded.

Private and peaceful, yet so easily accessed, it is only a 20-minute walk to Chester, whilst the local Upton shops are just minutes up the road.

Only five minutes from Hoole roundabout, motorway links are at your fingertips, making life easy for commuters.

Families are perfectly placed for schools, with independent school Queen's within walking distance and King's School also close by. Rated Good by Ofsted, Upton High School is also close by, whilst No. 3, The Oaks Drive is on a bus route to Caldy Grange Grammar School on the Wirral.

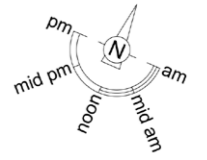
With Chester Zoo on the doorstep, why not get an annual membership for enriching after school and weekend activities? Cheshire Oaks is also close by for shopping opportunities, whilst walks are in abundance, with the canal handy for dog walkers.

Secluded, peaceful, private and so silent you can hear a pin drop, for dark skies, unrestricted views and spacious living, No. 3, The Oaks Drive is the ultimate family home in Upton.

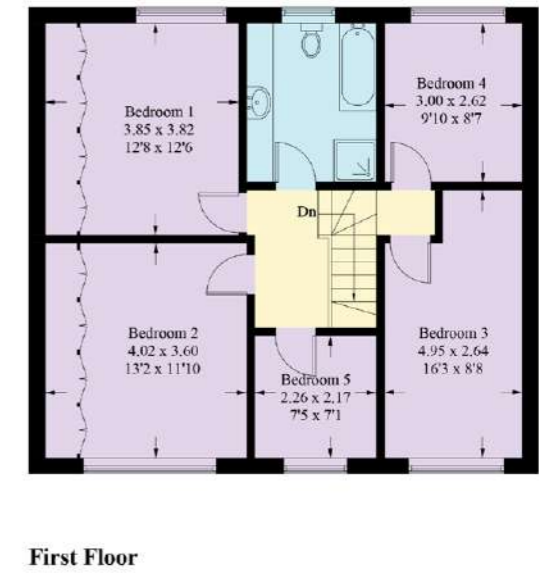


# No. 3 The Oaks Drive

UPTON



Approximate Gross Internal Area = 208.1 sq m / 2240 sq ft



### FINER DETAILS

- Freehold
- Council Tax Band D
- Further development potential
- Full view of golf course

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072666)



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To view No.3 The Oaks Drive  
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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