



ORCHARD COTTAGE

CHESTER

"People who've lived their whole lives in Saughall don't know Orchard Cottage exists."




ORCHARD COTTAGE
— CHESTER —

Leave the world behind, and escape to tranquility, at Orchard Cottage, Saughall's best kept secret.

Sense the seclusion and separation from the hustle and bustle, leaving behind the arterial Cheshire roads for the capillary lanes feeding just Orchard Cottage and one final home beyond.

Pull into the sweeping driveway, leading to an architecturally planted turning circle, where borders of acers, mature trees and rhododendrons provide perfect privacy for Orchard Cottage. Additional parking is available in the detached double garage. There is also a single, integrated garage which holds potential for conversion into a gym, office or even a fifth bedroom with an ensuite.



WARM WELCOME

Freshly laid carpet in the entrance hall harmonises with neutral walls, for a warm and welcoming arrival home. Freshen up in the cloakroom to the right, where an extra wide wash basin vanity unit, beneath an LED mirror, accompanies a WC and heated towel radiator.

On the right, open the oak door and step through into the kitchen-dining room. Karndean slate-style flooring extends underfoot, warmed by underfloor heating and the perfect counterpoint for the sleek, floor to ceiling handleless units, which offer an abundance of storage space.

Additional storage can be found in the deep drawers of the granite topped central island, which extends to a solid wood-topped, L shaped breakfast bar, serving as a sociable focal point for mealtimes.





"The appliances have barely been used; we only cook in the kitchen really at Christmas. We cook mostly in the utility room."



HEART OF THE HOME

A sink with grooved drainage and Quooker instant hot water tap accompanies a dishwasher and induction hob with Bora central extractor. Built-in appliances include a full height fridge, full height freezer, two ovens and plate warmer (used only on a handful of occasions), in addition to a brand new, never-been-used dishwasher.

A breathtaking and seamless space, the kitchen blurs the boundaries with the outdoors, with three Velux windows with electric blinds in the sloping ceiling drawing down natural light as the two-way sliding doors open directly onto the patio, with an L-shaped couch with television: ideal for barbecue nights in the summer with family and friends.

French doors also open to the private and sunny front terrace from the dining area of the kitchen; bringing the outdoors in is a common motif at Orchard Cottage.



VERSATILE SPACES

Tucked off the kitchen is the capacious utility room, more a secondary kitchen than a utility room, fully fitted with electric cooker, fridge, washing machine, dryer and dishwasher. There is also access from here out to the patio and garden alongside access through to the garage, which offers enormous scope to convert into an additional room, perhaps as a gym, games room or incredible home office.

Returning to the entrance hall, directly across from the front door, oak and glass double doors open into the lounge, where vibrant views of the verdant garden are framed through a trio of floor to ceiling windows. Cosily carpeted underfoot, light also drifts in through a large window to the front.





RELAX AND UNWIND

An all-season room, winter nights are particularly agreeable, when hunkered down, snug in the warmth from the log-burning stove, nestled within its impressive fireplace. Intimating the spaciousness of the room, a second set of double doors reconnects with the entrance hall from the lounge, whilst a separate door leads through to the garden room.

Brimming with light, this large, light and bright conservatory, with its phenomenal views over the garden, has the potential to be reinvented and adapted in myriad ways.



BEDTIME BECKONS

Upstairs, directly ahead, make your way through to a sunlight filled and spacious double bedroom, with shimmering tones to the feature wall, alongside fitted wardrobes. Windows to two aspects frame fantastic views out over the garden at the rear and open fields to the front. There is scope for the addition of an ensuite to this bedroom.

Along the landing, next arrive at a second spacious double bedroom, again furnished with fitted wardrobes and affording far reaching views out over the garden.

Continuing along the landing, note the storage available on the right, offering scope for the addition of another bathroom, with a dormer window which could overlook the front garden.

Opposite, another large room, currently serving as an office, could serve as a bedroom, with ample space for a double bed.





BATHROOM BLISS

Along the light-filled landing, refresh and revive in the family bathroom, fully tiled in spa style shades to the walls, with a walk-in shower containing LED alcove shelving, alongside a separate bath, heated towel radiator, large, vanity unit wash basin and WC.

Privately nestled at the end of the landing, sanctuary awaits in the spacious, soporific master suite. Filled with natural light from windows to both sides, wake up to the morning sun, and views out to the horses in the fields beyond the front garden.

Peaceful and not overlooked, the master bedroom is overflowing with storage, containing sliding door fitted wardrobes, and served by its own private shower room ensuite, with walk in shower, vanity unit wash basin, heated towel radiator and WC.



PEACEFUL PARADISE

Nestled on an acre of land, established, 100-year-old trees and mature rhododendrons create a buffer of privacy from the wider world.

Follow the winding path through the mature trees down to a wooded area at the end of the garden, where you can find a large woodshed, perfect for stockpiling the fuel for the log burner in the lounge.

The healthy, striped lawn is Orchard Cottage's pride and joy, with two additional lawns to the front, whilst the large patio terrace is the perfect place to wine, dine, and entertain family and friends throughout the summer months.



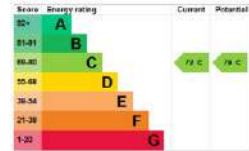


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080891)

FINER DETAILS

- Council Tax band G
- Heating Gas combination boiler/ underfloor heating
- Loft Space
- Chester Station 4.3 miles, Manchester airport 34 miles
- Greyhound Pub/ Co-op under 15 minute walk



OUT & ABOUT

In the heart of the countryside, where England meets with Wales, Orchard Cottage is perfectly poised to enjoy the best of both worlds, as walks and cycle routes abound from the doorstep.

Hop on your bike in the morning and head down onto the cycleway, only five minutes from home, and head out along the canal, calling in at the pub for a thirst-quencher on route. Chester is only 30 minutes' ride from Orchard Cottage along the cycleway.

Within walking distance of Orchard Cottage you can find the Greyhound Inn, just ten minutes from the door. For all the essentials, the local Coop is only 15 minutes' walk away.

In the village, you can also find two hairdressers, a beautician and a takeaway. With its strong community feel, there are plenty of opportunities to get to know your neighbours, with regular clubs held at the village hall, from badminton to Zumba.

Ideal for families, in the village you can also find a popular primary school and two nurseries, with a playground just 20 minutes' walk away from Orchard Cottage at the top of the village, in addition to a cricket pavilion.

Just 20 minutes' drive away you will find historic Parkgate, a picturesque village, famous for both hosting Admiral Nelson and its' fish and chips. There are gyms available nearby including one in Mollington. Meanwhile, for retail therapy, Cheshire Oaks is just ten minutes away by car, whilst Chester Zoo is also nearby for family days out.

With Chester just ten minutes away by car, you can easily commute to London; Manchester airport is 34 miles away, whilst Liverpool airport is 25 miles away and the M56 accessible in ten minutes' drive of Orchard Cottage. Chester Station is just 4.3 miles drive away.

Nestled in the tranquility of the countryside, Orchard Cottage is a home that has evolved and expanded, with so much still to give. Experience the peace and serenity of this spacious, warm and welcoming home, Saughall's secret treasure.



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— CHESTER —

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