



5 BROOKDALE
COURT
WAVERTON



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Experience convenient countryside living at No. 5, Brookdale Court, a spacious and versatile Cheshire brick barn conversion, peacefully set in what was once part of the Duke of Westminster's Grosvenor Estate and offering idyllic views out over the verdant greens of Eaton Golf Club.

Wrapped up in countryside and home to an exclusive collection of only eight homes, converted in the 1990s, Brookdale Court is a rural, yet not remote, safe and secure community, with easy access to the local shops, schools and transport links.



SOUGHT AFTER SETTING

Pull through the wrought iron electric gates, and into the secure, walled enclave of Homes. Just before the gates is a large designated visitor parking area with space for plenty. With ample space for at least two cars beneath the carport, upon arrival sense the synergy between this barn conversion and its 150-year-old heritage; its locally significant diaper pattern brickwork and Eaton Red paintwork both synonymous with the high standard of finish.

Sitting seamlessly in its local surroundings, and beautifully landscaped, make your way to the porch entrance, which opens to a large and light-filled entrance hallway

A home that reveals itself as you move from space to space, there is a Tardis-like quality to No. 5, Brookdale Court. As you, make your way in through the characterful entrance and into the hallway where over 200 square metres of tranquil and flexible living space unfurls.



CHARACTERFUL COMFORT

Light and airy, Karndeian oak-effect flooring flows out underfoot, with under stairs storage available for coats, shoes and more. Ahead, the exposed brick on the turn of the stairs infuses a rustic warmth. Sneak a peek at the cloakroom with wash basin and WC before making your way through to the kitchen.

Characterful beams are a motif found throughout the home, instilling a sense of heritage. A range of cupboards and drawers offer ample storage, with plenty of preparation space available on the stone-effect worktops. With space for a breakfast table, this practical culinary hub also features an array of fitted appliances including oven, warming drawer, ceramic hob with overhead extractor hood, fridge, freezer, dishwasher and washing machine.

Feast your eyes on the retreat used to relax and unwind. This room can also be used as a dining room offering a wonderful space in which to entertain family and wine and dine friends. Light flows in through a window looking out over the garden, as the ever-present beams are illuminated by uplighting to the walls.



"There is room to have personal space, while it is also perfect for large family groups."



VERSATILE SPACES

With views out over the garden, there is a light and bright, beam bedecked spacious study, where French doors open out to the south facing rear garden, and is perfect for drifting out to on a warm summer's day and enjoying alfresco dining with the family.

Working from home is a breeze, with good broadband speeds, whilst savouring the glorious garden views.

Light floods in down the open and triple height staircase, with an exposed brick wall serving as a striking feature, before arriving at the first-floor landing.

Spacious, sunny and south facing, serene views await from the first floor sitting room, out over the garden and golf course beyond, courtesy of French doors, which open to a Juliet balcony.

In the evenings, the rustic beams add a cosiness and warmth that bely the spaciousness and size of the sitting room.





AND SO TO BED...

A sanctuary of sleep, the master bedroom offers elevated views out over the greenery and treetops. With French doors opening to a Juliet balcony this allows a refreshing summer breeze in. Spacious with fitted wardrobes and an additional walk-in wardrobe available on the landing, the master bedroom also benefits from a large and luxurious ensuite, with separate bath tub and shower.





REST & REFRESH

On the second floor, three further bountiful bedrooms await. With incredible, serene and far-reaching views out over the garden and golf course, bedroom two lies to the rear of the home. Original, exposed oak beams and trusses thread the history of the home throughout its rooms, adding warmth, character and comfort.

Nestled to the front of the home, bedrooms three and four again feature handsome, characterful oak beams, with rooflights drawing in an abundance of light.

Bedrooms three and four have fitted wardrobes.

Serving the three guest bedrooms is a good-sized family bathroom, with WC, wash basin, and bath containing overhead shower.

There is also an airing cupboard housing the gas combi-boiler and plenty of room for airing laundry.





AN ENGLISH COUNTRY GARDEN

Soak up the sunshine on the large block paved patio of the south-facing garden to the rear, where there is plenty of space for garden furniture.

In the summer time, saturated in sunshine from early morning in to the evening, take all your meals alfresco, enjoying the tranquillity and serenity of this setting, (save for the occasional cry of 'fore' drifting through the air).

Predominantly laid to lawn with mature shrubs, trees and beech hedging privacy and shelter is provided. The garden is easy to maintain whilst having a variety of plants in the borders that provide colour throughout spring and summer and even in to the autumn.

Safe and secure, this enclosed garden, with splendid views out to the golf course, is ideal for children and pets.

Alongside a garden shed, the carport also features two storage units, which can be used as stores, or workshop areas.

*"In the summer, we love spending time eating out in the garden.
The home is perfect for living through the whole year - from winter cosiness to outdoor summer sun."*





OUT & ABOUT

Explore the countryside on your doorstep. Step out across the golf course to the canal before turning left and heading off in the direction of Tattenhall. Turn right to head into Waverton village, before arriving at Christleton village and further still, on into Chester.

In Chester you can walk the Roman Walls, stroll alongside the River Dee or, a little further afield, pay a visit to Chester Zoo or Blue Planet Aquarium at Cheshire Oaks. Families are so well placed for a range of activities, with Crocky Trail kids' park, Beeston Castle, and various National Trust homes within 30-minute drive.

Families are well served by excellent educational facilities in the locale. Within the catchment area for Waverton Primary School (currently rated 'Good' by Ofsted), Christleton High School (rated 'Outstanding' by Ofsted) - 5 Brookdale Court is also inside the catchment area for the popular Stepping Stones Montessori Nursery & Pre School. Meanwhile independent school Abbey Gate College in Saughton is just eight minutes' drive away.

Golfers, of course, are perfectly located at Brookdale Court, with just a 100 yard walk to the 1st tee of the neighbouring golf course

There are plenty of local pubs and restaurants to discover, all within ten minutes' drive. Chester with its wide range of cafes and restaurants is on hand, whilst closer to home The Plough pub is only a mile away, and in Christleton there is the friendly country pub The Ring O Bells.

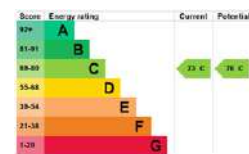
Within Waverton village, a small group of shops includes a pharmacy, One Stop™ supermarket, Eggbridge Rolls (serving freshly baked bread and free range eggs), alongside a hairdresser, barbers and dog groomer also in the village. A thriving village for all ages, there is a village hall, hosting a variety of local activities including film nights and fitness classes, with a doctor's surgery even based here.

Just ten-minutes' drive from the village takes you to a series of supermarkets including Aldi, Sainsbury's and Waitrose.

Commute with convenience, a mere ten minutes' drive to Chester station with direct links to Liverpool (30 mins), Manchester (45 mins), London (2 hrs) and Leeds (slightly over 2 hours). Meanwhile, by car, you can be at Manchester and Liverpool airports in a respective 40- and 30-minutes' drive time. For family days out, the Welsh coast is roughly an hour away alongside Snowdonia National Park (home to the fastest zip wire in Europe). For a home with flexible living, space and where the quiet of countryside meets the convenience of city links, No. 5, Brookdale Court is capable of serving a variety of homeowners, from young to old.



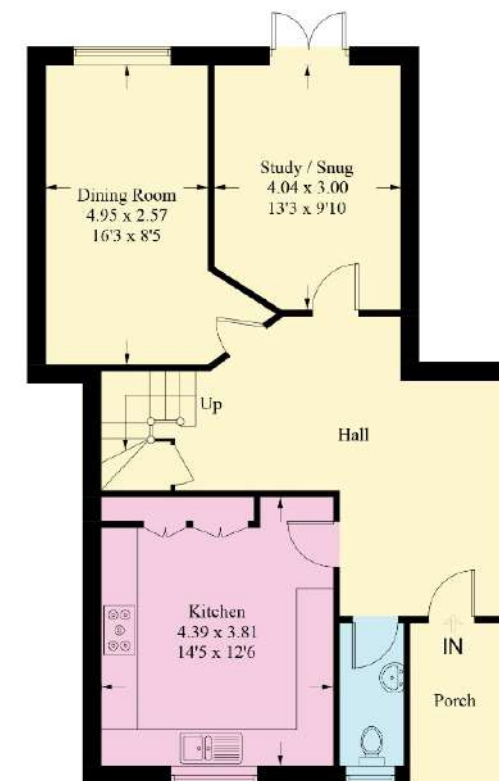
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FINER DETAILS

- Private gated community
- Quiet & idyllic location
- Fabulous views over the golf course & beyond
- Council Tax Band G
- Freehold

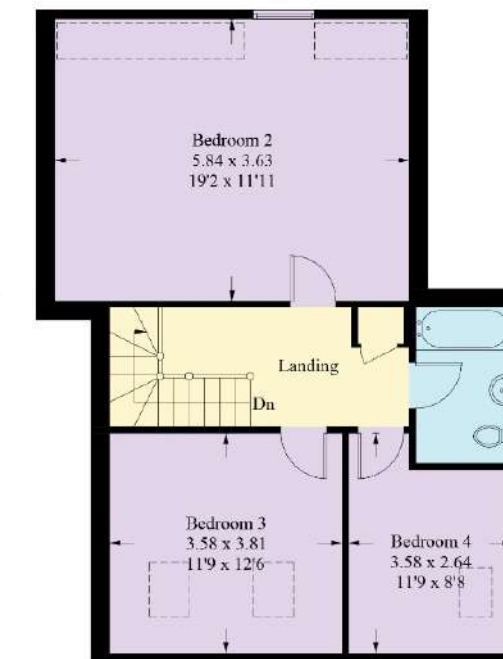
Approximate Gross Internal Area = 204.6 sq m / 2202.3 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076066)

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