



**Woodland View  
Picton Lane, Chester**

**£675,000**

**CURRANS**  
*homes*



Experience luxurious country living at Woodland View, a beautifully converted 4-bedroom barn in Picton. Located in a conservation area, this property offers stunning views of the Cheshire countryside and beautiful woodlands beyond.

The ground floor features underfloor heating, a bright reception hallway, a cloakroom/W.C, a spacious living room with a vaulted ceiling, and an open-plan kitchen/dining/family room. The bespoke kitchen includes integrated appliances, a large island, and French doors leading to a generous rear garden with incredible open field views. Completing the downstairs accommodation is a utility room that also provides access to the rear garden and a versatile fourth bedroom, currently used as a home office/study.

Arriving upstairs to the first floor, you are greeted by a large window seat that provides far reaching views/ The principle bedroom includes a walk-in wardrobe and also an en-suite shower room. Two further bedrooms and a luxurious family bathroom with a four-piece suite complete the first floor.

The property includes a gated driveway leading to a gravelled courtyard with off-road parking and a detached double garage with an electric door and loft storage.





The rear garden features a lawn, decked area, and patio, ideal for outdoor entertaining with the backdrop of open fields and woodland.

#### FINER POINTS

- Beautiful and spacious barn conversion
- 4 bedrooms
- Underfloor heating
- Incredible views
- Detached garage
- Powered by LPG gas

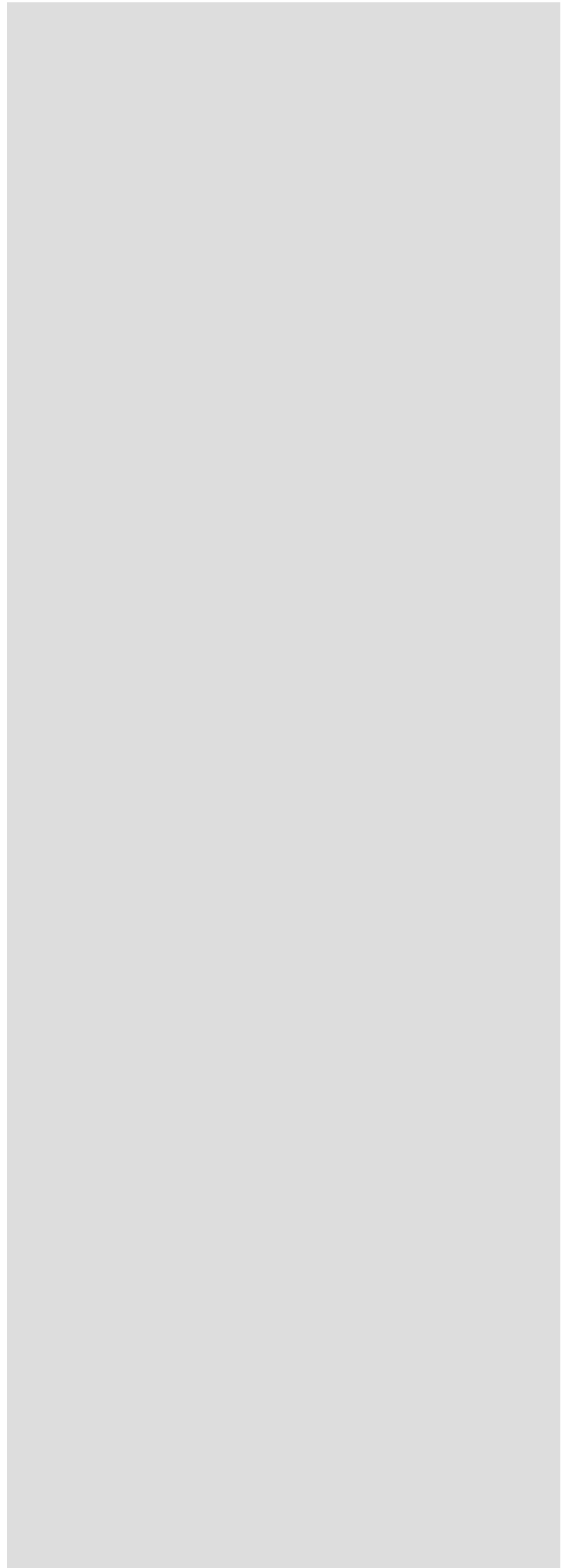
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

**Tenure:** Freehold

**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band F

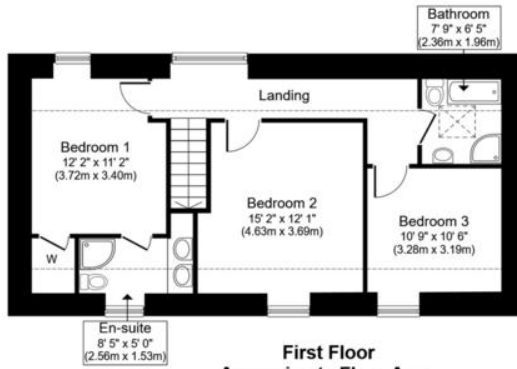
**Viewings:** By appointment only



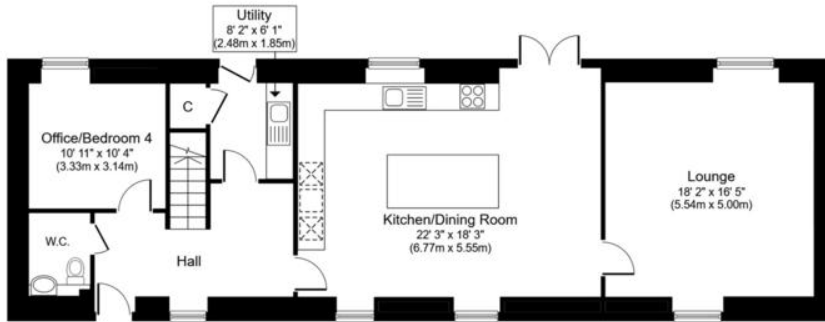




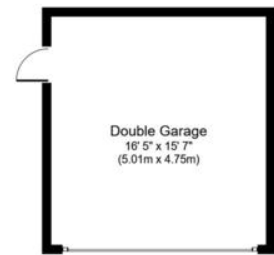




**First Floor**  
Approximate Floor Area  
**652 sq. ft.**  
(60.5 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**1,085 sq. ft.**  
(100.7 sq. m.)



**Garage**  
Approximate Floor Area  
**263 sq. ft.**  
(24.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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