

NEWLANDS
— CHRISTLETON —



NEWLANDS

Tucked away along a quiet, leafy private no-through lane, discover Christleton's hidden gem; Newlands, an architecturally unique, bespoke built home offering enchanting family living. Wrapped up in rurality in the award-winning Sunday Times Best Village, and offering calm, canalside living, Newlands is within easy reach of fantastic local and private schools and amenities.

HIDDEN GEM

Neatly nestled behind a private fringe of greenery, a maturely planted front garden is well lit, and features a gravel driveway offering ample parking for six or seven cars, alongside a detached double garage.

Make your way inside, where light from the large, obscured glass panel beside the front door floods light through into the entrance hallway. Peaceful and homely, the double height ceiling lends an airy openness that sets you at immediate ease upon arrival home.

An impressive cascading light feature above shines down over the oak and glass staircase, setting the standard for this stylish and exceptionally finished family home.





ENCHANTING ARRIVAL

Wooden flooring flows out underfoot, with muted, soft décor to the walls. Glazed double doors lead through from the entrance hall into the open plan living-kitchen-dining area, where views over the garden entreat instantly.

The heart of the home, the dining-kitchen opens onto the raised decking to the rear, the perfect place to dine alfresco with family and friends throughout the year, seasoning your mealtimes with mouthwatering views out over the scenery to the rear.

FAMILY TIME

A home designed for family life and entertaining, the kitchen is a sociable hub, with a large central island packed with storage and topped in granite, with a beautiful, polished wood breakfast bar feature. Sliding doors open to another area of decking, allowing you instant access to the outdoors, and providing a perfect party flow when entertaining, with multiple entrance points for guests to mingle and manoeuvre on balmy summer evenings.





VERSATILE SPACES

Off the kitchen, discover a series of practical rooms, including a downstairs wash room with basin containing vanity unit storage and a WC, alongside a utility room with plumbing for washing machine, dryer and access outdoors, and finally, a boot room with storage for shoes.

To the front of the kitchen, tucked away from the entertaining space, discover the snug lounge, an oasis of calm, dressed in tranquil tones of blue. With private views out to the gravel garden at the front, this versatile room could also easily serve as a dining room, playroom, office or even an accessible downstairs bedroom, served by a shower room ensuite.

AND SO TO BED...

Ascending the beautiful oak and glass staircase, with inset LED lighting, from the entrance hall make your way to the first-floor landing, broad and bright, with plush stone-coloured carpet underfoot. A spacious area, this landing currently houses a desk, making it a peaceful and central space in which to work from home.

To the right of the gallery landing, make your way to the rear, where slumber beckons in the master suite.





BREATHTAKING VISTAS

Step into sunlight, as garden views rush to greet you through the full width doors, which slide open to a glass-enclosed balcony overlooking the garden, canal and countryside beyond. Peaceful, private and perfectly positioned for sunsets and sunrise, soak up the sunshine and serenity from morning 'til night.

A sophisticated sanctuary, with plenty of space for your super-king-size bed and wardrobes, step through into the spa-like ensuite, warmed by underfloor heating and furnished with walk-in shower, vanity unit wash basin with demisting mirror over, and WC.

Returning to the landing, to the front of the home, soothing shades of blue-grey feature in the second bedroom, where soft carpet flows underfoot and peaceful views extend out to the garden and trees along the lane. Ideal for teenagers, there is a large, dressing room with built-in storage.

REFRESH & UNWIND

From the landing, make your way along to the family bathroom, dressed in earthy tones and featuring a bath, vanity unit wash basin with LED demisting mirror over and WC, there is plenty of storage for towels and toiletries.

At the end of the landing, to the front, beneath a high, sloping ceiling, a third, spacious double bedroom, furnished with sliding, part-mirrored wardrobes, adds balance to the bedrooms, carpeted in grey and brimming with light from the large window.

To the rear a fourth bountiful double bedroom brims in light and offers enchanting vistas out over the garden, canal and countryside beyond, completing the collection of spacious bedrooms at Newlands. It is also served by a deep walk-in wardrobe furnished with shelving and hanging rails, alongside an ensuite shower room.





WATER'S EDGE ESCAPE

Outside, elevated decking spans the home, accessible from each of the rooms to the rear, offering so much scope for wining, dining and alfresco entertaining.

Basking in the south-facing sunshine, step down to the sheltered and private patio, and watch the ducks bobbing by along the canal, which flows by to the rear of the garden. Here potential mooring rights can be obtained, or easy access to paddleboard/canoe as an alternative to explore.

Peaceful and tranquil, nature's soundtrack plays an ever-changing album of birdsong, with wildlife in abundance.

A large, well-maintained lawn is edged in immaculately manicured borders, brimming with mature shrubs and planting, framing the garden in colour, scent and texture throughout the year.

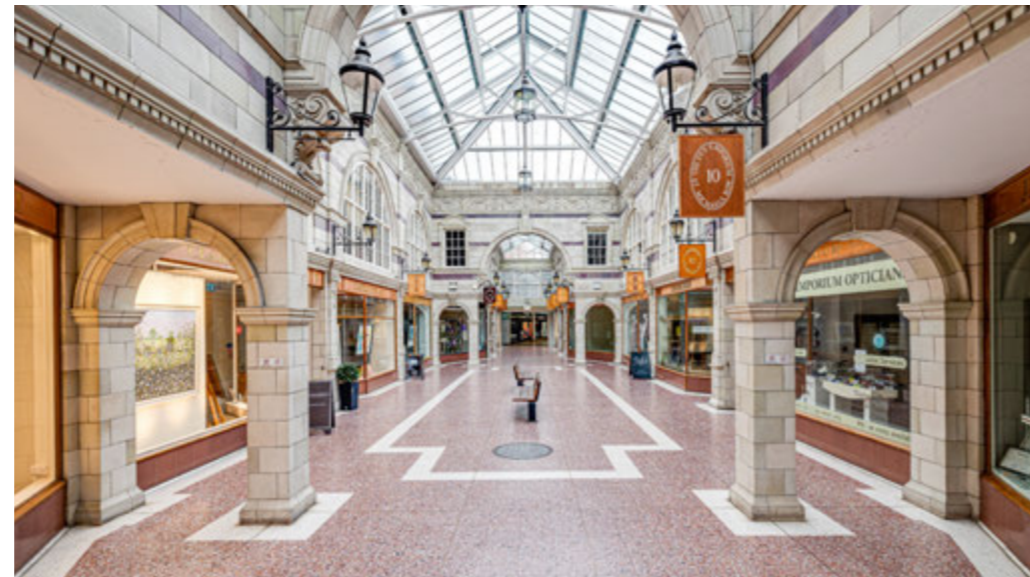
There is a handy shed to the rear, ideal for storing all your patio furniture in the winter months.

ON YOUR DOORSTEP

Idyllically situated in the heart of one of Cheshire's most sought-after villages, Newlands is perfectly placed just a few minutes' walk from the Shropshire Union Canal, where you can meander along the towpath and into nearby Chester.

With its excellent academic reputation, families are ideally placed close to Christleton High School, whilst the well-regarded Christleton Primary School is also close by. The property is also within easy reach for private schooling such as the prestigious Abbey Gate and Kings School.

With a selection of local shops close by there is also an independent coffee shop Koow in the village, with three thriving pubs all within walking distance, including The Ring O' Bells and The Cheshire Cat.



After school, why not take the children to feed the ducks at Christleton Pond: a picturesque spot perfect for a picnic or a spot of bird watching, with Little Heath Playing Fields not far away, offering space for sports, a playground for children and not to mention the local cricket club.

Christleton Leisure Centre hosts a variety of events, clubs, and activities, fostering a strong sense of community which is further enhanced by the local Brio Sports Centre that offers a gym, swimming pool and a range of fitness classes.

With excellent accessibility, Newlands, a wow-factor home in an idyllic Cheshire village setting, offers the best of both worlds, well-connected by road, with easy links to the A41 and A55, making it convenient for commuting to Chester and wider cities.



FINER DETAILS:

- Unique detached home
- Separate detached garage
- Canalside
- Private no through road
- Sought after award winning village location
- Potential for mooring rights



Approximate Gross Internal Area = 231.4 sq m / 2491 sq ft

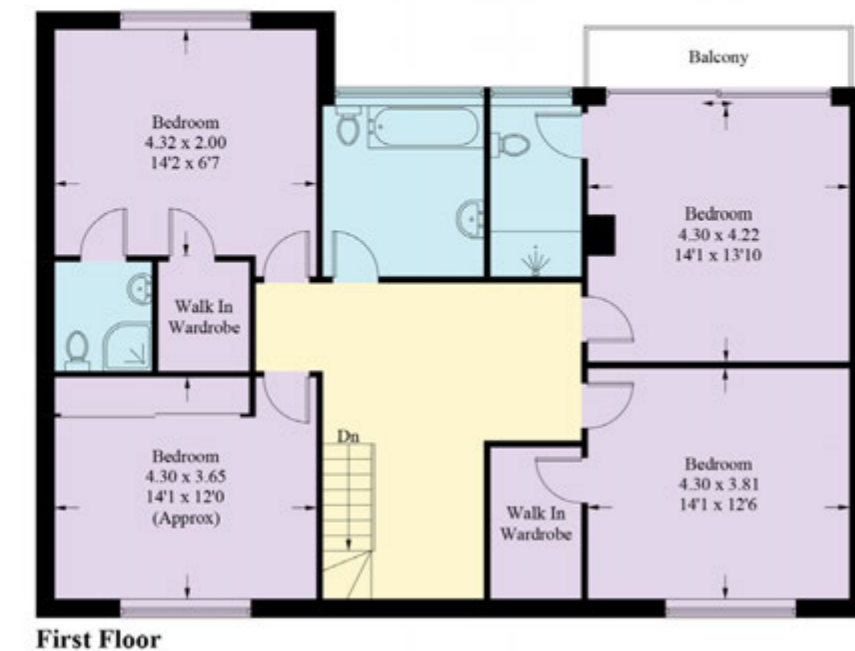
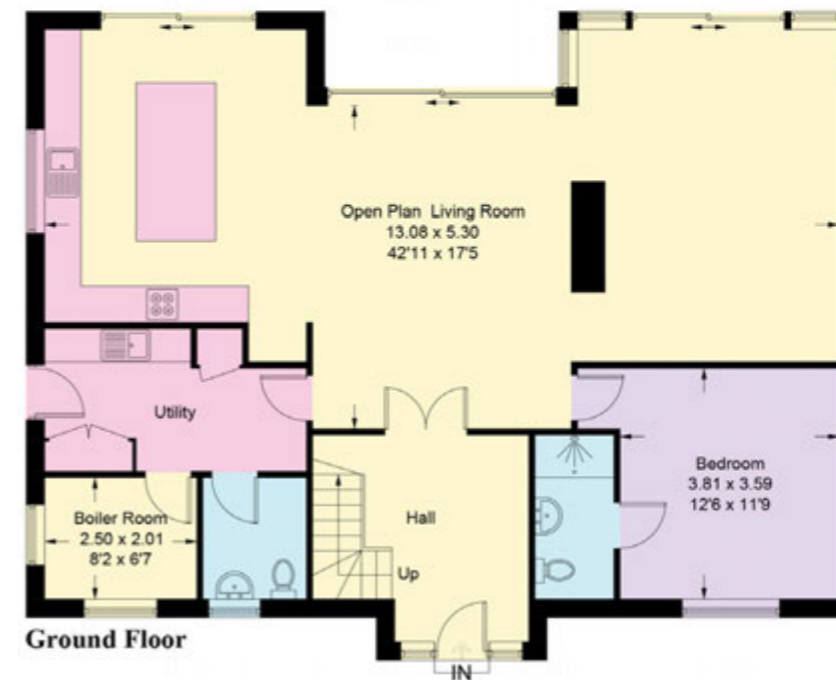
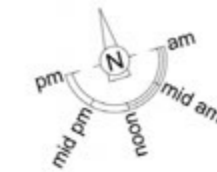



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To view Newlands
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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