

CURRANS
homes





WELCOME TO 1 BIRCHDALE

Welcome to 1 Birchdale Farm, located amidst the rolling greenery of Kingswood, Cheshire, this new build semi-detached home offers modern luxury living in a countryside setting.



Set within a small luxury development, 1 Birchdale is set over three floors that allows the home to benefit from incredible, far-reaching views.

Stepping inside, you are greeted by a bright entrance vestibule, leading to a separate inner hall and then through to the most spacious living/dining/kitchen – the open-plan design seamlessly blends the living, dining, and kitchen areas into a cohesive whole, yet thoughtfully arranged elements create distinct zones within the space.

STYLE AND COMFORT

With underfloor heating underneath the contemporary wood flooring that flows through the entire downstairs, the dual aspect windows flood the living space with natural light. The dining area also features sliding doors to a rear courtyard.

The kitchen is beautifully presented; a contemporary-country kitchen, with a range of wall, drawer and base units, complimented by bright quartz countertops and a breakfast bar.

Completing the ground floor accommodation is an understairs pantry/store cupboard and a w.c.



SPACE & LIGHT

At first floor there are two great sized bedrooms, one with a stylish en-suite and both with lovely views. The second bedroom enjoys easy access to the family bathroom, complete with a bathtub, overhead shower, vanity unit wash basin, and WC.

Upon the second floor is the primary bedroom – a true sanctuary. Awash with light, this grand space offers enchanting, elevated views out over the countryside – and further complemented by a beautiful en-suite with a walk-in shower. Next to primary bedroom is the fourth bedroom, offering a lot of versatility as this can easily be utilised as a separate dressing room.



A low maintenance and lush garden is laid to lawn at the front of the home, and ample parking is available beyond this.





FEAST YOUR EYES...

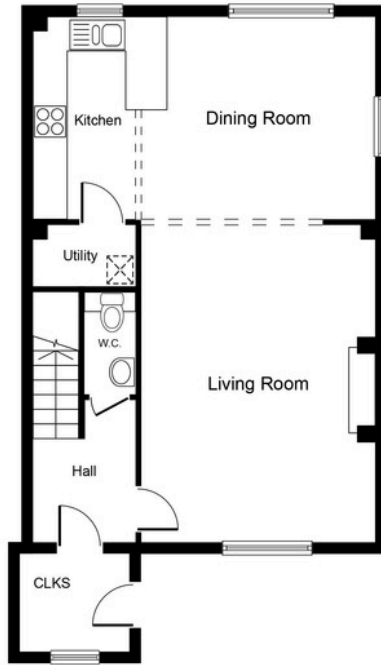
Ideally situated in the picturesque and sought-after setting of Kingswood, Birchdale arm is perfectly placed for those looking to experience the quiet calm and community spirit of Cheshire village life.

Within walking distance of delightful villages and towns, including Newton, Kingsley, and Manley, there is plenty to see and experience on the doorstep.

Walk into nearby Kingsley where you can pick up all your essentials in the local shop. After a day of exploring the footpaths and trails nearby, you can unwind with a refreshing drink at the Red Bull Inn, a welcoming country pub host to traditional events including the Spring Fair and the crowning of the May Queen.



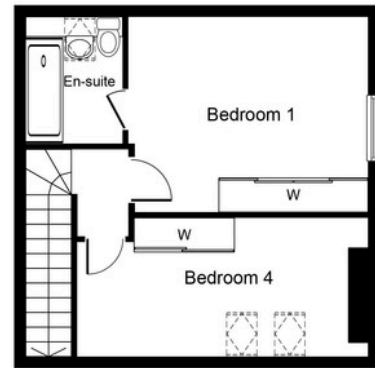




Ground Floor



First Floor



Second Floor

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.



FINER DETAILS

- Surrounded by countryside
- Modern home
- Opulent & luxurious
- Incredible views
- Underfloor heating
- Freehold
- 10 minutes to Frodsham town
- 20 minutes to Chester city centre





BIRCHDALE FARM
FRODSHAM

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WHAT3WORDS: lilac.bliddful.breaks

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