



LITTLETON

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# THE EDGES

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Set back from the main road, tucked away along a discreet, private lane, discover one of Cheshire's quietest kept secrets at The Edges, in the enchanting village of Littleton.

In a prestigious and peaceful area of the Cheshire countryside, just a walk from Vicars Cross Golf Club and within easy reach of local schools, The Edges is an endearing fairytale escape, so hidden away that its discovery comes as a surprise to many visitors and locals alike.

Set behind a set of solid wooden gates and along a block paved driveway, surrounded by borders brimming with planting and leafy trees, and overlooking open farmland, The Edges, a Potton-style house, bespoke built by the current owners in 1998, emanates cottage-in-the-woods charm.



## Seek Sanctuary

Plenty of parking is available, alongside a single garage. Extended over the years, a utility room, study and fourth bedroom were introduced in 2005, with the further addition of a conservatory in 2007.

Sense the warmth and welcome of The Edges immediately upon arrival, making your way to the front door, where, from beneath the portico, you can step in and onto the wooden floor of the entrance hall.

Light and bright, a handsome staircase curves up to the right ahead, whilst on the right of the entrance hall, storage is available for coats and shoes in the fitted cabinetry of the cloakroom, where there is also a wash basin and WC.

## A Warm Welcome

A home with a traditional feel, glazed wooden doors open into the spacious sitting room, where a log burner effect gas fire accompanies exposed beams and Cheshire brickwork to infuse the room with warmth and welcome.

Carpeted in cream underfoot, light streams in through windows on three sides, bringing the glorious garden and country views in. In summertime, throw open the French doors and flow out into the garden.





*Room For All*

Doors open up from the sitting room to the dining room, allowing guests to flow freely and enabling you to open up the rooms into one sociable space during family gatherings, or retain a sense of intimacy when the occasion demands. Idyllic views are framed by the windows, out over the garden.

A traditional latched door opens through to the breakfast kitchen, tiled underfoot and once again overflowing with light.

Hand painted cabinetry provides plenty of storage, whilst an array of integrated appliances includes a gas hob, oven, fridge, freezer, microwave and Belfast sink, with space for a dishwasher. Plenty of preparation space is available on the granite worktops.

With ample space for a breakfast table, consider the potential to open the kitchen through to the dining room beyond to further enhance this home's fantastic flow.





## *Practical Places*

Tucked off the kitchen, the utility, furnished with further storage and plumbing for a washing machine and dryer, also serves as a handy boot room, with direct access outside.

Also opening up off the kitchen is the spacious conservatory, a light and inviting family room, where an abundance of windows and French doors blurs the boundary between indoors and out, providing easy access out to the spacious and manicured garden.



## *Peaceful Spaces*

There is also access from the entrance hall to a spacious study peacefully overlooking the quiet comings and goings to the front of The Edges; ideal for those working from home.

Make your way up the stairs from the entrance hall to arrive at the first-floor landing, a large and light area of the home that feels like a destination in itself, with space for a chest of drawers and a chair or two.





## *Oasis Of Calm*

Turning right along the landing, reach the master bedroom, where a wall of floor-to-ceiling bespoke wardrobes fulfils your storage needs. Windows to two aspects invite the light in, whilst capturing verdant views out over the garden and golf course.

A spacious sanctuary, off the master bedroom relaxation awaits in the ensuite, where panelling to the lower walls adds country comfort as you refresh and revive in the shower. There is ample storage in the fitted units, with views out over the garden above the wash basin.



*Rest and Refresh*

Bedroom two is carpeted underfoot and features attractive sloping ceilings, with views of the garden and built-in storage to two sides.

The family bathroom offers refreshment for all, furnished with a bath, with showerhead attachment, and offering ample storage.

Back along the landing, to the left, two further bedrooms await, one of which features fitted storage, whilst the other, with its bountiful proportions, is bathed in light from windows to the front and rear.

From the landing, there is also access to the boarded loft, with lighting, above.



# Sunshine, Shade and Shelter

The wraparound garden is laid to lawn, and fringed in maturely planted, colourful borders and a variety of tall trees, providing privacy, shelter and shade from the sun, which streams in to the front and rear. Landscaped pathways, edged in structural trellis fencing, direct the eye, creating different garden 'rooms' to explore and enjoy.

From the paved patio, relax, unwind and admire the stunning sunsets. A garden that is a haven for nature, wildlife is in abundance, with an attractive water feature and kitchen garden, with vegetable beds and a large potting shed ideal for those seeking to enjoy 'The Good Life'. A second shed is nestled to the side of the garage.

In springtime, the garden is filled with the fragrant smell of wisteria, as it erupts in a purple haze.







## *On Your Doorstep*

Nestled in a prestigious and picturesque setting, The Edges is a tranquil yet accessible home, offering the perfect blend of countryside calm with convenient access to city amenities.

With countryside walks in abundance, enjoy the best of both worlds from The Edges, just a ten-minute drive from the historic city of Chester, and its wide array of bars, cafes, shops, restaurants, and cultural attractions.

For family outings, Chester Zoo is close by, while for outdoor enthusiasts, Snowdonia National Park is around an hour's drive away, perfect for day trips.

Commuters can also access both Liverpool and Manchester within around three-quarters of an hour by road. Meanwhile, the Park & Ride facility is just five minutes away, offering a regular bus service, with two buses per hour from Crewe or Nantwich, for travel into Chester and beyond.

Families are perfectly placed, with fantastic local schools on the doorstep including Christleton High School, just a mile and a half away, and Christleton Primary School also in easy reach.

Treat yourself to a thirst-quencher at one of the two welcoming pubs within walking distance. Explore the local area, with a public footpath leading over the nearby golf course to the charming village of Guilden Sutton.

A thriving Cheshire village with a great sense of community, Christleton, a leisurely half-hour walk away features a handy shop among its amenities, with Sainsbury's and Aldi only a five-minute drive from the home.

For those seeking the balance of countryside and convenience, The Edges combines the best of both worlds. A rural retreat for those who value the peace and privacy of nature, The Edges is homely haven in a secluded location.

# Finer Details



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

- Private location
- Views across open farmland
- Detached garage with home office
- Private gardens
- Four reception rooms
- Council Tax Band G

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft  
 Outbuilding = 20.7 sq m / 222 sq ft  
 Total = 197.2 sq m / 2122 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088273)



LITTLETON

# THE EDGES

*presented by*

CURRANS

*unique homes*



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