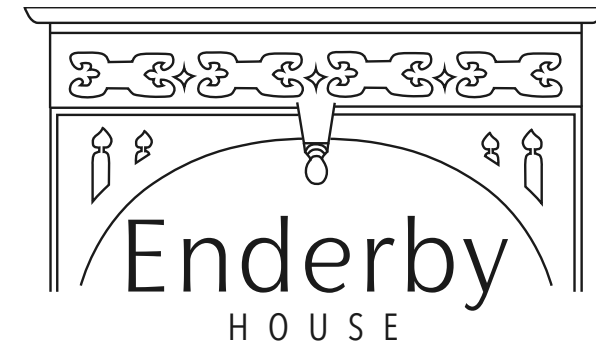


Enderby
HOUSE





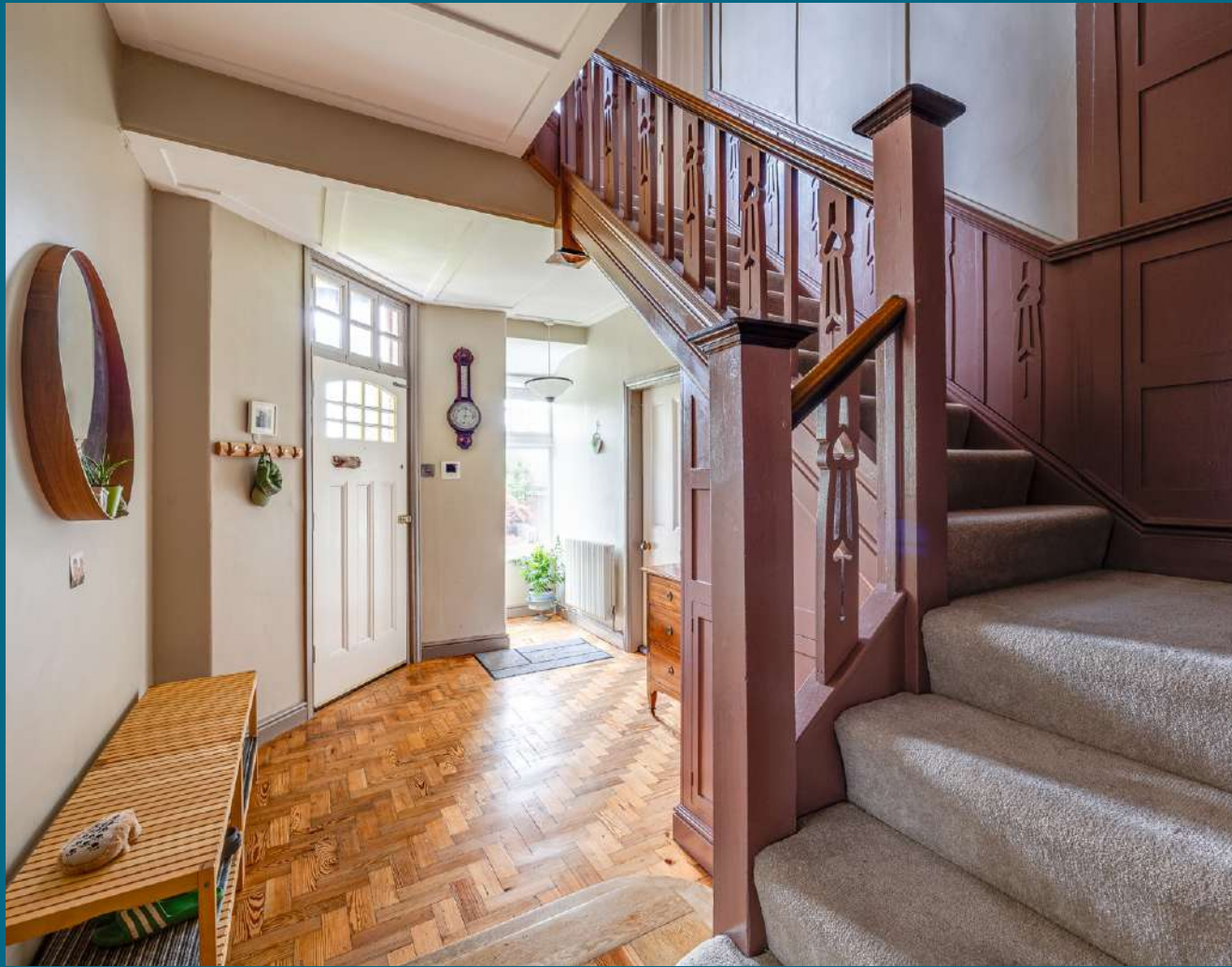
PERIOD GLAMOUR

Blending the best of both worlds, Enderby House, a spacious, early Victorian home brimming with period features, is nestled within beautiful wraparound walled gardens, accessed along its own private road, within walking distance of Chester's shops, restaurants, bars and cultural highlights.

A handsome home, dating back to 1840, sense the grandeur upon arrival, as intercom controlled solid wood gates open to a row of impressive mature acers lining the front approach, adding a buffer of privacy.

Ample parking is available alongside a large, brick-built garage, before making your way to the front door and stepping through into the entrance hall.

"We have all the wax deeds from the day it was built."



A WARM WELCOME

Traditional pitch pine wood block flooring flows out underfoot in the entrance hall, which is dressed refreshingly in soft, contemporary tones which add a soothing feel. Original panelling to the ceilings and handsome archways pay homage to the heritage of the home, as the oak staircase turns up to the first floor. Airy and bright, light streams in through large, double-glazed windows, designed to replicate the appearance of the originals; a feature throughout the home.

Turning left, large windows to the front draw in an abundance of light to the snug lounge, where part panelled walls are dressed in teal tones, bringing a freshness that works well with the white walls and ceiling above.



A warm and welcoming space in which the family can gather after dinner, to watch television or catch up on homework, the snug steps up to the rear to the large dining-kitchen above.





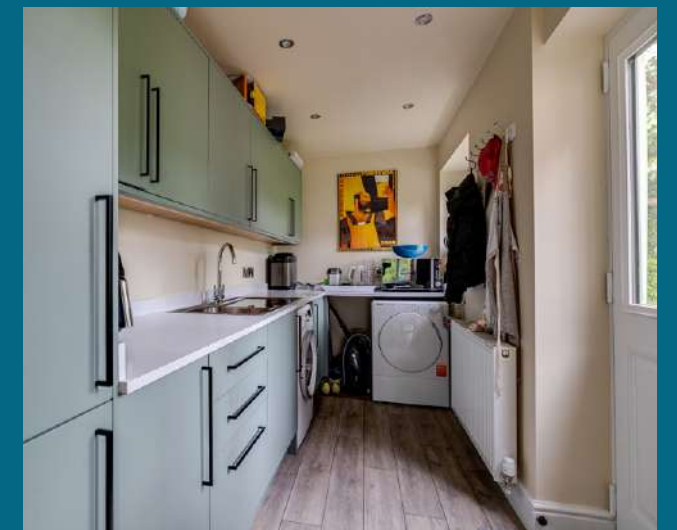


CLASSIC MEETS CONTEMPORARY

Pendant lighting is suspended above the dining table, whilst to the walls, modern, sleek duck egg cabinetry offers ample storage in this newly fitted kitchen. A home respectfully modernised throughout, new wiring features throughout, alongside an updated boiler and new central heating system.

A gleaming Range cooker with induction hob stands before a turquoise-coloured glass splashback, blending classic living with contemporary finesse, whilst undercabinet lighting illuminates the crisp white worktops. Fitted appliances include a dishwasher, with space for a freestanding American-style fridge-freezer, whilst a window above the sink provides pretty views out over the garden.

Step through to the utility room, where there is plenty more storage available, a second sink and plumbing for a washing machine and dryer alongside direct access out to the garden.





ELEVATE YOUR LIVING

Off the breakfast-kitchen, reconnect with the hallway, which provides access to the downstairs WC with wash basin, handy for guests, whilst opposite, a door opens to the formal dining room.

Bountiful and bright, a bow window curves out framing idyllic views over the mature and private garden. A versatile room, with elegant panelling to the walls and an open fire within its red brick surround, this room has also served as a playroom, and features another quirky window to the side.

Follow the easy flow of Enderby House back along, beneath the ornate archway to discover the formal sitting room opposite the handsome pitch pine staircase.

Cream carpet adds comfort underfoot, whilst very large, new, double glazed sash windows capture elevated views down over the patio, lush lawn and flower beds of the private and peaceful garden.

Warm and welcoming, the sun travels around the home throughout the day, bathing the sitting room in its rays in the afternoon.

From the entrance hall there is also access via a gas-powered door, down to the vaulted trio of cellar rooms, ripe for development should you wish to create a cinema room or wine cellar.

"There are views of the garden from every room."





BEDTIME BECKONS

Ascend the cream carpeted stairs, with panelling dressed in a dusky pink to the walls, before arriving at the first-floor landing, where light streams in through an original, stained-glass Victorian skylight.

Open the door to step out onto an elegant terrace with wrought iron balustrades and traditional red and black tiling underfoot, from where you can admire stunning views out over the garden, still sensing the peace and privacy of Enderby House's secluded setting.

Perfect for watching the city fireworks at New Year, or for sipping on an evening gin and tonic, whilst admiring the spectacular sunsets, you can see as far as the Welsh hills and Moel Famau from this elevated spot.

Making your way to the right from the head of the stairs, emerge into a capacious bedroom, whose large window frames far reaching views out over the garden. Carpeted and dressed in neutral shades, spotlighting shines down from above.





SANCTUARY AWAITS

Continue along the landing to reach the master bedroom, awash with light courtesy of the bay window and high ceiling. Dressed in neutral shades and retaining its original picture rails, this cosily carpeted bedroom also features a sizeable and luxurious ensuite, with roll top, claw foot bath, separate, freestanding shower, wash basin and WC.





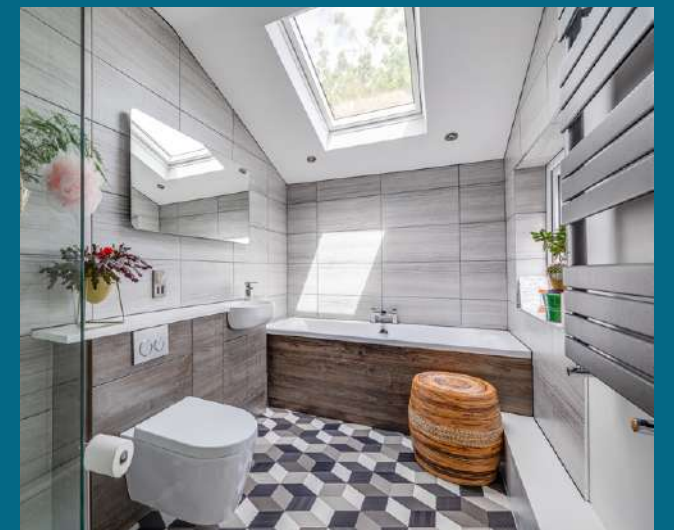
REST & REFRESH

Next door, the family bathroom favours a more contemporary style, with geometric effect flooring underfoot, a centrally filling tub, separate walk-in waterfall head shower, stylish slate grey heated towel radiator and fitted storage wash basin and WC, with heated demisting mirror above. Light streams in through the Velux window above.

Proceeding to the inner landing, discover a handy dressing area with fitted wardrobes, before arriving at a third peaceful double bedroom, carpeted underfoot and dressed in neutral shades. A large window, furnished with blinds, draws in plenty of light.

From the landing take a second staircase up to the second-floor landing, where a large skylight invites light down.

On the right, beneath a vaulted ceiling, discover a fourth bright and airy bedroom, naturally illuminated by two windows. Beams add character above, a feature that is also seen in the bedroom opposite, another spacious double with seated bay window offering sublime views over the spectacular Clwydian Range.





ENGLISH COUNTRY GARDEN

Outdoors, the glorious wraparound garden complements the heritage of the home and serves as a continuation of the main entertaining and enjoyment space indoors.

From the front, step out through the daffodil yellow door and beneath the shelter of the portico, from where you can soak up the sensational garden views.

Mature, well-stocked borders fringe the large lawn, providing a buffer of privacy, whilst the foundations of what would have once been a gardener's cottage can still be seen in the side garden.

"It's my dream home for my family."

To the rear, there are plenty of seating areas to discover dotted about the garden alongside a variety of potting sheds and outbuildings, which are ideal for storing all your outdoor furniture.

In this safe, secure and private garden with so much space for children to play on the large lawn, mature trees offer shelter and shade, whilst paved pathways wind their way around the garden between the colourful borders.

A haven for nature, a water feature encourages wildlife, with vegetable beds to tend and a harvest of fruits to be gathered in autumn.





ON YOUR DOORSTEP

Within five minutes' walk of Enderby House, you have everything you need in the heart of Chester. From the theatre to the cinema and every pub, restaurant and shop in between, there is something of everybody.

Dine out on the sophisticated steakhouse offerings of Upstairs at The Grill, or head into Hoole for inventive cuisine at Sticky Walnut, whilst cafes and bistros are in abundance.

Stroll around the City Walls, along the canal or the river or even take a day trip into Wales; Enderby House is ideally situated to access the city and countryside.

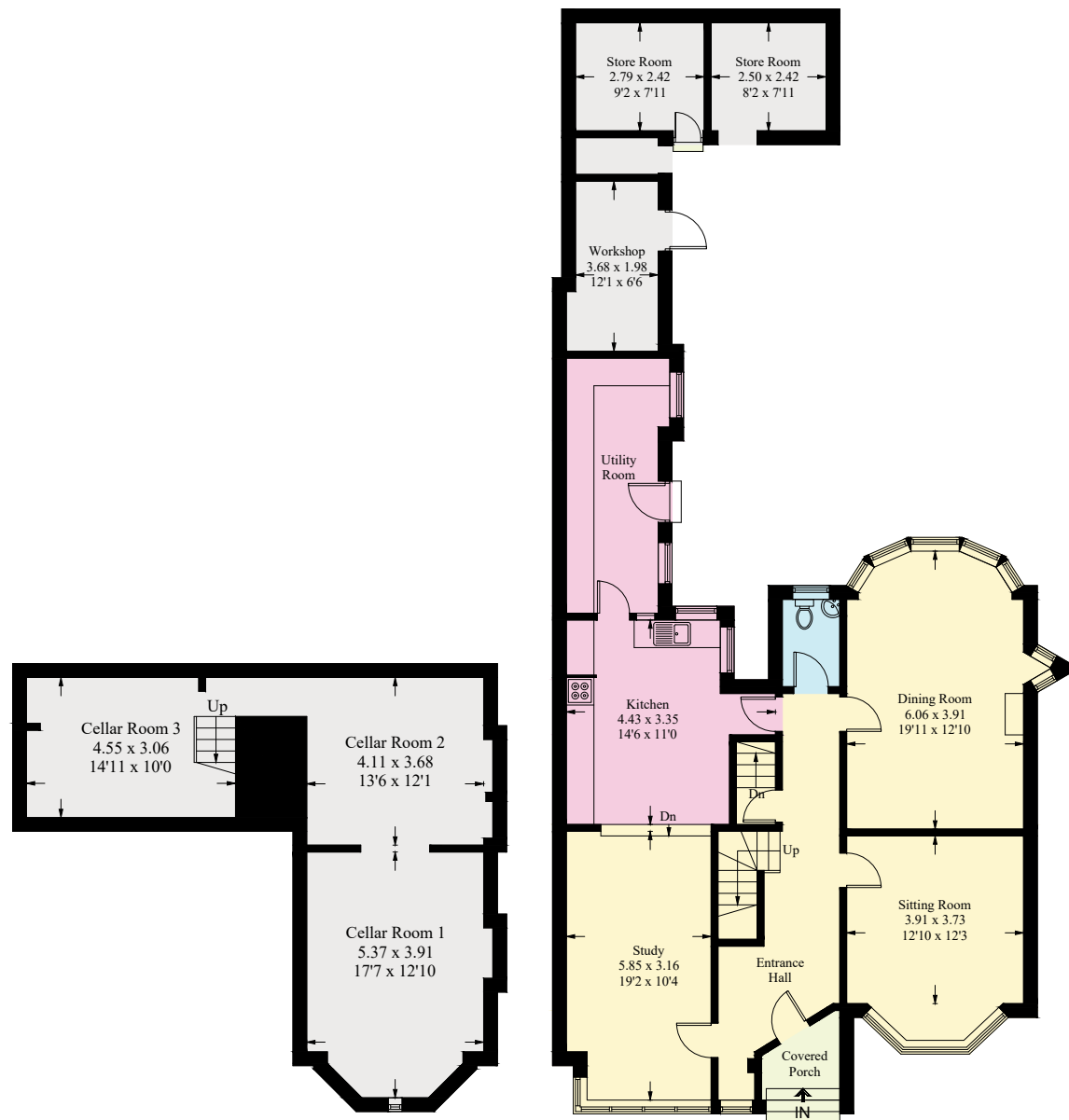
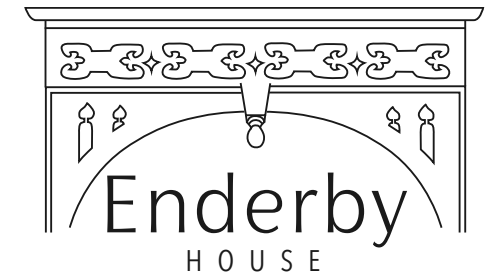
"You never have to drive anywhere if you don't want to."

With an abundance of schools close by, including the highly acclaimed King's School and Queen's School independents, families are ideally positioned at Enderby House.

You can also commute with convenience, nestled just off the roundabout and within 15 minutes' walk of Chester Station.

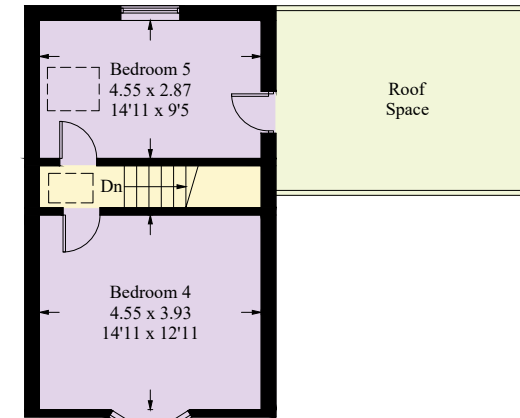
A beautifully modernised home, which retains its characterful roots, Enderby House is the ideal home for a family seeking privacy and rurality, yet in the heart of the city. Peaceful, serene and set back from the hustle and bustle, Enderby House is a spacious and welcoming home in an idyllic location.

Approximate Gross Internal Area = 259.9 sq m / 2798 sq ft
 Cellar = 53.8 sq m / 579 sq ft
 Total = 313.7 sq m / 3377 sq ft

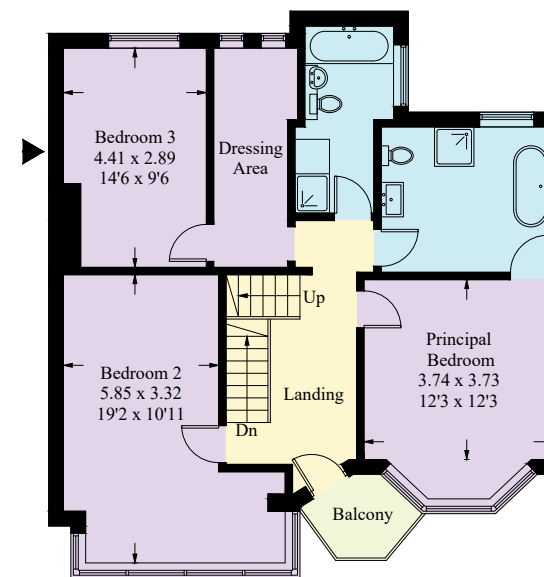


Cellar

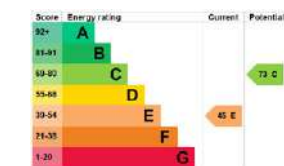
Ground Floor



Second Floor



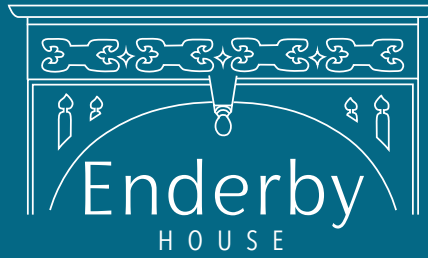
First Floor



FINER DETAILS

- Five minute walk to Chester City Centre
- Private parking
- Mains Drains
- Gas Central Heating

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092447)



presented by



/// WHAT3WORDS: they.nights.dined

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

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



SCAN ME TO
BOOK A VIEWING