



Bottom Of The Wood Plough Lane, Christleton

Offers Over £400,000





## Bottom Of The Wood Plough Lane

Christleton, Chester

Situated in the sought-after award-winning village of Christleton, Bottom of the Wood is a charming and historic characterful home that blends period features with modern comforts.



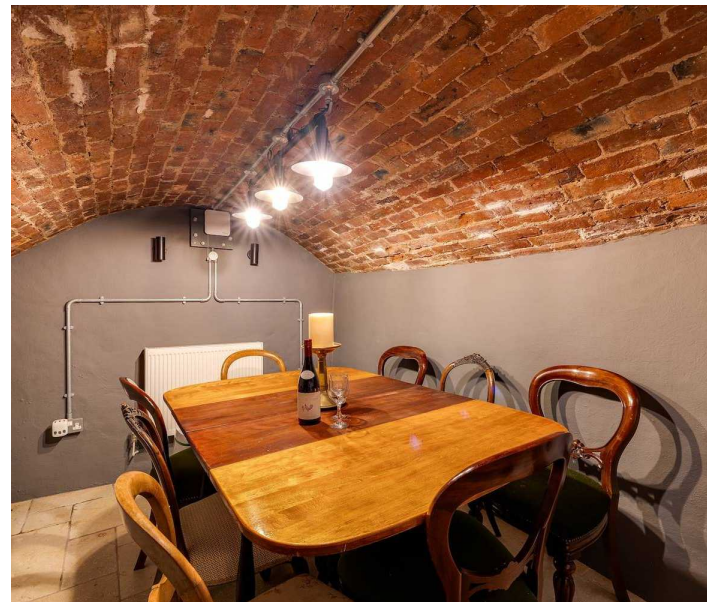


## Bottom Of The Wood Plough Lane

Christleton, Chester

Bottom of the Wood is a charming semi-detached home nestled in the heart of the sought-after village of Christleton. Formerly a bustling public house and the original dame school of the village, this character-filled home seamlessly blends period features with modern comforts.

Located in one of Chester's most desirable villages, it showcases exposed beams, limestone flooring, and a cosy log burner. With three spacious double bedrooms and its proximity to renowned schools and local amenities, this cottage offers a rare opportunity to own a home in such a sought-after setting.



Upon entry the welcoming hallway features limestone flooring, partially exposed sandstone, and a distinctive window overlooking the cellar stairs. Off from the hallway is the living room, which features underfloor heating, exposed beams, and a brick chimney breast with a log burner create a warm, inviting atmosphere. Stone steps lead down to the cellar, which houses a dining room with a curved ceiling but offers versatility to be used as a games room or study. The high-spec kitchen boasts wooden units, granite countertops, integrated appliances, and access to the rear courtyard.



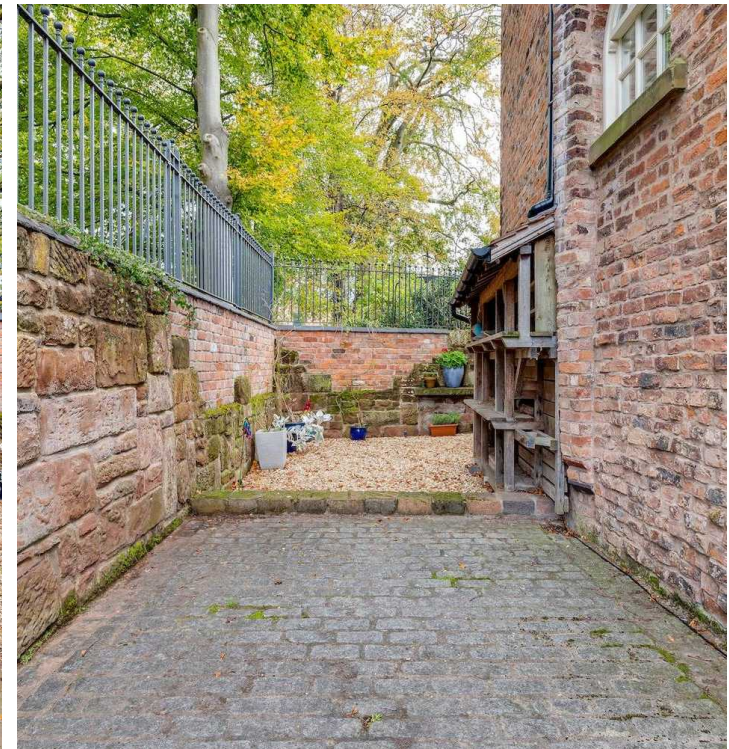
# Bottom Of The Wood Plough Lane

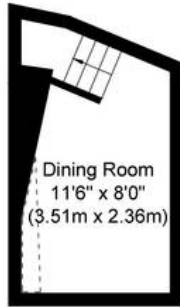
Christleton, Chester

On the first floor, the landing leads to two double bedrooms. The primary bedroom is of most notable size and features an exposed brick chimney, vaulted ceilings and enjoys the front aspect of the property; next to the primary bedroom is the family bathroom that benefits from a four-piece suite which includes a stunning roll top bath and walk in shower.

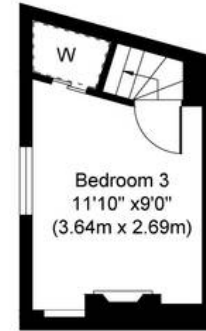
The adjacent bedroom features an en-suite shower room. From here, stairs lead to the top floor, where a third double bedroom offers more character and charm.

Externally the cottage benefits from a low maintenance courtyard to the rear. A cobble-style courtyard, accessible through oak gates, features a golden chipping area, block-paved terrace, brick store, and wood store.

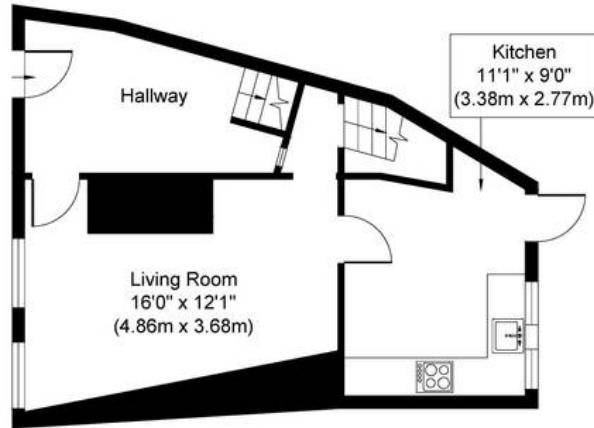




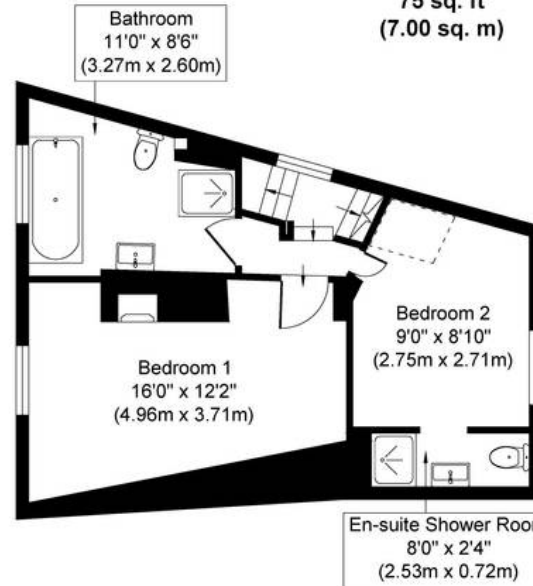
**Floor 1**  
**Approximate Floor Area**  
**74 sq. ft**  
**(6.86 sq. m)**



**Floor 2**  
**Approximate Floor Area**  
**75 sq. ft**  
**(7.00 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**381 sq. ft**  
**(35.40 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**391 sq. ft**  
**(36.30 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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