

A charming detached property in a
desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF

 4

 2

 3

Guide Price £925,000

savills



A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF



4



2



3

Guide Price £925,000

savills



A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF

 4

 2

 3

Guide Price £925,000

savills

About this property

The Lodge is an enchanting detached home nestled within meticulously landscaped grounds, lovingly maintained and significantly enhanced by its current owners over the past two decades. Situated in a picturesque yet accessible rural location just north of Chester, this exceptional property offers a harmonious blend of countryside charm and modern luxury.

Accessed via an impressive tarmac driveway shared with one neighbouring property, the approach sets the tone for what lies beyond. The driveway opens into a generous parking area in front of the house and a double garage, providing ample space for residents and guests alike.

Inside, the ground floor welcomes you with a spacious entrance hall leading to an outstanding open-plan kitchen and family room, an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of units and appliances, complemented by a practical utility room. The living room is both spacious and inviting, featuring an open fireplace that adds warmth and character. A light-filled garden room with elegant Italian marble flooring further enhance the living space.

The principal bedroom is a true retreat, boasting generous proportions and a luxurious en suite bathroom. Two additional bedrooms and a stylish

family bathroom provide comfortable accommodation for family or guests. A striking oak staircase leads from the kitchen/family room to a versatile mezzanine level, currently configured as a bedroom and office area.

Externally, the gardens are a standout feature beautifully manicured and predominantly laid to lawn, interspersed with mature trees, shrubs, and vibrant herbaceous borders. The grounds wrap gracefully around the property, a large patio offers multiple areas for outdoor dining, relaxation, and entertaining. A particular highlight is the bespoke covered BBQ kitchen area, thoughtfully designed for outdoor cooking and social gatherings, making it perfect for summer evenings and weekend get-togethers in this idyllic setting.

A charming detached property in a
desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF

4

2

3

Guide Price £925,000

savills



A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF



4



2



3

Guide Price £925,000



Plans

Approx. gross internal floor area

2,720 sq ft

Approximate Floor Area = 222.8 sq m / 2398 sq ft (Including Mezzanine)
Garage = 19.9 sq m / 214 sq ft
Utility = 10.0 sq m / 108 sq ft
Total = 252.7 sq m / 2720 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. fourwalls-group.com #94778

Local Area

Chorlton-by-Backford is a sought after residential location approximately two miles north of Chester, and is convenient for daily travel to Liverpool, Manchester, Deeside and North Wales via the M56, M53 and the A55 North Wales trunk road.

Chester railway station has a direct service to London Euston (taking just over 2 hours).

Chester is a busy commercial centre and provides a wide range of retail, commercial and leisure activities. The city has a wide range of shops and on the recreational front there is sailing and rowing on the river, nearby golf courses at Eaton, Vicars Cross, Portal Golf and Country club and Carden Park, and horse racing at Chester and Bangor on Dee.

There are also excellent schools with a selection of both private and state schools including King's and Queen's Schools.

Chester 4 miles | Liverpool 16 miles | Manchester 40 miles

Please note: all times and distances are approximate.

A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF



4



2



3

Guide Price £925,000



Key Information

Local Authority

Chester West & Cheshire

Council Tax

Band = G

Tenure

Freehold

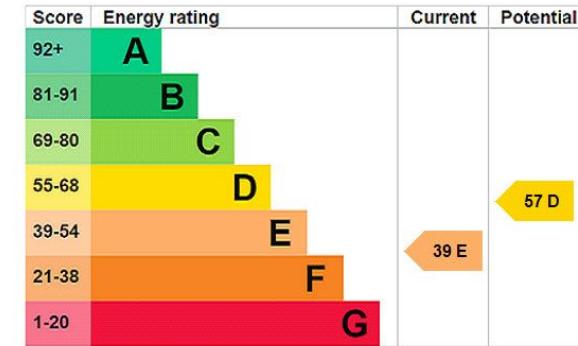
Services & Additional Information

Mains Electricity, Water &
Drainage
Private heating supply.

EPC

EPC Rating = E

PROPERTY



A charming detached property in a desirable location close to Chester

Rake Lane, Chorlton-by-Backford, Chester, CH2 4DF

 4  2  3

Guide Price £925,000

savills

Enquire

More Information



[View on website](#)



[View Digital Brochure](#)



[Property Search](#)

Talk to an agent

Jamie Bradshaw

Chester

01244 323237

jamie.bradshaw@savills.com

Viewing strictly by appointment

Published: JB52028002

Property Ref: CSS250121

powered by
FluxPro

Important Notice: Savills, its clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at <https://www.savills.co.uk/footer/privacy-policy.aspx>