

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



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## 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.

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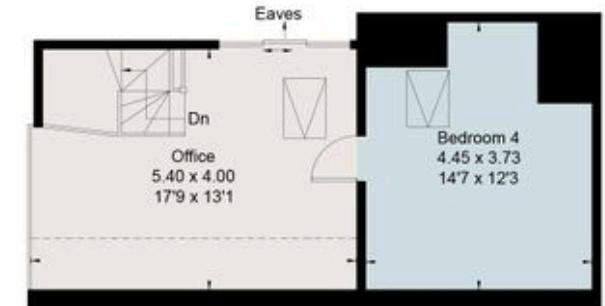


Approximate Floor Area = 222.8 sq m / 2398 sq ft (Including Mezzanine)

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

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## Key Information

### Local Authority

Chester West & Cheshire

### Council Tax

Band = G

### Tenure

Freehold

### Services & Additional Information

Mains Electricity, Water &

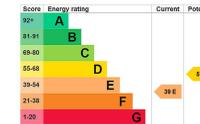
Drainage

Private heating supply.

### EPC

PROPERTY

Rating = E



### 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.

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## Enquire

### Talk to an agent

**Jamie Bradshaw**

Chester

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