



Shotwick Park

Seahill Road,
Saughall, CHESTER CH1 6GA

£725,000

FORMING PART OF THIS SUPERB CONVERSION COMPLETED IN 1991 OF A VICTORIAN GRADE II LISTED HOUSE WHICH WAS CONSTRUCTED IN 1870 BY THE VERNON FAMILY. This property forms an important part of this development and is particularly noted for the superb Clock Tower feature as illustrated with clock faces on all four elevations of the tower and controlled internally by the property. The accommodation briefly comprises: Reception hall, cloakroom, drawing room, dining room, sitting room, kitchen/breakfast room, utility room. Principal bedroom with dressing area and ensuite shower room. Bedroom 2 ensuite, bedrooms 3 and 4 and family bathroom. Two double garages. Delightful gardens. Communal gardens with two tennis courts.

The popular village of Saughall is conveniently situated for daily travel to Chester, Deeside and Merseyside and is within a short distance of the M56 motorway which leads to the motorway network. Local amenities include a primary school, post office and village shop, with the more extensive shopping and leisure facilities of Chester some 4 miles away.

SHOTWICK PARK DEVELOPMENT

The Shotwick Park development is approached through metal security gates to a sweeping driveway which leads through the 8 acres of most carefully maintained communal gardens and woodland with an orchard. There are also two hard tennis courts. The grounds are particularly well maintained by the Management Company.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

Council Tax Band H. Cheshire West and Chester
The detailed accommodation comprises:

ENTRANCE HALL

5.79m x 4.50m (19' x 14'9")

Fine Oak staircase off, coved and moulded ceiling, panelled and bevelled glass front door, two radiators, cloaks cupboard.



CLOAKROOM

Low level w.c, tiled walls, wash hand basin with mixer tap.

DRAWING ROOM

9.37m x 5.64m (30'9" x 18'6")

Coved and moulded ceiling, fine mahogany surround fireplace with pillars to either side and floral patterned carvings. Two double panelled radiators, double French doors with glazed side panels, TV point. Four double and four single wall lights. A fine reception room.



DRAWING ROOM 2ND PHOTOGRAPH



DINING ROOM

4.50m x 3.02m (14'9" x 9'11")

Double panelled doors from the hall, coved and moulded ceiling, double panelled radiator.



CONSERVATORY/SITTING ROOM

5.66m x 4.83m (18'7" x 15'10")

Oak strip boarded floor, two double panelled radiators. French door and glazed side panel, stone dressed window. TV point



KITCHEN 2ND PHOTOGRAPH



UTILITY ROOM

2.67m X 2.29m (8'9" X 7'6")

Broom cupboard, single drainer stainless steel sink unit, plumbing for washing machine, Amtico Oak strip floor. Part glazed door to rear garden. Wall mounted Main gas fired central heating boiler. Part tiled walls and double panelled radiator.

HALF LANDING AND LANDING

Approached by fine staircase. Sitting/Study Area. Double panelled radiator, double wall light.



KITCHEN/BREAKFAST ROOM

4.50m X 4.39m (14'9" X 14'5")

Extensive range of base, wall cupboards, part glass fronted. One and a half bowl enamel sink unit with mixer tap. Double oven and grill in cooker housing with microwave beneath, Neff four hotplate gas hob with extractor hood above and tiled splashbacks. Breakfast bar. Large refrigerator, pull-out pantry cupboard. Neff dishwasher, Amtico Oak strip floor with decorative frieze, double panelled radiator.



PRINCIPAL BEDROOM

7.54m X 4.50m (24'9" X 14'9")

Double panelled radiator. Leading to:



DRESSING AREA

Extensive fitted wardrobes, part mirror fronted. Dressing table unit with six drawers, cupboards and corner shelving. Velux roof light. Double panelled radiator. Step to:



ENSUITE SHOWER ROOM

Large shower cubicle, fully tiled and with a Mira shower fitting. Vanity unit with toiletry shelving and cupboards beneath, mixer tap. Low level w.c., and bidet. Fully tiled, extractor fan and recessed ceiling lighting. Tubular towel rail/ radiator.

REAR LANDING

Cylinder airing cupboard housing the Worcester Bosch gas fired water heater. Radiator.

BEDROOM TWO

4.14m X 2.84m (13'7" X 9'4")

Fitted wardrobes, drawers, corner shelving, radiator.



ENSUITE SHOWER ROOM

Mira tiled cubicle and screen, large shower tray, pedestal wash hand basin with mixer tap, low level w.c., fully tiled walls. Velux roof light.

BEDROOM THREE

5.64m X 2.84m (18'6" X 9'4")

Double panelled radiator.



BEDROOM FOUR

3.07m X 2.82m (10'1" X 9'3")

Two Velux roof lights, telephone point. Double panelled radiator.

FAMILY BATHROOM

White suite with corner bath, vanity unit, low level w.c. Wall tiling.



OUTSIDE

The property is approached from the Shotwick Park grounds to an extensive brick pavior parking to the side of the property, providing an open fronted Double Garage of most attractive appearance with a brick pavior floor, electric light and power point.



TERRACE

There is a wide stone flagged terrace to the full width of the front of the property flanked by dwarf brick walling with brick copings.



CLOCK TOWER



ADDITIONAL DOUBLE GARAGE

Up and over door.

GARDENS

A particular feature of this property is that it has considerable areas of private gardens including lawns to the front and side, immaculate well stocked shrubbery borders with a number of specimen trees and a Beech hedge boundary to the right of the driveway. The gardens and grounds are a particular feature of the property including private areas for the exclusive use of the property.

THE REAR GARDEN

A truly delightful feature of the property is the rear walled garden which is approached by a flagged pathway from the parking area which leads to the garden with extensive flagged terraced areas and brick paved pathways, partly cobble set, flanked by a most attractive waterfall feature. Shrubby borders including conifers, Hydrangea, evergreens, Laurels, Heathers and Maple. Outside cold water tap and outside lighting.



TENURE

The property is held on the remainder of a 999 year Lease from 1997 with an annual ground rent of £10 per annum which incorporates maintenance of the grounds, drives, courtyards, patios, trees and communal areas and is payable to Shotwick House Management Company. Service charge £225 per calendar month which includes the water rates.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall, into Long Lane, which leads into Church Road. Turn right up a private driveway just before the Greyhound Public House, which leads to the security gated entrance to Shotwick Park.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk

VIEWING

By arrangement with the Agent's Chester Office 01244 404040.

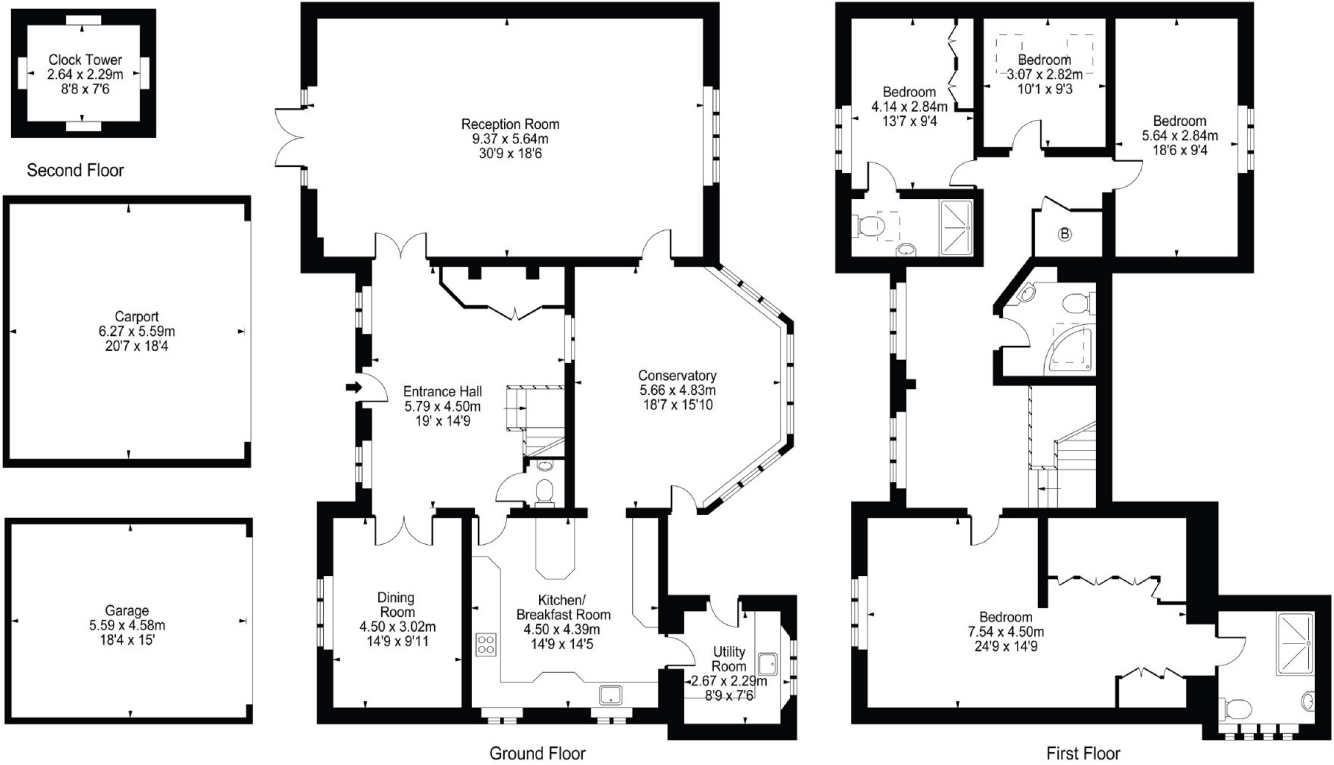
RJI/BM

Shotwick Park, Seahill Road, Saughall, CHESTER CH1 6GA

Shotwick Park, CH1

Approx. Gross Internal Area 2998 Sq Ft - 278.51 Sq M
(Excluding Garage and Carport)

Approx. Gross Garage and Carport Area 650 Sq Ft - 60.39 Sq M



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