



12A LONG LANE

CHESTER, CH2 2PD



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A COMPLETELY RENOVATED AND
BEAUTIFULLY PRESENTED FAMILY
HOUSE SITUATED IN A VERY
POPULAR CHESTER SUBURB

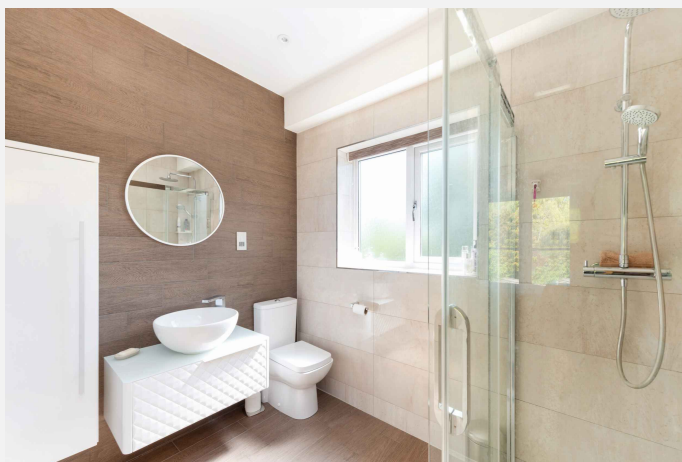
Accommodation:

Reception hall ♦ Drawing room ♦ Open-plan kitchen/family room ♦ Study ♦ Utility room ♦ Cloakroom ♦ Master suite with dressing area, en suite shower room, Juliet balcony ♦ Guest bedroom with en suite ♦ Two further bedrooms ♦ 2 further Bath/shower rooms ♦ Garage ♦ Garden

Mileage:

Chester 2.5 miles ♦ Liverpool 25 miles ♦ Manchester 38 miles





LOCATION

12a Long Lane has easy access to Hoole which has rapidly become the place to live, with plenty of green spaces and easy access to the motorway and major commuter networks, this active community appeals to families, young professionals and downsizers looking for a thriving location close to Chester city centre. The local shopping centre has a range of independent shops, bars and restaurants. It is convenient for direct access to the national motorway network via the M53, providing links to Manchester, Liverpool and North Wales. Chester city centre has a mainline railway station (0.8 miles) from which there is a direct service to London Euston (about 2 hours). The Cathedral city of Chester is one of the North West's leading commercial and cultural centres and has a variety of shops and restaurants. A particular attraction of the city is the quality of both state and private schools, King's and Queen's School being particularly well regarded.

THE PROPERTY

12a Long Lane has been comprehensively renovated and remodelled by the current owners, the property is presented to the highest standard and now offers the very best in stylish living by incorporating modern design with relaxing and inviting spaces. A soft colour palette combines with large areas of glass to create a wonderfully light family home.

The house is approached through electric gates leading to gravel driveway which accesses the garage and also provides extensive parking.

The front door opens directly into a breathtaking reception hall with a vaulted ceiling, tiled floor and an impressive split staircase rising to the landing above. There are full length windows for maximum light

leads directly through to a stunning contemporary drawing room which in turn accesses the open plan family kitchen and entertaining area. The drawing room is a fantastic space with a feature living flame gas fire, high ceiling and glass sliding doors opening out to the garden beyond. Off the drawing room is a study which again overlooks the garden. The stunning open-plan family kitchen is at the heart of the house and offers a fantastic range of storage units and integrated appliances and a central chef's island. Beyond the breakfast area is a seating and dining area with glass sliding doors out to the terrace which is a wonderful extension of the entertaining space during the summer months. There is a spacious adjacent utility room, again with plenty of storage units and this room has a door through to the garage.

On the first floor the galleried landing is a real feature and provides a light and airy space within the high apex roof. On this floor is a spacious master bedroom suite with dressing area, en suite shower room and Juliet balcony with view over the garden. There are three further bedrooms on this floor one with en suite shower room and there is also a stunning family bathroom.

The beautiful garden has an extensive lawn bounded with mature shrubs and trees and it is perfect for childrens ball games. There are two summer houses and an entertaining patio.

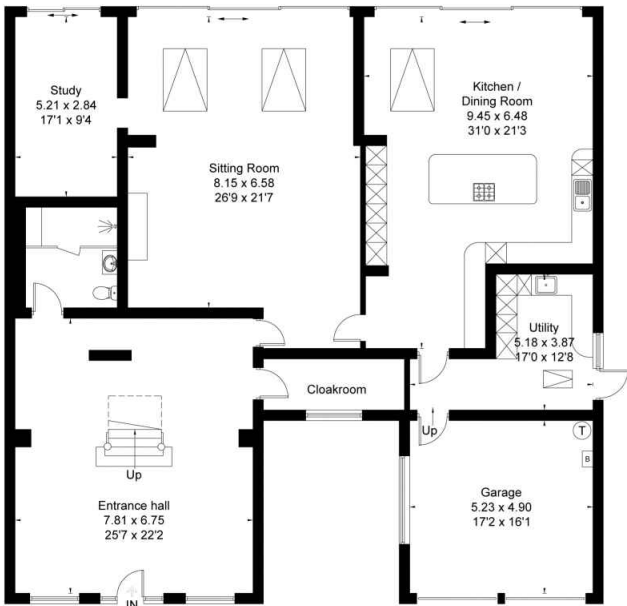
ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING



Approximate Area = 336.8 sq m / 3625 sq ft
(Excluding Void)
Garage = 26.0 sq m / 280 sq ft
Total = 362.8 sq m / 3905 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)
For identification only. Not to scale.
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Ground Floor
Area = 221.5 sq m / 2384 sq ft
(Limited Use Area = 0.5 sq m / 5 sq ft)



First Floor
Area = 115.3 sq m / 1241 sq ft (Excluding Void)
(Limited Use Area = 2.3 sq m / 25 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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