



A substantial Five Bedroom Family House

121 Hough Green, Chester

Freehold



Entrance hall • Open-plan kitchen/dining/family room • Snug • Sitting room • Utility room • Cloakroom/WC • 5 Bedrooms • 4 Bath/shower rooms • Garage • Gardens

Location

121 Hough Green occupies a prime position in one of the most sought-after areas of the city. There are notable independent day schools including King's and Queen's. Local state schools include Overleigh St Mary's Primary, Belgrave Primary and Chester Catholic High School. The school bus for Abbey Gate College picks up on Hough Green. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. It also offers a direct rail service to London Euston (about 2 hours). 121 Hough Green is adjacent to Westminster Park, a fantastic green space with a range of outdoor facilities.

The Property

The current owners have undertaken a complete scheme of renovation and refurbishment doubling the original footprint of the property. The project has been undertaken with skill and attention to detail and the result is a substantial house ideally suited to family life. The open-plan kitchen is at the heart of the house with a superb central island housing a large breakfast bar. There is a range of wall and base units and a range cooker.

Beyond the kitchen is a dining and family area and the entire space opens out via bi-fold doors to the garden creating a fantastic extension of the entertaining space. The kitchen/utility/dining/family area benefits from underfloor heating. Off the kitchen is a utility room with storage units and sink. Internal access from the utility room to the garage, which provides substantial storage, parking for 2 cars and a small shower room/toilet. From the garage there is access to the rear garden and an electric roller door to the front. The accommodation on the ground floor is completed by a sitting room and cloakroom.

On the first floor is a superb master bedroom suite with en suite bathroom and dressing area. There are four further guest bedrooms and a family bathroom.

To the front of the house is a paved parking area with space for a number of vehicles and access to the integral garage. To the rear is a lovely, private garden with entertaining patio, mature trees, shrubs and borders and a large lawn ideal for children. There is external lighting to the front and rear of the house.





121 Hough Green, Chester, CH4 8JW



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savills.co.uk

Contact
Chester
01244 323232
pkay@savills.com

Approximate Area = 228.1 sq m / 2455 sq ft
Loft = 19.7 sq m / 212 sq ft
Garage = 38.6 sq m / 415 sq ft (Including Shower Room)
Total = 286.4 sq m / 3082 sq ft
Including Limited Use Area (8.7 sq m / 94 sq ft)
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= Reduced head height below 1.9m



Ground Floor



First Floor

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