




Mere House

Chester Road, Oakmere, Cheshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome four-bedroom detached home bordered by woodlands, enjoying stunning lakeside views

A fine family home offering spacious, well-presented accommodation arranged over two light-filled floors. The property is designed to maximise the picturesque views over the well-established rear garden and the lakeside beyond, and is set in a convenient location close to town amenities and excellent transport links.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY PARKING



GARDENS AND TERRACE



FREEHOLD



SEMI-RURAL



3,477 SQ FT



£1,300,000



The property

Mere House is an elegant family residence offering nearly 3,500 sq ft of immaculately presented living space, enhanced by wooden flooring and large windows throughout. Designed with both family living and entertaining in mind, the ground floor features refined, natural décor and flows seamlessly from a large welcoming reception hall, which includes a cloakroom with useful storage.

The ground floor accommodation includes a well-proportioned sitting room with a fireplace and direct access to the terrace, as well as a spacious study—also with a fireplace—fitted with a wood-burning stove. A generous dining room leads into the kitchen/breakfast room and connects to an adjacent drawing room, which also features a character fireplace.

The modern L-shaped kitchen/breakfast room is fitted with a comprehensive range of wall and base units, a breakfast bar, complementary work surfaces and splashbacks, a gas range, and a selection of modern integrated appliances.

There is ample space for a breakfast table and large windows that frame attractive views over the garden and to the lake beyond.

The first floor offers a particularly spacious L-shaped principal bedroom with built-in storage, and picture windows overlooking the gardens and lake view. Three further well-proportioned bedrooms provide flexible accommodation, ideal for family living or guests. This level is served by a stylish family bathroom with a freestanding bath and separate shower, a further generous shower room positioned next to the principal bedroom, and a useful store room, together offering excellent support for modern family life.



Outside

The property is set well back from the road and approached via an attractive tree-lined driveway, which creates a sense of arrival and leads to a gravelled forecourt providing ample parking for multiple vehicles. To the rear, the property enjoys a particularly generous garden, laid predominantly to lawn and enclosed by mature trees and well-stocked shrub borders that offer a high degree of privacy and year-round interest. The grounds are thoughtfully landscaped and include a productive vegetable patch, a greenhouse, and a detached gym. A spacious terrace extends from the rear of the house, providing a superb setting for outdoor entertaining and al fresco dining while taking full advantage of the picturesque lakeside views beyond.

Location

The property sits in an attractive semi-rural setting, just outside the picturesque village of Delamere, nestled on the edge of Delamere Forest. The village has a charming rural atmosphere with local amenities including a village shop, pubs, and a primary school, making it a welcoming community. Delamere also benefits from good transport links, with Delamere railway station providing regular train services to nearby cities such as Chester and Manchester, making it popular with commuters who enjoy country living with easy access to urban centres. Additionally, Delamere is well-connected by road, offering convenient access to both local and regional destinations. The A556, a major road in Cheshire, runs through Delamere, providing direct routes to Manchester and Chester.



Distances

- Delamere 0.9 miles
- Sandiway 2.8 miles
- Whitegate 4.6 miles
- Chester 11.8 miles

Nearby Stations

- Delamere Station 2.2 miles
- Cuddington 2.3 miles

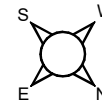
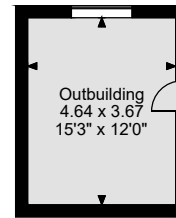
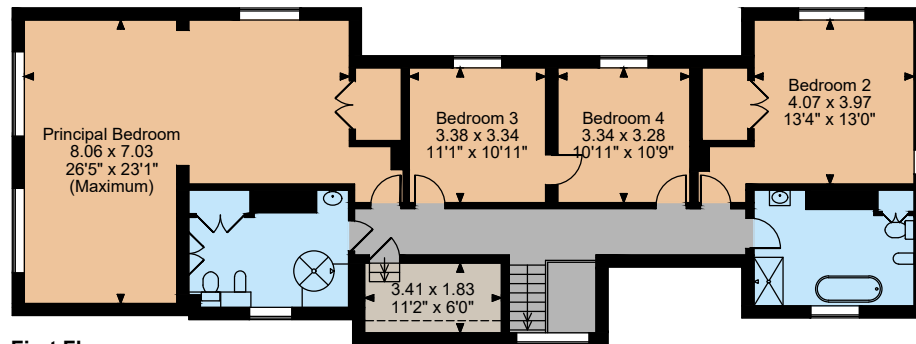
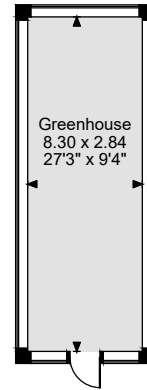
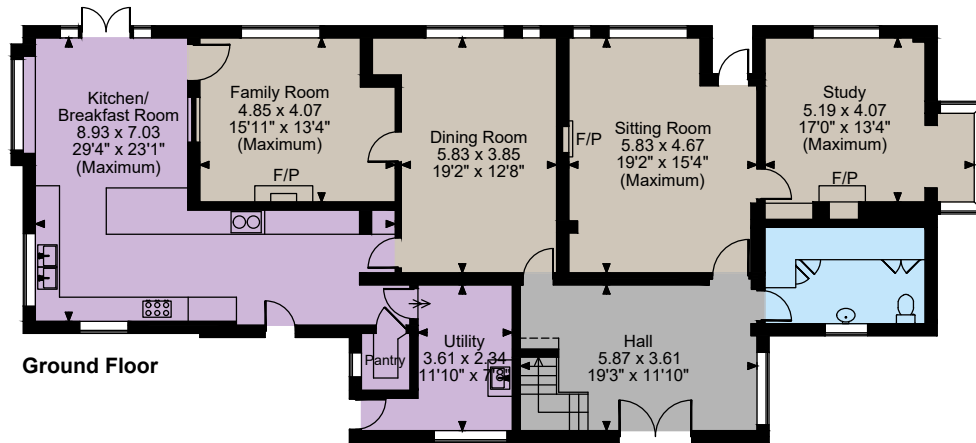
Key Locations

- Delamere Forest
- Delamere Lake
- Arley Hall
- Anderton Boat Lift
- Lion Salt Works Museum
- Weaver Hall Museum & Workhouse
- Marbury Country Park
- Dutton Locks
- St Laurence's Church, Frodsham
- Peckforton Castle

Nearby Schools

- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs
- The Hammond
- Dee Banks School
- The Firs School
- The Hammond School





Floorplans

Main House internal area 3,477 sq ft (323 sq m)
Greenhouse internal area 254 sq ft (24 sq m)
Gym internal area 183 sq ft (17 sq m)
Total internal area 3,914 sq ft (364 sq m)
For identification purposes only.

Directions

CW8 2HB

what3words: ///celebrate.juniors.jaunts - brings you to the driveway

General

Local Authority: Cheshire West and Chester

Services: Mains electricity, water and drainage. Oil fired central heating. Separate gas canisters for kitchen cooker.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

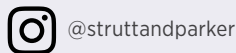
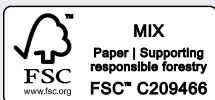
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647832/NGS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Cheshire & North Wales

01244 354880

cheshire@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

