

Croquet View, Hough Green
Chester, Cheshire



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A stunning, contemporary home beautifully finished and featuring a spectacular open-plan living space and beautifully landscaped gardens overlooking open greenery in a highly sought-after Chester location.

Croquet View is an extended and modernised residence, offering sophisticated contemporary living across two floors. The property blends sleek architectural design with luxurious interior styling and high-specification finishes throughout.

The ground floor is defined by its sense of space and light, beginning with a welcoming reception hall featuring elegant herringbone flooring and bespoke fitted cabinetry. This leads through to the spectacular heart of the home: a vast open-plan kitchen, breakfast and family room. Bathed in natural light from two striking roof lanterns and expansive sliding glass doors, this space seamlessly connects the interior with the terrace. The designer kitchen is a true focal point, featuring minimalist dark cabinetry, integrated high-end appliances including a Bora hob and wine cooler, and a large central island with breakfast bar. A separate sitting room and a versatile office/fourth bedroom provide further flexible living space, complemented by a large utility room and a contemporary shower room. On the first floor, the accommodation is equally impressive. The principal suite includes a dedicated dressing room and a luxurious en suite shower room, finished with marble-effect tiling and elegant gold accents. Two further well-proportioned bedrooms are served by a stylish family bathroom, all finished with premium materials and fitted plantation shutters.

To the front, a generous driveway provides ample off-road parking and leads to a large integrated garage. To the rear, the property opens onto a wide porcelain terrace, creating an ideal setting for al-fresco entertaining. Beyond lies a south facing manicured lawn, enclosed by contemporary horizontal fencing and mature hedging, with open playing fields behind providing a superb sense of privacy and a pleasant open outlook.



Location

The property is situated in a popular residential area to the south of Chester, well placed for access to the city centre, the River Dee and the nearby amenities of Westminster Park and Handbridge, between them offering a range of independent shops, cafés and pubs. Chester city centre provides a comprehensive selection of retail, dining and cultural facilities, while surrounding countryside and riverside walks are within easy reach. The area is well regarded for schooling, including independent options such as The King's School, Chester and The Queen's School, Chester, with highly regarded grammar schools in the wider area including Wirral Grammar School for Boys, Wirral Grammar School for Girls and West Kirby Grammar School. Transport links are excellent, with Chester railway station offering direct services to Liverpool, Manchester and London, while the M53 and M56 motorways provide convenient access across the North West and towards North Wales.

Postcode region: CH4

General

Local Authority: Cheshire West & Chester Council
Services: Mains electricity, gas, water and drainage.

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items 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.

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

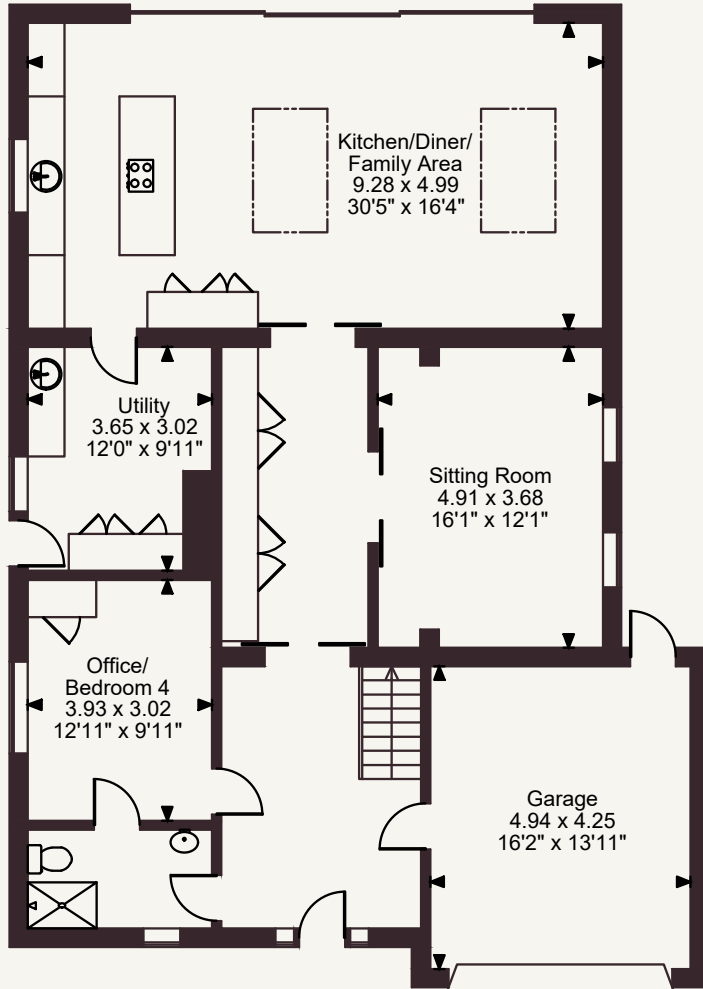
Agents note: There is full planning permission in place for conversion of the garage and a front dormer extension over the garage. The Cheshire West and Chester Council planning reference is: 21/04361/FUL. Prospective purchasers are advised that they must make their own enquiries of the local Planning Authority.

2,024 sq ft (188 sq m)
2 reception rooms
4 bedrooms
3 bathrooms
Garage
Garden
Freehold | City location

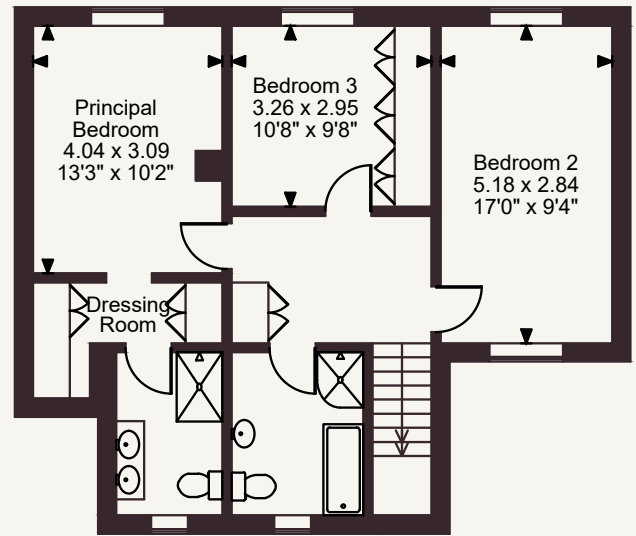
Offers over £800,000



Hough Green, Chester
 Main House internal area 2,024 sq ft (188 sq m)
 Garage internal area 226 sq ft (21 sq m)
 Total internal area 2,250 sq ft (209 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Cheshire & North Wales

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