

9 King Street
Chester, Cheshire



Strutt
& Parker

Land and property. Since 1885.

A fine Grade II listed house with original period details, attractive contemporary fittings, private walled gardens, and driveway parking, in the heart of historic Chester

9 King Street is a handsome home, situated within Chester's historic city walls and dating from the late 17th or early 18th century. The property retains a wealth of character features, and provides extensive accommodation across three floors, including five elegant reception rooms and four comfortable bedrooms.

There are two reception rooms at the front of the ground floor, one with wooden flooring, while the other has terracotta floor tiles and timber beams overhead, as well as the spacious formal dining room at the rear, with its high ceiling, cornicing and views across the gardens. The ground floor also has a well-equipped kitchen with modern units, a central island and an Aga, and an adjoining conservatory welcoming plenty of sunlight.

An additional reception room upstairs offers space in which to relax as a family with its picture frame-style panelling and tall sash windows, which flood the room with natural light. There are also two generous double bedrooms off the first-floor landing, including the principal bedroom, with its corner cast-iron fireplace, built-in wardrobes and luxury en suite bathroom with a freestanding bathtub and a walk-in shower. A further two double bedrooms are located on the second floor, one of which has an en suite shower room, while the other has access to a shower room off the second-floor landing.

At the front, the house opens directly onto the pretty cobbled King Street. Access is mainly via the rear, where a lane off Hunter Street leads to the double length garage, and the gated entrance. There is further parking within the walled gardens on a brick driveway, with the gardens also including an area of lawn and border beds with various shrubs and flowering perennials, as well as a patio for al fresco dining.



Location

The historic and highly sought-after city of Chester is a bustling and lively place, with a host of excellent amenities, cafés, bars and restaurants, and a superb range of leisure and entertainment facilities. The city centre, with its Tudor-style buildings and famous Rows covered shopping arcade, is an extremely pleasant shopping destination.

The property is located close to Chester Golf Club and Chester Racecourse, while beautiful countryside is right on the city's doorstep. The city boasts excellent transport links, with an efficient mainline service to London Euston (two hours and four minutes), and superb road links to the nearby cities of Liverpool and Manchester, and the stunning North Wales coastline.

General

Local Authority: Cheshire West and Chester

Parking: Gated driveway parking and double length garage

Services: Mains gas, electricity, water and drainage.

Council Tax: Band G

EPC Rating: D

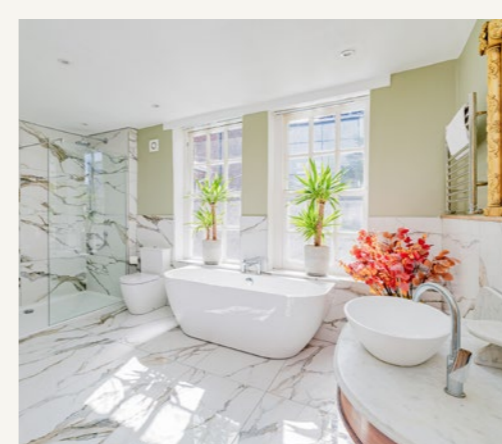
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

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/>

4,085 sq ft (380 sq m)
5 reception rooms
4 bedrooms | 3 bathrooms
Driveway and garage
Freehold | City

Guide price £1,275,000

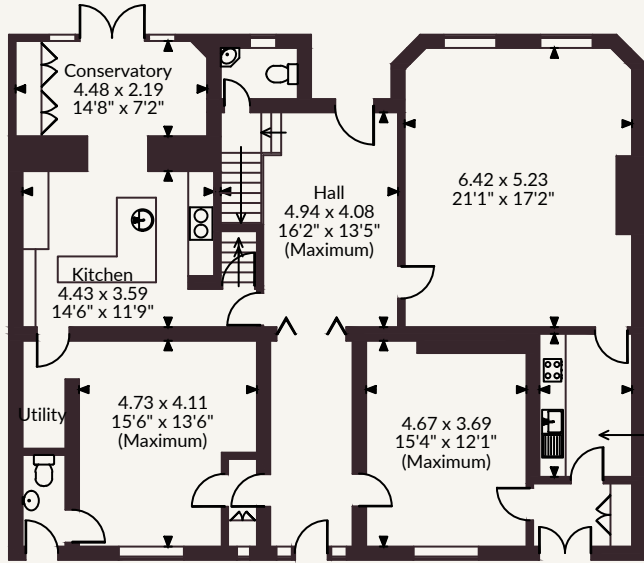
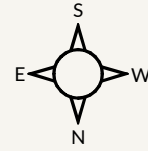


King Street, Chester

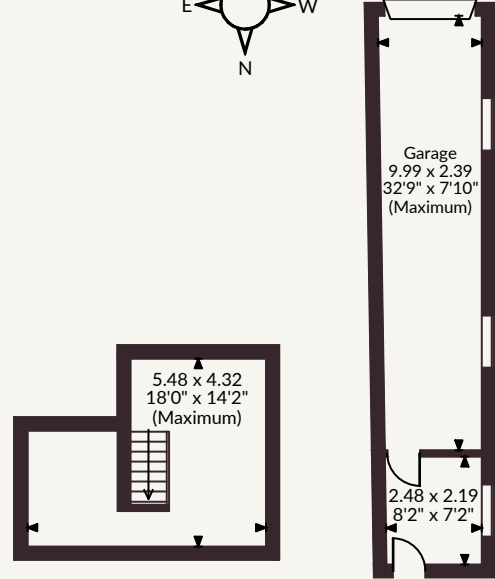
Main House internal area 4,085 sq ft (380 sq m)

Garage internal area 311 sq ft (29 sq m)

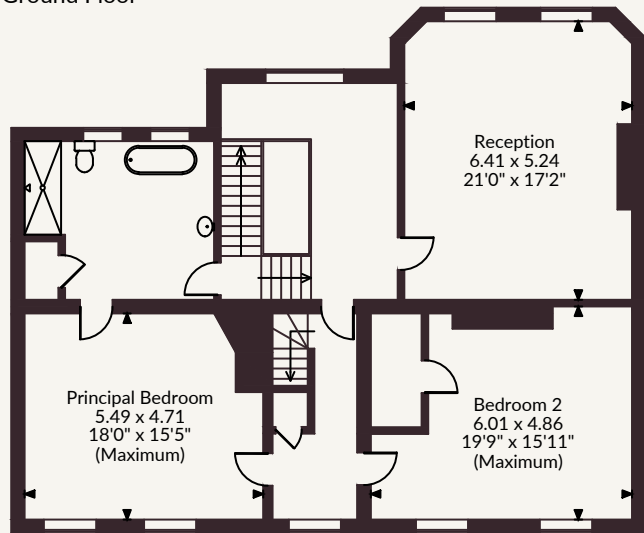
Total internal area 4,396 sq ft (408 sq m)



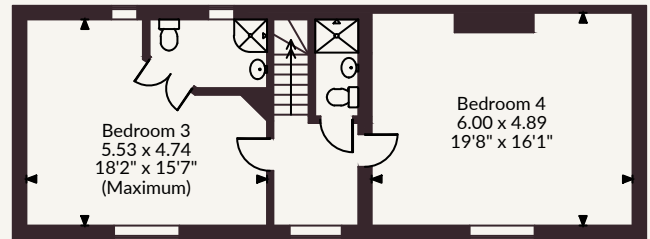
Ground Floor



Basement



First Floor



Second 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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