



The Hollows, Pennsylvania Lane, Burwardsley
Chester, Cheshire

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The Hollows

Pennsylvania Lane

Burwardsley, Chester

Cheshire, CH3 9PJ

A striking family residence with a detached self contained annexe, scenic landscaped gardens set in c.6.4 acres in a highly desirable village location

Tattenhall 3.6 miles, Chester station 11.1 miles (London Euston 2 hours 3 mins), M53 (J12) 11.2 miles

Porch | Reception hall | Sitting room | Snug Dining room | Study | Kitchen/breakfast room | Laundry room | Larder | Cloakroom Principal bedroom with en suite shower room and dual balconies | 4 Additional bedrooms, 1 en suite | Family shower room | Separate annexe Garden | Garage | Store/workshop | Wood store Land and Woodland c. 6.41 acres | EPC rating E

The property

The Hollows is an immaculately presented property, that comprises over 3,600 sq. ft. of light-filled and versatile accommodation, enjoying a seamless blend of traditional and contemporary features along with an adaptable self contained annexe, garages and outbuildings and ample parking for a number of cars with electric gates providing privacy. All set in stunning gardens nestled in almost 6.5 acres of woodland and paddocks. The bright porch opens to an impressive reception hall with turned stairway, flowing naturally into the Snug with its fireplace and log-burning stove. This then opens into the expansive, multi-aspect 32 ft. sitting room, with fine exposed beams, feature fireplace and a trio of bi-folding doors to the sunny wrap-around terraces. The hallway with cloakroom flows into the formal dining room and sizeable kitchen/breakfast room, which features a wide range of oak cabinetry, various integrated appliances, a range stove,

dedicated larder and a large granite topped island. A modern shower room and a peaceful study complete the ground floor. The roomy first floor flows through a sunny corridor to the sizeable 21ft. deluxe principal suite, with its double glazed patio doors to elevated balconies with exceptional views. The room also features fitted wardrobes and a luxury en suite shower room with dual sinks. An additional bedroom benefits from a generous en suite bathroom with integrated storage and a large oval bath with three further airy and well-proportioned bedrooms enjoying the use of a contemporary shower room

Outside

The property resides within an enviable position surrounded by undulating countryside and established tree lines. The well-sized plot is approached via a brick-laid gated driveway and electric gates providing security and privacy. There is also a second driveway at the far end of the property providing access to a single garage, which is currently used as a log store. Flagged patios wrap around the home, which also boasts a raised rear terrace, several wooded areas, original sandstone walls and steps, tiered gardens with paths meandering around a fine array of well-stocked and vibrant herbaceous borders, neat topiary, manicured lawns and a kitchen garden. The attractive self contained annexe further offers bright and modern accommodation, with a log burner, kitchenette, shower room, private garden and sun terrace. C.3 acres of woodland sits to the rear of the property, with c.2.6 acres of paddocks to the front across the no-through lane.





Location

Burwardsley is a scenic semi-rural village with a store, Post Office service, village hall and popular public house with restaurant. Nearby Tattenhall offers a broader range of amenities including a doctor's surgery, butcher, hairdresser and eateries. The historic city of Chester benefits from comprehensive shopping, recreational and leisure facilities.

There are convenient road links via the M53 and M56 and frequent rail connections to London Euston. Esteemed schools include the King's and Queen's schools, Moreton Hall and Ellesmere College.

Directions

From Chester, head east following the A51 to the A5115 at Boughton, continue for 0.7 miles and proceed along the A41 at Whitchurch Road for 4.2 miles. Then turn left onto Chester Road and continue for 2.4 miles before turning left onto Burwardsley Road. After a further 2.1 miles, follow the road to the left onto Harthill Road before turning left onto Pennsylvania Lane, where the property will be on the right in 0.3 miles.

Follow Sat Nav to CH3 9PJ
What3words app points.removals.approach











Floorplans
House internal area 3,623 sq ft (337 sq m)
Annexe internal area 196 sq ft (18 sq m)



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

□ □ □ □ Denotes restricted head height

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General

Local Authority: Cheshire West and Chester

Services: Mains electricity and water, with oil central heating and private drainage.

We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

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

Tenure: Freehold

Guide Price: £1,500,000

Rights of Way: There is a fenced public footpath along the west boundary of the woodland approximately 100 yards from the property.

Chester

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