

Warwick House
4 Stanley Place, Chester, Cheshire



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5,266 sq ft (489 sq m) | Freehold
4 reception rooms | 7 bedrooms | 5 bathrooms
1 bedroom apartment | Courtyard garden
Private parking | City location

Guide price £1,500,000

An imposing Grade II listed period townhouse offering elegant modern interiors, abundant natural light, and classic architectural details, situated in a highly desirable and historic Chester city centre location

Warwick House is a substantial and striking red-brick period residence, distinguished by elegant sash windows with plantation shutters and an impressive classical portico entrance. Inside, the property has been thoughtfully updated to combine high-quality contemporary finishes with a wealth of original character. Architectural features, including a dramatic ceiling lantern and a beautifully crafted staircase, draw natural light through the house, enhancing the sense of space throughout.

Extending to more than 5,200 sq ft, the property provides highly versatile accommodation arranged over four floors. The lower ground floor comprises a spacious games room together with a useful and adaptable basement room. On the ground floor, the elegant sitting room occupies the front of the house, while to the rear is the impressive kitchen and breakfast room, forming the heart of the home. This beautifully appointed space features contemporary cabinetry, a central island with breakfast bar, room for informal dining, an electric Aga and ample space for both everyday family life and entertaining.

The first and second floors provide five generous double bedrooms, including the principal bedroom with en suite shower room, together with a well-appointed family bathroom and an additional en suite. Two further bedrooms on the first floor can form a separate apartment serviced by a separate kitchen and bathroom, and direct stairway access to the courtyard.

Complementing the principal accommodation is a self-contained apartment with its own access at the rear. The accommodation includes a sitting room, well-equipped kitchen, bathroom and comfortable bedroom offering exceptional flexibility for multi-generational living, guest accommodation or rental potential.



To the rear, the enclosed courtyard garden provides an attractive, low-maintenance outdoor space, paved for ease of upkeep and enhanced by well-stocked planters. A generous terrace adjoining the kitchen offers an ideal setting for outdoor dining and entertaining. The property also benefits from three private parking spaces (depending on vehicle size), one of which is equipped with an electric vehicle charging point.

Location
Located within walking distance of Chester's historic centre, Warwick House enjoys a prime position close to the city's excellent range of shops, cafés, restaurants, cultural attractions, and leisure facilities, including Chester Racecourse. The surrounding area offers access to nearby villages such as Christleton and Tarporley, with larger towns including Frodsham and Wrexham also within reach. Chester is well served by education, with notable independent schools including The King's School and The Queen's School, alongside respected local state schools. Communications are strong, with Chester railway station providing direct services to London, Liverpool, Manchester, and Crewe, while the M53, A55, and M56 offer convenient road links across the North West and into North Wales.

Postcode region: CH1

General
Local Authority: Cheshire West and Chester
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: D
Fixtures and Fittings: Only 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/>



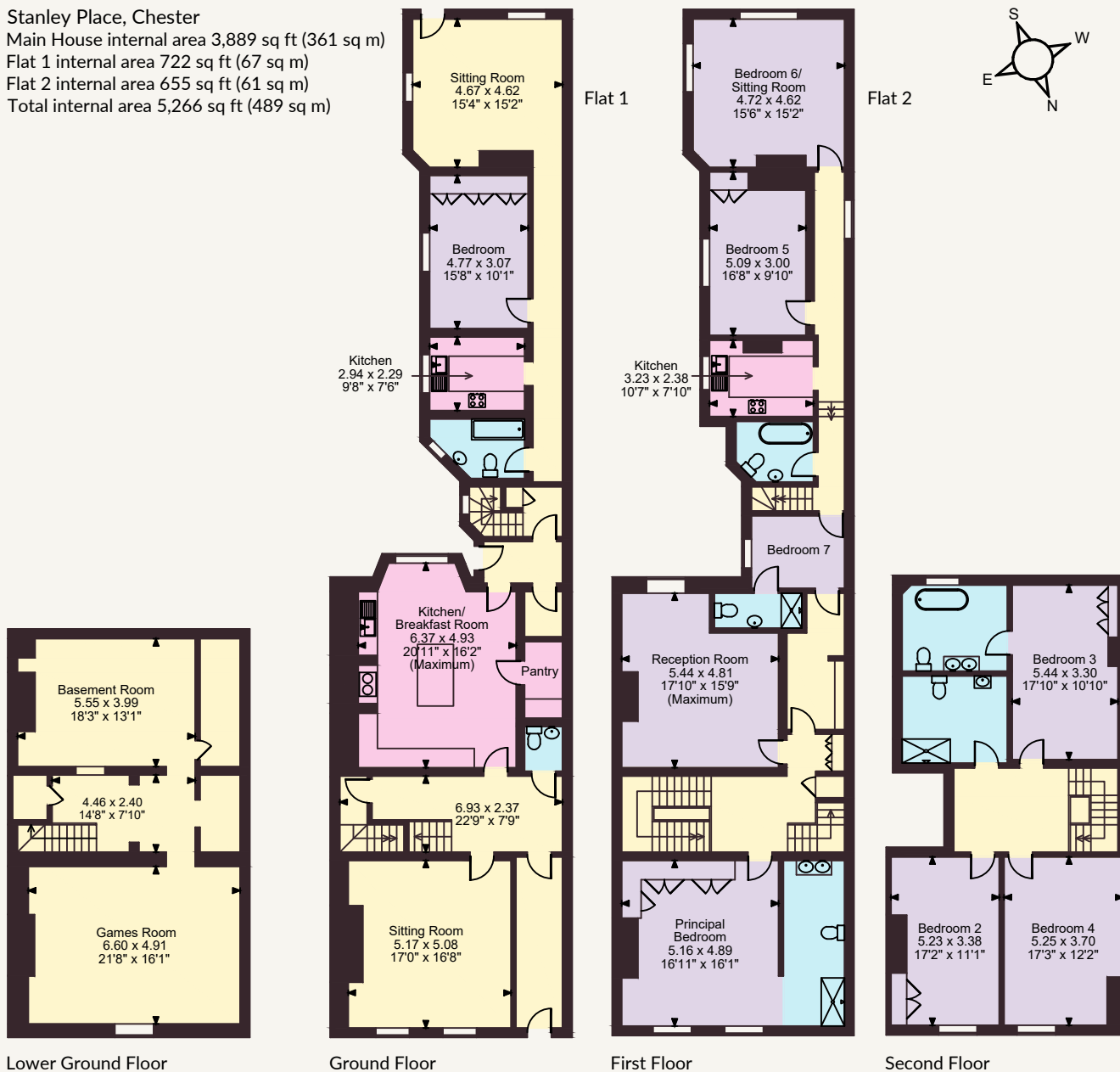
Stanley Place, Chester

Main House internal area 3,889 sq ft (361 sq m)

Flat 1 internal area 722 sq ft (67 sq m)

Flat 2 internal area 655 sq ft (61 sq m)

Total internal area 5,266 sq ft (489 sq m)



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

01244 354880

cheshire@struttandparker.com



@struttandparker

struttandparker.com

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