



TOWNSEND WAY, CHRISTLETON

OFFERS IN EXCESS OF £400,000

- PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS, INCLUDING PRINCIPAL WITH EN-SUITE
- TWO ALLOCATED PARKING SPACES WITH
- SOUGHT-AFTER CHRISTLETON VILLAGE LOCATION
- SPACIOUS OPEN-PLAN LIVING, DINING AND KITCHEN

DWELL

TOWNSEND WAY, CHRISTLETON

2 2 1
BED BATH RECEPTION

Occupying an enviable position within the magnificent Grade II listed Christleton Hall, this exceptional two-bedroom apartment effortlessly combines the grandeur and character of an 18th-century country house with the comfort, efficiency and style of contemporary living. Converted in 2022 as part of an exclusive collection of bespoke homes, the property enjoys its own private entrance, two allocated parking spaces with EV charging point, and beautifully maintained communal grounds, all within one of Cheshire's most sought-after villages.

Entered via its own private front door, the accommodation immediately impresses with its abundance of natural light, generous proportions and high ceilings. The welcoming entrance hall leads to a useful utility room, providing excellent additional storage and a practical laundry area.

At the heart of the home is a stunning open-plan kitchen, dining and living space, flooded with natural light from large sash-style windows. The contemporary kitchen has been beautifully appointed with sleek cabinetry, luxurious quartz worktops and a Quooker boiling water tap, complemented by a comprehensive range of integrated Bosch appliances including an oven, combination microwave oven, plate warming

drawer, dishwasher and fridge freezer. The generous living and dining area provides a superb space for both relaxing and entertaining, while a dedicated study area offers an ideal work-from-home solution without compromising the open-plan layout.

The principal bedroom is a beautifully presented double room enjoying excellent proportions and a calming, neutral décor. Complemented by a stylish en-suite shower room finished with contemporary marble-effect tiling and quality sanitaryware, it creates a luxurious retreat. The second bedroom is another generous double, equally well presented and ideal for guests, family or as an additional home office if required.

Serving the second bedroom and visitors alike, the impressive family bathroom has been finished to an exceptional standard, featuring a contemporary suite with bath, rainfall shower, sleek vanity unit and striking marble-effect tiling throughout.

Further enhancing the practicality of the apartment are two allocated parking spaces situated immediately outside the private entrance, an EV charging point and access to the beautifully landscaped communal gardens that surround Christleton Hall.

Christleton is widely regarded as one of Cheshire's most desirable villages, offering an exceptional balance of rural charm and everyday convenience. The village enjoys a thriving community centred around its picturesque green, highly regarded primary and secondary schools, local shops, cafés and traditional village pubs, whilst scenic walks along the Shropshire Union Canal and surrounding countryside are right on the doorstep. Chester city centre lies just two miles away, providing an extensive range of shopping, leisure and dining facilities together with direct rail services to London, Liverpool and Manchester. Excellent road links via the A55, M53 and M56 make this an ideal location for commuters.

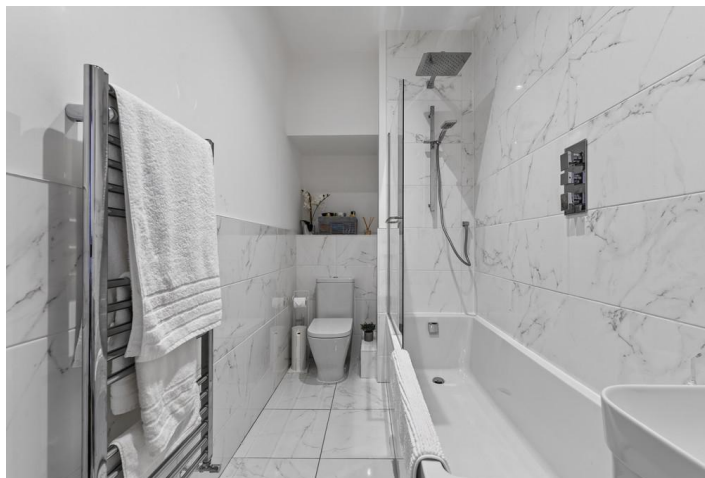
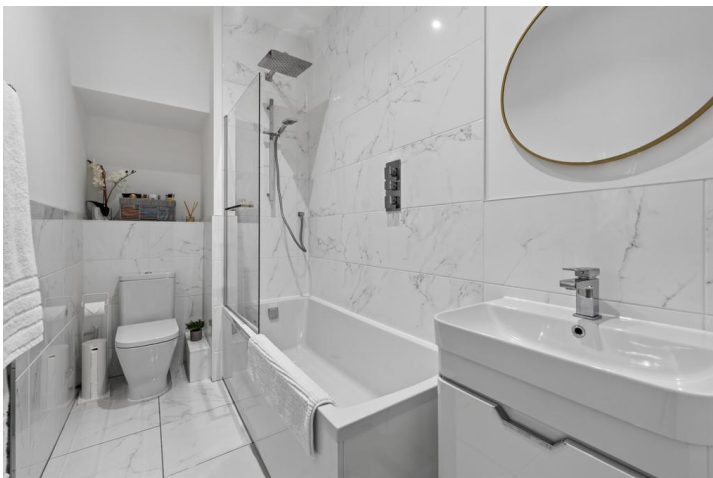
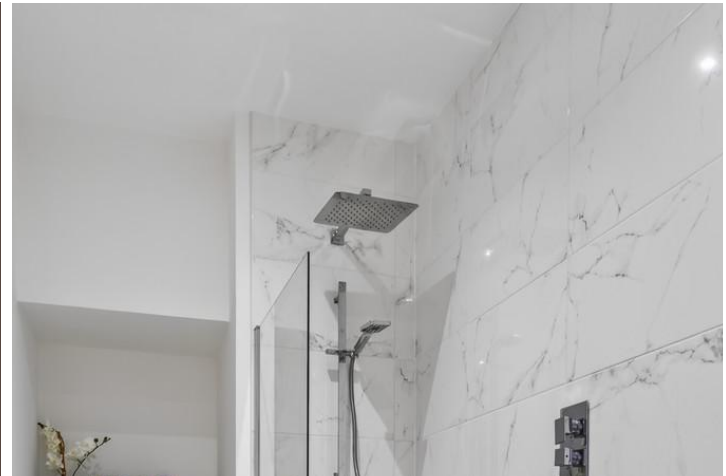








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DWELL

COUNCIL TAX

Band F

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Leasehold (995 Years)

SERVICE CHARGE (PA)

£3,422

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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TOTAL FLOOR AREA 1,110 sq ft / 103 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.