



QUARRY LANE, CHRISTLETON, CHESTER

OFFERS IN EXCESS OF £475,000

- SOUTH FACING LOW MAINTENANCE GARDEN
- DETACHED GARAGE & DRIVEWAY
- BEAUTIFULLY REMODELLED & PRESENTED

- PRINCIPAL BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- STUNNING EXTENDED OPEN-PLAN KITCHEN/DINING ROOM

DWELL

QUARRY LANE, CHRISTLETON, CHESTER

4
BED

2
BATH

2
RECEPTION

Situated within the charming and picture-perfect village of Christleton, this fantastic extended four-bedroom semi-detached home offers beautifully presented accommodation, generous living space, and a true turnkey finish ideal for modern family life. Thoughtfully remodelled and upgraded throughout, the property combines stylish contemporary interiors with practical, future-proof living in one of Cheshire's most sought-after residential settings.

Christleton offers an aspirational version of traditional Cheshire village living whilst being located just three miles from Chester City Centre, perfectly balancing peaceful countryside surroundings with everyday convenience. The village was recognised in the Sunday Times 'Best Places to Live in the Northwest' guide in 2022 and continues to be one of the region's most desirable addresses.

The accommodation begins with an entrance porch providing useful storage space before opening into a welcoming and spacious hallway. To the front elevation, the bright and airy lounge benefits from a large picture window which floods the room with natural light, creating a warm and inviting atmosphere. To the rear, a second reception room enjoys pleasant views over the

garden and is centred around an attractive feature fireplace, offering a cosy yet elegant additional living space.

Undoubtedly, the heart of the home is the impressive extended kitchen/dining room, designed perfectly for both everyday family living and entertaining. Fitted with an extensive range of modern wall and base units, integrated appliances, and a stylish breakfast bar, the space also offers ample room for a dining table and social seating area. A practical utility room and contemporary downstairs WC complete the ground floor accommodation.

To the first floor, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a beautifully refitted family bathroom featuring a luxurious four-piece suite including a double-width shower and elegant contemporary tiling.

Externally, the property continues to impress with ample off-road parking via a generous driveway, a mature front garden, and a low-maintenance rear garden ideal for busy family life. The rear garden is mainly laid to lawn with a newly paved patio seating area perfect for outdoor entertaining. A

detached single garage with power and lighting provides excellent additional storage or workshop potential.

Christleton itself enjoys a thriving community atmosphere with a superb range of local amenities, including a village shop, coffee shop, two public houses, cricket club, leisure centre, playing fields, St James' Parish Church and the picturesque village pond. The village is particularly popular with families due to the highly regarded Christleton Primary School and Christleton High School, both rated Outstanding by Ofsted.

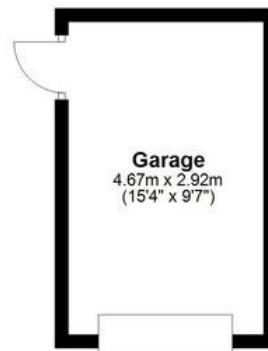
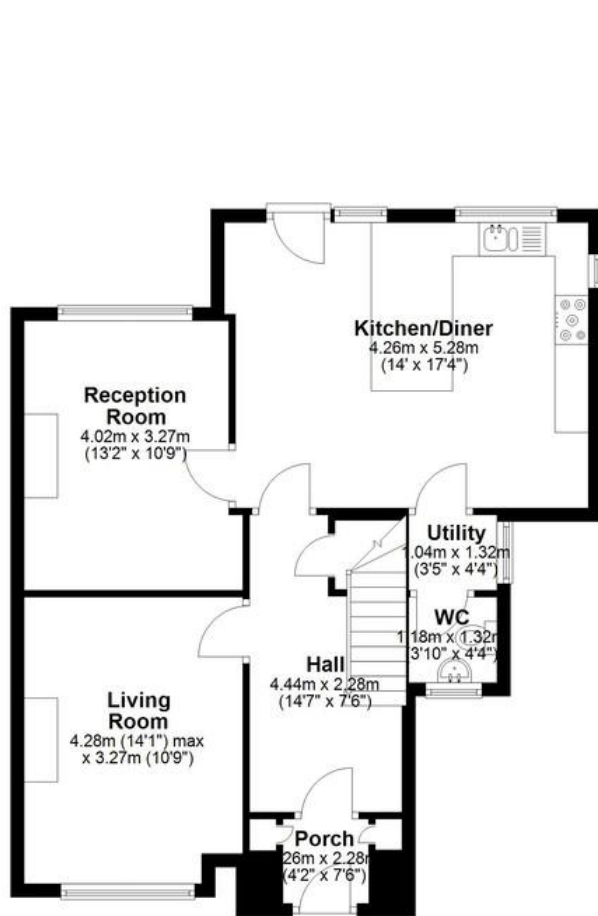






DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 1,534 sq ft / 143 sq m

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

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		82
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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