



The Brents Church Lane, Huxley, Chester

STRUTT & PARKER

The Brents

Church Lane, Huxley,
Chester CH3 9BH

A handsome period family
house with a wonderful
rural outlook

Tattenhall 3 miles, Tarporley 3.5 miles,
Chester 8 miles, Crewe Station 15 miles,
Liverpool Airport 31 miles, Manchester Airport
32 miles

Entrance hallway | 3 reception rooms
Kitchen/breakfast room | Utility room | Guest wc
4 bedrooms (1 en suite) | Walk-in wardrobe
Family bathroom | Fruit store | Garden store
Greenhouse with tool store | Double garage
Private driveway | Gardens
EPC rating F

In all about 0.6 acres

The property

Built in 1901, The Brents has been the cherished home to the current owners for the last 18 years. It enjoys a wonderful rural outlook and is fortunate to have both Peckforton and Beeston Castle as a backdrop. Internally, the rooms are well-proportioned and retain period features including open fireplaces. The gardens and grounds are a highlight and include outbuildings, a double garage and a superb greenhouse.

Location

The property is situated in the desirable hamlet of Huxley which has a primary school and village hall and it is conveniently equidistant to Tattenhall and Tarporley where excellent day to day facilities can be found.

Leisure activities in the surrounding areas include several golf clubs including Carden Park, Aldersey and Waverton, horse racing at Chester and Bangor on Dee and motor racing at Oulton Park.

The A49 provides a link south towards Whitchurch, and north towards the motorway network to Liverpool and Manchester. Travel to London is via Crewe station with approximately a 90-minute direct service to Euston.

Accommodation

A pretty stained glass front door opens into the entrance hall with turned staircase rising to the first floor. Off here are two reception rooms and a kitchen/breakfast room. Beyond the kitchen is the sitting room which provides access into the rear entrance vestibule. Beyond the sitting room is a utility room with Belfast sink and guest wc. On the first floor there are four bedrooms offering far-reaching countryside views, a walk-in wardrobe, en suite shower and a family bathroom.

Outside

An attractive gravel driveway leads to the front of the house and to the double garage, formerly the coach house, which has sliding doors. There is a charming outbuilding incorporating a fruit store and garden store and to the side of the house is an appealing timber greenhouse with tool store off. The well-manicured gardens surround the property and include mature fruit trees, herbaceous border, woodland and wild flower meadow. Next to the greenhouse is an established kitchen garden with a variety of soft fruit bushes, herbs and a vegetable plot.

General

Services: Mains water, electricity and private drainage. Oil fired central heating.

Council Tax: Band G

Local authority: Cheshire West and Chester Council | Tel 0300123 8123

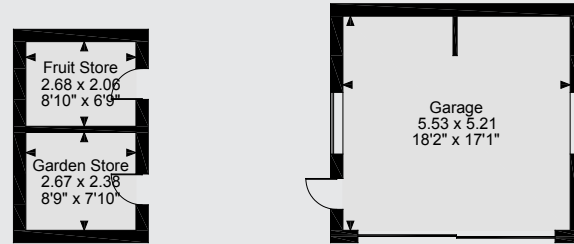
Fixtures and fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

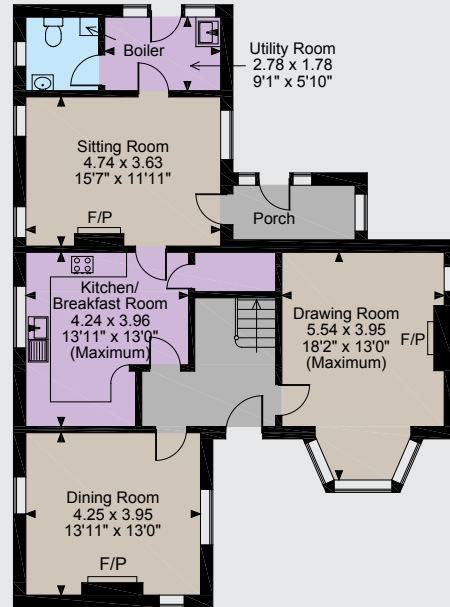




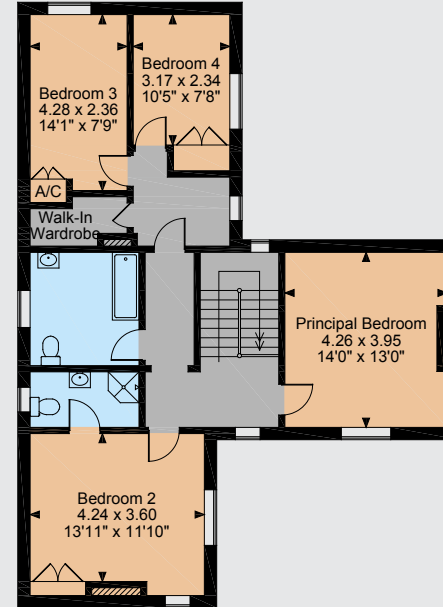


Floorplans

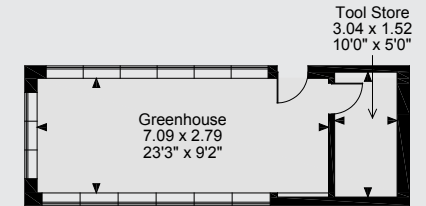
Main House internal area 1,983 sq ft (185 sq m)
 Garage internal area 310 sq ft (29 sq m)
 Greenhouse & Tool Store internal area 271 sq ft (25 sq m)
 Fruit Store & Garden Store internal area 132 sq ft (12 sq m)
 For identification purposes only.



Ground Floor



First Floor



Directions

From Chester take the A41 Whitchurch Road towards Waverton. Turn left onto Eggbridge Lane and turn right at the first crossroads onto Common Lane. Continue onto Village Road and Long Lane over the Shropshire Union Canal. Turn left onto Huxley Lane and at the chapel turn right onto Church Lane. Continue forward and the property will be seen on the left hand side a short distance beyond the primary school, after the church.

Chester

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52 offices across England and Scotland,
including 10 offices in Central London

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

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