



## Puddington Lane, Burton, CH64 5SF

£3,500 PCM

5 Bedroom 4 Reception 3 Bathroom F

\*\*\* Charming 5 Bed Detached - Large Mature Grounds - Gardener Included Worth Circa £1000 PCM - Available Mid / Late 2025 - Reduced to £3500 PCM - Swimming Pool Not Included \*\*\*

Hewitt Adams is proud to present 'The Chase' on Puddington Lane, Burton — an exceptional five-bedroom detached residence set within extensive, beautifully manicured wraparound grounds.

This stunning home is approached via an impressive entrance that leads to a spacious driveway, complete with a garage, outhouse, and ample parking.

The ground floor offers a superb layout for both everyday living and entertaining. It comprises an entrance porch with WC, a spacious hallway, and a large kitchen/dining room with access to a utility area, wine store, additional WC, and a shower room. The living spaces include a formal dining room, elegant drawing room, cozy sitting room, and a charming orangery — ideal for a variety of social occasions.

Upstairs, the accommodation includes five well-proportioned bedrooms. The primary bedroom features a dressing area and en-suite bathroom, while bedroom two also benefits from its own en-suite. Three additional bedrooms are served by a family bathroom and a separate WC.

The grounds are a true highlight, boasting wraparound gardens, a large driveway, and garage.



Important Information

- Council Tax: Band G - £3,855.58 payable 2024/25 (please make your own checks in advance)
- Energy Performance Certificate: The Chase is rated F (there has been an exemption put in place for the purpose of renting)
- Services: Mains water and electricity. Private drainage. Oil central heating. Telephone line and Broadband connection
- LPG Gas for the fires
- The water is not on a meter
- The property is to be used for residential purposes only
- Stables Not Included
- Plenty of usable attic space

There is a gage on the oil tank which will be taken before someone moves in and must be filled to this level upon vacating.

The septic tank will be emptied before the tenancy starts and must be emptied upon vacating.

Gardens & Swimming Pool

- The landlord will cover the cost of the gardener which is in the region of £1000 PCM
- The swimming pool is not included in the let.

Location

The Chase is situated in a highly private location in the charming conservation village of Burton, at the southern tip of the Wirral Peninsula, just 9 miles west of the historic city of Chester. Nearby villages, such as Willaston and Neston, meet everyday needs, while Chester provides a wider range of services, including retail parks like The Outlet Village at Cheshire Oaks. The area offers excellent educational options, with a state primary school in the village and Neston High School within its catchment area. Additionally, there are several reputable private schools nearby, including Caldy Grange, Birkenhead School, Liverpool College, and The King's and Queen's Schools in Chester.

Entrance

Timber door leading to a Porch.

Hallway

Fire with surround, window to the front elevation, staircase to the first floor accommodation.

Kitchen / Dining Area

16'11x11'04 (5.16mx3.45m)  
Wall and base units with worktops and a Belfast sink with integrated appliances including: Fridge, dishwasher, oven, hob and extractor fan. There is a sitting and dining area, and the room is flooded with lots of natural light from the various windows, and a set of patio doors allows access to the Patio. There is a boiler room and Pantry directly off the Kitchen.

Inner Hallway

Located off the Kitchen, this area consists of a Utility, Shower Room, WC and Wine Store.

Dining Room

24'7x 15'3 (7.49mx 4.65m )  
Windows to the rear and side elevation, patio doors to the Garden, double doors to the Kitchen, radiator.

Drawing Room

21'6x14'5 (6.55mx4.39m )  
Window to the rear elevation, radiator, fire.

Sitting Room

Window to the side elevation, radiator, fire, fitted bookcase.

Orangery

21'04x14'11 (6.50mx4.55m)  
Windows to three elevations, roof lantern, two internal doors to the lounge, three sets of patio doors to the Garden terrace, radiator.

First Floor Landing

Bedroom 1

20'3x12'10 (6.17mx3.91m )  
Windows to the front, side and rear elevations, two radiators.

Dressing Area

Fitted wardrobes, window to the rear elevation, radiator.

En-Suite

Shower cubicle, bath, twin sinks with mixer tap, WC, Velux sky lights, heated towel radiator.

Bedroom 2

14'6x10'3 plus 11'2x6'3 (4.42mx3.12m plus 3.40mx1.91m )  
Window to the side and rear elevation, fitted bedroom furniture, two radiators.

En-Suite

Bath, bidet, WC, wash basin with taps, window to the side elevation.

Bedroom 3

14'0 x 9'4 (4.27m x 2.84m )  
Window to the side elevation, radiator.

Bedroom 4

10'08x10'07 (3.25mx3.23m)  
Window to the front elevation, radiator.

Bedroom 5

10'7x7'8 (3.23mx2.34m)  
Window to the front elevation, radiator.

Bathroom

Bath, WC, wash basin with taps, window to the front elevation, radiator.

Externally - Garage, Stables & Pump Room

The stables will not be included in the let, nor will access to the pump room. The garage will be available for use.

Gardens

The property is set within approximately 2.28 acres of mature, beautifully maintained gardens, backing onto open countryside in parts. The grounds are presented to an immaculate standard, featuring extensive lawns, well-stocked borders and shrubbery, a greenhouse, multiple patio areas, and a swimming pool. Exceptionally private and secluded, the setting offers a truly tranquil and picturesque environment.

