



## Rose Cottage

Chester | CH3 9JU

£795,000

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Nestled in the semi-rural hamlet of Brown Knowl, this delightful four-bedroom, three-bathroom family home offers idyllic countryside living.

The interior begins with a welcoming entrance hallway that leads to the heart of the home; a homely kitchen featuring a central island, Belfast-style sink, integrated appliances and French doors opening onto the rear garden. A practical utility room and side hallway with an external door add further convenience.

The spacious yet cosy lounge, complete with a fireplace and bi-fold doors to the rear patio, provides a perfect family gathering space. A separate dining room with a large front-facing window and a downstairs W.C. complete the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms. The principal suite enjoys tranquil garden views and benefits from an en-suite bathroom. The second bedroom also includes an en-suite, while bedrooms three and four are generously sized doubles, accompanied by a family bathroom.

Outside, the property sits on approximately 0.25 acres, boasting impressive front and rear gardens. A gate leads to steps leading to an attractive approach bordered by established shrubberies, rising to the entrance porch and giving the property a delightful cottage feel. The rear garden has been thoughtfully designed and maintained, featuring a generous patio for dining and entertaining, steps leading to a well-kept lawn, and paved pathways winding through established shrubs and bushes. Midway up the garden is a practical workshop, while at the top sits a charming summerhouse and additional patio with views over Bickerton Hill and the surrounding Cheshire countryside. A detached double garage adds to the practicality of the home.

Brown Knowl offers a semi-rural, countryside lifestyle, while still being within easy reach of the historic city of Chester.

- IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY SET WITHIN 0.25 ACRES
- LOUNGE WITH FIREPLACE AND BI-FOLD DOORS
- KITCHEN WITH CENTRAL ISLAND AND UTILITY
- DINING ROOM
- DOWNSTAIRS W.C.
- FOUR DOUBLE BEDROOMS, TWO WITH EN-SUITES
- FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED GARDENS
- DETACHED DOUBLE GARAGE AND DRIVEWAY
- FABULOUS VIEWS ACROSS BICKETON HILL AND CHESHIRE COUNTRYSIDE



### **Porch**

A covered entrance porch with lighting providing access to a partially glazed entrance door.

### **Entrance Hallway**

A welcoming entrance hallway with doors off to the kitchen, lounge, dining room, downstairs W.C. and stairs rising to the first floor. Wood flooring, ceiling light point, radiator and under the stairs storage cupboard.

### **Kitchen**

A beautifully presented kitchen comprising a range of wall, drawer and base units with granite worktop over incorporating a ceramic Belfast-Style sink. Integrated appliances to include 'Britannia' Range cooker with five ring gas hob, extractor fan over and dishwasher. Central island including drawers, storage and space for seating. Opening into the inner hallway and door into utility room. Ceiling spotlights, ceiling light points, uPVC double glazed French doors to the rear elevation and uPVC double glazed window to the front and rear elevation.

### **Utility**

A useful utility room complete with wall units and complimentary work top, plumbing for a washing machine and tumble dryer, space for a fridge-freezer, heated towel rail, ceiling spotlights, tiled flooring and uPVC double glazed window to the front elevation.

### **Lounge**

A cosy, generously proportioned lounge featuring a charming brick-surround log burner set on a stone hearth, radiator, ceiling light point, ceiling spotlights, wood flooring, glazed doors opening into the dining room, uPVC double glazed bi-fold doors to the rear and uPVC double glazed window to the side.

### **Dining Room**

UPVC double glazed window to the front elevation, radiator, ceiling light point and wood flooring.

### **Downstairs W.C.**

A two-piece suite comprising a low-level W.C. and floating hand wash basin with mixer tap over. Part tiled walls, tiled flooring, radiator and uPVC double glazed window to the rear.

### **Landing Area**

Carpet flooring, doors of to the bedrooms and bathrooms, storage cupboard, , access to the loft and carpet flooring, uPVC Skylight and uPVC double glazed window to the front elevation.

### **Principal Bedroom**

UPVC double glazed window to the rear elevation, radiator, ceiling light point, carpeted flooring and door into the en-suite.

### **En-Suite**

A contemporary three-piece suite comprising a low-level W.C. with dual flush, pedestal hand wash basin with mixer tap over and P-shaped panelled bath with shower over. Ceiling spotlights, extractor fan, heated towel rail and uPVC double glazed window to the side elevation.

### **Bedroom Two**

UPVC double glazed window to the front and rear elevation, radiator, carpeted flooring, ceiling light point and door into the en-suite.

### **En-Suite**

Three-piece suite housing a low-level W.C., hand wash basin set in a vanity unit and walk-in shower with glazed panel. Ceiling spotlights, extractor fan, heated towel rail and uPVC double glazed window to the rear elevation.





### **Bedroom Three**

UPVC double glazed window to the front elevation, built in wardrobes and chest of drawers, radiator, ceiling light point and carpeted flooring.

### **Bedroom Four**

UPVC double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light point and carpeted flooring.

### **Bathroom**

A well-appointed three-piece suite comprising a lol-level W.C. pedestal hand wash basin and panelled P-shaped bath with electric shower over. Heated towel rail, extractor fan, tiled flooring, part tiled flooring and uPVC double glazed window to the rear elevation.

### **Outside**

To the front of the property lies a beautifully maintained lawn, complemented by a variety of mature shrubs and a charming blossom tree, all neatly enclosed by a characterful stone wall. A pedestrian gate opens onto steps that lead to the covered front entrance porch.

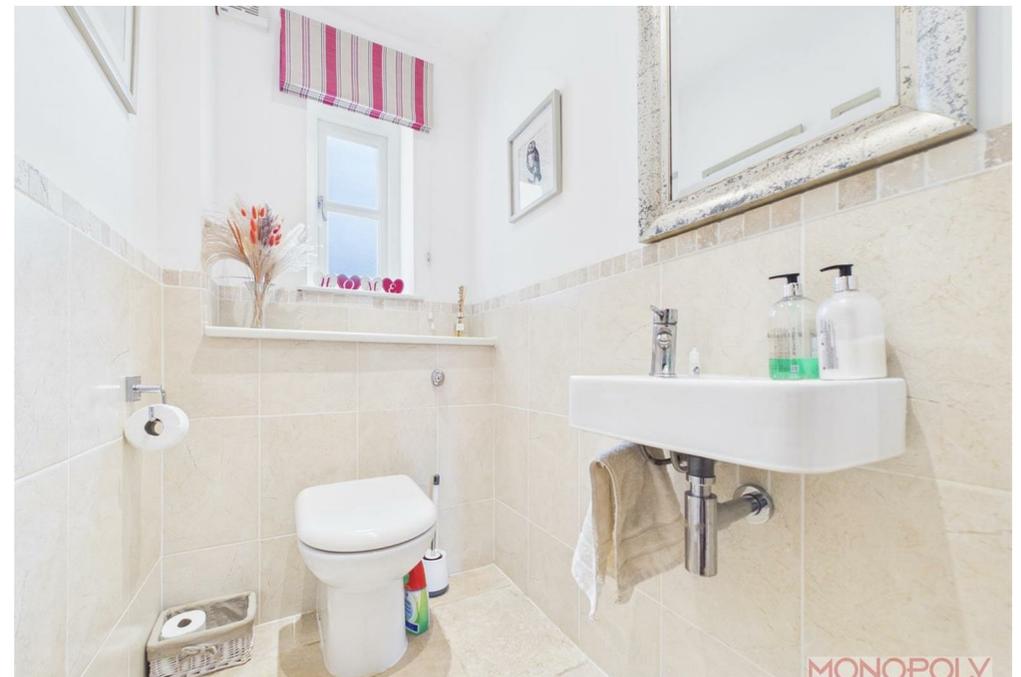
To the side, a driveway provides generous off-road parking for approximately five to six vehicles and leads to a detached double garage.

The rear of the property boasts a superbly maintained and thoughtfully arranged garden. A generous patio area provides an ideal space for outdoor dining and entertaining, with steps rising to an ascending well-kept lawn with a number of flower beds. Paved pathways and additional steps continue up through the garden, where there are a variety of established shrubs, trees and bushes.

Midway up the garden sits a useful workshop, while at the top is a delightful summerhouse complete with power and electricity, perfectly positioned to enjoy the fantastic elevated views across Bickerton Hill and the surrounding countryside.

### **Garage**

A detached double garage with power, lighting, an electric roller door, pedestrian side access door and outdoor tap.



### Location

Rose Cottage is situated in Brown Knowl, a hamlet full of semi-rural charm nestled in Broxton, South Cheshire. The area is surrounded by attractive countryside and within easy reach of historical landmarks, such as Beeston Castle and Peckforton Castle. Bickerton Hill contributes to the picturesque character of the locality, offering peaceful walks and far-reaching views.

Nearby villages offer a range of local amenities and leisure activities such as Carden Park Hotel and Spa, well-known for its expansive Golf Course. The nearby Bolesworth Estate hosts a range of events throughout the year including an International Horse Show, Carfest and music events. Well regarded schools are within close proximity including Kings and Queens School in Chester, the Grange School at Hartford and Abbeygate in Saighton, as well as being in the catchment area for Bishop's Heber High School.

The area is exceptionally well-placed for access to a range of transport links and regional centres. Crewe railway station lies within around 15 miles and provides regular services to London, ideal for the commuter. The historic city of Chester and the market town of Nantwich and Whitchurch are approximately 12 miles away. Malpas, a popular local village is around 6 miles away and Tattenhall sits roughly 4 miles from the property, offering a range of everyday amenities. Liverpool and Manchester are also within driving distance providing further leisure activities and commuter services.

### Important Information

\*Material Information interactive report available in brochure section. \*

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not





misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage



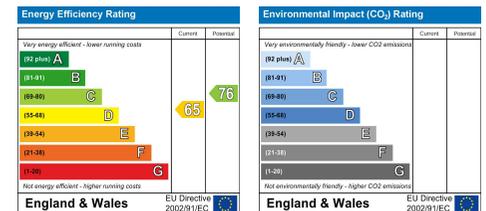


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