



## Wall End

LITTLE HEATH ROAD, CHRISTLETON, CHESTER

**LegatOwen**  
RESIDENTIAL



# Wall End

CHRISTLETON, CHESTER



A truly outstanding family residence set in 1.4 Acres enjoying unrivalled countryside views and located in the heart of Christleton village- regarded as one of Cheshire's most sought after residential locations.



## FEATURES

- Five bedroom detached house
- Separate annex above double garage
- Five bathrooms
- Set in 1.4 Acres
- Extensive gardens with pond
- Far reaching views
- Private location in the heart of Christleton village







## DESCRIPTION

Wall End is an exceptional family home nestled on 1.4 Acres of beautiful grounds, with stunning views from every vantage point creating a serene and picturesque setting and positioned in arguably the most desirable location in Christleton village. It is rare for such a substantial property with such extensive grounds to occupy a prime village location and yet preserve such privacy and seclusion.

The property was built in the early 1970's by a local developer of repute. It has been in the ownership of the family since the date of construction and possesses great potential to modernise and develop.

The grounds have been carefully maintained and are designed for easy maintenance. They include extensive lawned areas, shrubbery, an idyllic pond, and a wealth of specimen trees. There is an attractive brick-built Summer House/outbuilding that provides a perfect entertaining space.

Internally, the house comprises a spacious entrance hall, large living room that leads into a substantial conservatory extension, dining room, sitting room, kitchen, and utility room. Upstairs, the property has five generously sized bedrooms. Two have en-suite bathrooms, and one has a separate W.C and washbasin. They all benefit from fitted wardrobes. There is also a family bathroom.

The property includes a separate double garage with a self-contained annex above that includes a further bedroom/living area, bathroom, and kitchenette. This space could be utilised for a range of purposes including guest accommodation, home office, or a gym/studio.





## SITUATION

Christleton is a charming picture-perfect village offering an aspirational version of traditional Cheshire living whilst being located just 3 miles outside Chester City Centre. It is one of Cheshire's most sought-after residential locations and was listed in the 'Sunday Times' Best Places to Live in the Northwest in 2022.

The village has a thriving community spirit with excellent amenities including village shop, coffee shop, two pubs, cricket club, St James' Parish Church, a leisure centre, playing field and village pond. Christleton High School and Christleton Primary School are both rated Outstanding by Ofsted, a key contributing factor of the village's appeal to families.

There are further leisure facilities close by, including golf courses at Eaton, Vicars Cross and Delamere and there are many scenic walks in the area including along the Shropshire Union Canal and the renowned Sandstone Trail. There are a number of supermarkets in close proximity to the property, including Sainsbury's and Waitrose.

The village is positioned between the two major A roads leading into Chester city centre- the A1 and the A41, and just a few miles from the M53 and M56. Manchester can be reached by car in 1 hour, and Liverpool within 40 minutes. The Shropshire Union Canal runs through the village and provides a delightful walking/ cycling route into Chester. Chester Train Station offers an inter-city service to London Euston.











## TENURE

Freehold

## COUNCIL TAX

Band F

## METHOD OF SALE

Private Treaty

## SERVICES

All mains services. Gas central heating.

## VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

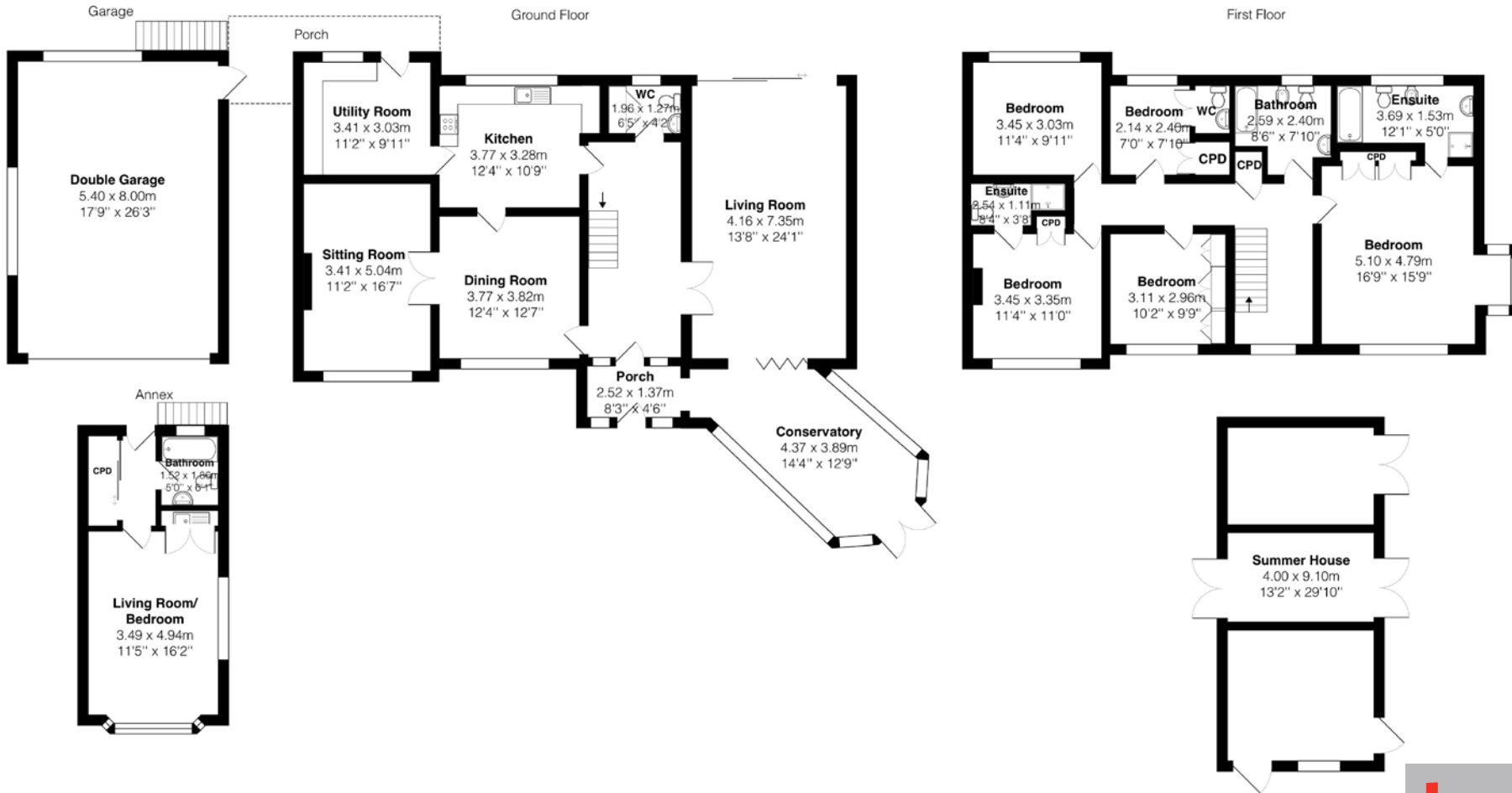
# FLOORPLAN

Main House internal area 2,782 sq ft (259 sq m)

Garage/ Annex 658 sq ft (61 sq m)

Summer House 381 sqft (35 sq m)

Total internal area 3,821 sq ft (355 sq m)



## LEGAT OWEN

Albion House  
Albion Street  
Chester  
CH1 1RQ

**LegatOwen**  
RESIDENTIAL  
**01244 408288**  
legatowen.co.uk

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: SEPT 2023