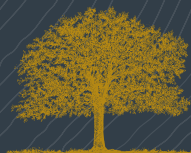




Christleton Hall

PEPPER STREET, CHRISTLETON



BLUEOAK
ESTATES

The perfect backdrop for a new way of life.

Welcome to Christleton Hall

Set in the delightful Cheshire village of Christleton, Christleton Hall is truly a wonderful place to call home with chocolate box houses, a pretty parish church, a traditional village green right on your doorstep and the City of Chester just three miles away.

Built as a grand country home almost three hundred years ago, Christleton Hall has today been lovingly transformed into 14 luxurious apartments with one to three bedrooms each; its future secured for another century and a future that we would like to invite you to be part of..

The History of Christleton Hall

Christleton Hall is a Grade II Listed former country home built in around 1750 by Thomas Ince to rival the house of his father-in-law, Robert Townsend at The Old Hall.

The grand home has been owned by many distinguished families over the years but in 1934 it became a Salvatorian college for men preparing for priesthood. In 1974 it changed again when it became a college of law.





Architecture

As you wind along the sweeping driveway, lined on either side by the mature grounds, and the historic building comes into view, it's a moment that you won't forget. Christleton Hall simply exudes character.

Period features include a Tuscan porch, bays from the original house, a Welsh slate roof, and white pointed Flemish bond red brickwork with stone dressings. Each red brick was handmade from clay most likely dug from the local village pond*.

* Source: <https://www.christleton.org.uk/christleton3/2020/history2020/historyjan2020/>

A fusion of original character and contemporary design.

Specification

Internal

Blueoak Estates understands that you want a home that is as individual as you are with finishing touches that reflect your personality and compliment your lifestyle. That's why homeowners can expect an exceptional standard of living the moment they step through the front door of Christleton Hall.

How our homeowners like to live is an important consideration in the design of our homes. Christleton Hall is perfect for those who love the combination of original character with contemporary design, and the carefree way of life this brings. Open-plan spaces are complemented by state-of-the-art kitchens and views overlooking the beautiful grounds. Each apartment ranges from 700 to over 1400 sq ft. Select apartments also include a separate sitting room, study, utility and/or private terrace.

Every aspect of the specification has been hand-selected to provide the utmost comfort and convenience. Features such as video security and lift access ensure your safety, ultrafast high-speed broadband makes working from home, streaming films or speaking to loved ones from across the world quick and easy, and the Bosch appliances in the kitchen make cooking a delight.







Living, Kitchen and Dining

The heart of the home deserves special attention. Perfect for entertaining friends and family, each Christleton Hall apartment includes a spacious, open-plan living, kitchen and dining area.

In the kitchen, Silestone quartz worktops with matching upstands and splashbacks offer the perfect combination of style and practicality, complimented by premium appliances including a Bosch oven, touch control hob and microwave, plus an integrated fridge freezer and dishwasher. Select apartments also offer utility storage, great for hiding away clutter and keeping your beautiful kitchen pristine!

Bathrooms and En-Suites

Elegant design has been combined with practical solutions to ensure you start every day feeling refreshed. Bathrooms throughout Christleton Hall include contemporary sanitaryware with concealed fittings, heated towel radiators and Lorenzo baths. Bliss! Our design ethos is luxury-as-standard which is why you'll also find hotel-style showerheads and designer tiles in every bathroom.





Specification



Internal doors and joinery

White four panel traditional doors

Brushed chrome ironmongery to be fitted to all doors with thumb-turn locks provided to wet rooms

Traditional profile skirtings and architraves

Traditional window seats to select apartments

Internal finish

Walls and ceilings finished in matt white emulsion

Plumbing, heating and ventilation

Gas fired Glow-Worm COMBI boiler including 10 year warranty

Chrome heated towel rails in bathrooms and en-suite with 'summer settings' to allow independent operation

Traditional column radiators to living areas

Kitchen

Shaker style kitchen units with style options available subject to build stage

Silestone quartz worktops with cut out sink and grooved drainer to sinks

Silestone upstands and splash back to rear of hobs

Inset sink bowl

Chrome single lever tap

BOSCH touch control ceramic induction hob

BOSCH single multifunction oven with integrated warming drawer

BOSCH integrated combination microwave

Stainless steel chimney cooker hood with re-circulatory fan

Fully integrated dishwasher

Integrated frost free fridge freezer

Lift

Orona six-person communal lift from the entrance lobby

Bathrooms and En-suites

ROCA sanitary wear with Sagittarius mixer tap

ROCA toilet with concealed cistern and soft-close seat

Capri shower with Almeda drench shower head

Lorenzo bath

Signature two-fold bath screen

Chrome heated towel radiator with variable summer settings

Porcelanosa bathroom tiles

Wall tiling to be fitted as follows: full height over baths and within shower enclosures, half height to other walls with sanitaryware fitted

Electrical

Brushed chrome sockets and switch faceplates

USB charging ports to select rooms

BT points to be provided to living areas and master bedroom

Ultrafast high speed WIFI via full fibre connection

Twin SKY point to living areas

TV points to bedrooms

Energy efficient pendant drop lighting to living areas

LED spot lights to kitchens and bathrooms

External works

Landscaping to communal areas

Communal cycle and refuse store

Private terrace areas to select units

Car charger to all apartments

Secure allocated storage area located within basement

Security

Video intercom to plots with shared communal entrance

Mains powered smoke and heat detectors where required with battery back-up

Security alarms fitted to all ground apartments

Warranty

All apartments come with a ten-year Architects Certificate

All apartments are leasehold on a 999-year lease

A rural retreat
that's as pretty as a
postcard.



Location

About Christleton

Set in beautiful parkland just outside the historic city of Chester, Christleton Hall is located in the attractive village with which it shares its name - Christleton. The village has won 'Best Kept Village' numerous times and was listed amongst the 'Best Places to Live in the North West' by The Sunday Times in 2022, which described it as a "picture-perfect spot".

Indeed, Christleton has all the charm of a quaint chocolate box village: cute timber-framed houses, a picturesque pond noted for its abundance of wildlife and a 15th-century church overlooking the village green. But Christleton also offers a wide range of amenities that include a general store, coffee shop, cricket club, several highly regarded local schools and Christleton Leisure Centre, featuring gym, 4G pitch, squash and badminton courts.

The village is also home to three pubs. At the centre of the village is the Ring O'Bells, a friendly local pub that's known for its Sunday Roasts. The Plough Inn, hailed a "happy village pub" by one reviewer on TripAdvisor can be found on Plough Lane and then there's also the Cheshire Cat, a 19th-century inn with plenty of rural charm that sits alongside the Shropshire Union Canal.





Nearby

Chester

The cobbled streets of Chester are just three miles away. A city of bewitching beauty and effortless charm, it combines cultural delights with historic treasures - and it's great for food, drink and shopping too.

The beautiful Delemere Forest is just a 16-minute drive from Christleton Hall, with both Vicars Cross and Eaton Hall Golf Club within a 13 minute drive.

North Wales

There are plenty of walks and spectacular views to enjoy in Cheshire but North Wales is also on the doorstep for when you want to go a little further afield. The Welsh border is just a 10-minute drive from Christleton Hall.

Liverpool

Drive the 20-mile journey to Liverpool and take advantage of everything the city has to offer. Enjoy a show, visit a museum, shop in Liverpool One or eat at one of the many hundreds of restaurants.

Transport

Well positioned for commuting and travelling, Christleton Hall is close to both the A41 and the A51 leading into Chester, and within six miles of the M53 and M56. The approximate journey times to Chester, Liverpool and Manchester are 10 minutes, 40 minutes and 60 minutes respectively.

Christleton is also on the 41 and 41A bus route between Chester and Whitchurch, and the 41B bus route between Chester and Waverton. The nearest train station is Chester rail station which offers direct services to London with a journey time of two hours. Finally, there are two international airports located within a 40-minute drive.

Chester Rail Station

Mileage



2.2 miles

8 minutes

Chester

3.2 miles

12 minutes

Liverpool John Lennon Airport

24.7 miles

35 minutes

Liverpool

27.5 miles

35 minutes

Manchester Airport

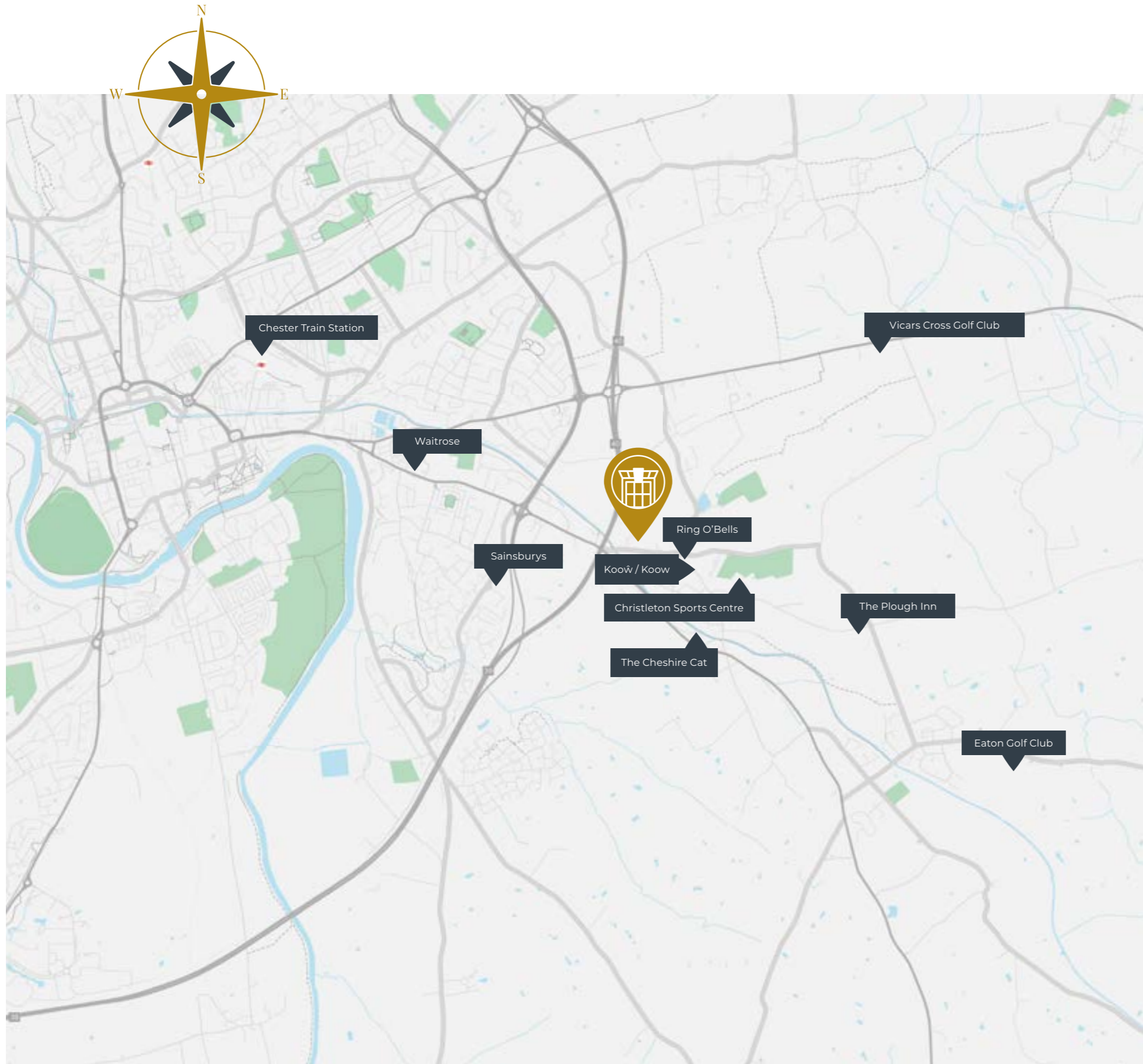
32.9 miles

36 minutes

Manchester

40.6 miles

57 minutes



Food and Drink

Kooŵ / Koow
0.4 miles | 7 minute walk

The Plough Inn
1.3 miles | 25 minute walk | 4 minute drive

Ring O'Bells
0.3 miles | 7 minute walk

The Cheshire Cat
0.7 miles | 13 minute walk

Sport and Leisure

Okells Garden Centre
5.6 miles | 10 minute drive

Vicars Cross Golf Club
2.0 miles | 7 minute drive

Christleton Sports Centre
0.7 miles | 13 minute walk | 3 minute drive

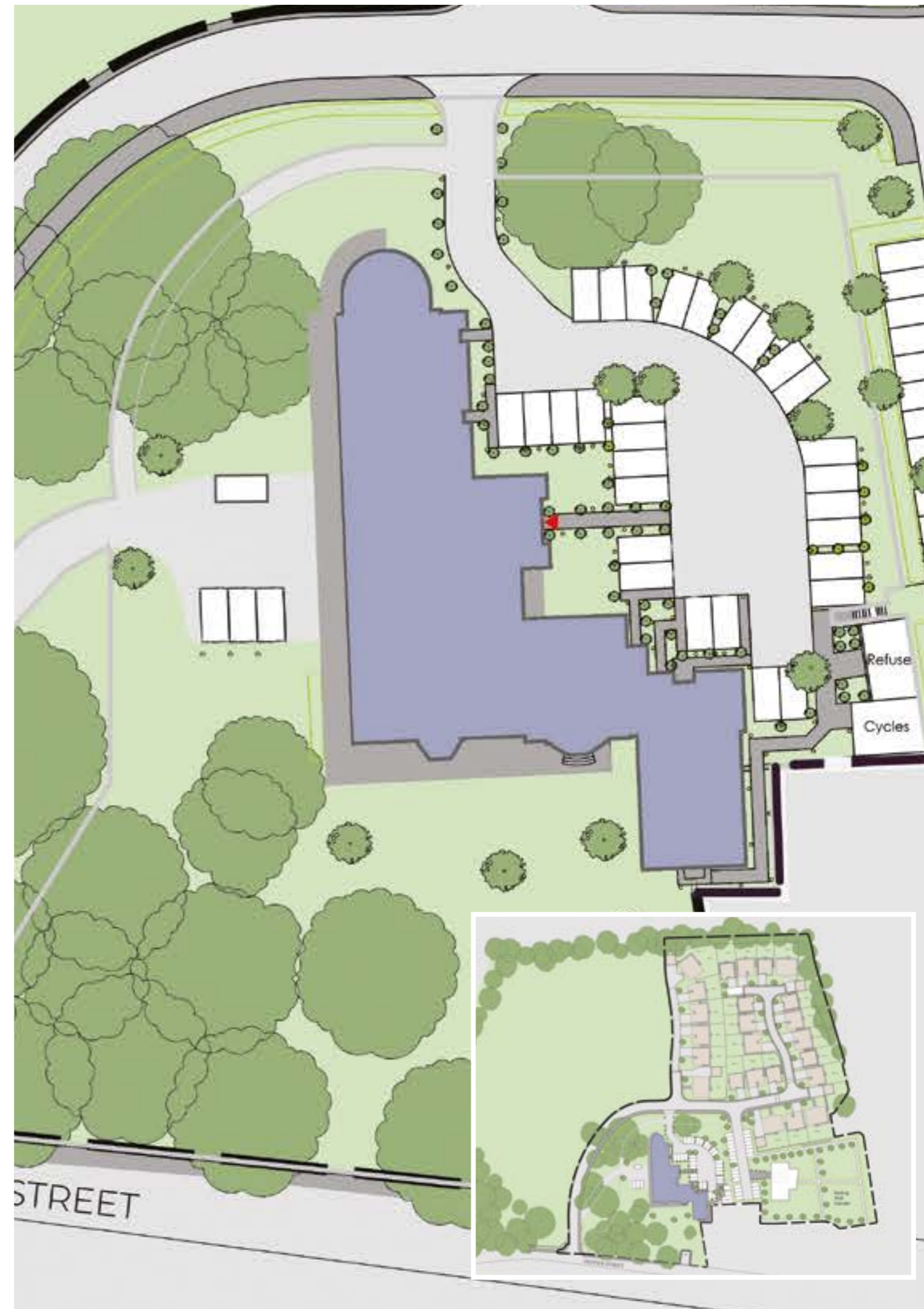
Eaton Golf Club
2.5 miles | 7 minute drive

Transport

Chester Rail Station
2.2 miles | 8 minute drive

Unlock more than
just your front
door, unlock a
life of comfort,
convenience and
luxury.

Site Plan



Ground Floor

5 apartments



Private Terrace

Private Terrace

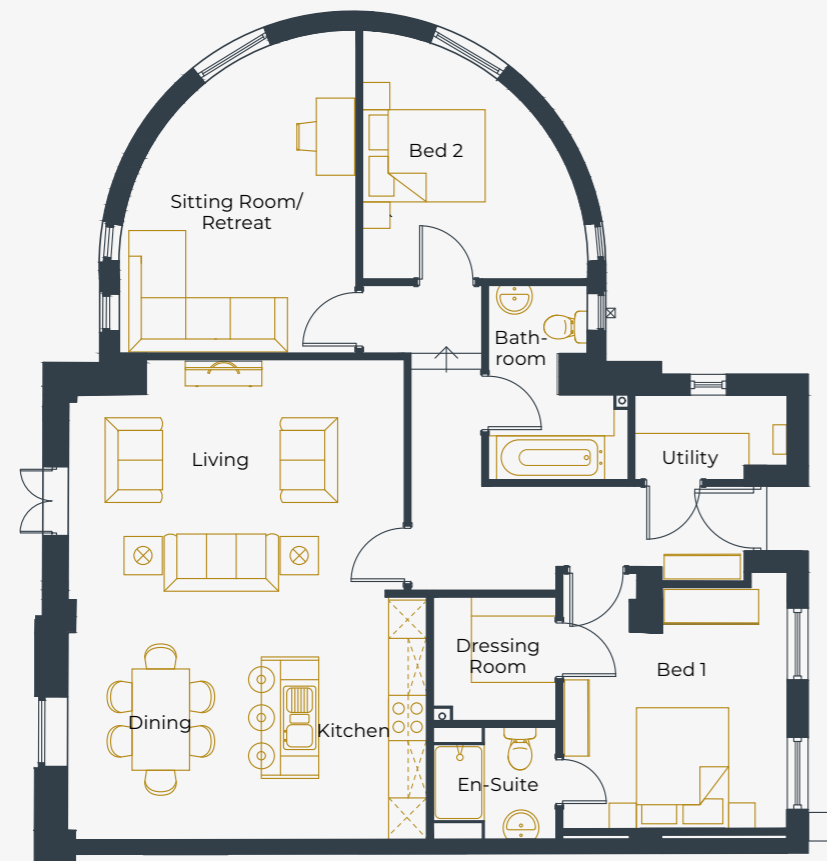
Private Terrace

Private Terrace

Private Terrace

Apartment A

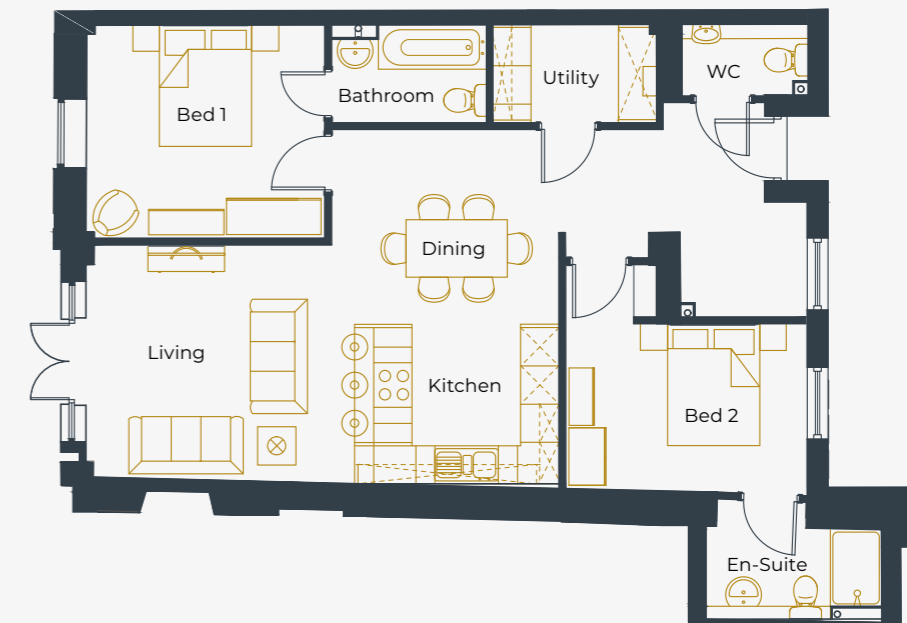
3 bedrooms / 1250 sq ft



Living/Kitchen/Dining	7.5m [24'8"] max x 5.65m [18'7"] max	Bed 1	4.02m [13'3"] max x 3.53m [11'7"] max
Sitting Room/ Retreat	5.08m [16'8"] max x 3.7m [12'2"] max	En-Suite	1.78m [5'10"] max x 1.95m [6'5"] max
Bathroom	3.05m [10'] max x 2.22m [7'3"] max	Dressing Room	1.97m [6'6"] max x 1.95 [6'5"] max
Utility	1.32m [4'4"] max x 2.4m [7'11"] max	Bed 2	3.92m [12'11"] max x 3.54m [11'8"] max

Apartment B

2 bedrooms / 913 sq ft



Living/Kitchen/Dining	5.5m [24'4"] max x 7.42m [18'1"] max	En-Suite 1	1.54m [5'1"] x 2.43m [8'0"]
WC	1.12m [3'8"] x 1.96m [6'6"]	Bed 2	3.8m [5'10"] max x 3.52m [6'5"] max
Utility	2.57m [8'5"] x 1.55m [5'1"]	En-Suite 2	1.89m [6'3"] max x 2.75m [9'1"] max
Bed 1	3.34m [10'11"] x 3.75m [12'4"]		

Apartment C

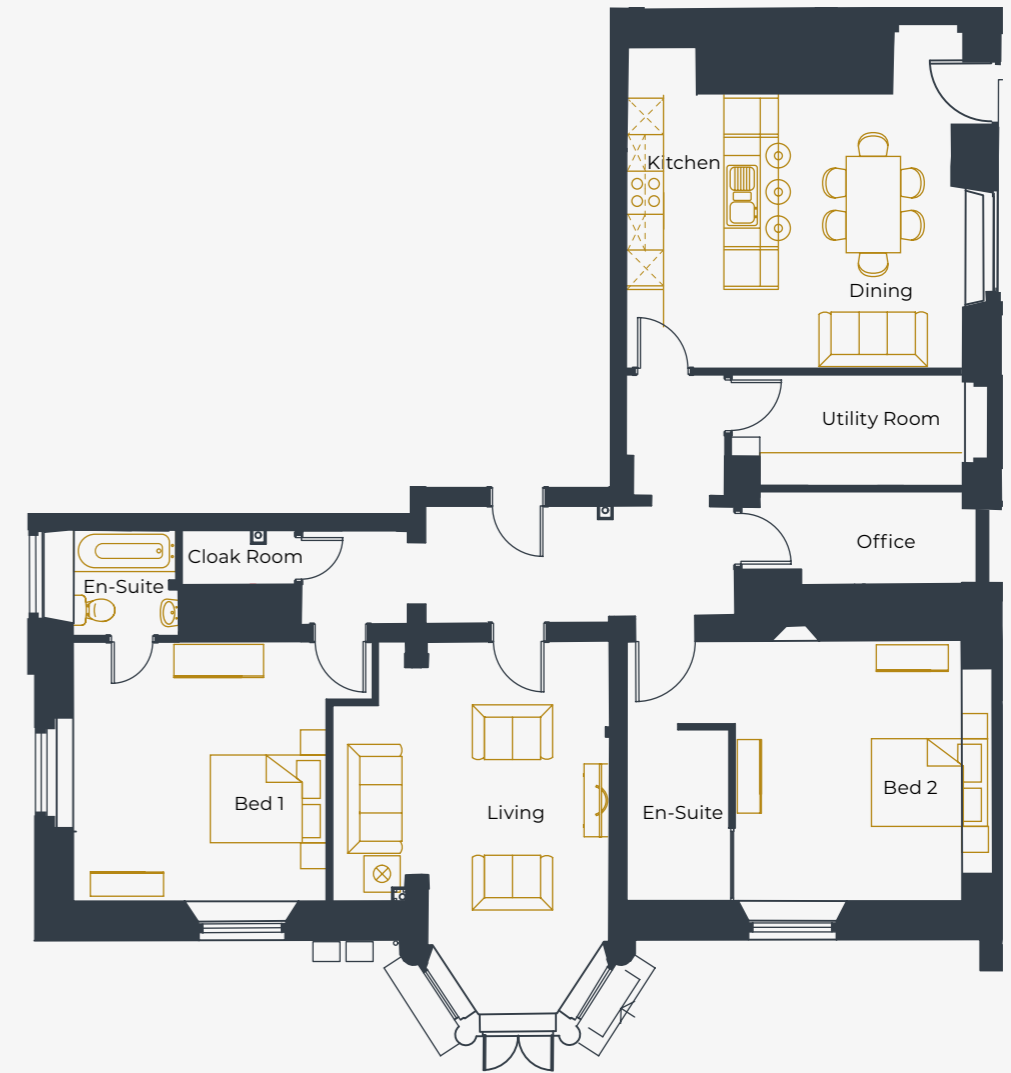
2 bedrooms / 1131 sq ft



Living/Kitchen/Dining	7.68m [25'0"] max x 7.2m [23'8"] max	Bed 1	3.5m [11'6"] max x 5.5m [18'1"] max
Bathroom	2.87m [9'5"] x 1.6m [5'3"]	En-Suite	2.4m [7'11"] x 1.72m [5'8"]
Utility	2.8m [9'3"] max x 1.9m [6'3"] max	Bed 2	3.94m [12'11"] max x 4.1m [13'2"] max

Apartment D

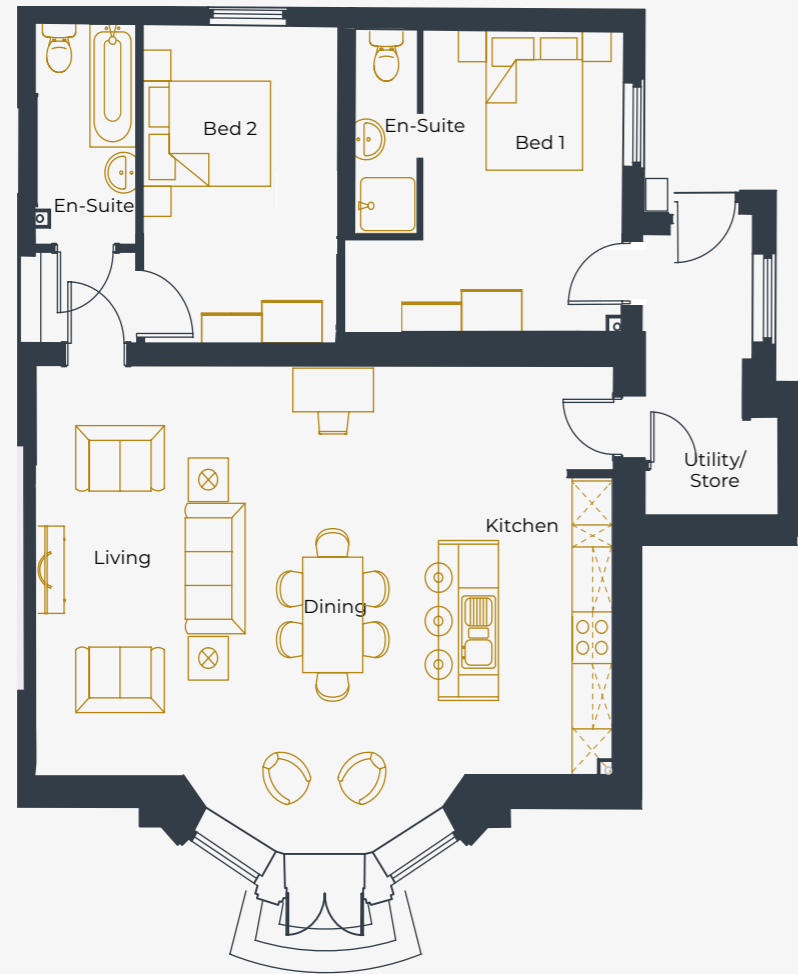
2 bedrooms / 1432 sq ft



Living	4.58m [15'1"] max x 6.13m [19'9"] max	Bed 2	4.28m [14'1"] max x 6.03m [19'10"] max
Kitchen/Dining	5.61 [18'5"] max x 5.55m [18'3"]	En-Suite (Bed 2)	1.69m [5'7"] max x 2.82m [9'3"] max
Bed 1	4.27m [14'0"] x 4.95m [16'3"]	Cloak Room	0.9m [3'0"] x 1.87m [6'2"]
Ensuite (Bed 1)	1.73m [5'8"] max x 1.74m [5'9"] max	Study Area	1.52m [5'0"] x 3.81m [12'9"]
Utility	1.82m [6'0"] max x 3.81m [12'6"] max		

Apartment E

2 bedrooms / 1005 sq ft

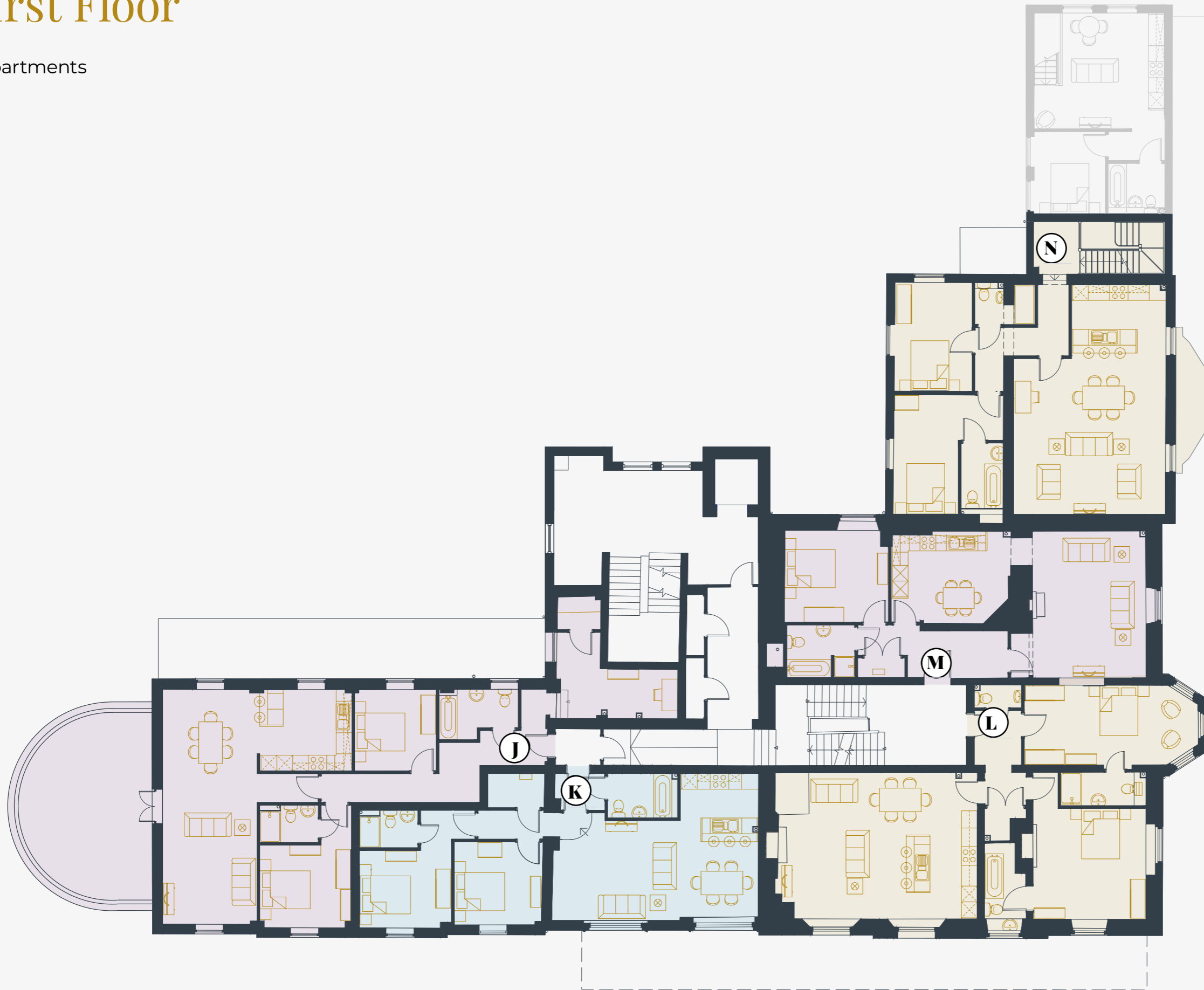


Living/Kitchen/Dining	6.72m [22'1"] max x 8.66m [28'5"] max	Bed 1	4.1m [13'7"] max x 3.85m [12'8"] max
Bathroom	1.7m [5'11"] x 3.03m [9'11"]	En-Suite	1.04 [3'5"] x 2.7m [8'11"]
Utility	0.75m [2'6"] x 1.98m [6'6"]	Bed 2	4.4m [14'4"] x 3.03m [9'11"]



First Floor

5 apartments



Apartment J

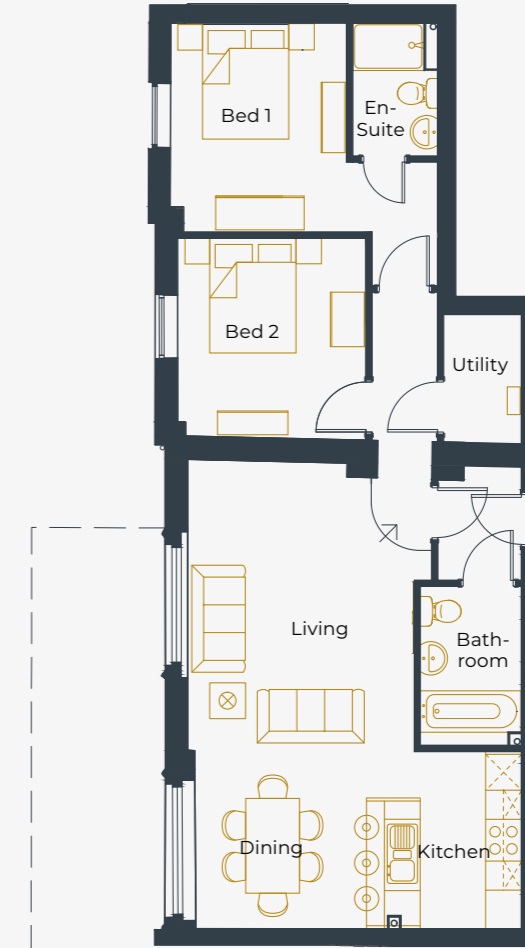
2 bedrooms / 1143 sq ft



Living/Dining	3.6m [11'10"] x 8.93m [29'3"]	Utility	1.27m [4'2"] max x 1.65m [5'5"] max
Kitchen	3.5m [11'6"] x 3.1m [10'3"]	Bed 1	4.67 [15'4"] max x 3.5m [11'6"] max
Bathroom	1.9m [6'3"] max x 3.04m [10'0"] max	En-Suite	1.42m [4'8"] x 2.23m [6'8"]
Study Area	3.28m [10'10"] max x 4.86m [15'11"] max	Bed 2	3.09 [10'2"] x 3.11 [10'3"]

Apartment K

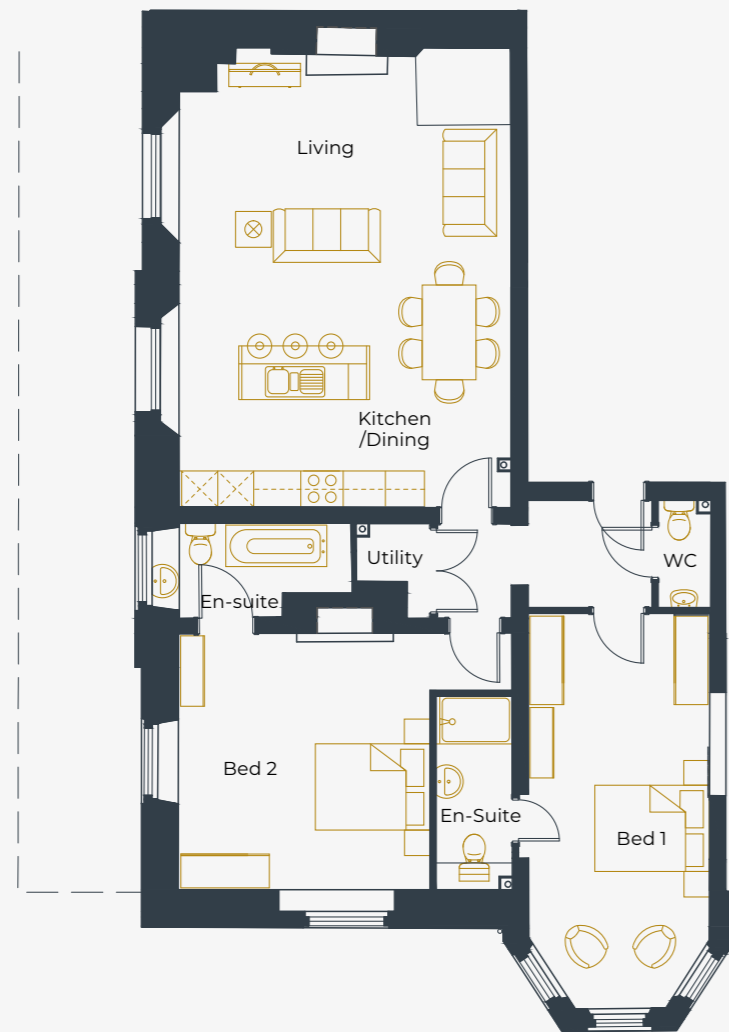
2 bedrooms / 856 sq ft



Living/Kitchen/Dining	5.46m [17'11"] max x 7.87m [25'8"] max	Bed 1	3.5m [11'6"] max x 4.48m [14'9"] max
Bathroom	1.7m [5'7"] x 2.67m [8'9"]	En-Suite	1.4m [4'7"] x 2.2m [7'3"]
Utility	1.32m [4'4"] x 2.1m [6'11"]	Bed 2	3.16m [10'5"] max x 3.3m [10'10"] max

Apartment L

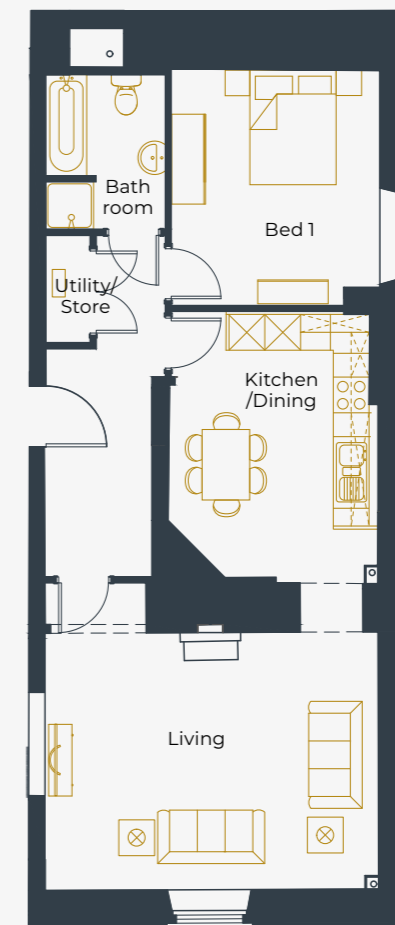
2 bedrooms / 1127 sq ft



Living/Kitchen/Dining	5.56m [18'3"] max x 7.71m [25'3"] max	En-Suite 1	1.28 [3'7"] x 3.24m [10'8"]
WC	0.87m [2'11"] x 1.8m [3'7"]	Bed 2	4.3m [14'2"] max x 5.58m [18'4"] max
Utility	1.25m [3'6"] max x 1.59m [5'3"] max	En-Suite 2	1.59m [5'3"] max x 3.35m [11'0"] max
Bed 1	3.05m [10'0"] max x 6.62m [21'9"] max		

Apartment M

1 bedroom / 770 sq ft



Living	5.15m [16'11"] max x 5.59m [18'4"] max	Utility/Store	0.75m [2'6"] x 1.8m [5'11"]
Kitchen/Dining	3.51 [11'7"] max x 4.55m [14'11"] max	Bed 1	3.5m [11'6"] x 3.94m [12'11"]
Bathroom	2.0m [6'7"] x 2.69m [8'10"]		

Apartment N

2 bedrooms / 1216 sq ft

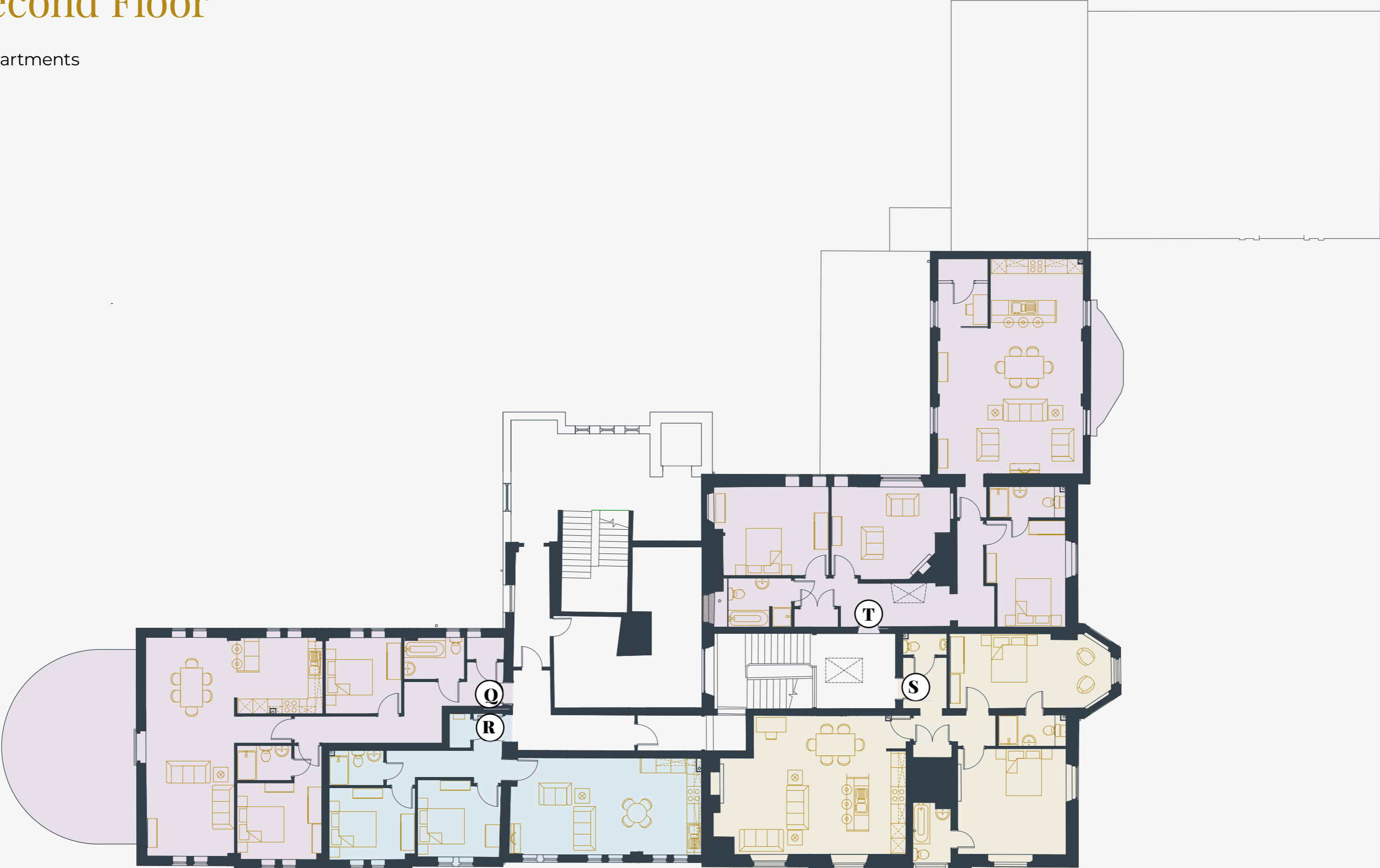


Living/Kitchen/Dining	5.78m [19'0"] max x 8.73m [28'6"] max	Bed 1	4.16m [13'8"] max x 4.54m [14'11"] max
Bathroom	1.52m max [5'0"] x 2.29m [7'7"] max	En-Suite	1.6m [5'3"] x 2.71m [8'11"]
Utility	1.3m [4'4"] x 1.67m [5'6"]	Bed 2	2.97 m [9'9"] x 4.14m [13'7"]



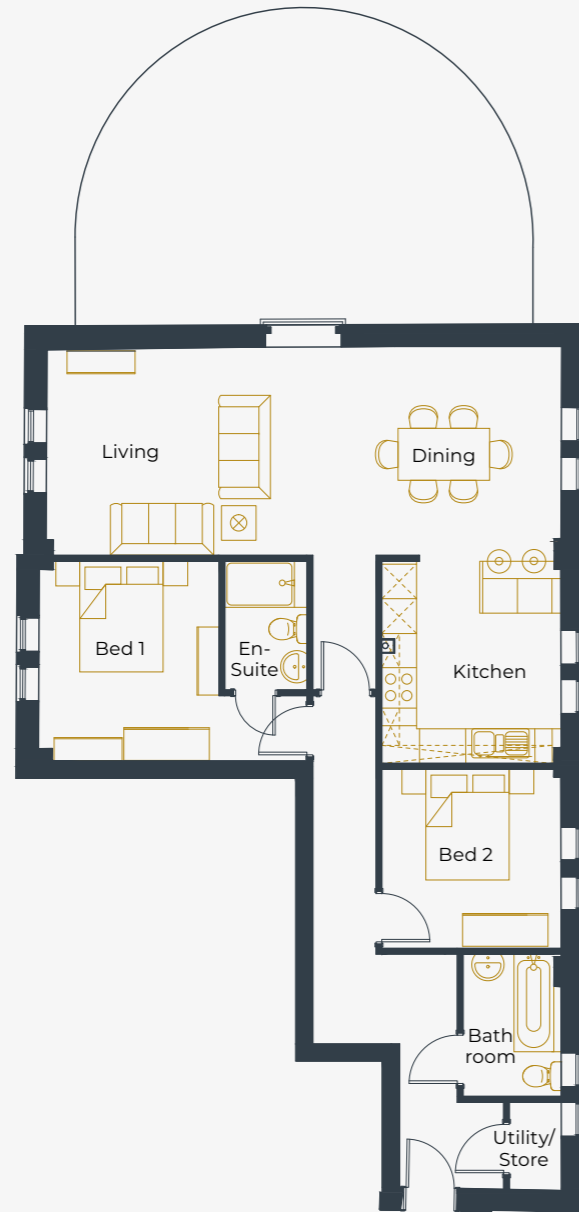
Second Floor

4 apartments



Apartment Q

2 bedrooms / 995 sq ft

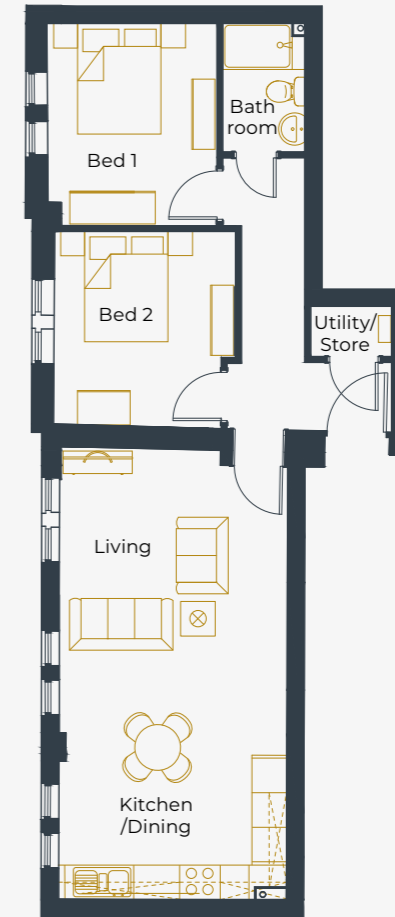


Living/Dining	3.57m [11'9"] x 8.93m [29'3"]
Kitchen	3.11m [10'3"] max x 3.51m [11'7"] max
Bathroom	1.7m [5'7"] x 2.4m [7'11"]
Utility/Store	0.9m [3'0"] x 1.5m [4'11"]

Bed 1	3.46m [11'5"] max x 4.65m [15'3"] max
En-Suite	1.42m [4'8"] x 2.23m [7'4"]
Bed 2	3.1m [10'3"] max x 3.13m [10'4"] max

Apartment R

2 bedrooms / 700 sq ft

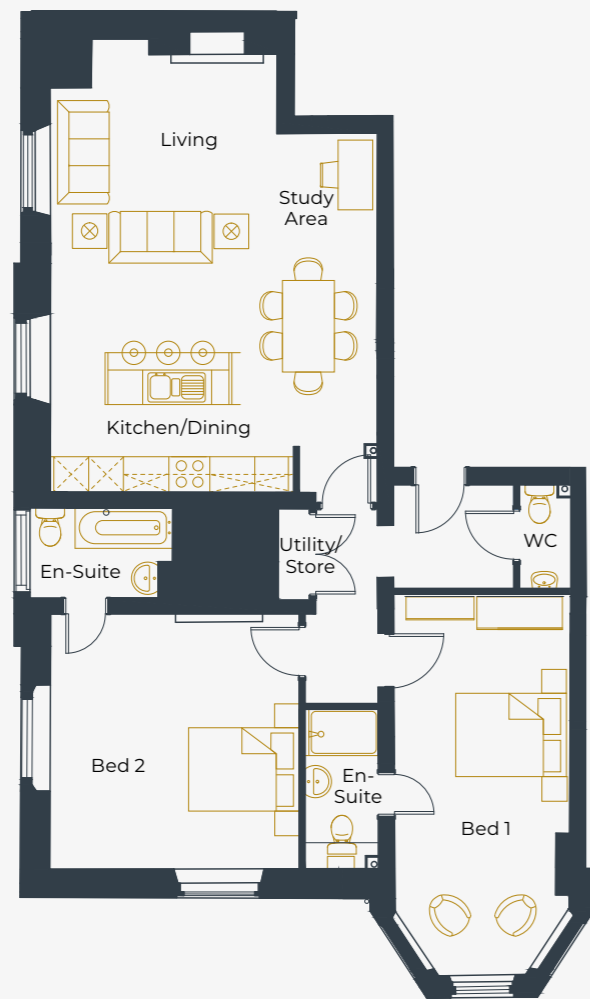


Living/Kitchen/Dining	5.5m [18'1"] max x 7.42m [24'5"] max
Bathroom	1.4m [4'8"] x 2.2m [6'8"]
Utility/Store	0.87m [2'11"] x 1.4m [4'8"]

Bed 1	2.94m [9'8"] x 3.5m [11'6"]
Bed 2	3.14m [10'4"] max x 3.42m [11'3"] max

Apartment S

2 bedrooms / 1127 sq ft



Living/Kitchen/Dining	7.87m [25'8"] max x 5.67m [18'8"] max	En-Suite 1	1.27m [4'2"] x 2.76m [9'1"]
WC	0.87m [2'11"] x 1.8m [5'11"]	Bed 2	4.43m [14'7"] x 4.33m [14'3"]
Utility/Store	0.55m [1'10"] x 1.58m [5'3"]	En-Suite 2	1.56m [5'2"] x 2.47m [8'2"]
Bed 1	3.06m [10'1"] max x 6.73m [22'1"] max		

Apartment T

3 bedrooms / 1400 sq ft



Living/Kitchen/Dining	5.95m [19'7"] max x 8.78m [28'8"] max	Bathroom	2.0m [6'7"] x 3.14m [10'4"]
Sitting Room/Retreat	3.78m [12'5"] max x 4.86m [16'0"] max	Bed 1	3.24m [10'8"] max x 4.36m [14'4"] max
Store	0.74m [2'6"] x 1.8m [5'11"]	En-Suite	1.27m [4'2"] x 3.1m [10'3"]
Utility/Store	0.9m [3'0"] x 2.02m [6'8"]	Bed 2	3.63m [11'11"] max x 4.98m [16'5"] max

Almost 70% of our homes are purchased before construction is complete.

Buying Off-Plan

Many of our homes are purchased before construction is complete and there are multiple benefits of doing this.

You will be the first owners of a brand new property and there is no chain of buyers and sellers to delay your purchase so once your new home is built, you can move in.



Step 1 - Select plot

Review the floor plans, brochure and specification and choose your preferred plot.



Step 2 - Pay reservation fee

Once you have found your perfect Blueoak home, we will ask for a reservation fee to secure it until the exchange of contracts deadline.



Step 3 - Appoint solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Blueoak home.



Step 4 - Exchange contracts

At this point, you will be ready to exchange contracts and pay the deposit whereby both parties are committed to the sale.



Step 5 - Moving day

We will arrange your full handover with our sales representative and you will receive your keys to your new Blueoak home.



It's not just welcome home. It's welcome to a world of possibilities.

A Blueoak home is quite simply unlike any other. Our commitment to building healthy homes for the future means every one of our schemes is purposefully and carefully conceived to maximise fresh air, natural daylight and space.

We are truly proud to create beautiful spaces where people can live not just happily but healthily too. Our developments can only be found in the most desirable locations in the North West. Whether it's a tranquil village, vibrant city centre or somewhere in between, our clients always know that they can expect a superior look, finish, specification and location from a Blueoak scheme – and our eco-conscious approach to construction offers peace of mind too.

As a team, we truly believe that buying a home should be a special experience which is why we will guide you through the entire process. From your very first enquiry, we will be there every step of the way.

Questions?

Contact our friendly sales team

Call: 01244 310 050

Email: sales@blueoakestates.co.uk



Address: 22 Lower Bridge St, Chester CH1 1RD

Phone: 01244 323232

Email: chester@savills.com



The Sail



Heritage Court



Chapel Place



Carrington House



Lingdale



Oakland Court



Estuary View



Hildeburgh House

Notes...

Notes...

For more information about
this unique development:

Visit blueoakestates.co.uk

Call 01244 310050

Email sales@blueoakestates.co.uk

Proudly developed by BLUEOAK ESTATES LIMITED
Blueoak Estates, 20 Grosvenor Street, Chester, CH1 2DD

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VERSION 1.2

