



125 HERMITAGE ROAD, CHESTER

OFFERS IN EXCESS OF £500,000

- LARGE MATURE GARDEN
- FOUR DOUBLE BEDROOMS
- POTENTIAL TO EXTEND OR IMPROVE
- RURAL SETTING
- LOG BURNING STOVE
- ORIGINAL FEATURES

125 HERMITAGE ROAD, CHESTER, CH1 6AG



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Originally dating back to 1798, this characterful semi-detached cottage is ideally situated along Hermitage Road in Saughall. Boasting three reception rooms, four double bedrooms, and a stunning mature garden filled with fruit trees, this property is the perfect family home.

The current owners have cherished this property for nearly 50 years, transforming the original cottage into the spacious home it is today. Over the years, they have added two extensions, creating a generously proportioned property set on a plot of approximately one-third of an acre.

The property is approached via a gravelled driveway with parking for two cars. Upon entering through the front door, you are welcomed into a hallway with a cloakroom off to the side. The hallway leads into a reception room with parquet flooring running throughout the living areas and exposed ceiling beams. This opens into a cosy sitting room featuring a log-burning stove. To the rear of the ground floor is a third reception room, currently used as a home office, with French doors opening onto the garden.

The kitchen, bathed in natural light, is designed with a

dining area that flows into the kitchen space itself. It features white shaker-style wall and base units, a freestanding cooker, and designated spaces for appliances. From the kitchen, a conservatory with a glass-panelled roof and French doors provides additional living space and direct access to the garden.

On the first floor, the landing leads to two double bedrooms at the front and rear. The front bedroom overlooks Hermitage Road with views of fields beyond, while the rear bedroom enjoys vistas of the property's expansive garden. A study area with a built-in storage cupboard serves as a passage to two further bedrooms. The largest bedroom, situated at the rear, offers plenty of space, while another sizeable bedroom is located at the front. All four bedrooms are served by a three-piece family bathroom, comprising a bath with an overhead shower, WC, and washbasin. Additionally, the landing features an airing cupboard providing valuable storage.

Externally, this home is blessed with beautiful mature gardens that wrap around the property. Beyond the gardens, the surrounding countryside offers an abundance of scenic walks, making it an ideal location for dog owners. Within the garden, you'll find a variety of fruit trees, a large vegetable patch, and a greenhouse – a dream for any gardening enthusiast. There is also a raised patio area for alfresco dining, along with several

seating spots that enjoy sunlight throughout the day.

Storage is plentiful, with a large garage featuring an up-and-over door at the front and a rear door opening into the garden. The garage is equipped with light and power, making it suitable as a workshop or to meet the needs of its new owners.

Situated on the edge of Saughall, the property is conveniently close to the village's excellent amenities, including a pub, shops, sports facilities, a doctor's surgery, and schools. The village is located to the north-west of Chester and is just a short drive from the city centre.

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Council Tax:

Band E

Local Authority:

Cheshire West and Chester Council

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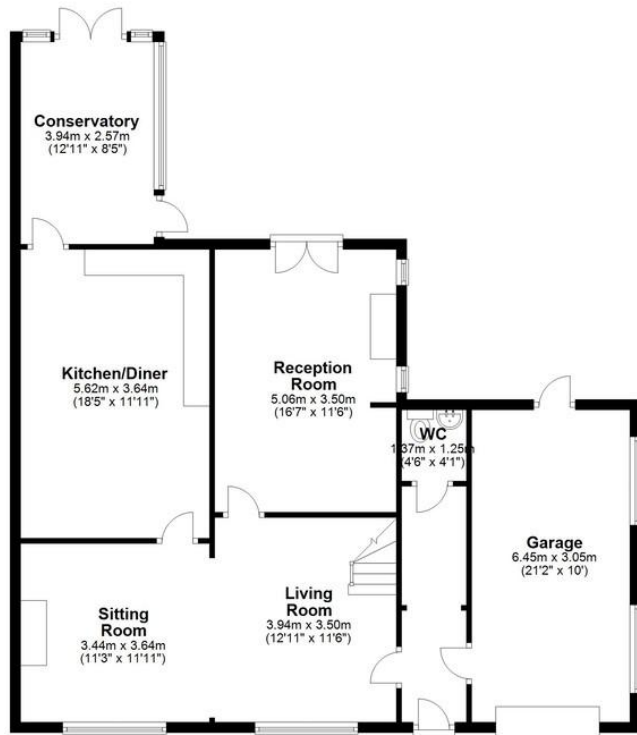
Total Floor Area:
1,895 sq ft / 176 sq m

Viewings:
By prior appointment with the agent

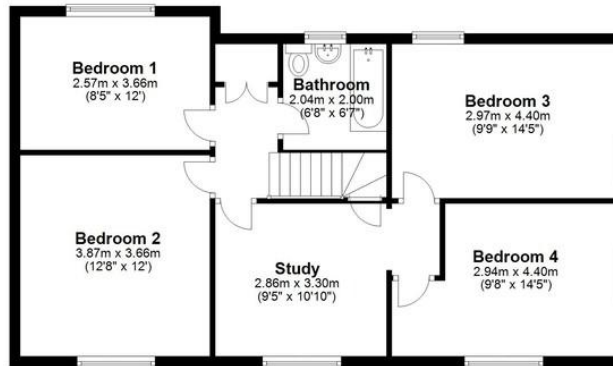
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements