



OVERLEIGH ROAD, HANDBRIDGE

£380,000

- ORIGINAL ESTATE COTTAGE
- NO ONWARD CHAIN
- RECENTLY RENOVATED
- PERIOD FEATURES
- SOUGHT AFTER POSITION
- SPACIOUS LIVING ACCOMMODATION



OVERLEIGH ROAD, HANDBRIDGE

2
BED

1
BATH

2
RECEPTION

Nestled in the heart of Handbridge, one of Chester's most charming and historic districts, this is a rare opportunity to acquire a Grade II listed semi-detached cottage, rich in character and architectural significance, with no onward chain. Originally built in 1897 by the renowned architect John Douglas for the Duke of Westminster, this beautiful red-brick home is one of a small group of estate cottages. Its ornate diaper brickwork, mullioned windows, sandstone dressings, and distinctive gabled rooflines create an unmistakable period aesthetic that will appeal to lovers of heritage homes.

A large original front door leads into an entrance hall with parquet flooring and an original staircase leading to the first floor. At the front, a spacious living room with large windows flows through to the rear open-plan dining room, which leads into a fantastic kitchen featuring a range of units, an induction hob, double oven, and built-in dishwasher. This continues through to a useful utility room housing a tall fridge-freezer and washer/dryer. Also off the hallway is a luxurious and well-proportioned cloakroom, as well as a large understairs cupboard.

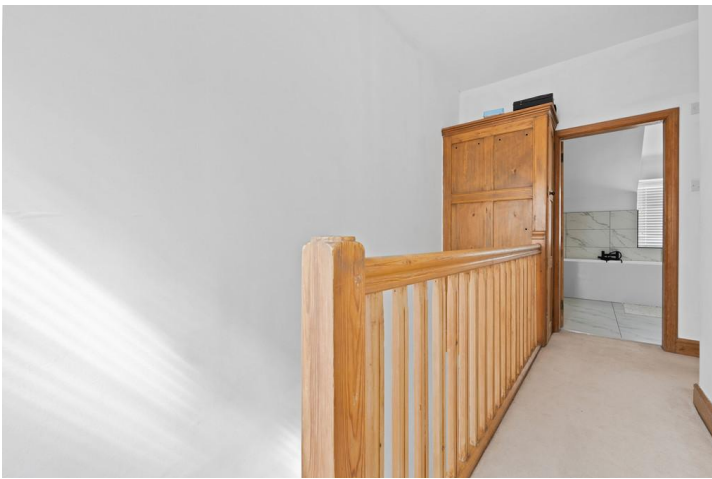
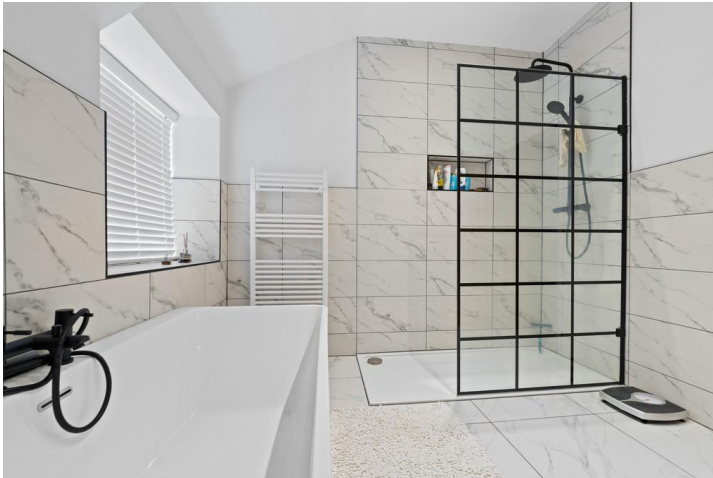
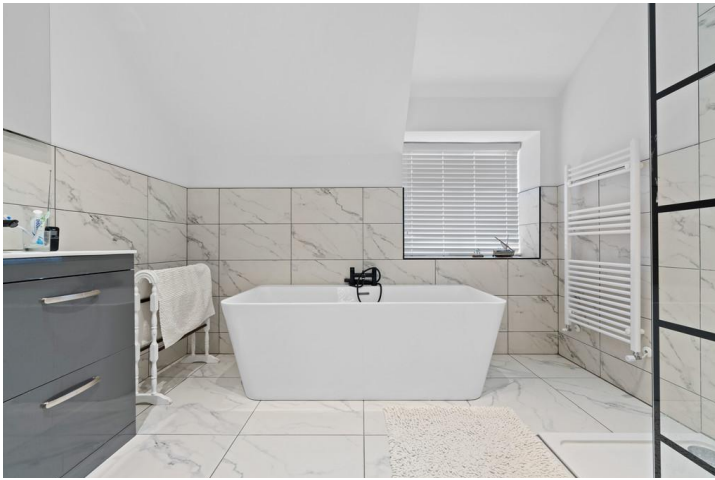
The first floor comprises two large double bedrooms, each with feature original cast-iron

fireplaces, and a beautifully appointed bathroom with a large freestanding bath, walk-in rain shower, W.C., and vanity basin-all surrounded by marble-effect tiled walls and flooring. Off the landing is a fitted linen cupboard.

At the rear of the property, there is a glazed summer room leading to a secluded private courtyard, with a useful outbuilding for storage.

Located directly opposite the historic St Mary's Church, the home enjoys a quiet yet central position in Handbridge, just a short walk from the River Dee and Chester city centre. Excellent schools-including Overleigh St Mary's Primary and Queen's Park High School-are nearby, as are local shops, cafés, and green spaces. The area is well served by public transport and offers free street parking along Eaton Road, with additional options on Overleigh Road itself.







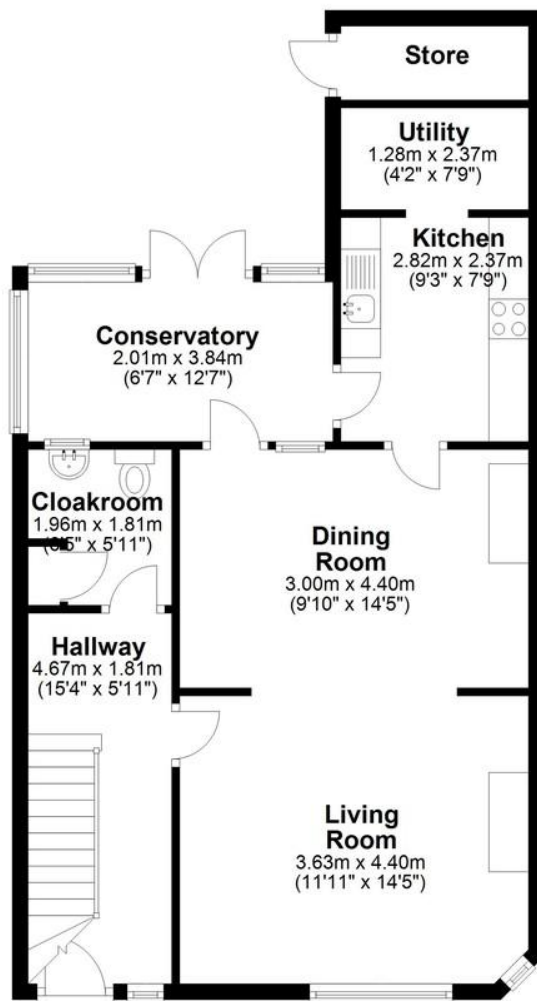
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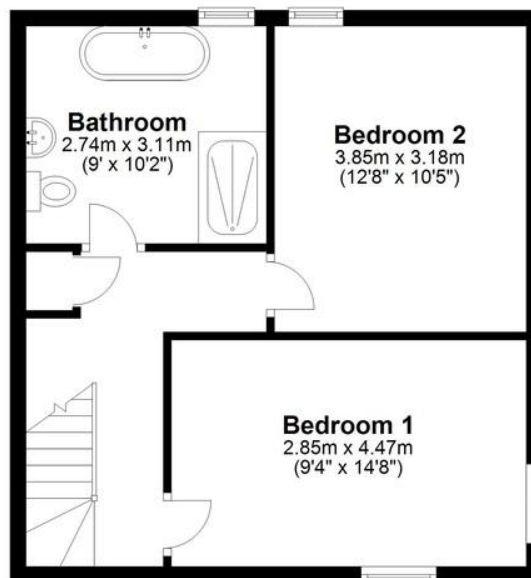
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Ground Floor



First Floor



TOTAL FLOOR AREA

1,145 sq ft / 106 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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