

A decorative background featuring a stylized, overlapping leaf pattern in a muted, earthy tone. The leaves are elongated and pointed, with visible veins, and are arranged in a way that creates a sense of depth and movement. The pattern is most prominent on the left side of the image, with the leaves extending towards the center.

Woodlands

ROSSETT



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Beautifully appointed family home, substantial plot and landscaped gardens.

Woodlands is an exceptional detached family home set within a generous private plot along Chester Road in the highly sought-after border village of Rossett. Originally built by Harvey Homes approximately 12 years ago, this impressive home has been thoughtfully enhanced by the current owners, creating a refined and welcoming environment that combines contemporary living with exceptional attention to detail.

Situated on the edge of the village, Woodlands enjoys an enviable balance of countryside tranquillity and everyday convenience.

Surrounded by mature trees, open aspects and beautifully landscaped gardens, the setting feels wonderfully private while remaining within easy reach of Rossett's amenities and the historic city of Chester. The village offers a popular selection of local shops, cafés, a choice of three village pubs all within walking distance, excellent schooling and convenient transport links, while Chester provides a wider choice of shopping, dining, cultural attractions and leisure facilities.

From the moment of arrival, the quality and individuality of Woodlands are immediately apparent. The approach is framed by electric gates, generous parking and an attractive frontage featuring traditional Cheshire brick, sandstone detailing and carefully considered landscaping. The external timberwork has been updated in a soft green palette, complementing the architecture and creating a timeless first impression.





A WELCOMING INTERIOR

Inside, the home is bright, spacious and beautifully considered. The impressive entrance hall sets the tone, with a striking sweeping spiral staircase forming a central architectural feature. Natural limestone flooring flows throughout the ground floor, complemented by underfloor heating, creating a comfortable and elegant foundation for the accommodation.

The current owners have carefully improved the home since moving in, introducing a calm and neutral interior scheme that allows the generous proportions, natural light and garden views to remain the focus.





ENTERTAINING AND FAMILY LIVING

The heart of Woodlands is the exceptional open-plan kitchen, dining and family space, designed around modern family life and entertaining. The kitchen has been replaced by the current owners and combines quality craftsmanship with practical design. Granite work surfaces, a substantial island and extensive cabinetry create a stylish yet functional space, complemented by premium Neff appliances including a steam oven, two combination ovens, warming drawer and induction hob.

From the kitchen, a separate pantry continues the cabinetry theme, providing excellent storage and a dedicated space for everyday essentials and across the hallway find a utility room which has also been finished to the same high standard.







LIGHT-FILLED SPACES

The principal living space offers a wonderful connection between indoors and outdoors, with large areas of glazing and bi-fold doors opening towards the landscaped gardens. A bespoke media wall with feature fireplace creates a comfortable focal point, making this a room equally suited to relaxed evenings and larger gatherings.

A separate study provides an ideal home working environment, complete with bespoke fitted storage and integrated technology including CCTV, alarm controls and Sonos connectivity.





PRIVATE LANDSCAPED GARDENS

The gardens are a true highlight of Woodlands and have been thoughtfully designed to create a private outdoor retreat. Landscaped areas, mature trees and carefully considered planting create a sense of seclusion, with the home enjoying a peaceful outlook and a feeling of being removed from the outside world.

The outdoor space has been designed for both relaxation and entertaining, with a superb summer house, fully equipped gym, outdoor kitchen and dedicated seating areas. The outdoor kitchen provides an impressive entertaining area with a built-in gas barbecue, adjustable roof system, lighting and heating, allowing the space to be enjoyed throughout the year.

The gym has been enhanced by the current owners and benefits from air conditioning, mirrored walls, tinted glazing and its own entertainment setup. Additional outbuildings include a practical shed/ den with water and electricity, and a temperature-controlled potting shed with automated ventilation.

The garden has a wonderful sense of flow, offering quiet corners, entertaining spaces and a genuine feeling of escape.



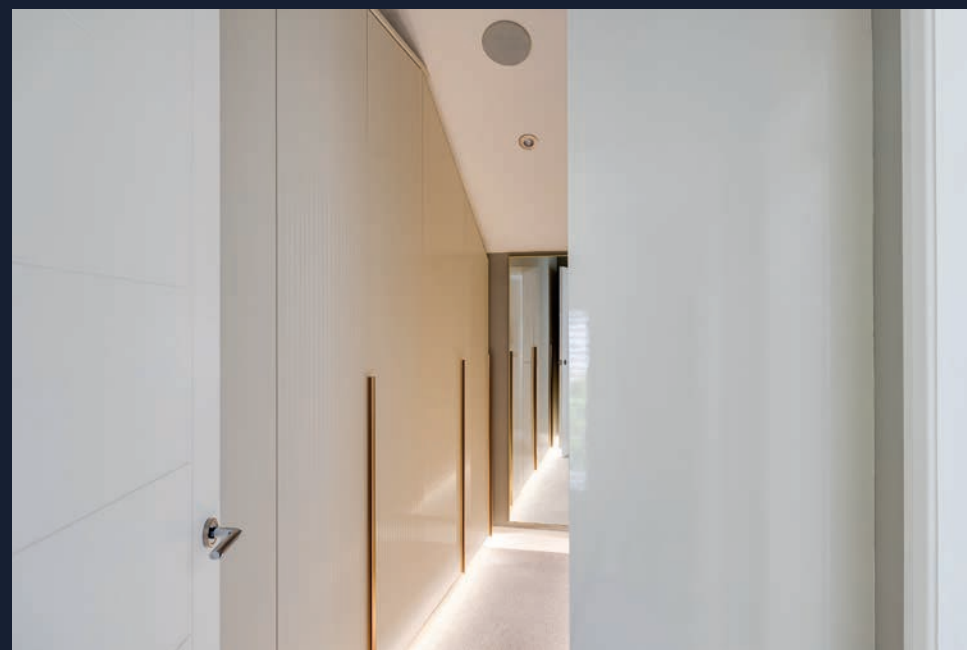


LUXURIOUS BEDROOM ACCOMODATION

The first floor continues the feeling of quality and space, with a gallery-style landing overlooking the impressive staircase. The principal bedroom suite provides a peaceful retreat, featuring a generous bedroom, bespoke dressing area and beautifully appointed en-suite bathroom. Plantation shutters, fitted storage and a soft, elegant colour palette create a calm atmosphere, with the room enjoying a particularly lovely aspect as the evening light moves across the space.







REST & REFRESH

Further bedrooms are generously proportioned, with several benefiting from fitted wardrobes and en-suite facilities. The additional bathrooms have been finished with a luxurious feel, incorporating quality tiling, walk-in showers, elegant fittings and thoughtful detailing.

The upper accommodation has been carefully reconfigured by the current owners to create a more versatile layout, including transforming a former lounge space into an additional bedroom with en-suite facilities. This flexibility makes Woodlands ideal for a growing family, visiting guests or those requiring dedicated dressing and working spaces.





A HOME DESIGNED FOR MODERN LIFE

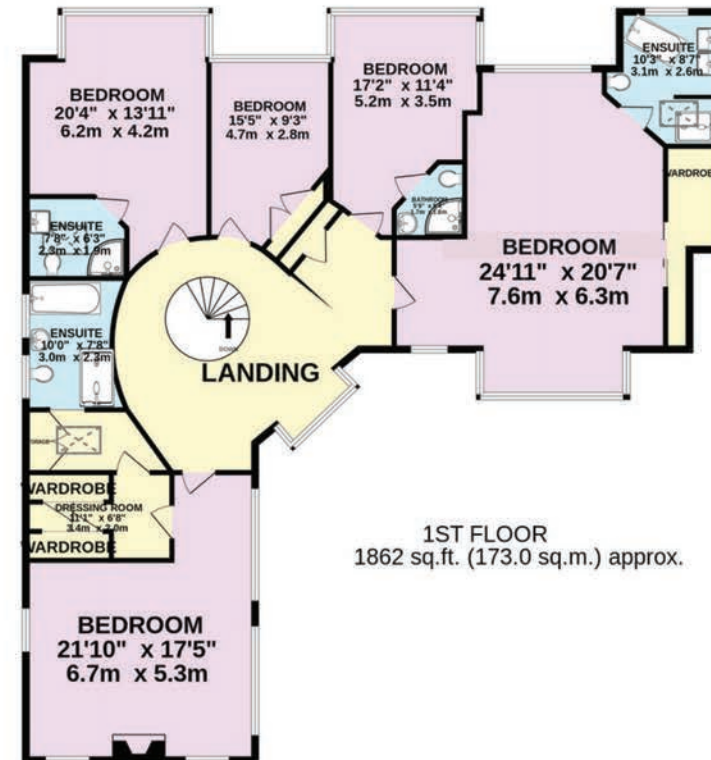
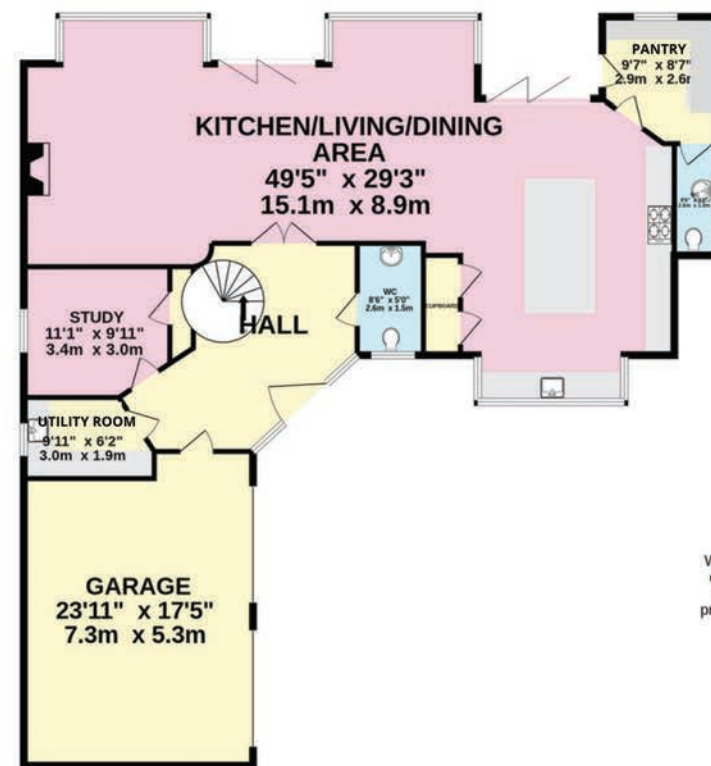
Woodlands offers a rare combination of scale, privacy and quality, with every improvement carefully considered by the current owners. Features including underfloor heating, solar panels, modern gas central heating, smart appliances, CCTV, alarm system and Sonos sound create a home that is both comfortable and technologically advanced.

Whether enjoying quiet mornings overlooking the gardens, entertaining friends in the outdoor kitchen or relaxing beside the feature fireplace in the evening, Woodlands provides a lifestyle centred around comfort, space and connection.

A beautifully finished home in one of the area's most desirable locations, Woodlands presents a wonderful opportunity to acquire a substantial family home with a superb setting and easy access to both village and city amenities.



GROUND FLOOR
2531 sq.ft. (235.2 sq.m.) approx.



1ST FLOOR
1862 sq.ft. (173.0 sq.m.) approx.

TOTAL FLOOR AREA : 4393 sq.ft. (408.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Woodlands ROSSETT

FINER DETAILS

- Built by Harvey Homes
- Approx. 12 years old
- Open countryside outlook
- Electric gates
- Double garage
- Underfloor heating throughout
- Solar panels
- Neff appliances
- Landscaped private garden
- Outdoor kitchen & entertaining area
- Gym & summerhouse
- CCTV, alarm & Sonos system
- Freehold
- Council tax band H
- All mains services

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