



Mesopotamia

Greenfields Lane, Rowton, Chester, Cheshire, CH3 6AU

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Guide Price - £800,000

Mesopotamia is an exceptional four bedroom detached family home, located along Greenfields Lane in the charming village of Rowton, Cheshire. Set on a generous plot of approximately 0.5 acres, the property boasts beautifully maintained lawned gardens and a gated driveway offering ample off road parking, leading to a garage.

The ground floor features a welcoming entrance hall, a spacious open plan living and dining room, a separate sitting room, and a well appointed breakfast kitchen. Upstairs, there are four bedrooms including a principal bedroom with an en suite shower room, complemented by a family bathroom.

LOCATION

Nestled just a few miles from the historic city of Chester, Rowton offers the perfect blend of countryside tranquillity and urban convenience. This sought after village is known for its peaceful surroundings, characterful homes, and strong sense of community. Residents enjoy easy access to Chester's vibrant amenities, excellent schools, and transport links, while embracing the slower pace of village life. Rowton Hall Hotel & Spa, a local landmark, adds a touch of luxury and leisure to the area, and nearby walking trails and green spaces make it ideal for families and nature lovers alike.

Rowton is located along the A41 near to the A55 north Wales expressway, linking north Wales coast and M53 motorway extending to the M56 and M6 motorway networks to all major commercial centres of the northwest. Chester Train Station also offers a direct link to London Houstons in under 2 hours.

Whether you are seeking a forever home or a lifestyle upgrade, Rowton delivers timeless appeal with modern connectivity.





ACCOMMODATION

Timber panel door through to the entrance hall.

ENTRANCE HALL

A spacious and welcoming entrance hall with stairs to the first floor landing, window to front, radiator, under stairs WC comprising, WC and wash hand basin part tiled walls. Cloaks cupboard with a connecting door through to the garage.

LIVING ROOM

A large open plan living space through to the formal dining room having a box bay window to front, traditional working fireplace, radiator.

DINING ROOM

Space for a large family dining table and associated furniture, french doors to rear, high level window to side, radiator.



SITTING ROOM

A spacious family sitting room having sliding patio doors to outside, radiator, door through to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a contemporary range of wall, base and drawer units, contrasting worksurfaces, single drainer sink unit with a mixer tap over, integrated appliances include an electric oven, electric hob and an extractor unit above, fridge and freezer plus a plumbing point for a washing machine, space for a breakfast table, radiator, windows to side, door access to outside and French doors to rear patio garden.

FIRST FLOOR LANDING

Leading to all first floor bedrooms.

BEDROOM 1

Double bedroom with a window to front, freestanding wardrobes, radiator.

EN SUITE SHOWER ROOM

Shower base tray and shower screen, electric shower, WC, wash handbasin, bidet, part tiled walls, radiator, window to rear.

BEDROOM 2

Double bedroom with a window to front, fitted wardrobes, radiator.

BEDROOM 3

Double bedroom with a window to rear, fitted wardrobes, radiator.

BEDROOM 4

Single bedroom with a window to front, radiator.



BATHROOM

A three piece suite comprising, panel bath and shower screen, mains shower and mixer tap, WC and wash hand basin, tiled walls, radiator, window to rear rear.

OUTSIDE

On approach there is a lawned garden and a gated driveway providing ample off road parking which leads to a **SINGLE GARAGE** with two opening doors, power, light and plumbing point for a washing machine in a useful utility area.

GARDEN

A particular feature of Mesopotamia are the striking gardens, being mainly laid to lawn to rear together with a feature patio area having a plumb slate border and easily maintained flower beds.

LAND

Extending to approximately 0.5 acres.

SERVICES

Mains, electric, water, gas and drainage.

COUNCIL TAX

F

EPC

D

DIRECTIONS

Sat Nav – CH3 6AU

What3words - ///across.pets.triathlon





APPROXIMATE DISTANCES

Chester train station – 3.4 miles

Manchester airport – 34.1 miles

Liverpool airport – 25.4 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

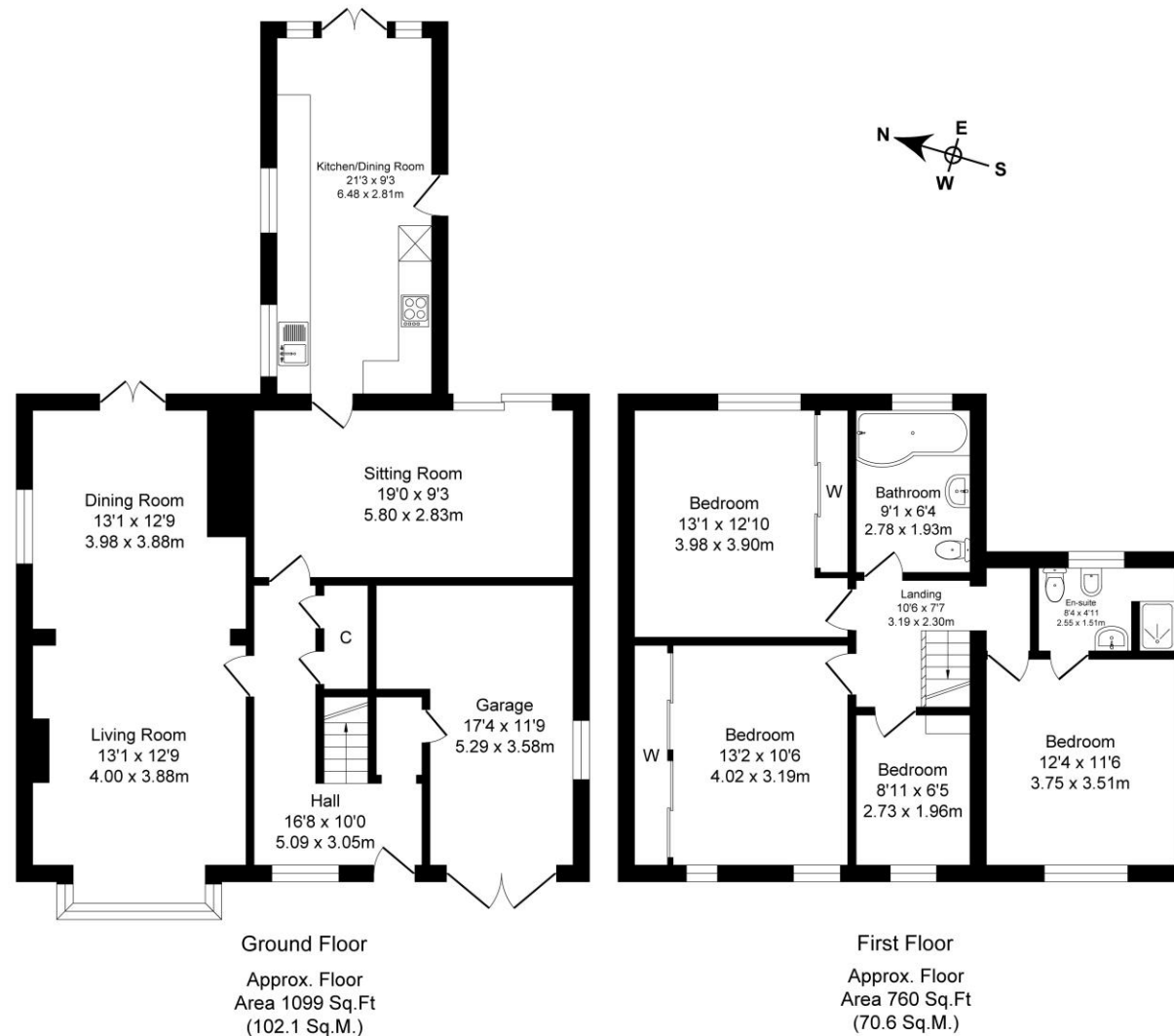
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Total Approx. Floor Area 1859 Sq.ft. (172.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU
Tel: 01829 773000 | Email: residential@rostons.co.uk
www.rostons.co.uk

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