

THE MODERN HOUSE



Boughton, Cheshire
Sold

Sandy Lane

This expansive four-bedroom home lies on Sandy Lane, one of the most sought-after locations in the cathedral city of Chester. Positioned within a conservation area on the banks of the River Dee, the home overlooks The Meadows and has direct access to the river from a private mooring. Unfolding across two expansive storeys with views towards the Welsh mountains, the home has been refurbished with impeccable attention to detail that respects the 1960s heritage of the house. It lies within beautiful gardens, laid out in a number of terraces – one of which has a swimming pool – that lead down to the river.

The Tour

Sandy Lane was built by a local architect in the 1960s and has a distinctly modernist façade. An asphalt butterfly roof sits atop brick walls and timber eaves, with large picture windows set into the characterful elevation. The house is set below road level, behind a two-bay garage, and is accessed via a flight of external steps that descend to the front door. This position ensures the house is shielded from the road and makes it feel wonderfully tranquil and private.

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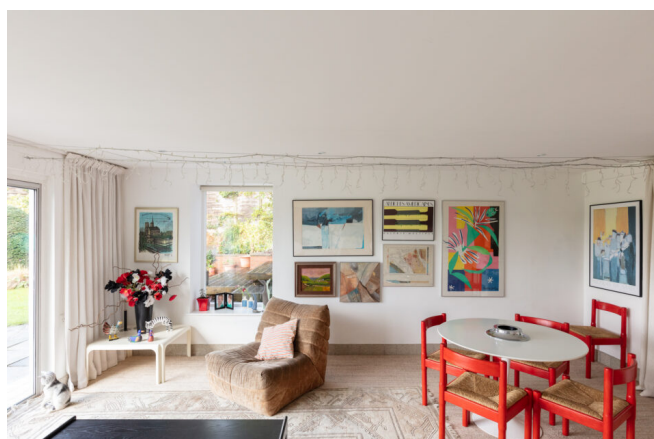
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The main living spaces are positioned on the first floor to take advantage of the superlative views over the River Dee. The open-plan living/dining room is arguably the most impressive space, with floor-to-ceiling windows framing unrivalled views to Chester city and Wales and inviting a brilliant quality of natural light. The space is carpeted, with white walls and a neutral palette, allowing the natural environment to take centre stage here. White-painted wooden beams add structure to the space and open shelving provides display. Double doors lead out onto a partially covered balcony that overlooks the garden: the ideal spot for summer lunches or evening drinks.



The kitchen is also on this level and adds a dash of colour to the interior scheme, with orange walls carefully offset against white cabinetry. There is plenty of storage in the built-in units and open shelving, plus windows on two aspects that let in an abundance of light. A breakfast bar has been positioned in front of one of these windows, allowing for leafy views while enjoying a morning coffee. A metallic tiled splashback brings a hint of shine and a sliding hatch within the wall opens to the dining room.

Two bedrooms and an office – which could easily be reconfigured as a fifth bedroom – lie on the first floor, with two further bedrooms at ground level. These employ the same linear forms as the rest of the house and reflect the impeccable attention to detail found throughout. Several of the bedrooms have built-in cabinetry and enjoy views either over the river or the entrance terrace.



There is a secondary living space, or garden room, on the ground floor, with large sliding doors that open onto the front terrace and the lawn beyond. There is also a utility room on this level, with a striking palette of yellow walls against black timber, providing a colourful contrast to the neutral palette elsewhere. This has a large window and ample storage space.

Outdoor Space

A paved terrace in front of the house provides a peaceful spot for alfresco dining. The gardens themselves are mainly laid to lawn, laid out in a series of five terraces that lead down to the river and the home's private mooring. The borders are bountifully stocked with a variety of shrubs, and the gardens contain a selection of mature specimen trees. One level of the terrace is home to an outdoor swimming pool. There is also a large walled courtyard by the entrance to the house with a bank of trees and shrubs.

The Area

The walled cathedral city of Chester was founded as a Roman fortress in 1 AD and is renowned for its black and white timbered buildings and red sandstone Roman walls, which remain standing to this day. A Roman amphitheatre, with ongoing excavations, lies just outside the old city's walls, and a sense of history is ever-present in the city today. There are plenty of opportunities for walking, exploring, boating and picnicking.

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Sandy Lane is within easy walking distance of the city centre. There is a thriving restaurant and cafe culture and access to many leisure activities, including first-class golfing, tennis and other recreational sports and award winning Storyhouse Theatre and Arts Centre. Chester is also home to the oldest racecourse in the country, which runs an extensive programme of horse racing and other events including polo. The city has excellent state and private day schools including King's and Queen's, Abbey Gate College and the Firs.

Chester is easily commutable to both Manchester and Liverpool by car. The mainline railway station offers services countrywide.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.