



SPRINGFIELD
MARFORD, WREXHAM

JACKSON-STOPS 

**SPRINGFIELD, SPRINGFIELD LANE,
MARFORD, NR WREXHAM, LL12 8TF**

TOTAL APPROX. GROSS INTERNAL AREA: 4,228 SQ FT / 392.82 SQ M

A CHARMING PERIOD HOUSE
PROVIDING SPACIOUS AND ADAPTABLE
ACCOMMODATION, OCCUPYING AN
EXTREMELY PRIVATE SETTING AMONGST
EXTENSIVE GROUNDS ON THE EDGE OF
THE VILLAGE



DISTANCES

CHESTER 6 MILES

WREXHAM 6 MILES

LIVERPOOL 28 MILES

MANCHESTER 48 MILES

FEATURES

- Entrance Hall; Office; Lounge; Sitting Room; Snug; Garden Room; Large L-shaped Kitchen with Breakfast, Dining and Sitting Areas; Games Room; Cloakroom/ W.C; Utility; Shower Room, Cellar
- Master Bedroom with En-Suite Shower Room; 4 Further Double Bedrooms; Family Bathroom; W.C.
- Timber buildings comprising: Garaging, Garden Room; Bike Shed and Carport; Brick and slate Workshop with outside W.C.
- Parking & Turning for Several Cars; Lawned Gardens; Woodland; Greenhouse
- In all about 3.13 acres (1.27 ha)





DESCRIPTION

Springfield is an attractive period house which likely dates from the 18th century and was previously part of a nearby large estate. It has been extended and remodelled over the years, and since 2005, during the present owners' tenure, has been comprehensively upgraded, extended and modernised to provide a spacious and wonderful family home, full of character with exposed timbers, period fireplaces and high ceilings.

The house sits superbly within its plot of over 3 acres, enjoying tremendous privacy and seclusion, yet is on the edge of a popular village and close to excellent services, as well as Chester with all of its amenities including choice of schooling. Indeed, it is rare for a property in this area to benefit from such accessibility and privacy at the same time.

The house is constructed of brick and block with roughcast rendered elevations beneath a slate roof, served with double glazing and some secondary glazing, and all mains services. The layout is highly adaptable and designed for family living, with a lovely open plan kitchen with dining and seating areas, several separate reception rooms, and five bedrooms at first floor level. There is also an attached games room within a former barn which lends itself to conversion to additional living accommodation or perhaps as an annexe, subject to any necessary consents.

The entrance hall is large and has a turned staircase as well as providing access to the kitchen and office. Off to one side is a cloakroom, with utility and separate W.C. The utility also accommodates the boiler. The kitchen is a fantastic room for entertaining and also everyday living with a range of oak wall and floor units with cupboards and drawers beneath granite work surfaces, a 4 oven Aga, integrated NEFF Induction hob, Bosch dishwasher, twin stainless steel sink with mixer, and central island with additional storage and breakfast bar. The





room opens directly to the courtyard and is L-shaped with a large seating area and dining room which has vaulted ceiling and exposed beams.

There are four further reception rooms which offer great adaptability, and three of which have lovely open aspects into the gardens, one also connecting with the garden room. In addition is a useful cellar with two separate rooms.

The bedrooms are all doubles, and have fitted wardrobes or plenty of space for free-standing furniture. There are two staircases which provide scope for part of the house to be self contained if required, subject to some modifications.

LOCATION

Springfield is situated in Marford occupying a private position surrounded by its own land. Both Gresford and Rossett are within a mile or so, and between them offer a general store, post office, church, chemist, doctors' surgery, dentist, pubs and restaurants. The larger centres of Wrexham and Chester are each about 6 miles away offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out-of-town retail parks including the Cheshire Oaks Outlet Village at Ellesmere Port and Broughton Retail Park.





On the recreational front there are football, rugby, cricket and hockey clubs in both Chester and Wrexham, indoor tennis and padel on the edge of Wrexham and swimming baths. Locally there are several golf courses including Wrexham, Chester Curzon and Carden Park. In Chester there is sailing and rowing on the River Dee and for the equestrian enthusiasts, horse racing at Chester and Bangor on Dee.

Schooling in the area is particularly well provided for, with the highly regarded All Saints' Primary School within walking distance, whilst there is a secondary school in Rossett and Yale College in Wrexham. Independent schools are available in Chester, including The King's School, The Queen's School and Abbey Gate College at Saighton. The property is also well placed for school and commuter travel, with regular bus links to Chester and Wrexham, together with dedicated school transport available from the end of Springfield Lane.

COMMUNICATIONS

The area enjoys good road links and Marford is extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and, to the north, connects with the A55 Expressway serving North Wales. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within easy travel and beyond Chester the A55 Expressway connects to the M53 & M56 motorways serving Liverpool & Manchester which are both within commuting distance. For travel to London there is a 2 hr rail service from Chester Station to Euston and for international travel Liverpool & Manchester airports are 32 and 41 miles respectively.

OUTSIDE

Springfield is accessed via a long drive to gravel areas in front of and beside the house which provide expansive parking for numerous vehicles. To the side is a series of useful buildings

comprising a timber and felt roofed bike store and an outdoor living area, timber open fronted carport, brick, rendered and slated workshop all of which are served with light and power, and a timber and corrugated roofed garage with attached additional garage presently used as a woodstore.

To the south east of the house and accessed directly from the kitchen/breakfast room and sitting area is a gravelled courtyard, which provides an extremely secluded and lovely seating area with numerous flowering trees and shrubs, and dense floral borders. Beyond and against the side of the house is a flagged terrace, which in turn links up with the main gardens which are laid to lawn, and also surrounded by mature trees including pines, copper beech, sycamore, and horse chestnut, all providing a high degree of privacy. There is also an orchard and vegetable garden with a greenhouse with mains water. The remainder of the plot is an area of woodland which is a fantastic amenity area and a haven for wildlife.



PROPERTY INFORMATION

Address: Springfield, Springfield Lane, Marford, Nr Wrexham, LL12 8TF

Tenure: Freehold with vacant possession.

Services: All mains services connected. Broadband connection.

Local Authority: Wrexham County Borough Council -
T: 01978 292 000

Council Tax: Band H payable £4,386.00 2026/27.

Overage: In relation to the woodland, the vendors will reserve 50% of future development value arising on the granting of planning permission for change of use for a period of 20 years.

Rights of Way: A neighbouring property has access rights over the initial part of the drive. Springfield has access rights across neighbouring property to the north easterly boundary.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment with the Chester office of Jackson-Stops Tel: 01244 328 361.

DIRECTIONS

From Chester proceed south on the A483 signposted for Wrexham taking the first exit signposted Rossett and Gresford. From the slip road turn left and at the roundabout turn right signposted Gresford. Proceed for a few hundred yards, and at the bottom of the hill, turn right into Springfield Lane, and after 150 yards the drive to Springfield will be seen on the right hand side. Proceed to the end of the drive where the parking area and house will be seen.

what3words: ///blizzard.narrates.unloads

SPRINGFIELD

APPROXIMATE GROSS INTERNAL AREA:

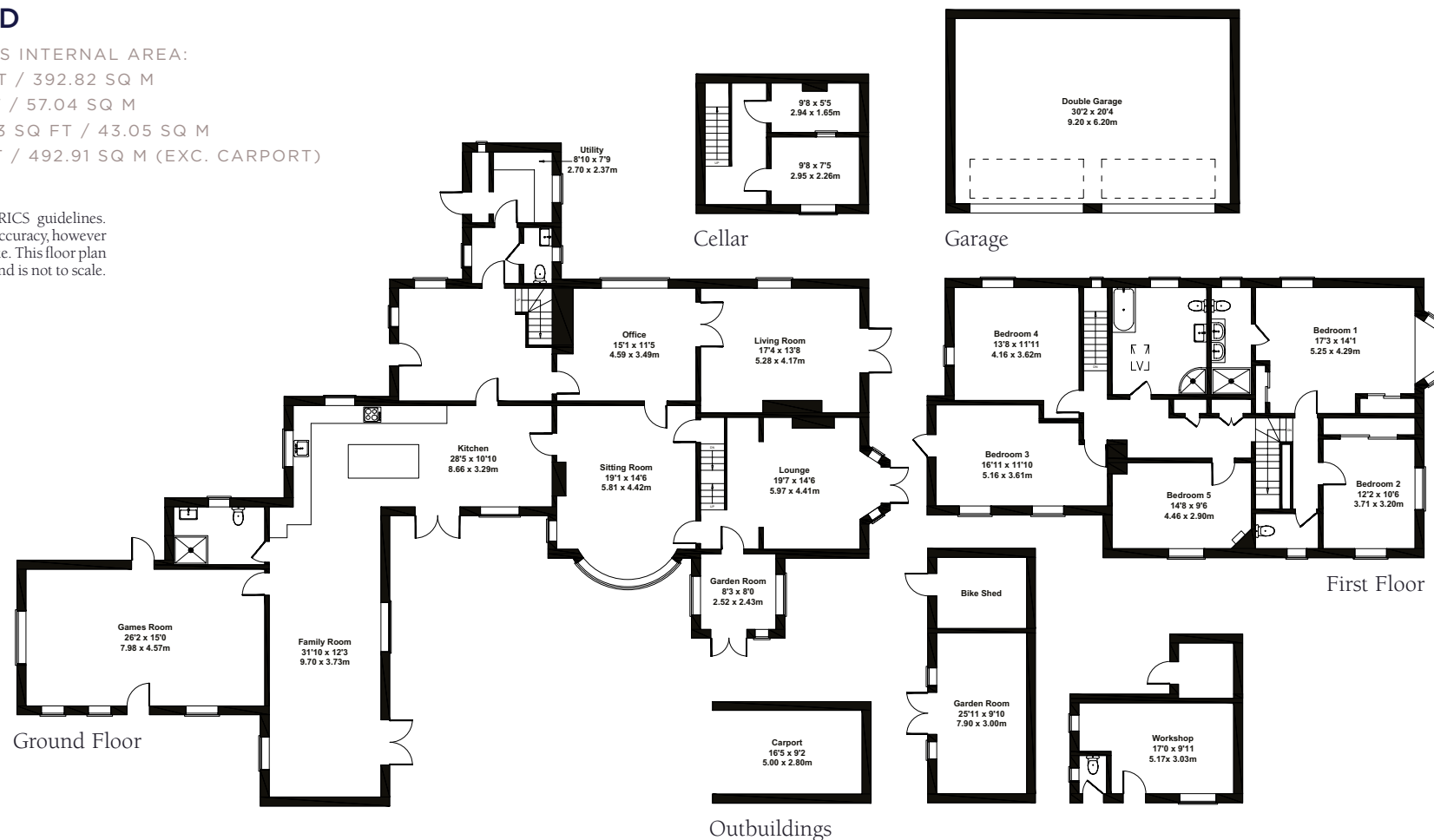
HOUSE = 4,228 SQ FT / 392.82 SQ M

GARAGE = 614 SQ FT / 57.04 SQ M

OUTBUILDINGS = 463 SQ FT / 43.05 SQ M

TOTAL = 5,305 SQ FT / 492.91 SQ M (EXC. CARPORT)

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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