



**Constables**  
SALES & LETTINGS

Neston Road

Burton, Neston

£1,375,000



Perrywood is a striking, design-led executive residence, newly built in 2022 to replace the original bungalow and reimagined as a contemporary home that connects architecture, landscape and lifestyle. Clean lines, generous glazing and carefully composed volumes create a house that feels both refined and grounded — a modern retreat set within the Cheshire countryside.



- Architect-designed executive residence completed in 2022
- Three reception spaces with log-burning stoves
- Second En-Suite Shower Room & Family Bathroom
- No Onward Chain
- Private lane setting with gated approach and sweeping driveway
- Principal suite with dressing area, luxury en-suite and balcony
- Detached studio with shower room plus two double garages
- Contemporary open-plan kitchen, dining and living hub with bi-fold glazing
- Four Additional Double Bedrooms
- Landscaped 0.5 acre plot with terraces, putting green and heated swim spa

## Property Description

Positioned in a quiet pocket of Burton and approached via a private lane, the approach to the house is impressive and sets the tone of considered design from the first moment. At the front there is a broad gravel driveway and turning area where there are two double garages.

The entrance hall is light, architectural and beautifully resolved, centred around a bespoke staircase, and with a discreet cloakroom and storage room. Sightlines are drawn straight through to the heart of the home — an expansive open-plan kitchen, dining and living space where glazing frames the landscape and views.

The kitchen is arranged around a statement island and finished with quartz worktops, integrated appliances and sleek cabinetry. This is a space designed for gathering — to cook, host and unwind — with zones for dining and lounging anchored by a log-burning stove. Wide bi-fold doors dissolve the boundary between inside and out, opening onto an extensive terrace for seamless indoor-outdoor living across the seasons. A well-planned utility room sits just beyond the kitchen.

Flowing from the kitchen is a large, versatile reception space currently arranged as a sitting and games room — ideal for relaxed evenings or entertaining — while a separate formal lounge offers a quieter, more intimate setting. Both rooms feature log burners, adding warmth and texture to the contemporary palette.

Upstairs, a generous landing wrapped in full-height glazing creates a gallery-like feel and floods the upper floor with natural light. The principal suite is positioned to capture the finest views, with glazing and a private balcony overlooking the Dee Estuary and surrounding countryside. A dressing area and beautifully appointed en-suite bathroom complete this calm retreat.

Four further double bedrooms are thoughtfully proportioned, each with built-in storage. One enjoys its own en-suite, while the family bathroom is finished to a high specification with a strong emphasis on materials and detail.

Complementing the main house is a substantial detached building designed in harmony with the primary architecture. It incorporates two double garages and a self-contained studio with shower room and bi-fold doors to the outside — a flexible lifestyle space ideal as a gym, creative studio, home office or guest annexe.

The grounds extend to approximately half an acre and have been curated to enhance privacy and outlook. Mature trees and hedging frame the plot, while open lawn, a putting green and expansive terraces encourage outdoor living. A heated swim spa sits beside the patio — a final lifestyle touch that makes this a home as much for wellbeing and leisure as it is for design and comfort.

### Location

Perrywood is situated a short distance from Burton Village which is regarded as one of the most popular villages in South Wirral, Cheshire. The property enjoys an extremely private location and is accessed along a private lane of Neston Road. Burton Village itself offers an attractive church, village hall, cricket & tennis club and small coffee shop with the larger towns of Neston and Heswall approximately 3 and 7 miles distant respectively which offer a full range of services including high street banks, retailers and supermarkets. From Burton there are many scenic walks and footpaths with National Trust Woodland close by. Despite the private position, Perrywood remains accessible for all areas of commerce throughout the North West being within daily travelling distance of Chester, Liverpool & Manchester.

On the recreational front the Wirral is home to several golf courses notably Royal Liverpool at Hoylake, Caldy and

Heswall. There is a leisure centre on the edge of Neston, sailing on the Dee Estuary and marine lake at West Kirby and hockey, tennis, squash and cricket available at Neston Cricket Club. Schooling is well catered for in the area with primary schools in Burton, Willaston & Thornton Hough and grammar schools including Caldy & West Kirby; Complemented by several independent schools nearby including The Kings & Queens Schools in Chester and Birkenhead School.

### Communications

The property benefits from good road communications being within a short distance of the Chester High Road allowing for access across the Wirral and to Chester & North Wales. For travel further afield there is a 2hr inter-city rail service from Chester to London Euston via Crewe with a link from Hooton which also offers a service into Liverpool Lime Street and Chester. For international travel both Liverpool and Manchester are served by international airports being 22 & 36 miles respectively

### Accommodation

#### Entrance Hallway

##### Lounge

23'4" x 18'9" (7.13m x 5.74m)

##### Kitchen-Living Space

22'5" x 23'1" max (6.84m x 7.06m max)

##### Utility Room

15'0" x 6'4" (4.59m x 1.95m)

##### Sitting Room/Games Room

24'5" x 19'6" (7.45m x 5.96m)

##### W.C.

##### Landing

##### Bedroom One

24'6" max x 14'9" max (7.48m max x 4.52m max)

##### En-Suite

13'7" x 9'8" (4.15m x 2.96m)

### Bedroom Two

11'6" x 13'11" (3.53m x 4.26m)

### Bedroom Three

11'5" x 14'8" (3.49m x 4.48m)

### Bedroom Four

10'6" x 10'8" (3.22m x 3.26m)

### En-Suite

9'0" x 2'11" (2.76m x 0.90m)

### Bedroom Five

11'6" x 9'8" (3.52m x 2.96m)

### Bathroom

9'1" x 7'1" (2.78m x 2.16m)

### Exterior Buildings

#### Garage One

19'3" x 13'8" (5.87m x 4.19m)

#### Garage Two

19'3" x 13'8" (5.87m x 4.19m)

#### Studio (Overall)

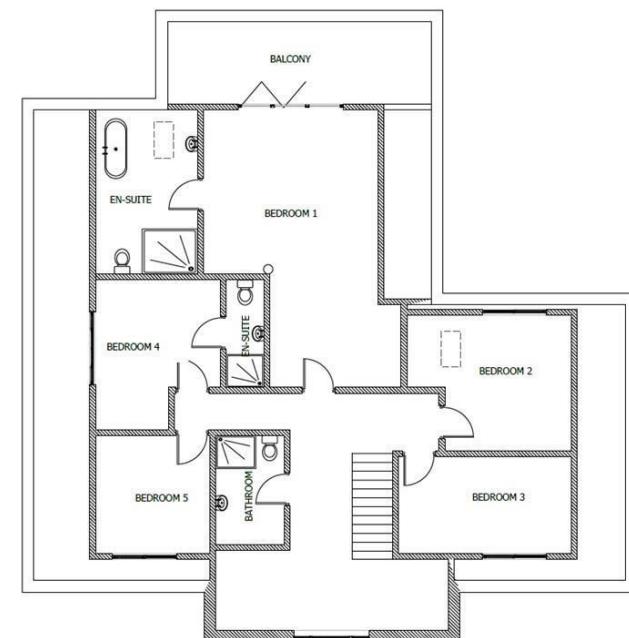
26'10" x 14'9" (8.19m x 4.50m)

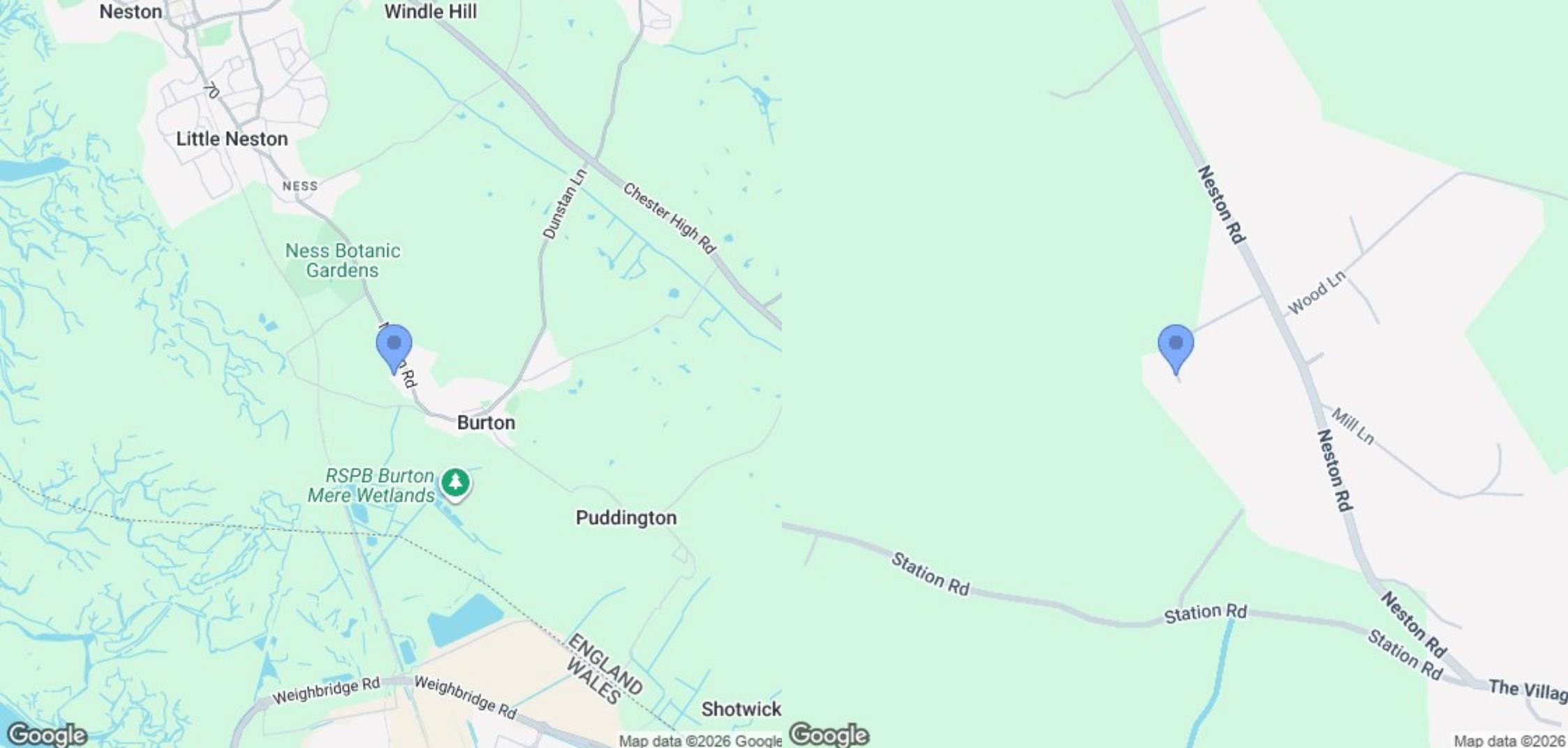




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Location Map

# Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333