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SALES & LETTINGS

Barford Grange Willaston, Neston £850,000



This imposing, double fronted executive residence is located in the exclusive Barford Grange development in Willaston, Cheshire.

The property provides incredibly spacious accommodation that extends to over 3000 square feet and is finished to an impeccable standard with quality fittings and finishes throughout. A substantial outbuilding has recently been constructed in the garden which is a perfect space for entertaining, a home office of gym.

The property is approached via double electric gates which open up to a large driveway and a detached double garage. The property has an electrical vehicle charging point and the gardens have been designed to be low maintenance.

The impressive entrance hallway has a central staircase with galleried landing. At the front of the property is a sitting room and a generous lounge, both flooded with natural light from the beautiful bay windows overlooking the front garden. The lounge has double doors into a dining room and both the dining room and kitchen-diner have doors leading out to the garden. The SieMatic kitchen has a central island and an excellent range of integrated appliances including an oven, hob, microwave, dishwasher and fridge-freezer. The ground floor also has a separate utility room and downstairs cloakroom.

On the first floor there is large landing with handy storage cupboard and there are four good-sized bedrooms and three bathrooms. The master bedroom has a dressing room which would also allow for a fifth bedroom if required.

This impressive home must be seen to appreciate the space and finish on offer and early viewing is highly recommended.



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- Executive Double Fronted Detached Residence in Exclusive Development
- Gated Access with Large Driveway & Double Garage
- Four Double Bedrooms
- Main Bedroom has a dressing Room (converted from fifth bedroom)
- Three Bathrooms
- Three Reception Rooms and Kitchen-Dining Room
- Purpose Built Summer House for Entertaining, Home Office or Gym.
- Low Maintenance Gardens
- No Onward Chain

Location

arford Grange is an exclusive development located off the highly sought after Heath Lane on the outskirts of Willaston, Cheshire. It is situated less than a mile from the village of Willaston which provides a comprehensive range of local services for everyday needs including a convenience store, café, bakery, two village pubs, doctor and dentist surgeries and a primary school.
Heswall and Neston are a few miles away which provide a wider choice of shopping together with high street banks and supermarkets.

Barford Grange is conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.
There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Caldy and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being two miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports.

Approximate Distances:
Chester: 10 miles. Liverpool: 11 miles. Manchester: 48 Miles.

Accommodation

Entrance Hallway

Sitting Room
14'6" x 13'1" (4.42m x 4.01m)

Lounge
21'3" x 14'6" (6.50m x 4.42m)

Kitchen-Dining Room
26'10" x 12'4" (8.20m x 3.78m)

Formal Dining Room
14'9" x 12'4" (4.50m x 3.78m)

Utility Room
6'7" x 8'3" (2.03m x 2.54m)

W.C.
3'10" x 6'7" (1.19m x 2.01m)

Landing

Bedroom One
14'6" x 13'10" (4.42m x 4.22m)

En-Suite
3'10" x 10'11" (1.17m x 3.35m)

Dressing Room
9'6" x 9'8" (2.92m x 2.95m)

Bedroom Two
12'2" x 14'6" (3.71m x 4.42m)

En-Suite
3'2" x 8'11" (0.97m x 2.74m)

Bedroom Three
13'5" x 10'7" (4.09m x 3.25m)

Bedroom Four
14'6" x 10'5" (4.42m x 3.20m)

Bathroom
14'4" x 8'7" (4.39m x 2.62m)

Double Garage







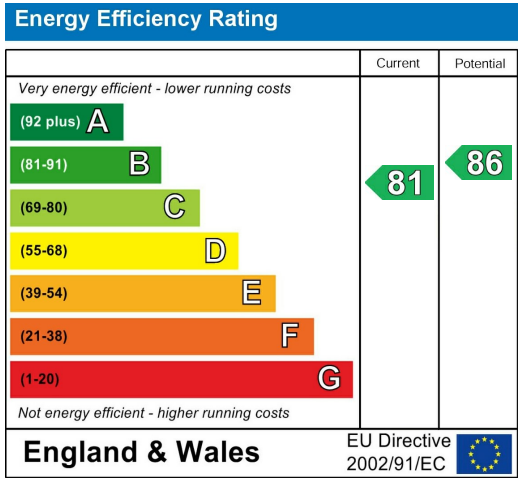


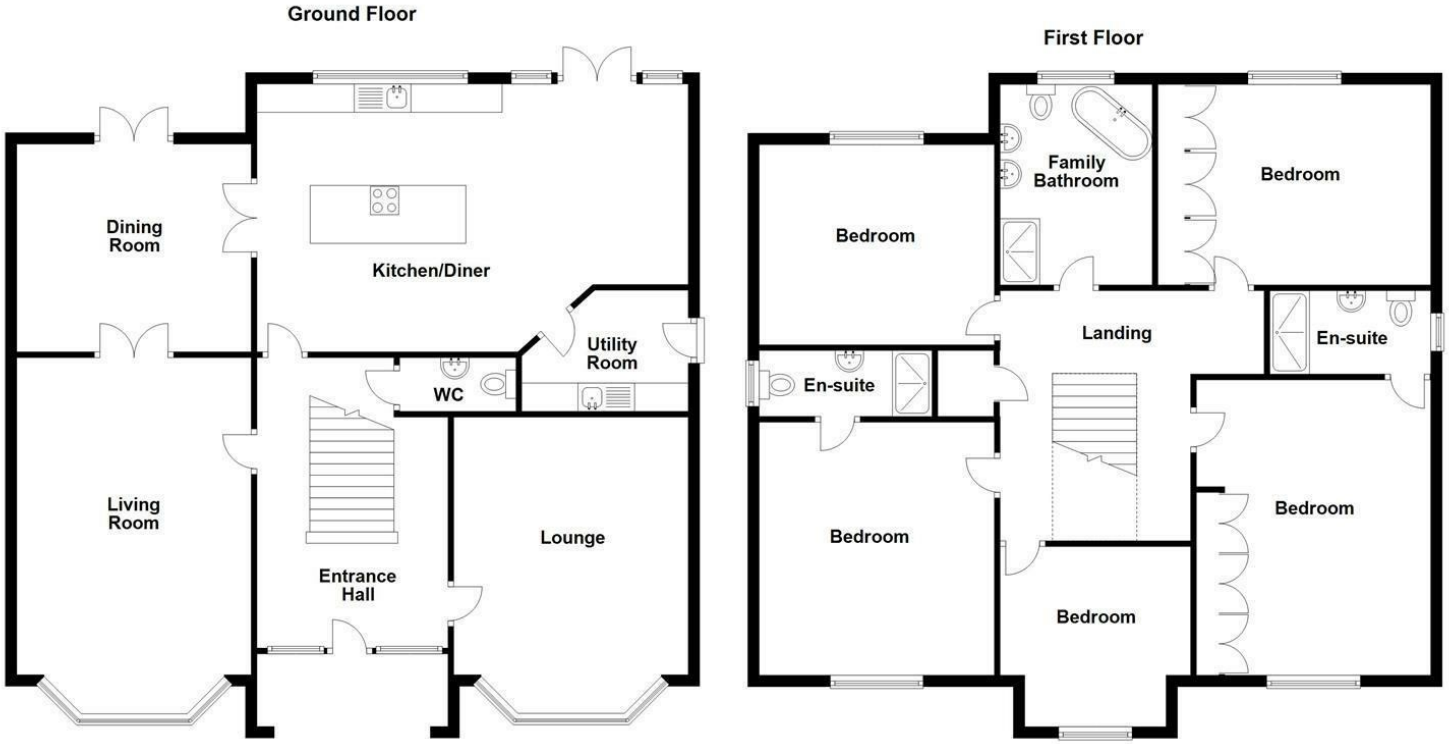




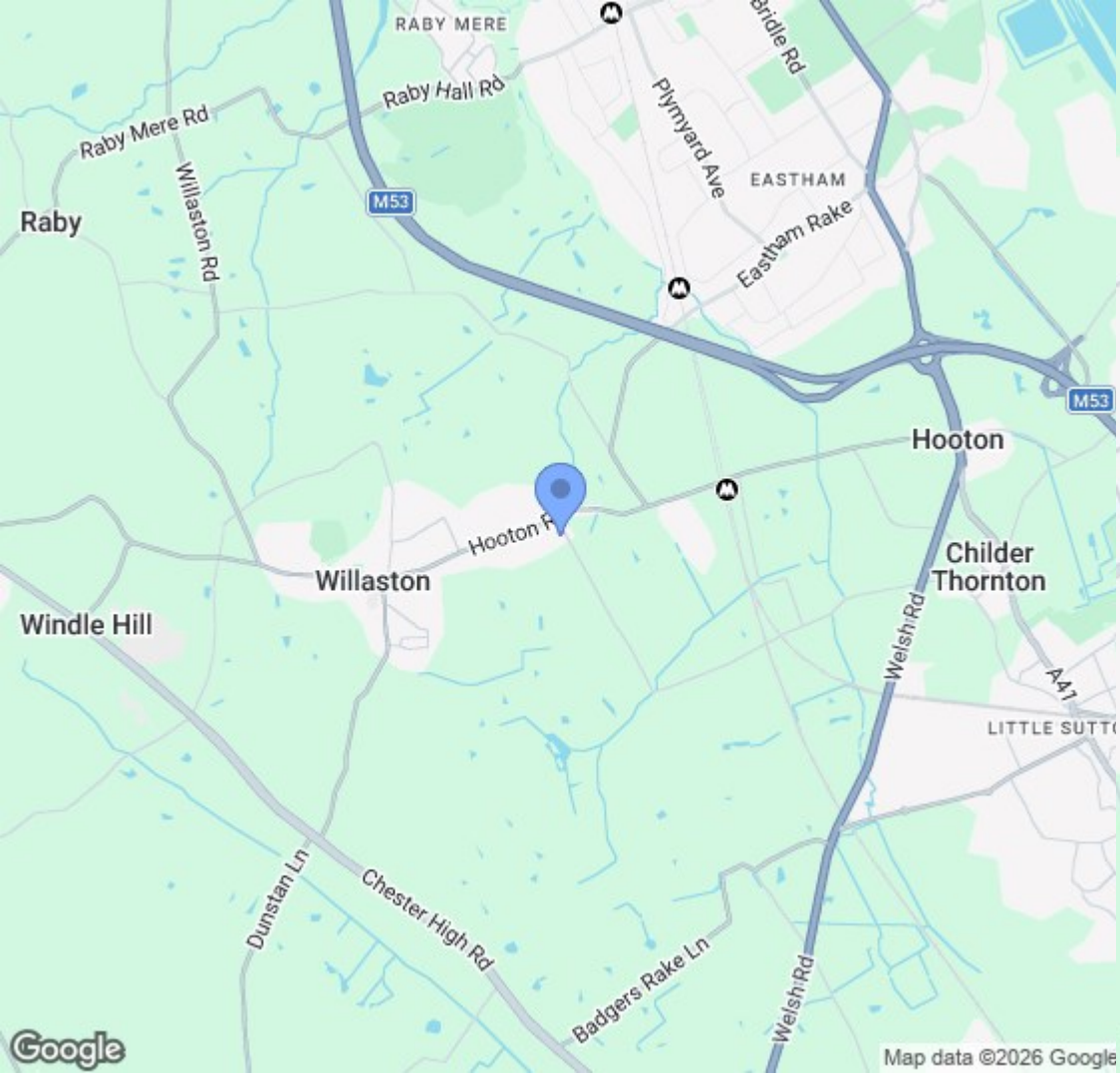


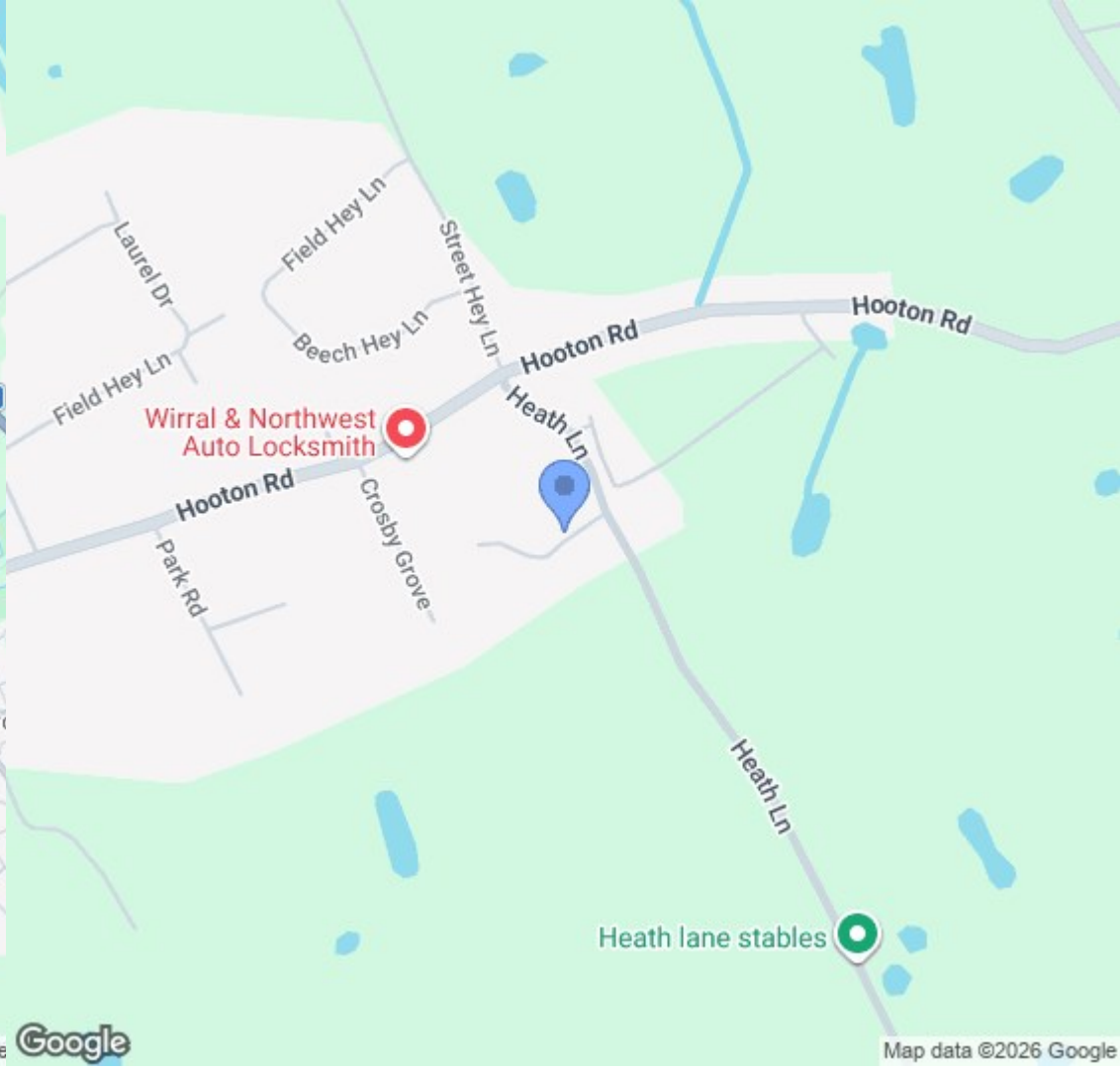
EPC & Floor Plan





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose 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.
Plan produced using PlanUp.





Location Map

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