



*14 Field Lane, Appleton, Warrington, Cheshire.
WA4 5JR.
Offers in Excess of £950,000*

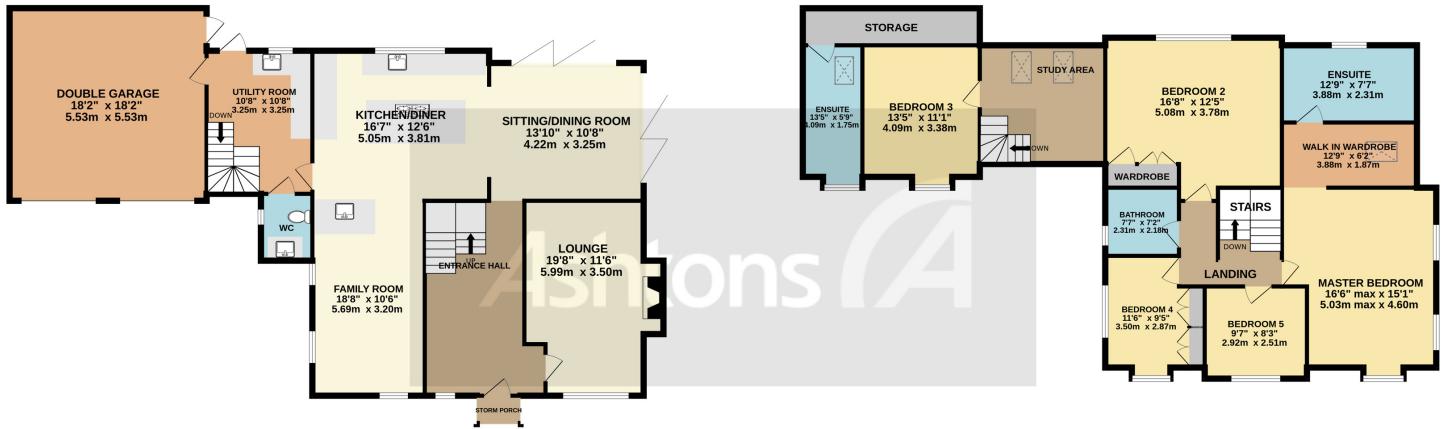


NO ONWARD CHAIN | ASHALL BUILT POTTEN STYLE HOME | STUNNING RESIDENCE |
HAND MADE KITCHEN WITH ISLAND | NEFF APPLIANCES | TWO INTEGRATED
DISHWASHERS | TWO INTEGRATED FRIDGES | RESIDENCE 9 WINDOWS | CHARM AND



GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.

1ST FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



TOTAL FLOOR AREA : 2879 sq.ft. (267.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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Welcome to Field Lane, this magnificent Ashall-built Potton home is presented to the highest of standards throughout and has been meticulously renovated, adapted and extended to create one of the finest homes currently on the market. Located on the Hamptons one of the areas most sought after postcodes this prestigious dwelling forms part of a respected development of Potton houses in a desirable location in old Appleton. Renowned for its structural exposed timber beams, high-quality joinery, and mellowed brickwork, the house occupies a fine cul de sac position in a generous plot making it an excellent family home.



*Contact your local office
to arrange a viewing:*

Padgate: 01925 479334
Great Sankey: 01925 454300
Winwick: 01925 232146
Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
Culcheth: 01925 764744
Ashton-In-Makerfield: 01942 364446
Newton-Le-Willows: 01925 907770
Commercial Office: 01925 907709
Lettings Head Office: 01925 873533
Financial Services: 01925 221234

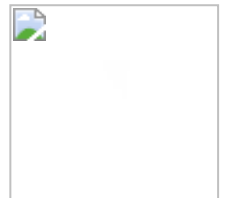
Viewing Arrangements

Viewing is strictly by appointment only through
Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Ashtons

room and a luxurious en-suite bathroom that will make you feel like royalty. The guest bedroom also features an en-suite bathroom, ensuring that guests are comfortable and well-catered for. There are three further bedrooms, each with its unique charm, and a family bathroom to complete the floor. Externally, the property boasts beautifully landscaped gardens with an Indian stone patio, well-stocked borders, and a lawn area that is perfect for enjoying the outdoor space. Externally to the front its sat on a generous corner plot in a cul de sac position with a front garden, large driveway for numerous cars and a double garage, which provides ample space for cars and storage. In summary, this property is a true gem, combining elegance and luxury with practical living. It is a must-see property for anyone looking for a home that is both stylish and comfortable.