



WALTON ROAD
STOCKTON HEATH

OFFERS OVER

£1,000,000



5 BEDROOMS



2 BATHROOMS



4 RECEPTIONS



EPC GRADE:- TBC



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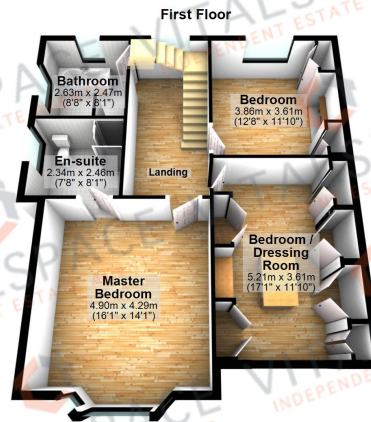


Walton Road, Stockton Heath, WA4 6NT

Known locally as one of the twelve apostles, built in 1903, this significantly extended Edwardian home retains a wealth of character and charm with an abundance of period features blended seamlessly with contemporary additions. With extensive accommodation measuring circa 3500 Sqft / 325 Sqm, arranged over three floors, very rarely do properties of this size and standard come to the market. Sympathetically renovated by our clients, this property is set back from the road, approached via electric gates which open onto a large block paved driveway providing ample off road parking facilities. In brief, the spacious accommodation briefly comprises; entrance porch way with bespoke fitted cupboards, a warm and welcoming hallway with an understairs wine cellar and two formal reception rooms with feature gas burning stoves, alongside a conveniently placed downstairs WC. Without doubt, the hub of this home is the enviable 700 sqft open plan kitchen / sitting area furnished with a spectacular hand-painted kitchen, meticulously designed with an oversized breakfast island, top-of-the-line integrated appliances and an open layout that flows effortlessly into the sitting area, complete with a bespoke fitted media wall complimented by bi-folding doors that open into the rear garden. A utility room can be accessed via the kitchen providing all the necessary features. A further benefit of the ground floor accommodation is the converted garage space, currently used a cinema room by our clients but would be ideal for a variety of other purposes. Stairs rise to the first floor landing, leading to three well proportioned double bedrooms. The principal bedroom is a true sanctuary, featuring a contemporary tiled wet room en-suite with premium fittings. One of the bedrooms is currently fitted as an opulent dressing room with a central island but could easily be converted back to a double bedroom if required. A superbly appointed four piece modern bathroom can also be found via the first floor landing complete with marble tiled floor and walls, a bespoke vanity unit and a feature roll top bath. Stairs rise to the second floor level with two further spacious bedrooms. Set within beautifully landscaped grounds, the rear garden is a true highlight, boasting extensive lawns, mature hedgerows, and a charming patio that spans the width of the house, accessible from multiple reception rooms - creating a perfect setting for summer entertaining. This exceptional period home represents the pinnacle of contemporary living, seamlessly blending exquisite design, high quality craftsmanship, and a thoughtfully considered layout. Nestled south of Warrington town centre, this upmarket village of Stockton Heath is surrounded by picturesque countryside.







Features

- Five spacious bedrooms
- Edwardian semi detached
- Four reception rooms
- 700 Sqft Breakfast kitchen
- Utility and downstairs WC
- Large secluded plot
- Circa 3500 Sqft / 325 Sqm
- Exceptionally rare opportunity
- Immaculate condition
- Electric gated driveway

Frequently Asked Questions

How long have you owned the property for? Since 2011

When was the roof last replaced? 2012

How old is the boiler and when was it last inspected? Gas central heating - Installed in 2019 and serviced annually

When was the property last rewired? 2019

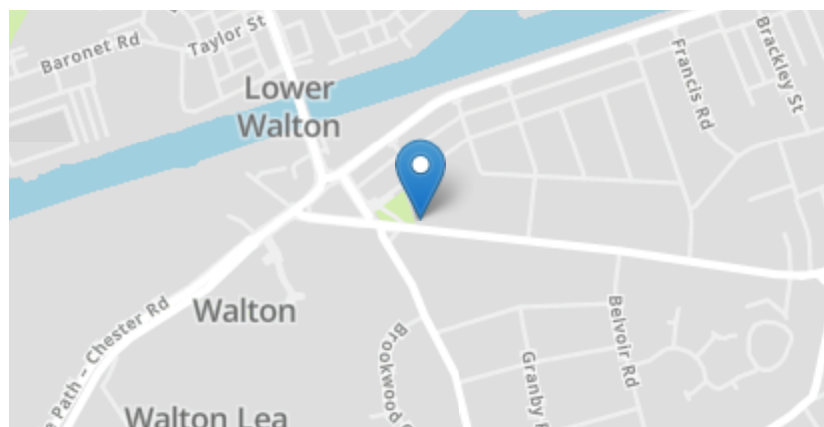
Are there any extensions and if so when were they built? Rear extension and garage in 2019

Under the estate agents act 1979, Section 21, we advise all interested parties that the vendor of this property is associated with the marketing Estate Agent, VitalSpace Sales Limited.

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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