



Shireburn Road,
Freshfield, L37 1LR

£2,700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

WATCH OUR VIDEO TOUR to whet your appetite. We are sure you will want to see this particular gem in person. Our MATTERPORT 360 (degree) Virtual Tour IS AVAILABLE UPON REQUEST.

This property is LUXURY personified. Located on one of the area's most prestigious addresses.

You approach this magnificent property via the private, tree-lined road, and you can not fail to be impressed by the view overlooking one of the finest local golf courses.

Electric security gates open into the grounds and driveway, with a porte-cochere to the side, ensuring the residents are protected from even the harshest weather.

There is a large garden to the rear featuring an air-conditioned home office/gym and a double garage.

From the moment you cross the threshold, it becomes apparent that this home is remarkable, not only in terms of the styling but the quality craftsmanship. It is effortlessly elegant.

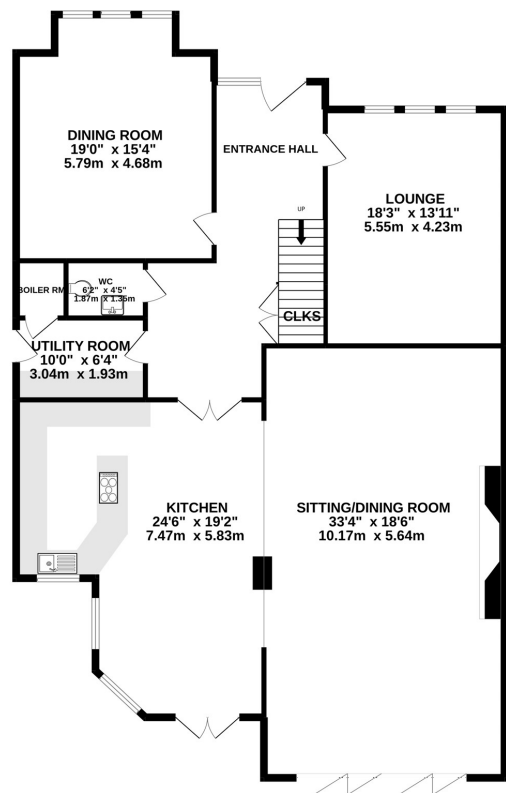
Curated by the owners, their vision was to create a modern home using only the finest materials and brands. The FLOORPLAN illustrates just how easily the accommodation flows.

The overall plot of 0.29 of an acre enjoys a delightful sunny SOUTH facing rear aspect.

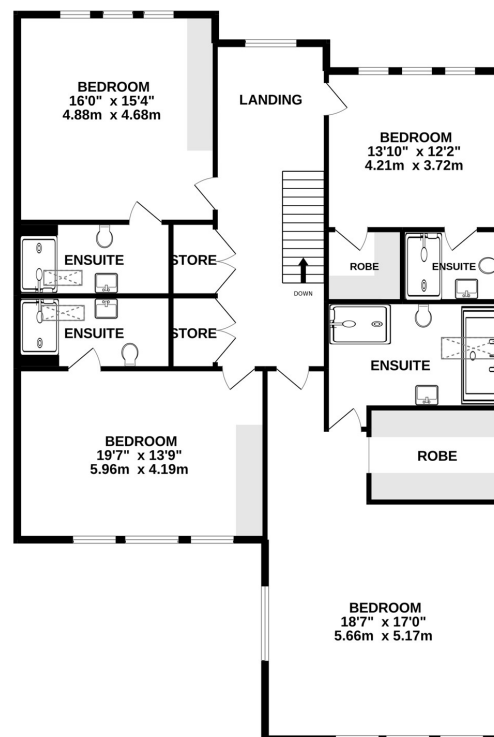




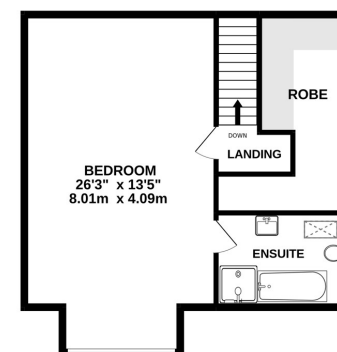
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

