



# Stoneleigh Gardens, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Substantial Driveway
- Garden Room
- Wrap Around Garden
- Beautifully Presented
- Five Bedrooms
- Quiet Cul-De-Sac
- Beautiful Views
- Freehold
- Annexe/Fifth Bedroom



## DESCRIPTION

A unique opportunity to purchase an exceptional residence, nestled in a quiet setting in the heart of a highly desirable area of Grappenhall. Boasting five bedrooms, impeccable landscaping, a wrap around garden room and a welcoming family room with a modernised kitchen. This property is a fabulous family home offering an expansive layout and exquisite detailing throughout whilst showcasing stunning views of the surrounding greenery.

Upon entering, you are greeted by a spacious entrance hall, providing access to all areas of the home. The beautifully presented lounge offers the perfect setting for cosy nights in and benefits from a log burner. There is the separate dining room, ideal for entertaining along with two home offices and a WC. The modern kitchen with high specification appliances, celebrates a breakfast bar and leads into the warm and welcoming family room. The wrap around garden room is bathed in natural light streaming through large windows and offers a seamless transition to the garden. The unique addition to this home is the private bedroom five with an En-suite and double French doors opening into the outdoor space.

Additional highlights of this extraordinary residence include four generously proportioned bedrooms to the first floor and three bathrooms, each thoughtfully designed with comfort and style in mind for both family and guests. Bedroom one celebrates an enviable position, benefitting from stunning views across the local countryside.



## GARDEN

This property celebrates a truly unique plot with a meticulously maintained wrap-around garden and views across the local countryside. Perfect for outdoor gatherings or quiet relaxation, this lush green space is sure to impress. To the front, there is a substantial driveway, offering ample off-road parking and access to the integral garage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Porch
- Entrance Hall
- 5.46m x 4.41m Lounge
- 5.13m x 3.14m Dining Room
- 4.11m x 4.50m Kitchen/Breakfast Area
- 5.27m x 4.30m Family Room
- 3.60m x 6.00m Garden Room
- 6.13m x 4.44m Bedroom Five
- 1.81m x 1.96m En-suite
- 2.84m x 2.39m Office One
- 2.84m x 2.01m Office Two
- 2.10m x 2.40m WC
- 5.37m x 5.40m Garage

### FIRST FLOOR

- Landing
- 5.43m x 4.30m Bedroom One
- 2.07m x 4.50m En-suite
- 4.28m x 3.34m Bedroom Two
- 1.08m x 3.34m En-suite
- 2.72m x 4.50m Bedroom Three
- 3.30m x 3.14m Bedroom Four
- 2.11m x 2.40m Bathroom





## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 520Mb (Via TalkTalk)

## LOCATION - GRAPPENHALL

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. The village and centre, with its cobbled streets was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

## DISTANCES

- Grappenhall Village 10 minute walk
- Grappenhall Heys Walled Garden 30 minute walk
- Stockton Heath 2 miles
- Walton Gardens 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

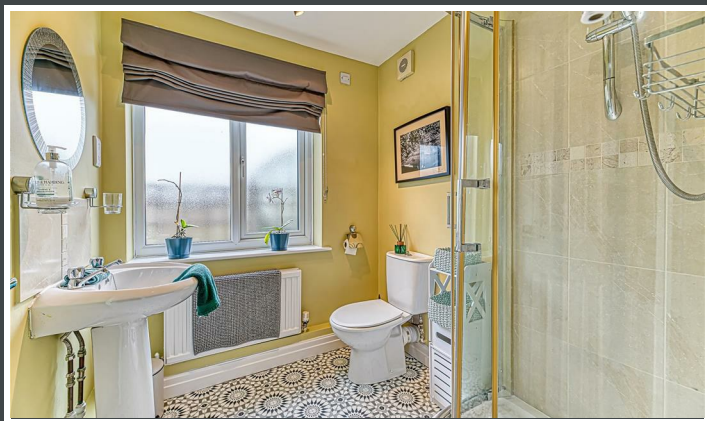
**Local Authority:** Warrington Borough Council  
**Council Band:** G  
**Tenure:** Freehold

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.









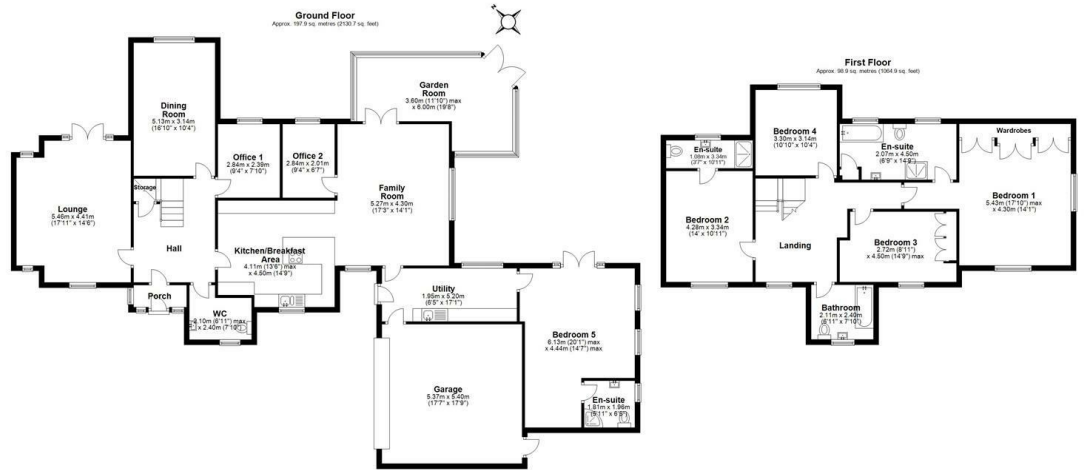




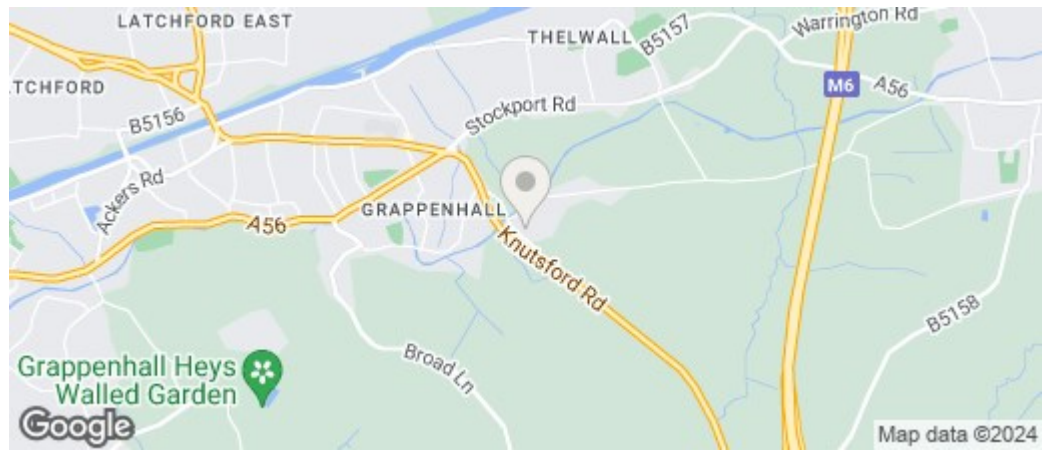


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 296.9 sq. metres (3195.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070