



## 18, The Gardens Lawton Hall

ST7 3BG

Offers Over £595,000



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STEPHENSON BROWNE

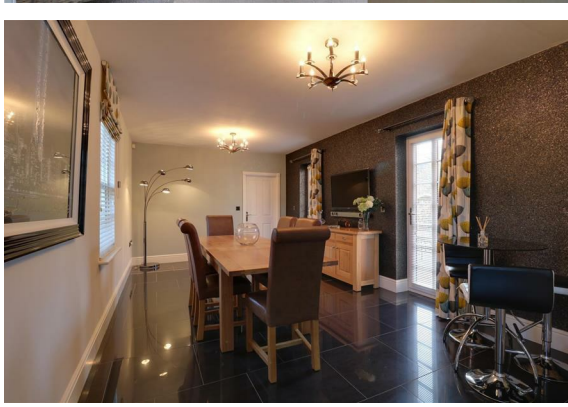
**GATED, PRIVATE DEVELOPMENT & IMMACULATE INTERIOR** - An extremely attractive detached Georgian style property, situated in a delightful gated community that offers remarkable grounds. Situated in the heart of the award winning development at Lawton Hall.

Constructed to "The De Mara" design this Georgian style modern property has recently been updated by the current owners and is equipped throughout with an excellent standard of high quality bathrooms and furnishings, plus a superb open plan modern kitchen/dining space, ideal for entertaining. The property enjoys well appointed, well planned accommodation throughout arranged over three floors.

Externally, the gardens have been designed with ease of maintenance in mind, it is mainly laid to patio with mature plants, fully enclosed with low wrought iron stule fencing. There is a detached double electric garage. Ample parking for multiple vehicles and access to a visitors car park.

Nestled in the midst of glorious Cheshire countryside, within a tranquil and private rural estate beside acres of woodland and overlooking an extensive lake. Access to the estate is through automated gates which immediately produces a feeling of an 'away from it all' environment.

In addition, the development also won a Gold award for 'The Best Development' at the 2004 What House? awards! Viewing both internally and externally is strongly advised.



### **Accommodation**

With contemporary external wall light and a composite panelled entrance door opening into:

### **Entrance Hall**

With stairs to first floor, doors to all rooms, coving, deep skirting, two radiators, porcelain tiled flooring, under stairs storage cupboard, telephone point, composite door to the rear, door into:

### **Lounge**

23'7" x 15'2"

With double glazed sash windows to front, side and rear elevations, four radiators, TV point, telephone point, double doors to the entrance hall, coving and a Sculptured stone fireplace with gas living flame fire, marble hearth and surround.

### **Open Plan Kitchen/Family Room**

35'8" x 11'5" (overall)

### **Kitchen**

With inset spotlights, two double glazed sash windows to front elevation, porcelain tiled floor (with underfloor heating), a range of wall, base and drawer units having Corian working surfaces over incorporating a one and a half bowl sink/drainage unit and mixer tap, integrated dishwasher, integrated Stoves five ring gas hob with extractor hood, integrated Stoves oven and combination microwave over, integrated fridge & freezer, opening into:

### **Dining Room**

With porcelain tiled floor (with under floor heating), double glazed window to front, two uPVC Georgian style doors giving access to the rear, deep skirting, TV point, door into:

### **Utility**

8'0" x 7'0"

With matching working surfaces and base units as the kitchen, deep skirting, space and plumbing for automatic washing machine and space for under-counter dryer, double glazed sash window to rear, porcelain floor tiling (with under floor heating), door into:

### **WC**

With extractor point and sensor controlled light, decorative wall tiles and porcelain tiled floor (with underfloor heating), a low level WC and a vanity hand wash basin.

### **Second Lounge/Study**

15'2" x 12'9"

With two double glazed sash windows to rear elevation, deep skirting, period style coving and two radiators.

### **First Floor Landing**

With doors to all rooms, stairs to second floor, coving, thermostat, radiator, double glazed sash window to front, door into:

### **Master Bedroom**

13'6" x 15'2"

With two double glazed sash windows to front elevation, inset spotlights, deep skirting, a range of integrated wardrobes, two radiators, telephone point, TV point, door into:

### **En-suite**

With ceramic floor tiles and complementary grey textured wall tiling, extractor, inset spotlights, thermostatic chrome heated towel rail, double glazed sash window to rear elevation, a backlit vanity unit with shaver point and a white, Roca three piece suite comprising: Low level WC, his & hers hand floating hand wash basins with hansgrohe mixer tap and a walk-in shower cubicle having split faced feature tiled wall and hansgrohe mains fed shower.



### **Bedroom Two**

15'4" x 12'5"

With two double glazed sash windows to side elevation, deep skirting, inset spotlights, radiator, TV point, telephone point, door into:

### **En-suite**

With thermostat chrome heated towel rail, double glazed sash window to side, decorative wall tiles, inset spotlights, a backlit vanity unit, extractor and a white three piece suite comprising: Low level WC, wall mounted hand wash basin with hansgrohe mixer tap and a walk-in corner shower cubicle housing a thermostatically controlled hansgrohe mains fed shower. Karndean floor covering

### **Bedroom Three**

15'1" x 10'9"

With two double glazed sash windows to front, deep skirting, inset spotlights, radiator, TV point, telephone point.

### **Family Bathroom**

With extractor point, inset spotlights, double glazed sash window to side, ceramic tiled flooring, a vanity mirror, thermostatic heated towel rail and a white four piece suite comprising: A floating WC, wall mounted hand wash basin with hansgrohe mixer tap, a Villeroy & Boch bath with hansgrohe mixer tap and a walk-in shower cubicle having a thermostatically controlled hansgrohe mains fed shower being tastefully tiled where visible.

### **Second Floor Landing**

An ideal space which can be used as a home office with loft hatch, deep skirting, dual aspect double glazed windows to front and rear elevation, two pendant lights, door into:

### **Bedroom Four**

17'0" x 12'2" (maximum)

With two double glazed Conservation Rooflights, two radiators and a TV point.

### **Bedroom Five**

12'5" x 8'3"

Having a double glazed Conservation Rooflight to front, radiator, deep skirting and access into a built-in storage/airing cupboard which houses a floor mounted Baxi Powermax gas boiler serving central heating and domestic hot water systems.

### **Shower Room**

Having inset spotlights, extractor point, double glazed Conservation Rooflight to rear elevation, deep skirting, shaver point, thermostat chrome heated towel rail, a floating WC with concealed cistern, wall mounted hand wash basin with hansgrohe mixer tap and a walk-in corner shower with a thermostatically controlled hansgrohe mains shower.

### **Rear Garden**

The rear garden has been designed and landscaped with ease of maintenance in mind, creating the ideal place to socialise and relax with friends in this tranquil space, without having large amounts of ongoing maintenance. The patio has been extended to accommodate ample garden furniture and there are an array of well stocked borders and plant sections with established trees, adding plenty of colour.

### **Double Garage**

With automatic up and over door, power & lighting.

### **NB: Tenure**

We have been advised that the property tenure is leasehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **Council Tax Band**

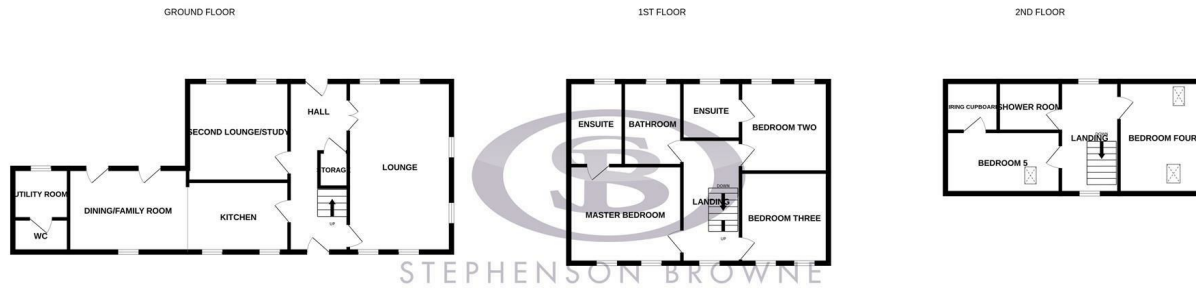
The council tax band for this property is G.

### **NB: Copyright**

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# Floor Plan



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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# Area Map



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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