



IVY FARM GARDENS, CULCHETH, WA3 4HU



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Nestled Within An Exclusive Gated Setting, This Exceptional Detached Home Offers Over 3,000 Sq Ft Of Refined Living Space, Presenting An Unparalleled Opportunity For Those Seeking Both Luxury And Privacy. Designed For Sophisticated Living, The Residence Boasts Exquisite Attention To Detail, Seamlessly Blending Timeless Elegance With Modern Comforts. The Property Sits On A Generous Corner Plot, Providing Ample Outdoor Space, Valuable Parking Options, And Beautifully Landscaped Grounds That Make It Ideal For Both Family Living And Elegant Entertaining.

Upon entry, you are welcomed by an impressive double-height entrance hallway leading to spacious living areas, including a grand lounge, a formal dining room, and an open-plan kitchen/sitting area designed for seamless living. Additional features on the ground floor include a utility room and a convenient cloakroom/WC. The first-floor accommodation comprises an expansive master suite with a balcony, luxurious en-suite bathroom, and an impressive dressing room. The second bedroom also features its own en-suite, while two further well-appointed bedrooms share a stylish family bathroom. The galleried sitting area adds a touch of grandeur and openness, while the useful loft space offers additional potential.

The exterior grounds are equally impressive, featuring a brick-paved driveway providing ample parking for multiple vehicles and a detached double garage with a mezzanine for added storage. The professionally landscaped rear gardens include a delightful decking area perfect for entertaining, a small mixed orchard, and a private, serene setting that offers an ideal escape.







Total area: approx. 286.5 sq. metres (3083.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.
Plan produced using PlanItUp.

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick & Tile

Heating type: Gas Central Heating

Broadband: Standard (16mbps down, 1 mbps upload), Superfast (80mbps down, 20 mbps upload), Ultrafast (1000 mbps down, 220 mbps upload)

Mobile Signal/Coverage: Three Limited, O2 Likely, Vodafone Likely.

Flood Risk (if known): not known

Local Authority:

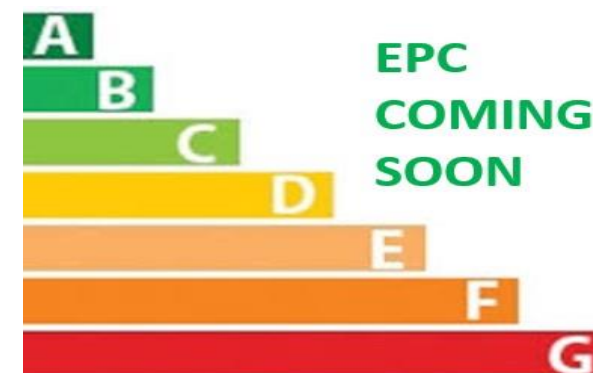
Warrington Borough Council

Council Tax:

Tax Band G

Tenure:

Freehold



These particulars, whilst 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 or 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 fittings. Room sizes should not be relied upon for carpets and 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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