



£2.5M

THE AREA'S LEADING ESTATE AGENCY

FOXWOOD MANOR **Firs Lane, Appleton**

GASCOIGNE HALMAN

A Stunning, bespoke family house, set in grounds extending to circa 2.2 acres. Occupying a commanding, elevated position with far reaching views on Firs Lane, one of the most prestigious roads in Appleton. Beautifully presented with taste and style throughout, Foxwood Manor offers superb, flexible accommodation set over three floors to take full advantage of the open views.

Accessed through electronically operated gates, and a long driveway provides ample parking for several vehicles and leads to the main house which benefits from a high degree of privacy. Underfloor heated throughout the large reception hallway gives access to four reception areas plus open plan kitchen served by separate utility room. To the first floor four generous bedrooms all with en suites, the master bedroom is superb with additional dressing room and private sun terrace. To the second floor gym, study, guest suite and cinema room again both with en suite facilities. The standard and specification of the build and accommodation is superb throughout with great care and attention to detail including high ceilings, plaster cornices and high skirting. Externally the grounds are immaculate with gardens to the rear and sitting terrace from the kitchen. Detached building with two garages and carport which has the self contained annex above. Foxwood Manor stands elevated in an excellent plot taking full advantage of the outlook. Close to motorway links, Stockton Heath Village center and convenient for a range of schooling including Cransley in Great Budworth and The Grange in Hartford.





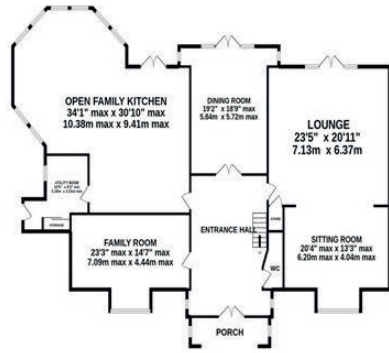


FOXWOOD MANOR Firs Lane, Appleton

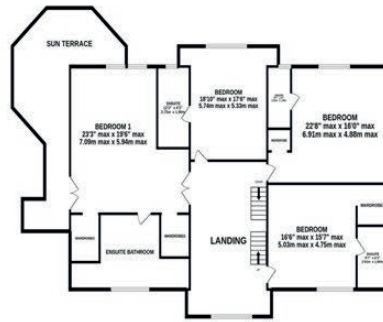


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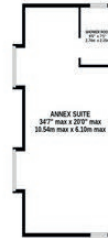
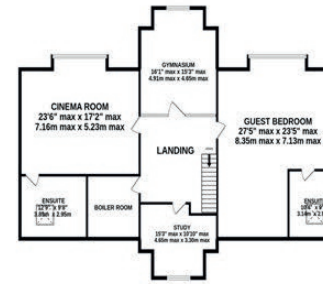
GROUND FLOOR
3631 sq.ft. (337.4 sq.m.) approx.



1ST FLOOR
3157 sq.ft. (293.3 sq.m.) approx.



2ND FLOOR
1791 sq.ft. (166.4 sq.m.) approx.



TOTAL FLOOR AREA : 8580 sq.ft. (797.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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DIRECTIONS

From our office on Walton Road, Stockton Heath head South and turn left into Whitefield Road continue onto Walton Lea Road and then turn left onto Houghs Lane, turn left onto Park Lane and then turn right onto Firs Lane then turn left to stay on Firs Lane and the property can be found on the right hand side.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

OVER 8500 SQ FT IN TOTAL

GROUNDS OF CIRCA 2.2 ACRES

SEPARATE SELF CONTAINED ANNEX/SUITE

FIVE/SIX GENEROUS BEDROOMS

SIX BATH/SHOWER ROOMS IN THE MAIN HOUSE

FIRST FLOOR PRIVATE SUN TERRACE

CINEMA ROOM

DETACHED GARAGE/CARPORT BLOCK

GATED ENTRANCE, FANTASTIC POSITION.

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SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Stockton Heath

GASCOIGNE HALMAN