



**GASCOIGNE
HALMAN**

CHERRY TREES, 140 WALTON ROAD, STOCKTON
HEATH

THE AREAS LEADING ESTATE AGENT

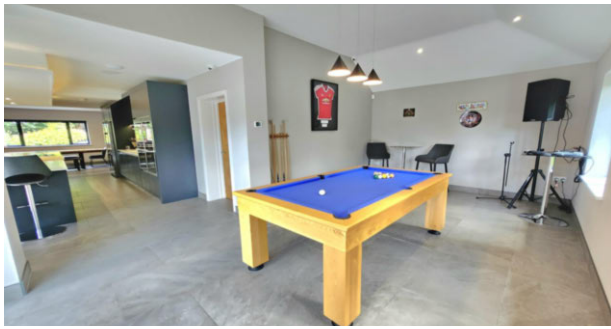


CHERRY TREES, 140 WALTON ROAD, STOCKTON HEATH

At over 3400 sq ft, this stunning six bedroom and four bathroom detached home has been developed by the current owners to the highest of specifications and having been completed only 3 years ago, is in a new build condition. Situated a short walk from Stockton Heath village, the property is set behind wrought iron electric gates with ample driveway parking and garage whilst benefiting from a private south facing rear garden and patio.

In brief, the underfloor heated ground floor accommodation comprises a vaulted entrance hallway with magnificent two-storey window. Oak double doors lead to a separate formal lounge with bay windowed frontage whilst the rest of the downstairs is open plan offering fantastic living and entertaining space. The kitchen is fitted with contemporary cabinetry and a superb L-shaped cooking and breakfasting island which extends around to a bar area with fridges and sitting room. Bi-folding doors bank across the whole of the rear aspect and once opened continue the living space seamlessly onto the patio. A further vaulted ceiling family room off the kitchen provides versatile space for a playroom come sun room with another set of bi-folding doors to the patio. A utility room, downstairs WC and plant room at the rear of the garage completes the ground floor.





To the first floor is a mezzanine landing area which is flooded with natural light and gives access to four double bedrooms and the family bathroom. The master bedroom benefits from his and her dressing rooms and two sets of double doors with Juliette balconies overlooking the south facing gardens. En-suites are off the master and guest bedrooms. To the second floor are two further fantastic size bedrooms each with storage/wardrobing cupboards and serviced by a "Jack and Jill" bathroom.

Externally the property is accessed via a sliding wrought iron electric gate with intercom system and a block paved driveway providing parking for several vehicles and leading to the garage with electric up and over door. To the rear is a private lawned garden with patio for outside dining and entertaining.

From the smart lighting and integrated sound system to the air conditioning and luxury fittings, this is a highly specified house throughout and needs to be viewed to appreciate the size and immaculate presentation on offer.

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.

DIRECTIONS

SAT NAV: WA4 6NS

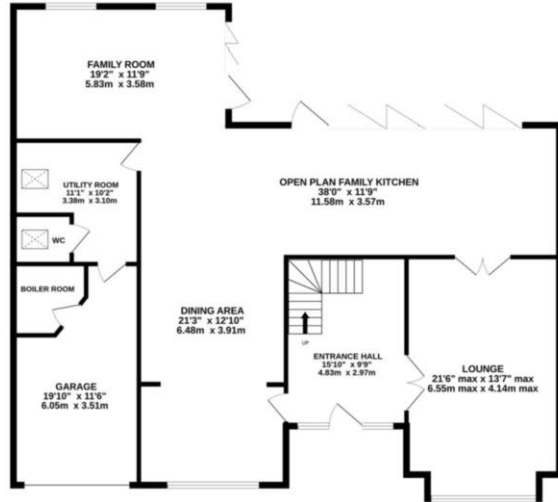
TENURE

Freehold

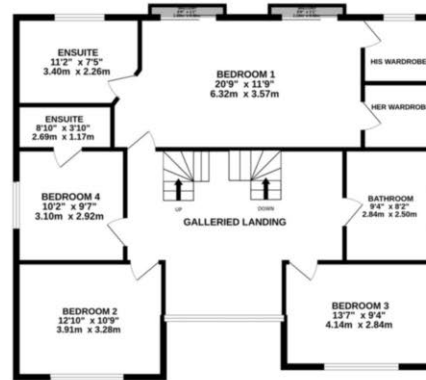
LOCAL AUTHORITY

Warrington BC - Tax Band F

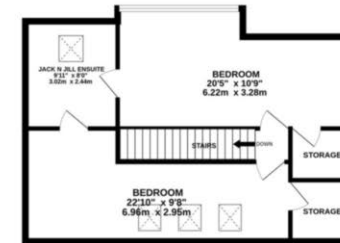
GROUND FLOOR
1706 sq.ft. (158.5 sq.m.) approx.



1ST FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



2ND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 3404 sq.ft. (316.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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