



**GASCOIGNE
HALMAN**

FOXHILL, CHESTER ROAD, HIGHER WALTON

THE AREAS LEADING ESTATE AGENT



FOXHILL, CHESTER ROAD, HIGHER WALTON

An extremely rare opportunity to purchase a spectacular residence set in grounds approaching 1.2 acres. With two annexes currently laid out as two bedroom bungalows along with an outdoor swimming pool, sunken hot tub, summer house and further potential for a triple garage under permitted development. Surrounded by open fields and countryside views this property is still conveniently positioned for Stockton Heath, Warrington and the motorway network via the M56 less than 2 miles away.





Large Plot Extending to 1.2 Acres

Two Versatile Annexes plus Summer House

Heated Swimming Pool

Fantastic Location

Potential for Triple Garage Under Permitted Development

No Onward Chain



FOXHILL, CHESTER ROAD | HIGHER WALTON

DESCRIPTION

The property is accessed via electric gates, down a tree lined driveway and with a frontage of over half an acre, the property remains private and set away from the road. Entering the main house, the central hallway has a guest WC and immediately shows off the characterful features that are present throughout the home. Three reception rooms give spacious versatile living accommodation whilst a large conservatory with underfloor heating offers a fantastic entertaining space with bar. The kitchen is fitted with a traditional country kitchen including Rangemaster cooker, granite work surfaces and breakfasting island. A utility room and gardeners WC completes the ground floor.

To the first floor there is a galleried landing with four double bedrooms, master en-suite with steam room and shower plus a family bathroom.

Externally the property is surrounded by manicured gardens extending to 1.2 acres with mature trees and allotment space. Various patio areas are sun traps by day and subtly lit by night with a pergola, heated swimming pool and sunken hot tub. A summer house with sliding doors provides covered seating and gym area.

Originally the double garage, the now two bedroom bungalow has been extended with a large conservatory and benefits from kitchen, living space and shower room making a fantastic annexe for a relative or external office space.

A further chalet style annexe is to the rear of the plot and is currently laid out with two bedrooms, kitchen and living area along with a shower room. An attractive terrace patio to the rear of the chalet overlooks open







fields behind.

A truly unique property which has significant potential should a buyer wish to develop further including the opportunity to build a triple garage under permitted development.

The property is also sold with no onward chain.

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

SATNAV: WA4 5LP

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G

EPC RATING

Current C



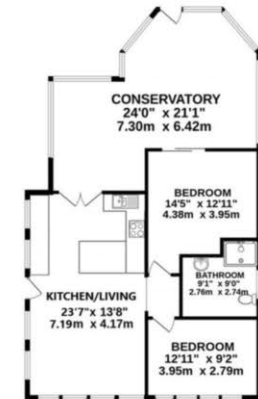
CHALET
774 sq.ft. (71.9 sq.m.) approx.



MAIN HOUSE
2706 sq.ft. (251.4 sq.m.) approx.



BUNGALOW
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 4784 sq.ft. (444.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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