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HALMAN**

WALTON HOUSE, 152 WALTON ROAD, STOCKTON
HEATH

THE AREAS LEADING ESTATE AGENT



WALTON HOUSE, 152 WALTON ROAD, STOCKTON HEATH

Built in the late 18th century, Walton House is a Grade II listed period residence of exceptional character and presence, distinguished by its iconic portico frontage. Once part of the historic Greenalls Estate, the property is believed to have been extended in Victorian times by Sir Gilbert Greenall, enhancing its architectural pedigree which includes shaped gables to contain an Oriel window within what was once the Masters lounge. Set within over 0.8 acres of mature, landscaped grounds, Walton House is approached via a tree-lined, electric-gated sweeping driveway, offering both privacy and grandeur. Extending to over 5,600 sq ft, the accommodation features four elegant reception rooms, five principal bedrooms with a large dressing room, two additional loft rooms, and four bath/shower rooms. The property also includes cellars and outbuildings currently arranged as a gym and games room. Walton House beautifully combines period charm with modern luxury, showcasing exquisite ornamental plasterwork, sash windows, and other original features throughout. Sympathetically improved by the current owner, the home now offers flexible family living enhanced by high-end, interior-designed finishes and contemporary conveniences throughout.





Grade II Listed late 18th-century residence

Over 5,600 sq ft of accommodation

0.8 acre plot with electric gates and sweeping driveway

5 principal bedrooms plus dressing room and 2 loft rooms

Tom Howley bespoke kitchen with Aga

Four bath/shower rooms

Cellars and outbuildings with gym and games room

Planning pending for two-bedroom bungalow with gated access

Elegant drawing and dining rooms with period detailing

Sitting room with feature log burner



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A grand portico entrance opens into a welcoming reception hall, setting the tone with high ceilings, ornate plasterwork, and original detailing throughout.

To the right, the drawing room is a truly impressive entertaining space, bathed in natural light from twin sash windows and offering elegant proportions ideal for gatherings or formal occasions.

Across the hall, the sitting room provides a more relaxed atmosphere with a feature log burner, creating a warm and inviting heart to the home - perfect for family evenings or quiet retreats.

The dining room, positioned to the rear, is equally generous and enjoys garden views year-round.

Often the centre-piece of any home is the Tom Howley-designed kitchen/breakfast room, beautifully fitted with bespoke cabinetry, Aga, and high-end integrated appliances. This space blends traditional craftsmanship with modern functionality and incorporates a breakfast area ideal for family dining.

Adjacent to the kitchen, a study offers an excellent home-working environment, while a downstairs shower room and large utility/laundry complete the ground floor accommodation.

A short walk across the courtyard leads to the outbuildings, currently arranged as a gym and games room, offering flexibility for leisure and hobbies.

The grand staircase rises to a spacious landing, giving access to five bedrooms to the first floor.

The principal suite enjoys superb proportions with dual-aspect windows, a luxurious en suite shower room, and an adjoining dressing room which was once a further bedroom.

Four further bedrooms, all generous in size, share two beautifully fitted bathrooms with a separate WC.

The upper level includes two loft rooms, perfect as additional guest rooms, a playroom, or hobby spaces, along with useful eaves storage.

The cellar provides two large versatile chambers which could be converted to further accommodation or used as storage.







Approached via a tree-lined, electric-gated sweeping driveway, Walton House offers both grandeur and privacy. The beautifully landscaped gardens are mainly laid to lawn with mature trees and planting, including a topiary garden and Buxus edged David Austin rose beds, creating a tranquil setting that complements the property's period elegance. A car port provides covered parking.

Walton House occupies a generous plot of approximately 0.8 acres. A planning application is currently in its final stages for the development of a beautifully designed, architecturally sympathetic two-bedroom bungalow of around 1,200 sq ft, positioned at the lower end of the garden. The proposed dwelling benefits from its own private, gated entrance, offering privacy and independence from the main residence.

For further information, please contact Gascoigne Halman.

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 6NS

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G



BASEMENT
 704 sq. ft. (65.4 sq.m.) approx.

The floor plan includes the following rooms and dimensions:

- CELLAR:** 17'2" x 14'8" (5.23m x 4.47m)
- CELLAR:** 30'8" x 8'11" (9.39m x 2.73m)
- CELLAR:** 16'2" x 15'0" (4.94m x 4.58m)
- SUN ROOM**
- DINING ROOM:** 16'11" x 15'0" (5.15m x 4.57m)
- SITTING ROOM:** 17'11" x 16'11" (5.46m x 5.15m)
- BATHING ROOM:** 8'7" x 9'5" (2.65m x 2.89m)
- STUDY:** 13'5" x 11'1" (4.12m x 3.39m)
- DRAWING ROOM:** 25'10" x 16'2" (7.88m x 4.94m)
- KITCHEN/BREAKFAST ROOM:** 18'10" x 15'11" (5.64m x 4.85m)
- REAR PORCH:** 10'0" x 11'0" (3.05m x 3.35m)
- LOBBY**
- ENTRANCE HALL**
- HALL**
- APPROACH**

The floor plan shows three rooms: a large Games Room at the top, a Gym below it, and a WC at the bottom. The Games Room has dimensions 18'5" x 12'8" max and 5.61m x 3.85m max. The Gym has dimensions 17'4" max x 11'11" and 4.06m max x 3.64m. The WC is a small room at the bottom.

The floor plan shows a 5-bedroom house with the following layout and dimensions:

- Bedroom 1 (Master Bedroom):** 15'0" x 12'2" (4.57m x 3.71m). Includes a walk-in wardrobe (W.I.R.) and a bay window.
- Bedroom 2:** 12'0" x 14'2" (3.66m x 4.32m). Includes a bay window.
- Bedroom 3:** 11'0" x 9'2" (3.35m x 2.83m). Includes a bay window.
- Bedroom 4:** 17'1" x 15'0" (5.20m x 4.57m). Includes a bay window.
- Bedroom 5:** 18'1" x 17'1" (5.52m x 5.20m). Includes a bay window.

Other features include a central landing, a bathroom, a WC, and a kitchen area (partially visible).

The floor plan shows a central landing with a staircase. To the left of the landing is an 'EAVES' storage area. To the right, there are two 'LOFT ROOM's. The upper loft room is labeled 'LOFT ROOM 36'2" x 7'5" 4.93m x 2.27m' and is adjacent to 'EAVES STORAGE'. The lower loft room is labeled 'LOFT ROOM 36'2" x 9'5" 4.93m x 2.90m' and is also adjacent to 'EAVES STORAGE'.

Measurements are approximate. Not to scale. Illustrative purposes only
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