



Total area: approx. 301.3 sq. metres (3242.8 sq. feet)  
For illustration purposes only - not to scale

## Wittering Lane, Heswall, Wirral CH60 9JL

Asking Price £1,350,000

5 Bedroom 4 Reception 3 Bathroom

**\*\*Exceptional Arts & Crafts Style Family Home - 1.75 Acres - Unique Panoramic Estuary Views - No Chain!\*\***

Incredible detached period residence within 1.75 acres of enchanting gardens with PANORAMIC and UNINTERRUPTED Estuary views.

'Radley' on Wittering Lane is a stunning 1908-built detached VICTORIAN Arts and Crafts style family home that has been built to an exacting standard and still boasts all of the impressive PERIOD FEATURES you'd expect from a home from this era, whilst it has also been modernised and improved over the years by the owners.

This truly is the type of home that comes to the market just once or twice in a lifetime, and upon arrival at property you can immediately see why. Set back up the exclusive Wittering Lane, reached via long meandering private driveway - Radley is ensconced by stunning mature and landscaped gardens - including plush lawns, and even a tennis court!

The home itself is a striking residence of impressive proportions - finding a more attractive home in Heswall will take some doing! The ESTUARY VIEWS are incredible from upstairs, but they are almost just as good from the ground-floor and garden - which is very rare!

In brief the accommodation affords: entrance vestibule, hall, W.C., lounge, living room, dining room, morning room, kitchen, utility and second W.C. Upstairs there are five bedrooms - one with an



Entrance vestibule

Tiled floor, door into:

Hallway

Staircase leading to first floor, radiator, power points

W.C

W.C, wash hand basin, double glazed window

Lounge

15'8" x 17'8" (4.8 x 5.4)

Double glazed windows enjoying the incredible views across the mature garden and over the Dee estuary towards the Welsh Hills, radiator, power points, TV point

Living Room

24'3" x 15'3" (7.4 x 4.67)

Double glazed windows and patio door enjoying the incredible views across the mature garden and over the Dee Estuary towards the Welsh Hills, radiator, power points

Dining Room

18'8" x 13'9" (5.7 x 4.2)

Double glazed windows enjoying the incredible views across the mature garden and over the Dee Estuary towards the Welsh Hills, radiator, power points, wooden flooring

Sitting Room

13'9" x 15'1" (4.2 x 4.6)

Double glazed window, radiator, power points, door to:

Kitchen

13'9" x 22'3" (4.2 x 6.8)

Stylish modern shaker style kitchen with fitted kitchen with solid oak cabinets, quartz worktops, inset sink, Belfast sink, central island / breakfast bar, integrated appliances, tiled floor, door into dining room, door to:

Utility Passage

Leading to a W.C, and Utility Room, with an external door leading to the driveway

UPSTAIRS

Bedroom

12'1" x 18'0" (3.7 x 5.5)

Double glazed windows enjoying the incredible views across the mature garden and over the Dee estuary towards the Welsh Hills, radiator, power points, fitted wardrobes

Bedroom

12'5" x 16'0" (3.8 x 4.9)

Double glazed window enjoying the incredible views across the mature garden and over the Dee Estuary towards the Welsh Hills, radiator, power points, fitted wardrobes, vanity basin

Bedroom

12'5" x 14'1" (3.8 x 4.3)

Double glazed window enjoying the incredible views across the mature garden and over the Dee estuary towards the Welsh Hills,, radiator, power points, fitted wardrobes, vanity basin

Bedroom

14'1" x 12'1" (4.3 x 3.7)

Double glazed window, radiator, power points, dressing room / area, vanity basin

Bedroom

14'1" x 9'6" (4.3 x 2.9)

Double glazed window, radiator, power points, door into:

En-Suite W.C

W.C, vanity basin

EXTERNALLY

Set back up the exclusive Wittering Lane, reached via a long meandering private driveway - Radley is ensconced by stunning mature and landscaped gardens - including plush lawns, and even a tennis court!

Offering several large lawned areas, mature flowerbeds, vegetable patches, greenhouse, tennis court.

