



Oldfield Way, Heswall, Merseyside CH60 6RH

£975,000

 4 Bedroom  3 Reception  2 Bathroom  C

****NEW ENGLAND COMES TO OLDFIELD WAY****

If you have ever seen the film 'Something's Gotta Give' with Jack Nicholson and Diane Keaton, set in The Hamptons, New York, you will appreciate the detailing that has been included in the refurbishment and EXTENSION of Stoneycroft House, inside and out.

The once average 1950's facade was given a New England facelift in 2012 and enjoys the coastal influence of the Dee Estuary to set the scene. The cladding, window style, balustrades and slate roof endorse its American East Coast style whilst internally the white Shaker kitchen with its black granite work surface, marble island and cupboard latches distinctly reminds us of Long Island. Dark wooden floors and arches to the receptions rooms, edged with glass panels, complete the image.

Set at an angle to the plot, this home enjoys sun from mid-morning to sunset in the Summer and whether you wish to take advantage of the pretty rear garden or take in the views of the Welsh Hills from the front decking, you won't be disappointed.

In brief the property affords; entrance porch / utility area with w.c, open-plan kitchen dining room in a timeless shaker style, dining hall, lounge. Upstairs there are four double bedrooms - including an en-suite shower-room to the master, and the family bathroom. With an integral level garage. Externally the property enjoys beautifully landscaped and tended to gardens to both the front and rear,

Front Entrance

Into;

Porch

Tiled floor, opens to;

Hall

Staircase, engineered wooden flooring, radiator, power points, intricate woodwork and archways into rooms

Lounge

18'0" x 17'8" (5.5 x 5.4)

Good sized family lounge with double glazed windows to front and side elevations with impressive ESTUARY VIEWS, with fitted shutter blinds, fitted window seat with in-built storage, fireplace, radiator, power points, TV point, wooden flooring

Dining Room

11'5" x 11'0" (3.5 x 3.37)

Double glazed windows to front and side elevations with impressive ESTUARY VIEWS, with fitted shutter blinds, radiator, power points, wooden flooring

Open Plan Kitchen Diner

32'5" x 18'8" (9.9 x 5.7)

An impressive OPEN-PLAN kitchen dining and living space with a shaker style kitchen and Hamptons-chic style interior, with fitted wall and base units, mix of granite and marble worktops, inset sink, Rangemaster style cooker, space for American fridge freezer, integrated Fisher & Paykel fridge freezer, Quoker instant hot tap, integrated wine chiller, larder style units with integrated microwave, integrated dishwasher, central island with half sink, wooden flooring, double glazed windows and patio doors out to the garden - ESTUARY VIEWS to the front aspect and garden views to the rear, door leading to basement level workshop and integral garage, door into the utility and w.c

Utility

10'9" x 12'1" (max) (3.3 x 3.7 (max))

Wall and base units, inset sink, space and plumbing for washing machine (washer dryer will be included in sale), double glazed window, door leading to front aspect, door to;

W.C

W.C, wash hand basin

UPSTAIRS

Bedroom One

17'4" x 12'9" (5.3 x 3.9)

A fabulous bedroom with double glazed windows to front and side elevations boasting IMPRESSIVE ESTUARY VIEWS, fitted wardrobes, radiator, power points, door to;

En-Suite

Luxurious en-suite shower-room with walk-in shower with feature 'pebbled' wall, Indonesian marble tiles, w.c, wash hand basin, towel rail, underfloor heating, double glazed window offering estuary views

Bedroom Two

11'1" x 12'5" (3.4 x 3.8)

With double glazed windows to front elevation boasting IMPRESSIVE ESTUARY VIEWS, fitted wardrobes, radiator, power points

Bedroom Three

12'9" x 12'4" (3.9 x 3.77)

With double glazed windows to front and side elevations boasting IMPRESSIVE ESTUARY VIEWS, radiator, power points, fitted wardrobes

Bedroom Four

8'11" x 8'6" (2.72 x 2.6)

With double glazed windows to front elevation boasting IMPRESSIVE ESTUARY VIEWS, radiator, power points

Bathroom

Stylish luxury bathroom in Italian marble, with walk-in shower, tiled bath, low level w.c, wash hand basin, tiled floor with underfloor heating, double glazed window with shutter blinds

EXTERNALLY

Externally the property enjoys beautifully landscaped and tended to gardens to both the front and rear, surrounded by mature trees providing a lovely natural backdrop. With a patio, large lawn, mature trees and flowerbeds, pond and a Loggia / bbq area that comfortably seats 14 - perfect for outdoor entertaining and with electricity

Additional Info

Regulation fire doors & heat sensors in-house speaker system, alarm system, new fuse box

Partial rewiring where necessary, new roof, new windows & window locks, new external doors with locking system, cavity wall & loft insulation

Downlighters throughout the home

