

N^o.1 SANDRINGHAM ROAD

Birkdale, Southport PR8 2JZ



An Elegant Edwardian Family Home



This fabulous family home effortlessly combines the elegance of an Edwardian residence together with cutting edge features of modern living.

£2,750,000
Subject to Contract



CHRIS TINSLEY ESTATE AGENTS
Traditional values. Modern approach.

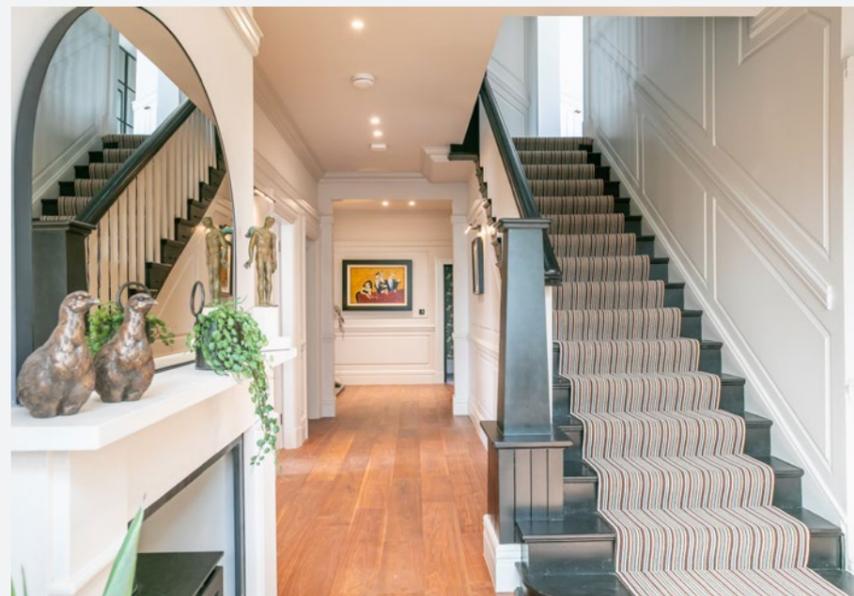
12a Anchor Street, Southport, PR9 0UT
Tel: 01704 512121 | Email: sales@christinsley.co.uk

www.christinsley.co.uk

The property has been comprehensively and sympathetically modernised by the present owners over a number of years and is a testament to their vision, exacting specifications and eye for detail.

The accommodation is arranged on three levels, providing generous family living space on the ground floor including; a lounge, dining room, open plan living, dining, kitchen, and utility. On the first floor, there are four bedrooms all with en suite facilities. The master bedroom has

access to a terrace overlooking the rear garden. The cellars have been totally refurbished and provide a bespoke wine cellar and a number of excellent storage rooms. The property has a fully integrated smart system, Control 4, running the lighting, heating entertainment and security features.





The property is located in one of the North West's most sought after roads



The professionally landscaped gardens adjoining the property have been designed by award-winning designers and feature an in-and-out drive double garage and a terraced and tiered rear garden. The property is located in one of the North West's most sought after roads, close to Royal Birkdale Golf Club and a short walk to the vibrant buzzing Birkdale Village with its range of restaurants, wine bars and speciality shops.

For more information or to arrange a viewing of the truly outstanding property, please ring Chris Tinsley on 01704 512121.

OPEN VESTIBULE

Outer door with feature stained glass and leaded insert, matching side windows.

ENTRANCE LOBBY

3.71m x 2.34m (12'2" x 7'8")

Original tiled floor, school style radiator, feature mirrored glazed wall. Doors to the entrance hall and gym.

ENTRANCE HALL

Featuring a 'Ted Tod' walnut floor with underfloor heating, two newly fitted multifuel stoves and attractive surrounds. Decorative coving, plate rail and 3/4 panelling. Recessed spotlighting and picture lighting. Feature stained glass and leaded double glazed window. Stairs to the first floor with access below to the cellars.

CLOAKROOM

3.33m x 1.47m (10'11" x 4'10")

Vanity wash hand basin with drawers below, WC, double glazed window, recessed spotlighting and wall lighting. Ceiling speaker.

LOUNGE

6.43m x 4.27m (21'1" extending to 26'11" x 14'0" extending to 19' 2' into recess)

Double glazed windows to the front, side and the hexagonal bay. A 'Ted Tod' walnut floor with underfloor heating. A new multifuel stove and surround. Recessed spotlighting and picture lighting. Coving and picture rail. Ceiling speaker.

FORMAL DINING ROOM

4.57m x 7.31m (15'3" excl. door recess x 24'10" into inglenook)

3/4 oak panelling and parquet floor, decorative carved timber over mantel with minster style surround and brick weave interior with multifuel stove. Highly decorative frieze, raised moulding to the ceiling. Side Inglenook with upholstered bench seating and feature window. Curved double glazed and leaded bay window, school radiator wall light points and recessed spotlighting, ceiling speakers.





LIVING, DINING, KITCHEN

8.31m x 9.83m (27'3" x 32'3")

The kitchen features a range of 'Tom Howley' units in their classic 'Hartford' design, hand painted in 'Avocado' with walnut carcasses and bespoke antique brass, wire scroll handles these are complimented by a 'Calcutta Gold' Silestone worktop and circular walnut breakfast bar.

The island unit features a 'Miele' induction hob with a 'Westin' flush fitting extractor above, base units with both cupboards and drawers. A further range of fitments includes; base units, wall cupboards, and a double cupboard spice pantry and coffee station. White enamel sink unit, working surfaces incorporating drainer, 'Quooker' tap.

A range of 'Miele' appliances include an 'M Touch' steam oven, single oven, 'M Touch' combination oven, two warming drawers, a bean-to-cup coffee machine, and a quiet running dishwasher.

A further range of 'Sub Zero' appliances includes; a full-size fridge, freezer and wine chiller.

The Sitting and Dining area features, ceiling speakers and an AV system, full length 'Sky Frame' windows and sliding doors leading to the patio. A 'Ted Tod' walnut floor with underfloor heating. Study area with fixture desk and drawers.

UTILITY ROOM

6.53m x 3.96m (21'5" x 13'0")

Again featuring a range of 'Tom Howley' units in their 'Hartford' design and painted in 'Tansy' with oak carcasses. Base units, wall cupboards, white enamel sink unit, 'Quooker' tap. 'Miele' dishwasher, 'Fischer and Paykel' 900mm fridge freezer. Laundry unit with concealed 'Miele' washing machine and 'Miele' tumble dryer, base and wall cupboards. 'Fired Earth' tiled floor with underfloor heating.

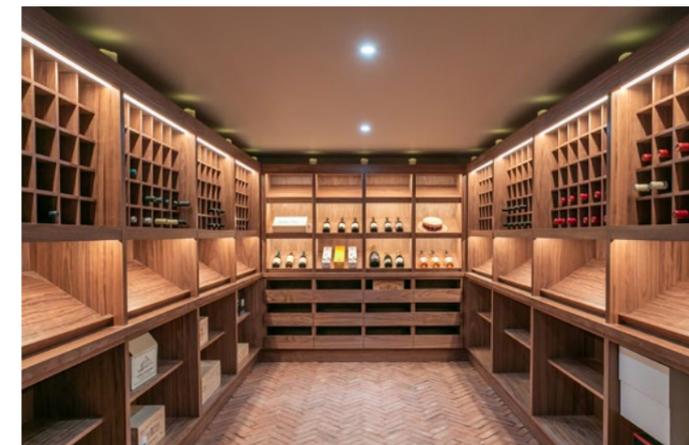
CELLAR

A fabulous, bespoke, temperature-controlled Wine Cellar (20'10" x 9'7" overall measurements) with ceiling speakers, extensive shelving and storage. Brick weave floor. A number of useful store rooms plus the electronics room and boiler room.

GYM

6.32m x 6.17m (20'9" x 20'3")

A door from the main entrance lobby leads to a spacious air conditioned gym with cloakroom, speakers and TV/Media, full length windows and sliding doors to the rear garden. Courtesy door to the garage.





FIRST FLOOR LANDING

Feature stained glass and leaded ceiling window, part 3/4 panelling, school radiator. Sitting area with double doors leading to a fabulous tiled terrace with glass screens and enjoying views over the landscaped garden.

MASTER BEDROOM SUITE

Built in wardrobes, recessed spotlighting, double roof light, stepping down to...

Bedroom - 4.24m x 3.94m (13'11" x 12'11")

Recessed lighting, fixture headboard, shelving and upholstered bench. Ceiling speakers. Cathedral style double glazed window with plantation shutters, glazed double doors also fitted with plantation shutters lead to the terrace.

Walk In Closet - 3.35m x 2.41m (11'0" x 7'11")

Built in wardrobes with glazed doors to both sides.



En Suite Bathroom

3.4m x 4.42m (11'2" x 14'6" into recess)
Free standing, double ended bath with free standing, water fall tap and shower, twin bowl vanity units with drawers below and 'Art Deco' mirrors above. Low level Wc, level entry shower with thermostatic rainhead shower. Full feature wall tiling and tiled floor with underfloor heating. Recessed spotlighting, low level lighting and ceiling speaker.



BEDROOM 2

4.32m x 6.68m (14'2" x 21'11" to rear of wardrobes)
Double glazed and leaded curved bay window fixture book shelving, built in wardrobes, school style radiator. Coving and plaster moulding to ceiling.



En Suite Shower Room

3.71m x 2.62m (12'2" x 8'7" into recess)
Level entry shower enclosure with thermostatic rainfall showerhead, pedestal wash hand basin, low level Wc. Full feature wall tiling and tiled floor with underfloor heating, heated towel rail/radiator. Recessed spotlighting and extractor.



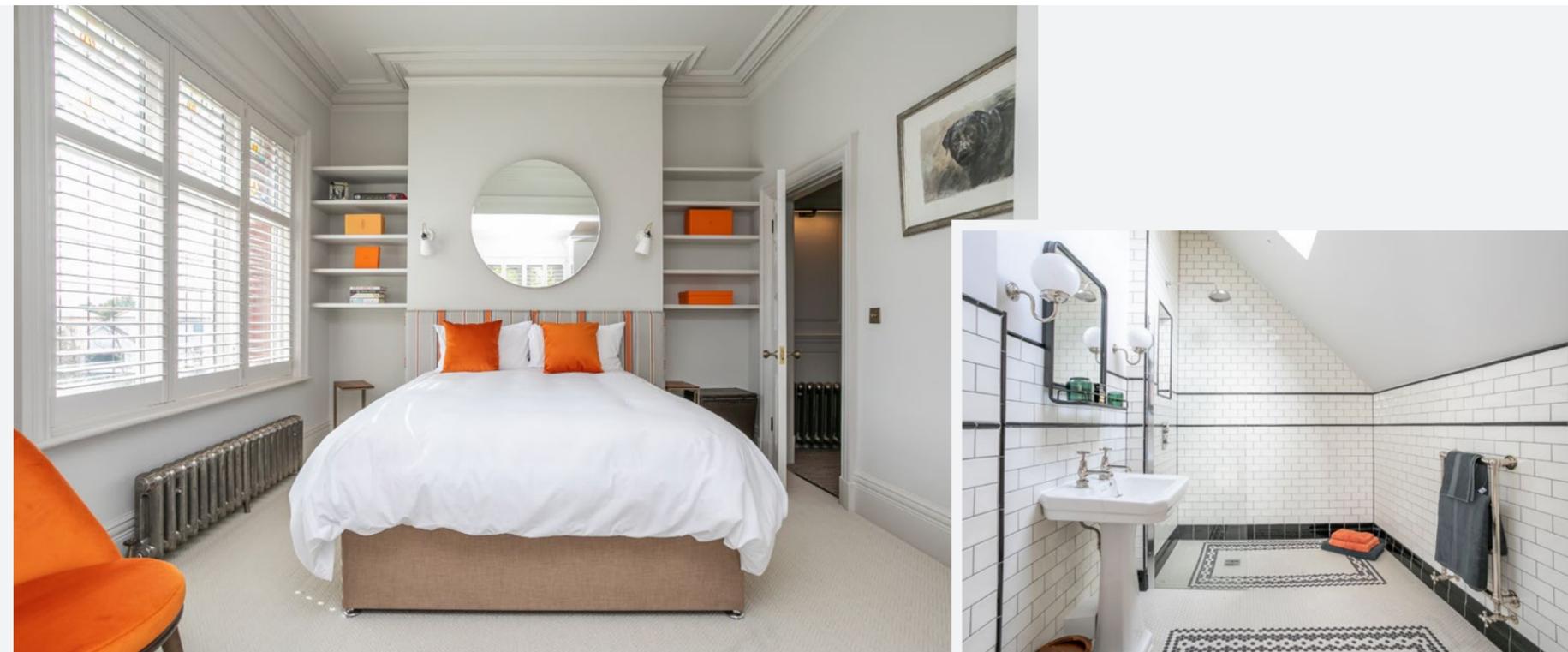


BEDROOM 3

4.6m x 5.87m (15'1" into bay x 19'3")
 Double glazed window to the front and side,
 recessed spotlighting. Built in wardrobes drawer
 units and knee hole dressing table.

En Suite Bathroom - 2.82m x 1.32m (9'3" x 4'4")

Double ended, free standing bath vanity wash
 hand basin with cupboard below, low level Wc,
 level entry shower enclosure with thermostatic
 and rainfall showerhead. Chrome heated towel
 rail/radiator, tiled floor with underfloor heating,
 double glazed windows and extractor.



BEDROOM 4

3.71m x 5.33m (12'2" x 17'6" into recess)
 Double glazed windows with plantation shutters
 and double doors to a small balcony overlooking
 the rear garden. Built in wardrobes and book
 shelving.

En Suite Shower Room - 3.18m x 2.08m (10'5" x 6'10")

Half tiled walls and tiled floor with underfloor
 heating, level entry shower enclosure with
 thermostatic shower, pedestal wash hand
 basin, low level Wc. Heated towel rail, recessed
 spotlighting and extractor.

OUTSIDE

The gardens have been completely redesigned and project managed by Alistair W Baldwin and Associates, North Yorkshire based landscape designers with an international reputation.

The front garden features a cobbled, carriage sweep driveway, accessed by two sets of hardwood gates and an intercom system. The quite outstanding rear garden has been planned on several levels and features a number of patio areas, soft planting, lawn, borders, and decorative shrubbery. Steps lead up to a further paved and pebbled sitting area - ideal for a barbeque/entertaining space.

GARDEN ROOM

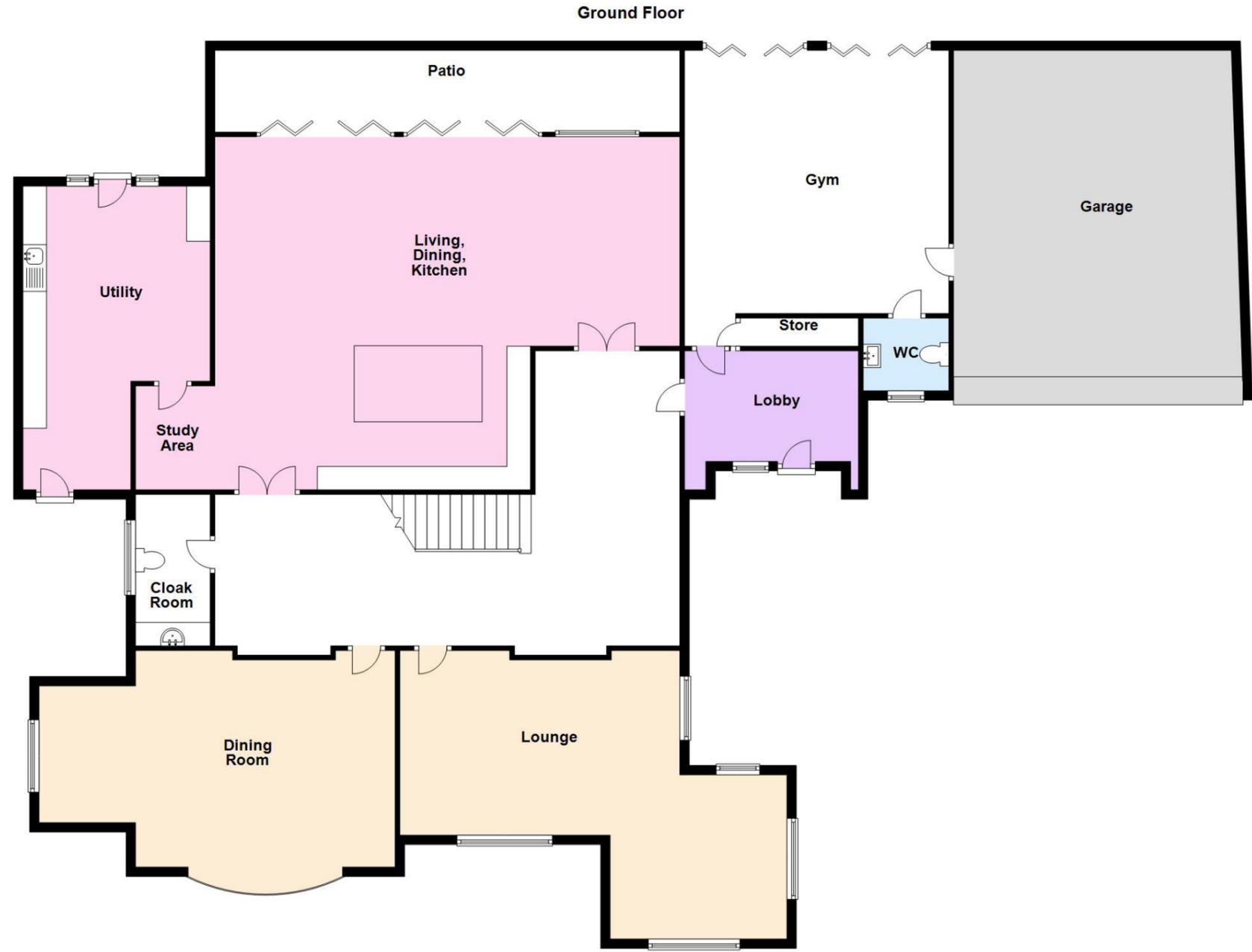
27'6" x 14'6" overall measurements

A fantastic space that has been completely renovated and comprises of a principal room with w/c off and stairs leading up to an open first floor. This would be an ideal home office space or garden entertaining room.

Substantial drive-through garage with front and rear doors.



FLOOR PLANS

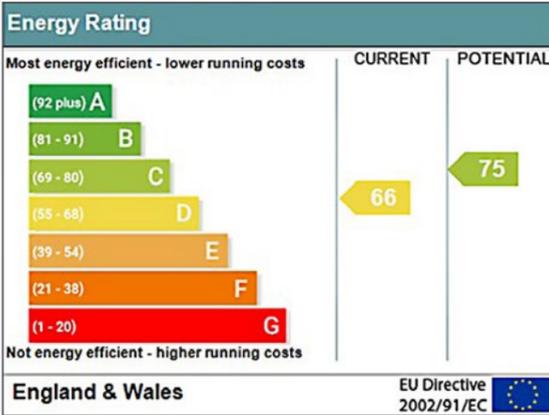


HEATING

The heating system has been totally redesigned and features a 'Viessmann' boiler and unvented cylinder in the cellar, this supplies the traditional, cast, school radiators and underfloor heating.

CONTROL 4

The running of the property is controlled by a sophisticated, customisable 'Control 4' system which manages the lighting, heating, sound system, entry phone alarm, and CCTV. Easily run from remote controls in the master bedroom and the living, dining, kitchen or from around the house via a smartphone app.





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