



**GASCOIGNE
HALMAN**

WARREN COURT, FRODSHAM

THE AREAS LEADING ESTATE AGENT



WARREN COURT, FRODSHAM

£760,000

A hugely impressive detached family home occupying a superb position, at the head of a small exclusive cul-de-sac, standing in secluded, South facing mature gardens extending to approx. 0.5 of an acre.

The house offers spacious and versatile accommodation and has recently been subject to significant investment and enhancement. It is impeccably presented throughout with many quality design features, high end fixtures and fittings.

The layout offers tremendous flexibility and can be easily adapted to suit individual buyer needs at different stages of life. It provides a well balanced, practical layout suitable for large families, home workers and for multi generation living.



20 WARREN COURT, FRODSHAM

Hugely Impressive Family Home

Spacious Accommodation Extending to
2375 Sq Ft

Space and Flexibility to Suit Individual
Needs

Three Living Rooms and Large Open
Plan Kitchen/Diner

Five Bedrooms, Three Bathrooms and
Office

Large Secluded 0.5 Acre Gardens

Sought After Residential Area

Close to Open Countryside

Double Garage and Ample Parking

Superbly Presented Throughout

WARREN COURT | FRODSHAM

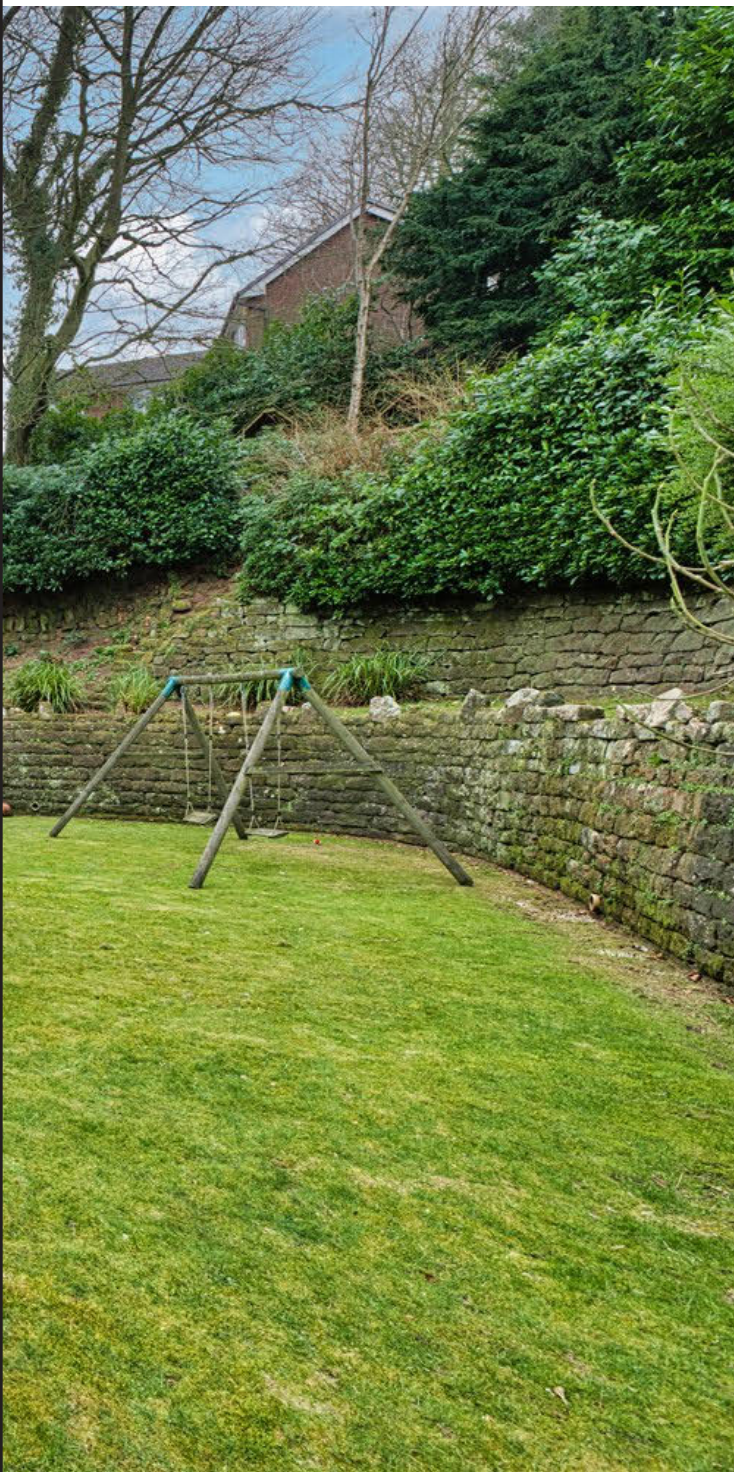
There are three living rooms plus a superb large open plan kitchen/dining room. This is the hub of the home and a space for the family to socialise and to entertain. The kitchen has been recently re-fitted with custom built cabinets, quartz worktops and high end appliances. There is a separate utility room and a cloakroom/WC. The first floor offers five bedrooms in total plus and a home office. The large main bedroom has a dressing room and an en-suite shower room, there is a second bedroom with en-suite, three further good sized bedrooms plus the office.

The house is at the head of the cul-de-sac and enjoys high levels of seclusion without isolation. The gardens extend to approximately 0.5 of an acre and were formed from what was once the tennis court of a nearby mansion. Mature trees and shrubs envelope the house and original sandstone retaining walls create a wonderful environment. The driveway is to the front of the house leading to a double garage. The property is set behind a raised bank lawn with two magnificent beech trees. The rear garden has a large central lawn with raised borders and pathways making it great for children to explore and enjoy.

LOCATION

Warren Court is a small, secluded cul-de-sac of detached family home in a mature, well wooded position on the edge of Frodsham. It is just over a mile from the centre of Frodsham and is convenient for access to a wide range of local







shops and services. Frodsham has a good selection of shops and there are excellent recreation and leisure facilities available locally. There are good schools in the area for children of all age groups. The road, rail and motorway networks allow access to many parts of the North West and beyond.

TENURE

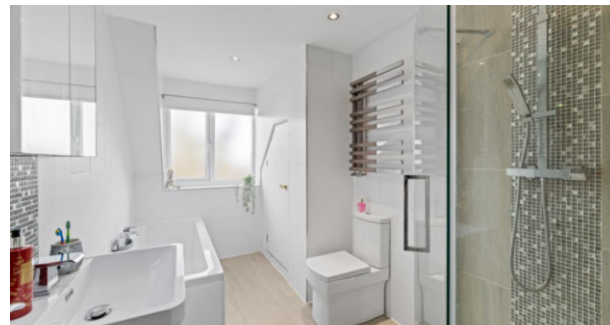
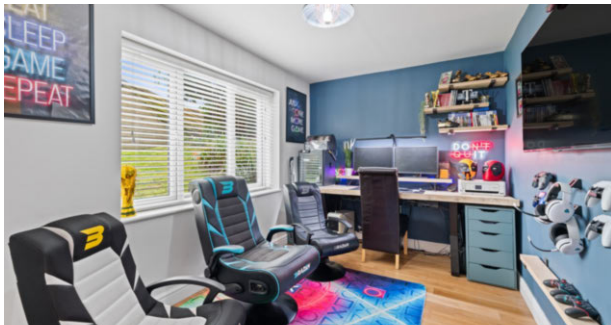
Freehold.

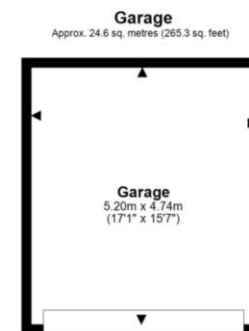
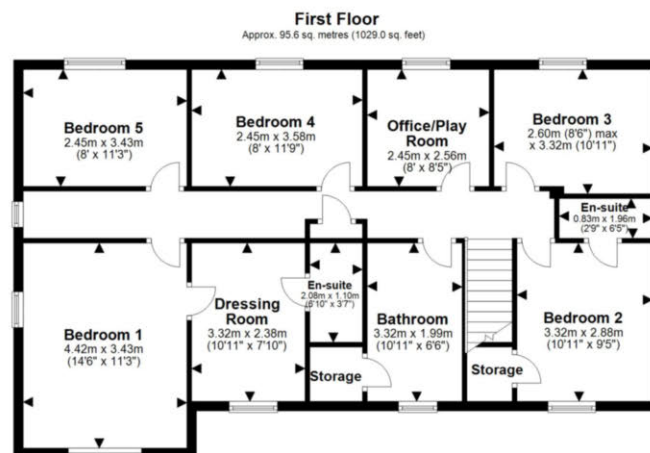
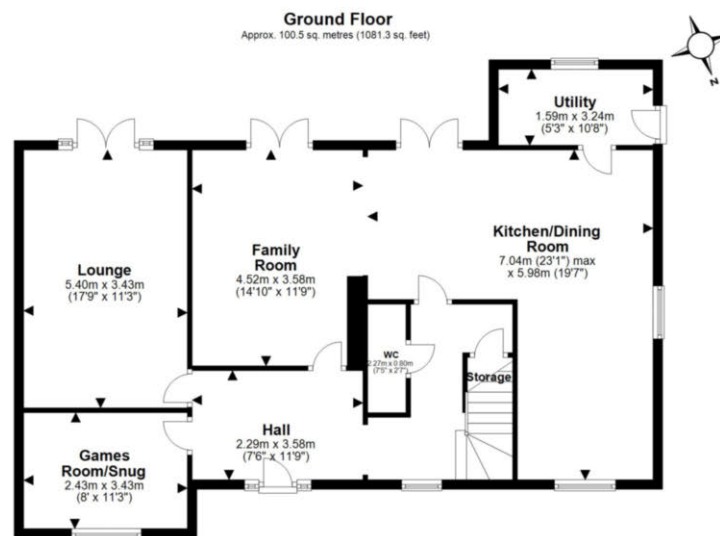
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

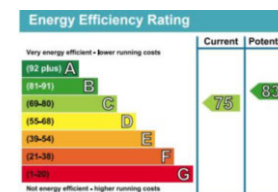
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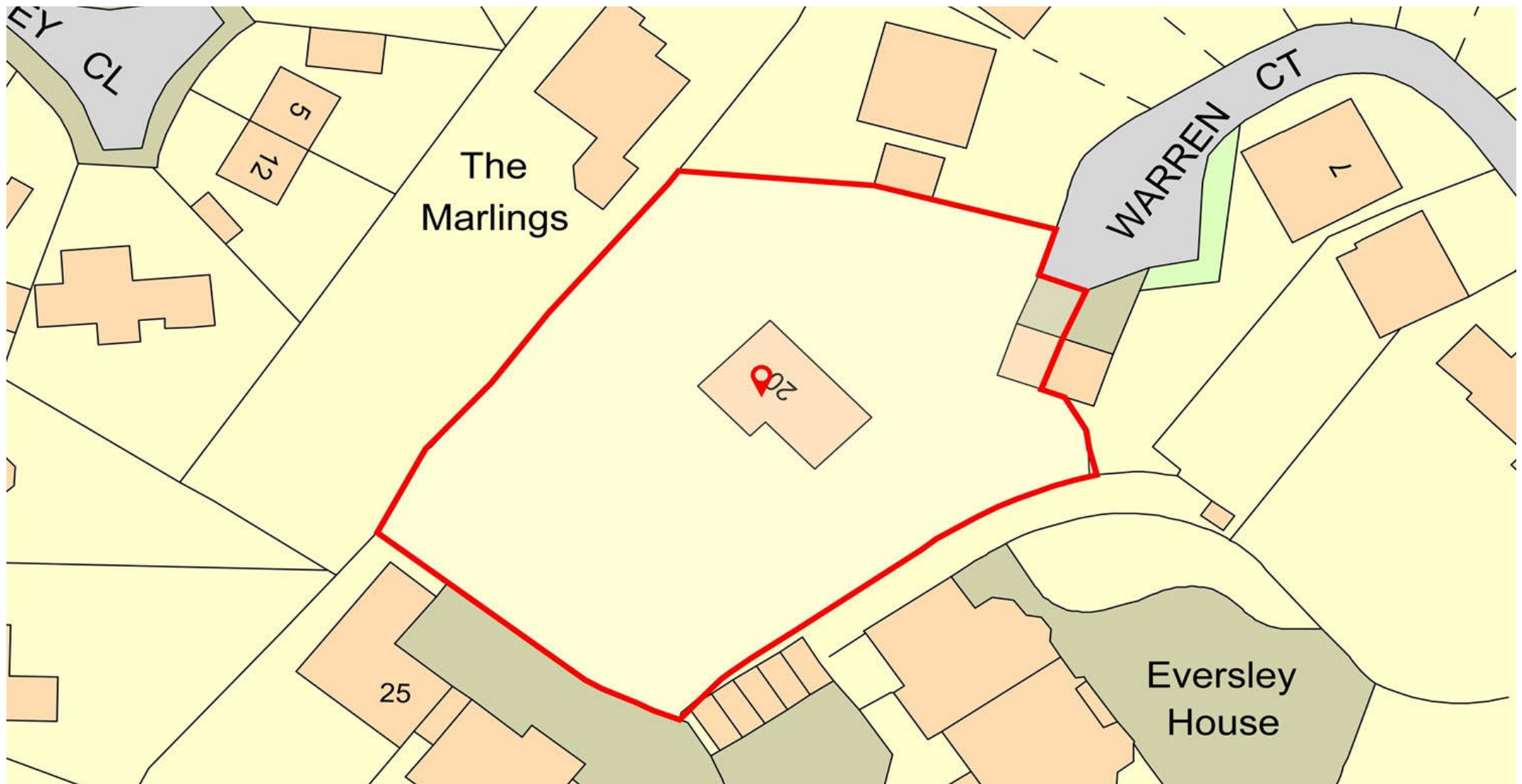




Total area: approx. 220.7 sq. metres (2375.6 sq. feet)

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