



Total area: approx. 239.8 sq. metres (2581.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Wood Lane, Neston, CH64 6QZ

£995,000

5 Bedroom 4 Reception 3 Bathroom

****Substantial Detached Property - Extremely Prestigious Area - Expansive and Private Plot - No Onward Chain****

Hewitt Adams are excited to offer to the market for sale 'Beech Cottage' a charming, circa 1940's substantial detached house, occupying an unrivalled and expansive plot on Wood Lane, one of the most sought after and prestigious roads in the area. A short walk to Neston and Parkgate which hosts excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has further scope for redevelopment - subject to relevant consents.

In brief the bright, spacious and versatile accommodation comprises; porch, entrance hallway, living room, dining room, kitchen/diner, utility room, Annex with living room and bedroom and shower room. To the first floor there are FOUR bedrooms, one benefiting ensuite and a spacious family bathroom.

Externally, the property has a large wrap around plot with a large private gravel driveway accessed from Wood Lane providing ample off road parking and turning for numerous vehicles, a further driveway to the side of the property (access from Earle Drive) The expansive, sunny garden to the rear and side of the property is mainly laid to lawn with secure boundaries, mature shrubs and established trees, patio area, timber garden shed, the garden offers a high degree of privacy.

Viewing is absolutely essential to fully appreciate everything this home has to offer, viewing strictly by appointment only.

Porch

Timber door to porch, further doors to;

WC

6'03 x 4'04 (1.91m x 1.32m)

WC, wash hand basin with vanity unit, window to side elevation, central heating radiator.

Hall

28'05 x 10'02 (widest) (8.66m x 3.10m (widest))

Three windows overlooking the garden. central heating radiator, stairs to first floor, doors to;

Living Room

28'10 x 13'05 (8.79m x 4.09m)

Two French doors to patio, bay window to front elevation, gas fire with feature surround, two central heating radiators.

Study

13'05 x 9'01 (4.09m x 2.77m)

Window to side elevation, central heating radiator, fireplace, under stair storage cupboard.

Kitchen

18'09 x 11'00 (5.72m x 3.35m)

A spacious kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, cooker gas hob, dishwasher, space for fridge freezer, centre island, tiled flooring tiled splash back, windows to side elevation, central heating radiator, door to utility room.

Utility

9'03 x 6'03 (2.82m x 1.91m)

Further wall and base units with sink, space and plumbing for washing machine, wall mounted boiler, door leading outside.

Dining Room

18'06 x 12'05 (5.64m x 3.78m)

Window to side elevation, central heating radiator.

- Annex -

Annex Lounge

13'09 x 12'03 (4.19m x 3.73m)

French doors to side, central heating radiator, door to bedroom.

Annex Bedroom

12'04 x 11'06 (3.76m x 3.51m)

Doors to side elevation, central heating radiator, door to ensuite shower room.

Annex Shower Room

5'08 x 5'10 (1.73m x 1.78m)

Comprising; WC, wash hand basin shower cubicle, window to side, door to utility

Landing

Picture window to side aspect, loft access hatch, storage cupboards, doors to;

Bedroom 1

16'04 x 13'07 (4.98m x 4.14m)

Window to side elevation, central heating radiator, French doors to the balcony, door to ensuite.

Ensuite

9'11 x 5'10 (3.02m x 1.78m)

A spacious ensuite comprising; WC, wash hand basin, bath with shower over, window to side elevation, central heating radiator, part tiled.

Bedroom 2

17'06 x 13'06 (5.33m x 4.11m)

Window to front and side elevation, central heating radiator, fitted wardrobes and dressing table.

Bedroom 3

12'01 x 11'01 (3.68m x 3.38m)

Window to side elevation, central heating radiator, fitted wardrobes.

Bedroom 4

9'00 x 8'09 (2.74m x 2.67m)

Window to side elevation, central heating radiator.

Bathroom

10'09 x 6'07 (3.28m x 2.01m)

Comprising; WC, wash hand basin with vanity unit, bath with shower over, window to side and front elevation, central heating radiator, part tiled, inset spotlights.

Double Garage

With electric roller door, lighting and power.

