



**Constables**  
SALES & LETTINGS

Hinderton Road , Neston

£1,100,000



An aerial photograph of a large, two-story detached house with a red brick base and white upper floors. The house has a grey tiled roof with two prominent red brick chimneys. A swimming pool is located in the rear garden, surrounded by a wooden deck and lush greenery. The property is set on a large plot with extensive landscaping, including a large lawn, mature trees, and a driveway. A black car is parked in the driveway.

Constables is privileged to showcase this substantial detached Edwardian residence that is set in impeccably landscaped grounds with the benefit of a pool house.

Built in 1925 Beech House was the last of the eleven original houses on Hinderton Road, Neston, Cheshire; one of the areas most sought after roads. Set is 3/4 of an acre plot, the property has been extended to create a home that is inviting and serene. Many of the original period features have been retained which synergise perfectly with the high quality fixtures and fittings and meticulous craftsmanship used to renovate this property over the years.

This impressive residence must be seen to appreciate the scale, finish and plot on offer.



# Constables

SALES & LETTINGS

- Imposing Detached Residence
- Four Reception Room & Kitchen Dining Room
- Detached Double Garage
- Council Tax Band: G
- Incredibly Private Landscaped Grounds
- Outdoor Heated Swimming Pool
- Close to Town Centre
- Five Bedrooms
- Over 3,000 Square Feet
- Tenure: Freehold



### Property Description

The property briefly comprises, glass porch leading into a large paneled entrance foyer, to the left hand side there are two well presented lounges with bay windows to the frontage, the first lounge enjoys a log burning stove and the second a wall inset remote controlled gas fireplace. To the right hand side of the foyer there is a formal dining room with original flooring and intricate ceiling cornices, this room leads onto a fantastic bar room with replica traditional bar, wine store and seating area leading out onto the poolside garden.

Completing the ground floor there is a large open plan Farmhouse style kitchen with AGA, expansive centre island and sliding glass doors onto the main portion of the garden, a handy utility room off the kitchen and a ground floor W/C and cloaks room.

To the first floor there are four large double bedrooms, the master enjoys an immaculate ensuite designed by Langley's of Bolton with marble sink, shower room with built in sink and separated toilet and currently utilizes the adjoining bedroom as a dressing room.

Externally to the front off the property there is a large sweeping driveway leading up to a detached double garage, the front of the

property enjoys a large garden well shielded from the road with established planting and pond with water feature.

To the side of the property there is an Italian style courtyard garden and large manicured back garden with feature Gazebo. The heated outdoor swimming pool enjoys its own private and secure garden along with a pool house seating area.

### Other Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Cheshire West & Chester

Services: Mains Gas, Mains Electric, Mains

Drainage.

EPC: 66D

### Location

Beech House occupies an extremely private and secluded position on the highly sought after Hinderton Road which is accessed off the A540. It is situated close to the market town of Neston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Beech House is conveniently placed for Chester and Liverpool which offer a wide

range of shopping, schooling and leisure facilities.

There are well-regarded school in Neston in addition to grammar schools on the Wirral including West Kirby, Caldy and Wirral complemented by various independent schools nearby including Kingsmead, Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

### Porch

### Entrance Hall

### Sitting Room

15'7 x 14'3 (4.75m x 4.34m)

### Lounge

15'7 x 19'10 (4.75m x 6.05m)

### Kitchen / Diner

19'4 x 24'4 (5.89m x 7.42m)

### Utility Room

6'1 x 15'7 (1.85m x 4.75m)

### Dining Room

### Bar Area

### Bar Snug / Garden Room

### First Floor

### Master Bedroom

12'11 x 13'2 (3.94m x 4.01m)

### Dressing Room / Fifth Bedroom

12'11 x 8'7 (3.94m x 2.62m)

### En-Suite with Shower Room and W/C

### Second Bedroom

12'11 x 11'8 (3.94m x 3.56m)

### Third Bedroom

12'11 x 9'10 (3.94m x 3.00m)

### Walk in Wardrobe

### Family Bathroom

### Second Floor

### Fourth Bedroom

### External

### Garage

### Pool House



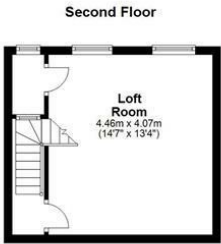
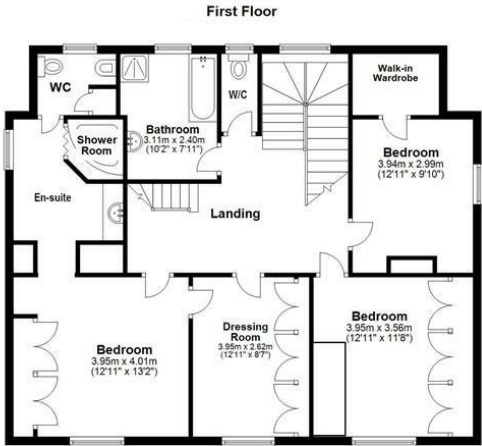






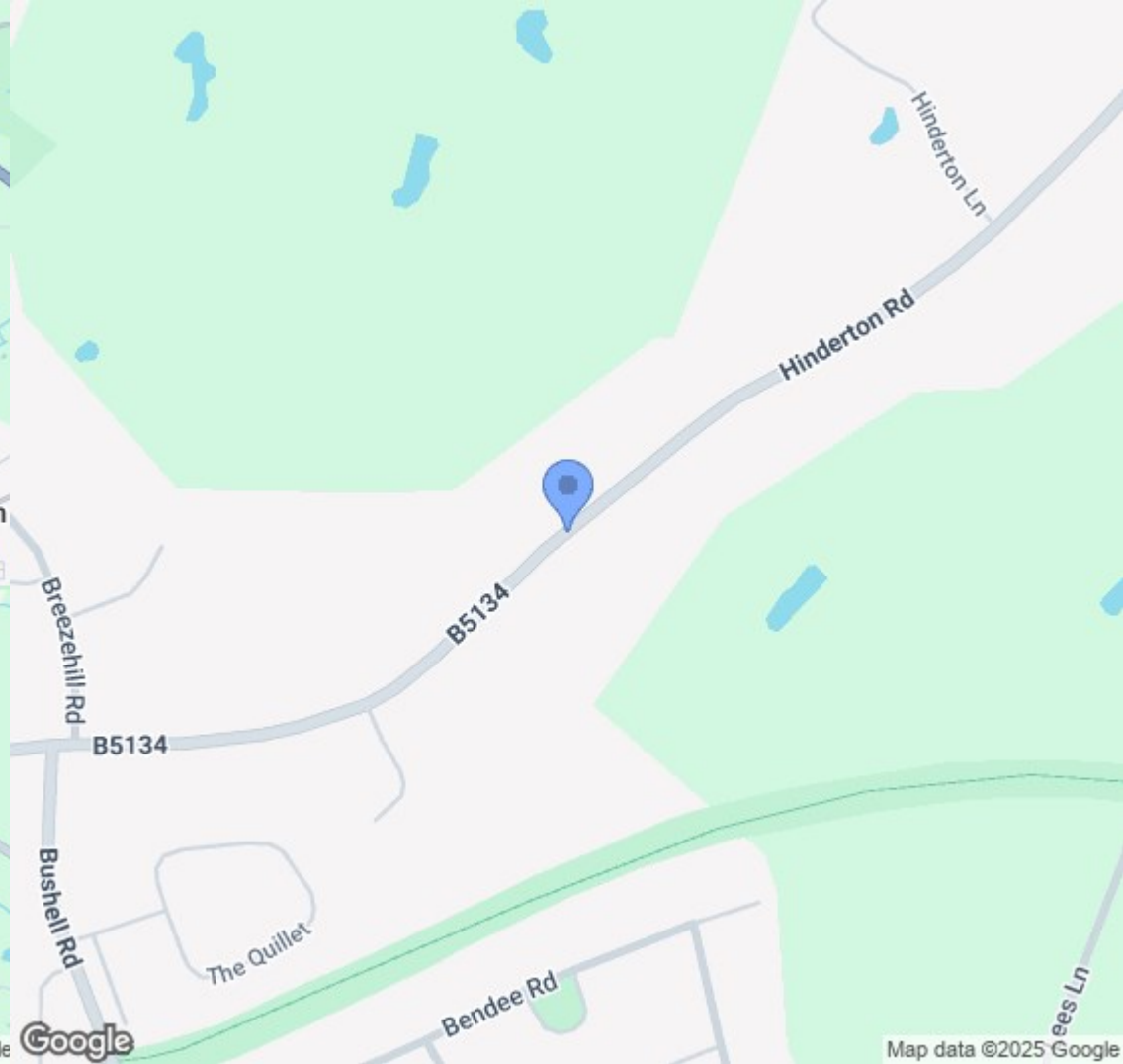
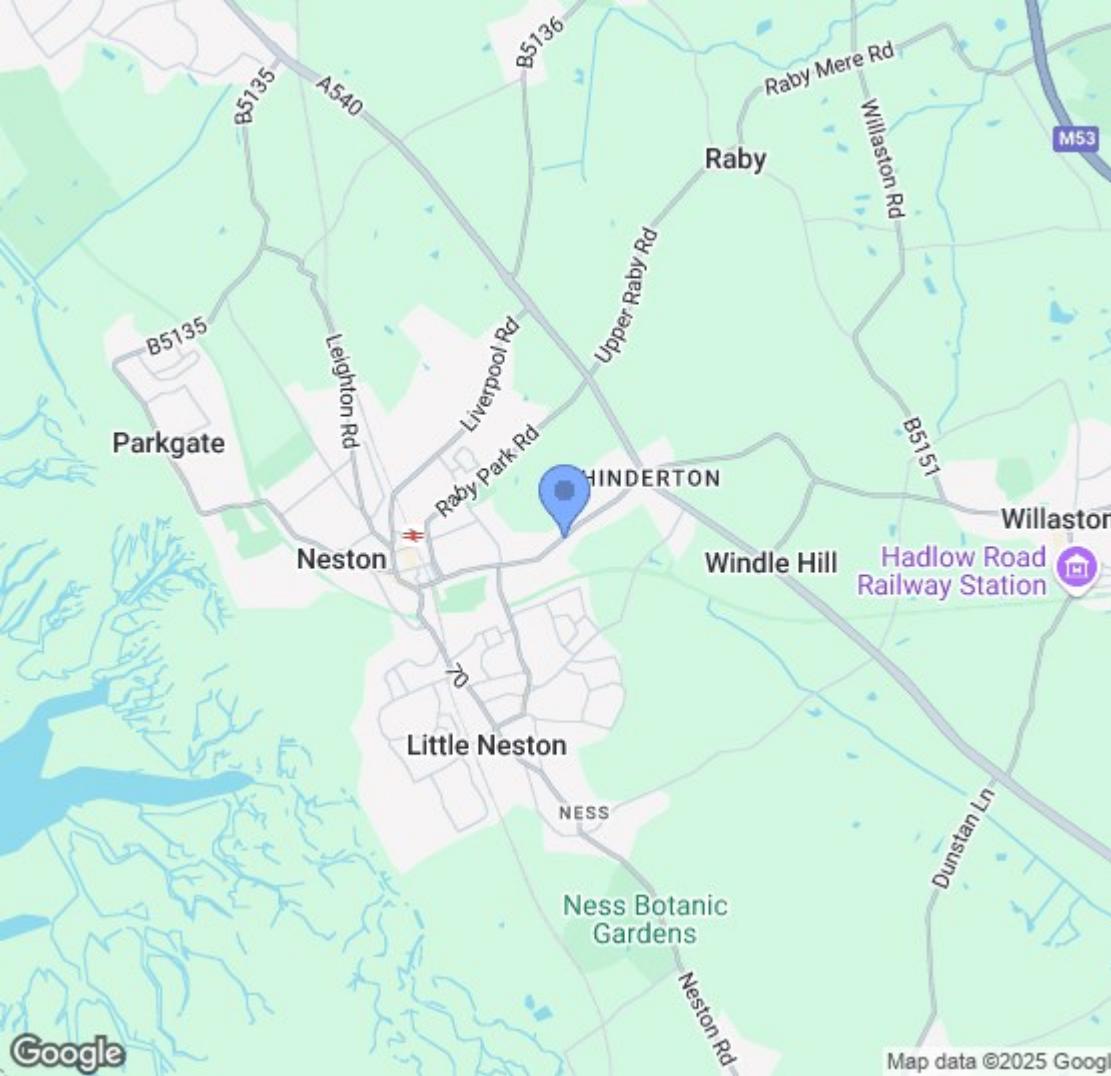
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>81</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Beech House, Hinderton Road, Neston





Location Map



# Constables

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