




**Constables**  
SALES & LETTINGS

Buggen Lane , Neston

£850,000





An exceptional detached residence located a short distance from Parkgate & Neston. The property has been completely remodelled, refurbished and extended to create a substantial family home that is finished to an exceptional standard.

The property is set back from Buggen Lane in a elevated position on a fantastic sized plot. At the front there is a large driveway and garden and access to the garage. At the rear is a large established garden that enjoys a sunny aspect, the garden is lawned with established borders and there is a decked seating area. Also accessed from the rear garden is a large outbuilding which is currently used as a utility space and gym, but would also make an ideal office or workshop.

The accommodation is incredibly spacious and versatile and comprises, a welcoming entrance hallway with built in storage and vaulted ceiling. At the front of the property is the main lounge with dual aspect windows and log burning stove. At the rear of the property is a good-sized kitchen-dining room with patio doors leading out to the garden and a utility room off this. A inner hallway provides access to three double bedrooms, a bathroom and study. On of the bedrooms on the ground floor could be opened up to the hallway to create an additional reception room if required. On the first floor there are two additional double bedrooms, the main bedroom and a walk in wardrobe and both bedrooms have en-suite bathrooms.

This stunning property must be seen to appreciate the space and finish on offer and early viewing is essential.





# Constables

SALES & LETTINGS

- Exceptional Detached Property
- Five Bedrooms
- Three Bathrooms
- Council Tax Band: F (Cheshire West & Chester)

- Good-Sized Private Plot
- Large Lounge
- Garage & Workshop/Gym

- Close to Neston & Parkgate
- Kitchen-Dining Room & Utility
- Tenure: Freehold



## Location

Nestled in the heart of the Wirral Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, makes it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a variety of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. With excellent local schools, healthcare

facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike. The property is within walking distance of amenities including supermarkets, independent retailers and doctor and dentist surgeries.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles

away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester. Neston train station and bus links are close by making public transport an easy option for access to Liverpool & Chester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

## Entrance Hallway

### Lounge

20'1" x 12'11" (6.13m x 3.96m)

### Kitchen-Dining Room

12'5" x 24'2" (3.79m x 7.37m)

### Utility Room

9'1" x 5'1" (2.78m x 1.55m)

## Inner Hallway

## Study

9'1" x 4'11" (2.78m x 1.52m)

## Bedroom

9'1" x 11'10" (2.78m x 3.61m)

## Bedroom

9'11" x 11'10" (3.04m x 3.61m)

## Bedroom

14'1" x 10'0" (4.30m x 3.07m)

## Bathroom

11'0" max x 8'2" (3.37m max x 2.50m)

## First Floor

### Bedroom

12'5" x 13'10" (3.79m x 4.24m)

## Walk In Wardrobe

### En-suite

### Bedroom

18'11" x 9'9" (5.78m x 2.99m)

### En-suite





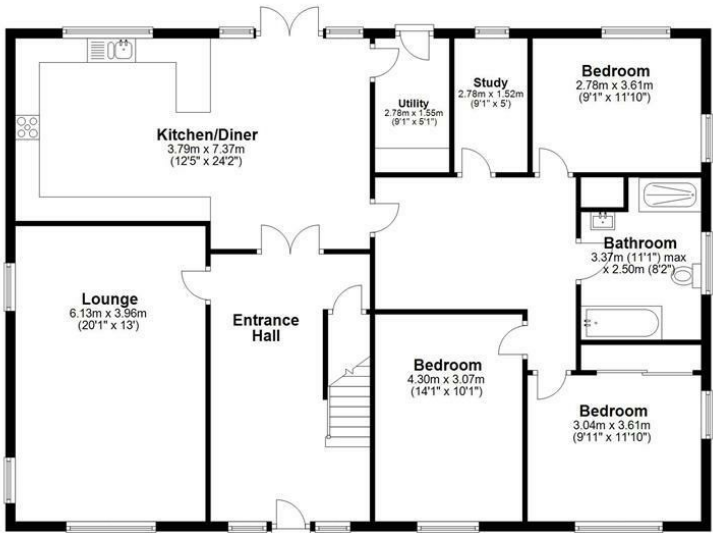
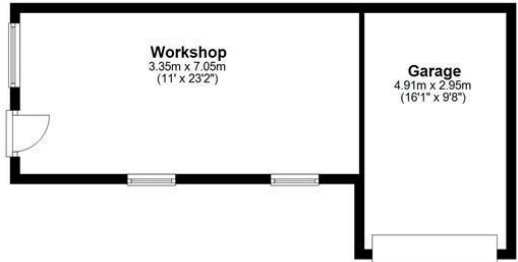




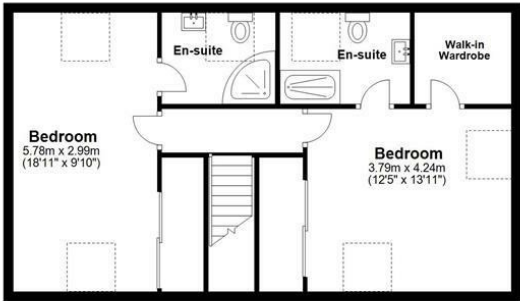
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	<div>72</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

Ground Floor  
Approx. 180.3 sq. metres (1940.6 sq. feet)

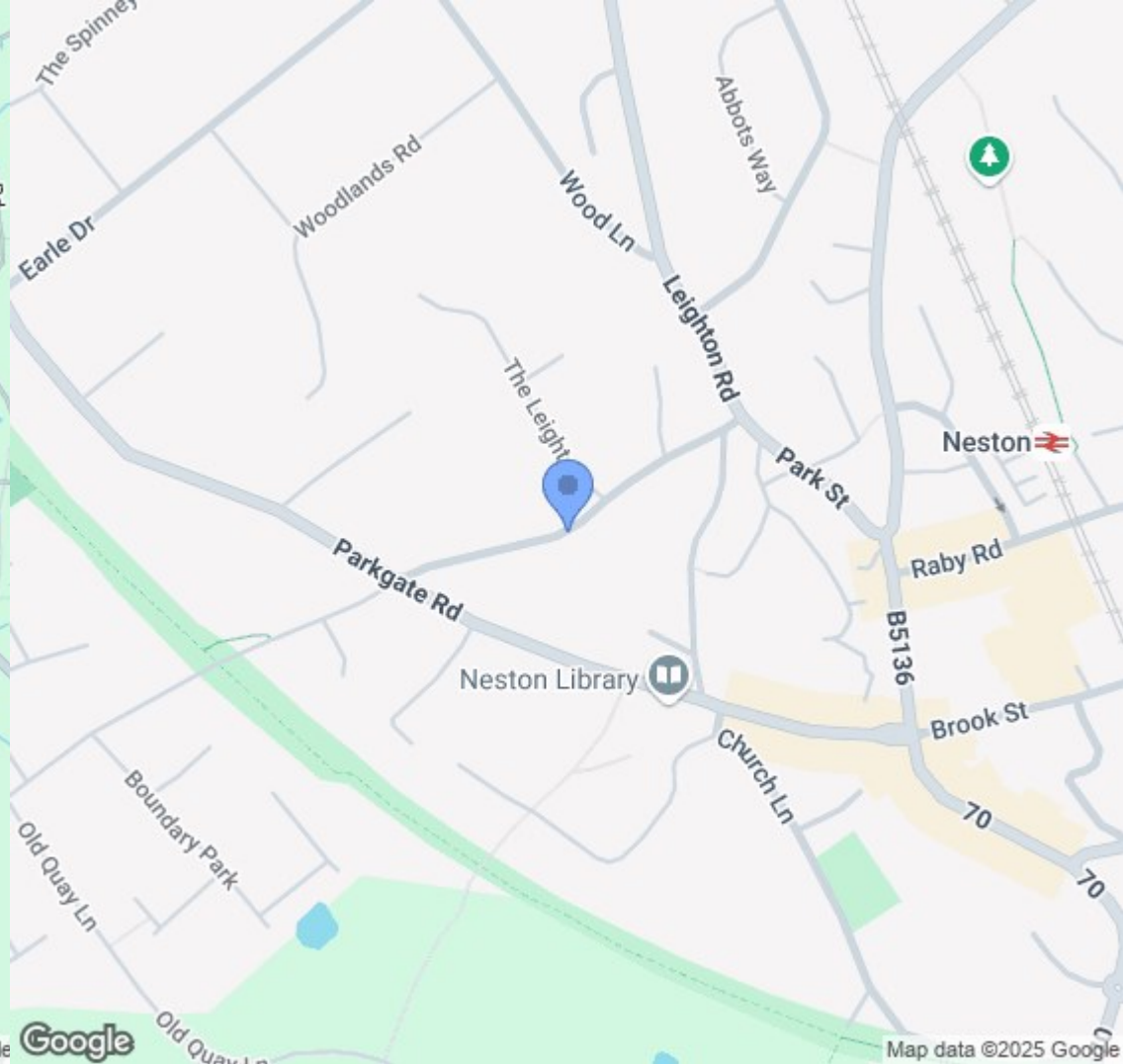
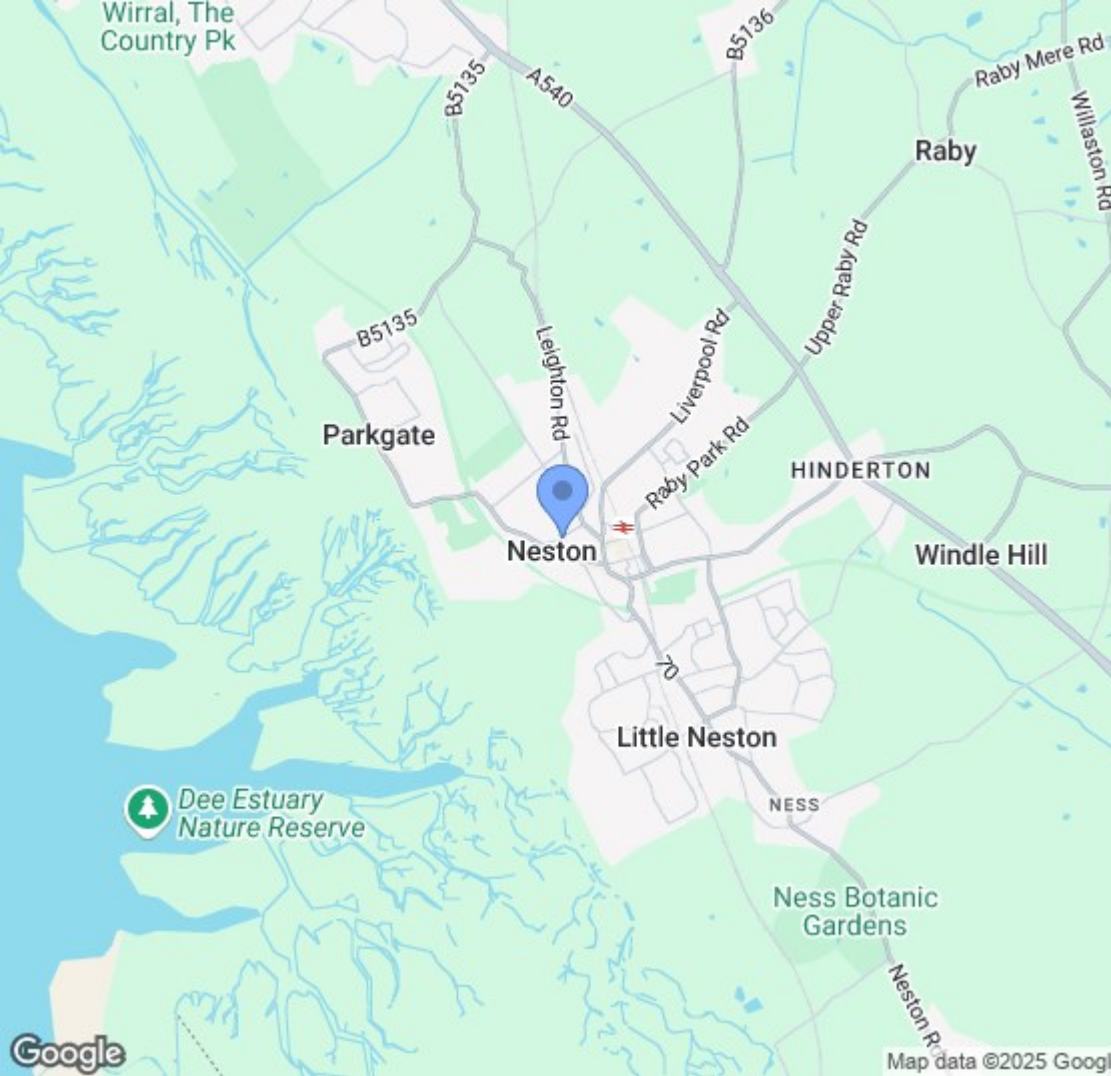


First Floor  
Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 240.1 sq. metres (2584.1 sq. feet)  
Rosecroft, Buggens Lane, NESTON





Location Map



# Constables

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