



LUXURY

3 ACORN GARDENS

COLLEGE PATH,
FORMBY, L37 1LG



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TOTAL APPROX. FLOOR AREA 4,811 SQ FT / GARAGE: 441 SQ FT

DESIGNED AND BUILT BY A RESPECTED LOCAL DEVELOPER KNOWN FOR QUALITY AND OUTSTANDING FINISHES, THIS LUXURY NEW HOME IS 'MOVE IN READY'. SET WITHIN A PRIVATE, GATED DEVELOPMENT OF JUST FOUR PREMIUM PROPERTIES, IT OFFERS OVER 4,800 SQ FT OF REFINED LIVING SPACE ON A GENEROUS PLOT. IT IS, WITHOUT QUESTION, ONE TO VIEW.



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DISTANCES

- N.T. PINE FOREST: 4 MIN WALK
- FORMBY BEACH: 10 MIN WALK
- NEAREST TRAIN STATION: 4 MIN WALK
- NEAREST BUS STATION: 2 MIN WALK
- VILLAGE CENTRE: 5 MINS DRIVE
- FORMBY GOLF CLUB: 2 MINS DRIVE
- FORMBY HALL GOLF RESORT & SPA: 10 MINS DRIVE
- SOUTHPORT: 20 MINS DRIVE
- LIVERPOOL CITY CENTRE: 50 MINS DRIVE
- M57/ M58: 17 MINS DRIVE

ACCOMMODATION IN BRIEF

- Entrance hall
- Living room
- Open plan kitchen with living & dining
- Separate utility room
- Study
- Cinema room
- Gymnasium
- Cloakroom/W.C.
- Primary suite with large dressing room and oversize ensuite bathroom
- 2 Further bedrooms with dressing room & ensuite
- 2 Further bedrooms with ensuite



OUTSIDE

- Remote gated access to Acorn Gardens (4 properties)
- Remote gated access to No3
- Intercom gated pedestrian entrance
- Two tone resin driveway
- Ample parking for 4-5 vehicles
- Remote accessed integral double garage
- Extensive porcelain terracing to the rear
- Raised beds with mature shrubs
- South facing rear lawn
- Mature borders with hedges to rear
- Landscape mature plants to front and rear
- Walled and fenced perimeters
- Pre-installation for security system
- Security lighting
- External lights to front & rear



THE PROPERTY

Located off the prestigious Victoria Road, this exceptional home offers contemporary design and advanced technology for modern living. Light-filled open-plan areas create a welcoming layout that is both practical and elegant.

Leisure spaces including a cinema and gym bring comfort and entertainment into everyday life, while spa-style bathrooms and walk-in dressing rooms raise the standard even further. State-of-the-art heating, cooling, and ventilation systems, immersive audio, and integrated smart technology deliver outstanding sustainability and efficiency. If you want the best of Formby living, this property deserves your attention.





GROUND FLOOR

An oversized security door with tall portrait windows fills the entrance hall with daylight, immediately reflecting the home's premium standard. Porcelain plank-effect tiles run throughout this busy space, offering durability with a sophisticated finish.

To one side, the spacious lounge is framed by floor-to-ceiling glazing that highlights the frontage. Soft grey carpeting adds comfort and warmth, while a darker feature wall and premium oak acoustic media wall create an inviting, high-tech family TV room ready for movie nights or relaxing together.

The entire rear of the property is dedicated to the main living area, featuring a superlative kitchen that opens into a broad dining and family space. Slim-framed glazed partitions and two sets of expansive bi-fold doors connect indoors to the landscaped terraces for easy outdoor entertaining.

The continuous flooring enhances flow throughout, and recessed ceilings with integrated speakers provide superior sound quality. Well-placed power and tech points ensure the space works beautifully for modern life.

The kitchen itself uses oversized porcelain floor tiles in neutral tones for a polished foundation. Two walls of clean-lined cabinetry provide extensive storage, including pantry space, matched with quartz worktops, mirrored splashbacks, and dual under-counter sinks with a Quooker tap.

Integrated Siemens appliances include a full-height fridge and freezer, multiple ovens, microwave, induction hob with discreet downdraft extractor, and twin wine fridges, all perfectly integrated to maintain the clean design. The central island adds storage and houses the hob, with inspired banquette seating arrangement for relaxed dining.

Opposite, an oak acoustic TV wall provides an ideal spot for viewing while cooking or gathering.

A large utility room with external access offers additional storage and an under-counter sink, with space for laundry appliances to keep the kitchen clear and organised.



The cinema room is finished in warm tones with tiered seating, layered lighting, immersive audio, a high-definition projector, and a large screen—delivering outstanding movie nights and an unbeatable way to watch sport.

Next door, the generous gym is designed for dedicated training with pro-gym flooring, floor-to-ceiling mirrors, and an oak acoustic TV wall. Integrated speakers keep workouts motivating, while the design supports serious fitness goals.

A bright, spacious study near the front entrance provides privacy and quiet away from the main living areas, with floor-to-ceiling windows that let in abundant light. It includes direct access to the plant room and an internal door to the double garage for added practicality.

Additional ground-floor highlights include understairs storage and a stylish cloakroom/W.C. Fully tiled in warm marble-effect porcelain, it features inset shelving for decorative touches, a floating W.C., and a custom floating vanity with brushed steel countertop basin.











FIRST FLOOR

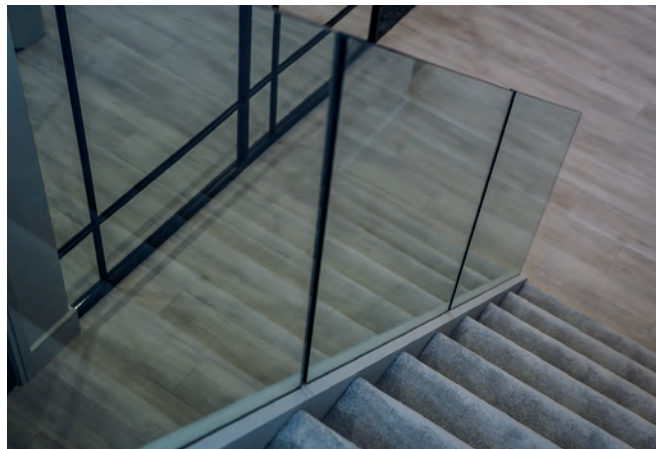
A carpeted staircase with frameless glass balustrades rises past a tall privacy-glass window that brings gentle light to both levels. At the top, an expansive landing with floor-to-ceiling glazing offers views to the frontage—a versatile area that works beautifully as a reading nook or extra sitting space.

The primary suite is carpeted for comfort and designed as a true haven. A walk-through dressing room with custom cabinetry provides excellent storage before opening into the large bedroom, where floor-to-ceiling windows look out over the garden for a calming backdrop. The ensuite is finished with high-gloss marble-effect porcelain in a monochrome palette accented by brushed gold fixtures. Features include a spacious wet zone, freestanding bathtub, floating W.C., heated towel rail, and dual vanity with integrated storage and illuminated mirrors for a spa-style experience at home.

Bedroom Two offers the same quality on a slightly smaller scale, with frontage views, its own private walk-in dressing room, and an ensuite finished in dramatic black porcelain tiles with marble veining. Brushed gold fittings, a full-size bathtub, walk-in shower, floating vanity, heated towel rail, and floating W.C. complete this luxurious personal space.

Bedroom Three maintains the design standard with a calm, neutral palette, its own walk-in wardrobe, and a well-finished ensuite shower room tiled in light-toned porcelain, complete with walk-in shower, floating vanity, and heated towel rail.

Bedrooms Four and Five, positioned to the rear, both include their own stylish ensuite shower rooms in distinctive, on-trend colour schemes. Each has premium walk-in showers, floating vanities, heated towel rails, and integrated clothing storage to balance function and contemporary design.













OUTSIDE

Acorn Gardens is entered through a shared, remote-controlled gate. At No. 3, an additional pedestrian gate with intercom offers secure access, while a separate remote-operated sliding gate opens onto a two-tone resin driveway with space for 4–5 vehicles.

The integral double garage, with remote access, fits two large cars comfortably and houses the plant room and communications hub, underscoring the home's advanced technological setup.

The frontage is finished with walled boundaries and split-stone detailing that echo the exterior design, while landscaped borders add greenery along the driveway that will mature over time for added privacy.

A side path leads to the south-facing rear garden, which enjoys sunlight throughout the day. Expansive porcelain terracing in complementary tones extends from both the lounge-dining area and the kitchen, creating two distinct patios for dining, entertaining, or relaxing. A well-shaped lawn with raised beds and stocked borders is enclosed by fencing and hedging to provide privacy and a polished finish not often seen in new-build homes.





ABOUT THE AREA

Formby is a highly desirable town on the Sefton coast, famous for its National Trust pine forest with its protected red squirrel habitat and beautiful beaches. The village is a lively, friendly place with amenities for all ages, from young families to retirees. For an active lifestyle, there's no shortage of choice: two golf clubs, a cricket club, horse-riding school, hockey and tennis clubs, crown green bowling, gyms, swimming pools, and a golf resort with a spa—all close at hand.

Note: Up until two years ago, Victoria Road faced busy summer weekends with beach traffic. Following extensive consultation, the National Trust now closes the entrance once the car park is full. Dynamic signage on the Formby bypass keeps visitors updated and redirects them to other areas, easing congestion.

TRANSPORT

Formby is well-connected with regular local bus services and two railway stations (Freshfield and Formby). Freshfield is only a 10-minute walk away with frequent trains to Southport and Liverpool. From Liverpool Lime Street you can reach London in around two hours. The M58 and M57 motorways are within 20 minutes, while Liverpool and Manchester airports are approximately 35 and 55 minutes away respectively.

SCHOOLS

Education is well-supported with excellent primary schools, including Freshfield Primary, Trinity St Peter's CofE, Our Lady of Compassion Catholic Primary, and St Jerome's Catholic Primary. Formby High School holds an Outstanding OFSTED rating and includes a sixth form. Nearby independent options include Merchant Taylors' Boys' and Girls' Schools in Crosby and Scarisbrick Hall School, both covering ages from primary through secondary.





PROPERTY
INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Mains gas Electric, Nuaire Mr XBOX ventilation system, Underfloor heating throughout via air sourced heat pump, Broadband ready, Double glazing, Integrated speaker system, Alarm, Security lighting, Pre-installation for CCTV and intercom systems.

EPC: B

Council Tax Band: H

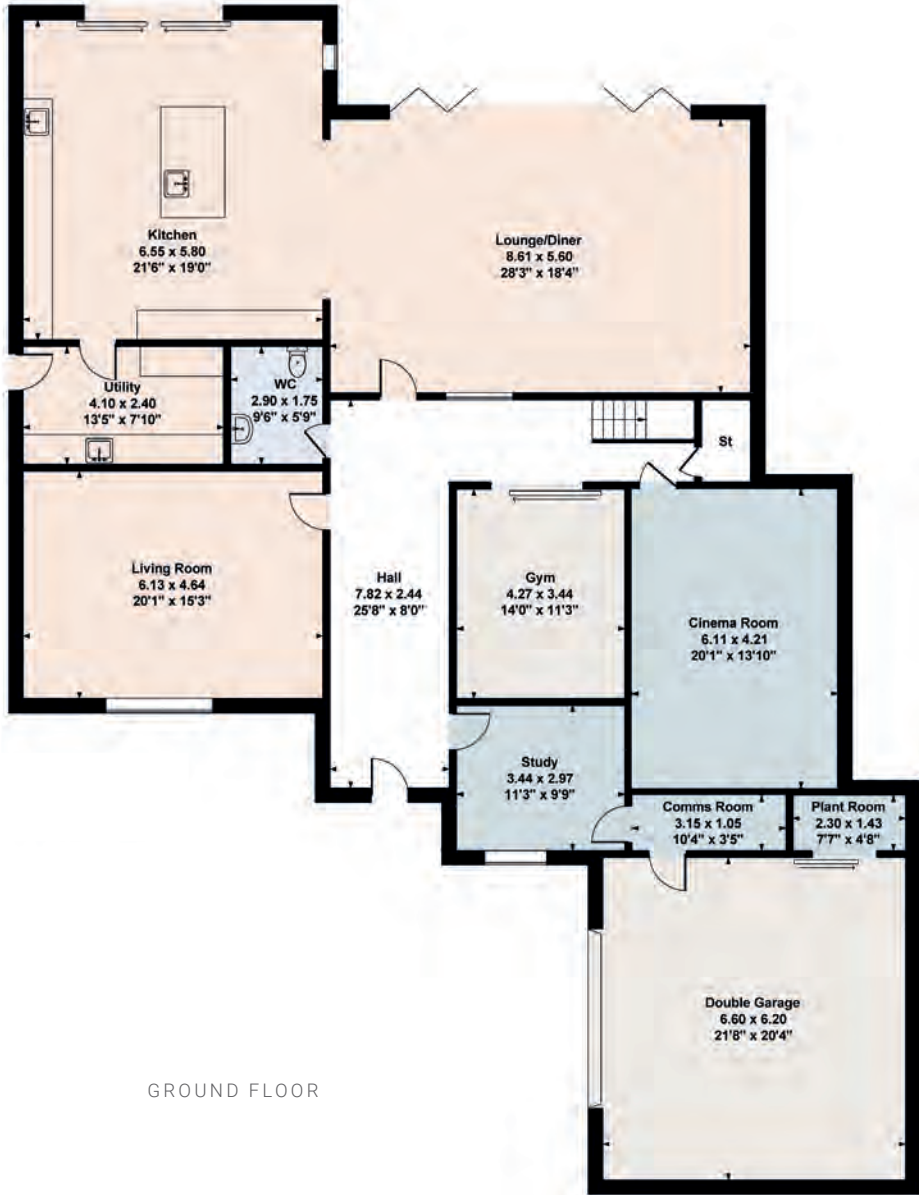
Local Authority:
Sefton County Council
contact@sefton.gov.uk

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@exp.uk.com

exp[®]

LUXURY

expluxury.uk.com

