



LUXURY

4 CAMPION VIEW

BLUNDELLSANDS
L23 8AD



4 CAMPION VIEW, BLUNDELLSANDS, L23 8AD

TOTAL APPROX. FLOOR AREA: 4,313 SQ FT

SET WITHIN A PRIVATE ENCLAVE OF JUST FOUR EXCEPTIONAL HOMES, CAMPION VIEW DEFINES WHAT LUXURY LIVING IN BLUNDELLSANDS GENUINELY MEANS. IT'S A STATEMENT PROPERTY OFFERING PRIVACY, INDULGENCE AND THE LIFESTYLE THAT COMES WITH IT.



SCAN TO
VIEW OUR
VIDEO TOUR.

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THE PROPERTY

Campion View is a luxury three-storey home designed for those who value space, style, and privacy. Impeccably finished throughout, it offers a seamless blend of contemporary design and comfortable everyday living. Highlights include professionally curated interiors, generous open-plan spaces and a private indoor leisure suite with a heated pool, spa, and steam room, bringing resort-style relaxation into daily life.

DISTANCES

- CAMPION TENNIS CLUB: 1 MIN WALK
- NEAREST TRAIN STATION: 10 MINS WALK
- NEAREST BUS STOP: 4 MINS WALK
- CROSBY BEACH: 20 MINS WALK
- WEST LANCS GOLF CLUB: 3 MINS DRIVE
- CROSBY VILLAGE: 5 MINS DRIVE
- LIVERPOOL CITY CENTRE: 15 MINS DRIVE
- M57 / M58: 12 MINS DRIVE
- M6: 25 MINS DRIVE



ACCOMMODATION IN BRIEF

- Entrance hall
- Lounge
- Formal dining room
- Expansive open plan kitchen living and dining
- Cloakroom/ WC
- First floor laundry room
- Primary suite with dressing room and ensuite bathroom
- 5 Further bedrooms (all ensuite)

LEISURE SUITE

- Heated swimming pool
- Integrated whirlpool spa
- Steam room
- Shower/WC/Changing room

OUTSIDE

- Approx. 0.24-Acre plot
- Remote gated entry to the cul-de-sac
- Block paved driveway
- Parking for approx. 4 vehicles
- Integral garage + EVC point
- Extensive wrap around stone terraces
- South facing rear lawn
- Garden pod (currently a gym)
- CONTROL4 smart home & security system





GROUND FLOOR

The front door opens into a bright, double-height entrance hall, instantly setting an imposing and contemporary tone. Gloss porcelain tiles in soft neutral tones flow throughout much of this level, reflecting the light and warmth from the underfloor heating beneath. The solid oak floating staircase, framed by clear, glass balustrades, gives an impressive architectural centrepiece and leads the eye upward to the galleried landing.

A guest cloakroom is neatly tucked away, fully tiled with a floating vanity and WC, soft LED inset and plinth lighting, and wall recesses for subtle detail, touches that run consistently throughout the home. Every finish has been carefully considered; the interiors have been professionally designed in a natural palette, featuring premium wall coverings, creating a unified and restful flow.

To the front, the porcelain flooring continues into a formal dining room, where oversized windows overlook the landscaped frontage and fill the space with natural light. An elegant statement pendant sets a refined mood for evening dining, enhanced by the integrated sound system fitted throughout all principal living spaces and main bedrooms. Across the hall, the lounge offers a more intimate atmosphere, with deep carpet, textured finishes, and soft recessed lighting, a calm space made for quieter moments or cosy nights in.

Across the rear of the house lies an expansive open plan living, dining and kitchen area, all framed by bifold doors that open fully onto the terraces and the rear garden. It's a space designed for both everyday living and entertaining numerous guests.

The living area is all about relaxed sophistication, a generous open space with ample room for deep sofas and gatherings that move naturally from day to night. Feature wall insets and a contemporary inbuilt fire set beneath the TV create a striking focal point, adding warmth and atmosphere through every season. The same considered detailing continues here, with stylish recessed lighting and integrated sound, all designed to enhance both comfort and mood. Beyond, the space opens to a casual dining area, perfect for everyday meals, coffee with friends, or evenings that spill out to the garden.



The kitchen combines dark and light contemporary cabinetry with neutral quartz worktops and a large island incorporating a breakfast bar for four. NEFF and AEG integrated appliances, including dual ovens, coffee machine, warming drawer, full-height fridge and freezer, dishwasher and induction hob with downdraft extractor, and a wine cooler, ensure every convenience is close to hand. A hot water tap system and under-counter composite sink complete this beautifully functional space.

From here, a door leads to the private leisure suite, tiled in slip-resistant porcelain and temperature-controlled for year-round use. It features a heated pool with water fountain, an adjoining whirlpool spa, and a sizable steam room. Full width sliding glass doors open to the garden terrace, blending indoor relaxation with outdoor fun. A changing area with shower and WC next to the steam room links directly to the integral garage, adding effortless practicality to indulgent design.

Every element on this level reflects a focus on easy, modern living, a home equally suited to family life, entertaining friends, or simply unwinding in the ultimate comfort.











FIRST FLOOR

The oak staircase rises to a carpeted galleried landing, where soft lighting from recessed ceiling lights and LED wall insets highlight the home's thoughtful design. Every detail here feels intentional, from the chic wall coverings that rise from the entrance hall up and around the panoramic window that spreads lights across two levels to the subtle play of light from the chandelier against the open balustrades. There's practical under-stair storage, neatly built into the landing, supporting clean lines and order.

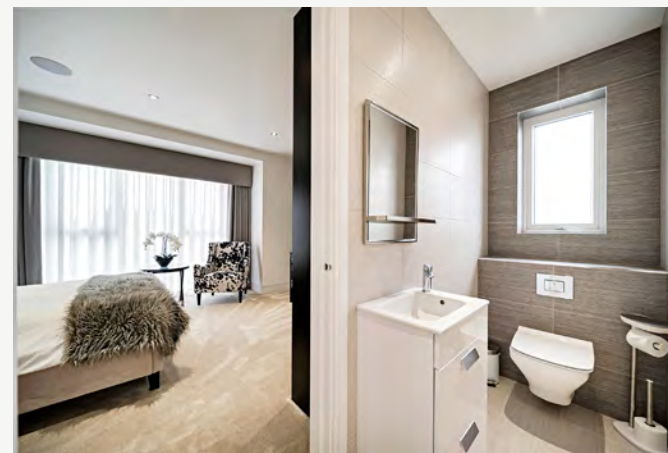
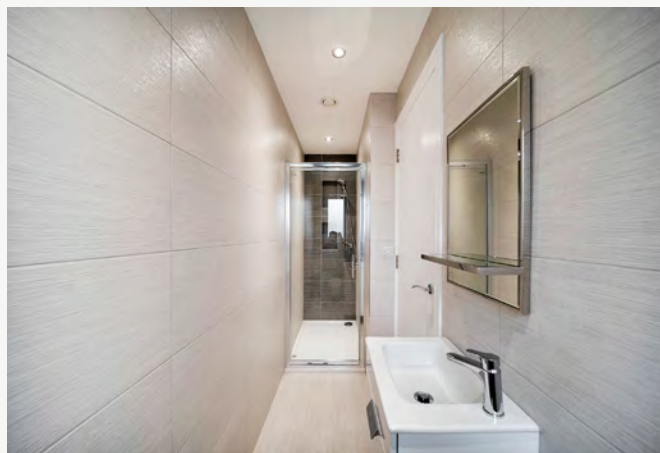
All bedrooms on this level are carpeted with integral speaker system, creating a warm and restful atmosphere. Two of the rooms benefit from built-in wardrobes and their own en-suite shower rooms, each finished to a high standard with full-height tiling, floating vanities, walk-in showers, and floating WCs.

The principal suite spans a generous footprint, designed as a private sanctuary. The spacious sleeping area is large enough to host a lounge area, and it features its own Juliet balcony, perfect for quiet evenings or relaxed mornings with coffee. Behind the inbuilt bed, a walkthrough wardrobe with mirrored sliding doors offers fitted storage and dressing space but beyond the sleeping quarters lies an exceptional dressing room, fitted with full-height mirrored cabinetry and custom drawer storage.

The adjoining en-suite bathroom evokes a boutique-hotel feel, featuring dual countertop basins set on a floating vanity with illuminated mirror above, a walk-in wet-zone shower with rain and handheld fittings, and a freestanding contemporary bathtub as its centrepiece. The neutral, fully tiled palette enhances the sense of calm and refinement, a spa-like space made for absolute relaxation.

A highlight of this floor is the dedicated and spacious laundry and utility room, a convenient and welcome feature. Fitted with dark cabinetry, composite dual sinks, integrated laundry appliances, TV point and durable LVT flooring, it offers both function and finesse, ideal for the demands of modern family life.











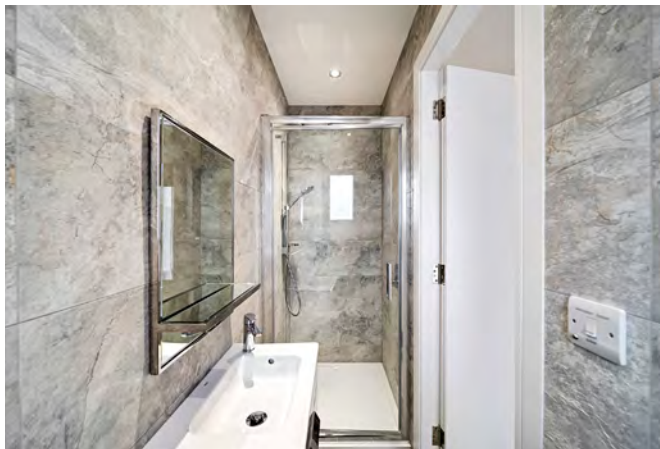


UPPER FLOOR

Soft LED plinth lighting guides the way up to the top level to a landing that is open and versatile, with enough space for a small seating area or coffee station, adding a relaxed, private feel to this upper floor.

There are two generous bedrooms here, each carpeted with inbuilt storage and plenty of natural light. They share an impressive Jack and Jill bathroom, beautifully tiled and decorated in clean neutral tones. The space features a freestanding bathtub, walk-in shower, floating vanity, and WC, all designed with a tasteful contemporary aesthetic that matches the rest of the home.

This floor offers excellent flexibility. It could serve as a private guest suite, a teenager's retreat, or a self-contained workspace, with one room easily adapted into a lounge, study, or dressing area to suit changing lifestyles.



OUTSIDE

Remote-controlled gates open into an exclusive enclave of just four luxury homes, immediately setting a tone of privacy and distinction. This property, the third within the development, occupies one of the larger plots and is approached via an expansive block-paved driveway with EVC point and parking for up to four vehicles, complemented by an integral garage, perfect for secure car storage or versatile household use. Neatly trimmed hedges and a side lawn frame the approach, creating a clean and elegant frontage that reflects the home's refined character.

To the rear, the south-facing garden is designed for ease and enjoyment. High, mature hedging provides complete privacy, enclosing a well-kept lawn and expansive stone terraces that flow directly from the house. Multiple bifold doors open from the living areas and from the indoor pool suite creating an easy connection between indoor comfort and outdoor living.

A contemporary garden pod sits discreetly to one side, currently fitted out as a private gym but easily adaptable as a studio, home office, or creative retreat. This flexible space, together with the generous terraces, makes the garden perfect for alfresco dining, summer entertaining, and relaxed evenings surrounded by peace and privacy.



Every aspect of this remarkable home has been created with care, precision and purpose, a harmonious blend of design, technology and comfort that elevates everyday living. From its curated interiors to its private leisure suite and peaceful gardens, Campion View is more than a house; it's a way of life. A place to unwind, entertain and really feel at home, its polished yet welcoming, exclusive yet effortlessly relaxed.





ABOUT THE AREA

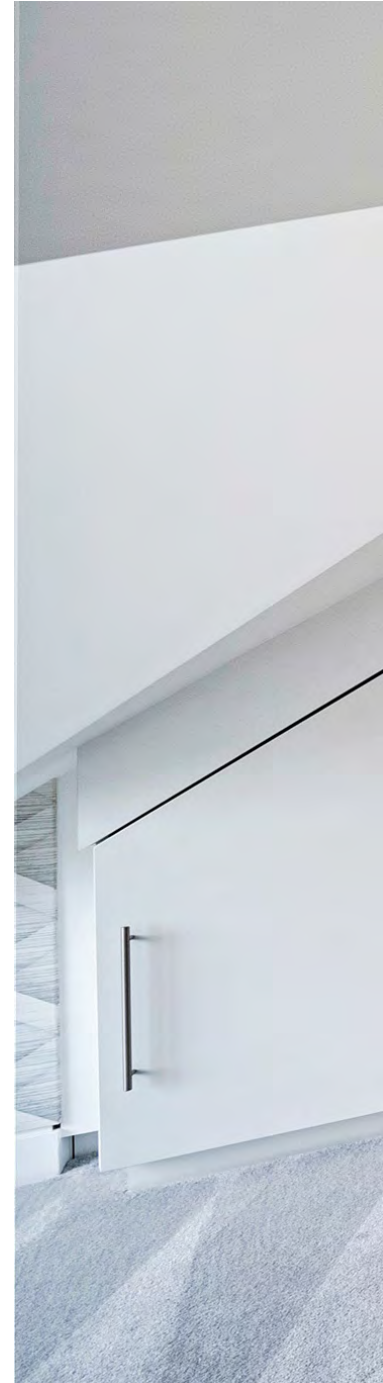
Set in the heart of Blundellsands, Campion View offers a lifestyle defined by coastal elegance and quiet prestige. Originally developed by the Blundell family, this exclusive neighbourhood was designed for those seeking peace by the sea without losing touch with the city's vitality. Tree-lined avenues, manicured gardens, and generous plots give Blundellsands its distinctive charm. Located closely to Campion Lawn Tennis Club it's also walking distance from Crosby Beach, parks, and a choice of independent cafés and restaurants, the area balances privacy with a genuine sense of community. It is one of Liverpool's most desirable suburbs, admired for its low-density setting, conservation areas, and elevated views across the coastline.

TRANSPORT

Connectivity is excellent. Blundellsands & Crosby train station is approx. 600 yards from Campion View, an easy 8-10-minute stroll, offering direct Merseyrail services to Liverpool Central in around 20 minutes. Local bus stops on St Michaels Road, St Andrews Road and Cambridge Road provide regular links into Crosby, Waterloo and Southport. By car, Liverpool city centre is approximately 7 miles away (around 15 minutes) with swift access to the M58 and wider motorway network. Liverpool John Lennon Airport can be reached in about 30 minutes, while Manchester Airport is roughly 45 minutes' drive.

SCHOOLS

Campion View is surrounded by highly regarded schools, many rated 'Good' and 'Outstanding' by OFSTED. Nearby options include Valewood Primary, St Nicholas CE Primary, and Ursuline Catholic Primary, all within easy reach and praised for their strong community ethos. For older students, St Michaels CoE, Chesterfield High School and Holy Family Catholic High School both enjoy solid reputations locally. The area also benefits from several prestigious independents, including St Mary's College and Merchant Taylors' Schools in Crosby; both offering exceptional academic standards within a 10-minute drive.





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains gas, mains water, double glazing, Ultrafast broadband (estimated), Underfloor heating, Gas central heating (upper level) Integrated speaker system, Control4 smart home system with full security.

EPC: B

Council Tax Band: H

Flood Risk:
Rivers & Seas: very low

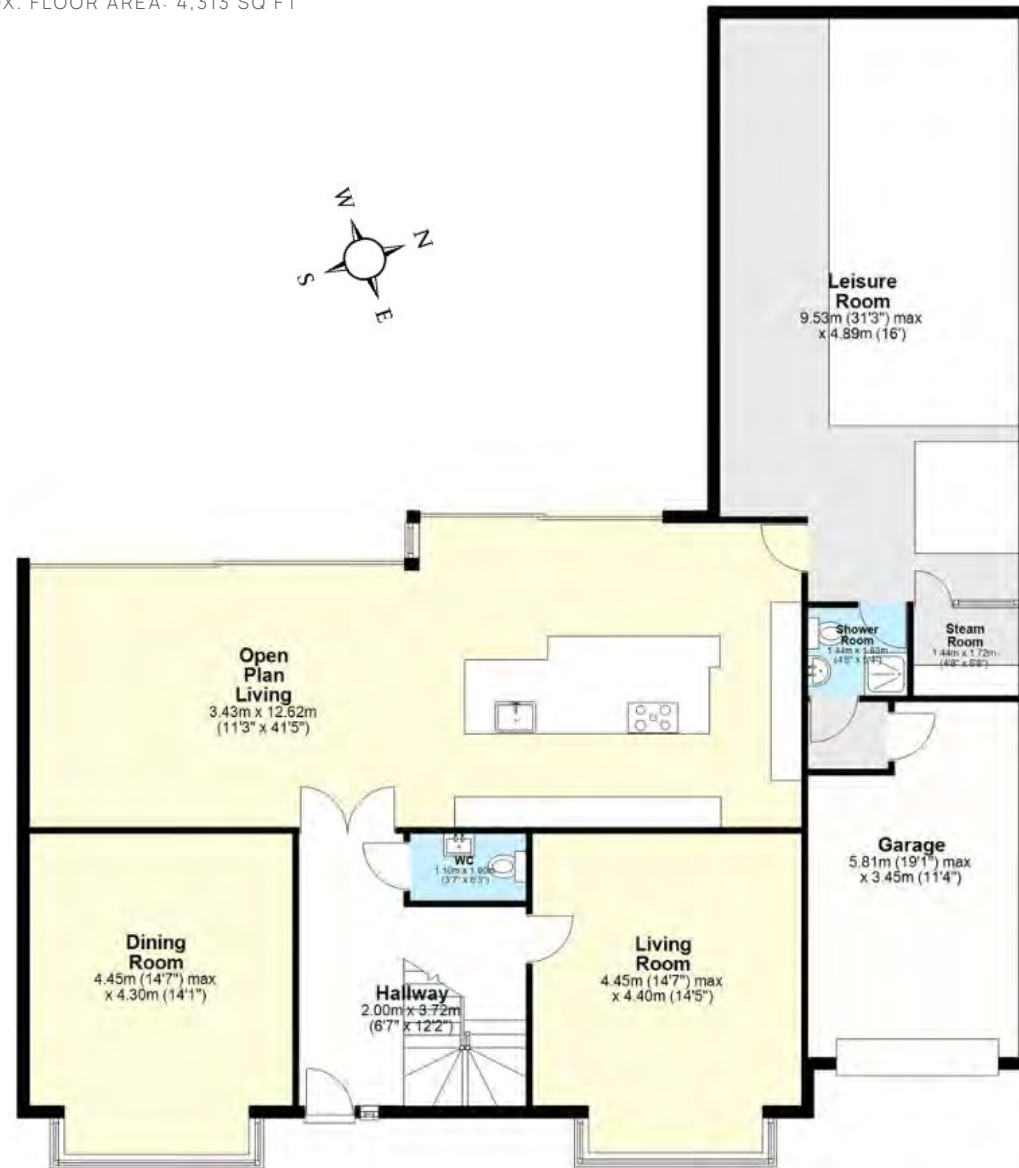
Local Authority:
Sefton Council
Tel: 0345 140 0845

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



SECOND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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