



Brookheaven, Mill Lane, Willaston
Cheshire. CH64 1RW

BORTRAM
LUXURY ESTATE

INTRODUCTION SUMMARY

Brookheaven House is an incredible home that has been meticulously built to the highest standards. Boasting 5000 sq ft of living accommodation with five bedrooms and five bathrooms and located on Mill Lane, one of the most prestigious roads in Willaston, Cheshire. The developer has taken great care and attention to make this the perfect family home with all the latest upgrades you would want in a new build.

ACCOMMODATION SUMMARY

Introducing Brookheaven House, a stunning residence nestled in the prestigious Mill Lane neighbourhood of Willaston, Cheshire. This exquisite property offers luxurious living across all floors. Upon entering, you are greeted by a grand foyer leading to elegantly appointed living spaces featuring bespoke finishes and meticulous attention to detail. The ground floor boasts an incredible kitchen with state-of-the-art appliances, perfect for culinary enthusiasts, while multiple entertainment areas provide ample space for hosting gatherings. Upstairs, the principal suite offers a private sanctuary with a lavish en-suite bathroom and a bespoke dressing room, while the additional bedrooms each offer their own en-suite. Outside, the meticulously landscaped gardens and patios offer space for relaxation or outdoor entertaining. With its prestigious location, luxurious amenities, and impeccable craftsmanship, Brookheaven House has it all.



GROUND FLOOR

As you enter the hallway, the warmth of underfloor heating greets you, customisable with five independent zones for optimal comfort. The space comprises scene lighting above the doors and bespoke Smoked Oak finishes on all doors and the staircase evokes an air of timeless elegance. A custom chandelier adds a touch of grandeur and the Georgian covings over the door pediments accentuates the architectural details.

The cloakroom off the hallway boasts Villeroy and Boch branded fixtures and automatic lighting, complemented by brushed gold fittings.



GROUND FLOOR

The handcrafted bespoke kitchen is a chef's dream, featuring Smoked Oak cabinetry, clever lighting, and cleverly designed islands complete with top-of-the-line appliances and brushed gold detailing. Adjacent, the cosy breakfast island offers booth seating with views of the expansive outdoor patios and garden











GROUND FLOOR

The home office, staff kitchen, and wellness room, complete with a wet room and dog wash area, cater to every need. With ultimate security provided by CCTV and seamless access to outdoor entertaining spaces, including a BBQ kitchen patio, this ground floor epitomises luxury living.







FIRST AND SECOND FLOOR

On the first floor you'll find three bedrooms all with their own ensuite. Each bathroom is equipped with discreet automatic low-level night-time lighting and underfloor heating, ensuring comfort and convenience at all times. Innovative sensors in the bathrooms circulate hot water instantly, reminiscent of 5-star hotel experiences with Italian 'Lusso' branded bathrooms.

Bedrooms on this floor boast media walls, perfect for entertainment, along with power outlets for electric blinds or curtains, offering personalised comfort. USB sockets in all bedrooms provide convenient phone charging options. The principal bedroom boasts a lavish 65" TV media wall, creating a private sanctuary for relaxation. Additionally, the principal suite offers a bespoke dressing room, tailored to the client's preferences.

Ascend to the second floor and the luxury continues with a further two bedrooms and bathroom









OUTSIDE

As you approach Brookheaven, electric gates open to reveal a driveway featuring the latest self-draining technology, ensuring a pristine surface even during heavy rainfall. Lighting under all coping stones and on trees illuminate the pathway, guiding you to the bespoke 'Portico' entrance, framed by aluminium composite high-security doors. The garden beckons with 200 square metres of breakfast and sunset patio areas, providing ample space to relax in the sunshine from dawn till dusk. The garage, spanning 10m x 6m, offers a bespoke fit-out option, with 3-phase electric available for super-fast car charging and electric garage doors for effortless access. Aluminium soffit, windows, fascia boards, and guttering add a sleek and modern touch to the exterior.





LOCATION

Nestled in the heart of Willaston, Cheshire, Mill Lane is renowned as one of the most prestigious addresses in the area. Mill Lane offers tranquillity while being conveniently located just 15 minutes from the historic Roman city of Chester and vibrant Liverpool. There is easy access to major airports, including Liverpool and Manchester, as well as being just a mile away from the train station. Surrounding the area are picturesque bridleways and walking paths, including the renowned 'Wirral Way' walk, a former railway line, offering residents the perfect blend of rural charm and urban convenience.

LOCAL SCHOOLS:

- Prenton Preparatory School - 5.9 miles
- The Belvedere Preparatory School - 6.4 miles
- Birkenhead School - 6.4 miles
- The Firs Chester - 8 miles
- Willaston Church of England Primary School - 0.6 miles
- Brookhurst Primary School - 3 miles
- Raeburn Primary School - 3.5 miles
- South Wirral High School - 2.7 miles
- Neston High School - 2.9 miles
- Wirral Grammar School for Boys - 5 miles
- Wirral Grammar School for Girls - 5 miles
- St John Plessington Catholic College - 6.1 miles

TRAIN STATIONS/ AIRPORTS:

- Liverpool Airport - 27 miles
- Manchester City Airport - 36 miles
- Hooton Station - 1.5 miles
- Eastham Rake Station - 2 miles
- Bromborough Station - 3.3 miles



Photo by Rachel Hannah Photo on Unsplash



Photo by Atanas Paskalev on Unsplash

GENERAL INFORMATION

SERVICES

Mains gas, water and 3 - phase electricity.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

Cheshire West and Chester Council

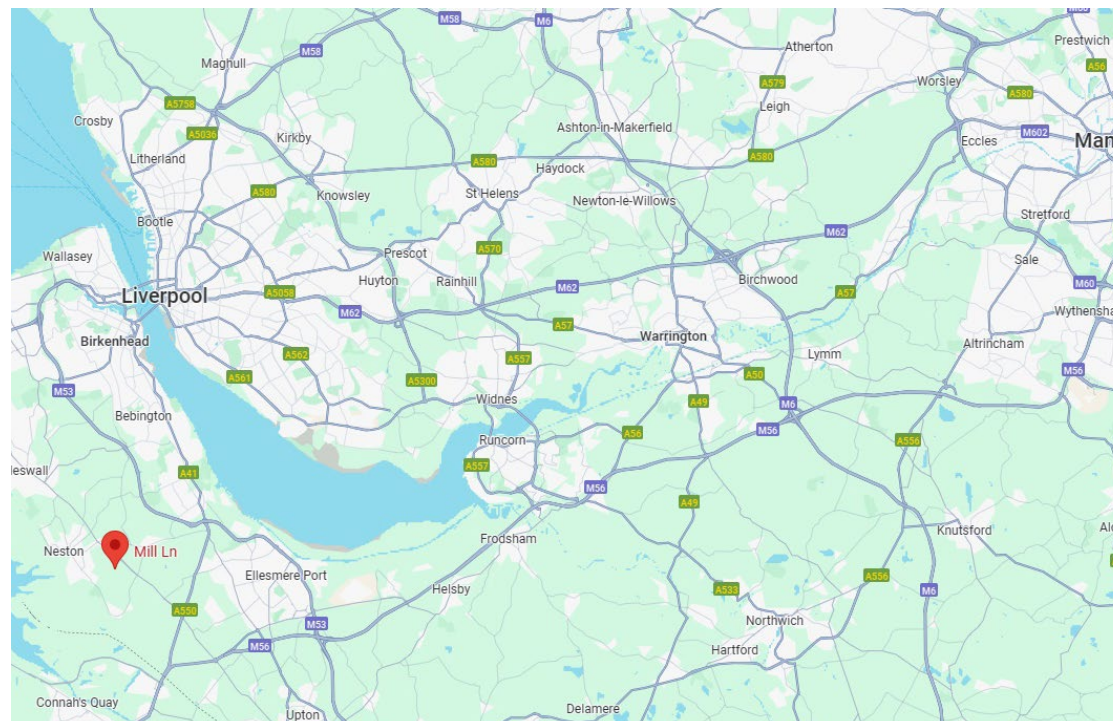
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- High Specification with Bespoke Finishes
- 5000 sq ft of Living Accommodation
- Driveway Parking up to 10+ Vehicles
- Five Bedrooms/Five Bathrooms
- Principal Bedroom with En-suite and separate Dressing area
- Enthusiasts Chef's grade kitchen plus Staff Kitchen
- Located on the prestigious road of Mill Lane
- Freehold
- EPC: B | Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROSS INTERNAL AREA: 4432 sq ft, 411 m²

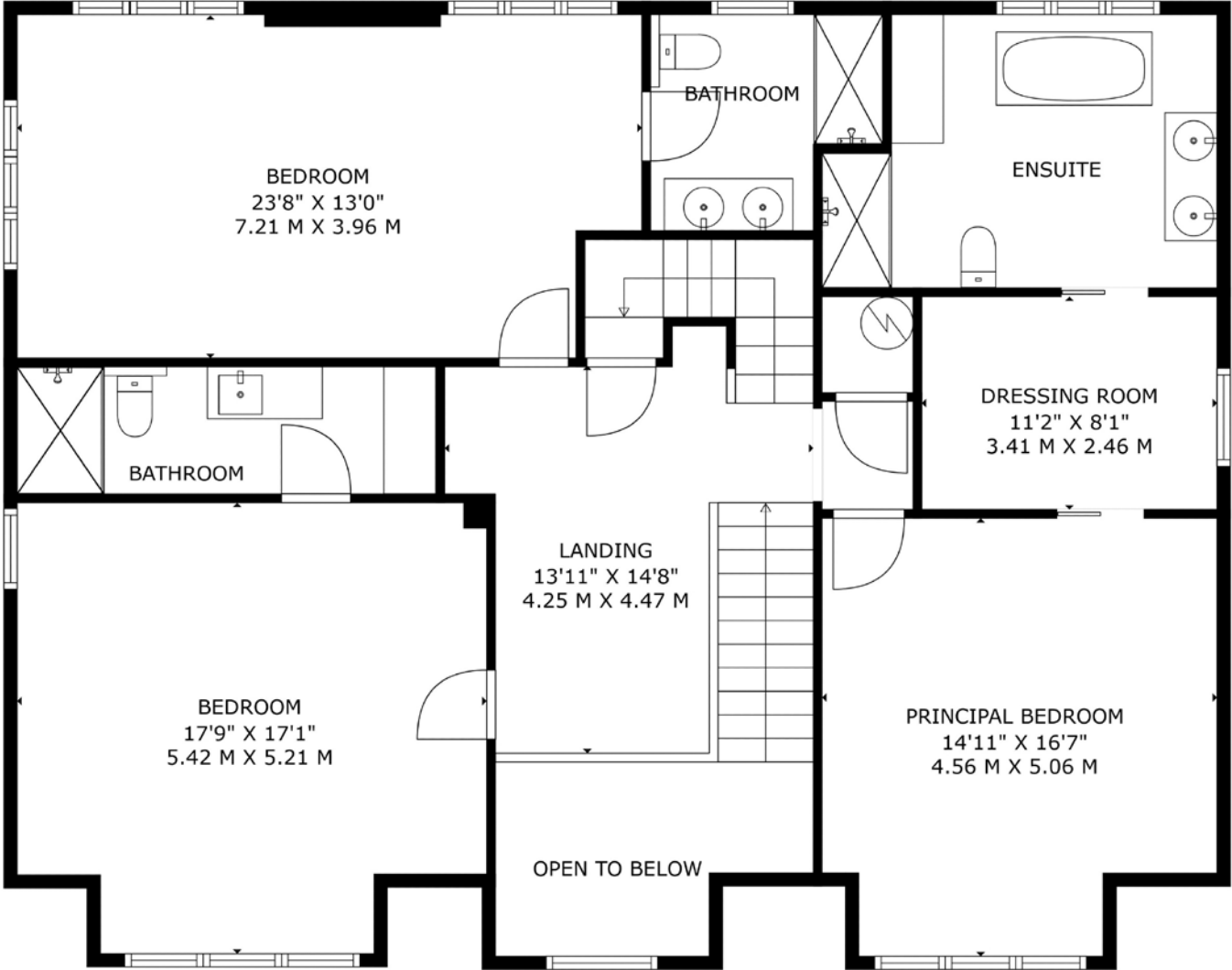
OPEN TO BELOW: 76 sq ft, 7 m²

GARAGE: 543 sq ft, 50 m²

OVERALL TOTALS: 5051 sq ft, 468 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR

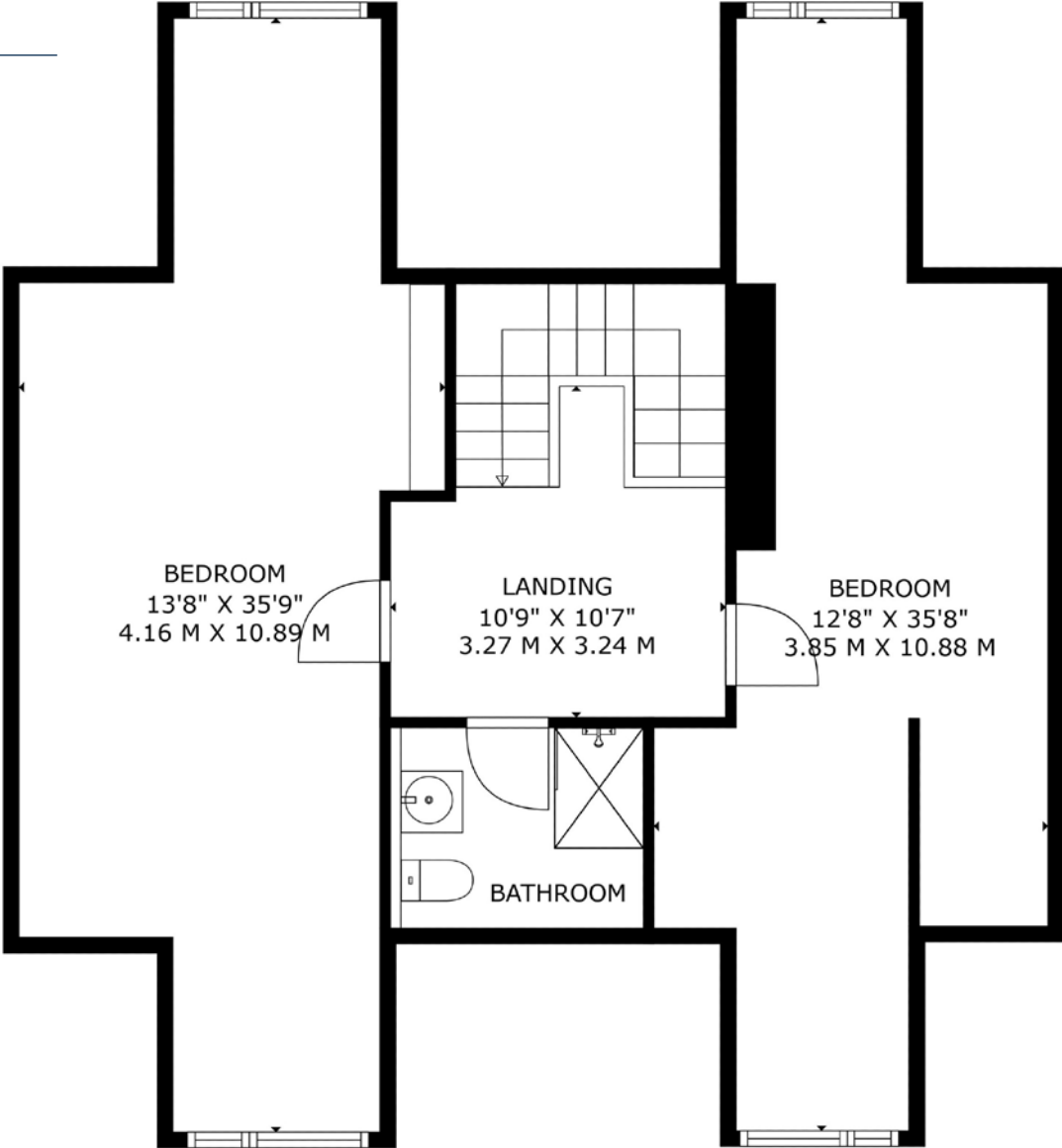


GROSS INTERNAL AREA: 4432 sq ft, 411 m2
OPEN TO BELOW: 76 sq ft, 7 m2
GARAGE: 543 sq ft, 50 m2

OVERALL TOTALS: 5051 sq ft, 468 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SECOND FLOOR



GROSS INTERNAL AREA: 4432 sq ft, 411 m2
OPEN TO BELOW: 76 sq ft, 7 m2
GARAGE: 543 sq ft, 50 m2

OVERALL TOTALS: 5051 sq ft, 468 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Brookheaven House Video

Important Notice

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