



‘The Old Surgey’, Park Street, Cheslyn Hay, WS6 7EF

Offers in Excess of £600,000

'The Old Surgery' is a unique and truly stunning property, architecturally designed to offer the discerning purchaser a highly individual home with numerous luxury features and refinements.

This individually designed six bedroom detached family home is situated in the heart of Cheslyn Hay village and has been built to the highest specification.

Imposing and beautifully presented the property offers excellent sized accommodation throughout and is set behind secure electric double gates and a generous driveway offering ample parking for multiple vehicles including motorhomes or caravans.

Large feature composite doors open to a double height entrance hall with a feature solid oak staircase and glass balustrade sweeping up to a balcony landing. A cosy front living room has oak flooring and a Dilkamin log burner.

The bespoke, stylish breakfast kitchen has quartz worktops and high gloss units and is perfect for the whole family to dine and relax.

This fantastic space is ideal for hosting dinner parties and entertaining guests.

Bi-fold doors open out to the patio area and a skylight fills the room with natural light.

Off the kitchen is a utility room with a corner shower cubicle.

There are two versatile double bedrooms to the ground floor and a separate WC.

These rooms could be utilised as sitting rooms or office space and both have French doors opening out to the side of the property.

To the first floor a balcony landing leads to a newly created front double bedroom and en-suite shower room.

There are two further bedrooms and the principal bedroom complete with en-suite shower room.

The luxuriously finished family bathroom has a freestanding slipper bath and a separate walk-in shower cubicle.

The property is set on a good-sized plot and to the rear is a landscaped, low maintenance garden with artificial turf and fenced boundaries.

A detached studio building offers an ideal office/annex/treatment room and a spiral staircase leads to a loft bedroom with Velux window.

There is an adjoining garage and could be converted to a dwelling (subject to meeting relevant planning consent/building regulations).

This striking detached residence needs to be viewed to fully appreciate the quality, style and space available.

Call Paul Carr Estate Agents to arrange an appointment.



**Entrance Hall**

**Living Room**  
5.00m (16'5") x 4.97m (16'4")

**Kitchen/Diner**  
7.26m (23'10") x 4.84m (15'11") max

**Utility/Shower Room**  
3.72m (12'3") x 1.84m (6')

**Bedroom 5/Sitting Room**  
3.82m (12'6") x 2.86m (9'5")

**Ground Floor WC**

**First Floor Landing**

**Bedroom 1**  
5.25m (17'3") x 4.47m (14'8")  
En-suite

**Bedroom 2**  
4.12m (13'6") x 4.05m (13'3")  
En-suite

**Bedroom 3**  
4.50m (14'9") x 3.87m (12'8")

**Bedroom 4**  
4.13m (13'7") x 2.85m (9'4")

**Bedroom 6**  
2.42m (7'11") x 2.04m (6'8")

**Family Bathroom**

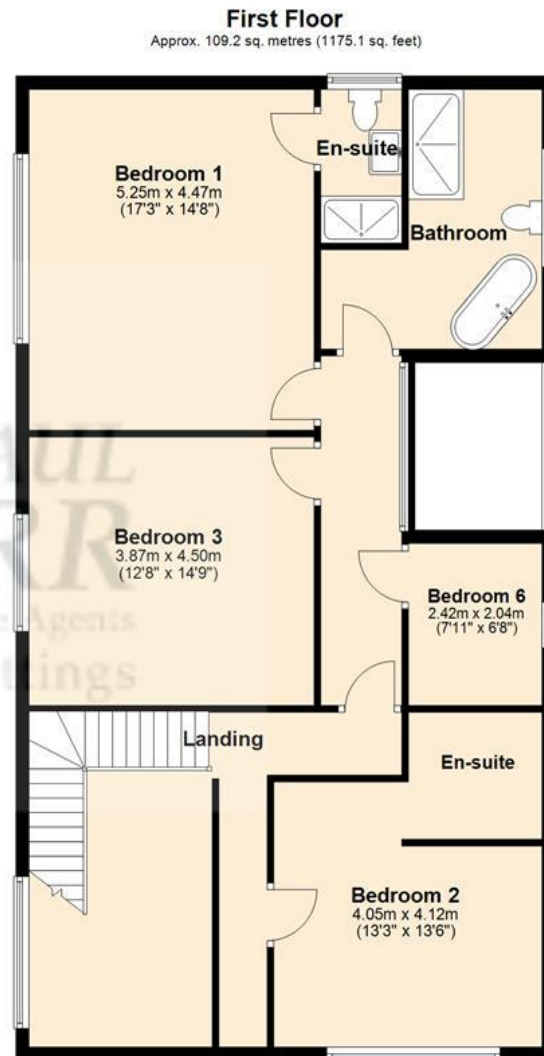
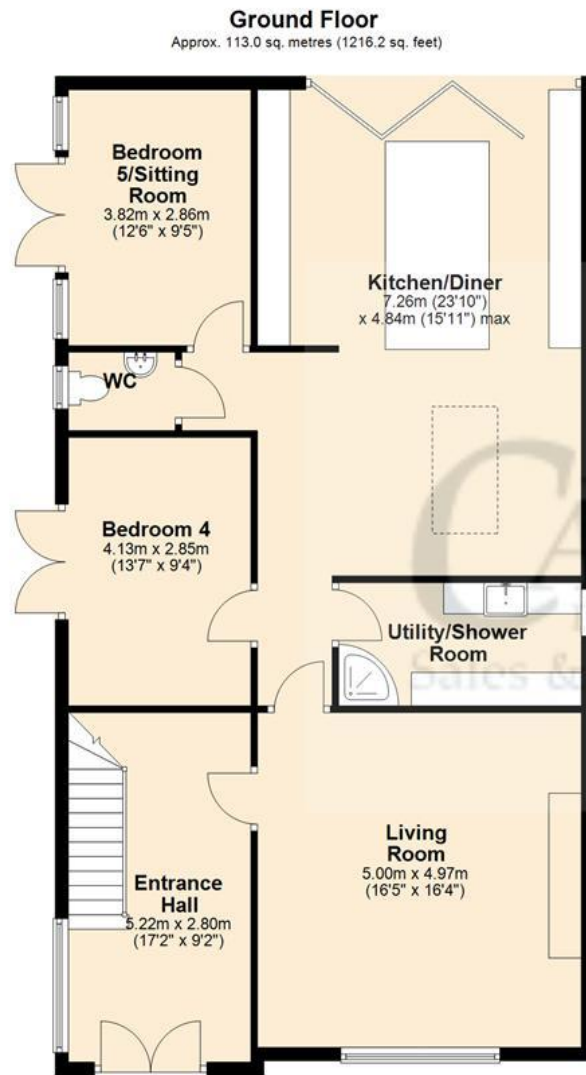
**Detached Garage/Annex**





# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 26<sup>th</sup> August 2025