

# Appleton Thorn



METICULOUSLY RE-DEISGned AND IMPROVED OVER RECENT YEARS I LIGHT, AIRY AND VERSATILE FAMILY ACCOMMODATION I FOUR DOUBLE BEDS, TWO WITH EN-SUITE I UNDERFLOOR HEATING I DINING / KITCHEN / FAMILY ROOM WITH 2x BI-FOLD DOORS, LOG BURNER & SKY LANTERN I MAIN BED WITH BESPOKE DRESSING ROOM AND EN-SUITE I BEAUTIFULLY APPOINTED This re-developed detached home has been completely transformed, designed and executed to an impeccable standard throughout. Featuring Parque flooring, underfloor heating, a well resourced Kitchen and stylish recently fitted Bath & Shower rooms, this property provides modern accommodation in the ever popular Appleton Thorn with Countryside walks, local playing fields, an outstanding primary school and motorway close by.

Offers In Excess Of £725,000

Tel: 01925 600 200

## Location

Arley, Appleton Thorn and Appleton are sought after rural districts to the East of Warrington in between Knutsford, Lymm, and Stockton Heath. The Arley Estate is a beautiful large privately owned and very picturesque country estate of several thousand acres with a stunning main house and there are a number of bridle ways and footpaths. The Estate has been improved dramatically over the years and now also has a café/restaurant at the Hall. It is situated along the Arley straight.

Appleton Thorn is home to charming buildings which span back centuries and are still put to great use today. The village hall hosts a range of community events from beer festivals and BBQs to the annual midsummer's "Bawming the Thorn." There's also a local church, pub and Warrington Golf Club is fairly close by. For cyclists and walkers, the village boasts a range of scenic routes. Some of Warrington's most highly-regarded schools are on the doorstep and the nearby M6 and M56 provide easy access to local towns and cities.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



www.cowdelclarke.com

# Appleton Thorn Thorntree Green



## Accommodation

Comprehensively refurbished over recent years to provide super versatile family accommodation over two floors. The property has been subject to a complete refurbishment and now provides any family with modern living in an ever popular location. Comprising Entrance hallway, lounge, super Dining / Kitchen / Family Room with two sets of bi-fold doors, Four fouble bedrooms with two En-Suite's, bespoke dressing room and family bathroom. The property boasts underfloor heating, modern contemporary fittings and stylishly appointed Kitchen, Bathrooms and decor throughout. Appleton Thorn hosts a village pub, countryside walks, local playing fields and is within close proximity of the M6/56 Motorways making this property ideal for growing families.

## Entrance Canopy

Indian Stone flooring underfoot leads to the composite front door with wall light points and Mailbox.

## Entrance

13'2" x 7'1" (4.03m x 2.17m )

Accessed via Composite front door with floor to ceiling sash PVC double glazed window, the entrance features panelled walls to dado height, a contemporary style radiator, under floor heating and two wall light points.

## W.C

5'4" x 5'0" (1.65m x 1.53m)

'BagnoDesigns wash hand basin with polished 'Gold' mixer tap and storage below, Low level W.C, tiled flooring, part panelled walls, inset lighting, central heating radiator, sash PVC window to the front elevation and ceiling light.

## Cloakroom

13'2" x 7'1" (4.03m x 2.17m)

Lighting and hanging space for cloaks.

## Lounge

17'6" x 11'0" (5.35m x 3.36m)

Feature media wall with remote control living flame fire, engineered wooden flooring with underfloor heating, contemporary style radiator, sash PVC Window to the front elevation, ceiling light and double doors opening onto the:

## Dining Kitchen / Family Room

34'0" x 22'7" (10.37m x 6.90m)

A comprehensive range of contrasting concrete effect and matt grey floor to ceiling units providing shelving & drawer storage, pull out rack storage and pull out spice rack. In addition there is a centre 'L' Shaped island with one and a half bowl inset sink with 'Quoker' tap, induction hob with 'downdraft' sunken extractor, inset power points set in a Quartz worktop with further draw, shelf and cutlery storage. Complimenting the centre island is an upholstered bench seat with stylish dining table and matching chairs.

Tiled flooring with underfloor heating, two sets of bi-folding doors to the rear elevation, inset lighting, ceiling lights, 'Filtered' water tap, two Neff 'hide and slide' double ovens with complimentary warming draw.

The family room features inset speakers for 'Sonos', bi-folding doors, media points and continued tiled flooring with underfloor heating.

## Utility

8'8" x 8'1" (2.66m x 2.48m)

Continued tiled flooring, the utility features matching high gloss grey units with space for washer, dryer and generous drinks cabinet, stylish tiled grey splashback, PVC Window to the side elevation, granite sink with flexi tap and access to the Garage.

## First Floor



## Bedroom Three

18'11" x 10'1" (5.79m x 3.09m )

Engineered wooden flooring, contemporary style radiator, sash PVC window to the front elevation, bespoke double wardrobe, inset lighting and sliding 'Liberty' style door opening to the:

## En-Suite

9'3" x 4'3" (2.84m x 1.30m )

Slate effect tiled flooring, Matt grey ladder style central heating radiator, vanity wash hand basin with Matt black mixer tap and storage below, low level W.C, extractor fan, floor to ceiling tiles with frosted PVC Window to the side elevation, enclosed shower cubicle with sliding glass panel and 'Rainfall' style shower head.

## Bedroom Four

9'10" x 8'9" (3.00m x 2.67m )

Sash PVC Window to the rear elevation, contemporary matt central heating radiator and ceiling light.

## Bathroom

7'4" x 5'6" (2.26m x 1.68m )

Floor to ceiling tiles, ladder style Matt central heating radiator, low level W.C, wash hand basin with storage unit below and Matt mixer tap, panelled bath with Matt black wall mounted Shower and matching control unit, shelving for towel storage.

## Garage

18'10" x 9'2" (5.76m x 2.80m )

'Glow Worm Beta 28 Boiler', gas metre, electric metre and roller style electric shutter doors opening onto the driveway.

## Outside

The front of the property is approached by a recently installed low level brick wall and recently installed block paved driveway, providing access to the garage and both side elevations. There is Indian Stone approach to the front door, an electric car charging point and beautifully manicured borders to the front and side elevation.

The rear of the property features a recently installed brick built summer house with Timber panelled walls, ceiling lantern and ceiling lights. The landscaped rear garden is laid with slate effect tiles in the main and features horizontal wooden fencing. There are courtesy lights and access to each side elevation.

## Tenure

Freehold

## Council Tax

Council Tax Band F: £3,130.56 Per annum as of 2024

## Local Authority

Warrington Borough Council

## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## Postcode

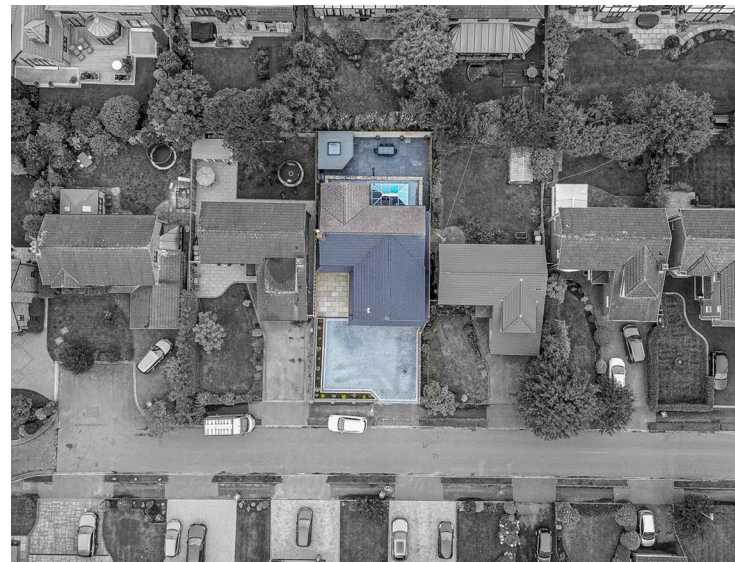
WA4 4QU

## Possession

Vacant Possession upon Completion

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



## Landing

16'10" x 7'6" (5.14m x 2.29m)

Floor to ceiling wall panelling, engineered Parquet flooring, loft access, mirrored panelling and ceiling light.

## Bedroom One

17'5" x 11'2" (5.33m x 3.41m)

With separate dressing area and separate En-suite: Inset lighting, sash PVC Double glazed window to the front elevation, contemporary style radiator and double doors opening onto the:

## Dressing Room

13'3" x 9'6" (4.04m x 2.9m)

Comprehensive range of fitted wardrobes providing hanging and shelving space with mirrored doors, dressing table and sash PVC window to the rear elevation.

## En-Suite

12'7" x 7'7" (3.86m x 2.33m )

Accessed through a 'smoked' glass door, this luxurious en-suite includes a panelled bath with feature Chrome tap & control unit, tiled walls and tiled flooring. There is a beautifully finished walk in shower with glass screening, recessed shelving with LED lighting, feature rainfall shower head and matching control unit. PVC Frosted window to the rear elevation and underfloor heating.

## Bedroom Two

18'10" x 10'9" (5.75m x 3.28m )

Polished wooden floor with underfloor heating, bespoke fitted wardrobes with hanging and shelving space, sash PVC Window to the front elevation, inset lighting, sliding barn style door opening onto the: