

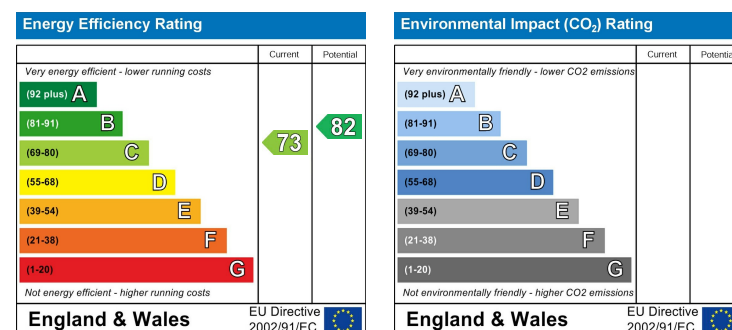
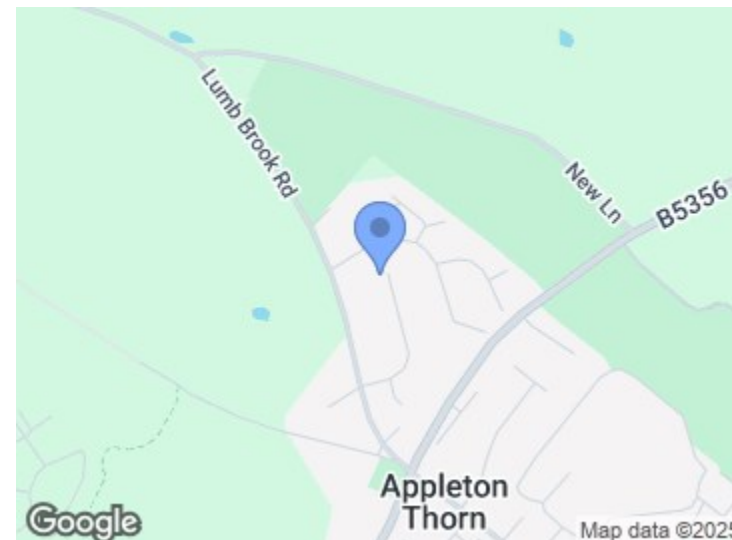
# Appleton Thorn



## 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.



ATTRACTIVE DETACHED Home Built by Messrs 'J Gordon Bennett' | CUL-DE-SAC Location | TASTEFULLY Appointed & GENEROUS Proportions | WELCOMING Reception & GALLERIED Landing | LANDSCAPED Gardens, BLOCK PAVED Drive & DETACHED Double Garage. This family home offers extended accommodation including an entrance porch, reception hall, cloakroom, lounge with feature fireplace, dining room, garden room, fitted kitchen with appliances, utility, galleried landing four bedrooms, en-suite and a family bathroom.

£649,950



[www.cowdelclarke.com](http://www.cowdelclarke.com)

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# Appleton Thorn Thorntree Green



Situated at the head of the cul-de-sac, this tastefully appointed and notable detached home built by locally recognised 'J Gordon Bennett Homes' offers very well proportioned accommodation benefitting from a separate detached double garage.

Boasting an attractive external appearance, the property is further enhanced with a generous block paved driveway providing ample off road parking with landscaped borders providing access to the double garage with remote control doors.

The house is accessed through a purposed porch with an exposed brick feature wall which in turn leads into the welcoming reception with an eye catching turning staircase to the galleried landing with excellent storage. In addition, there is a cloakroom with a two piece suite, dual aspect lounge with feature fireplace and patio doors leading into the garden room, separate dining room again leading to the garden room, fitted kitchen and a utility room. The first floor boasts a light and airy landing again with storage, main bedroom with fitted furniture and en-suite, three further bedrooms and a family bathroom.

The landscaped rear garden is worthy of special note as our client has afforded substantial effort, time and money resulting in separate patio gardens taking advantage of the westerly aspect, lawned garden and comprehensively stocked borders all of which benefits from a range of lighting. Furthermore, there is a side garden offering a flagged area ideal for the hardstanding of a hot tub as well as providing useful pedestrian access to the garage.



## Accommodation

### Entrance Porch

6'6" x 4'1" (2.00m x 1.26m)

Accessed through a timber front door with both inset and adjacent panelling, exposed brick feature wall, tiled flooring, full height windows to both side elevations and a frosted glazed door with a matching adjacent panel leading to the:

### Entrance Hallway

12'3" x 11'5" (3.75m x 3.48m)

Welcoming reception featuring a turning staircase to the first floor, tiled flooring, ceiling coving, two understairs storage cupboards and a double central heating radiator.

### Cloakroom

7'11" x 2'8" (2.42m x 0.82m)

Two piece suite including a low level WC and a wash hand basin set in a vanity unit with cupboard storage below, tiled walls with contrasting tiled flooring, frosted double glazed window to the front elevation and a central heating radiator.

### Lounge

21'8" x 14'0" (6.61m x 4.27m)

Dual aspect principal reception room featuring a living flame, coal effect gas fire with marble inset and hearth complete with a carved wooden surround. Inset lighting, ceiling coving, double glazed window to the front elevation, two central heating radiators and double glazed patio doors leading to the:

### Garden Room

25'2" x 11'9" (7.69m x 3.60m)

Exposed brick feature walls, LVT (Luxury Vinyl Tile) flooring, double glazed 'French' doors opening onto the beautifully manicured rear garden, in addition to double glazed windows to the side and rear elevations, ceiling fan, wall light point and three central heating radiators,

### Dining Room

12'4" x 9'10" (3.76m x 3.02m)

A continuation of the 'LVT' (Luxury Vinyl Tile) flooring and a further set of double glazed patio doors leading into the 'Garden Room', ceiling coving and a double central heating radiator.



## Kitchen

13'4" x 8'10" (4.07m x 2.71m)

Fitted range of matching base, drawer and eye level units with both concealed and pelmet lighting complimented by integrated appliances including a 'Belling Teknik' cooker, dishwasher, fridge/freezer and wine rack storage. One and a half bowl stainless steel single sink, drainer unit with mixer tap set in a heat resistant work surface with a tiled splashback. Contrasting tiled flooring, inset lighting, double glazed window to the rear elevation, central heating radiator and a frosted glazed door to the:

## Utility Room

7'10" x 5'9" (2.40m x 1.77m)

Fitted with matching eye and base level units, in addition to a stainless steel single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface with a tiled splashback and spaces for both a washing machine and dryer. Wall mounted 'Baxi Platinum' gas boiler, tiled flooring, ceiling coving and a frosted door to the side elevation with an adjacent double glazed panel.

## First Floor

### Galleried Landing

15'5" x 11'5" (4.71m x 3.48m)

Light and airy space including a double glazed window to the front elevation. ceiling coving, loft access and a storage cupboard.

### Bedroom One

14'8" x 9'11" (4.49m x 3.04m)

Fitted with a range of wardrobes providing hanging, shelving and drawer space with mirrored sliding doors, double glazed window to the rear elevation, ceiling coving and a central heating radiator.

## En-Suite Shower Room

8'11" x 5'6" (2.73m x 1.70m)

Three piece suite including a tiled cubicle with a thermostatic shower, wash hand basin set into a tiled surface with cupboard storage below and a mirrored cabinet above complete with a low level WC, Tiled flooring with contrasting tiled walls, inset lighting, ceiling coving, frosted double glazed window to the side elevation and a central heating radiator.

## Bedroom Two

13'4" x 10'11" (4.08m x 3.34m)

Fitted double wardrobe providing hanging, shelving and drawer space with sliding mirrored doors, double glazed window to the rear elevation, ceiling coving and a central heating radiator.

## Bedroom Three

14'0" x 10'1" (4.28m x 3.08m)

Range of fitted wardrobes providing hanging and shelving space, double glazed square bay window to the front elevation, ceiling coving and a central heating radiator.

## Bedroom Four

9'10" x 9'8" (3.01m x 2.97m)

Laminate flooring, double glazed window to the rear elevation, ceiling coving, spotlights and a central heating radiator.

## Bathroom

8'11" x 5'5" (2.72m x 1.67m)

Fitted suite including a panelled bath with a thermostatic shower above and screen, wash hand basin set into a tiled surface with cupboard storage below complete with a low level WC. Tiled walls with contrasting tiled flooring, ceiling coving, frosted double glazed window to the side elevation, extractor fan and a central heating radiator.

## Double Garage

18'3" x 15'10" (5.58m x 4.85m)

Vehicular access via a remote control 'up 'n' over' door, fitted eye level storage cupboards, electric meter and consumer unit, gas meter, frosted glazed door to side garden, two windows to the side elevation, lighting and power.

## Outside

The themed landscaped rear garden enjoys two separate patio areas taking advantage of the westerly aspect, In addition, there are manicured lawned gardens, well stocked borders and feature garden lighting. To the side and from the utility door there is a flagged courtyard area ideal for storage or the hardstanding of garden furniture which in turn provides pedestrian access to the garage. The front features a block paved driveway providing ample off road parking which is bordered by well stocked shrubs and bushes.

## Tenure

Freehold.

## Council Tax

Band 'F' - £3,130.56 (2024/2025)

## 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.

