

Appleton Thorn



EXTENDED & RE-MODELLED Executive Home | OPEN-PLAN Dining Kitchen & Family Room – THREE Further RECEPTION Rooms | REPLACEMENT Bathroom & En-Suite | WESTERLY Facing Attractive Gardens. Discover this beautifully extended four-bedroom detached home, nestled in a peaceful cul-de-sac. Featuring a spacious open-plan kitchen and family area, complemented by three versatile reception rooms, this residence offers ample space for modern living. All bedrooms come with wardrobes, two of which are freestanding and included within the sale. The property boasts a recently updated main bathroom and en-suite, ensuring contemporary comfort. Enjoy the westerly-facing garden, perfect for relaxing evenings, along with a driveway and garage for convenient parking. Eco-conscious buyers will appreciate the 13 solar panels and two electric charging points. Ready for immediate occupancy, this home combines style, functionality and sustainability.

£750,000

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, the nearby Dingle Woodlands for walks and Warrington Golf Club which 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.

Located within the catchment areas of excellent schools including both Grappenhall Heys Primary School and Appleton Primary School, both highly regarded 'Ofsted Outstanding' Schools, making this a most attractive place to bring up children.



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



Total area: approx. 211.5 sq. metres (2276.8 sq. feet)



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Appleton Thorn

Ashberry Drive



An outstanding, much improved and extended detached residence situated in a sought after cul-de-sac location. Boasting an appealing double fronted 'Cheshire Brick' facade, this beautifully appointed executive home has undertaken a comprehensive programme of improvements over recent years including but not limited to replacement en-suite and main bathroom, study with fitted furniture and two work stations, flooring and landscaping.

Featuring a westerly elevation to the rear, this attractive family home located in a fantastic position affords very well proportioned accommodation including an entrance porch with a composite front door, spacious hallway with a turning staircase, cloakroom and separate WC. dual aspect lounge with patio doors and a feature fireplace, dining room accessed through glazed double doors, study with stylish fitted units offering two work stations, family room and dining kitchen boasting that 'go-to theme' of open-plan, in addition to comprehensive range of units, integrated appliances and patio doors. The utility completes the ground floor which in turn provides access to the garage.

The first floor includes a galleried landing, in addition to an arched window providing further light, master bedroom with fitted wardrobes boasting a replaced, contemporary en-suite, three further bedrooms serviced a further replaced bathroom suite. Externally, there are gardens, driveway parking and a double garage.

Accommodation

Ground Floor

Entrance Canopy

Entrance Porch

3'11" x 3'3" (1.20m x 1.00m)
Accessed through a 'Composite' door with four frosted double glazed panels, exposed brick feature walls, panelled ceiling with inset lighting and a wood grain frosted leaded double glazed door leading to the:

Entrance Hallway

11'8" x 10'9" (3.57m x 3.30m)
A light and airy reception benefitting from wood grain effect engineered flooring, ceiling coving and two double central heating radiators. In addition, there is a turning staircase up to the galleried landing with understairs storage and a:

Cloakroom

6'11" x 2'9" (2.12m x 0.85m)
Accessed through double doors into this particular useful space comprising a continuation of the wood grain effect engineered flooring, PVC frosted double glazed window to the side elevation, central heating radiator, shelving and cloaks storage.

WC.

7'7" x 2'5" (2.33m x 0.74m)
Two piece suite including a vanity wash hand basin with chrome mixer tap, splashback tiling and cupboard storage below complete with a low level WC. Wood grain effect engineered flooring, ceiling coving, spotlights, contemporary style chrome central heating radiator and a PVC double glazed window to the side elevation.

Lounge

21'10" x 12'10" (6.66m x 3.93m)
Dual aspect room including PVC double glazed patio doors opening onto the decking and pergola as well as two PVC double glazed windows to the front elevation. Living flame, stone effect gas fire set in a stone fire surround with matching inset and raised hearth, wood grain effect engineered flooring, inset lighting, ceiling coving and two double central heating radiators.

Dining Room

14'6" x 10'9" (4.42m x 3.29m)
Accessed from the entrance hallway via glazed double doors into this generous sized reception offering featuring PVC double glazed windows to both rear and side elevations, wood grain effect engineered flooring, four wall light points, ceiling coving and two double central heating radiators.

Study

11'10" x 7'11" (3.62m x 2.42m)
Comprehensively fitted with two work stations comprising cupboard, shelving and drawer storage. 'Luxury Vinyl Tile' (LVT) flooring, PVC double glazed square bay window to the side elevation complimented with a further PVC double glazed window to the front elevation, ceiling coving and two central heating radiators.



En-Suite Shower Room

8'7" x 7'6" (2.64m x 2.30m)
Refurbished, contemporary suite including a large, tiled cubicle with a feature wall, thermostatic shower and both retractable, and rain-shower heads, vanity wash hand basin with a chrome mixer tap, cupboard and drawer storage below and an illuminated mirror above showing the time, all complete with a low level WC. set into a matching cistern. Tiled walls with subtly contrasting tiled flooring, inset lighting, chrome ladder heated towel rail and frosted PVC double glazed windows to both front and rear elevations.

Bedroom Two

14'3" x 10'9" (4.36m x 3.30m)
Two wall light points, ceiling coving, two PVC double glazed windows to the rear elevation and a central heating radiator.

Bedroom Three

12'10" x 11'1" max (3.93m x 3.39m max)
Double wardrobe providing hanging and shelving space, display shelving, ceiling coving, two PVC double glazed windows to the rear elevation and a central heating radiator.

Bedroom Four

12'10" x 10'5" max (3.93m x 3.20m max)
Spotlights, ceiling coving, two PVC double glazed windows to the front elevation and a double central heating radiator.

Bathroom

11'10" x 6'3" (3.62m x 1.93m)
Again a refurbished, contemporary suite comprising a large cubicle with feature decorative panelling, thermostatic shower and both retractable and rain-shower heads, double ended bath with a chrome mixer shower head, tap and a feature slate tile wall above, wash hand basin set into a vanity unit with cupboard and drawer storage complete with a low level WC. with useful display shelving above. Wood grain effect engineered flooring, inset lighting, chrome ladder heated towel rail and an extractor fan

Outside

This westerly facing garden is a tranquil area with a range of mature trees and bushes providing excellent privacy, beautifully manicured lawn, stone patio ideal for the hardstanding of garden furniture, wall lights illuminating the garden, cold water tap, vegetable patch. and a decking area with pergola located from the lounge. The side includes a pathway, lighting and a gate. The front comprises an open plan garden laid to lawn with an adjacent block paved driveway leading to the garage.

Tenure

Freehold.

Council Tax

Band 'G' - £3,793.26 (2025/2026)

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 4QS

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.



Dining Kitchen & Family Room

19'10" max x 19'3" max (6.06m max x 5.87m max)
An eye-catching open-plan, extended dining kitchen and family room, perfect for relaxation and entertaining comprises a range of matching base, deep drawer and eye level units finished in a high gloss cream with both concealed and plinth lighting. In addition, there is a granite breakfast bar complimented by integrated appliances including a five ring gas hob with granite splashback and an illuminated chimney extractor above, microwave oven, separate oven & grill, dishwasher and a further unit providing space for an 'American' style fridge/freezer set adjacent to a pull-out spice-rack cupboard. One and a half bowl sunken sink unit with mixer tap set in a granite work surface with a matching splashback, 'Luxury Vinyl Tile' (LVT) flooring, two 'Velux' double glazed windows, double glazed 'French' doors to the rear, inset lighting, PVC double glazed window to the front elevation, PVC double glazed window to the side elevation, PVC double glazed patio doors opening out onto the rear from the family room, ceiling coving and a contemporary style central heating radiator.

Utility Room

9'11" x 6'9" (3.03m x 2.08m)
Fitted with a comprehensive range of matching cupboards again in a high gloss cream providing excellent storage. Stainless steel, single sink, drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with a matching splashback. Space for a washing machine, 'Luxury Vinyl Tile' (LVT) flooring, inset lighting, PVC double glazed window to the rear and a central heating radiator.

First Floor

Galleried Landing

15'6" x 14'2" max (4.74m x 4.34m max)
Feature arched PVC double glazed window to the front elevation, two wall light points, picture light point and loft access with a drop-down ladder, light and part boarding.

Bedroom One

15'2" x 11'10" (4.64m x 3.63m)
Range of fitted wardrobes providing hanging and shelving space with sliding mirrored fronts, inset lighting, ceiling coving, two PVC double glazed windows to the rear elevation and two central heating radiators.