

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



EPC



Council Tax

Victoria Mount, Oxtou

Guide Price  
£545,000

16547024



Just when we believed we'd had the privilege to market and sell the very best of the best 'Homes Beautiful' within Oxton Village; we are invited to sell an exceptionally exquisite and thoughtfully designed and dressed period home within the very centre of the village. A home that has, we believe, undergone more renovation; more architectural design and input within its price point than certainly many of the selection of beautiful homes we have been given the pleasure of dealing with...

The beauty of this house consists not only within the lavish and overtly comfortable finish within the interior, ( the introduction of the 'new' contrasting so perfectly with the 'period' within the house) but as much for the elegance and symmetry of the external envelope of the house with its double fronted, sandstone and Victorian Gothic architectural design. Altogether massively appealing.

Our floor plan outlines the reconfigured, remodelled design of this property (you may well research on line the original floor plan supporting evidence of the extent of the refurbishment executed); especially in the fusing of or coming together of the original split levelled ground floors with the lower ground floor by means of a short central stairwell. This has provided so much more practical, genial space, allowing the two floors so much more inclusivity than they could ever have achieved before.

The shards of glass making up the corner of the third reception area to the rear of the house reaching across two floors, is itself a dramatic new introduction, lends hugely to the contemporary feel. The kitchen 'room' is absolutely gorgeous; both that and massively inviting, comfortable and luxurious.







However the luxury feel certainly does not stop here. Apart from the eye for detail within the overall decor and finish of the house; there' is also specifically an extravagant display of bathroom ware to introduce you to. Take your pick from a very tasteful en suite shower room at first floor level or a super XXL and similarly beautifully finished bathroom-com- wet room to the top floor servicing the third of three nicely proportioned bedrooms, Both are generous in size, generous in quality of finish and both quite extravagant.

We've given you a hint of the style and the design as well as specific accommodation detail of this splendid home. In conclusion we say this is a home that offers more than a touch of luxury, together with all the charm you may expect of a period home.

Step outside front or rear and there's a surprising amount of privacy to enjoy. Take the Indian sandstone flagged rear yard; peaceful and private or the subterranean walled south facing front patio - also hugely private; both well dressed and presented and perfect for a little outdoor entertaining before a stroll along the high street for an aperitif..

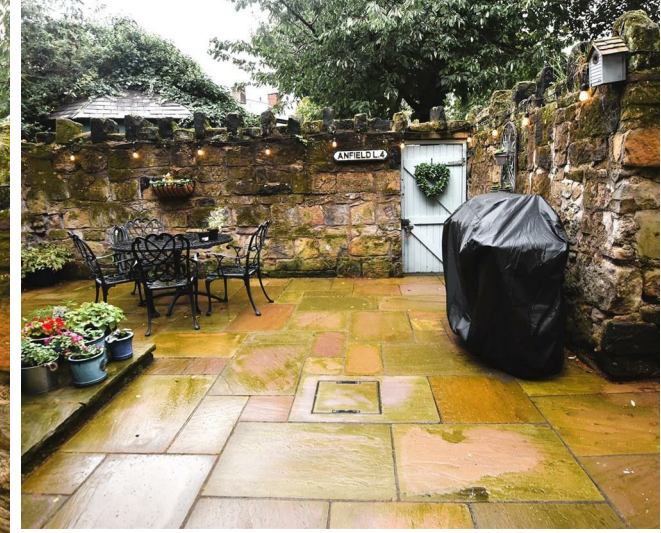
Central to Oxton Village, it is but a minute's walk up and around the corner from the house to the shops and bars. Nice and handy yet not too close. Liverpool is ten/fifteen minutes by car; a selection of popular schools are closer. For your directions Sat Nav: CH43 5TH







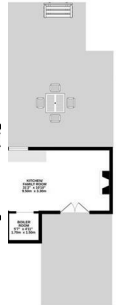
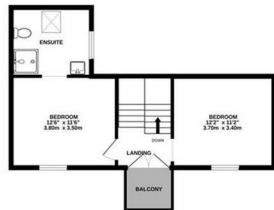




GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



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365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA: 1651 sq.ft. (153.4 sq.m.) approx.

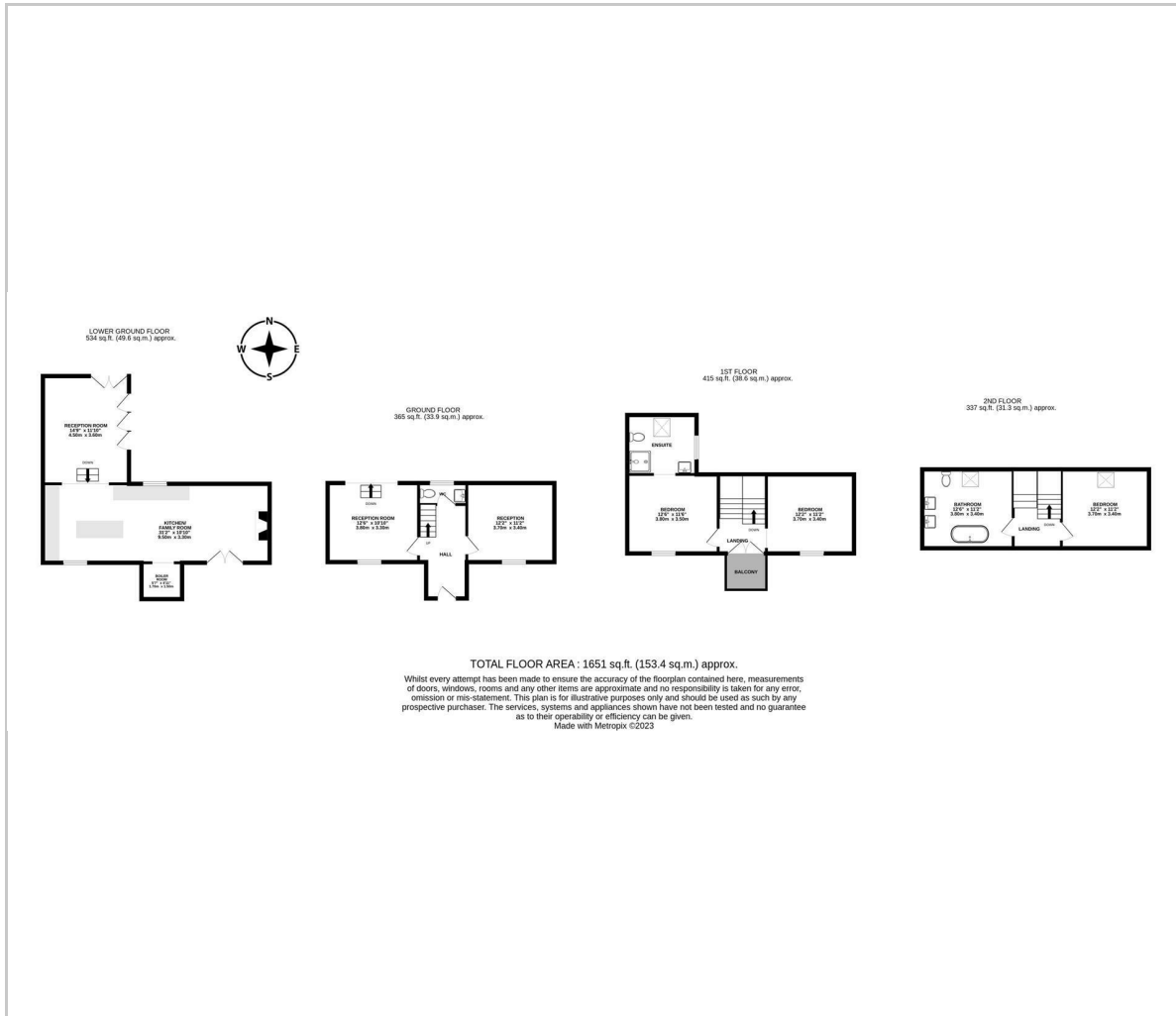
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**

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