

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



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EPC

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Council Tax

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Rose Mount, Oxton

Guide Price  
£825,000



PLEASE NOTE; THIS IS A 'NO CHAIN' HOUSE SALE

Not surprisingly even many who consider themselves local to Oxton are unaware of the exact position of Rose Cottage and its extraordinary garden plot set in the very heart of the conservation village. That's because it hidden inconspicuously behind much natural screening together with a handsome sandstone wall which runs parallel to Rose Mount, a road that leads directly into the village centre,

Likely to be one of the largest garden plots, if not the largest plot within the village, Rose Cottage gardens benefits from a hugely private south east orientation with sweeping lawns and rose borders (and many others beside) leading up to the entrance to this handsome, double fronted detached home.

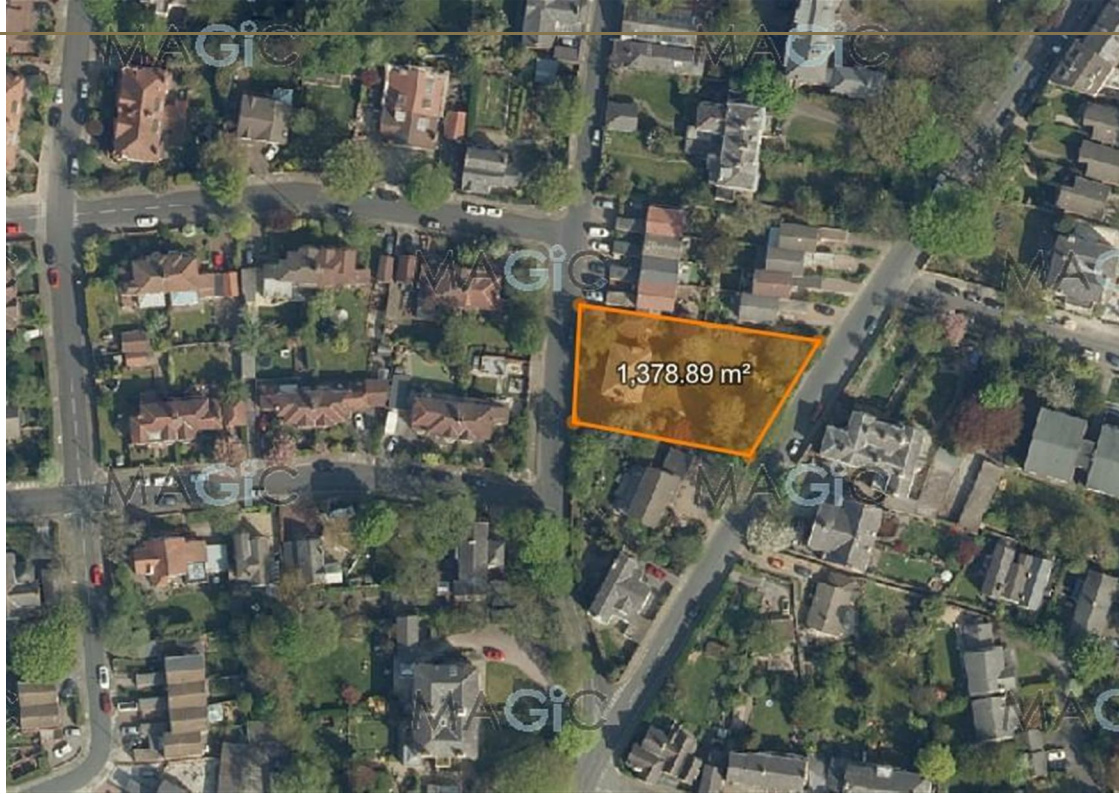
The property comprises an immensely attractive four bedroomed, two reception roomed house with kitchen, cloakroom, outhouses and large garage.

Plans have been submitted for an extension as per the drawings set out below. Plans can be viewed via Wirral Borough Planning portal with reference: App Ref: APPH/24/01344

The extension significantly increases both ground and first floor accommodation whilst offering both useful additional storage and what is bound to be a much enjoyed roof terrace.

Oxton Village with its conservation status, offers a range of shops, bars cafes all just a two minute walk away down Rose Mount. It's a very attractive village surrounded by many very distinguished period homes - much like rose Cottage, if you could only see it.

There's also a great community working within the village always prepping for one event or another; Oxton Secret Gardens being one





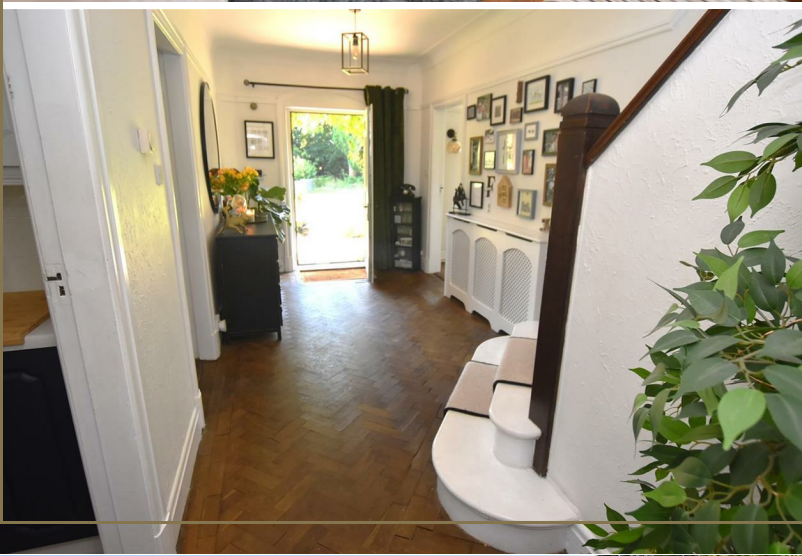
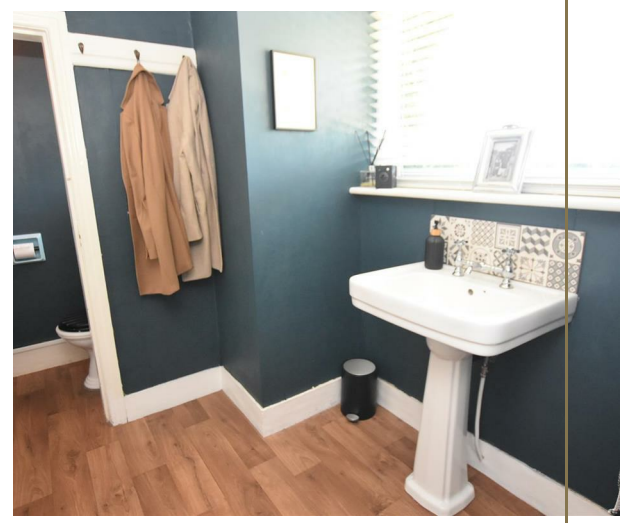


especially grand event, of which Rose Cottage owners have participated. Chrstimas in the village is special too...

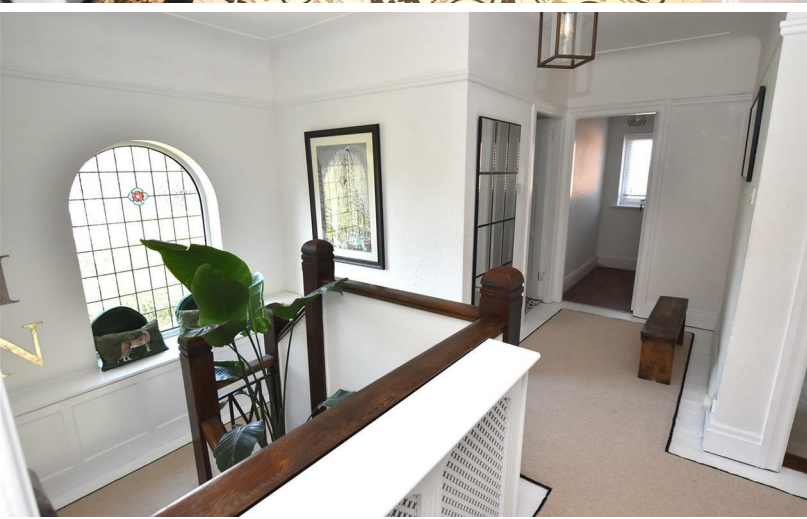
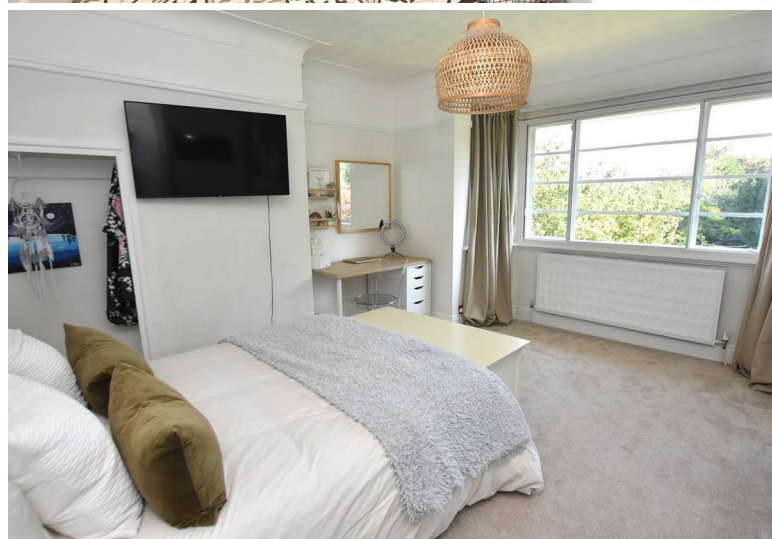
For your directions just walk up Rose Mount away from the village shops and on the right hand side about 75 meters or so and you'll spot a long sandstone wall behind which Rose Cottage sits. For directions Sat Nav: CH43 5SW. Note please the aerial outline of the plot is for illustration purposes only.





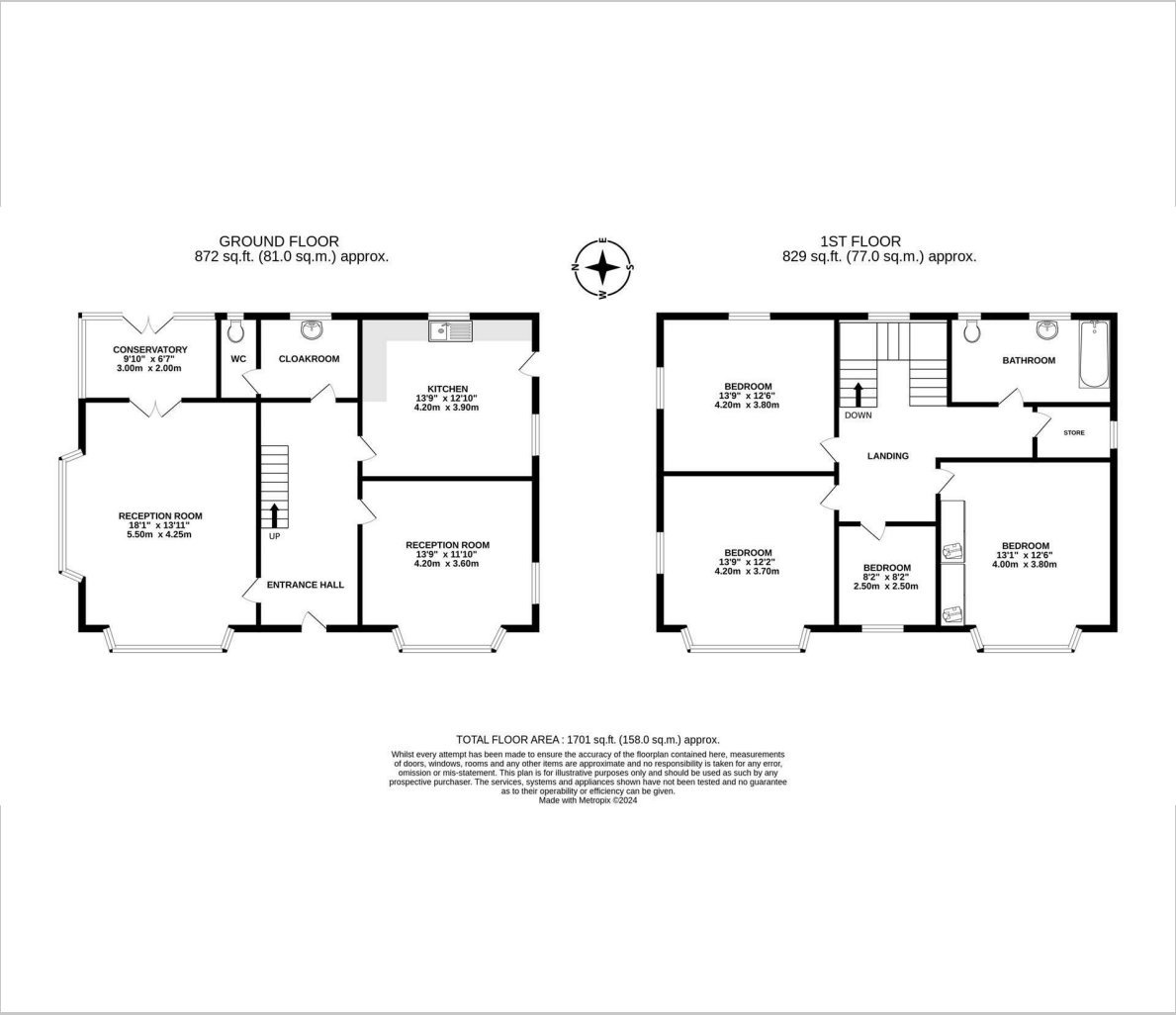








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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