



Winhill, Woolton, Liverpool, L25 6JR

- Enchanting Four Bedroom Detached Residence
- Immaculately Finished & Bursting With Charm
- Striking Kitchen Diner, Utility & Shower Room
- Ensuite To Master & Sizable Family Bathroom
- Envious Location In Coveted Area Of Woolton
- Entrance Hall, Dining Room, Lounge & Study
- Four Bright & Beautifully Presented Bedrooms
- Vast Landscaped Garden, Driveway & Garage



£850,000















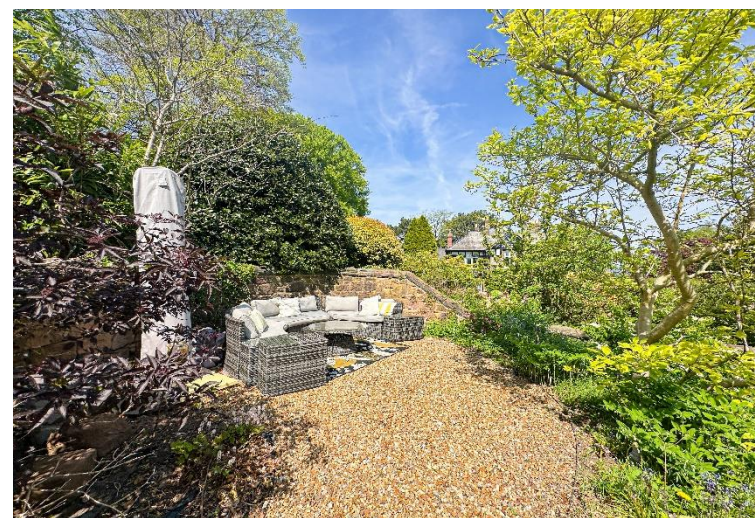














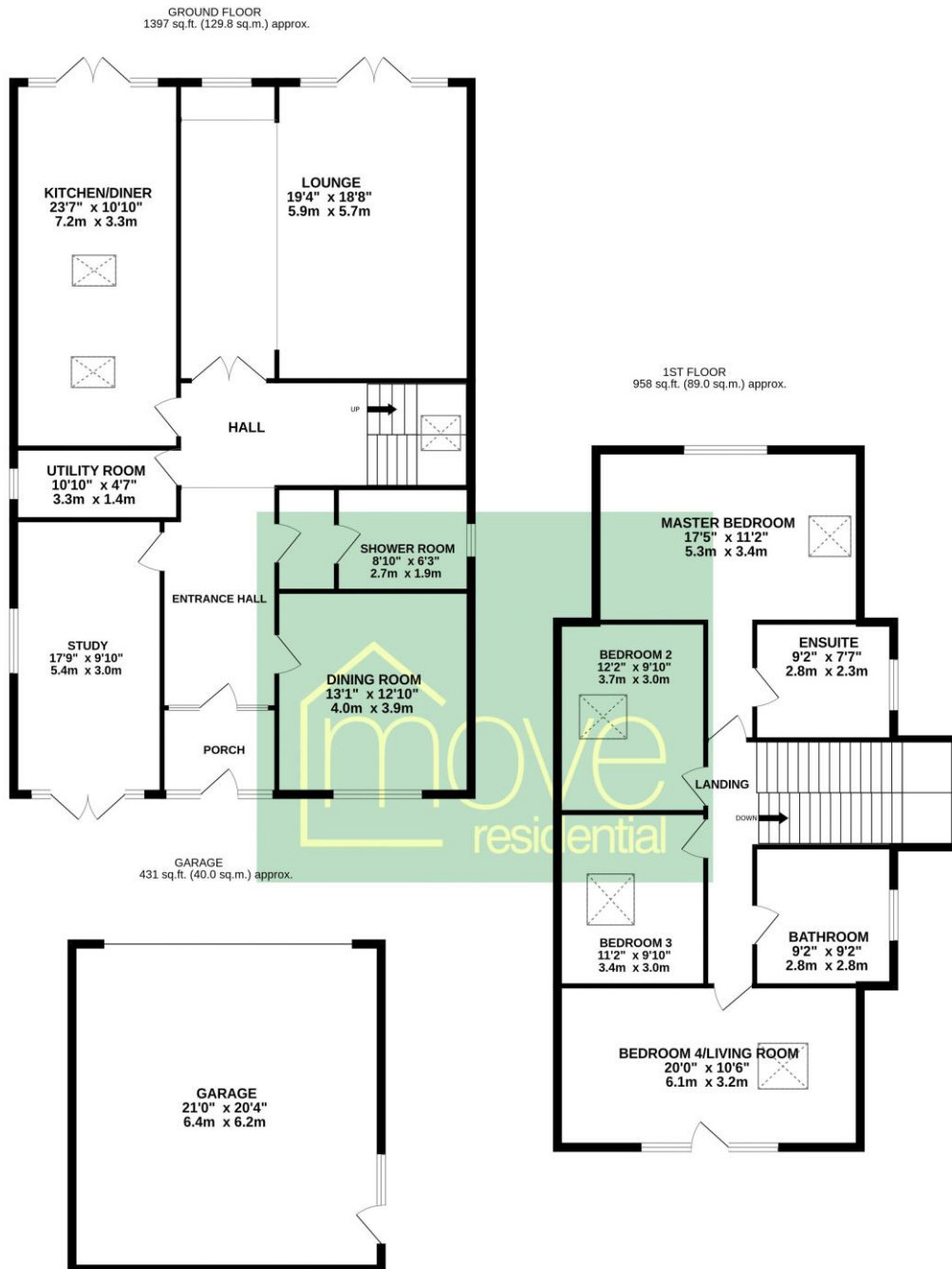




Description

This truly enchanting four bedroom detached residence, nestled on Winhill in the highly coveted area of Woolton, L25, is proudly showcased to the sales market courtesy of appointed agents Move Residential. This property occupies a substantial plot and boasts a charming and unique frontage which exudes kerb appeal. Offering expansive living proportions which have been finished to an immaculate standard throughout, this promises to make an incomparable future home for an extremely lucky family. Upon entering the residence you are greeted by a striking entrance hall which makes a fabulous first impression featuring chic tiled flooring, leading through to a spacious and beautifully presented dining room which offers an elegant setting for enjoying family mealtimes and entertaining guests. Opposite is a bright and airy study, ideal for those who work remotely, and continuing through you will discover the generously sized lounge which enjoys a set of French doors flooding the space with natural light. Impeccably finished in a tasteful neutral décor featuring an eye-catching fireplace and plush carpeting, this presents a welcoming space to relax and unwind whilst enjoying picturesque views of the garden. The immaculate kitchen diner is certain to impress even the most discerning of buyers, boasting French doors which provide seamless access out to the garden, and skylights illuminating the space in daylight. Evidently designed to exemplary specifications, the kitchen is complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. Concluding the extensive ground floor is a well-appointed shower room and a utility room. The exceptional quality continues to the first floor where you will find four well-proportioned bedrooms, each finished to an excellent standard featuring characterful sloped ceilings and receiving an abundance of natural light. The master bedroom enjoys the added luxury of an ensuite bathroom, and the fourth bedroom, which also makes a delightful reception room, boasts a glass door out to a Juliet balcony, offering scenic views. Accompanying the sleeping accommodation and adding the finishing touch to this remarkable residence is a sizable four-piece family bathroom suite. Externally, the property is further enhanced by the vast and meticulously landscaped grounds that surround it, presenting a tranquil outdoor oasis for the whole household to enjoy. There is a smartly flagged patio and raised pebbled area, offering a choice of idyllic outdoor spots for al-fresco dining and entertaining, whilst the neatly maintained lawn offers plenty of room for recreational activities, surrounded by decorative greenery borders. To the front, a substantial driveway provides ample off-road parking, and a detached garage offers additional storage space. A viewing is highly recommended to fully appreciate the extensive proportions and unique charm that this sensational property has to offer.

Floor Plan



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.