



## Columbia Road, Oxton , Wirral CH43 6TU

- Handsome and Substantial Six Bedroom Detached Victorian Residence
- Sumptuous Living Accommodation Arranged Over Four Storeys
- Seamlessly Blending Period Featured with Contemporary Living
- Lower Ground Floor with Self Contained One Bedroom Apartment
- Ground Floor with Four Reception Rooms, Kitchen, Utility and W.C
- Three Large Double First Floor Bedrooms, Luxury Bathroom and W.C
- Second Floor Bedroom, Dressing Room, Play Room/Study and Shower Room
- Ample Off Road Parking and Beautifully Tended Sunny Rear and Side Gardens



£825,000























































## **Description**

Handsome and substantial six bedroom, three bathroom Victorian detached residence arranged over four storeys with a self contained one bedroomed apartment on the lower ground floor level. A credit to the current owners this home has been meticulously restored to its original grandeur seamlessly blending period features with contemporary living. Appointed with an exemplary decor, flooded with natural light this outstanding home offers exceptional family living space which has been renovated to a superior specification throughout.

In brief the accommodation comprises a lower ground floor level which could function as a self contained apartment if required, with hallway, reception room, double bedroom, kitchen and shower room with separate W.C and storage room. To the ground floor you have a welcoming hallway, bay fronted reception room and a conservatory. Large second reception room with bay window and opening to a bespoke fitted kitchen with centre island and further opening to a delightful sun room, a particular feature of this superb home. You also have a utility room and W.C on this level. To the first floor you have three sizeable double bedrooms, luxury four piece bathroom and separate W.C. Completing this home on the second floor you have a double bedroom, dressing room, further bedroom/play room/study and a shower room.

Further benefiting from ample off road parking and beautifully tendered side and rear garden enjoying a sunny aspect perfect for entertaining and relaxing. Set within walking distance to the heart of Oxtun which offers an array of shops, cafes and bars. A closer inspection is essential to appreciate the size and standard of this outstanding family home.

### **Lower Ground Floor -**

**Hallway -**

**Reception Room** - 19' 0" x 18' 1" (5.79m x 5.51m)

**Bedroom Six** - 15' 9" x 11' 10" (4.80m x 3.60m)

**Kitchen** - 9' 10" x 9' 10" (2.99m x 2.99m)

**Shower Room -**

**Storage -**

**Ground Floor -**



**Hallway -**

**Reception Room One - 18' 1" x 15' 9" (5.51m x 4.80m)**

**Reception Room Two - 18' 4" x 16' 5" (5.58m x 5.00m)**

**Kitchen - 16' 5" x 11' 10" (5.00m x 3.60m)**

**Sun Room - 16' 5" x 13' 1" (5.00m x 3.98m)**

**Conservatory - 19' 8" x 15' 1" (5.99m x 4.59m)**

**Utility Room -**

**W.C -**

**First Floor -**

**Bedroom One - 15' 9" x 15' 1" (4.80m x 4.59m)**

**Bedroom Two - 15' 9" x 13' 9" (4.80m x 4.19m)**

**Bedroom Three - 15' 9" x 11' 6" (4.80m x 3.50m)**

**Bathroom -**

**W.C -**

**Second Floor -**

**Bedroom Four - 16' 5" x 13' 9" (5.00m x 4.19m)**

**Dressing Room - 11' 10" x 9' 2" (3.60m x 2.79m)**

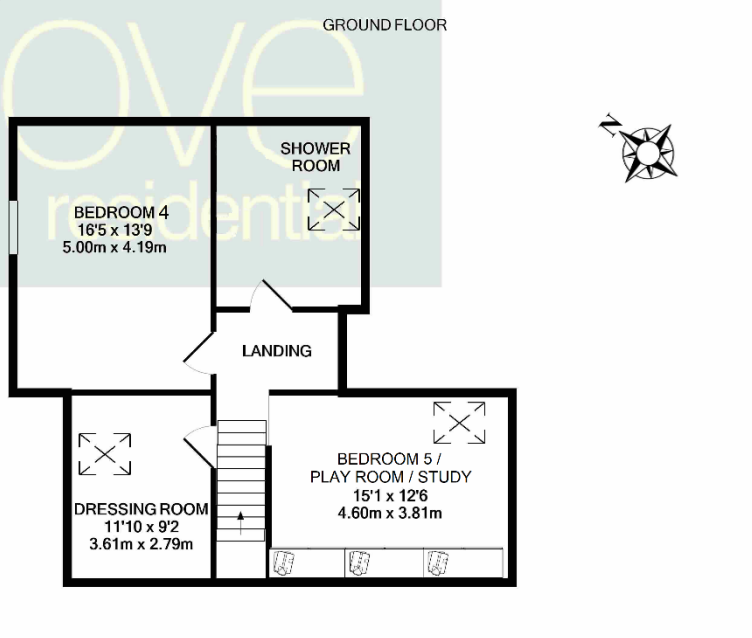
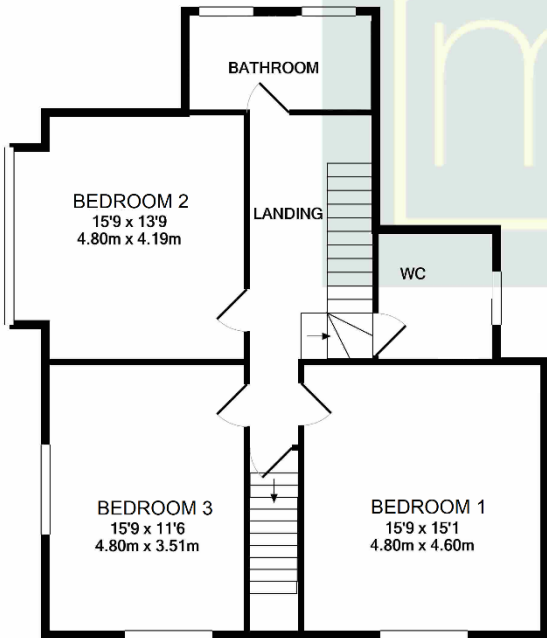
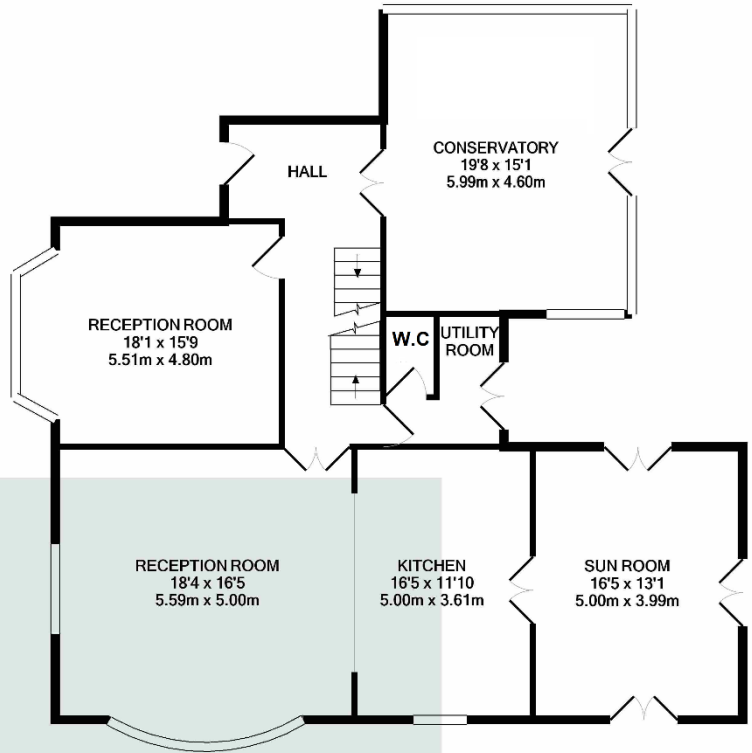
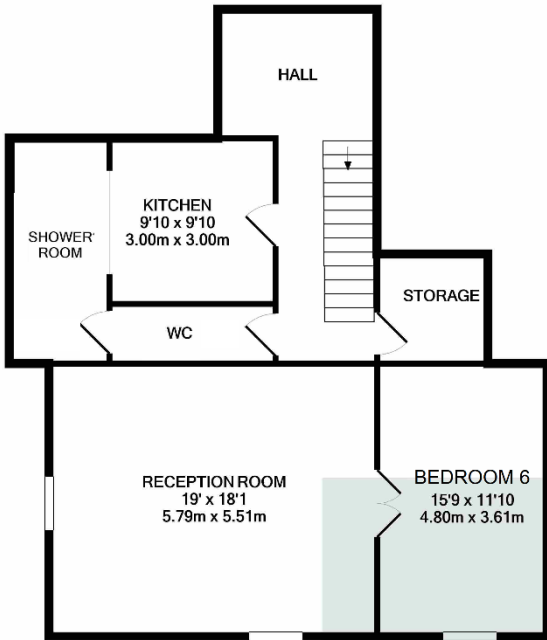
**Play Room / Study / Bedroom Five - 15' 1" x 12' 6" (4.59m x 3.81m)**

**Shower Room -**

**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.

# Floor Plan



TOTAL APPROX. FLOOR AREA 4084 SQ. FT. (379.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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