



## Upper Raby Road, Neston, Wirral, CH64 7TY

- Magnificent Six Bedroom Detached Family Residence
- Generous Living Proportions Bursting with Grandeur
- Fitted Kitchen Diner, Utility Room, Office/Gym & WC
- Two Ensuite Shower Rooms & Luxury Family Bathroom
- Enjoys a Scenic & Expansive Plot on Upper Raby Road
- Entrance Hall, Three Reception Rooms & Conservatory
- Six Spacious Bedrooms Finished to Highest Standard
- Breathtaking Rear Garden, Off-Road Parking & Garage



£975,000

















































## **Description**

This magnificent six bedroom family residence exudes grandeur, nestled in an expansive and picturesque plot on Upper Raby Road. The property boasts a charming frontage and offers vast and beautifully finished living proportions within which are practically bursting with character, showcasing a plethora of exquisite original features, promising to make a truly exceptional forever family home.

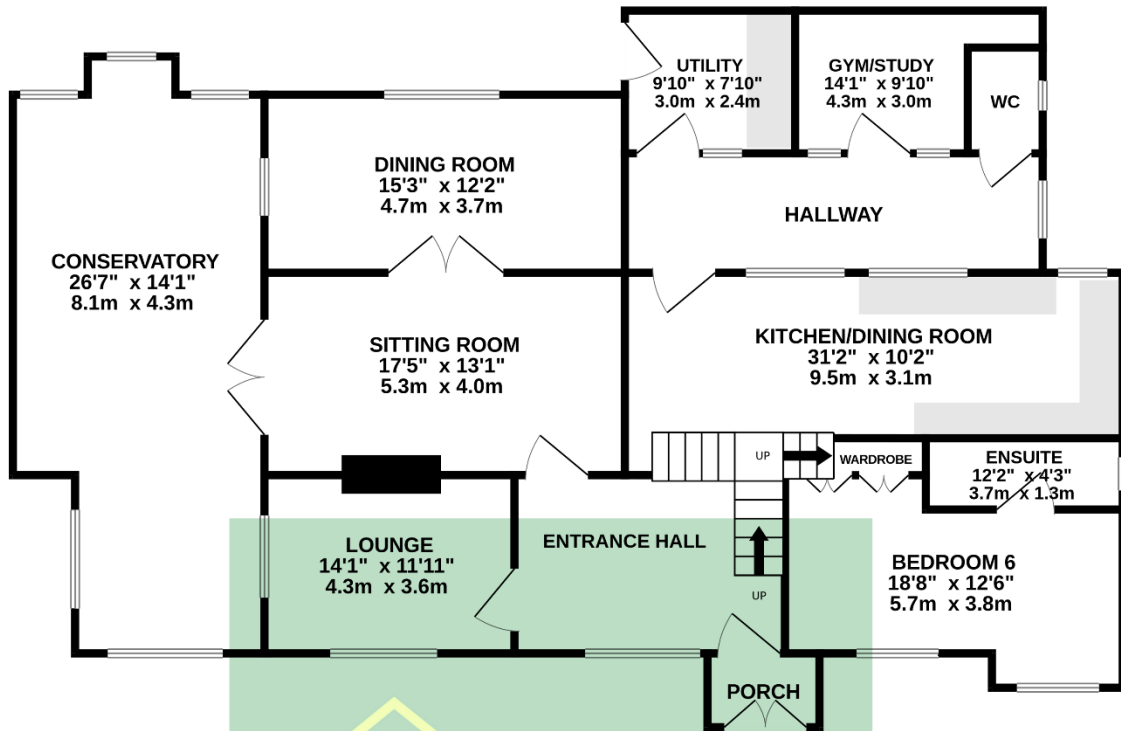
You are greeted into the property by an imposing hallway which sets a precedent for the accommodation to follow, leading through to the right where you will find two spacious and impeccably presented reception rooms, both boasting ornate feature fireplaces, presenting welcoming spaces to relax and unwind. Following this is a bright and substantial dining room providing an elegant setting for entertaining guests, whilst an exceptionally well-maintained conservatory offers a delightful additional sitting area where views of the spectacular rear garden can be enjoyed. To the right is a substantial modern kitchen diner featuring a vast array of fitted base and wall units, complementary worktops providing plentiful surface space, and ample room to accommodate a dining table, presenting a brilliant social space for enjoying family mealtimes. An additional hallway leads through to a well-equipped utility room complete with fitted units, a worktop space and sink, a bright and airy gym/study area and a convenient WC. Concluding the ground floor is the first of six generously sized bedrooms, which is impeccably presented, flooded with natural light and complete with the added luxury of a modern ensuite shower room.

The exceptional quality continues to the first floor which is home to the remaining well-proportioned bedrooms, all brightly lit and finished to an immaculate standard. The fabulous master bedroom is exceptionally spacious and benefits from attractive fitted wardrobes, and a deluxe ensuite shower room with walk-in shower unit. Concluding the interior of this spectacular home is a deluxe family bathroom suite boasting a striking rolltop bathtub.

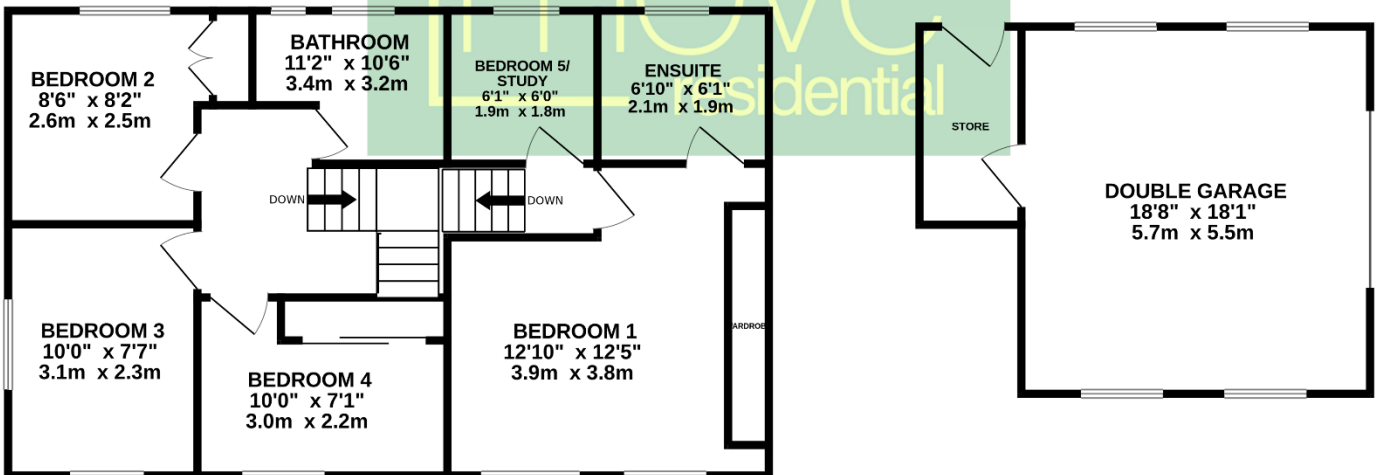
Externally, this home is further enhanced by the breathtaking grounds which surround it. The lovingly maintained rear garden consists of an extensive and neatly manicured lawn which provides ample room for outdoor recreational activities, with luscious greenery borders offering further seclusion, along with a smartly flagged patio area which provides a serene spot for enjoying alfresco dining and entertaining in the summer months. To the front, there is another delightful garden area which adds to the property's curb appeal, and a substantial driveway providing ample off-road parking for several vehicles, whilst a sizable double garage accommodates an abundance of additional storage space. A viewing is highly recommended to fully appreciate the unique charm and distinction that this sensational and characterful property has to offer.



GROUND FLOOR  
2156 sq.ft. (200.3 sq.m.) approx.



1ST FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 3681 sq.ft. (342.0 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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Site Map



**EPC Summary**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	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.

