



## Mill Lane, Willaston, Cheshire CH64 1RW

- Opulent and Substantial Five Bedroom Five Bathroom Detached Residence
- Generous Sized Plot Nestled on One of Willaston's Most Prestigious Roads
- Hallway, Two Principal Reception Rooms, Office, W.C and Shower Room
- Five Immaculate Bedrooms, Dressing Room and Four Luxurious Bathrooms
- Substantial Rear Garden Enjoying a Delightful Open Aspect Over Fields
- Lavish Accommodation Appointed to a Superior Specification Throughout
- Spanning Over 5000 Square Foot of Sumptuous Family Living Accommodation
- Breathtaking Open Plan Living Kitchen Dining Room with Pantry/Kitchenette Off
- Electric Gated Access, Self Draining Driveway and Detached Double Garage
- Exquisite Home Built by Bortram Luxury Homes with a 10 Year Warranty



Offers Over £1,500,000









































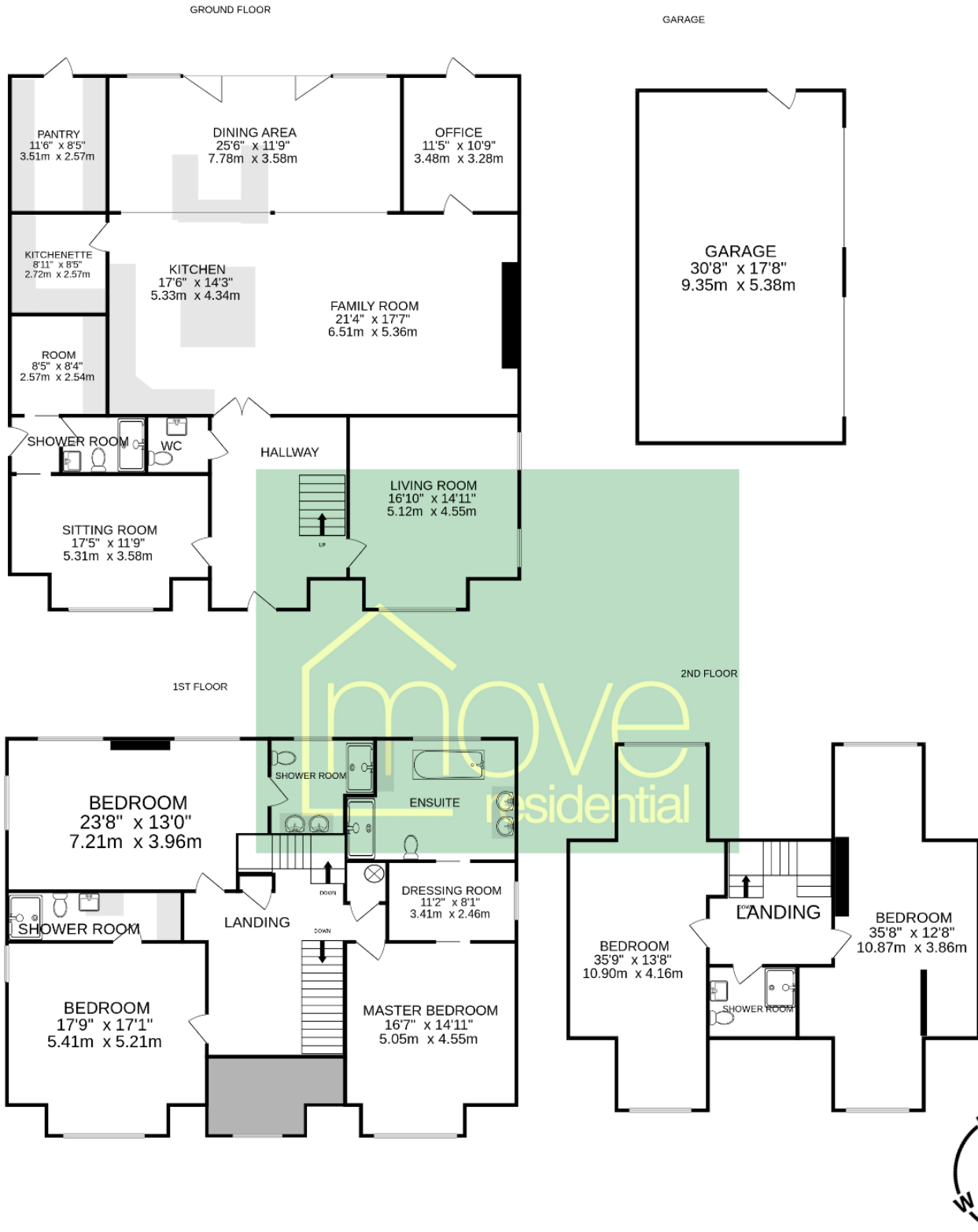
## Description

Exquisite and opulent home of immense proportions, refined elegance and luxurious comfort. Brookheaven House is an opulent five bedroom, five bathroom residence constructed by the renowned Bortram Luxury Homes. No expense has been spared in curating this magnificent family home which boasts over 5000 square foot of sumptuous living accommodation. Nestled on a generous sized private plot, set behind electric gated access which opens to a large self draining driveway providing parking for over 10 vehicles and leading to a detached double garage with electric doors. The attractive property frontage gives an insight into the careful attention to detail and commitment to excellence that flows throughout the property. CCTV system, solar panels, exterior Aluminium fittings, Italian tiling throughout the property along with underfloor heating to the ground floor and all bathrooms the finishing touches to this home are unparalleled.

A bespoke Portico entrance and Aluminium composite high security front door opens into a welcoming entrance hallway, with automatic lighting on the stairs and all doors are in a Smoked Oak stain which was created especially for Bortram Luxury Homes. The hallway gives access to a downstairs W.C, two principal reception rooms and the breathtaking open plan living kitchen dining room. This room is an incredible use of space and embodies the epitome of luxury. Fitted with a hand made bespoke Chefs kitchen complete with state of the art appliances, two spectacular centre islands one with a Lusso boiling water tap, bespoke granite sink and fresh herb garden recessed into the granite. The other incorporates bar and booth seating positioned to enjoy a delightful outlook over the picturesque rear gardens. You have fluted glass chandeliers over both islands, clever detailed lighting throughout the kitchen and pop up sockets to name but a few of the superior fixtures and fittings. The ground floor further benefits from a secondary kitchen fully fitted with its own appliances, pantry/utility room, home office and downstairs shower room.

The grand staircase leads to the first and second floors with a stunning galleried landing and feature window. Continuing the harmonious blend of aesthetics and functionality you have the master suite with dressing room which can be finished to your own requirements and en suite shower room. Two further bedrooms both with ensuite facilities, all bathrooms on this floor are 'Lusso' an exception brand worthy of any 5 star hotel. The second floor offers two further bedrooms with a contemporary bathroom.

Externally the property is set in the centre of an extensive plot with sweeping lawned gardens and two patio areas, a perfect area for alfresco entertaining or dining. The gardens enjoy a sunny position and delightful open aspect over rolling fields. Willaston is a highly sought after semi rural area with local transport links taking you into the neighbouring towns of Neston, Parkgate and throughout the Wirral. With Hooton Train Station a short distance away offering parking and fast links through to Liverpool and Chester along with the M53 and M56 motorways being within easy reach. Local shops and amenities can be found within Willaston, including a delicatessen, cafés, bakery and gift shop. You also have a wide selection of sporting facilities nearby including the well-known Parkgate Club which also offers cricket, tennis and hockey, Wirral rugby club at Clatterbridge and several golf courses locally including Royal Liverpool and Heswall. Schooling is well catered for with primary schools in Neston, Willaston, Thornton Hough and Heswall and a choice of both state and private secondary schools nearby including West Kirby, Calday and Wirral Grammar, Birkenhead and The King's and Queen's Schools in Chester.



TOTAL FLOOR AREA : 5051sq.ft. (469.3 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	87 B	87 B
69-80	C		
55-68	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.