



## Caldy Wood, Caldy, Wirral CH48 2LT

- Opulent Home of Immense Proportions and Luxurious Standards
- Elevated Position in the Prestigious Area of Caldy with Exceptional Views
- Grand Entrance Hallway, Cinema Room, Study, Utility Room and Downstairs W.C
- Breathtaking Open Plan Living Kitchen Diner with High Quality Appliances
- Four Further Sizeable Double Bedrooms all with En Suite Facilities
- Magnificent Five Bedroom Five Bathroom Detached Spanning Over 6,000 Square Foot
- Boasting a Feature Spiral Wine Cellar, Indoor Swimming Pool and Gym
- Split Level Reception Room with Lounge, Dining Room and Bespoke Media Wall
- Impressive Master Suite with Bedroom, Walk In Wardrobe and En Suite
- Ample Parking, Two Large Double Garages and Wrap Around Gardens



Offers Over £2,300,000































































































## **Description**

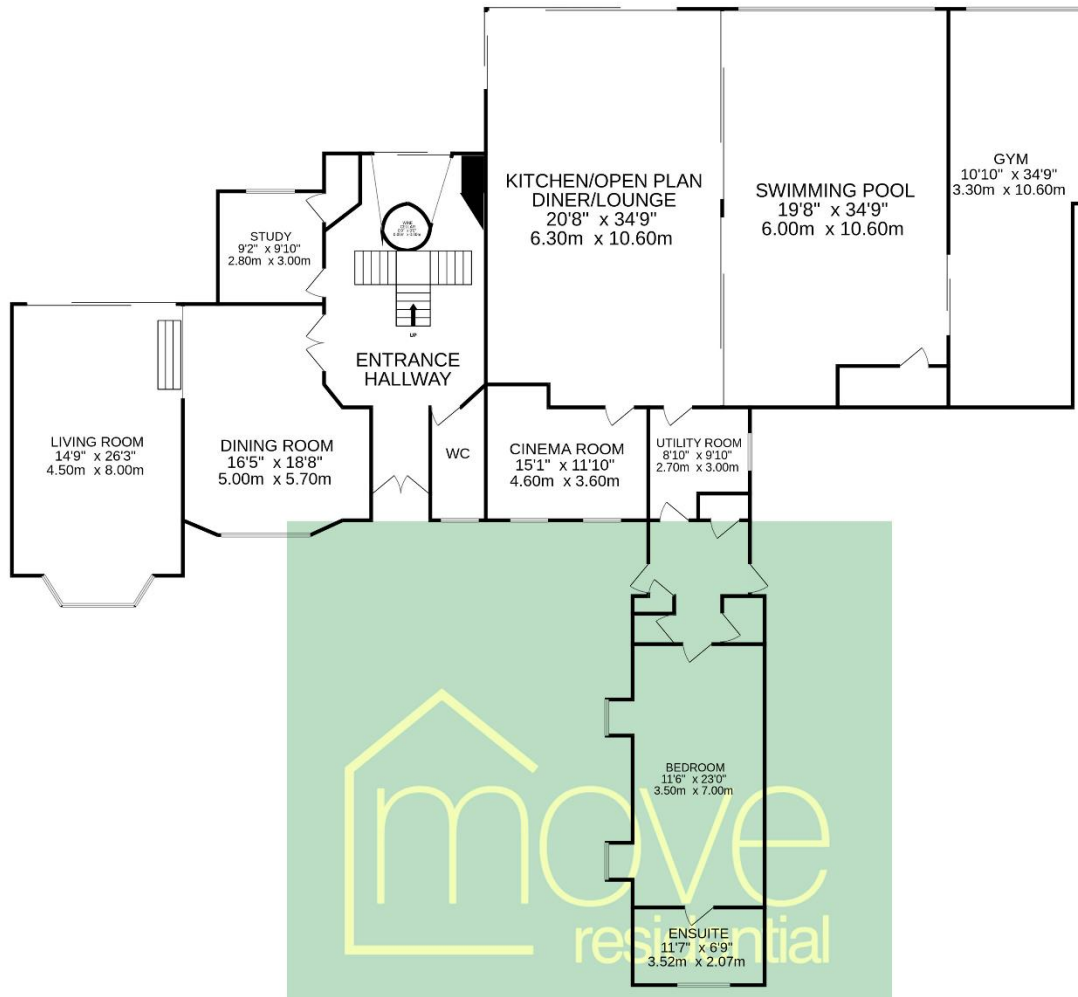
Opulent home of immense proportions and exacting standards, this truly exceptional residence boasts five magnificent double bedrooms, five luxurious bathrooms, indoor swimming pool, gym and a feature wine cellar. Spanning over 6,000 square foot of accommodation, occupying an elevated position with sensational views towards the Welsh Hills and Dee Estuary. A lavish home that must be viewed to fully appreciate the size, specification and position of this sensational family home.

Gated access opens to a sweeping driveway which leads to ample off road parking, two double garages and the attractive property frontage. Inside you are greeted by an imposing hallway with feature spiral wine cellar with glass door. Split level reception room with dining area and steps down to a spacious lounge with built in media wall with electric fireplace and patio doors opening to the stunning rear garden. At the heart of this home you have a breathtaking open plan living kitchen diner with custom built cabinetry and a range of high specification appliances. This room is flooded with natural light from the floor to ceiling windows and doors which also give views into the swimming pool and gym. The ground floor further boasts a utility room study and cinema room. You also have a large ground floor bedroom with en suite shower room. The first floor is accessed via feature split staircase leading to the first floor landing with seating area. From here you have access to four well proportioned double bedrooms all with luxury en suite facilities.

Externally the property is encapsulated by superb wrap around landscaped gardens, with sweeping lawn, various patio areas perfect for alfresco entertaining, summerhouse/home office and well established planting borders, the garden also benefits from an irrigation system. Caldy is an exclusive area of the Wirral. Renowned for the highly regarded Calday Grange and West Kirby Grammar Schools, St. Bridget's primary school and Avalon private prep school along with prestigious golf courses including The Royal Liverpool, Wallasey and Caldy . There is a local bus service which runs from nearby and connects to West Kirby centre and the station for onward commuting through to Liverpool. There are excellent shopping facilities in West Kirby and Heswall together with numerous restaurants and wine bars.

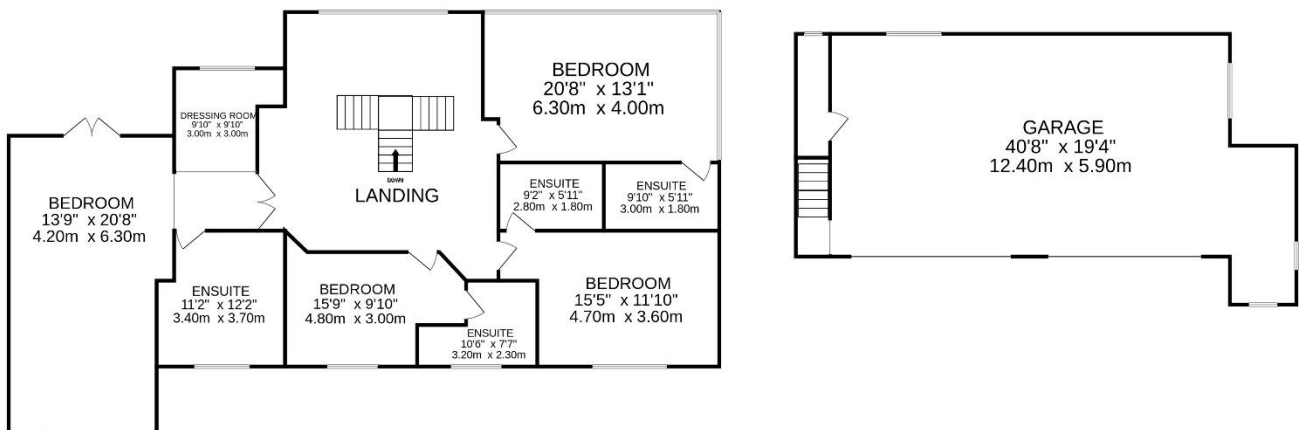


# GROUND FLOOR



1ST FLOOR

GARAGE



TOTAL FLOOR AREA : 6261 sq.ft. (581.7 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	77 C	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.