



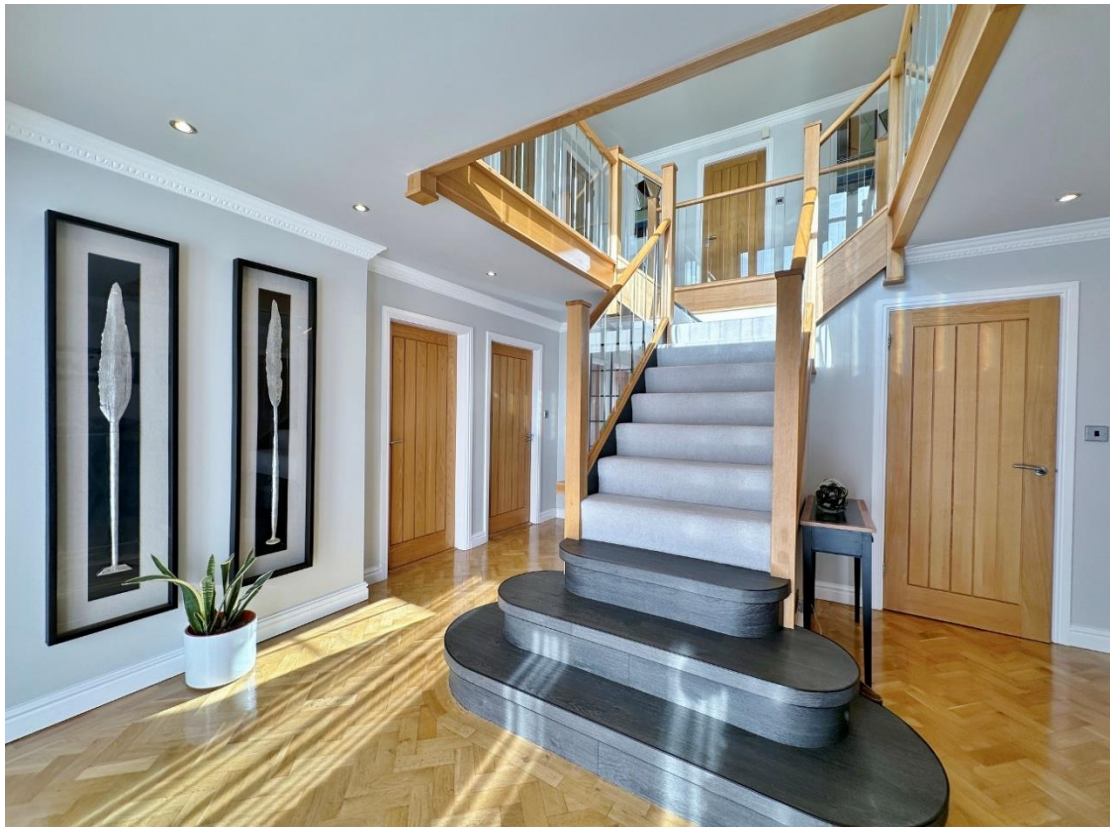
Rectory Lane, Lower Heswall, Wirral CH60 4RY

- Opulent Home of Immense Proportions and Exacting Standards
- Approximately 1/3 of an Acre Plot Enjoying Stunning Estuary Views
- Hallway, Lounge and Breathtaking Open Plan Living Kitchen Diner
- Impressive Master Suite with Walk in Wardrobe and Luxury En Suite
- Ample Off Road Parking and Two Double Detached Garages
- Magnificent Five/Six Bedroom, Four Bathroom Detached Residence
- Boasting an Outdoor Heated Swimming Pool and Summer House
- Utility, Gym/Bedroom Five, Study/Bedroom Six and Shower Room
- Three Further Bedrooms, En Suite, Family Bathroom and Balcony
- Prime Lower Heswall Location - Viewing Strongly Advised



£1,295,000























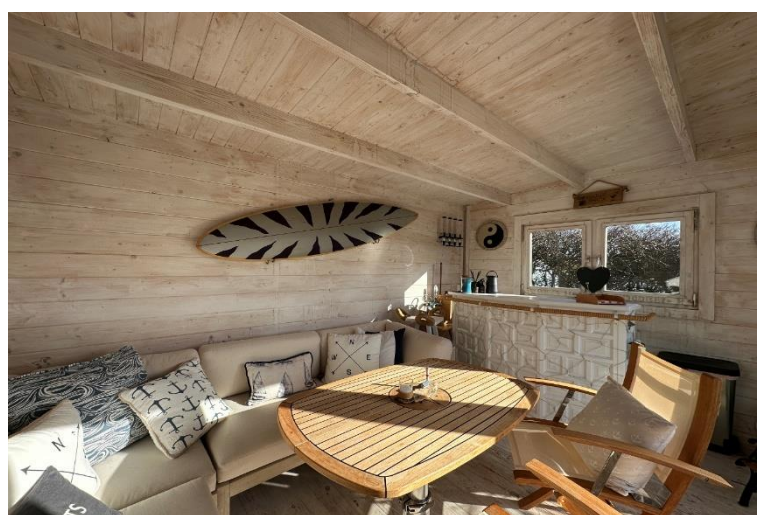


















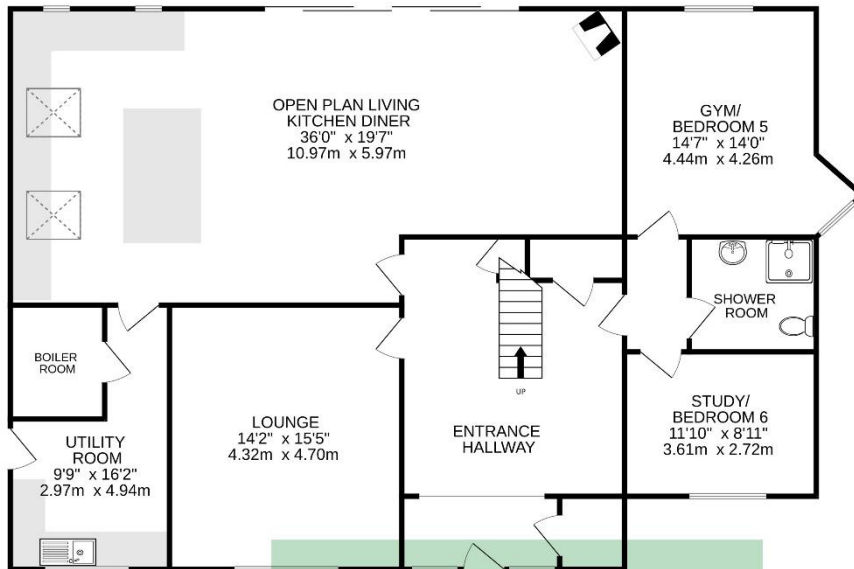
Description

Opulent home of immense proportions and exacting standards, Move Residential are delighted to be the agent of choice to showcase this magnificent five/six bedroom detached family residence. No Expense has been spared in curating this impeccable home which offers versatile living accommodation spanning over 3,000 square foot of sumptuous family living space. The plot spans approximately 1/3 of an acre of beautiful manicured grounds and boasts an outdoor heated swimming pool, security cameras covering the front and rear of the property, pressurised water system, ample parking and two double garages with alarm.

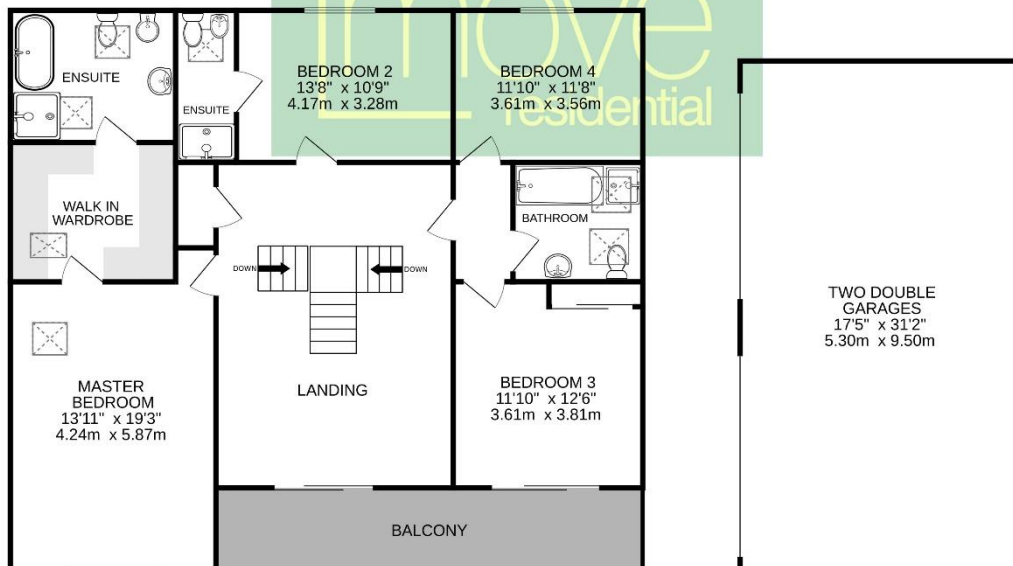
A grand entrance hallway welcomes you into this property and sets the standard for the rest of the accommodation, featuring an imperial staircase and full height windows flooding the space with natural light. From here you have a formal lounge and access into the breathing open plan living kitchen diner, a generous sized room with bespoke fitted kitchen with underfloor heating and electric velux with rain sensor, large dining area with bi-folding doors opening to the superb rear garden and a lounge area with log burning stove. The ground floor further offers a utility room with underfloor heating, gym/bedroom five, study/bedroom six and a modern shower room.

To the first floor you have a stunning landing with access to a large balcony enjoying the incredible views, superb master suite with walk in wardrobe and en suite bathroom with underfloor heating. Second double bedroom with en suite shower room, two further double bedrooms one of which also has access to the balcony and completing the first floor you have a luxurious four piece family bathroom with underfloor heating and electric velux with rain sensor. An enviable location nestled in the prestigious area of Lower Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Tennis and Squash Club.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3030 sq.ft. (281.5 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		81 B
69-80	C	76 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.