



Sandham Grove, Heswall, Wirral, CH60 1XN

- Truly Spectacular Five Bedroom Detached Residence
- Extensive Proportions Finished To High Specifications
- Stylish Living Room, Study, Playroom, Shower Room
- Jack and Jill Style Bathroom & Ensuite Shower Room
- Envious Location In Sought-After Suburb Of Heswall
- Entrance Hall & Stunning Kitchen/Dining/Living Area
- Five Substantial & Immaculately Presented Bedrooms
- Landscaped Rear Garden, Off-Road Parking & Garage



£850,000



















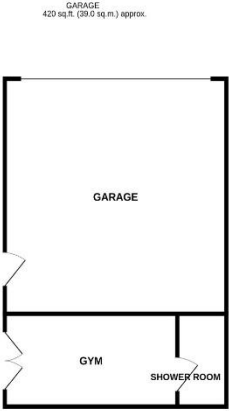
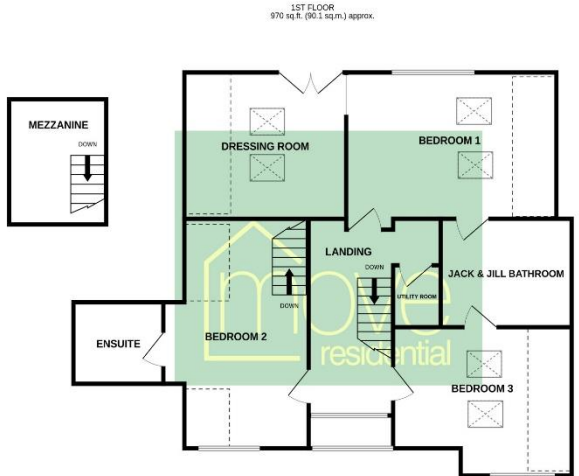
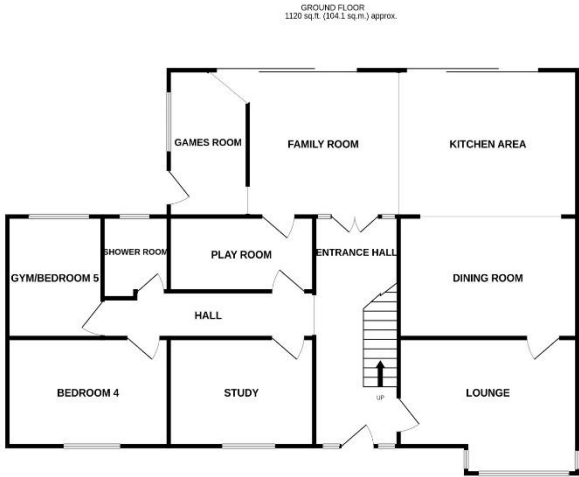




Description

Far surpassing all expectations is this spectacular five bedroom detached residence, enjoying an enviable location in the sought-after suburb of Heswall. Proudly showcased to the sales market courtesy of appointed agents Move Residential, this property boasts a striking contemporary frontage which exudes kerb appeal, and offers generous and versatile living proportions which have been thoughtfully designed to meet the needs of modern living. Hosting showstopping interiors which have evidently been finished to the most exemplary specifications throughout, this promises to make an incomparable forever home for an extremely lucky family. You are greeted by a statement double height entrance hall which makes an impactful first impression, featuring a floor to roofline window which illuminates the space in natural light, along with the added comfort of underfloor heating. From here you are led into a bright and spacious family lounge, finished in a tasteful décor which complements the wood flooring and feature fireplace, presenting a welcoming and stylish setting to relax and unwind. At the heart of the home is a sensational open plan kitchen dining and living space which is certain to impress even the most discerning of buyers, boasting two sets of sliding doors to the rear which provide seamless access into the garden and flood the room with daylight. The kitchen is complete with a range of sleek fitted base and wall units, a selection of integrated appliances, and twin centre islands with quartz worktops, one incorporating a breakfast bar which presents the ideal spot for more casual dining. With ample room to accommodate both a sitting and dining area, as well as a games room, this offers the ultimate setting for social living, equally suited to enjoying family mealtimes and entertaining on a grander scale. Continuing through you will find a study, playroom, a convenient shower room, and concluding the extensive ground floor are two generously proportioned bedrooms, one of which is currently in use as a gym. The exceptional quality continues up to the first floor, where you will discover the remaining three spacious bedrooms, each impeccably finished and receiving an abundance of natural light. The exquisite master bedroom enjoys the added luxury of a dressing room and shares a deluxe Jack & Jill style bathroom with the third bedroom. The second bedroom benefits from an ensuite shower room, as well as a mezzanine living area, ideal for a teenager or older child. Externally, this residence is further enhanced by an expansive plot, with the vast and meticulously landscaped garden providing an outdoor oasis for the whole household to enjoy. A low-maintenance artificial lawn offers plenty of room for recreational activities, whilst the covered decked area complete with sunken hot tub and the outdoor kitchen and bbq area are sure to be at the centre of al-fresco dining and hosting events. To the front, a substantial driveway provides ample off-road parking and comes complete with an EV charger and PV system, whilst a detached garage accommodates additional storage space and is home to a gym and shower room. A viewing is highly recommended to fully appreciate the extensive proportions and outstanding quality finishes that this truly magnificent family property has to offer.

Floor Plan



TOTAL FLOOR AREA : 3175sq.ft. (295.0 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 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.