



The Wickets, Wheaton Aston

Offers In Region Of £650,000

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The Wickets, Wheaton Aston

Lee Cooke Personal Estate Agents proudly presents this rare and distinctive detached home, known as 'The Wickets'.

Once serving as a police station, this character-filled property offers exceptional potential, including the opportunity to create a ground floor annex (subject to the necessary permissions). A viewing is highly recommended to fully appreciate the scope, charm, and setting of this unique home.

On arrival, you are welcomed by a gated entrance leading to a generous parking area, bordered by beautifully maintained and picturesque gardens, and providing access to the detached garage.

Beyond a second gated entry lies a practical side storage area — ideal for potential extension (subject to planning) — and a thoughtfully landscaped rear garden. This themed outdoor space includes an inviting BBQ patio perfect for entertaining, along with winding paths that lead to a secluded, gothic-style garden retreat.

Inside, the property is accessed via a welcoming entrance hall that leads to a variety of rooms, including a cosy lounge, a separate dining room or home office, a fully fitted kitchen, and a useful utility area.

To the right wing of the home is a standout feature: a 19ft family entertainment room with an adjoining spacious guest WC and its own private access. This section is perfectly suited for conversion into a self-contained annex, subject to the appropriate approvals.

The first floor comprises four well-proportioned bedrooms, including a spacious master with en-suite, along with a family bathroom and a separate WC.





Entrance Hall

Feature double glazed composite door leading to front access, stairs to first floor landing, centre archway, feature coved ceiling, central heated radiator and doors to various rooms.

Lounge 16' 3" x 11' 6"

Feature decorative and coved ceiling, fire with surround, central heated radiator, door leading to kitchen, door leading to hall, double glazed window to front and doors leading to entertainment patio area and wonderful garden views.

Dining Area/Home Office 13' 5" x 10' 6"

This room has various usages. Double glazed window to front, double glazed window to side, central heated radiator and door leading to hall.





Kitchen

14' 5" x 8'

Two double glazed windows overlooking rear garden, door to utility, door leading to lounge, door leading to entrance hall, selection of fitted wall and base units with roll top work surfaces, breakfast bar, single drainer sink unit, extractor hood, tiled floor and part tiled floors.

Utility

9' 7" x 8'

Double glazed door and double glazed window to rear access, wall and base units, door to kitchen, plumbing for washing machine.



Ground Floor WC

Large guest WC with adjoining cloak storage (this area may have potential for en-suite shower room, viewing is highly advised). Two double glazed windows to rear, central heated radiator, low flush toilet and wash basin set in a vanity unit, CURRENT HOME OWNERS ADVISE LEE COOKE THAT THIS WAS INTERESTINGLY THE EX POLICE CELL.

Family Entertainment Room/ Guest Bedroom Five

19' x 12'

Double glazed French doors to front access, double glazed window to front, door leading to hall, door leading to ground floor guest WC, spotlights to ceiling, brick-built fireplace and decorative coved ceiling.



Bedroom One

20' (maximum) x 12' 1" (restricted head height)

Large master bedroom, two double glazed windows to rear, dressing area, spotlights to ceiling, door leading to ensuite, door to first floor landing and central heated radiator.

First Floor Landing

Stairs leading to ground floor, doors to various rooms, feature coving and centre archway, two loft access, central heated radiator, airing cupboard.

Ensuite Number One

Fitted suite with low flush toilet, wall mounted wash basin, walk in shower area, spotlights, double glazed window to side, heated towel rail, tiled floor and tiled walls.





Bedroom Two

11' 5" x 10' 5"

Double glazed window to front, central heated radiator and door to first floor landing.

Bedroom Three

12' x 13' 3"

Double glazed window to front, door to landing, central heated radiator and dual storage areas.

Bedroom Four

13' 8" (maximum) x 7' 1"

Double glazed window to front, central heated radiator and door to first floor landing.



Bathroom/Shower Room

Double glazed window to rear, walk in shower area, corner bath, wash basin set in a vanity unit, heated towel rail, tiled floor, tiled walls, boiler storage cupboard housing Worcester boiler and spotlights to ceiling.

Separate WC

Low flush toilet, wall mounted wash basin set in a vanity unit, spotlights to ceiling, part tiled walls, tiled floors, door to landing, heated towel rail and extractor fan.

Front Garden

Beautifully presented front garden that requires viewing to fully appreciate, wonderful secluded garden with bordering hedge and dual gated access, leading to the large block paved off-road parking area. (The block paved area has feature wicket design).



Garage

Situated to side of property with up and over door to front access and storage area.

Rear Garden

VIEWING IS HIGHLY RECOMMENDED. Having a beautiful garden with a selection of wonderful trees, plants and shrubs, large entertainment block paved patio area, winding pebble pathways leading to a selection of enchanting garden areas, which include a hidden gothic garden, bistro rest area, water taps, brick built BBQ, greenhouse, partitioned centre trellis area, selection of secret garden areas, ornamental pond, feature pergola and garden automated watering system to front and rear.

Side Store Area

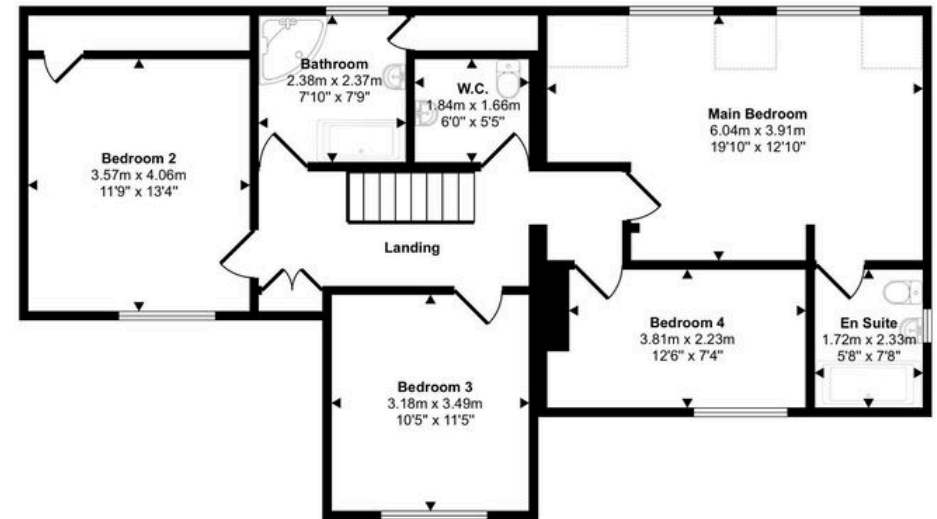
This area may have potential for extension subject to permissions, currently having a storage shed, gate leading to front access, compost area and access to main garden.

Approx Gross Internal Area
198 sq m / 2134 sq ft



Ground Floor
Approx 109 sq m / 1172 sq ft

 Denotes head height below 1.5m



First Floor
Approx 89 sq m / 962 sq ft