



**GASCOIGNE
HALMAN**

21 PEWTERSPEAR GREEN ROAD, APPLETON

THE AREAS LEADING ESTATE AGENT



21 PEWTERSPEAR GREEN ROAD, APPLETON

Occupying an exceptional gated plot directly opposite the picturesque Pewterspear Green, this beautifully presented four-bedroom detached family home combines an enviable setting with stylish contemporary interiors, outstanding gardens and generous family accommodation throughout.

Set behind elegant wrought iron gates, the property enjoys an impressive approach with a substantial driveway providing parking for several vehicles alongside a detached double garage, all framed by beautifully landscaped gardens that create an immediate sense of privacy and kerb appeal. The welcoming entrance hall leads to a spacious and light-filled living room, where a large bay window overlooks the attractive front gardens and the green beyond. A contemporary remote-controlled fireplace provides a stylish focal point, while sliding doors open seamlessly into the impressive conservatory. Without doubt, the heart of the home is the recently remodelled Schuller kitchen. Finished to an exceptional standard, it features an extensive range of sleek handleless cabinetry, luxurious quartz work surfaces and a striking central island incorporating a generous breakfast bar, creating the perfect space for everyday family life and entertaining alike. A comprehensive range of integrated appliances completes the design, whilst direct access to both the conservatory and rear garden ensures effortless indoor-outdoor living. The adjoining utility room mirrors the quality of the kitchen with matching cabinetry and quartz worktops, providing excellent additional storage and practicality. Flooded with natural light beneath its glazed roof, the substantial conservatory serves as a superb additional reception room, offering panoramic views across the beautifully landscaped gardens. With two sets of patio doors opening onto the terrace, it creates a seamless connection between the house and garden, making it an ideal space to relax or entertain throughout the seasons. Completing the ground floor is a separate home office, providing the perfect environment for remote working or study. Along with a downstairs W.C.





OVERVIEW

Exceptional gated plot opposite
Pewterspear Green

Stunning landscaped private front and
rear gardens

Contemporary Schuller kitchen with
quartz island

Spacious conservatory overlooking
beautiful gardens

Four generous bedrooms with two wet
rooms

Detached double garage and ample
parking

Separate home office ideal for remote
working

Beautifully presented throughout with
premium finishes



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To the first floor, the principal bedroom benefits from a beautifully appointed en-suite wet room, while three further well-proportioned bedrooms are served by a stylish family wet room, all presented to an equally high standard. The gardens are a particular highlight of this outstanding home. The rear garden has been thoughtfully landscaped to create a private oasis, with expansive lawns, mature specimen trees, colourful planted borders, a greenhouse, ornamental seating areas and spacious patios that enjoy sunshine throughout the day. Every aspect has been carefully designed to provide year-round interest while offering an idyllic setting for outdoor entertaining and family enjoyment. Perfectly positioned opposite the open green and mature woodland, yet within easy reach of local amenities and transport links, this exceptional family home offers an increasingly rare combination of location, generous plot size, beautifully maintained gardens and high-quality contemporary living. Early viewing is strongly recommended to fully appreciate everything this outstanding home has to offer.







LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 5FD

TENURE

Freehold

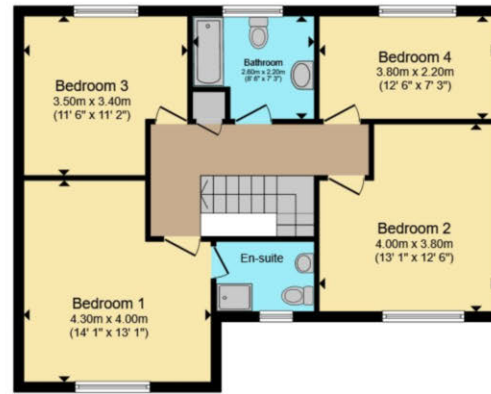
LOCAL AUTHORITY

Warrington BC - Council Tax Band G

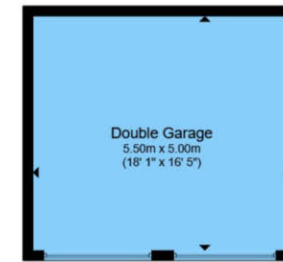




Ground Floor



First Floor



Garage

Total floor area 190.8 sq.m. (2,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, Warrington, Cheshire, WA4 6NJ

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