

exp[®]

LUXURY



10 SANDRINGHAM
ROAD

BIRKDALE, PR8 2JZ

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TOTAL APPROX. FLOOR AREA: 8,546 SQ FT + GARAGE

ON ONE OF BIRKDALE'S MOST EXCLUSIVE ROADS STANDS A HOME REBUILT WITH GENUINE AMBITION, FOUR FLOORS SHAPED ENTIRELY AROUND A FAMILY'S WISH TO LIVE EXCEPTIONALLY WELL. HERE, LUXURY ISN'T A FINISH APPLIED AT THE END; IT'S THE FOUNDATION THE ENTIRE HOUSE WAS BUILT ON.



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THE PROPERTY

This is a house that matches the address it sits on. Spanning four floors with over 8,500 sq ft, 10 Sandringham Road has been rebuilt from the ground up to a size and specification that few homes in the area can rival. At lower ground level, a full gymnasium, a games and cinema room, and a library give the household an entire floor of its own to enjoy, while the ground floor unfolds through a sequence of grand reception rooms into an open plan kitchen built to be the centrepiece it is. The upper floors present seven bedrooms, anchored by a deluxe primary suite with its own dressing room and ensuite, plus a further retreat suite on the top floor.

Outside, a gated driveway and mature, established gardens set the tone before you've even reached the front door. This is a home with indisputable presence, built to a high specification of finishes with bespoke joinery and integrated technology running through every floor, and not just the ones designed to be seen.

DRIVING DISTANCES

- BIRKDALE VILLAGE: 5 MINS
- NEAREST TRAIN STATION: 2 MINS
- NEAREST BUS STOP: 5 MIN WALK
- VICTORIA PARK: 4 MINS
- ROYAL BIRKDALE & HILLSIDE GOLF CLUBS: 3 MINS
- HILLSIDE TENNIS CLUB: 7 MINS
- SOUTHPORT: 5 MINS
- LIVERPOOL CITY CENTRE: 50 MINS
- M58/M5: 28 MINS
- M6: 35 MINS



ACCOMMODATION IN BRIEF

- Entrance vestibule
- Entrance hall
- Living room
- Open plan kitchen with dining & living
- 2 Separate utility rooms
- Lounge
- Dining room with snug
- Study/office
- Garden room
- 3 Cloakrooms/WC
- Library
- Large gymnasium
- Cinema/games room
- Laundry
- Boot room
- Extra storage rooms
- Primary suite with dressing room & ensuite bathroom
- 6 Further bedrooms (4 ensuite & 2 with dressing rooms)
- Large family bathroom



OUTSIDE

- In and out remote/audio gated entrance
- Expansive block paved driveway
- Parking for 6+ vehicles
- Garage
- Landscaped lawn to front
- South west facing rear gardens
- Extensive raised terrace to the rear
- Steps down to ground level terracing
- Landscaped rear garden with mature borders
- Full security system with CCTV
- Fenced & walled perimeters





GROUND FLOOR

The impressive dual door front entrance gives every arrival a fitting introduction to everything that follows with its sandstone surround framing the outer doors before moving through the vestibule with a traditional column radiator. Beyond it, the reception hallway takes over with marble tiled flooring and underfloor heating that flows across the entire ground floor. An oak staircase with its handrail, spindles and newel post rises to the first floor, and pristine white wall panelling to dado height gives the whole space a quiet sense of period grandeur. A concealed staircase drops down to the lower ground floor from the hallway, while cloaks cupboards lead through to a plant room housing the impressive heating system that keeps every other room on this floor entirely radiator-free.

To the front of the house, the formal dining room and snug run as one, brought together under two bay windows and centred on a remote-controlled living flame gas fire set into a limestone surround, with bespoke cabinetry by Robert Samuel built into the chimney recess and speakers set discreetly into the ceiling above. Just off the hallway, the study makes its own quiet case for working from home, naturally lit by a bay window of its own and warmed, like every room here, from beneath.

The living room is where the proportions really do the talking, a grand reception space with its own living flame fire set over a granite hearth, ceiling coving, and built-in speakers running through to the family room beyond via sliding pocket doors. That garden lounge is a more relaxed proposition, warm wood effect Karndean flooring underfoot, a bespoke chimney cabinet built by Mike Stride around an inset television, illuminated display shelving, and French doors out onto the raised terrace at the rear looking down across the lawn.

From there, the open plan kitchen announces itself as the natural centre of the home. Handmade sage-coloured cabinetry, paired with oak and supplied by local contractor David Colville, runs the length of the room. Glazed display cabinetry, twin island units, a Falcon range cooker, two Neff dishwashers, a fridge, a freezer, two wine coolers and a concealed drinks cabinet with its own illuminated shelving, are all set against co-ordinating granite worktops and



ceramic tiled flooring with underfloor heating beneath. Large Weru sliding patio doors open the room out to the raised terrace to the rear, the ideal scenario for summer get-togethers as the inside spills out and this is also where the Enviro Vent ventilation system quietly takes over, keeping the air filtered. Currently, the kitchen hosts a dining set up overseeing an inbuilt flatscreen TV but there's space here to add a casual sofa making any school/ work night a communal dinnertime affair.

A separate utility room handles the practical side of the house with the same attention to detail, while the garden room offers something altogether more relaxed, a vaulted, light-filled space with its own ceiling fan and integrated speakers, opening directly onto the rear terrace and offering fabulous garden views. Two separate cloakrooms are positioned to the front and rear of the home, each finished with bespoke vanity units, underfloor heating and the same ventilation system as the kitchen and the same care given to every other room on this level.

LOWER GROUND

This floor is reached two ways: via a concealed staircase from the reception hall above, or directly from the rear of the house close to the kitchen and garden room. Far from feeling sunken or secondary, this floor is filled with natural light throughout, six sets of leaded French doors opening out across its width, every one of them leading directly onto the lower outer terrace and the lawned garden.

The library sits at one end, a substantial reception room in its own right, the kind of space that works well as a secret haven from the rest of the house or, just as easily, reimagined as another leisure room entirely. Alongside it, the gymnasium offers a huge versatile space, floor to ceiling mirrors along one wall, French doors out to the garden, wiring already in for electric blinds, and a wood grain, high spec laminate floor that suits a home gym as readily as it would suit any number of other uses. The games and cinema room sits at the centre of this floor, French doors opening out in three separate places to the terrace and gardens beyond, a bespoke chimney cabinet built by Mike Stride with its own inset television recess, and the same integrated speaker system running throughout.











UPPER FLOORS

The first floor opens from a split-level landing, where a galleried staircase rises to the floor above beneath a vaulted ceiling and a Velux-style window that draws natural light deep into the space. At its heart sits the primary suite, a generous bedroom with floor-to-ceiling mirrored wardrobes and its own dressing room, with pocket oak doors leading through to an elegant ensuite finished entirely in Carrera marble and bespoke cabinetry. Twin vanity basins, a panelled bath with its own television display recess, a fully enclosed walk-in shower, and a separate WC complete a suite designed as a private retreat away from a busy household.

Five further bedrooms span this floor, four of them with their own ensuite, two with fitted or walk in dressing areas, every one finished to the same high standard seen throughout the home; all with recessed lighting and integrated speakers. A spacious family bathroom completes the first floor, with twin vanity basins in a heritage style set in Carrera marble, a freestanding slipper bath, a separate walk-in shower and WC, with underfloor heating running beneath.

Above, the top floor opens onto a galleried landing overlooking the first floor below, lit by an automated skylight set into the vaulted ceiling. The seventh bedroom occupies this floor in its entirety, a substantial room with its own dressing area and a private ensuite finished with the same thoughtful detail found throughout the rest of the house, giving this top level a real sense of privacy that suits it equally to a teenager's bedroom, a guest suite, a private workspace, or simply an additional bedroom.













OUTSIDE

Twin automatic gates, controlled by audio or remote entry, open onto a sweeping block-paved carriage driveway with off-road parking for 6 to 8 vehicles and direct access to the side garage. It's an arrival that tells you exactly what kind of house this is before you've even stepped out of the car. To the front, a shaped lawn and mature borders soften the approach, while to the rear, the garden takes on an entirely different character.

A raised stone terrace spans the full width of the house, framed in glass and wrought iron balustrades, with stone steps leading down to a second level of paving and on again to an immaculate lawn flanked by established borders and mature trees. A formal water feature sits at the centre of the garden, a quiet, deliberate statement in a space clearly built for both formal entertaining and everyday family life. Fully fenced and walled around its perimeter, with a comprehensive CCTV and security system in place, this is a garden built for privacy as much as it is for enjoyment.



A HOME LIKE NO OTHER

10 Sandringham Road offers a level of space, privacy and finish that's difficult to match elsewhere in the area, a rebuild carried out without compromise and a plot to match. For a family looking for room to grow, entertain and live extremely well, this is a chance to secure one of Birkdale's finest addresses.





ABOUT THE AREA

Birkdale is one of the North West's most quietly confident addresses, sitting between open coastline and a polished village centre that has the kind of character that takes years to build. Sandringham Road is widely regarded as one of the most exclusive residential roads in the area, lined with mature homes set on generous plots. Birkdale village, with its independent shops, cafés, bars and restaurants, is just minutes away, while Royal Birkdale Golf Club, a regular host of The Open Championship (2026), sits close by along with Hillside Golf Club, Victoria Park and S & B Cricket Club. It's the kind of address that holds its value, its reputation, and its appeal across generations.

TRANSPORT

Sandringham Road places you just two minutes from the nearest train station, with regular services connecting to Southport, Liverpool and beyond, and London reachable via Liverpool Lime Street in around two hours. The nearest bus stop is a five-minute walk. For those travelling further afield, the M58 and M57 are around 28 minutes away, the M6 approximately 35 minutes, and Liverpool city centre roughly 50 minutes by car. Liverpool John Lennon and Manchester Airports are both reachable within 50 to 60 minutes, putting the wider North West and further afield comfortably within reach.

SCHOOLS

Families are well served, with Birkdale Primary School and Farnborough Road Infant and Junior Schools close by, alongside Greenbank High School for girls and Birkdale High School for boys. Scarisbrick Hall School is also within easy reach for those seeking an independent option, with Merchant Taylors' in Crosby a further alternative.





PROPERTY INFORMATION

Tenure: Leasehold 999 years from 1 July 1925 (approx. 898 years remaining, with a peppercorn rent).

Services: Mains water, Electric, Double glazing, climate control gas heating system, Underfloor heating to ground floor, Security & intruder alarm system, Fire alarm system, CCTV wired for a 4k HD audiovisual system & CAT 5 cabling, Enviro Vent air ventilation system throughout the property.

EPC: C

Council Tax Band: H

Flood Risk: None

Local Authority: Sefton Council Southport, PR8 1DB
contact@sefton.gov.uk

Viewing: Strictly by appointment via Karl Ormerod Tel: 07443 645157

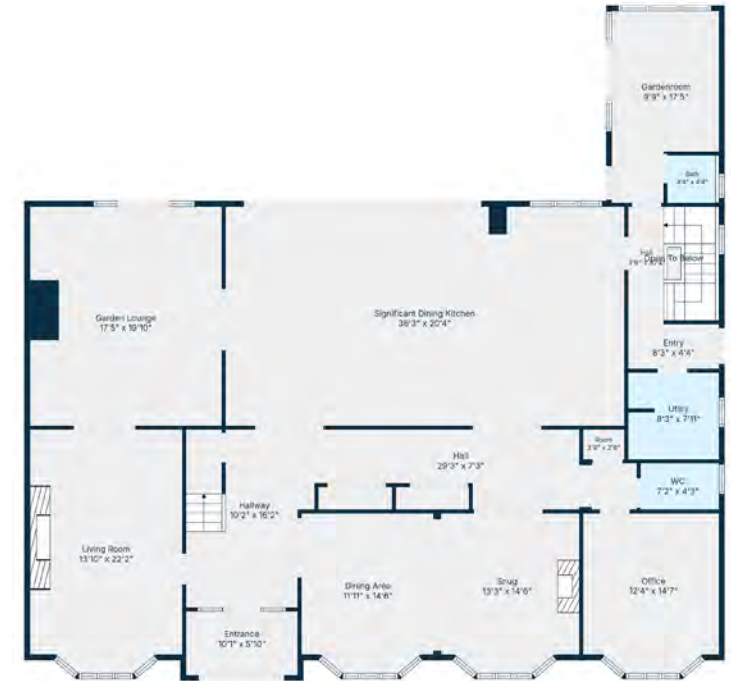
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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LOWER GROUND FLOOR

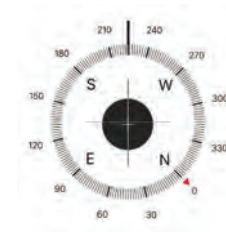


GROUND FLOOR

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR



TOP FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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