



**GASCOIGNE
HALMAN**

WOODSIDE, HIGHER LANE, LYMM

THE AREAS LEADING ESTATE AGENT



WOODSIDE, HIGHER LANE, LYMM

Asking Price £1,600,000

Introducing an exquisite executive detached residence on Higher Lane, Lymm, commanding an impressive presence on a substantial plot with breathtaking open countryside views. Originally built in 2005, and substantially extended in 2023 this six bedroom property epitomizes luxury living with meticulous attention to detail and superior craftsmanship throughout.





Executive six bedroom detached property

Beautiful open countryside views

Four reception rooms

Expansive driveway and detached double garage

Four luxury bathrooms

Substantially extended in 2023

Bespoke open plan kitchen with luxury appliances

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DESCRIPTION

Step inside to discover three elegantly appointed reception rooms, including a sophisticated living room with feature media wall, inviting sitting room, and formal dining area, each integrated with a Sonos media system and designed to offer seamless flow, comfort and style to the downstairs living space. The bespoke open plan kitchen is a culinary masterpiece, featuring premium marble worktops, luxury Siemens and Liebherr appliances alongside bespoke cabinetry. This high spec kitchen features an abundance of upgrades including Amtico signature flooring with underfloor heating, Quooker tap, Velux automatic windows, expansive bi-fold doors with integral blinds, marble worktops, all perfectly complemented by a practical fitted utility room and downstairs WC.

The accommodation comprises six generously proportioned bedrooms, each exuding refined elegance. The primary bedroom benefits from a fully fitted dressing room and is also complimented by a grandeur en-suite bathroom. The property is also accompanied by three further lavish bathrooms finished to the highest standards, going above and beyond the needs of everyday living.

A truly standout feature of Higher Lane is the substantial plot and outside living space. The property benefits from an expansive garden set just under 0.5 acres and presents astounding open countryside views. The rear field is part of a shared ownership scheme on Higher Lane and includes a covenant protecting the land from future development, ensuring an unspoilt view is guaranteed for future generations. This exceptional outside space harmoniously blends contemporary luxury with timeless sophistication, offering an unparalleled lifestyle in one of Lymm's most sought-after locations. The property is set well back from Higher Lane offering privacy and security and features an impressive driveway with electric front gates accommodating multiple vehicles alongside a detached double garage, providing ample parking and an impressive front aspect.

Offered Freehold with a guide price of £1,600,000, this







magnificent property represents a rare opportunity to acquire a truly prestigious modern family home. Arrange your private viewing today and experience the epitome of high end living on Higher Lane.

DIRECTIONS

SAT NAV: WA13 0BY

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Freehold

ENERGY PERFORMANCE RATING

EPC: B

LOCAL AUTHORITY

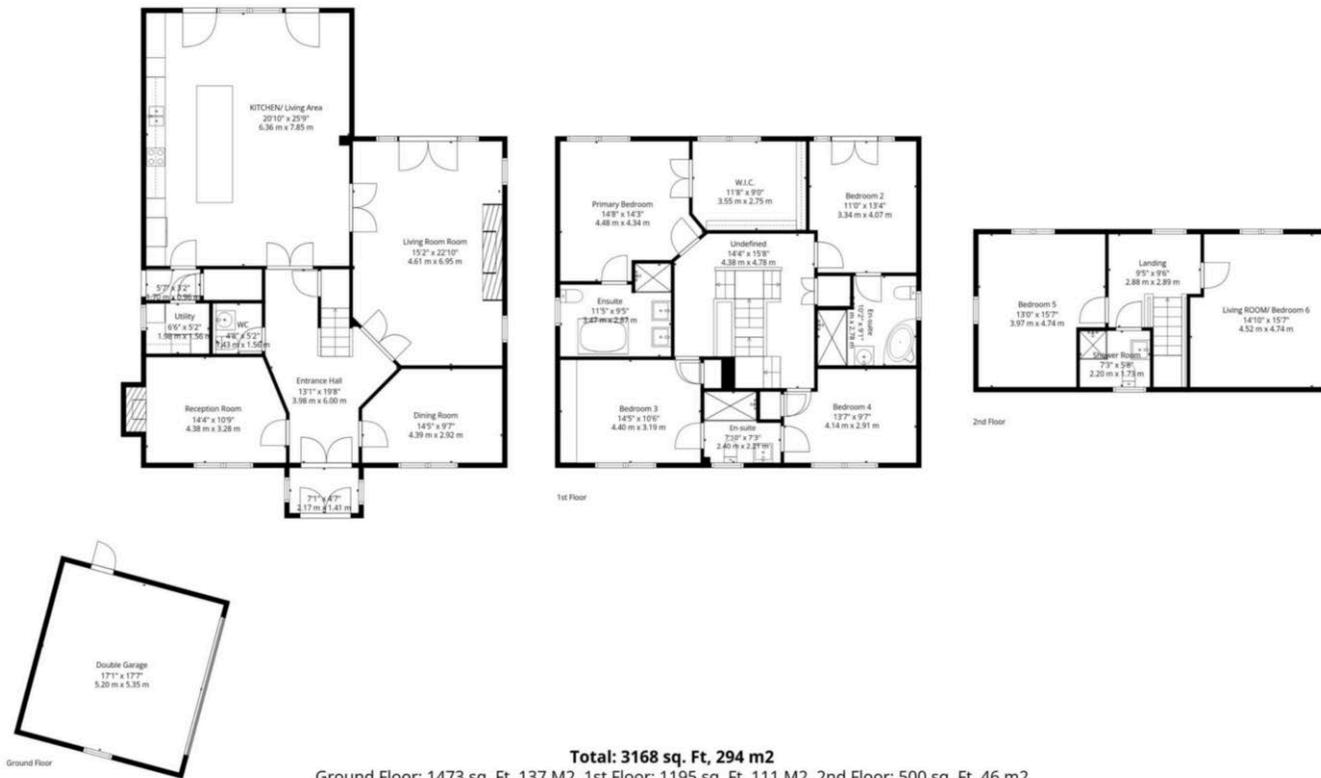
Warrington Borough Council: Band D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



Total: 3168 sq. Ft, 294 m2
 Ground Floor: 1473 sq. Ft, 137 M2, 1st Floor: 1195 sq. Ft, 111 M2, 2nd Floor: 500 sq. Ft, 46 m2
 Excluded Areas: Double Garage : 299 sq. Ft, 28 M2, Utility: 33 sq. Ft, 3 M2, Fireplace: 12 sq. Ft, 1 M2,
 Low Ceiling: 70 sq. Ft, 6 M2, Walls: 240 sq. Ft, 23 m2

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LYMM OFFICE

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