



Constables
SALES & LETTINGS

Mill Lane

, Willaston

£1,000,000



An impressive single storey residence, occupying an incredibly private and secluded position on one of the most highly regarded roads in the area. 'Swaynes Jump' is set in established grounds that extend to approximately 0.75 acres. The accommodation is versatile and immaculately presented with quality fittings and finishes throughout. The property further benefits from an outdoor heated swimming pool and roof terrace.

Constables

SALES & LETTINGS

- Single Storey Executive Residence
- Four Double Bedrooms
- Two Additional Reception Rooms
- No Onward Chain

- Highly Sought After Location
- Two Bathrooms
- Heated Outdoor Swimming Pool and Roof Terrace

- Private Plot Extending to Approximately 0.75 acres
- Open plan Kitchen-Breakfast Room
- Double Garage

Property Description

Swaynes Jump was constructed in the mid-twentieth century and is located along a private lane of Mill Lane in the heart of Willaston, Cheshire. Double electric gates open to an incredibly private and large plot which has been meticulously landscaped. The property has been significantly improved in recent years with a modern kitchen & bathrooms, solid wood doors, bi-folding doors, flooring and décor as well as a new roof terrace and swimming pool and a boiler.

Internally the property offers well-proportioned accommodation that is incredibly spacious and versatile. There is a welcoming entrance hallway with storage cupboard and cloakroom which is open plan to the dining room. Off the dining room is the sitting room which has a Drooff log burning stove and patio doors out to the pool terrace. The kitchen-breakfast room is well appointed with an excellent range of units in a high gloss finish and matching breakfast island. The integrated appliances include an AEG double oven, hob and coffee machine, Neff microwave and Miele dishwasher. Off the kitchen is a utility room. The inner hallway leads to the study area, bathroom and four double bedrooms. The master bedroom has an en-suite bathroom.

Externally the property is approached through a pair of electronically operated timber entrance gates to a red tarmacadamed parking area. Attached to the side of the house is a double garage (21'3" x 16') having concrete floor and housing a Worcester gas fired boiler and filtration system for the swimming pool. To the north of the

house is a path flanked to the side by a lawn with timber fencing, which leads to the front door. The principal gardens are situated to the south of the house and are predominantly laid to lawn and surrounded by a variety of flowering trees and shrubs and stand of mature trees. Immediately adjacent to the house is an outdoor heated swimming pool surrounded by pool terrace with pergola and a staircase leads up to a roof terrace.

Location

The property enjoys a semi-rural yet accessible location and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, a village pub, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of

Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Accommodation

Entrance Hallway

Cloakroom

Kitchen-Breakfast Room

23'1" x 8'7" extending to 16'11" (7.04m x 2.62m extending to 5.16m)

Utility Room

5'11" x 2'9" (1.80m x 0.84m)

Dining Room

16'10" x 10'4" (5.13m x 3.15m)

Sitting Room

17'3" x 16'5" (5.26m x 5.00m)

Study

9'1" x 5'8" (2.77m x 1.73m)

Bedroom One

20' x 13'8" (6.10m x 4.17m)

En-suite

10'8" x 5'7" (3.25m x 1.70m)

Bedroom Two

10'10" x 10'4" (3.30m x 3.15m)

Bedroom Three

10'4" x 8'9" (3.15m x 2.67m)

Bedroom Four

10'1" x 10'4" (3.07m x 3.15m)

Bathroom

8'8" x 5'8" (2.64m x 1.73m)

Garage

approx 16'2" x 16'2" (approx 4.93m x 4.93m)

Property Information

Right of way - there is a right of way in favour of Swaynes Jump over the lane to Mill Lane.
Local Authority - Cheshire West and Chester
Council Tax - Band G.
Services- All main services connected.



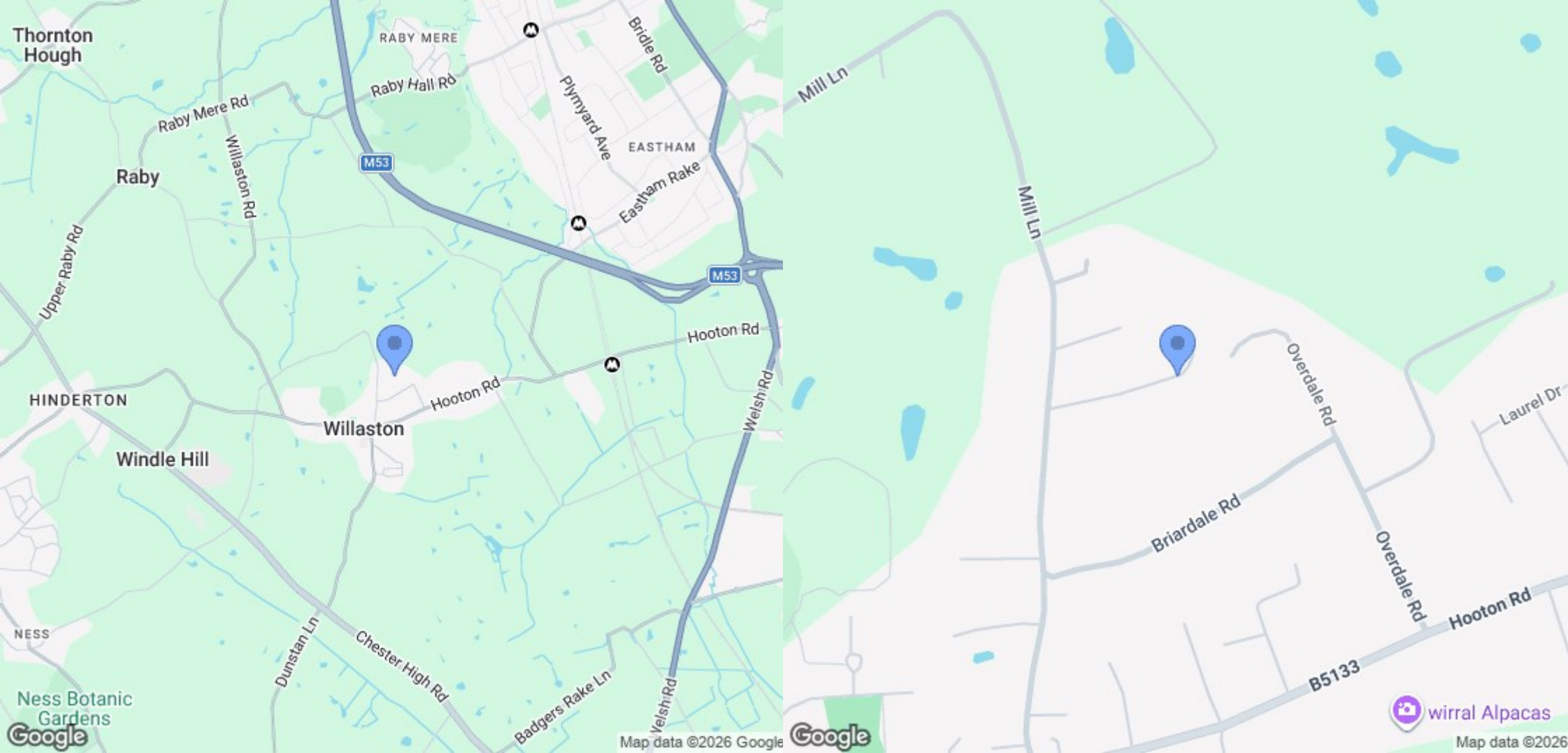


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Location Map

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