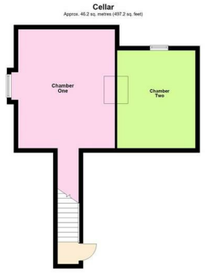
Stockton Heath







Total area: approx. 306.7 sq. metres (3301.8 sq. feet)

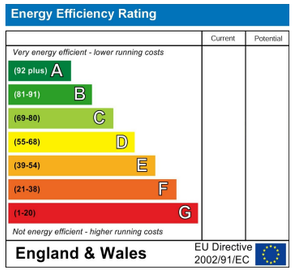
Location

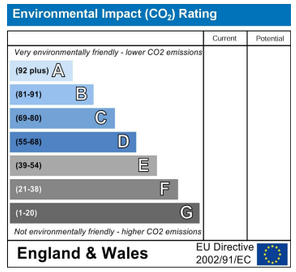
Situated on one of Stockton Heath's most desirable locations, this grand late-Victorian home occupies a prime position on Walton Road, bordering the picturesque surroundings of Walton.

Dating back to the late 19th-century expansion period between 1880 and 1895, the property stands as a prominent example of high-quality period architecture, defined by its striking gabled frontage and imposing character. Originally built on historic land formerly owned by the Greenall brewing family, the home was commissioned by private builders to cater to Warrington's rising merchant class. Over the generations, it has housed notable local figures, including high school headmasters, commercial leaders, and members of the influential Caldwell family of Caldwell's Forge.

Today, this distinguished four-bedroom residence blends rich historical prestige with the convenience of vibrant village living, placing boutique shops, acclaimed dining, and scenic canal walks right on your doorstep.









Late 19th CENTURY Home with Prominent HISTORICAL SIGNIFICANCE | REFURBISHED & EXTENDED Accommodation | Full of CHARM & CHARACTER | ORIGINAL & RECLAIMED Features | FOUR Reception Rooms | OPEN-PLAN Kitchen & Family Room | FOUR Bedrooms & THREE Bath/Shower Room. Set back from the road with gated access, this beautifully appointed home, set within a substantial plot, with front and rear landscaped gardens, a sweeping drive and striking contemporary car port; comprises an entrance porch, foyer, front reception room, formal dining room, home office, family room, kitchen, separate utility room and shower room. Upstairs, there is the master bedroom with ensuite, guest bedroom, two further double bedrooms and a luxurious 'Victorian' bathroom suite. Thoughtfully extended, remodelled and restored throughout, this remarkably spacious semi-detached home offers generous light filled proportions and a seamless modern flow, designed for effortless living.

£1,100,000

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Stockton Heath
Walton Road







Accommodation
'East Gables' is a prominent, historically significant semi-detached property situated on Walton Road in the bustling village of Stockton Heath. Dating back to the late 19th-Century, the house features distinct architectural gabling reflecting the high-quality of Victorian architecture. The prominent 'gabled' frontages were defining design elements of the era, adding imposing symmetrical character of the streetscape. Comprehensively restored to blend traditional character with the modern functionality of a new home.
Over recent years, our client has undertaken a comprehensive programme of works to modern building standards, including structural remodelling and a generous rear extension. Behind the newly replastered walls and upgraded insulation lies a completely renewed infrastructure, incorporating a full rewire, a brand-new heating and plumbing system, complemented by new uPVC double glazing. The exterior benefits from a newly re-slated roof, a complete new drainage system, a gated private driveway, all enhanced by landscaped front and rear gardens, offering effortless, future proofed living in this impressive home within walking distance of the village.

Set back from the road, the accommodation comprises a particularly attractive porch accessed from the side with an arched brick entrance and original front door, which in turn leads into the entrance foyer, complete with ceramic tiled flooring and a double turning staircase. The four entertaining rooms include the front reception room boasting a gothic-design fireplace with a cast iron wood burning stove, original pocket shutters set into a high ceiling bay, formal dining room with floor to ceiling window and original shutters, a generous home office/snug with two easterly facing windows, family room with a lantern roof, wood burning stove and patio doors overlooking the garden. The adjoining kitchen features a range of units in contemporary contrasting colours, combined with integrated appliances. A generous utility room fitted with further units and an integrated oven, with access to the shower room. Upstairs, there is an extremely spacious landing with storage cupboard, master bedroom with ensuite, dual aspect guest bedroom, two further double bedrooms and a luxurious family bathroom with a period style suite comprising freestanding roll-top bath with claw feet. Externally, there are landscaped gardens, sweeping gravelled driveway and a contemporary style carport.

Entrance Porch
6'7" x 4'2" (2.01m x 1.28m)
This striking arched brick entrance is accessed from the side and includes quarry tiling, courtesy lighting, PVC double glazed window to the front aspect and an original frosted & glazed front door with matching adjacent panels leading to the:

Entrance Foyer
16'0" x 15'2" (4.90m x 4.63m)
This impressive reception with its generous proportions, features Victorian-inspired patterned ceramic tiled flooring, a double turning staircase to upstairs with decorative panelling, painted balustrade and spindles, antique style central heating radiator, ceiling coving and further stairs down to the cellar.

Reception Room
20'0" x 15'8" (6.11m x 4.80m)
Full of character and flooded with light, this principal reception room boasts a beautiful gothic-style stone fireplace typical of the Victorian era with matching hearth, timber mantle, featuring a cast iron wood burning stove as its centre piece. Additionally, there is a double glazed window set into a bright high ceiling bay with pocket shutters which are designed to fold into the cavity complemented by a further double glazed window set into a square bay. High skirting boards, coved high ceilings, and two central heating radiators.

Formal Dining Room
19'3" x 11'10" (5.87m x 3.62m)
Full height double glazed window set in a architectural frame with pocket shutters which are designed to fold into the cavity. Picture rail, high skirting boards, coved high ceilings, engineered wood-effect plank flooring and a central heating radiator.

Home Office / Snug
12'4" x 10'0" (3.77m x 3.06m)
An inspiring workspace/snug, beautifully styled in a rich and deep tone with two charming double glazed easterly facing windows, set in architectural frames, coved high ceiling and a central heating radiator.

Family Room
19'2" x 14'7" (5.85m x 4.45m)
This extended room provides a stylish contemporary addition to the accommodation with garden views via double glazed patio doors combined with a bespoke roof lantern delivering further light. Providing a natural glow whilst being the focal point, the 'Portway' wood burning stove with tiled hearth and splashback completes the ambience. White oak wood effect porcelain tile flooring, inset lighting, central heating radiator and a seamless opening to the:

Kitchen
13'1" x 11'9" (3.99m x 3.59m)
Fitted with an attractive range of both navy and cream base, drawer, eye and full height units with concealed lighting complemented with integrated appliances including a dishwasher, full height frost free freezer and full height larder fridge. There is a 'Rangemaster Aga' five ring induction cooker set into the chimney breast with an illuminated extractor fan above. One and a half bowl porcelain sink unit with mixer tap set in a Quartz work surface with splash back tiling, inset lighting and decorative tiled flooring.

Utility
19'2" x 7'5" (5.85m x 2.28m)
A very generously proportioned support room including a 'Shaker' style range of matching base and eye level units complete with a Franke composite sink with mixer tap set within a timber surface with a decorative tile splashback. Wall mounted oven & grill, space for freestanding appliances, purpose-built pet station with under-console bed nook with integrated storage cabinets, vertical central heating radiator, extractor fan, decorative tile effect vinyl flooring, inset lighting, double glazed window overlooking the side elevation, composite rear door opening to the patio, further door leading to the:

Shower Room
6'10" x 4'6" (2.09m x 1.38m)
A truly useful addition including an electric shower with retractable head, low level WC, and a wash hand basin with cupboard storage below and a chrome mixer tap. Extractor fan, Inset lighting, double glazed window to the rear, tiled walls, tiled flooring and a vertical central heating radiator.

First Floor





Landing
23'11" x 16'1" (7.30m x 4.91m)
This exceptionally spacious landing features a picture rail, ceiling coving, double glazed easterly facing window, storage cupboard and two central heating radiators.

Master Bedroom with Ensuite
18'9" max x 14'0" max (5.74m max x 4.29m max)
This principal spacious bedroom, colour drenched in a palette of deep teal blue, overlooks the rear garden, it is enhanced by wall lights, perimeter ceiling LED lighting, double glazed window and two central heating radiators.

En-Suite Shower Room
7'3" x 7'2" (2.22m x 2.20m)
Modern fitted three piece suite including an aqua coloured brick tiled cubicle with useful recess and a 'Crittall' screen housing a thermostatic shower with both rain-shower and retractable heads, vanity wash hand basin with mixer tap and drawer storage below and a low level WC. Star patterned tiled flooring and PVC panelled walls, inset lighting, double glazed window to the side elevation, vertical central heating radiator and an extractor fan.

Guest Bedroom
17'10" x 15'9" (5.45m x 4.82m)
A dramatic and beautifully appointed room of generous proportions, with double glazed windows to front and side elevations complete with two central heating radiators.

Bedroom Three
14'10" x 11'11" (4.53m x 3.64m)
A characterful room with a picture rail and ceiling coving, double glazed window overlooking the front aspect and a central heating radiator.

Bedroom Four
19'0" x 10'2" (5.81m x 3.10m)
Currently utilised as a dressing room, this double bedroom features engineered wood effect flooring, double glazed window overlooking the rear, ceiling coving and a central heating radiator.

Bathroom
13'3" x 10'8" (4.05m x 3.26m)
An elegant four piece suite in keeping with the period of the house including a classic roll-top and claw-foot bath with a free-standing mixer tap and shower head, wood-effect ceramic tiled enclosure including a thermostatic shower with both a rain-shower and retractable heads, twin wash hand basins set in a vanity unit with shelving and drawer storage complete with a low level WC. Panelled walls to dado height and cleverly concealed within the bespoke panelling, is a discreet, flush-fitted cupboard, seamlessly housing the 'Worcester' central heating boiler and unvented hot water cylinder, cushioned vinyl flooring in a decorative tile effect design, contemporary style vertical central heating radiator, loft access and a double-glazed window overlooking the rear

Cellar
Accessed from the entrance foyer via a stairway below the main staircase.

Chamber One
17'10" x 14'6" (5.45m x 4.43m)
Recessed chimney breast, and window to the side elevation. Light and power point.

Chamber Two
14'8" x 11'0" (4.48m x 3.36m)
Recessed chimney breast and window to the front elevation.

Outside
Approached through traditional wrought-iron gates, with a low-level brick wall surmounted by matching railings, this charming 19th-century property features a sweeping, bordered gravel driveway and meticulously maintained borders. Providing a grand sense of arrival, the expansive driveway sweeps to border and hug the landscaped front garden, leading to a double carport and a magnificent copper beech tree, which has a tree preservation order (TPO). Beyond the contemporary carport, golden gravel continues to a fenced partition with secure pedestrian gate, opening onto the private landscaped rear garden; laid to lawn in the main, featuring an impressive porcelain patio, a meandering gravel pathway leads to the rear boundary. The garden benefits from a raised sleeper border, further raised border to the rear of the garden, a large custom built wood store with slated roof and an adjacent private York stone patio. The garden benefits from an array of mature shrubbery and established planting. A freestanding detached ancillary building provides additional storage and lends itself for mixed use or conversion—as per CGI photography for illustrative purposes only.

Tenure
Freehold.

Council Tax
Band 'G' - £4,047.91 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of mains services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 6NR

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.