HOWELL & CO.
SALES & LETTINGS

FOR SALE



FIRS LANE · APPLETON · CHESHIRE

Green Hedges

Approximately 6,019 sq ft · Five bedroom suites · Indoor pool

ASKING PRICE

£2,250,000



THE HOUSE

A home of light, space and *quiet confidence*

Set behind electric gates on Firs Lane, one of South Warrington's most prestigious addresses, Green Hedges is a striking contemporary home with a private indoor pool at its heart.

Behind a gabled façade of white render and rich red brick, the house unfolds with an easy, natural flow. An impressive entrance hall leads to an elegant lounge, a separate snug and a dedicated study, while the open-plan kitchen and dining area opens to the garden.

Beyond lies one of the home's defining features: a pool hall with its own poolside lounge, changing room, utility room and WC. Upstairs, four bedroom suites occupy the first floor, while the whole of the second floor is given over to a magnificent principal suite.

AT A GLANCE

6,019 *sq ft*
APPROX. FLOOR AREA · 559 SQ M

5
BEDROOMS, ALL EN SUITE

36 *ft*
INDOOR POOL HALL

2
CAR DETACHED GARAGE

C *79*
EPC RATING · POTENTIAL B

ASKING PRICE

£2,250,000

A warm welcome

A generous hallway sets the tone, with pale herringbone flooring and a sweeping staircase.

From here, the living spaces unfold towards the garden.





THE LOUNGE · 25'1" × 16'3"

Light from every side

Garden doors line the room, with a handsome stone fireplace as its centrepiece.

RECEPTION ROOMS

Rooms made *for gathering*

The lounge is the principal reception room — a generous, beautifully proportioned space with a fireplace at its heart and a run of garden doors that fill it with daylight.

A separate snug offers a more intimate retreat for quieter evenings, and the dedicated study provides a calm, private place to work from home. The dining area sits alongside the kitchen and opens onto the garden: a natural setting for everything from family suppers to larger celebrations.

25′1″ × 16′3″
LOUNGE

22′5″ × 17′3″
DINING AREA



KITCHEN & DINING

The heart *of the home*

Sleek dark cabinetry, a bank of integrated ovens and dramatically veined stone worktops give the kitchen real presence. A substantial island with seating for four anchors the room, while a feature ceiling with concealed lighting adds warmth after dark.

The kitchen flows openly into the dining area, so whoever is cooking is never apart from the conversation.



KITCHEN & DINING

Designed for conversation





A sociable island, statement stone and a direct connection to the dining area bring everyday life together.

SPACE TO GATHER



THE POOL HALL · 32'7" × 36'0"

Your own private retreat

Swim, unwind and entertain, with a Sonos sound system in the pool area.

LEISURE

A pool complex *rarely found*

The indoor pool complex is an extension of the house devoted entirely to relaxation. A substantial swimming pool is complemented by a comfortable poolside lounge, complete with projector and screen — as suited to film nights as to early-morning swims.

A dedicated changing room, separate utility room and WC complete the facilities, and doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

32′7″ × 36′0″	12′0″ × 9′0″
POOL HALL	UTILITY ROOM







PRINCIPAL SUITE



OFFICE AREA · SECOND FLOOR

BEDROOM SUITES

Five suites, *each a retreat*

The entire second floor is given over to the principal suite: a bedroom of almost 24ft beneath the gables, with its own office area, dressing area and en suite, all reached from a generous landing. Sloping ceilings, feature timber cladding and soaring apex windows give it real drama.

On the first floor, four further bedrooms each have their own en suite, two of them opening through French doors, and two dressing rooms add to the sense of space.

14′10″ × 23′8″	13′6″ × 14′1″
PRINCIPAL SUITE	OFFICE AREA

EN SUITES

Time to unwind

Freestanding baths, walk-in showers and carefully chosen finishes create calm spaces for unhurried mornings.





CONSIDERED DETAILS

A quieter moment





Soft light, marble tones and
a sculptural freestanding bath
complete the private retreat.

THE SNUG



THE STUDY

FURTHER ROOMS

Space to work *and unwind*

The snug sits just off the kitchen — a relaxed, sociable room for television and family time, with views straight through to the island.

The study, with windows on two sides, makes home working a pleasure, and a stylish cloakroom WC with patterned floor tiles serves the entrance hall.

16′10″ × 9′3″
SNUG

9′3″ × 9′7″
STUDY







GARDENS & GROUNDS

Privacy, space and *a sense of arrival*

Electric gates open onto a substantial driveway with parking for multiple vehicles and a detached double garage.

To the rear, the enclosed garden is laid largely to lawn and framed by mature trees — a wonderful setting for relaxation and outdoor entertaining.

The pool hall opens directly onto the garden, so summer days flow easily between a swim, the terrace and the lawn.

Room to breathe





Mature planting frames the lawns and terraces, with space to enjoy the garden through the changing seasons.

AN ELEVATED PERSPECTIVE



SITUATION

Semi-rural calm, *close to everything*

Firs Lane is widely regarded as one of South Warrington's most desirable addresses, in the sought-after residential area of Appleton.

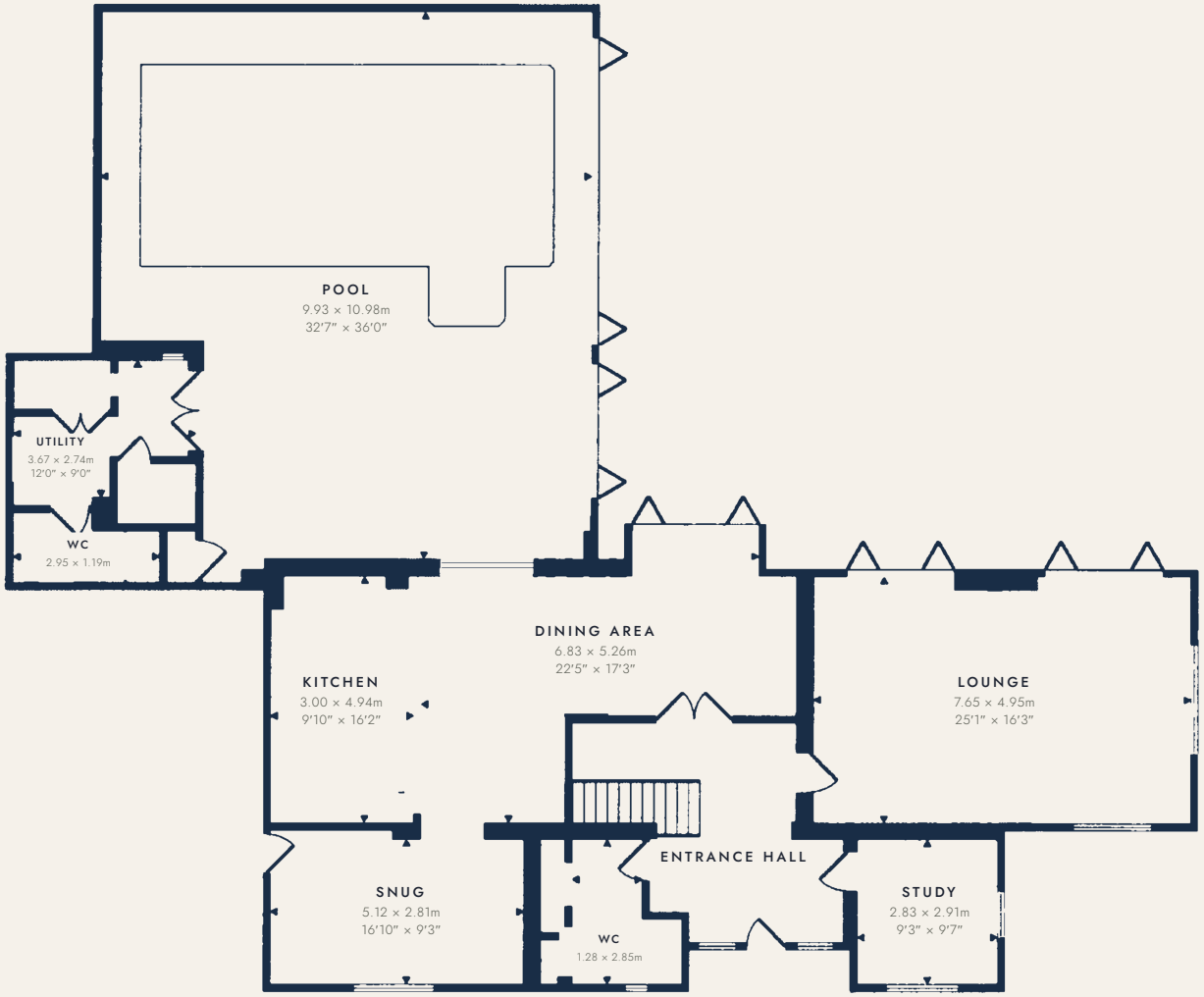
Renowned for its attractive surroundings and leafy, semi-rural charm, the area offers a rare balance of peaceful living and everyday convenience, with walks, golf courses and leisure facilities nearby.

The village of Stockton Heath provides an excellent choice of independent shops, cafés and restaurants, while Warrington town centre, the M56 and the commercial centres of Manchester and Liverpool are all within easy reach.

NEARBY

- STOCKTON HEATH VILLAGE
- M56 MOTORWAY
- WALTON HALL & GARDENS
- MANCHESTER
- WARRINGTON TOWN CENTRE
- LIVERPOOL

NOT TO SCALE · FOR IDENTIFICATION ONLY



Floor plans are for illustration only and are not to scale. Measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or mis-statement.

GROUND FLOOR

Approx. 260 sq m · 2,798 sq ft

ENTRANCE HALL		
LOUNGE	7.65 × 4.95m	25'1" × 16'3"
DINING AREA	6.83 × 5.26m	22'5" × 17'3"
KITCHEN	3.00 × 4.94m	9'10" × 16'2"
SNUG	5.12 × 2.81m	16'10" × 9'3"
STUDY	2.83 × 2.91m	9'3" × 9'7"
CLOAKROOM WC	1.28 × 2.85m	4'2" × 9'4"
POOL HALL	9.93 × 10.98m	32'7" × 36'0"
UTILITY ROOM	3.67 × 2.74m	12'0" × 9'0"
WC	2.95 × 1.19m	9'8" × 3'11"

FIRST FLOOR

Approx. 145 sq m · 1,556 sq ft

HEAD HEIGHT BELOW 1.5M



BEDROOM 2
3.61 × 5.10m
11'10" × 16'9"

DRESSING ROOM
3.78 × 2.41m
12'5" × 7'11"

EN SUITE
3.76 × 2.28m
12'4" × 7'6"

BEDROOM 3
4.58 × 3.70m
15'0" × 12'2"

EN SUITE
3.12 × 5.06m
10'3" × 16'7"

BEDROOM 4
6.04 × 2.94m
19'10" × 9'8"

DRESSING ROOM
2.60 × 2.22m
8'6" × 7'3"

EN SUITE
2.56 × 2.48m
8'5" × 8'2"

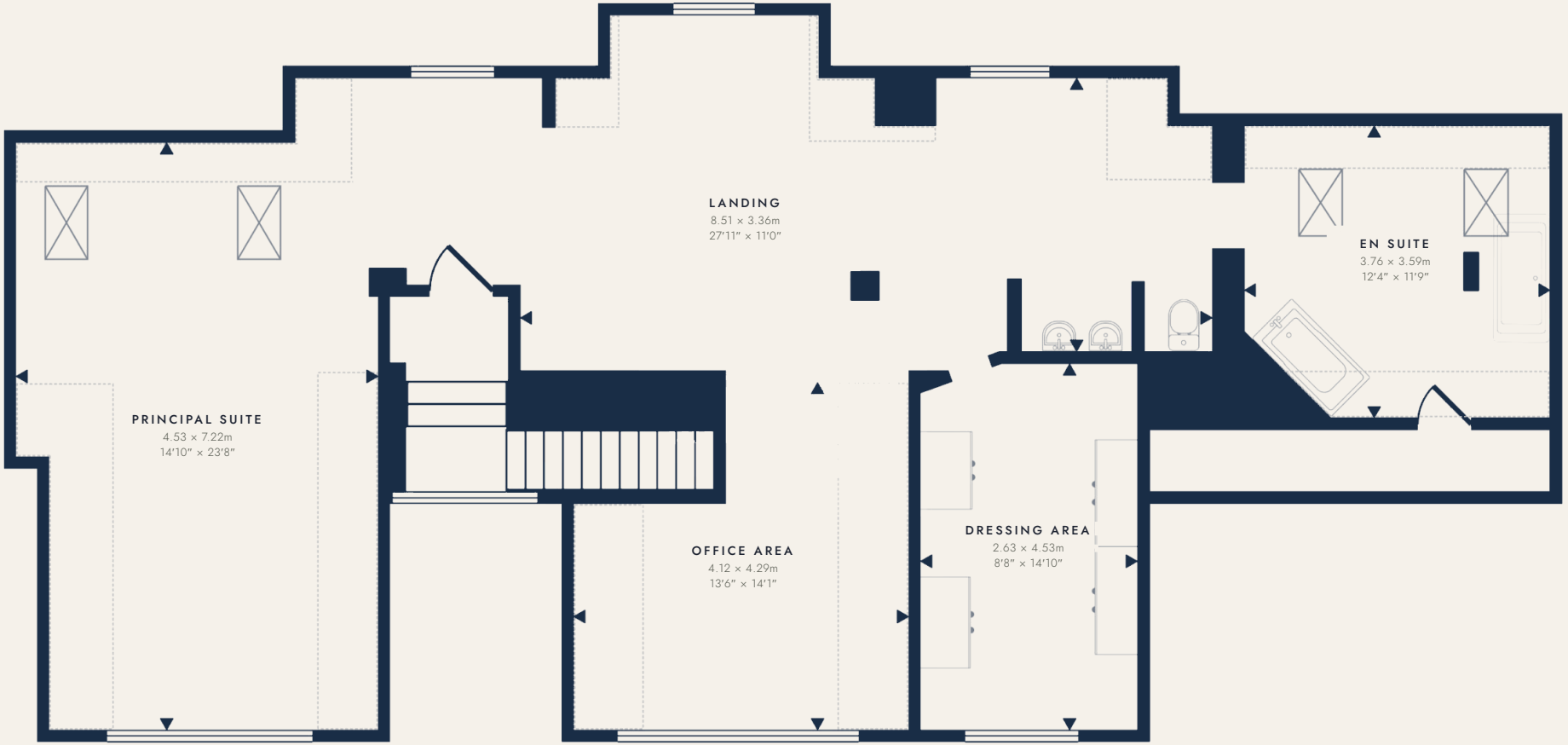
BEDROOM 5
5.45 × 2.96m
17'11" × 9'9"

EN SUITE
2.86 × 2.21m
9'5" × 7'3"

SECOND FLOOR

Approx. 125 sq m · 1,344 sq ft

HEAD HEIGHT BELOW 1.5M



PRINCIPAL SUITE
4.53 × 7.22m
14'10" × 23'8"

OFFICE AREA
4.12 × 4.29m
13'6" × 14'1"

DRESSING AREA
2.63 × 4.53m
8'8" × 14'10"

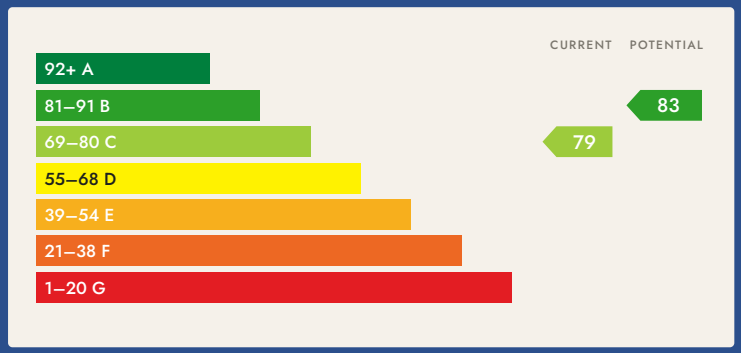
EN SUITE
3.76 × 3.59m
12'4" × 11'9"

LANDING
8.51 × 3.36m
27'11" × 11'0"

KEY INFORMATION

PRICE	£2,250,000
ADDRESS	Green Hedges, Firs Lane, Appleton, Warrington WA4 5LB
FLOOR AREA	Approx. 6,019 sq ft (559 sq m)
BEDROOMS	Five, all en suite
RECEPTION	Lounge, dining area, snug and study
LEISURE	Indoor pool hall with poolside lounge
PARKING	Electric gates, driveway, detached double garage
LOCAL AUTHORITY	Warrington Borough Council

ENERGY PERFORMANCE



Green Hedges

FIRS LANE · APPLETON · CHESHIRE

VIEWING

HOWELL & CO. SALES & LETTINGS

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