



The White House, Twiss Green Lane

Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

STAMP DUTY FULLY PAID FOR BY VENDOR

A RARE AND EXCITING DEVELOPMENT OPPORTUNITY FOR A UNIQUE DETACHED PROPERTY, POSITIONED ON A 'TUCKED-AWAY' PLOT, ON ONE OF CULCHETH'S MOST SOUGHT-AFTER ROADS

The existing detached property is reached down a private driveway, with electric gates providing access into the plot.

The current owner has obtained planning permission for the existing property to be substantially extended and reconfigured with the proposed build to be in excess of 7000 square feet.



'The White House' as it stands is entered via an entrance porch, opening into the hallway, with three generous reception rooms, a kitchen with an archway into a dining/room/sitting area, utility room and guest WC/cloakroom.

The first floor offers four well-proportioned double bedrooms, with en suite facilities to two of the bedrooms, with one of the en suites having a 'Jack & Jill' second access point from the landing, also enabling its use as a family bathroom.

The property as it currently stands already provides generous accommodation, on a private plot, offering potential purchasers the flexibility to either modernise the existing structure, or extend as per the approved plans to create a striking and unique, bespoke luxury family home,

The property is ideally located for local schools and is set within a well-proportioned and private plot, approximately half an acre in size, with a scenic rear outlook incorporating a summer house, with a large sweeping driveway to the front providing no shortage of parking, along with a double garage and two further garages.

The potential that this property and plot offer is rare to find, and therefore likely to attract interest, so early viewings are strongly advised for interested parties.





PLANNING APPLICATION ISSUE
 NOTE: These drawings have been prepared for the purposes of submission to the Local Authority as part of a planning application and are not to be used for any other purpose without the express permission of RIBA.
 Adjacent buildings, roads, etc related from O.S. plans. These intended for illustrative purposes only.
 These drawings are not to be used for construction

rev.	notes	date



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)

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PROPOSED ELEVATIONS 2

Project No.	Client Ref.	Drawn By	Rev. No.	Date
1508	1508 PL 006	KS	02	09/03/2023
Scale	1:100	Project No.	KS	09/03/2023

PLANNING

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FRONT



REAR

PROPOSED 3D VIEWS

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HOUSE SECOND FLOOR GROSS INTERNAL AREA = 63m²
 (1.5m headroom and above)

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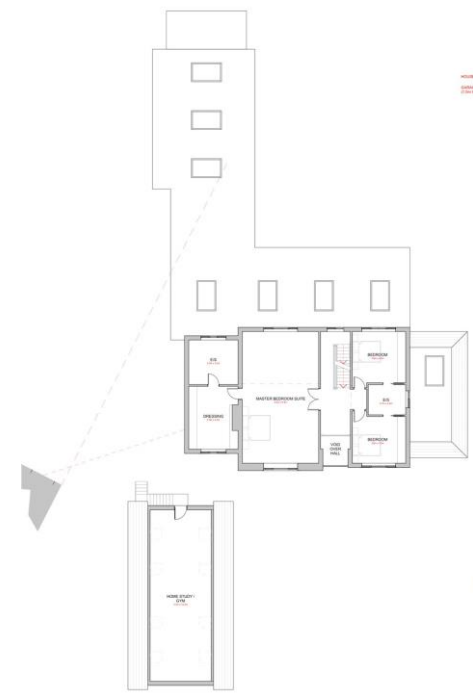
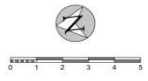
PROPOSED LOFT FLOOR

Project No.	Client Ref.	Drawn By	Rev. No.	Date
1508	1508 PL 004	KS	02	09/03/2023
Scale	1:100	Project No.	KS	09/03/2023

PLANNING

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PROPOSED FIRST FLOOR

Project No.	Client Ref.	Drawn By	Rev. No.	Date
1508	1508 PL 004	KS	02	09/03/2023
Scale	1:100	Project No.	KS	09/03/2023

PLANNING

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Entrance & Guest Cloak Room

This striking property is entered at the front via an entrance porch with double doors leading into a generous and welcoming entrance hallway. Leading off the hallway is the guest WC, with a walk in storage cupboard.

Reception Rooms

The generous main living room measures 17' x 18', with a further tiered level, measuring 14' x 8' which has seating built into the bay window, with views over the generous front garden. The games room is a well-proportioned room located at the rear of the property, with views over the garden. The formal dining room is situated at the front of the property and is a perfect setting for family gatherings.



Kitchen & Utility

The kitchen is fitted with a range of wooden wall and base units in a 'country' style, with work surfaces to complement, 1 & 1/2 inset sink with mixer tap, integrated double electric oven and a four ring gas hob with an overhead extractor hood. The kitchen also has a recessed dining/sitting area in addition to the formal dining room.

The utility room is accessed from the kitchen and offers additional storage space and a door providing external access into the rear garden.







Bedrooms & Bathrooms

The generous Master bedroom measures 18' x 13'9" and benefits from an en-suite shower room, comprising of a shower, low level WC and hand basin.

Bedroom two has access into the 'Jack and Jill' en-suite, which also serves as the main family bathroom. This room comprises of a corner Jacuzzi bath, walk-in shower cubicle, low level WC, hand basin and bidet.

Bedrooms three and four are situated at the front of the property with views over the front garden.





External Areas

The property is set within a generous and picturesque plot, with well-proportioned lawned gardens to both the front and rear, with mature shrub and hedge privacy borders.

There is a substantial driveway providing ample parking for several vehicles, along with a double garage, with two further single detached garages and a modern style wooden summer house in the rear garden.



Additional Information

Planning permission has been granted to work around the existing structure and extend the current property, reconfiguring the current internal layout, resulting in a luxury and bespoke detached home, offering over 7000 square feet of living space. CGI images and layout plans of the proposed build can be found online.

Tenure

Freehold

Council Tax

Band: G

Annual Price: £3,282 (minimum)

EPC Rating - D

