



**GASCOIGNE  
HALMAN**

BRIDGE HOUSE MEWS, THELWALL

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THE AREAS LEADING ESTATE AGENT



## BRIDGE HOUSE MEWS, THELWALL

**Guide Price £1,250,000**

Nestled within a secure and secluded gated development, this exceptional four bedroom detached property offers a sophisticated blend of contemporary design and family comfort.

The heart of the home is a stunning, expansive open plan living kitchen dining area, beautifully finished and flooded with natural light, creating the perfect setting for both everyday living and entertaining.





## BRIDGE HOUSE MEWS

Stunning, expansive open plan living kitchen dining area

Four well proportioned bedrooms

Three stylish bathrooms, including two ensembles

Generous garden and luxury Breeze House garden room

Dedicated ground floor office

Separate utility room and downstairs WC

Spacious galleried landing

Detached double garage

Secure and secluded gated development

## BRIDGE HOUSE MEWS | THELWALL

The property features three stylish bathrooms, including two luxurious ensembles, and a well appointed family bathroom, all designed with modern fixtures and elegant finishes. A dedicated ground floor office provides the ideal space for remote working, while a separate utility room and downstairs WC add further practicality for busy family life. The spacious galleried landing leads to four generously proportioned bedrooms, each thoughtfully designed to offer ample storage and flexibility for growing families. Underfloor heating runs throughout the downstairs, ensuring comfort and warmth year-round. Completing the offering is a detached double garage, providing secure parking and additional storage.

The impressive outside space is equally appealing, with a generous garden that wraps around the property, offering multiple areas for relaxation and play. A beautifully appointed Breeze House luxury garden room provides a relaxing retreat, providing an additional entertaining space, all while enjoying tranquil views of the landscaped grounds. The property's position within the gated development ensures privacy and security, with mature trees and established planting creating a peaceful backdrop. Ample driveway parking is available in addition to the double garage, making this home as practical as it is stylish. This is a rare opportunity to secure an outstanding family home with premium features and exceptional outdoor living, all within a sought after and exclusive setting.

### LOCATION

Thelwall borders both Lymm, Grappenhall and Stockton Heath villages and is considered to be one of the most desirable



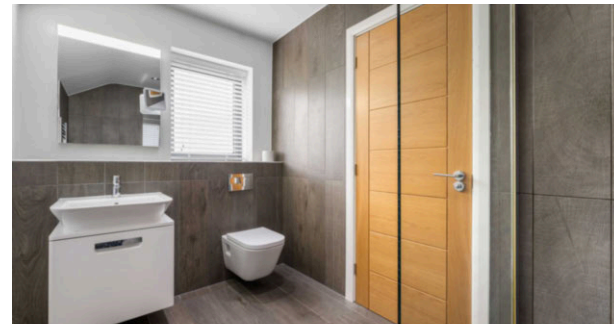




areas to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Surrounded by green spaces such as the Trans Pennine Trail, the Bridgewater Canal, and Lymm Dam, Thelwall also offers easy access to Grappenhall village with its beautiful, cobbled streets.

Thelwall affords access to three good local primary schools as well as the school bus route to Lymm High School. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

With an abundance of local shops within close proximity including convenience stores, coffee shops, chemist, vets and hair and beauty salons. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. Warrington Bank Quay is the closest Intercity link to London Euston.



#### **DIRECTIONS**

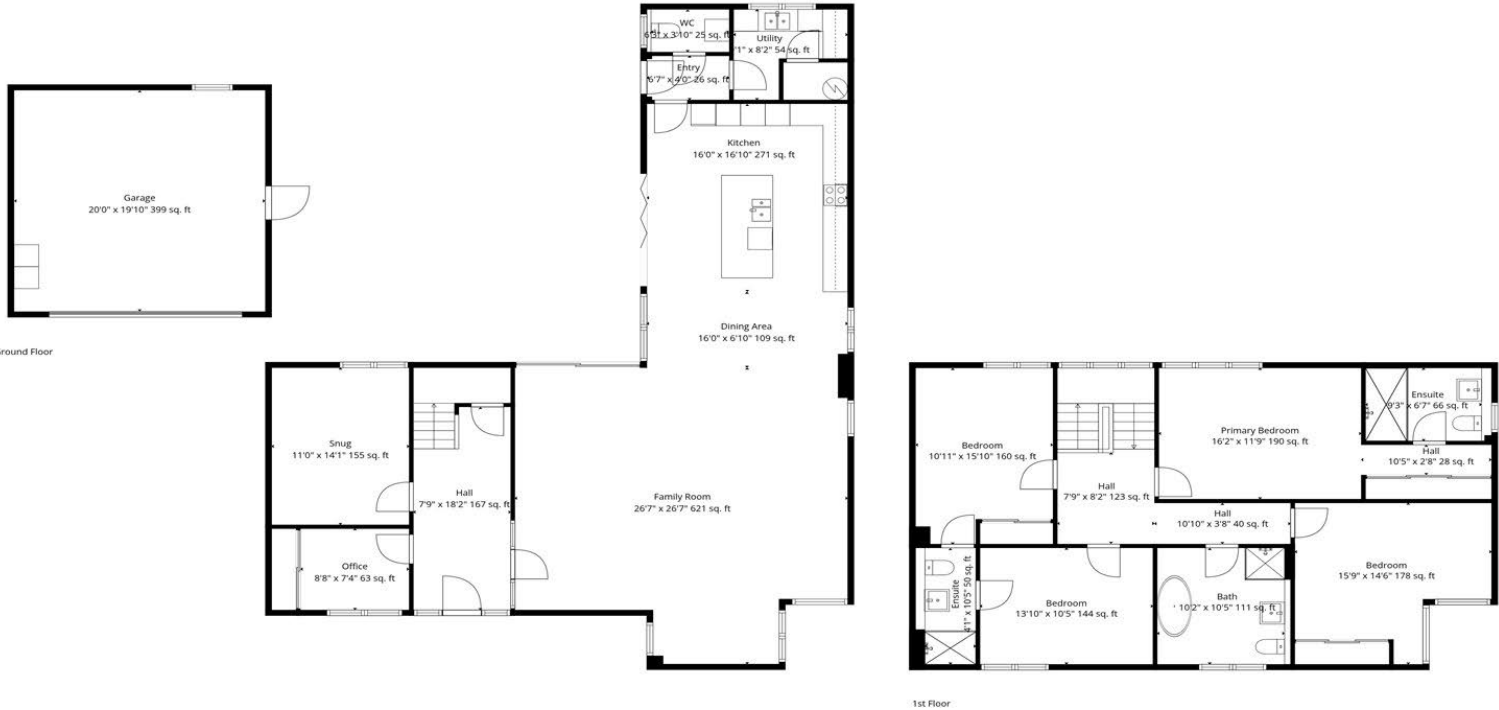
SAT NAV: WA4 2AA

#### **TENURE**

Freehold

#### **SERVICES (NOT TESTED)**

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

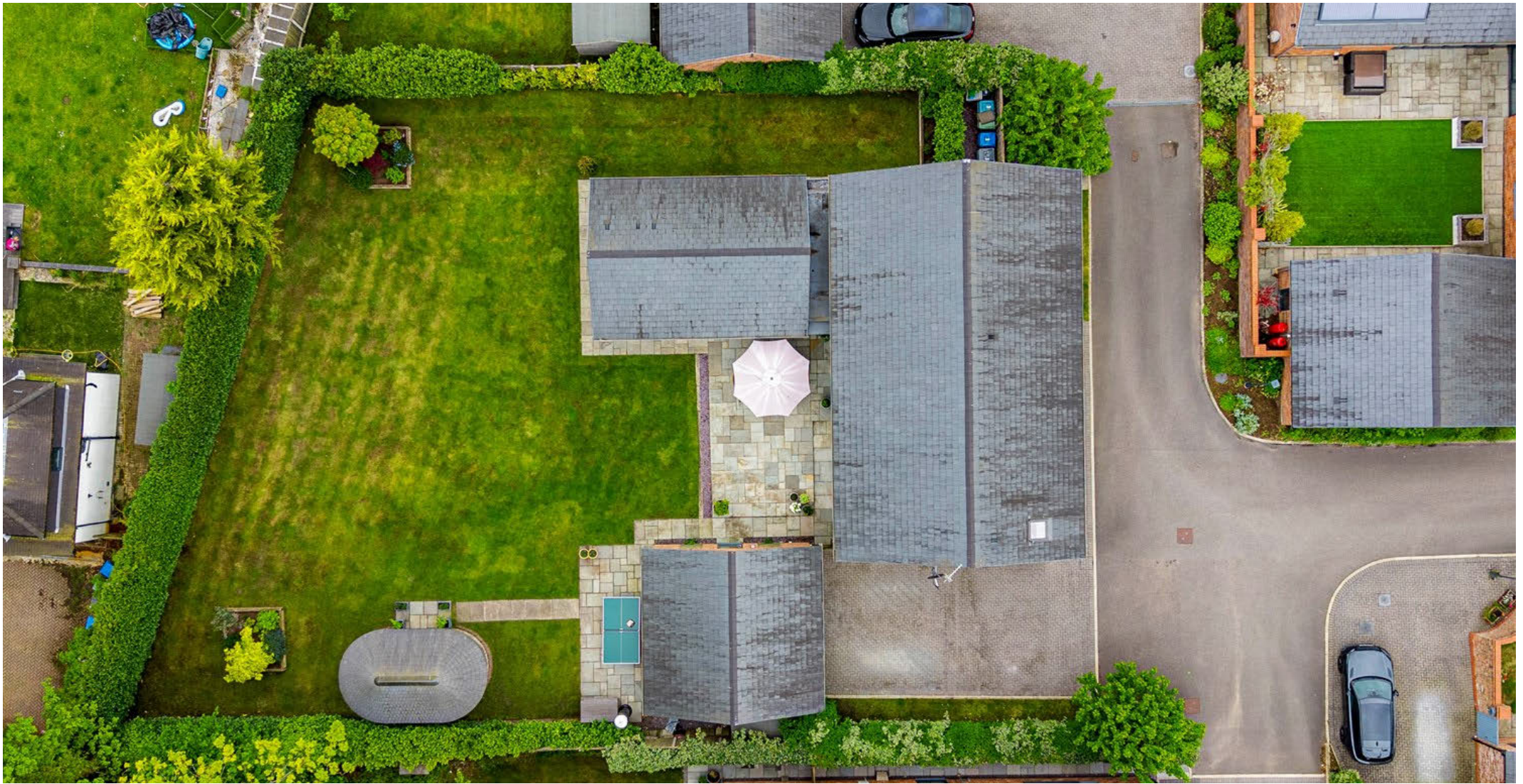


**Total: 2696 sq. ft**  
 Ground Floor: 1505 sq. Ft, 1st Floor: 1191 sq. ft  
 Excluded Areas: Garage: 399 sq. Ft, Utility: 54 sq. Ft, Walls: 221 sq. ft

Floor Plan Created By Sona Property Media Limited. Measurements Deemed Highly Reliable But Not Guaranteed.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85 B	← 80 B
69-80	C		
55-68	D		
38-54	E		
21-38	F		
1-20	G		



LYMM OFFICE

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