



**GASCOIGNE
HALMAN**

82 WALTON ROAD, STOCKTON HEATH

THE AREAS LEADING ESTATE AGENT



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Occupying a prominent position in the heart of Stockton Heath, this remarkable detached period residence represents a rare fusion of architectural character, contemporary design and exceptional family accommodation. Beautifully restored, thoughtfully extended and finished to an exacting standard throughout, the property offers over three floors of impeccably presented living space, all set within private walled grounds just moments from the village centre.



Approached through electric gates and framed by beautifully landscaped gardens, the home immediately impresses with its striking façade and commanding presence. Behind the handsome exterior lies a residence that has undergone an extensive programme of renovation, carefully preserving its period charm while introducing the level of luxury and practicality demanded by modern family life.



OVERVIEW

One of Stockton Heath's landmark residences

Beautifully restored and significantly extended

Six bedrooms across three spacious floors

Outstanding open-plan family living kitchen

Luxurious principal suite with spa bathroom

Cinema room and versatile home office

Gated plot with detached garage and gym

Walking distance to Stockton Heath village

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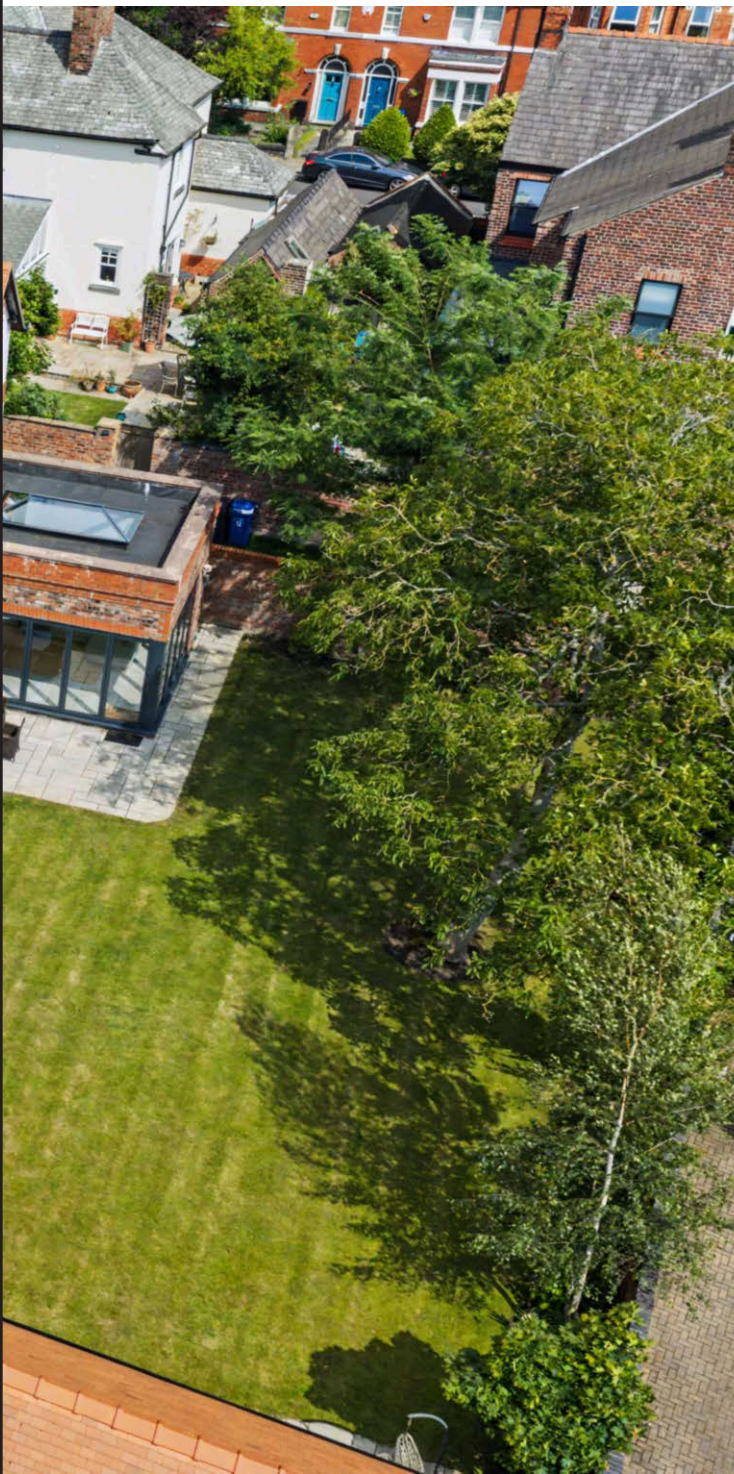
The welcoming reception hall sets the tone, leading to a series of elegant reception rooms where original proportions, high ceilings and abundant natural light create a sense of space and refinement. Two beautifully appointed sitting rooms provide versatile areas for both formal entertaining and everyday relaxation, while a dedicated cinema room offers the perfect setting for family movie nights and sporting events. The ground floor accommodation is further enhanced by a versatile study, ideal for home working yet equally suited as a playroom, snug, hobby room or additional reception space.

At the heart of the home is an outstanding open-plan living, dining and kitchen space, designed with entertaining and contemporary lifestyles in mind. Bathed in natural light and seamlessly connected to the gardens through expansive bi-folding doors, this impressive space brings together family living and indoor-outdoor entertaining with effortless style. A separate prep kitchen ensures the main entertaining areas remain uncluttered, making the space equally suited to large gatherings and day-to-day family life.

Arranged across the upper floors are six generously proportioned bedrooms, providing exceptional flexibility for growing families, guests and those working from home. The first floor hosts four bedrooms, including an impressive principal suite complete with a luxurious spa-inspired en-suite bathroom featuring a freestanding bath, expansive walk-in rainfall shower and high-specification contemporary finishes. A second bedroom benefits from its own en-suite, while the remaining bedrooms on this floor are served by a beautifully appointed family bathroom with both a bath and separate shower enclosure.

The second floor offers two further double bedrooms alongside a shower room, creating an ideal space for older children, guests or multi-generational living. Extensive storage areas are also incorporated within this level, ensuring the practical requirements of modern family life are equally well catered for.



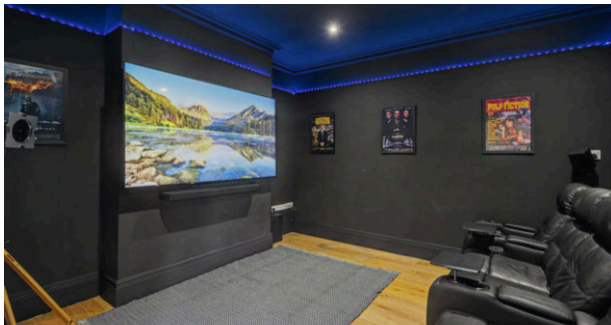




Externally, the property is equally impressive. Extensive private parking sits alongside a substantial detached outbuilding incorporating a garage, secure storage and a dedicated gym space, offering excellent versatility for fitness enthusiasts, hobbyists or those seeking additional workspace. The beautifully maintained gardens wrap around the house, providing a wonderful space for children to play, family enjoyment and outdoor entertaining.

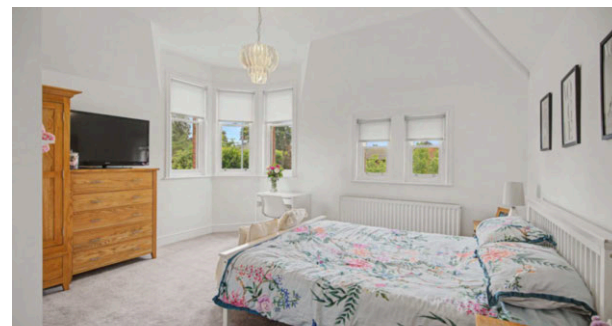
Few homes combine such architectural distinction, generous accommodation and village-centre convenience. Situated within walking distance of Stockton Heath's vibrant selection of independent boutiques, restaurants, cafés and bars, whilst remaining ideally placed for motorway and rail connections, this is a truly exceptional family home in one of Cheshire's most sought-after locations.

A rare opportunity to acquire one of Stockton Heath's finest residences.



LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.



DIRECTIONS

SatNav: WA4 6NP

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G



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