



ROB LETTS

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Aughton Lodge, Aughton

Guide Price £1,000,000

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Set behind double electric gates and approached along a long, tree-lined driveway, Aughton Lodge is a substantial former village vicarage offering approximately 4,500 sq ft of accommodation within around three acres of mature grounds.

The house combines impressive proportions with genuine character. A large glazed entrance room leads into a grand central hall with staircase rising to a galleried landing. The ground floor includes an enormous living room with two fireplaces, a large bay window and French doors onto the west-facing gardens, together with a formal dining room, study, substantial snooker room, ground-floor shower room and a recently upgraded breakfast kitchen with underfloor heating, breakfast area and conservatory.

Upstairs are five bedrooms. The principal suite features extensive fitted wardrobes, balcony access and superb views over the grounds and large pond, together with a high-quality Jack-and-Jill en-suite shared with bedroom two. Bedroom two also enjoys its own balcony, while bedroom three has a private en-suite. Two further bedrooms and a family bathroom complete the floor.

Outside, the property enjoys mature gardens, a historic moat, lake-like pond, two detached double garage blocks and exceptional privacy. A rare opportunity combining scale, history, setting and future potential.

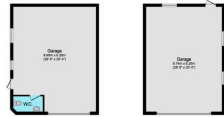




Ground Floor



First Floor



Garage

Total floor area: 497.7 sq.m. (5,357 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Former village vicarage with approx 4,500 sq ft of accommodation
- Five first floor bedrooms
- Principal & 2nd bedroom both enjoying west-facing balconies
- Upgraded breakfast kitchen with underfloor heating
- Two detached double garage blocks with electric doors
- Set within around three acres of mature private grounds
- Tree-lined driveway with double electric entrance gates
- Jack-and-Jill en-suite serving the principal bedroom & bedroom two
- Impressive lake-like pond, historic moat, mature gardens
- When enquiring about this property please quote ref: RL0918



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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