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BRYN VILLA.

18 BOWER ROAD,
WOOLTON. L25 4RQ



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TOTAL APPROX FLOOR AREA 3046 SQ FT/283 SQ MTRS

NESTLED MOMENTS FROM THE HEART OF WOOLTON VILLAGE, THIS BEAUTIFULLY PRESENTED TURN-KEY RESIDENCE IS A RARE OPPORTUNITY IN ONE OF SOUTH LIVERPOOL'S MOST SOUGHT-AFTER ADDRESSES. STUNNING THROUGHOUT, THE HOME HAS BEEN FINISHED TO AN EXCEPTIONAL STANDARD, OFFERING THE KIND OF VERSATILE, FLEXIBLE LIVING THAT MODERN FAMILY LIFE DEMANDS, WITH NO COMPROMISE ON STYLE, SPACE OR COMFORT. WHETHER YOU ARE ENTERTAINING, WORKING FROM HOME OR SIMPLY ENJOYING TIME TOGETHER, EVERY ROOM HAS BEEN DESIGNED TO ADAPT. ENJOY THE CHARM OF VILLAGE LIFE ON YOUR DOORSTEP, WITH BOUTIQUE SHOPS, CAFÉS AND GREEN SPACES CLOSE BY, WHILE EXCELLENT TRANSPORT LINKS OPEN UP THE WIDER CITY REGION, MAKING THIS AN IDEAL SETTING FOR A FAMILY LOOKING TO MOVE STRAIGHT IN AND START LIVING.



SCAN TO
VIEW OUR
VIDEO TOUR.

ACCOMMODATION IN BR IEF

Ground Floor

- ENTRANCE HALLWAY
- FORMAL RECEPTION LOUNGE
- BEDROOM FOUR/DINING ROOM
- GROUND FLOOR SHOWER ROOM
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- UTILITY
- TANDEM GARAGE ACCESS
- BEDROOM TWO
- BEDROOM THREE

First Floor

- MASTER SUITE TO INCLUDE 'WALK THROUGH DRESSING AREA'
- BATHROOM

External

- MANICURED LANDSCAPED GARDENS FRONT & REAR
- BLOCK PAVaED DRIVEWAY FOR MULTIPLE CARS
- TANDEM GARAGE
- REAR SOUTH FACING GARDEN

Distance

- WOOLTON VILLAGE: 0.3 MILE
- WOOLTON GOLF COURSE 1.2 MILES
- CALDERSTONES PARK 1 MILE
- CAMP HILL 1 MILE
- BISHOP MARTIN C.E PRIMARY SCHOOL 0.5 MILE
- ST JULIE CATHOLIC HIGH SCHOOL 0.9 MILE
- HUNTS CROSS TRAIN STATION 2 MILES
- M62 5/6 MILES
- LIVERPOOL JOHN LENNON AIRPORT 3.6/3.7 MILES



THE PROPERTY

Standing tall and set well back from the road, this impressive residence is framed by established trees and a meticulously manicured front garden, creating an approach that is appealing from the very first glance. Positioned well within its plot and offering over 3,000 sq ft of versatile living, the home is ideal for families seeking the ease of ground floor living alongside the luxury of a private first floor retreat, and what a retreat it is! Offering generous space, a real sense of calm and the flexibility to suit every stage of family life, this is a home that adapts effortlessly to the way you live.









GROUND FLOOR

A welcoming hallway sets the tone, with all the principal ground floor rooms leading off it. The formal lounge is a sizeable, dual aspect room framed by a striking feature wall and fire surround, and it is a true retreat for those winter evenings. The further reception room, currently a formal dining room enjoys an outlook over the rear garden and offers real flexibility, as it could equally serve as a fourth bedroom if desired. Two/three ground floor bedrooms sit to the front of the property, two of which have fitted wardrobes and served by a well-appointed shower room, making the ground floor ideal for guests, extended family or those looking for easy single-level living.

The heart of the home is undoubtedly the kitchen. Generously proportioned, it features a central two-tone island with a breakfast bar, granite work surfaces and an array of units in contrasting colours, with a comfortable seating area alongside. This is where the family comes together, from busy mornings to relaxed evenings. Beyond the kitchen, a sizeable utility room provides excellent additional storage and practicality and leads on to internal access to the tandem garage, a real convenience in all weathers.























FIRST FLOOR

The entire first floor has been given over to a superb master suite, a private retreat for the homeowners who desire their own space. Rising from the landing, the suite opens first into a dressing area, complete with fitted wardrobes and a dressing table, creating an elegant and practical space to start and end the day. Beyond lies the bedroom itself, a dual aspect room that is filled with natural light and finished with fitted furniture, offering a calm and luxurious place to unwind.

From the landing, the bathroom is a true highlight. Beautifully appointed with a four-piece suite, it features a separate shower cubicle, a freestanding bath and a double sink, and it is one of the most generously sized bathrooms you will find at this price point. It completes a suite that combines space, comfort and everyday luxury, all set apart from the rest of the home.








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DKNY











OUTDOOR FRONT

Charming, immaculate and inviting, the front of the property is as practical as it is beautiful. A pathway leads through a traditional arch and is greeted by a Victorian lamppost, guiding you gently towards the front door. To either side, mature trees and established planting surround a neatly kept lawn, creating a leafy, private setting that looks wonderful in every season. A sizeable driveway provides generous off-road parking for several vehicles, with access to the tandem garage, making daily life as convenient as the first impression is memorable.

OUTDOOR REAR

To the rear, a beautiful patio provides the perfect spot for seating and entertaining on those long summer days, with an awning offering shade and shelter when the south facing garden is at its finest. Steps rise to mature lawns and established shrubbery, which sweep away to almost total privacy. Peaceful, secluded and bathed in sunshine, this is a real sanctuary, a garden to relax in, to entertain in and to enjoy all year round.









ABOUT THE AREA

Set in one of South Liverpool's most desirable addresses, this home balances village charm with everyday convenience. Woolton village is only a short stroll away, with its independent shops, cafés, traditional pubs and historic Picture House. Green space is plentiful, with Reynolds Park close by and beautiful Calderstones Park a short drive away. Families are well served by a choice of local schools within easy reach, while Hunts Cross and Liverpool South Parkway stations provide Merseyrail and national rail connections, with onward links to the airport and the wider Northwest.

TRANSPORT

Ideally placed for travel, this home offers excellent connectivity in every direction. The M62 is easily reached by car, opening up the wider motorway network, including the M57 and M6, and making Manchester, Chester and the wider North West readily accessible. Liverpool John Lennon Airport is a short drive away, making holidays and business trips effortless. For those who prefer the train, Hunts Cross and Liverpool South Parkway stations provide Merseyrail and national rail services, with direct links to Liverpool city centre and onward connections across the country. Combined with the convenience of Woolton village on your doorstep, it is a location that suits commuters and families alike.

SCHOOLS

Families are exceptionally well served by the choice of schools in and around Woolton. Within easy reach of the property are several well-regarded primary schools, including Bishop Martin C.E. Primary, Woolton Primary and Much Woolton Catholic Primary, with nursery provision close by in the village. For secondary education, there are a number of state options nearby, including the Catholic St Julie's High School and St Francis Xavier's Catholic Academy, while All Saints Sixth Form College offers post-16 study. Independent education is also available locally, including Carleton House Preparatory School on Menlove Avenue, giving parents a genuine choice of both state and independent schooling within a short distance of home.







PROPERTY INFORMATION

Tenure: Freehold

Services: : Mains water, electric and gas. Double glazing UPVC. Worcester boiler. Broadband FTTC (estimated), Full security alarm system and CCTV cameras

EPC: C

Council Tax Band: G

Local Authority: Liverpool City Council

Flood Risks: Sea & Rivers: None known

Surface water: Very low

Viewing: Strictly by appointment via Paula Davies.
Tel / WhatsApp 07734366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. AI has been used within these images. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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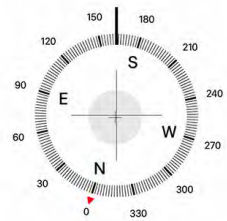
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1st Floor



2nd Floor





LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

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