



Woodstock Gardens, Appleton Warrington, Cheshire

Spacious Deatched Home • Five Generous Bedrooms • Modern Interior Throughout • Perfect Family Home •
Gorgeous Open Plan Living • Two En-Suite Bathrooms • Stylish Family Bathroom • Double Garage • Private Rear
Garden • Backs Onto Protected Woodland - The Dingle



Mark Antony
SALES & LETTING AGENTS

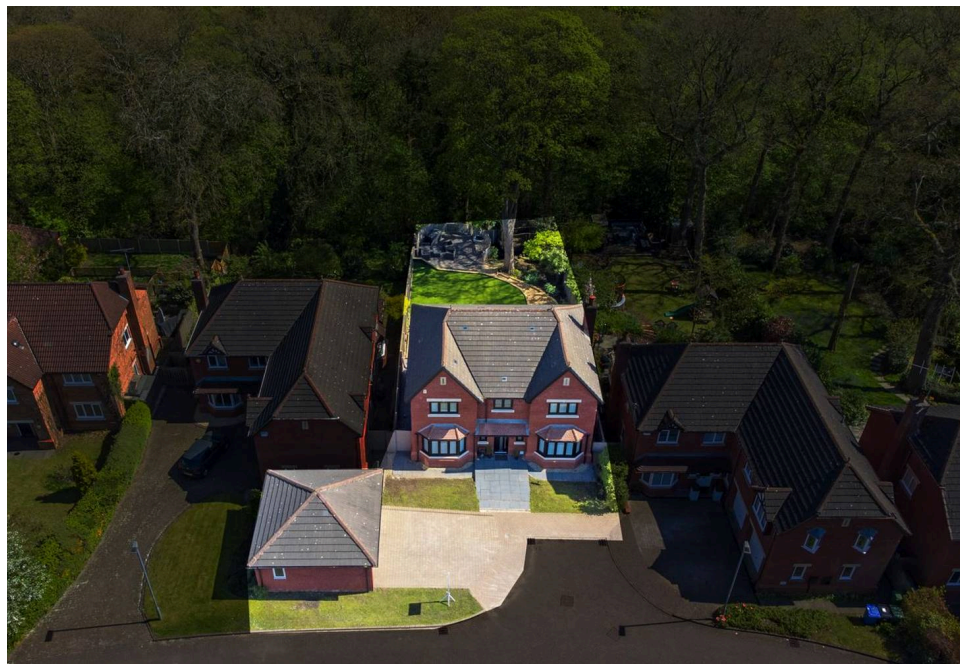


INTERIOR

This exceptional five-bedroom detached home showcases a high standard of modern living, perfectly designed for families seeking both space and style in a highly sought-after location.

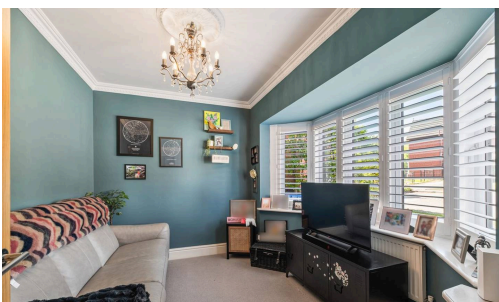
Upon entering, you are welcomed by an elegant entrance hall, beautifully finished with tiled flooring and a striking glass staircase that creates an immediate sense of style. The hallway provides seamless access to all areas of the ground floor. To the front of the property, a well-appointed office offers a quiet and versatile workspace, while the formal dining room has been thoughtfully enhanced with a stylish media wall, equally suited to elegant dining or evening entertaining.

The spacious lounge boasts comfort and charm, featuring a wood-burning fireplace that adds warmth and character, alongside bi-fold doors that open onto the beautiful garden. At the heart of the home lies an impressive open-plan kitchen, dining, and family area, finished to a high standard.



The kitchen features high-quality fittings, sleek cabinetry, and a beautifully designed breakfast bar, perfect for relaxed mornings. The adjoining family space enjoys tranquil garden views, with additional bi-fold doors allowing natural light to flood the room and creating a seamless indoor-outdoor connection. A well-equipped utility room and a conveniently located WC complete the ground floor.

Upstairs, the property offers five generously sized bedrooms, all finished to a high standard with neutral décor and benefitting from built-in wardrobes. Two bedrooms feature En-Suite bathrooms, providing both privacy and convenience, while the remaining bedrooms are served by a stylish family bathroom, featuring elegant fixtures and a luxurious feel.



GARDEN

Externally, this remarkable home continues to impress. A double garage and a spacious driveway provide ample parking for multiple vehicles. Recently renovated, with the retaining wall and steps all redone less than a year ago, the outdoor space has been thoughtfully enhanced. To the rear, the property boasts a beautiful private garden, recently re-turfed to create a lush and immaculate lawn, and enjoys a rare and highly desirable setting, backing directly onto the protected ancient woodlands of the Dingle, an exceptional feature to have bordering the property. Stepping out through the bi-fold doors, elegant gravel steps lead you down through the garden, offering a gentle transition between levels. The lower terrace reveals a superb patio area, perfectly designed for al fresco dining, stylish outdoor furniture, and relaxed entertaining in the sunshine.

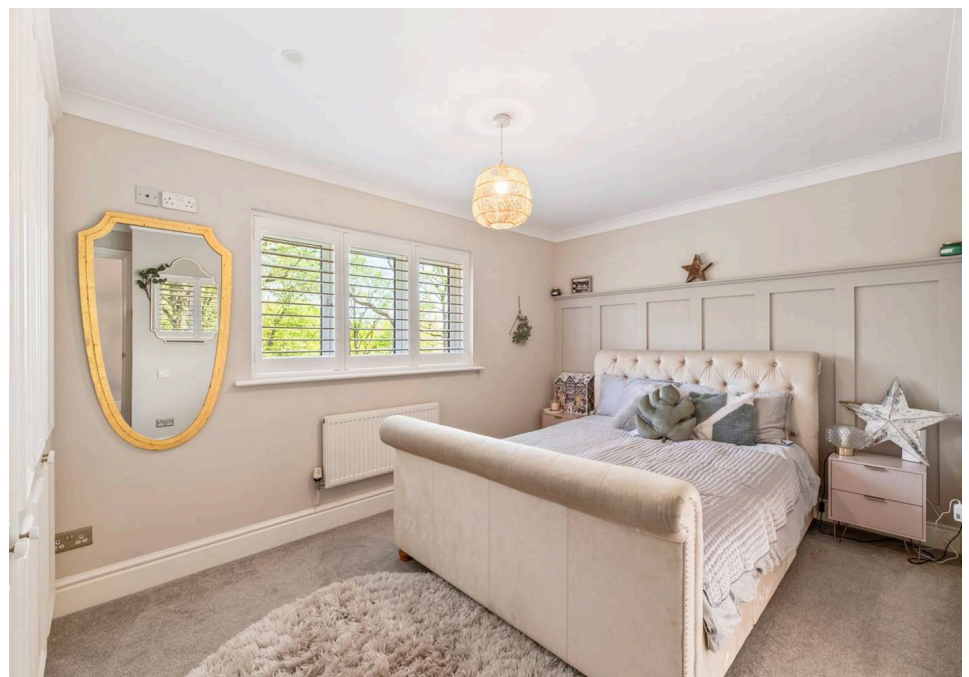
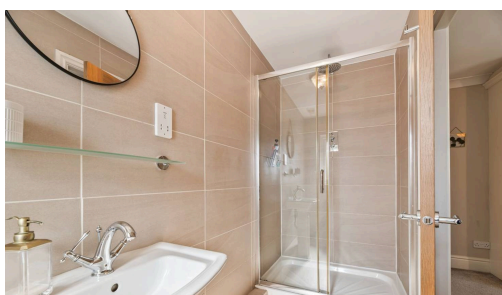
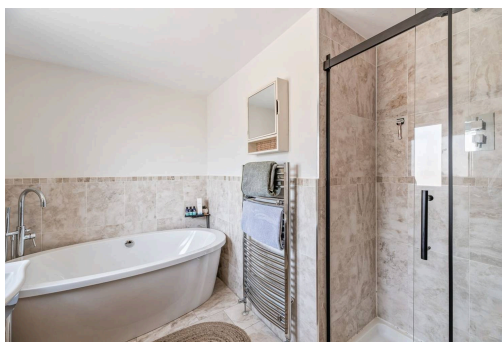
LOCATION

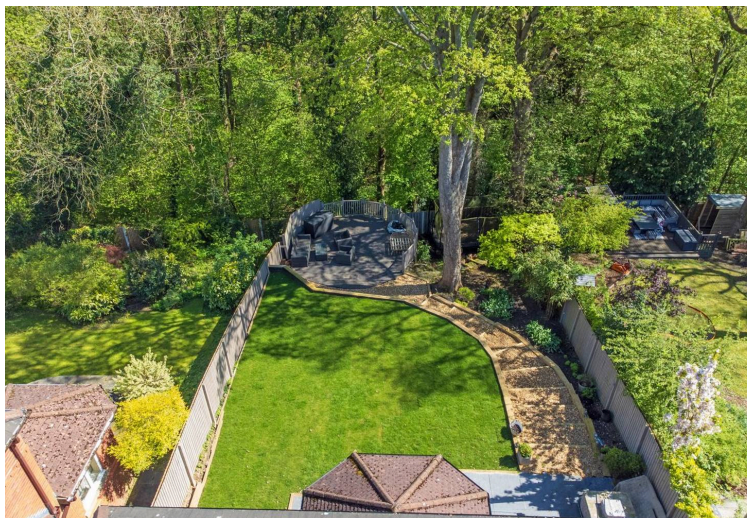
Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



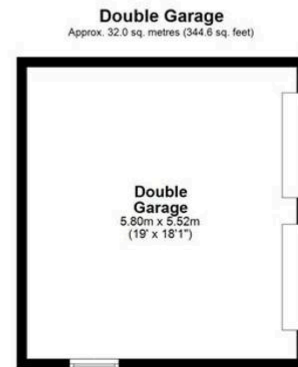
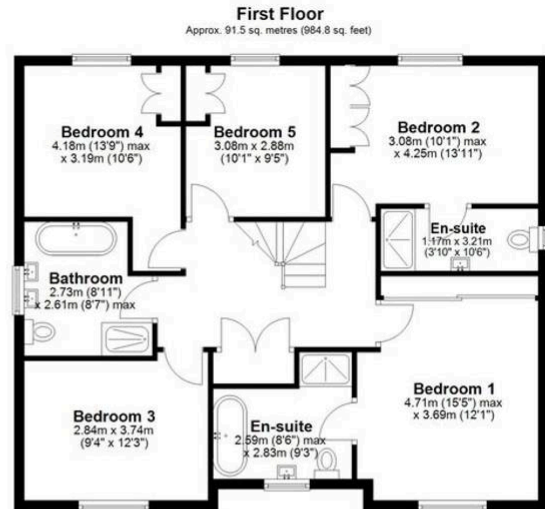
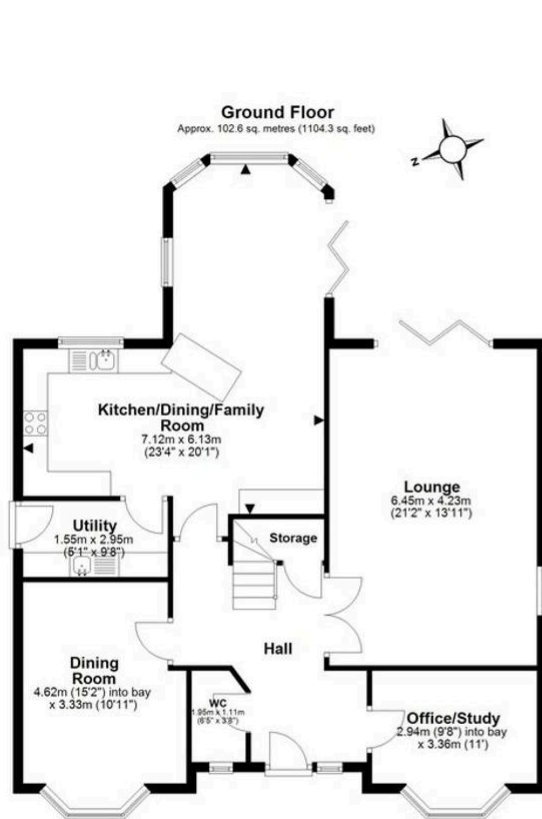
GENERAL INFORMATION

- Council Tax band: G
- Tenure: Freehold
- EPC Energy Efficiency Rating: C









Total area: approx. 226.1 sq. metres (2433.7 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.