



Ingestre Road, Prenton, CH43 5UY
£520,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Hollydene is presented over three floors. The entrance hall opens to the timber staircase as you see within our slide show of photographs. At this level you'll find both the family kitchen/breakfast room together with cloakroom facilities.

A few steps only takes you to the lower level where there are two sensibly proportioned reception rooms, both south facing, both open directly onto a very private south facing rear garden.

The bedroom accommodation is split over a mezzanine landing area; with two double bedrooms to each level. The primary bedroom benefits from en-suite shower room facilities. There is also a nicely sized family bathroom with both bath and separate shower.

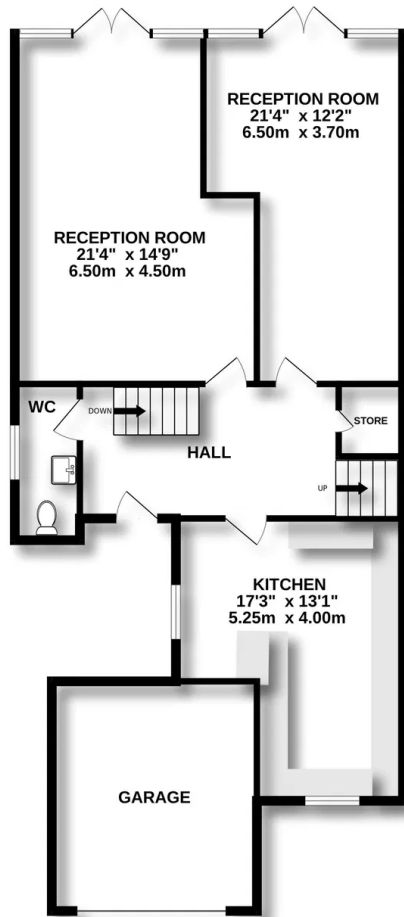
Perhaps you can appreciate by our limited external photographs just how secluded and how private Hollydene is, set back not just from the lane but from the main road too. The garage stands in front of the main threshold to the house. We have offered evidence of the stone work both externally and within the house providing detail of some of the material used in the construction of this unusual home.

Located a ten minute walk from the village centre, the position of Hollydene is central to Oxton and for that central to all the usual links and amenities. For directions please Sat Nav: CH43 5UY

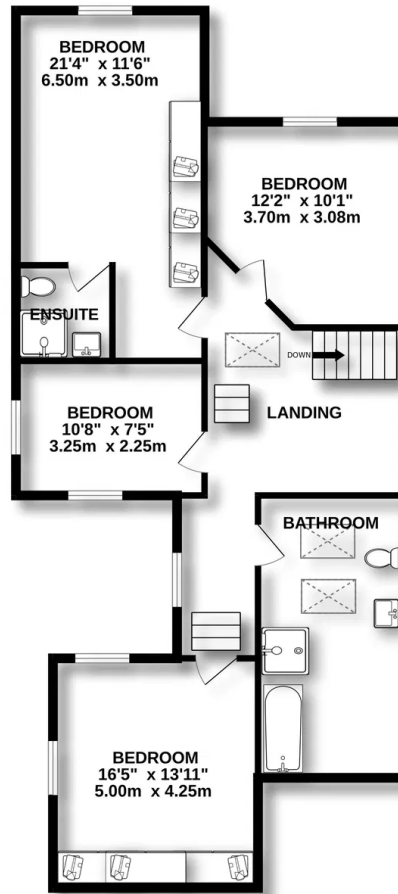




GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.

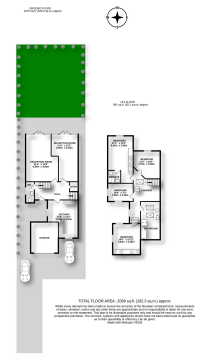


1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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