



**GASCOIGNE
HALMAN**

MULBERRY COTTAGE, 30 WALTON HEATH ROAD,
WALTON

THE AREAS LEADING ESTATE AGENT



MULBERRY COTTAGE, 30 WALTON HEATH ROAD, WALTON

Designed by renowned local architect Trevor Gallup, this exceptional four-bedroom detached family residence extends to approximately 2,758 sq ft and occupies a private, secluded plot set back from the road, while enjoying a highly desirable central position just a short stroll from the heart of Stockton Heath.

Thoughtfully designed to maximise both space and natural light, the property offers versatile and beautifully flowing accommodation ideally suited to modern family living. A storm porch opens into the entrance hallway, complete with a convenient downstairs WC. Immediately ahead is a dual-aspect study providing an ideal home office, playroom or additional reception room, enjoying attractive views over the surrounding gardens.

The principal lounge is a superb family living space, featuring a gas living-flame fireplace set within an elegant stone surround, complemented by a charming panelled inglenook with integrated book shelving. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.





OVERVIEW

Prestigious architect-designed family residence

Private plot moments from village centre

2,758 sq ft of accommodation

Four spacious double bedrooms

Stunning open-plan kitchen and living space

High-quality Porcelanosa bathroom and en-suite

Double garage and extensive driveway parking

Beautiful private garden with entertaining terrace

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Beyond the lounge lies the heart of the home: a spacious open-plan kitchen and living area bathed in natural light from a large bay window overlooking the rear garden. The kitchen is beautifully appointed with an extensive range of shaker-style cabinetry, granite work surfaces, integrated appliances and a lowered breakfast bar, perfect for casual dining and family gatherings. Double doors lead through to the formal dining room, creating an exceptional flow between the kitchen, living and entertaining spaces. The dining room further benefits from tri-fold doors opening onto the rear patio, providing an ideal setting for al fresco dining and summer entertaining. A practical utility room and rear hallway with internal access to the garage complete the ground floor accommodation.

To the first floor, the property continues to impress with four generously proportioned bedrooms. The superb principal suite benefits from a stylish en-suite shower room, while a luxurious family bathroom serves the remaining bedrooms. Both bathrooms have been fitted to an excellent standard by Porcelanosa renowned for their quality and contemporary design.

Externally, the property enjoys an exceptional level of privacy. A long private driveway provides extensive off-road parking and leads to the double garage.







Wrought-iron gates give access to the beautifully maintained rear garden, which is predominantly laid to lawn and complemented by a substantial patio terrace, creating the perfect environment for outdoor entertaining, family activities and relaxation.

Combining generous proportions, versatile living spaces and a superb layout that flows effortlessly throughout, this outstanding family home offers a rare opportunity to acquire a distinguished residence in one of the area's most sought-after locations. Early viewing is highly recommended to fully appreciate the privacy, quality and convenience that this exceptional home has to offer.

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

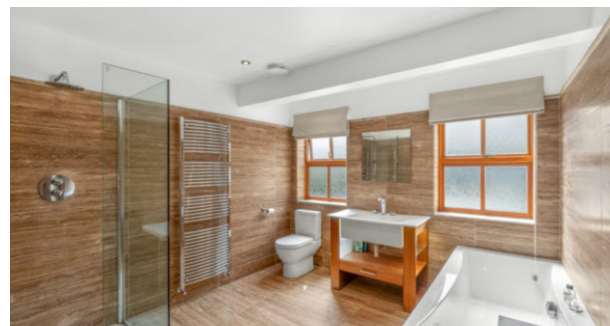
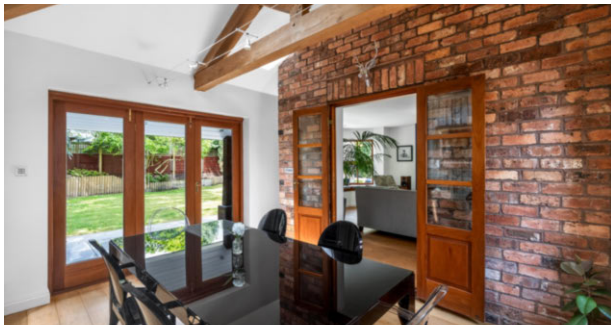
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TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G



FLOORPLAN & EPC



Total floor area 256.23 sq.m. (2,758 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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