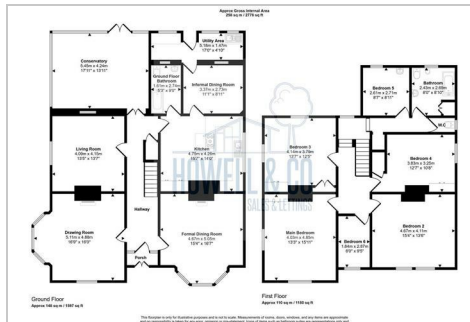


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Oakville Hill Top Road, Warrington, WA4 2ED

£1,500,000

An exceptional and rarely available Victorian residence, occupying a substantial private plot behind secure electric gates in the heart of Grappenhall Conservation Area, moments from the highly regarded amenities of Stockton Heath.

Oakville presents a truly exciting opportunity to create a magnificent family home of considerable distinction. This impressive mid-Victorian detached villa extends to over 3,000 sq ft and combines grand proportions, architectural character and extensive grounds with an enviable location.

The property retains a wealth of original Victorian features, complemented by a series of grand reception rooms, six bedrooms and exceptionally generous accommodation. Requiring a comprehensive programme of modernisation, Oakville offers discerning purchasers the rare opportunity to restore and reimagine a substantial period residence, creating a bespoke home that combines timeless Victorian character with contemporary luxury.

The principal reception rooms are particularly impressive, enjoying generous proportions and a wonderful sense of scale, while the retained period detailing throughout provides a distinguished backdrop for a sympathetic

The property also benefits from a large double garage and extensive outbuildings, providing an unusually versatile range of ancillary space suitable for garaging, storage, workshops, hobbies or leisure purposes, subject to any necessary consents.

A further highlight is the private in-ground swimming pool, adding a distinctive leisure element and presenting the opportunity to create an exceptional private garden setting for family life and entertaining.

Oakville occupies a particularly enviable position within the Grappenhall Conservation Area, where its Victorian heritage and established surroundings combine to create a highly desirable residential setting. At the same time, it is just a short distance from Stockton Heath, renowned for its excellent range of independent shops, cafés, restaurants, bars and everyday amenities.

The location also offers convenient access to Warrington, major road networks and the wider Cheshire region, making Oakville ideally positioned for both family life and commuting.

ENTRANCE HALLWAY



SITTING ROOM



KITCHEN



FORMAL DINING ROOM



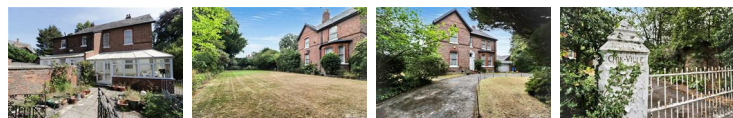
CONSERVATORY



LANDING



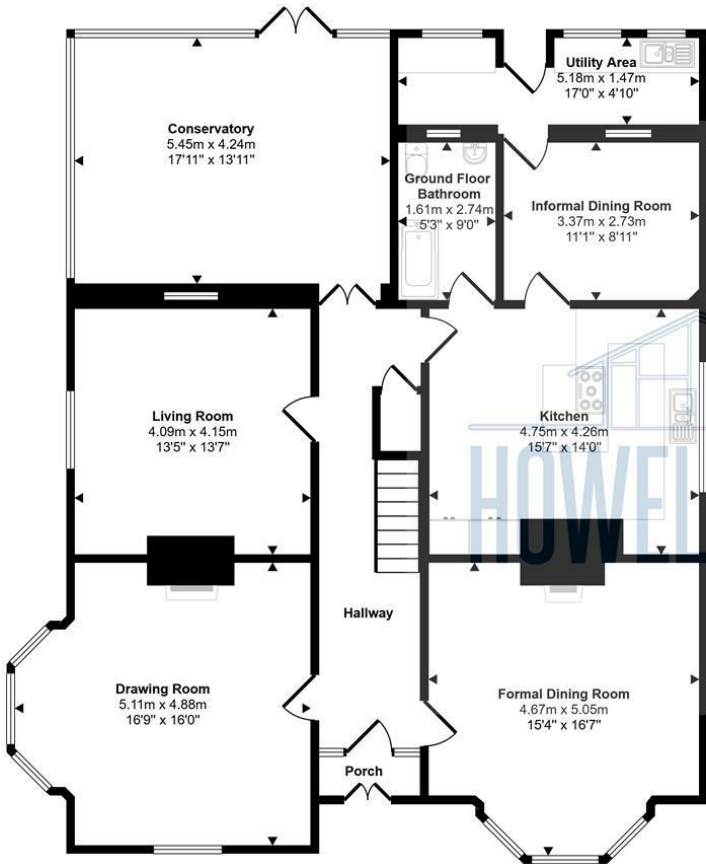
OUTSIDE



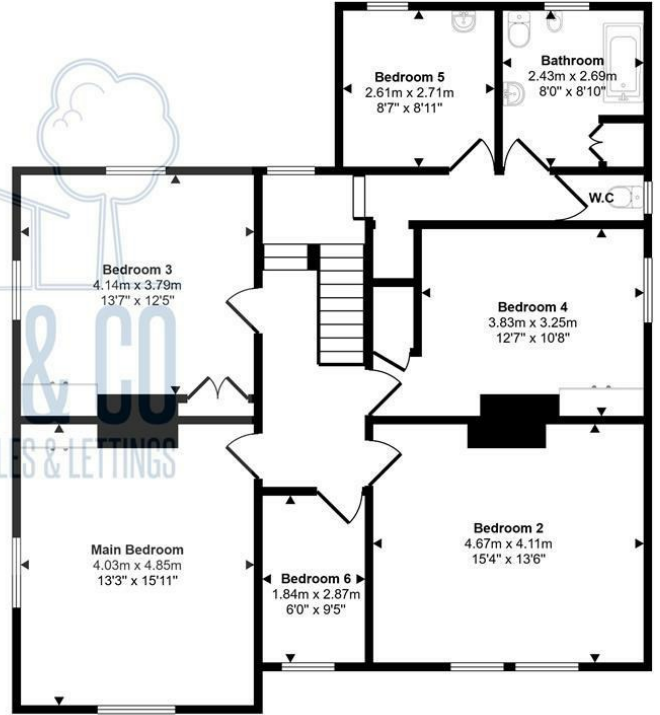
SWIMMING POOL



Approx Gross Internal Area
258 sq m / 2778 sq ft

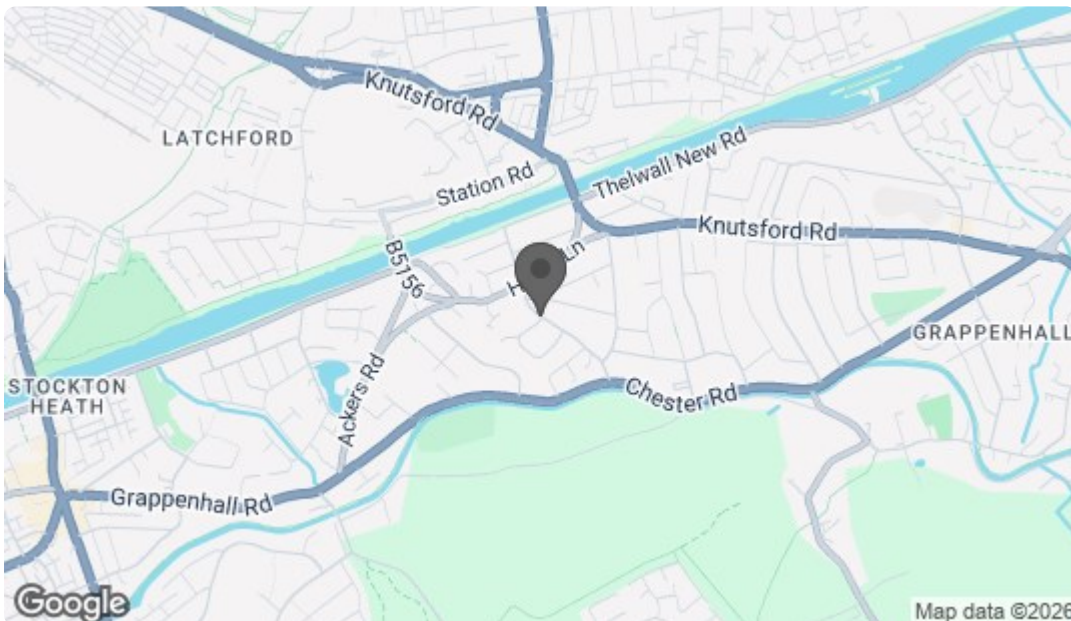


Ground Floor
Approx 148 sq m / 1597 sq ft



First Floor
Approx 110 sq m / 1180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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