eXp | LUXURY



23 ACREFIELD PARK,

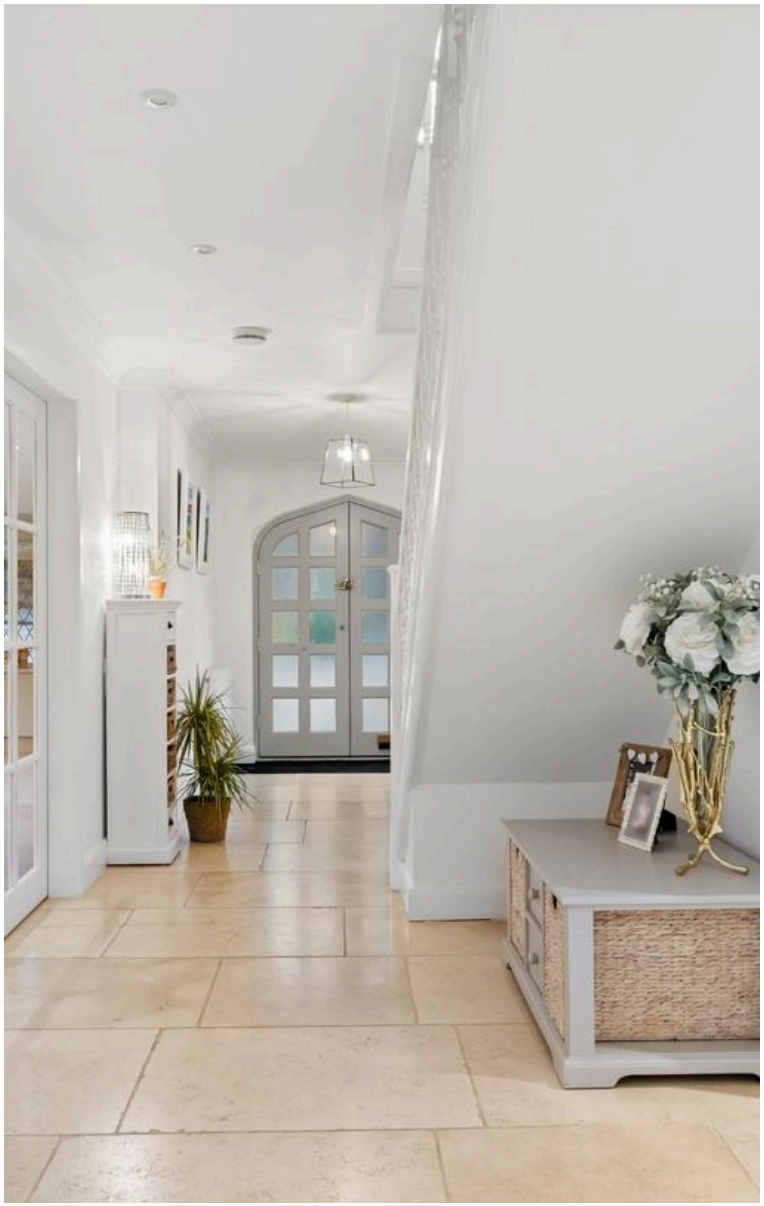
WOOLTON, LIVERPOOL,

L25 6JX

23 ACREFIELD PARK, WOOLTON, LIVERPOOL, L25 6JX

TOTAL APPROX. FLOOR AREA 3,209 SQ FT

AN IMMACULATE FIVE-BEDROOM FAMILY HOME ON A SECLUDED SOUTH-FACING PLOT, MOMENTS FROM WOOLTON VILLAGE. EXTENSIVELY REMODELLED, BEAUTIFULLY MAINTAINED AND NOW WITH PREMIUM DÉCOR THROUGHOUT, IT BRINGS GENEROUS OPEN-PLAN LIVING, VERSATILE ADDITIONAL ROOMS AND A HIGHLY CONVENIENT LIVERPOOL LOCATION TOGETHER WITH COMPLETE EASE.



SCAN TO VIEW OUR VIDEO TOUR.

expluxury.co.uk

DISTANCES

- WOOLTON VILLAGE - 3-MIN WALK
- NEAREST BUS STOP - 2-MIN WALK
- NEAREST TRAIN STATION – 6-MIN DRIVE
- ALLERTON HIGH STREET – 5-MIN DRIVE
- CALDERSTONES PARK - 5 MIN DRIVE
- ALLERTON MANOR AND WOOLTON GOLF CLUB - 5 MIN DRIVE
- THE SPIRE HOSPITAL – 9-MIN DRIVE
- M62 – 10-MIN DRIVE
- M57 – 15-MIN DRIVE
- LIVERPOOL CITY CENTRE – 20-MIN DRIVE
- M6 – 30-MIN DRIVE

ACCOMMODATION IN BRIEF

- ENTRANCE HALL
- OPEN-PLAN LIVING & DINING ROOM
- OPEN-PLAN KITCHEN WITH DINING & LIVING AREA
- UTILITY ROOM
- HOME OFFICE/SNUG
- CLOAKROOM & SEPARATE WC
- PRIMARY SUITE WITH WALK-IN WARDROBE AND ENSUITE
- FOUR FURTHER BEDROOMS, ONE WITH AN ENSUITE
- FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE (CURRENTLY USED AS A GYM/ GAMES ROOM)

OUTSIDE

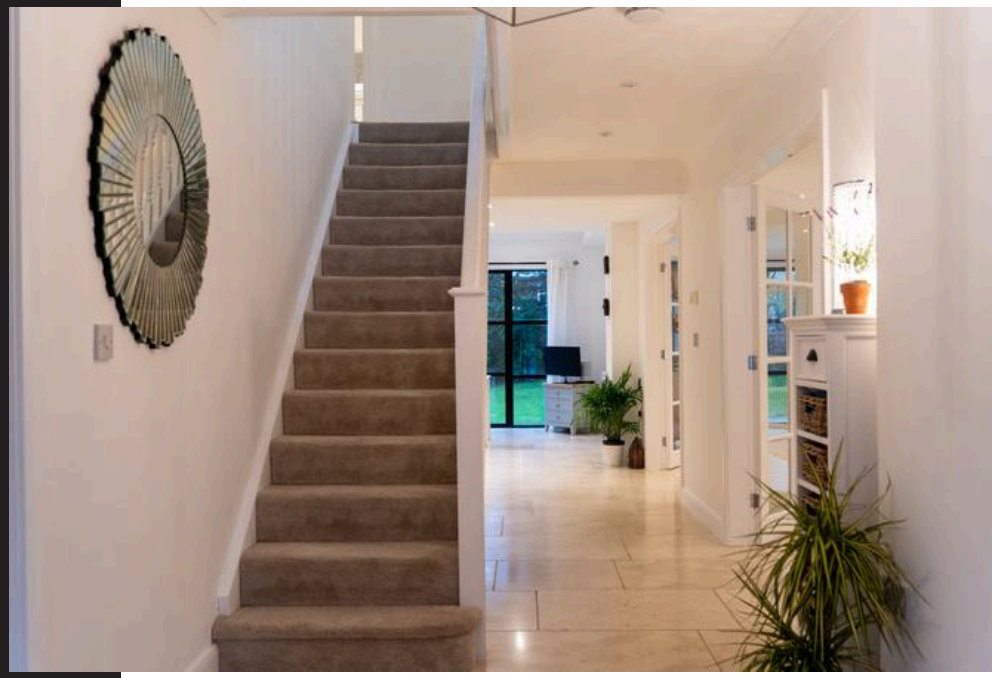
- APPROX. 0.25-ACRE PLOT
- GENEROUS CORNER POSITION WITH A SECLUDED REAR GARDEN
- BLOCK-PAVED 'IN-AND-OUT' DRIVEWAY
- PARKING FOR FIVE OR MORE VEHICLES
- FRONT LAWN WITH MATURE TREES, HEDGING AND PLANTED BORDERS
- INTEGRAL DOUBLE GARAGE WITH REMOTE ENTRY
- SOUTH-FACING REAR GARDEN
- INDIAN STONE TERRACE
- SANDSTONE WALL & FENCED REAR BOUNDARY
- GARDEN SHED
- CCTV & ALARM

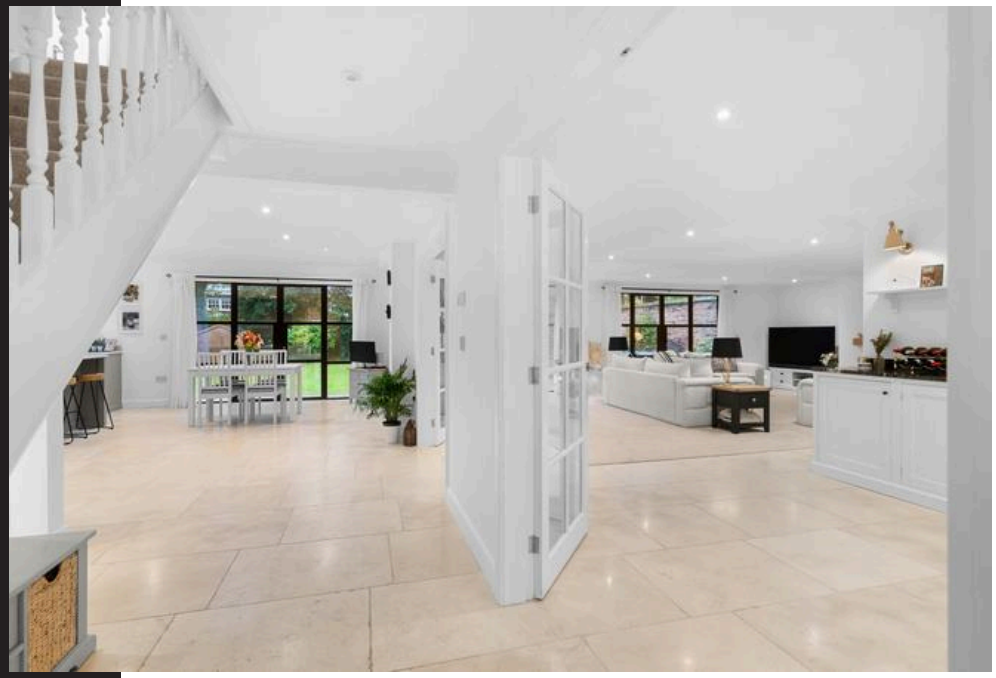


THE PROPERTY

Built in the late 1980s, the house has since been comprehensively transformed. The work extended well beyond its appearance, including a new roof, renewed plumbing and electrics, a redesigned kitchen and utility room, new bathrooms, remodelled open-plan interiors, new flooring, a reworked driveway and extensive landscaping.

Immaculate both inside and out the home, most recently has benefitted from high spec guttering, facias and soffits and premium decoration throughout the home. The result is polished without feeling over-formal: a house with the scale for family life and entertaining, yet with quieter rooms and practical spaces that make every day routines work without effort.









GROUND FLOOR

An ornate portico and glazed double entrance doors open into a broad, light-filled hall. Leaded double-glazed windows feature throughout much of the house and sit comfortably with its traditional grand façade, while limestone flooring gives the principal ground-floor spaces a durable and cohesive finish.

French doors lead into the main living and dining room, an expansive L-shaped space enjoying views over both the frontage and the rear garden. Its proportions allow distinct areas for relaxing and dining without interrupting the natural flow of the room. Two sets of heritage-style French doors, with floor-to-ceiling glazing alongside, open directly to the rear terrace and bring the south-facing garden into daily view.

The living area extends across the full width of the room. *A wood-burning stove set on a simple slate hearth adds atmosphere, while recessed lighting gives the room detail without competing with its clean finish.

At the front, the bay window defines a more than generous dining/living area. White fitted cabinetry incorporates a black-and-white quartz worktop, a circular stainless-steel undercounter sink and open shelving, creating a useful place for crockery, glassware and drinks when hosting. Pendant lighting completes the setting, and an internal door provides convenient access to the integral double garage.

The deVOL kitchen is designed as another sociable centre of the house. Heritage-style French doors open to the stone terrace, while two rooflights and a window draw in additional daylight. Dove-grey cabinetry with brass fittings is paired with white and grey marble-effect quartz worktops, extensive storage and integrated appliances, including a fridge-freezer and two dishwashers.







A large AGA with a hotplate anchors the cooking area, complemented by a double Belfast sink. The substantial island provides further preparation space and a diners bar for four beneath contemporary pendant lighting. Beyond it, there is ample room for a generous dining table and a relaxed seating area, allowing cooking, informal meals and family time to take place together without the room feeling crowded.

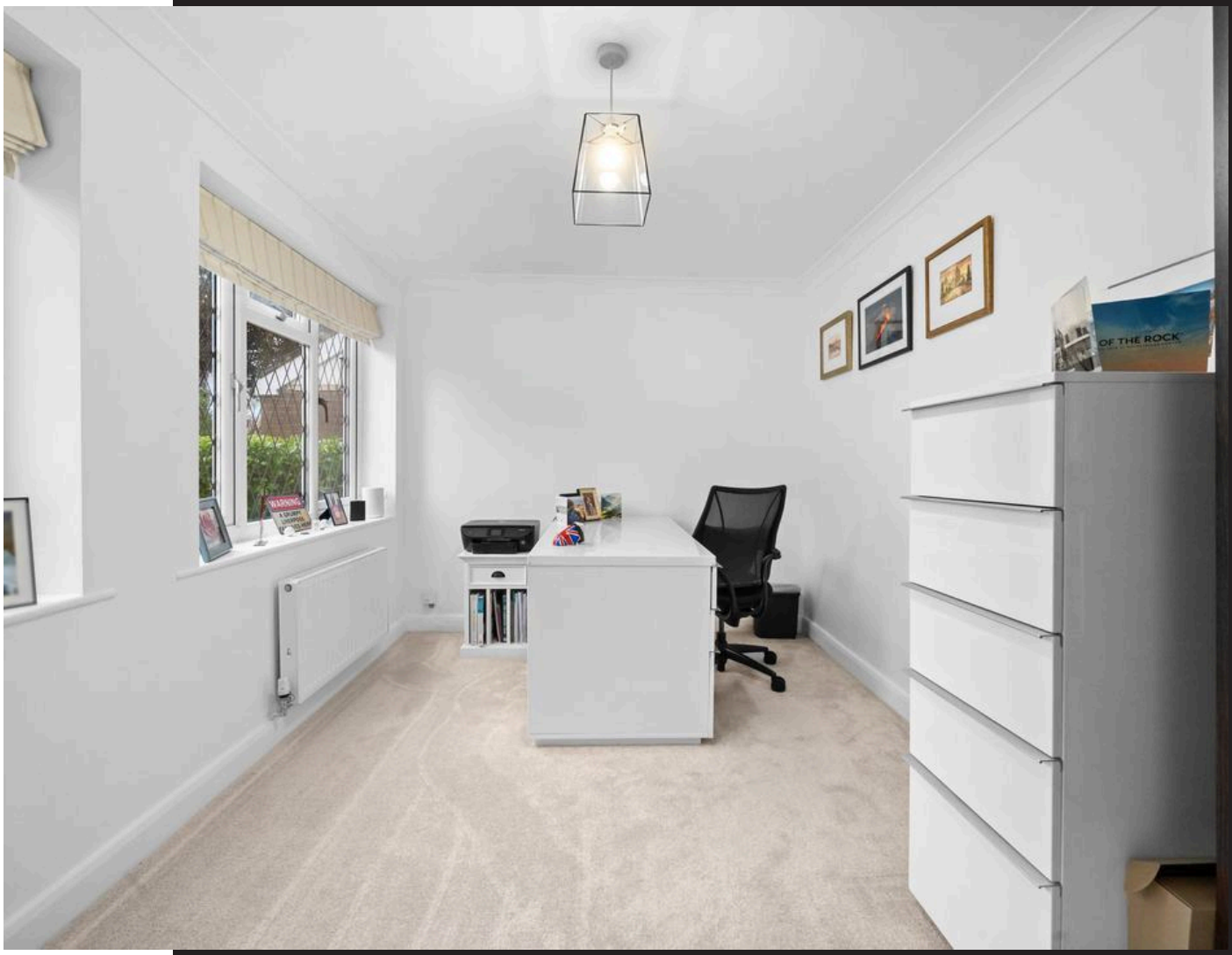
The adjoining utility room continues the cabinetry and worktops from the kitchen. It includes an undercounter sink, integrated electric ovens for use when the AGA is not required, space for laundry appliances, and an external door to the side of the home. It keeps the functional side of the house close at hand while allowing the kitchen to remain tidy.

Positioned at the front and apart from the busier living areas, a carpeted room is currently used as a home office. Its separation is valuable for working from home, although the size and location would suit a snug or playroom equally well.

A cloakroom and separate WC with heritage-style sanitaryware are discreetly arranged beneath the staircase, completing the ground-floor accommodation.

*Please Note: The wood-burning stove is not connected and is used for decorative purposes only. Its compliance with Smoke Control Area requirements has not been verified; buyers should make their own enquiries before use.

Please note: The integral double garage retains a remote insulated electric door and could be returned to garaging with minimal work.





















FIRST FLOOR

A spacious landing serves five well-proportioned bedrooms and provides access to a partially boarded loft for additional storage.

The primary suite occupies the front of the house and offers excellent floor space alongside a walk-in wardrobe and private shower room. Warm marble finishes extend through the fully tiled ensuite, which includes a walk-in corner shower, wide vanity basin, heated towel rail and WC.

A second bedroom has its own ensuite shower room, finished in a grey-and-white palette and fitted with a large step-in shower, vanity basin, WC and heated towel rail. A built-in linen cupboard adds useful storage.

Three further bedrooms complete the sleeping accommodation: one positioned to the front and two overlooking the rear. One includes fitted sliding wardrobes; all are carpeted and each has the proportions to serve comfortably as a permanent bedroom rather than an occasional room.

The family bathroom is shared by these three rooms and combines warm tonal tiles with a porcelain floor and marble-finished walls. It includes a fitted bath with shower and screen, twin vanity basins with storage below, a WC and heated towel rail.























OUTSIDE

The house occupies an unusually generous corner plot of approximately 0.25 acres. A block-paved in-and-out driveway gives the frontage a practical sense of arrival and provides parking for around five vehicles in addition to the integral double garage. A semicircular planted bed, clipped hedge, lawn and mature tree soften the broad frontage and give the house privacy from its surroundings.

Across the rear of the house, an expansive Indian stone terrace is reached directly from both the main living room and kitchen, allowing meals, drinks and summer gatherings to move easily outdoors. Its south-facing position provides ample room for a large dining table, relaxed seating and a barbecue, with the broad lawn beyond giving children plenty of space to play and pets room to roam within the enclosed garden.

Neatly maintained borders, mature trees and established shrubs bring colour and privacy without making the garden demanding to manage. A sandstone wall and fencing define the boundaries, while views towards the steeple of St Peter's Church and the Old Coach House give the garden a distinctive Woolton backdrop. There is enough space for family games, additional planting and quieter seating areas, allowing different generations to enjoy the garden together. A garden shed provides useful storage for tools, furniture and outdoor equipment.

Immaculately presented and carefully maintained, 23 Acrefield Park offers the finish expected of a luxury home without losing sight of how a family will use it. Large social spaces, five genuine bedrooms, a home office, flexible leisure space and a private south-facing garden all sit within a few minutes' walk of Woolton village.

Please Note: This marketing may include AI-generated or digitally enhanced content, such as virtual staging to help spatial awareness and lifestyle suggestions. These elements are for visualisation only. All property details can be verified with us directly.









ABOUT THE AREA

Acrefield Park is exceptionally well placed for life in Woolton, with the village only a few minutes away on foot while the house and garden remain notably private. This affluent, leafy part of south Liverpool is known for its Grade II listed buildings, Georgian terraces, churches, Victorian civic architecture, parks and established residential streets.

The village has a strong independent character, with shops, cafés and takeaways alongside a lively choice of bars and restaurants. Everyday shopping is equally convenient, with Sainsbury's and Tesco both around a three-minute drive from the property. Calderstones Park, Allerton Manor Golf Club and Woolton Golf Club are each approximately five minutes away by car.

TRANSPORT

The area is served by several stations, including West Allerton, Mossley Hill, Hunts Cross and Liverpool South Parkway, all within a short drive. The nearest bus services are around a two-minute walk away on Mason Street. Direct daily rail services from Liverpool Lime Street to London Euston take approximately two hours. Road connections are equally accessible, with the M62 and M57 around 10 to 15 minutes away. Liverpool John Lennon Airport can be reached in approximately 10 minutes, while Manchester Airport is around 40 minutes by car.

SCHOOLS

Families have a broad selection of local education. Nearby schools include Woolton Primary School, Bishop Martin Church of England Primary School, Much Woolton Catholic Primary School, St Julie's Catholic High School and Woolton High School. There is also a choice of four day nurseries. Independent options include St Francis Xavier's College on Woolton Hill Road, Carleton House Preparatory School on Menlove Avenue and The Blue Coat School in L15. Buyers should check current admissions arrangements and the latest inspection reports directly with the relevant school or authority.







PROPERTY INFORMATION

Address:
23 Acrefield Park, Woolton, Liverpool, L25 6JX

Tenure: Freehold with vacant possession

Services:
Mains water, Electricity & gas; Central heating; Ultrafast broadband (estimated), Double glazing, Alarm

Council Tax Banding: G

Local Authority:
Liverpool City Council, One Stop Shop at Cunard Building, Arrivals Hall, Ground Floor, Brunswick Street, Liverpool, L3 1AW I liverpool.gov.uk

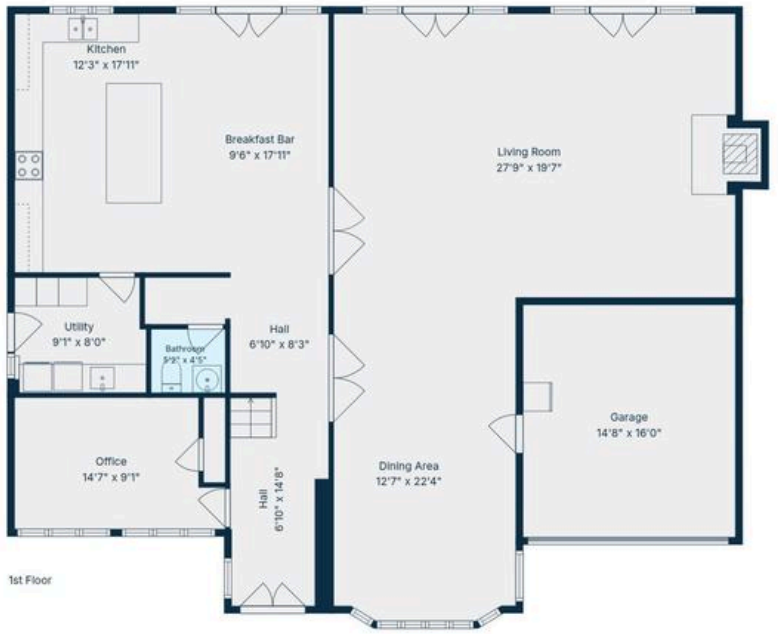
EPC: C

Viewing:
Strictly by appointment with Karl Ormerod I 07443 645157

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 settings. 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. 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

23 ACREFIELD PARK, WOOLTON, LIVERPOOL, L25 6JX

TOTAL APPROX. FLOOR AREA 3,209 SQ FT



Total: 2874 sq. ft
1st floor: 1579 sq. ft, 2nd floor: 1295 sq. ft
Excluded areas: garage: 236 sq. ft, utility: 71 sq. ft, storage: 5 sq. ft, Walls: 201 sq. ft

Floor Plan



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This oor plan is for illustrative purposes only and is not to scale.



2nd Floor



Total: 2874 sq. ft
1st floor: 1579 sq. ft, 2nd floor: 1295 sq. ft
Excluded areas: garage: 236 sq. ft, utility: 71 sq. ft, storage: 5 sq. ft,
Walls: 201 sq. ft

Floor Plan

LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

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Luxury isn t just a price point it s a level of service