

DUNSTAN WOOD
BURTON

DUNSTAN WOOD

Surrounded by gardens and woodland located on the stunning Wirral peninsula and just 20 minutes from the historic walled city of Chester, discover Dunstan Wood, built in 1926 by Walter Aubrey Thomas, renowned architect of the iconic Royal Liver Building in Liverpool. A unique and special home celebrating its centenary year, Dunstan Wood offers the ultimate escape for those seeking serenity, seclusion and space to entertain.

As electric gates close, the wider world drifts away, replaced by the quiet calm of Dunstan Wood's grounds; a mixture of mature woodland, rolling lawns, sports field and swimming pool. Birdsong resonates between the trees and fiery-toned rhododendron bushes lining the sweeping driveway, bringing a buffer of greenery around the home and enhancing the sense of privacy. Yet within 20 minutes, step out along Chester's iconic Roman walls and its historic Tudor Rows, or, alternatively in just 30 minutes immerse yourself in Liverpool's cosmopolitan beat - celebrated for its music, galleries and museums and offering a thriving nightlife scene alongside an array of dynamic restaurants and bars.

Beyond the springtime blooms of pink and red, the sweeping driveway culminates in a turning circle, with a feature fountain at its centre, leading to a triple garage with automated door, providing parking for several cars.

Ahead, Dunstan Wood reveals its grandeur.



“The gardens and woodland feel like a peaceful and beautiful haven tucked away from the world when the gates close behind you.”

ONE HUNDRED YEARS OF EVOLUTION

A natural sense of light and openness runs throughout the home, stepping indoors from beneath the classical square columned porch; the original portion of Dunstan Wood extends to the right, with later additions to the left. Extended and thoughtfully redesigned in 2009, the newer spaces, created with modern, open-plan living in mind, centre around a substantial kitchen, dining and family area, where an eight-metre span of floor to ceiling glass draws in light, lawns and woodland, ensuring the garden remains a constant presence. A modernist, minimal feel resonates in the open and airy entrance hall, where white walls and clean lines blend with modern features; glass balustrades, large format marble tiles warmed by underfloor heating, and contemporary lighting and tech. Mirrors amplify the light, while above, a striking chandelier cascades down beneath the double height ceiling.





VERSATILE LIVING

An easy sense of flow links the rooms, connecting the dining room and drawing room back through to a rear hall, where French doors offer instant access out to the garden. Beyond, discover the grandly proportioned family room with deep blue grey to the walls. Versatile and multifunctional, projectors and drop-down screens transform this room into an intimate retreat for movie nights with family and friends. With space to incorporate a study area, a broad bay window provides a perfect frame to the watercolour garden views.



WINTER WARMER

Parquet flooring replaces gleaming tiles in the dining room to the right, where a striking original fireplace houses an open fire, emanating warmth and welcome on winter nights when celebrating birthdays or other special occasions. Light streams in through large windows to the front and rear. After dinner, retire to the drawing room with ceiling rose and a more formal feel - a great place to read beside the open fire in its traditional surround, or to gather and enjoy cocktails on special occasions, where views extend over the grounds to the front and rear.

DUNSTAN WOOD

INVITE THE LIGHT



Transcend from the cosy formality of the traditional reception rooms to the heart of modern living in the cool white, welcoming and decadently sized family dining kitchen. Accessed from the family room and main entrance hall, the kitchen is very much the centre of this home, with a wall of sliding glass doors opening out to the broad decking, framing fantastic views out over the garden and its mature, treelined backdrop.

“When you are facing away working in the kitchen with your back to it you can still see the nature and beauty of the garden.”



Installed in 2009 by ZiZi Chester, the clean lines of this white gloss, handleless kitchen allow it to blend into, rather than dominate the space, keeping flow, functionality and sightlines at the heart of the design. Modern lighting features throughout the kitchen, where design and practicality are carefully balanced. At its centre, the large island incorporates a breakfast bar, informal seating and a lower-level table, creating a natural place to gather throughout the day.

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ENTERTAINING HAVEN

A suite of integrated Miele appliances - including coffee machine, steamer and triple oven, alongside full-height fridge and freezer - is neatly built in, adding to the ease of use. Behind the cooker and preparation area, a mirrored splashback reflects the garden back to the chef and those gathered at the island, a view that can be found at every turn, with the eight-metre span of sliding glass doors further enhanced by two expansive windows to either side, immersing the kitchen in its green and pleasant surrounds.



WORK, REST, PLAY

Offering different areas to cook and dine, sit for coffee, relax and unwind, step out through the sliding doors to access the decking where there is space to dine al fresco and create a dedicated barbecue zone where you can relax overlooking the garden and pond with its cascading water feature while enjoying a glass of wine. Beyond, a pathway leads through the back lawn down to the pool.

FLEXIBILITY FOR MODERN LIVING

Back in the kitchen, practical places also feature, including the utility room furnished with large, American-style fridge freezer and with plumbing for washing machine and dryer alongside cupboard storage. Off the kitchen, the gym (formerly a cinema room, still furnished with projectors and screens) provides further views out over the garden and serves as a versatile room ready to adapt to any function needed. Tucked off to the rear, a small lobby opening out to the garden is ideal as an everyday boot room, whether returning from a run through the woods, or from a walk with canine companions, offering access to a shower room where people and pets can rinse off.



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PEACE AND PRIVACY

Spiral stairs provide private access up from the gym to the master suite, a calm and self-contained retreat, light-filled, with remote-controlled lighting. Wake up to glorious garden views, best enjoyed with a cup of tea on the sunny decked balcony, spanning eight-by-four metres, making it the perfect place for a spot of yoga or a workout while looking out over the treetop views. On winter nights, the living flame glass fronted fire imbues its sense of cosy warmth.

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The en suite offers a true taste of luxury. Underfloor heating runs beneath dark limestone floors and walls, creating a boutique hotel feel. Refresh and revive in the open, walk-in wet room with views out to the garden, complemented by a double vanity unit with illuminated mirror. Soak away the aches in the large, freestanding bath.

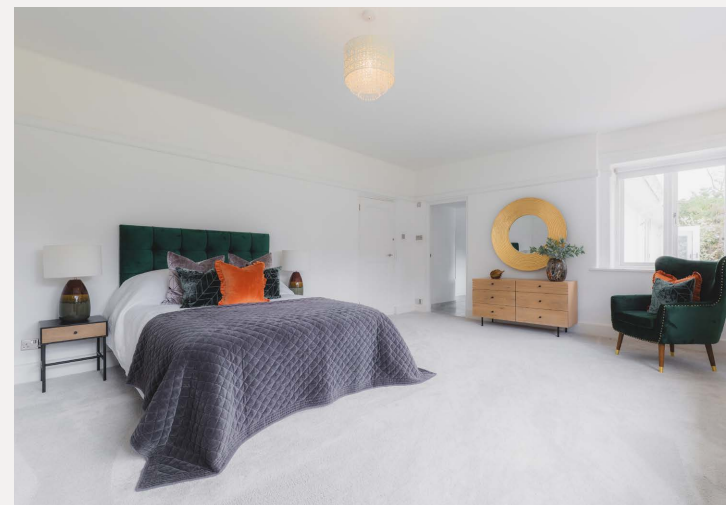
“Indoors and outdoors, the standout feature has to be the light that floods in and the space and scale... all the bedrooms are large and light.”



Prepare for the day in the divine dressing rooms accessed via sliding doors and fully furnished with wardrobes offering hanging space and drawers, with a glass-topped island of drawers at its centre and an LED mirror lit dressing table to the side. Storage is in abundance, stylish and practical in its design, with LED strip lighting in each wardrobe.

ROOM FOR ALL

This penthouse-vibe master suite can also be accessed from the landing and main staircase leading up from the entrance hall. Three further bedrooms can be found off this landing, all with large windows drawing in views of the nature filled gardens at the rear, all carpeted and cosy, continuing the minimal chic grey motif found throughout. With their own dressing rooms and access to capacious en suites or shower rooms, luxuriously fitted with grand walk-through showers and deep baths, the sense of scale and light is exceptional. To the front of the first floor, a fourth potential bedroom is ideally sized as a laundry room or home office.



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ANOTHER LEVEL

Continue up the light-filled flight of stairs to the front, arriving at the second floor, a beautifully versatile and private domain, home to two bedrooms, walk-in wardrobes and two bathrooms, alongside a smaller room and large walk-in attic running the entire length of the home, offering abundant storage.

Peaceful and private, the top floor lends itself to all sorts: hobby rooms, a music space or a relaxed games room, with room to spread out. An ideal setup for older children or teenagers, the upper floor offers space to have friends over. Alternatively, it could be arranged as a self-contained space for a live-in nanny, with room for both sleeping and living areas.



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POOLSIDE PARADISE

Step outside and into a world of wonder, with lawns, woodland and even a sports field to explore. Dive into the outdoor pool, with its own pool house with changing facilities and sitting area with fridge, made for sunny summer days with family and friends, where children can learn to swim or even paddleboard.



WHERE NATURE THRIVES

An ornamental fountain and pond, alive with the soft splash of flowing water, invite a deeper sense of unity with nature. Woodpeckers, jays, rabbits and squirrels are among the visitors to the extensive gardens of Dunstan Wood. A haven for wildlife, there is even space for horses and other animals (if fenced off), with a small paddock to the front and a field next to the pool. Access the sports pitch, most recently used as a basketball court but ideal for tennis or football, and the little pavilion across from the main entrance and front door, which itself is set beneath a portico providing shelter on rainy days.

From pool parties with a fully stocked fridge and the beats pounding, followed by barbecues on the decking, this garden extends the vast entertaining space indoors, while nearly seven acres of grounds provide plenty of scope for trampolines, climbing frames, zip wires, tree houses and swings to keep the children happy.



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OUT AND ABOUT

Set within easy reach of all the Wirral has to offer, a diverse range of leisure facilities can be found close by. From the well-regarded courses at Heswall and Caldy to the renowned Royal Liverpool at Hoylake, host of The Open, the area is a haven for golf enthusiasts. Long, sandy beaches line the peninsula, perfect for picnics, dog walks and evening strolls beneath wide, colour-streaked skies. At West Kirby Marine Lake, sailing boats skim the water, favoured by both paddleboarders and walkers who amble along the shoreline. The local landscape, largely flat, lends itself to cycling, while nearby riding stables cater to equestrian pursuits. For a broader mix of shopping and leisure, Cheshire Oaks also lies within easy reach.

Private and peaceful, Dunstan Wood is the perfect place to raise children, with access to a wide selection of schools. Alongside local primary schools Bishop Wilson Church of England Primary School and Willaston Church of England Primary School, Chester provides a number of well-regarded independent options, including The Queen's School for Girls, offering education from reception through to sixth form, and the co-educational King's School.

Further afield, West Kirby Grammar School for Girls and Calday Grange Grammar School are both within around a 20-minute drive on the Wirral. School bus services operate from local collection points, making daily travel straightforward.

Discover the fantastic walks that lie nearby, making Dunstan Wood ideal for those who enjoy time outdoors. From Willaston, around two miles away, walks extend towards Thornton Hough, while in the opposite direction, Burton offers access to the Wirral Way, a well-known route for walking, cycling and riding, stretching from Chester to New Brighton. Parkgate, just a little further along, opens out onto the Dee Estuary, with wide views across the marshlands towards North Wales.

In Burton village, less than half a mile away, Gladstone Village Hall is a warm and welcoming community hub, with a playgroup for tots and a cricket club, hosting a range clubs and activities. Neston, around three miles away, provides a wider mix of shops, including Sainsbury's and Aldi, alongside independent cafés such as Elephant Coffee, a selection of takeaways and local retailers.

For dining out, the nearby villages offer a relaxed but varied choice, Willaston has two well-regarded pubs alongside a convenience store, chemist and doctors, while Parkgate is known for its collection of waterside spots - including The Ship, The Red Lion and The Boathouse with tables overlooking the estuary. Cafés, restaurants and bars line the historic parade, creating a sociable setting throughout the year.

There is plenty to do within easy reach. Bidston Hill and its historic windmill, along with West Kirby Marine Lake, offer local interest, while Foxes Riding Stables is around three miles away. For a broader range of leisure, Cheshire Oaks Designer Outlet is around eight miles away, alongside a cinema, bowling, trampoline park and David Lloyd leisure club. Chester Zoo lies approximately 10 miles away, as does the centre of Chester itself, with its Roman walls, scenic walks and pleasure boat cruises along the River Dee, beautiful Grosvenor Park, historic cathedral, famous racecourse, Storyhouse theatre, range of independent shops and recently reinvented indoor market filled with artisan traders.

Rural, but not remote, the M53 is easily accessible for routes into Chester in around 20 minutes, with Liverpool around a 30 minute-commute via the tunnel. The M56, also within easy reach, provides access to the M6 for travel north and south alongside links to Manchester in approximately 45 minutes.

A great party house with perfect entertaining spaces offering room for even the largest groups of family and friends to gather, and yet still enough space to find quiet areas to escape to, Dunstan Wood offers the best of both worlds: open living and space for solitude; peace and privacy indoors and out, with easy access to the cities for work and leisure. Beautiful all year round and so flexible, Dunstan Wood is the perfect base for families with children who enjoy hosting friends and who enjoy nature and being outdoors, whilst its high levels of privacy are the perfect solution for sports professionals in the public eye seeking a level of security and seclusion. Unique, impressive, spacious and streaming with sunlight, Dunstan Wood is a spiritually uplifting home embraced by nature. The dream home realised; Dunstan Wood awaits.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, we usually head into nearby Neston, which offers a good range of supermarkets, convenience stores and independent shops, making it ideal for both quick trips and larger weekly shops.



A WALK?

There are some excellent walking opportunities close by, particularly around Burton and the surrounding countryside. The nearby Wirral Way offers scenic walking and cycling routes, while the coast at Parkgate provides beautiful estuary walks with views across the River Dee. The world-famous Ness Botanic Gardens is also close by for more formal gardens and peaceful strolls.



A BITE TO EAT?

The nearby area offers a great selection of places to eat, particularly in Parkgate, which is well known for its promenade cafés, ice cream parlours and relaxed dining spots overlooking the estuary. The village of Willaston and surrounding areas also offer traditional pubs and local eateries, giving plenty of choice for casual dining.



YOUR LOCAL PUB?

There are several local pubs in and around Willaston, offering a friendly village atmosphere and traditional settings. The surrounding area provides a good selection of country pubs and community venues, all within a short drive.



A DAY OUT WITH THE FAMILY?

A fantastic local attraction is Ness Botanic Gardens, perfect for family walks and seasonal events. The city of Chester is also within easy reach, offering shopping, dining and attractions such as Chester Zoo. The Wirral coastline and countryside also provide plenty of outdoor family-friendly activities.



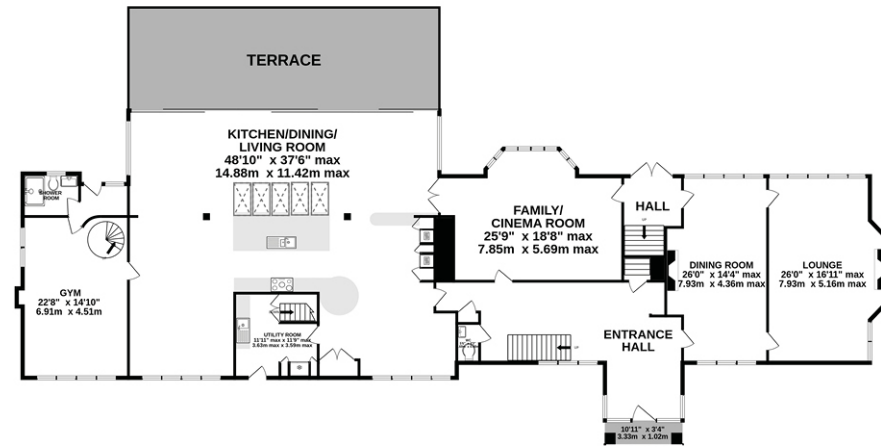
SCHOOLS?

Dunstan Wood is well placed for local schooling, with Bishop Wilson Church of England Primary School nearby and well regarded within the area. For secondary education, Neston High School is a popular and well-established choice for local families.

FLOORPLAN

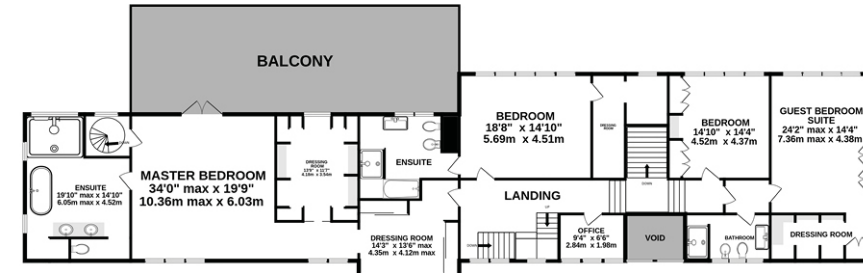
GROUND FLOOR

3778 sq.ft. (351 sq.m.) approx.



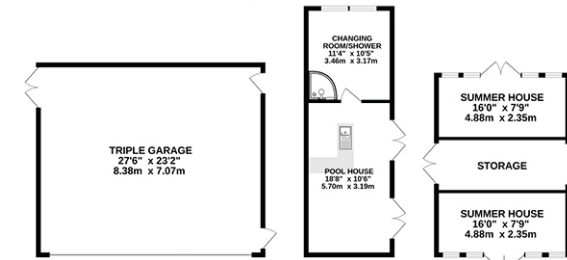
FIRST FLOOR

2755 sq.ft. (256 sq.m.) approx.



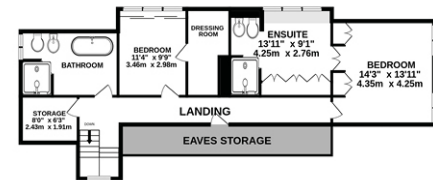
OUTBUILDINGS

1307 sq.ft. (121 sq.m.) approx.



SECOND FLOOR

927 sq.ft. (86 sq.m.) approx.



CELLARS

305 sq.ft. (28 sq.m.) approx.



TOTAL FLOOR AREA: 9073 sq.ft. (842 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Iconic 1926 country residence designed by Walter Aubrey Thomas, set within approximately seven acres of landscaped gardens and woodland on the Wirral Peninsula
- Exceptional sense of privacy and arrival, approached via electric gates and sweeping driveway leading to a central turning circle with feature fountain
- Outstanding leisure facilities including outdoor swimming pool with pool house, full-size sports pitch and tennis/basketball court
- Beautiful blend of period architecture and contemporary design, combining original 1920s character with modern glass, light and open-plan living
- Extensive and versatile home featuring multiple reception rooms, cinema/games spaces and a modern open-plan kitchen/living/dining area with 8m glass frontage
- Luxurious master suite with private balcony, dressing rooms and spa-style en suite featuring freestanding bath, wet room and underfloor heating
- Up to 7 bedrooms arranged across multiple floors, offering flexibility for family living or guests
- Quadruple garage with workshop potential plus additional outbuildings including pool house, studio spaces and ancillary storage
- Expansive grounds with woodland, lawns, pond, orchard-style planting and wildlife habitats creating a secluded natural haven
- Highly connected yet secluded location, just 20 minutes from Chester and within easy reach of Liverpool, beaches, countryside walks and key motorway links

SEE MATT'S
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

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DUNSTAN WOOD

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