



**GASCOIGNE
HALMAN**

18 WOODSTOCK GARDENS, APPLETON

THE AREAS LEADING ESTATE AGENT



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A rare opportunity to purchase an executive detached home set within an exclusive cul-de-sac location with a private access road leading to the driveway and enjoying a high degree of privacy. Boasting five-bedrooms, this detached family home offers spacious, versatile living in a highly desirable and secluded setting. The property benefits from three bathrooms, four reception areas, a detached double garage, and generous off-road parking. Sold with no onward chain.

The accommodation begins with a welcoming entrance hallway, complete with a convenient downstairs WC. The spacious main lounge is a standout feature, offering a gas living flame fire with stone fireplace surround and double doors that open directly onto the rear patio and garden - perfect for both relaxing and entertaining.

A separate dining room benefits from a charming bay window overlooking the front aspect, while a dedicated study or playroom - also with a bay frontage - enjoys attractive views over the surrounding woodland, creating an ideal work-from-home environment.

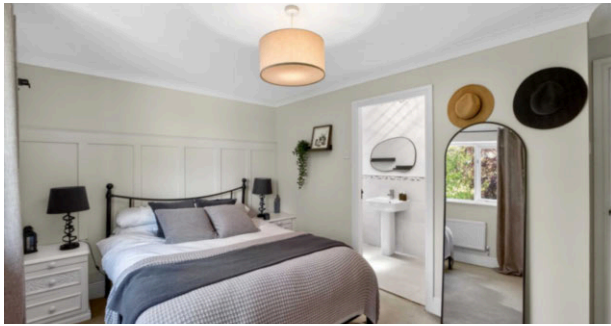
At the heart of the home lies a beautifully designed, contemporary, in-frame kitchen. Fitted with a stylish range of base and eye-level units, quartz worktops, integrated appliances including a Quooker hot water tap, Rangemaster oven with five ring hob and double fridge/freezers. The kitchen seamlessly flows into a bright and airy garden room with underfloor heating throughout. This open-plan space provides a wonderful hub for family life, filled with natural light and offering direct garden access. A practical utility room completes the ground floor.

Upstairs, the first floor hosts five well-proportioned bedrooms. The principal suite features a luxurious en-suite bathroom with a freestanding bath and double shower, while the guest bedroom benefits from its own en-suite shower room. The remaining three bedrooms are served by a modern family shower room, fitted with Villeroy and Boch sanitaryware, with underfloor heating and a large walk-in wet area. Two of the bedrooms are currently utilised as a cosy snug/dressing room and a fully fitted home office, highlighting the flexibility of the space.

Externally, the property continues to impress. A substantial driveway provides parking for multiple vehicles and leads to a detached double garage. The gardens wrap around the side and rear, predominantly laid to lawn and enjoying delightful views over the Dingle. Patio areas offer ideal spots for al fresco dining and outdoor entertaining.

This is a superb family home combining space, privacy, and a tranquil setting - viewing is essential to fully appreciate everything it has to offer.

Sold with no onward chain.



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

SatNav: WA4 5HN

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G



Total floor area 225.7 sq.m. (2,429 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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