



**21 The Gardens Lawton Hall Drive
Church Lawton, Cheshire ST7 3BG
Guide Price £400,000**



INDEPENDENT ESTATE AGENTS

21 The Gardens Lawton Hall Drive, Church Lawton, Cheshire ST7 3BG

With No Upward Chain, Stephenson Browne delight in offering For Sale this outstanding Georgian style property which is located within the historical Lawton Hall Estate within beautiful woodland. The internal specification of the property is extremely high with quality fixtures and fittings including a Siematic Kitchen and HansGrohe/Villeroy & Boch fittings. Lawton Hall has approximately 90 acres of communal gardens, woodland and a lake, it also has a private gated entrance. The accommodation briefly comprises; reception hall with solid walnut flooring, contemporary kitchen/breakfast room, guest WC, 24' lounge with solid walnut flooring and a separate dining room. On the first floor there are three bedrooms, two en-suites and the family bathroom, whilst on the second floor you will find a further two bedrooms and a shower room. Outside there is a double detached garage and a fully enclosed rear garden.

Entrance Hall

Entered via a timber door, stairs rise to first floor landing, telephone point, coving to ceiling, single panel radiator, under stairs storage, doors to

Guest Wc

Stylish Villeroy & Boch two piece suite comprising close coupled WC, wall mounted wash hand basin with ceramic tiled splashbacks, solid walnut flooring, single panel radiator, extractor fan.

Lounge 24'9 into bay x 12'9 (7.54m into bay x 3.89m)

Generous size lounge with solid walnut flooring, double glazed multi paned georgian window to front elevation, TV aerial point, double glazed bay window to rear elevation, resin surround with marble inlay and hearth with living flame coal effect gas fire inset, three double panel radiators, coving to ceiling, satellite and FM points, two telephone points.

Dining Room 12'9 x 11'0 (3.89m x 3.35m)

Double glazed multi paned georgian style sash window to front elevation, coving to ceiling, double panel radiator.

Kitchen/Breakfast Room 12'7 x 10'11 (3.84m x 3.33m)

Contemporary range of eye and base level units which are superbly fitted throughout. There is a 'Blanco' stainless steel one and half bowl single drainer with monobloc tap over with ceramic tiled splash backs, built in fan assisted oven with 'Neff' five ring gas hob and hood, integral dishwasher and fridge/freezer, concealed unit lighting, single panel radiator, recessed down lighters, TV aerial point, telephone point, double glazed window to rear elevation, plinth heater, ceramic tiled flooring, door to

Utility Room

Stainless steel single bowl single drainer inset to roll top worksurface with mixer tap over, space and plumbing for washing machine, ceramic tiled flooring, door with obscure glazed panels to rear garden.

First Floor Landing

Spacious size landing with georgian style sash window to front elevation, smoke alarm, coving to ceiling, single panel radiator, stairs rise to second floor, doors to all rooms

Bedroom One 12'9 x 11'11 (3.89m x 3.63m)

Double size room with double glazed georgian style sash window to front elevation, single panel radiator, Tv aerial point, telephone points, door to

En-Suite

Three piece suite comprising 'Villeroy & Boch' semi pedestal wash hand basin with 'Hansgrohe' taps, wall hung WC, double width 'Hansgrohe' fully tiled shower cubicle with glazed shower doors, shaver point, recessed down lighters, wall mounted chrome towel rail, extractor fan.

Bedroom Two

Double size room with double glazed georgian style sash window to rear elevation, telephone point, single panel radiator, door to

En-Suite

Three piece suite comprising 'Roca' semi pedestal wash hand basin, close coupled WC, fully tiled 'Hansgrohe' shower with obscure shower doors, recessed down lighters, chrome towel rail, extractor fan, obscure double glazed multi paned sash window to rear elevation.

Bedroom Three 12'10 x 9'0 (3.91m x 2.74m)

Double glazed georgian style sash window to front elevation, single panel radiator.

Family Bathroom 7'8 x 10'3 (2.34m x 3.12m)

'Villeroy & Boch' three piece suite comprising, panelled bath, wall hung WC, pedestal wash hand basin, fully tiled 'Hansgrohe' shower cubicle with concertina door, extractor fan, recessed downlighters, obscure double glazed window to rear elevation.

Second Floor Landing

Single panel radiator, smoke alarm, loft access, doors to all rooms.

Bedroom Four 19'0 max x 12'11 max (5.79m max x 3.94m max)

Double glazed georgian style sash windows to front and rear elevations, two single panel radiators.

Bedroom Five 12'11 max x 7'4 max (3.94m max x 2.24m max)

Double glazed georgian style sash window to front elevation, two telephone points, double panel radiator, airing cupboard housing 'Potterton' condensing boiler'.

Shower Room

'Roca' three piece suite comprising, wall hung WC, semi pedestal wash hand basin, fully tiled 'Hansgrohe' shower, recessed downlighters, obscure double glazed window to rear elevation, extractor fan, chrome towel rail.

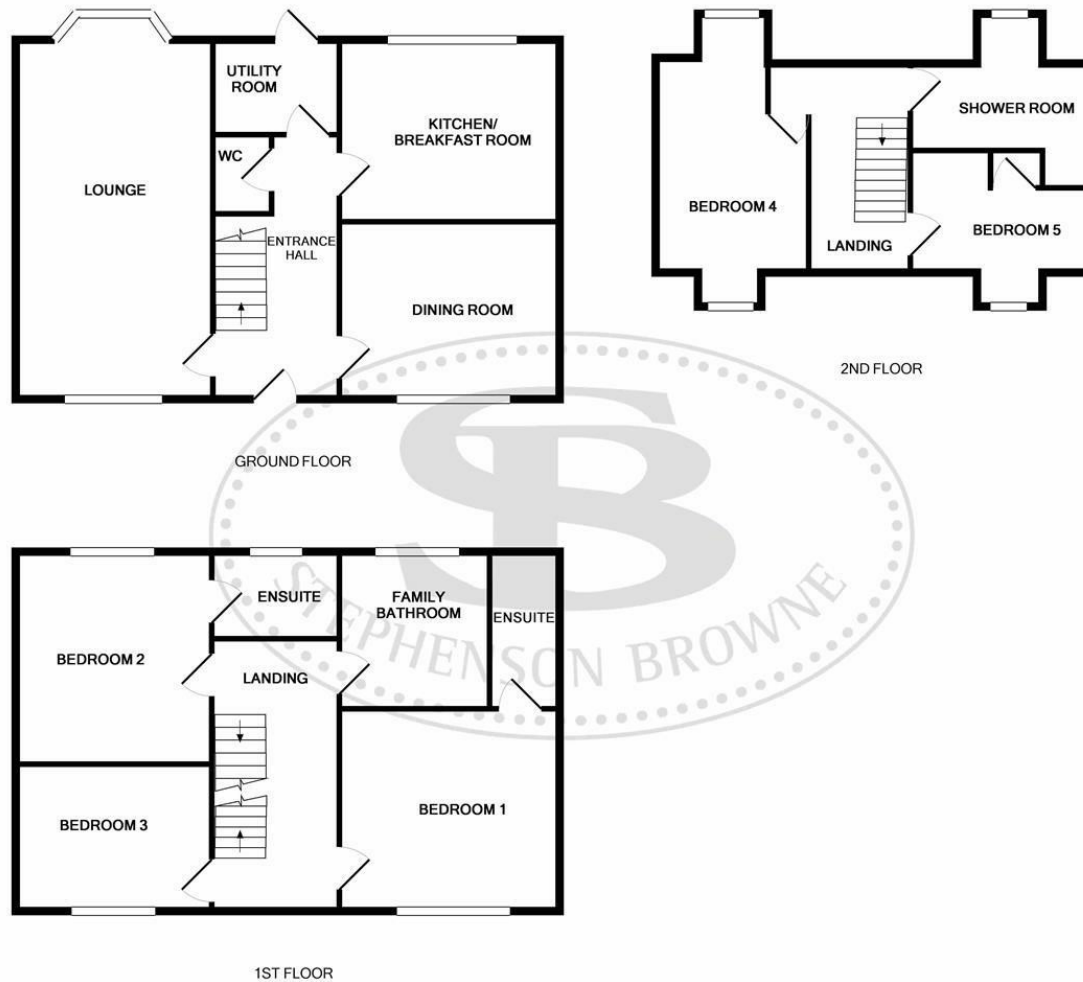
Outside

This development of just 34 homes offers something quite exceptional within a private estate with its own woodland walks and lake, comprising the restoration and conversion of a grade II listed hall into homes, coach houses, stable block and detached houses. The development won Gold for 'The Best Development' at the 2004 What House? awards.



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Viewing: Please ring us to make an appointment. We are open from at least 9am to 5:30pm Monday to Friday and 9am to 4pm Saturday.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

