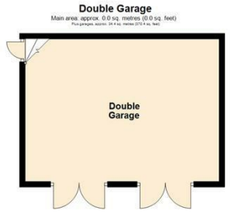
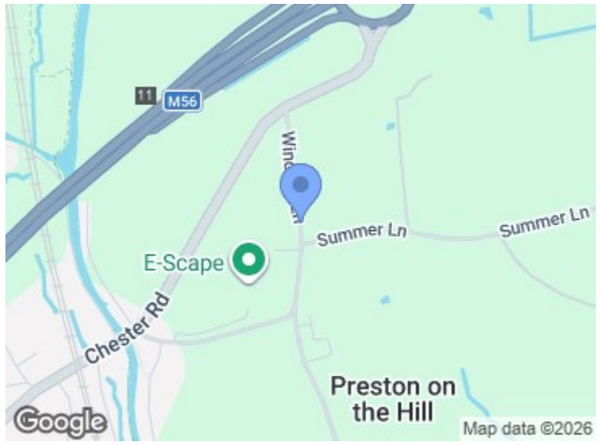
Preston On The Hill

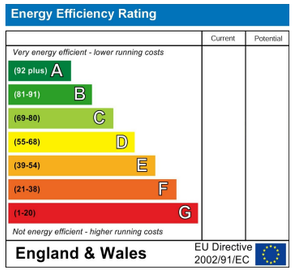
Main area: Approx. 229.9 sq. metres (2474.4 sq. feet)
Plus garages, approx. 32.0 sq. metres (338.5 sq. feet)

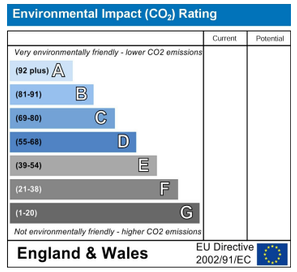


Location

Preston on the Hill is a picturesque Cheshire village and Windmill Lane is a lightly used country road leading straight to the M56 at junction 11. The area is very convenient for commuting to all major north west centres and there is a selection of Local Authority and private schooling within reasonable distance. Local shopping and entertainment needs can be met in nearby Stockton Heath whilst Chester, Liverpool, Manchester etc are all within half an hour or so by car under normal traffic conditions as are the airports at Liverpool and Manchester. Trains to London from Bank Quay Station Warrington and Runcorn take 2 hours or so.







STRIKING VIEWS FROM THIS UNIQUE & CONTEMPORARY HOME | ARCHITECTURALLY DESIGNED WITH COMPLETE INPUT FROM OUR CLIENTS | WORDS CAN'T DO THIS JUSTICE | STUNNING OPEN PLAN DINING KITCHEN & FAMILY ROOM | ALL BEDROOMS WITH EN-SUITE | LIMESTONE FLOORING & UNDERFLOOR HEATING. Arguably, one of the most spectacular homes marketed within the area, this recently constructed home offers family sized accommodation including a welcoming dining hall with limestone flooring and underfloor heating, lounge with feature multi-fuel burner, dining kitchen / family room, pantry, utility, four double bedrooms complete with en-suites. Externally there is a graveled driveway, double garage with office above and a quite breathtaking orchard garden.

Offers In The Region Of £1,065,000

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Preston On The Hill
Windmill Lane

Accommodation
A most stunning, professionally designed home with an European influence with significant input from our clients, this unique property takes advantage of its location being set at the helm of this beautiful orchard boasting a wide range of fruit trees and significant oak tree.

Part rendered, part brick and majority clad in 'Canadian Cedar', Little acre afford quite spectacular accommodation presented over two storeys and most importantly is a credit to the current custodians. From the porch in 'York' stone and oak the splendid dining hall features a front to back aspect enjoying a striking floor to ceiling 'picture' window taking advantage of the garden and views coupled with an exposed brick wall designed as a reminder of the history, The majority of the accommodation is located off this central area including a beautifully presented lounge with multi-fuel burner and 'French' doors again taking advantage of the rear, a super open dining kitchen and family room with centre island, integrated appliances, multi-fuel burner and bi-folding doors again taking advantage of the aspect. Off the dining kitchen you will find a particularly useful pantry, utility room with associated appliances and a further induction hob and oven and access to the guest WC.

From the dining hall, the fourth / guest bedroom complete with en-suite and walk-in wardrobe is located with 'French' doors opening out onto it's own terrace. The turning central staircase from the dining hall provides access to the galleried landing complete with 'Velux' windows and benefiting from the floor to ceiling picture window to the rear gives access to three further suites.

The master suite includes a vaulted bedroom with 'French' doors opening onto the covered balcony with uninterrupted views, dressing room complete with a range of fitted wardrobes to two walls, matching chest of drawers and a four piece en-suite any property would be proud of. The second suite again includes a double bedroom taking advantage of the rear aspect and again boasting a balcony with superb views, dressing room complete with wardrobes, dressing table and drawers and a traditional en-suite bathroom. The third bedroom is located to the front and again includes an en-suite bathroom.

This opportunity / house would not be complete without the outstanding rear which includes the most picturesque surrounding countryside, the pure elegance of the architecture and of course the largest entertaining area with pond area to the immediate rear.

The front includes a graveled driveway providing parking for several vehicles and a detached double garage with office above. The rear (best to last) boasts a quite stunning orchard garden which has to be seen to be believed.

Entrance Porch
9'4 x 4'6 (2.84m x 1.37m)
'York' stone flagging, panelled ceiling with inset lighting and an oak pillar.

Dining Hall
21'6 x 11'6 (6.55m x 3.51m)
Super bright and airy reception accessed through a 'Composite' front door with frosted double glazed inset and panels and adjacent frosted double glazed windows, limestone flooring with underfloor heating, feature exposed brick providing a throw back to the original building, floor to ceiling aluminium double glazed 'picture' window overlooking the rear, turning staircase to the first floor with storage and inset lighting.

Lounge
17'1 x 12'8 (5.21m x 3.86m)
Featuring a multi-fuel burner set in a contemporary granite surround and raised hearth, light oak wooden flooring, aluminium double glazed 'French' doors opening onto the rear with matching adjacent panels, two further aluminium double glazed windows to both side elevations, television point and a central heating radiator.

Dining Kitchen / Family Room
31'10 x 12'9 (9.70m x 3.89m)
The dining kitchen blends into the family room resulting in a superb space.

The dining kitchen includes a 'Shaker' style kitchen fitted with a comprehensive range of base, drawer and eye level units finished in a contemporary pastel blue complimented with a centre island with granite surface and an induction hob, illuminated chimney extractor, kitchen waste and recycling bin, pan drawers and space for stools. Further integrated appliances include a dishwasher, 'Zanussi' double and grill, wine fridge with cupboard storage above and 'pull down' shutter front and space set into the wall for a large fridge/freezer. Double 'Belfast' sink unit with mixer tap set within a varnished wood surface. Limestone flooring with underfloor heating, inset lighting, aluminium double glazed window to the front elevation and an oak sliding door to the pantry.

The family room enjoys aluminium double glazed bi-folding doors opening out onto the patio and garden complimented with a further aluminium double glazed window to the side and in addition a multi-fuel burning stove with an exposed brick inset.

Pantry
7'8 x 3'8 (2.34m x 1.12m)
Work surface with exposed display shelving and cupboards providing great storage space, aluminium double glazed window to the front elevation and limestone flooring with underfloor heating.

Utility Room
13'3 max x 7'9 max (4.04m max x 2.36m max)
Again with limestone flooring running through underfloor heating, this multi-functionable area offers full height and base level storage space, sunken sink unit with mixer tap set in a granite work surface with additional space for a washing machine and dryer below. In addition there is a further induction hob set in a granite surface with splashback and an illuminated chimney extractor above and 'Zanussi' oven and grill below. Wall mounted 'Worcester' boiler, 'Composite' frosted double glazed door to the side elevation with an aluminium double glazed window to the rear. Cloaks area with shelving, inset lighting, extractor fan and a door leading to the:

W C
7'9 x 3'7 (2.36m x 1.09m)
Two piece contemporary white suite including a low level WC with a 'push button' flush, vanity sink unit with mixer tap, storage cupboard below and grey splashback tiling, limestone flooring with underfloor heating, aluminium double glazed window to the front elevation and an extractor fan.

Bedroom Four
13'2 x 12'9 (4.01m x 3.89m)
Light oak wooden flooring, aluminium double glazed 'French' doors opening onto an enclosed terrace to the front, central heating radiator and a door leading to the:

Walk-In Wardrobe
5'0 x 5'0 (1.52m x 1.52m)
Hanging and shelving space with lighting.

En-Suite Shower Room
7'2 x 5'0 (2.18m x 1.52m)
Contemporary three piece suite including a tiled shower cubicle with a thermostatic shower, pedestal wash hand basin with chrome mixer tap with splashback tiling, low level WC with 'push button' flush, heated chrome ladder towel rail, tiled flooring with contrasting tiled walls, aluminium frosted double glazed window to the side elevation

First Floor

Landing
21'6 x 11'4 (6.55m x 3.45m)
Bright and airy galleried landing with four double glazed 'Velux' windows, aluminium double glazed two storey window to the rear, aluminium double glazed window to the front elevation, double size storage cupboard housing the water cylinder and inset lighting.

Bedroom One
16'5 x 12'9 (5.00m x 3.89m)
Beautifully presented vaulted bedroom with a central heating radiator and aluminium double glazed 'French' doors with matching adjacent panels opening onto the:

Balcony
12'9 x 4'2 (3.89m x 1.27m)
Contemporary decked glazed balcony accessed by 'French' doors with lighting and stunning views.

Dressing Room
12'9 x 7'3 (3.89m x 2.21m)
Range of fitted wardrobes to two walls providing hanging and shelving space with matching fitted drawer unit including two sets of four drawers, inset lighting, aluminium double glazed window to the side elevation and a central heating radiator.

En-Suite Bathroom
12'9 x 8'1 (3.89m x 2.46m)
An exquisite white suite comprising a free standing feature 'double ended' bath with floor mounted 'water fall' mixer tap and retractable hand held mixer shower head, matching twin wash hand basins with chrome mixer taps set in an oak vanity unit with drawer and cupboard storage, generous sized shower cubicle complete with a thermostatic shower, low level WC with a 'push button' flush, inset lighting, tiled flooring, heated chrome ladder towel rail and an aluminium double glazed window to the front elevation.

Bedroom Two
12'8 x 12'8 (3.86m x 3.86m)
Again located to the rear of the property comprises a central heating radiator and again benefits from aluminium double glazed 'French' doors.

Balcony
12'9 x 4'1 (3.89m x 1.24m)
Contemporary decked glazed balcony accessed by 'French' doors with lighting and stunning views.

Dressing Room
10'1 x 7'2 (4'8) (3.07m x 2.18m (1.42m))
Range of fitted wardrobes providing hanging and shelving space, matching dressing table, chest of drawers and loft access.

En-Suite Bathroom
9'0 x 7'8 (2.74m x 2.34m)
White four piece suite including a period style 'Claw' bath with 'Victoriana' mixer shower head, tiled shower cubicle with thermostatic shower, vanity wash hand basin with mixer tap with cupboard and drawer storage below, low level WC with 'push button' flush, tiled flooring, heated chrome ladder towel rail, aluminium double glazed window to the rear elevation and inset lighting.

Bedroom Three
12'9 x 9'5 (3.89m x 2.87m)
Aluminium double glazed window to the front elevation and a central heating radiator.

En-Suite Bathroom
7'8 x 5'1 (2.34m x 1.55m)
Contemporary white suite including a panelled bath with mixer shower head, pedestal wash hand basin with chrome mixer tap, low level WC with 'push button' flush, tiled walls with porcelain tiled walls, heated chrome ladder towel rail, inset lighting, aluminium double glazed window to the front and an extractor fan.

Outside
This house has been designed around taking advantage of the rear which includes a particularly large stone patio area ideal for the hard standing of garden furniture complete with an ornamental pond set between both reception rooms. The centre piece being the 'Orchard' garden, being substantial in size and offering a wide selection of fruit trees and an eye catching Oak. The front includes a lawned garden, graveled driveway providing access to the double garage with office space above. The side elevations are currently enclosed with a 'chicken run' to one side and a dog pen to the other.

Double Garage
22'7 x 16'7 (6.88m x 5.05m)

Study / Studio (Above Garage)
19'7 x 7'11 (5.97m x 2.41m)

Tenure
Freehold.

Council Tax
Band 'F' - £3,524.31 (2025/2026)

Local Authority
Halton Borough Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 4AZ

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.