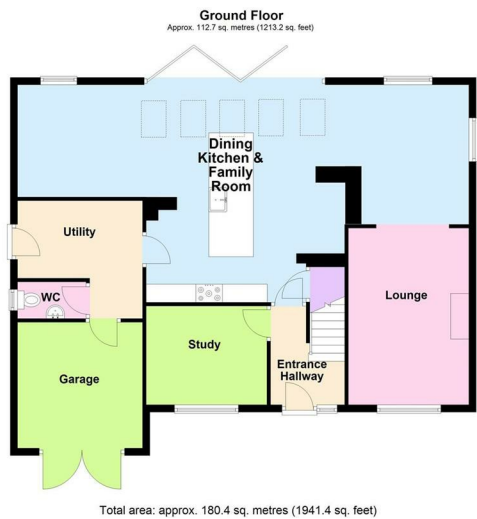


Lower Stretton



Location

KEY HIGHLIGHTS - The Hollies Farm Shop: Located on Northwich Road (WA4 4PG), this renowned family-run business, operating since 1959 features a premium farm shop, an on-site butchery, and a gift area. Café Hollies: Found within The Hollies, the café serves breakfast and lunch daily, with options to dine indoors or out on the patio. Local Dining: The area is surrounded by highly rated traditional country pubs and eateries, such as The Stretton Fox and The Partridge. History: The village still retains historical structures, most notably Stretton Hall, which dates back to the mid 1600s

Surrounded by Cheshire countryside, Stretton is a picturesque village located south of Warrington Town Centre. The name Stretton derives from the Old English term settlement on a Roman road as it sits around what was once a key route passing through the area to Wilderspool. In the past, the village was known as a prime agricultural area and is brimming with history; home to cottages, school houses and a parish church dating back to the 19th Century. Nowadays there is a sports pavilion, hotel and a selection of outstanding schools. Stretton also benefits from excellent transport links and a great range of amenities including a nursery, post office and a range of cosy pubs. Residents also have plenty of scenic walking routes on the doorstep.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPROVED & EXTENDED Detached Home | PANORAMIC Views | STUNNING OPEN-PLAN Theme | 'TED TODD' Oak Flooring & 'SMITHFIELDS' Kitchen | SEPARATE Lounge & Study | Four GENEROUS Bedrooms & BEAUTIFUL Bathroom Suite. This attractive family home has been comprehensively refurbished and now offers enhanced accommodation including an oak porch, reception hall, lounge, study, splendid open-plan dining kitchen, dining room and family / recreational space, utility and WC. Upstairs, there is the dual aspect main bedroom with dressing room / en-suite option, three further bedrooms and a fabulous four piece bathroom. Mature gardens and plenty off road parking.

£650,000

Lower Stretton

Rose Bank Northwich Road



Accommodation

Enjoying panoramic views across the surrounding countryside, this beautifully extended and comprehensively refurbished detached family home offers an exceptional blend of character, quality and contemporary open plan living. Thoughtfully redesigned throughout, the property provides spacious and versatile accommodation ideal for modern family life.

This charming detached house has been the subject of significant renovations, extensions and re-modelling over the years including but not limited to the following: a two storey extension to the side resulting in two bedrooms, one of which featuring a vaulted ceiling, dining room, utility and WC., full width rear extension providing a superb open-plan kitchen and family / recreation room complete with bi-folding doors, replacement kitchen and bathroom, carpets and re-decoration. In conclusion, the property has been architecturally re-modelled to suit family living.

Presented over two storeys, this attractive rendered detached home offers much improved accommodation, in addition to an enhanced layout. Set back from the road, positioned behind a particularly spacious gravelled driveway which could evolve into an 'In and Out' subject to the necessary permissions. Upon arrival you are welcoming by a traditional style oak pillared porch sat on a brick base with 'Indian' stone and courtesy lighting which in turn leads through to the entrance hall via a timber front door. From the hall you are introduced to the open-plan dining kitchen, dining room and family/recreation room which not only offers a large versatile space but is the heartbeat of the house. In addition, there are two further reception rooms, namely the lounge and study, utility with WC. Upstairs, there is the main bedroom with a further room off which is plumbed for an en-suite, however, is currently a dressing room, three further bedrooms and the main family bathroom. Generous gardens and off road parking.

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Ground Floor

Entrance Porch

6'5" x 3'8" (1.96m x 1.14m)

Oak pillared porch set on a brick base with a timber and slate 'Apex' roof complemented with 'Indian' stone. Courtesy lighting and an oak front door with a frosted double glazed panel leading to the:

Entrance Hallway

8'11" x 6'7" (2.74m x 2.03m)

'Ted Todd' oak flooring presented in a 'Herringbone' design, frosted double glazed window set adjacent to the front door, central heating radiator and a panelled staircase to upstairs.

Lounge

15'10" x 10'10" (4.84m x 3.31m)

A super cosy principal reception room with a solid fuel burning stove with slate hearth and timber mantle beautifully complemented by a continuation of the oak flooring. Ceiling coving, PVC double glazed window overlooking the front aspect, central heating radiator and a seamless opening to the extended recreational space.

Study

10'10" x 8'10" (3.31m x 2.71m)

A room that most homes are craving these days featuring a continuation of the oak flooring, PVC double glazed window overlooking the front aspect and a central heating radiator.



Dining Kitchen, Dining Room & Family Room

40'7" max x 20'3" max (12.38m max x 6.18m max)

An outstanding open-plan space, full of light and without doubt being the heartbeat of this home. This creation designed and planned by our clients boasts a beautifully appointed 'Farmhouse' kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting complemented by a striking centre island featuring a 'Belfast' sink unit with chrome mixer tap set in a butcher block work surface complete with additional base level cupboard storage and integrated dishwasher. In addition, a full height refrigerator and the go-to 'Breakfast Cupboard'.

Emerging from the dining kitchen, there is a seamless transition into the full width extension boasting several double glazed 'Velux' windows providing an avalanche of light, continuation of the oak flooring, aluminium bi-folding doors opening to the garden, in addition to two PVC double glazed windows again sited to the rear and one to the side, two vertical central heating radiators and an understairs cupboard.

Utility Room

10'7" max x 10'2" (3.24m max x 3.11m)

Generously proportioned including a 'Composite' stable door with a diamond shaped frosted double glazed panel, tiled flooring, inset lighting, plumbing for a washing machine, central heating radiator, water meter and an internal door through to the garage..

WC.

6'2" x 3'2" (1.88m x 0.98m)

Two piece suite including a wall mounted wash hand basin and a low level WC. Continuation of the tiled flooring, inset lighting, PVC frosted double glazed window overlooking the side, central heating radiator and an extractor fan.

First Floor

Landing

22'3" max x 12'4" (6.80m max x 3.76m)

'L' shaped first floor reception with loft access and a PVC double glazed window with panoramic views.

Bedroom One

15'10" x 10'10" (4.85m x 3.31m)

Dual aspect principal bedroom with PVC double glazed windows to the front and rear elevations complete with a central heating radiator.

En-Suite / Dressing Room

6'8" x 5'8" (2.04m x 1.75m)

Plumbed for bathroom facilities, however, presently used as a dressing room with inset lighting.

Bedroom Two

10'10" x 8'10" (3.31m x 2.71m)

PVC double glazed window to the front with panoramic views and a central heating radiator.

Bedroom Three

12'8" max x 12'0" max (3.88m max x 3.67m max)

Sure to be one of the most attractive rooms, with its vaulted ceiling and quirky atmosphere, bedroom three features a PVC double glazed window with panoramic views to the rear and a central heating radiator.

Bedroom Four

10'2" x 8'7" (3.11m x 2.63m)

PVC double glazed window with panoramic views to the front and a central heating radiator.

Bathroom

9'1" x 6'1" (2.77m x 1.86m)

A quite stunning period reflective bathroom suite with roll top bath and chrome mixer shower head, roll top wash hand basin with towel rail, mixer tap and shelving storage below, contemporary brick tile cubicle with thermostatic shower and rain-shower head complete with a low level WC. Inset lighting, 'wood plank' flooring, PVC double glazed window to the rear, central heating radiator and an extractor fan.

Outside

Set centrally on this generous plot, the house affords an attractive lawned garden with panoramic views, power points and lighting. The side includes a cold water tap, further lighting and the oil tank. The front provides a full width gravelled driveway providing off parking for a number of vehicles. The other side elevation includes further a gravelled area, well stocked borders and lighting.

Storage / Garage

11'3" x 11'1" (3.45m x 3.38m)

Accessed through double doors with a wall mounted 'Worcester' boiler (Serviced in 2026), electric meter, consumer unit and a courtesy door through to the house.

Tenure

Freehold.

Council Tax

Band 'E' - £2,972.79 (2026/2027)

Local Authority

Warrington 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 4PF

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.