



# GREENACRES

WINWICK





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Enveloped in fields, and tucked away along a peaceful country lane, escape to rurality at Greenacres in Winwick.

An impressive double-fronted home, brought lovingly into the 21st century, with textured tiling to the front elevation, and counterbalancing the traditional stained-glass windows.

With a pedestrian gate and electric vehicular gate to the front, pull up onto the block paved driveway, where there is ample parking for several vehicles alongside a detached garage.

Sense the peace and tranquillity of the setting instantly, with rolling countryside views extending to the front.



## STEP INTO THE LIGHT...

Make your way indoors, into the light and bright entrance hall, where herringbone tiling harmonises with contemporary grey walls. Light pours in through the transom window above the front door, and through windows to either side of the door.

Directly ahead, follow your nose through to the kitchen, tiled underfoot and furnished with a wealth of wooden cabinetry as modern spotlighting shines down from above. Windows frame views out over the large, sunny garden, drawing an abundance of light in.









## FEAST WITH FRIENDS

Integrated appliances include a fridge-freezer, induction hob, double oven and dishwasher. Sunny and bright, there is easy access from the kitchen out to the garden, where there is also access to a good-sized utility room with plumbing for washer and dryer in addition to a cloakroom with wash basin and WC.

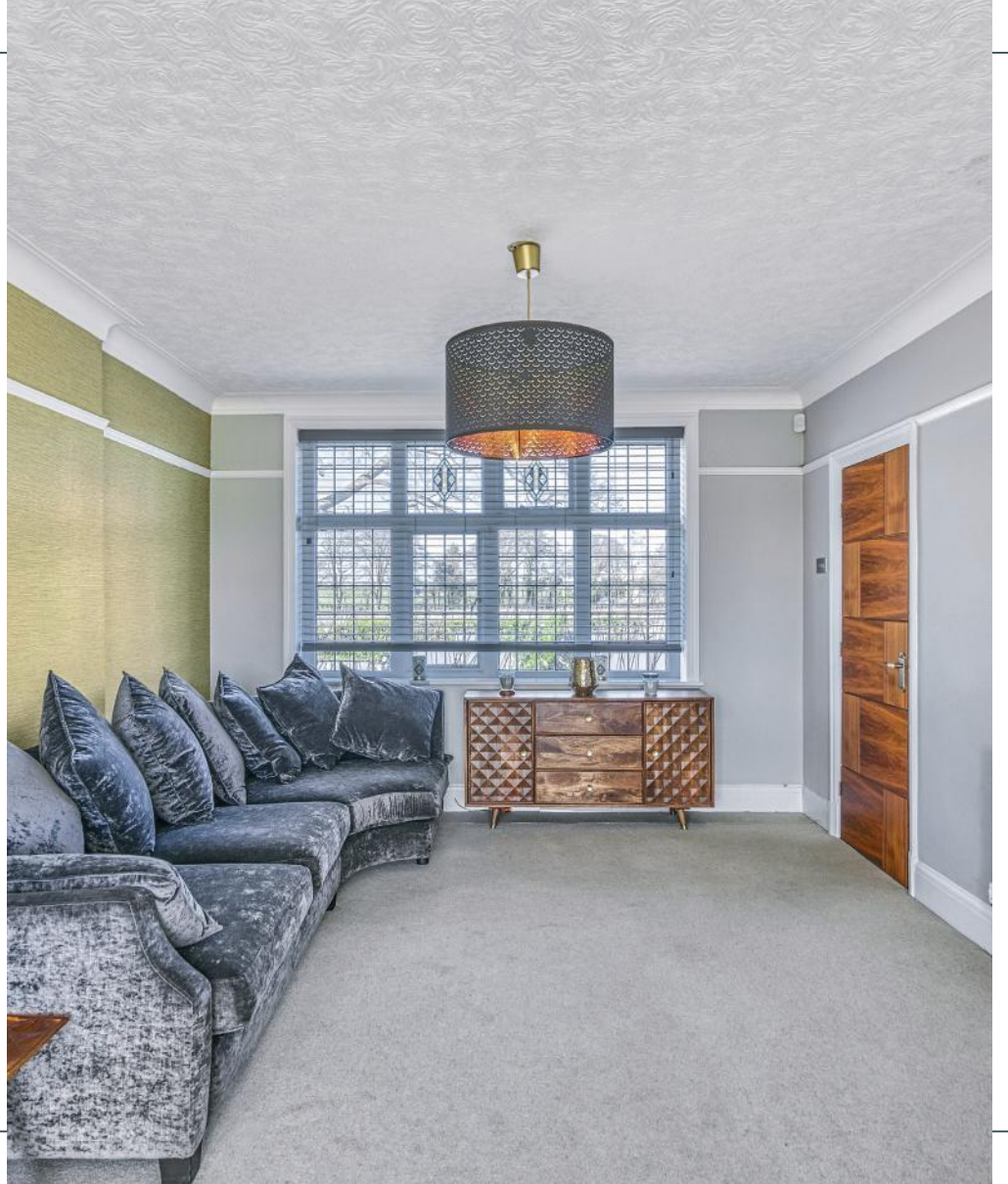
Dine alfresco in the summer months, on the broad patio, or in the elegantly decorated dining room opening up off the kitchen, with feature lighting cascading down from above.

## LIGHT FILLED LIVING

Returning to the entrance hall, make your way through the contemporary wooden door to the capacious living room, a sunny and bright space, where light flows in from the stained-glass window at the front to the broad patio doors at the rear. Cosily carpeted underfoot, grey and gold accents to the wall reflect the contemporary and light feel of this home.

Flow through into a snug area to the rear of the living room, a light-filled lounge overlooking the glorious garden. Throw open the patio doors and enjoy afternoon tea on the sun-filled terrace, where an awning extends to provide shelter and shade in the height of summer.

An entertaining haven, this serene space is perfect for relaxing and unwinding with family and friends.











## ADAPTABLE SPACES

Beyond the living room and snug is a cosy and inviting family room, perfect for children and adults alike and ideal as a cinema room or even a quiet home office, with verdant views to the fields at the front.

From the elegantly tiled entrance hall, ascend the stairs, where light cascades down from a trio of Moroccan-inspired chandeliers, in addition to a large window to the front.

## REST & REFRESH

Emerge onto the grey carpeted landing where traditional corning and picture rails provide a characterful contrast in crisp white. To the left, brimming in light courtesy of large windows to the front and rear, is the spacious second bedroom, with fitted wardrobes and impressive views over the garden and fields to front and rear.

Returning along the landing, a bathroom to the rear is fully tiled to the walls, and spotlit to the ceiling. Freshen up in the large walk-in shower, with a wide, vanity unit wash basin and WC also to hand.









## SINK INTO SLEEP

Across the way, there is a third bedroom overlooking rolling fields to the front, ideal for children or for use as a nursery.

Finally, make your way to the master bedroom at the end of the landing, a bountiful and bright bedroom, decorated in Frenchic fashion. Elegant coving and skirtings add to the opulent feel of this bright bedroom, where windows to the front and rear fill the room with light whilst framing idyllic views out over the pastoral surrounds.

# SUNSHINE, SHELTER & SHADE

Outside, the large, yet low maintenance garden is the jewel in the crown of Greenacres.

Step out onto the spacious stone paved patio, ideal for alfresco dining. Entertain with ease courtesy of an impressive pizza oven. A large lawn extends beyond, neatly trimmed in planted borders. Glass of wine in hand, soak up the sublime sunsets from the rear garden over the rolling countryside. Perfectly private and secure, this garden is safe for both children and pets.

## Extension potential

Greenacres has also been granted permitted development for a large double-storey extension, potentially transforming the home into a spacious four-bedroom family abode, replete with open-plan living and kitchen space downstairs.

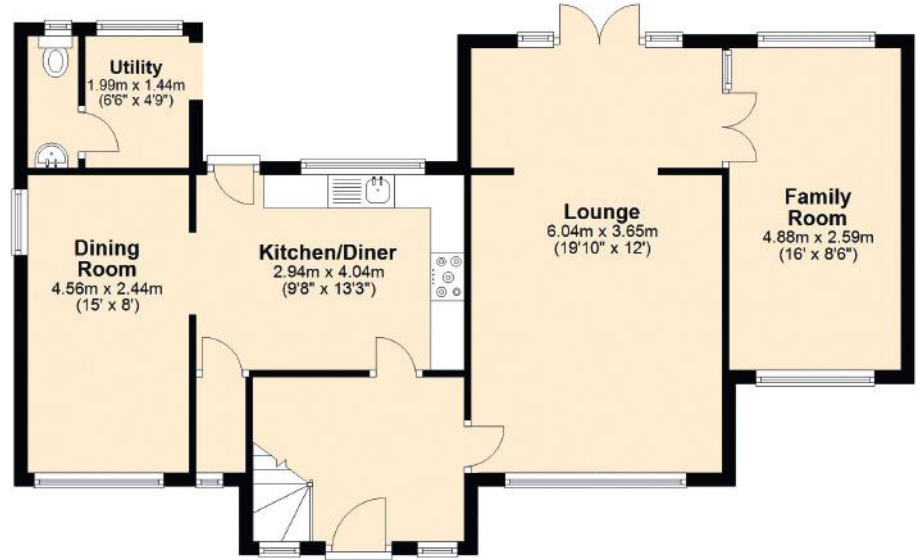






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**Total area: approx 126.0 sq meters  
(1356.4 sq feet)**

Disclaimer: Please note these floor plans are for marketing purposes only and should be used as a guide only.

All efforts have been made to ensure its accuracy at the time of print.



## WHAT'S ON THE DOORSTEP

Wrapped up in rurality, experience the best of both worlds at Greenacres, with easy links to both Warrington and Culcheth - with links to both the M6 and M62 on your doorstep.

Pick up fresh food and quality produce from The Farm Shop at the end of the lane or enjoy a refreshing pint and bite to eat at The Horseshoe Inn in the neighbouring village of Croft.

Perfectly placed for families, Croft is also home to a playing field, whilst nearby schools including Winwick C of E Primary School, Croft Primary School, Cinnamon Brow Primary School, St Andrew's Primary School and St Bridget's Catholic Primary School.

Older children can attend Padgate Academy, Wargrave House School and Sixth Form College, Beaumont Collegiate Academy alongside a host of other secondary schools and sixth form colleges in the locale.

With walks in abundance on the doorstep, head out along the lanes for fresh air and exercise. Winwick is also home to a leisure centre, whilst for restaurants and supermarkets, Warrington is only minutes' drive away.

For spacious family living with fantastic views and the potential to develop further; Greenacres is a lovingly maintained, stylish home where country comforts blend with contemporary connections and convenience.



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ESTATE AGENCY

## HAMLET

*Signature*

 WHAT3WORDS: juror.spite.yield

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