



Bidston Road, Oxton, CH43

Guide Price £1,550,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

Sunridge stands along Bidston Road within a substantial and proportionate south west facing garden plot of approximately 0.6 acre, overlooking Wirral Ladies golf course. This elegant period home has recently undergone a significant refurbishment, minor remodel to the original and extensions to the existing, the outcome of which providing over 390 Sqm of outstanding and highly specified accommodation. Hugely understated in many regards, this home offers exceptional comfort and luxury together with a considerable amount of versatile living accommodation.

Impeccably presented, just as you would imagine a premium home of this nature would provide; all finishes are first class, stylish, yet subtle. Put all this together and the experience is very special indeed...

The original design of the house has many endearing features: the double storey bay window which stands central to Sunridge is a hugely significant original feature attraction; the fact that the orientation of the majority of rooms, both original and new, maximise the south westerly views onto this sizeable garden and patio; and note the dual entrance semi circular drive and the natural barrier of trees providing important privacy front of house to road. The staircase too is classically elegant and of its time.

The key features for many discerning property buyers, as with any detailed property search and subsequent viewing, will lie within what you consider to be the two most important rooms; the kitchen and bathroom. The kitchen, as denoted by our floor plan, sits within new accommodation comprising a hugely bright and spacious lantern room. Esteemed kitchen designers, were invited for their input to design and then produce a family kitchen and living room fitting for such space and light. They succeeded in that admirably of course, creating a kitchen that does everything and more every chef and entertainer seek: style, attention to detail, practicality. (Also note a fully equipped utility room).

Above the tactile beauty and overall finish to the kitchen there are three further benefits to this delightful space we'd like to draw to your attention. All three relating to that idea of entertaining. First, to appreciate the quality of finish together with the sheer size of this magnificent room perfectly designed for entertaining all year round; (note with both Aga and underfloor heating). Secondly; see from our floor plan how this significant family room benefits not only from the garden views but also has access to it to via various double opening doors - the third observation is for the likely enjoyment derived from all of the extra natural light from the lantern, centre stage.





Each bathroom or shower room is similarly beautifully finished. The en suite to the master bedroom suite comprises a free standing copper bath and separate shower facility. This master bedroom suite itself, part of the new, is an enviable size and extends the full depth of house incorporating a dressing room, a walk in wardrobe and Juliette balcony the views from which are some of the best of the extensive gardens and golf course beyond.

Along the landing and you'll find another bathroom with twin basins, (a five piece suite) and a separate shower room together servicing the remaining four double bedrooms; bedrooms which all have their own style, enjoying a common theme of show-home like presentation.

Having studied the floor plan, one may get a measure of just how much space there is here at Sunridge. We labelled the house as having five reception rooms; the first being the room you'll likely spend most of your time in; ie. the family kitchen/living room; there's a front 'reception room' which, right now, has in fact been commandeered as the 'gym'; (this is the only front facing reception room). The largest reception room of all is where the party really gets started. Here there is a granite topped bar area with accessories and more doors opening to the garden. There are another two reception rooms for either or dining or relaxing - they also have garden views. So as you can see, combined, there is an enviable amount of space within which your family can spread out and entertain in.



We have given you the approximate plot size too, from this you may be able to weigh up just how extensive the porcelain tiled patio (full width of house) and well manicured garden are. Fair to say that in our view at least together they represent a very perfectly suited and proportionate garden plot to what is now nevertheless a much bigger house than its former self. The product of the extensions providing a grander scaled Sunridge; much more house than the plot ever expected to accommodate; although we say these extensions are subtle additions that have next to no impact on the overall setting and dynamics of the plot at all. The balance of accommodation with outdoor space remains absolutely perfectly proportioned for today's enjoyment and appreciation.



GROUND FLOOR
2577 sq.ft. (239.4 sq.m.) approx.



1ST FLOOR
1628 sq.ft. (151.3 sq.m.) approx.



TOTAL FLOOR AREA : 4206 sq.ft. (390.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		81
(69-80) C	73	
(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	



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