



**Hadlow Wood** Willaston, South Wirral

**STRUTT & PARKER**



## Hadlow Wood

Willaston, South Wirral,  
CH64 2UN

The principal portion of an immaculately presented Edwardian country residence with superb gardens, paddock, tennis court and leisure facilities

Willaston village 1 mile, M53 motorway 3 miles, Chester 8.5 miles, Manchester 43 miles, Liverpool 12.5 miles

Reception hall | Drawing room | Sitting room  
Kitchen/breakfast room | Utility room  
Cloakroom with WC | Five bedrooms  
Two bathrooms (one en suite) | Triple garage  
Landscaped gardens | Norwegian timber leisure complex including swimming pool | Tennis court  
Paddock | EPC rating E

2 Bedroom Lodge (Available by separate negotiation) | EPC rating F

### About 3.5 acres

#### Situation

Hadlow Wood is the principal portion of a magnificent Edwardian country house and enjoys a delightful south facing position about a mile from the village of Willaston where there are local amenities.

The property is also three miles from the M53 motorway linking to the national motorway network facilitating commuting both to Liverpool and Manchester. Hooton station is two miles distant and Chester is 8.5 miles to the south east.

The cathedral city of Chester is within easy driving distance and has many excellent shops, restaurants and schools including Kings and Queens, Abbey Gate College, as well as a number of highly regarded state schools in the surrounding villages. Liverpool and Manchester, with their international airports are also within daily commuting distance and there is a regular direct train service from Chester and Crewe to London Euston.

#### Hadlow Wood

Hadlow Wood is a house of outstanding quality both internally and externally built at the height of the Edwardian era bearing the date 1909.

It comprises the principal portion of the original house and has elevations with wisteria, climbing hydrangea, Virginia and Clematis creepers. There is a wonderful approach through an avenue of lime trees and wide grass verges with woodland on one side and the adjoining paddock opposite. The interior of the property has retained many of its period features including plaster mouldings, cornices and ornate ceilings and has also been beautifully decorated by the current owners. A particular feature of the internal part of the property is an impressive oak panelled drawing room with oak floors, an oak staircase and brass door furniture.







### Accommodation

The accommodation is approached via a recessed stone porch which then leads into the reception hall. Straight ahead is the delightful drawing room which boasts many period features including an attractive open fireplace.

A connecting door leads through to the sitting room which again is a superb reception room with an abundance of character. The Smallbone kitchen/breakfast room is well-fitted and includes a two oven Aga and exposed oak floor. At the end of the inner hallway is a cloakroom with WC and access to the cellar. The utility room with Belfast sink and fitted shelving can be reached off the main hallway.

A beautiful oak staircase rises to the spacious first floor accommodation. The landing gives access to five bedrooms and a family bathroom. The master bedroom has decorative fitted wardrobes and a fully tiled en suite bathroom with double vanity sinks and a roll top bath.

### Outside

The delightful south facing gardens accentuate the beauty of Hadlow Wood. Within the grounds is a striking Norwegian timber leisure complex which includes a swimming pool with wave machine, well-fitted kitchen, sitting and gym area and a shower room with WC. There is also a pool plant/laundry room and behind here is a boiler room and gardeners WC. The tennis court has a tarmac surface and power point and the paddock lies to the west of the property with a wooded area adjoining Hadlow Road and along the drive between the property and Willaston Grange.

The triple garage is situated at the rear of the turning circle, adjacent to which is a further wooded area. The drive serves two other properties which enjoy a right of way over the drive, but in a sense their presence enhances the feel of the place providing an air of exclusivity.

Positioned at the start of the driveway and available by separate negotiation is a charming two bedroom lodge with garden and parking for several vehicles.



Lodge - Available by separate negotiation



**Floorplans**  
**Main House = 3722 Sq Ft/346 Sq M**  
**Garage = 401 Sq Ft/37 Sq M**  
**Pool = 1161 Sq Ft/108 Sq M**  
**Boiler Room = 34 Sq Ft/3 Sq M**  
**Total = 5318 Sq Ft/494 Sq M**  
 For identification purposes only.

**General**

**Services:** Mains electricity, mains water, oil-fired central heating, private drainage.

**Council Tax Band:** G

**Local Authority:** Cheshire West and Chester  
 Tel: 0300123 8123

**Fixtures and fittings:** All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

**Wayleaves, rights of way and easements:**

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Directions**

From Chester take the A540 for eight miles turning right at the traffic lights into Hadlow Road signposted Willaston. The drive to Hadlow Wood is on the right hand side after approximately 500 yards.

**Chester**

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