



Oak House Wybunbury Lane, Stapeley

£895,000 Freehold



Five generous double bedrooms, including two with en-suites and a dressing room to bedroom one • Stunning Clive Christian kitchen with Corian worktops, kitchen island and Rangemaster cooker with plate warmer • Spacious lounge with original parquet flooring, multi-fuel burning stove and French doors to the garden • Beautiful entrance hall and lounge featuring original parquet flooring • Large driveway providing parking for multiple vehicles plus a double garage with light, power and attic storage • Attractive rear garden with patio and lawn, ideal for outdoor dining and entertaining



Situated in a quiet and highly desirable position within **Stapeley**, this impressive and beautifully presented five double bedroom family home offers exceptionally spacious accommodation, high quality finishes and a thoughtfully designed layout perfectly suited to modern family living.

The property is approached via a generous driveway providing ample parking for multiple vehicles and leading to the double garage. Upon entering, an inviting and characterful entrance hall with original parquet flooring immediately sets the tone for the home. The spacious and elegant lounge also benefits from attractive original parquet flooring and features a charming multi-fuel burning stove, creating a warm and welcoming focal point. French doors open directly onto the garden, allowing natural light to flood the room while providing seamless access to the outdoor entertaining space.

At the heart of the home is an outstanding Clive Christian kitchen, beautifully crafted with stylish cabinetry and luxurious Corian worktops, complemented by a large central island that creates a superb space for both cooking and socialising. The kitchen is well equipped with integrated appliances including a fridge and dishwasher, alongside a Rangemaster cooker incorporating a gas hob, electric oven and plate warmer. The adjoining dining area is both bright and inviting, with French doors opening onto the garden, making it an ideal setting for family meals and entertaining guests.

The utility room has been thoughtfully designed with striking contemporary blue cabinetry and solid oak worktops, it offers excellent practicality, featuring an integrated fridge/freezer, integrated wine cooler, Belfast sink and plumbing for a washing machine. A separate boiler room conveniently houses the tumble dryer.

The ground floor accommodation includes two generously sized double bedrooms. The **principal bedroom** is a particularly impressive retreat, featuring a dedicated dressing room fitted with bespoke Clive Christian furniture, including wardrobes and a dressing table, along with a spacious, well-appointed en-suite bathroom with matching Clive Christian furniture. The **second bedroom** is equally appealing, benefiting from fitted wardrobes and its own en-suite shower room, also Clive Christian.

To the first floor are three further spacious double bedrooms together with a well-appointed family bathroom. The upper level also benefits from useful eaves storage, providing additional practical space.

Externally, the property continues to impress with a double garage fitted with light and power, as well as additional attic storage above. The beautifully maintained rear garden provides an attractive and private outdoor space, featuring a generous patio area and lawn. The garden is particularly well stocked with an abundance of mature trees, established shrubs and varied planting, creating a lush, colourful setting that offers both interest and seclusion. Altogether, it provides a delightful environment for relaxing, family enjoyment and outdoor entertaining during the warmer months.

This exceptional and stylish home combines generous proportions, quality craftsmanship and elegant design, offering versatile family living in a peaceful and highly sought-after **Stapeley** location.

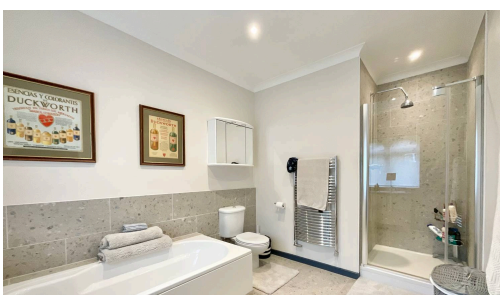
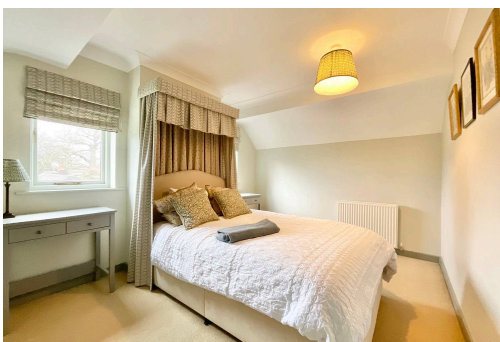


Council Tax band: G

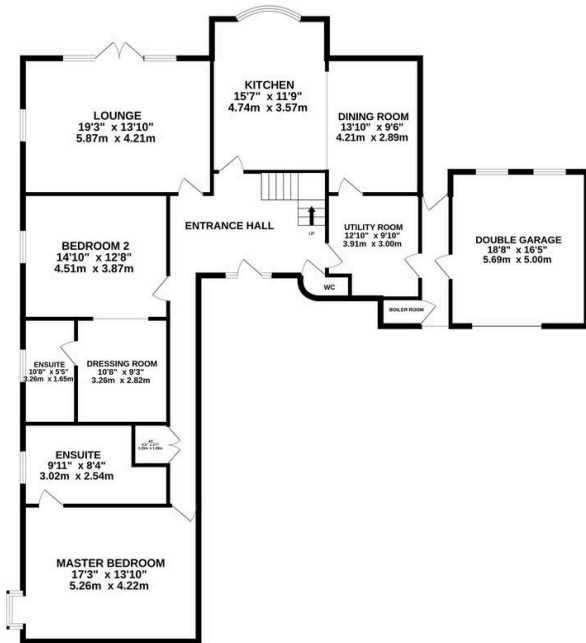
Tenure: Freehold

EPC Energy Efficiency Rating: D

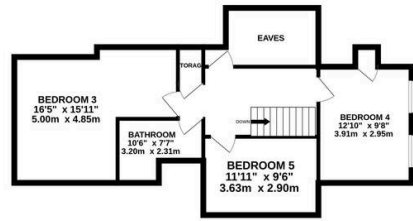
EPC Environmental Impact Rating:
E



GROUND FLOOR
1917 sq.ft. (178.1 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.1 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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