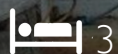


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



EPC

Council Tax



Oxton Lawn Mews, Rathmore Road,

Guide Price  
£450,000

19457245

This is a particularly attractive three double bedroomed sandstone built former coach house, built circa 1850's. It is the larger of a pair of semi detached cottages providing comfortable, easy to run accommodation within a rather unique setting for the village. Special for its overall plot and for what is a rather charming approach to the cottage.

Set well back from Rathmore Road (itself a quiet residential road within the village); you see the property at the end of a tree and bush lined drive with a cobbled courtyard immediately in front of the properties.

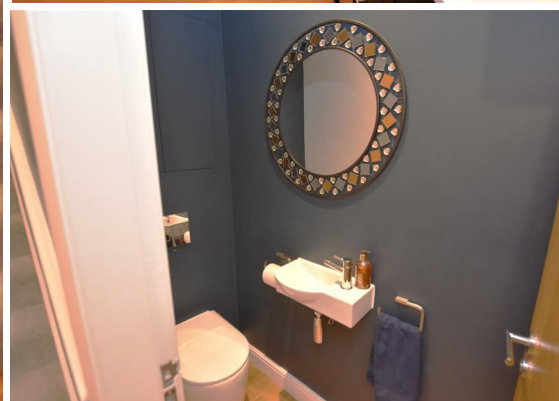
The accommodation comprises a smartly designed kitchen (with a keen chef in mind); with integrated appliances and walk in pantry, offering envious storage space; one considerably large reception room (as fitting for housing the coach within the coach house as was), a cloakroom (itself with its own useful storage) and with three especially attractive double bedrooms and a luxurious combined shower room.

Apt at this point perhaps to make further mention of the storage available here. Of all the attributes both endearing and practical that our clients have enjoyed; storage was top of the list as added 'value'. Perhaps as one would not normally expect such space within a cottage....

Furthermore what also differentiates this from other cottages is the ceilings heights - noticeably more similar to a standard traditional semi detached or detached home. Something for you to look out for during your visit for sure...

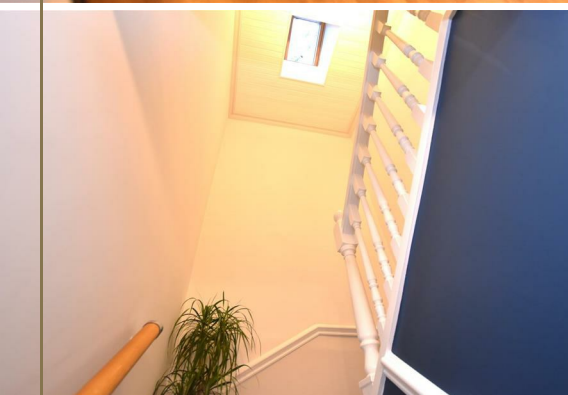
Also look out for the couple of Velux windows; to the landing and within the most gorgeous of bathrooms - small touches making huge differences to the overall and natural light to this home.



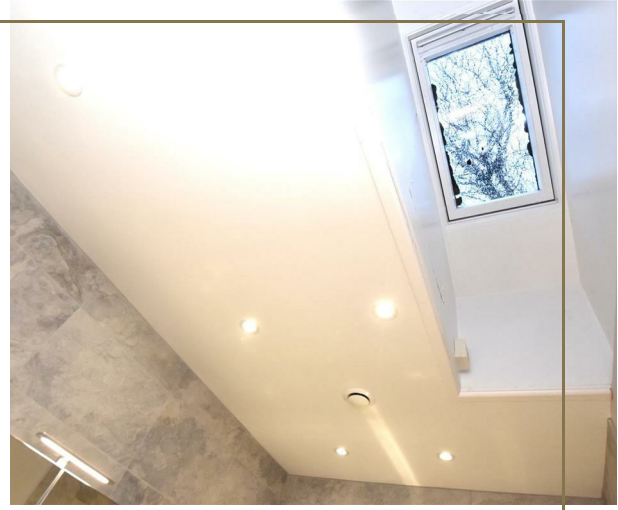


And with light in mind we turn your attention back to the outside. The property has a south facing orientation; with the main reception room with its extra large picture windows benefiting from this position the most. Too much sun from within maybe? and especially whilst enjoying a repose out on the courtyard then action the automatic awning. Certainly no ordinary automatic awning; rather one with instant heaters and integrated downlighters allowing for that later summer evening soiree..

Add one of the two garages to your storage facilities. The right hand garage belonging to next door. They too having one parking space adjacent their garage. Otherwise they have pedestrian access only up and passed the garage towards the house, the greater majority of drive and gardens belonging to our property. Once you have viewed the cottage and have expressed interest in a potential purchase, we will be able to offer you more insight as to how the shared access works practically. Enjoy your visit; we're confident that you will.

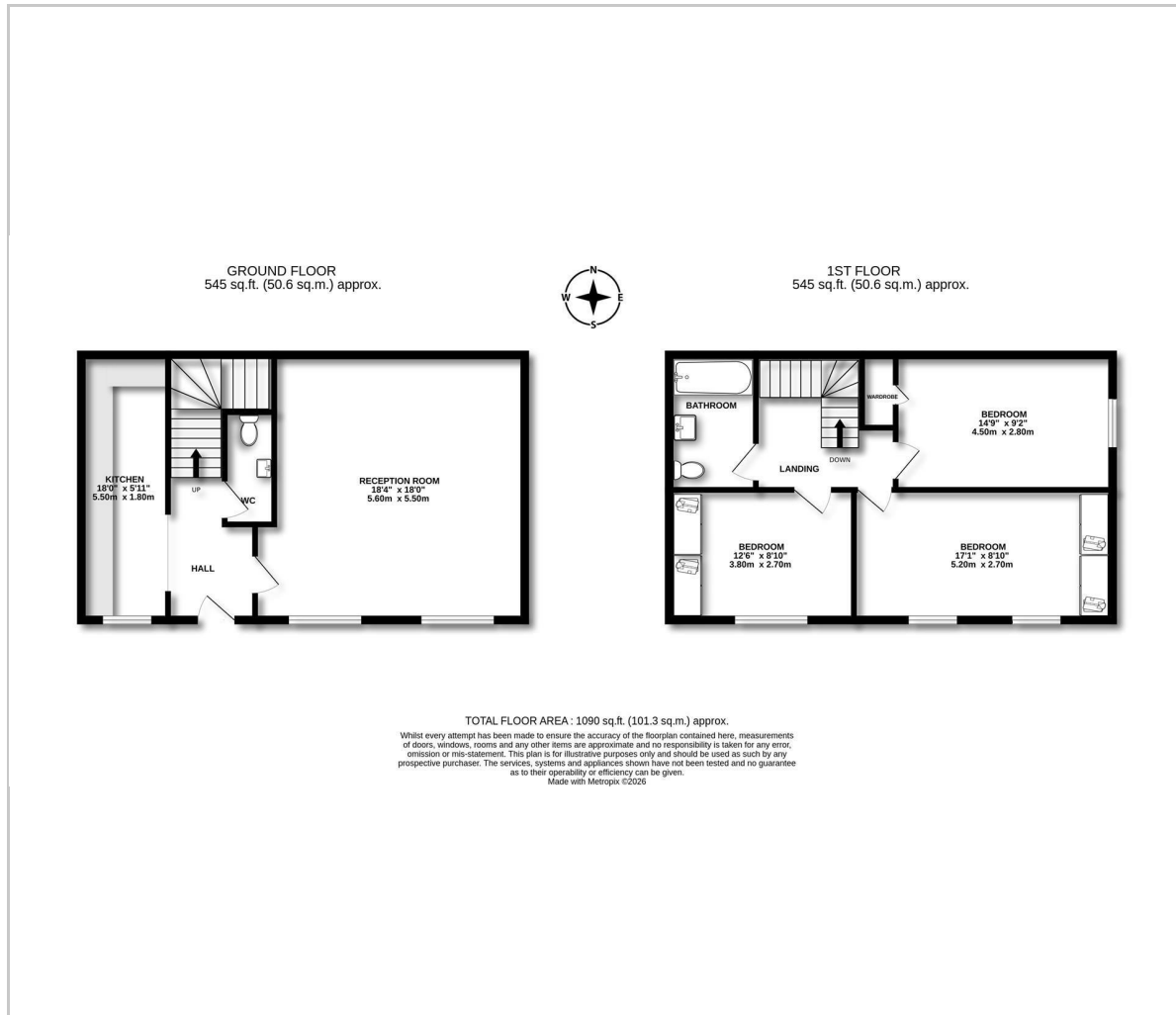


And when done, why not stroll into the village for a bit to eat. It will take you no more than ten minutes to do so. To help you locate this charming home please sat nav: CH43 2HF. Rathmore Road stands behind Talbot Road within Oxtown Village.





## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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