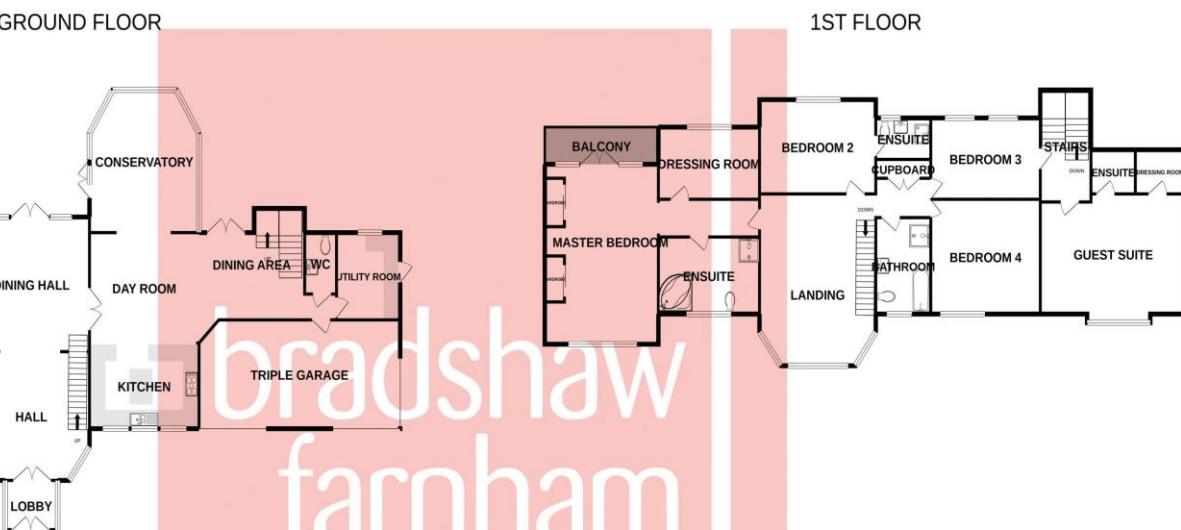


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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## About the property...

the Agents are delighted to offer for sale this magnificent architectural designed detached family house with features including under floor heating, Oak and Turkish limestone floors, Villeroy and Boch bathrooms. The accommodation in brief comprises: dining hall, snug, study, drawing room, superb open plan kitchen with dining area off, utility, conservatory, two cloakrooms, four bedrooms, dressing room, two en-suites, bathroom, plus guest suite with dressing room and ensuite, triple garage and extensive gardens.

## About the location...

From the West Kirby sales office proceed left down the full length of Banks Road into Sandy Lane over the bridge to the junction with Village Road and Caldy Road turning right into Caldy Road. Proceed along Caldy Road turning left into King's Drive just before the church. At the top of King's Drive bear left into Thorsway and the gates to Mara will be seen on the left hand side.



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