Welcome Sandfield St Georges Road, Hightown, Liverpool
This property has embraced the twenty first century with all the energy saving incentives whilst keeping the properties grandeur
Sandfield House situated in the prestigious St George Road in the highly desirable part of Hightown, locally known as ‘Old Hightown’. This beautiful home offers everything a modern family would need.

Situated on 2/3rd of an acre, this elegant home stands proudly within mature grounds with the additional benefits of its own indoor heated swimming pool, gymnasium, saunacomplimenting the indoor outdoor living experience.

Approaching Sandfield house your greeted by a tree lined road with the horse shoe driveway and double garage. The oversized external door inviting you in to a splendid entrance hall and morning room. With the entrances to the living room and Dining room to the right.

The living room is engulfed with light from the both the large windows to the front of the house to the extended patio doors opening out onto the paved area in the garden. This room has the log burning fire encased in a traditional stone surround. It tasteful decor throughout completing the warmth of the summer sun as well as the coziest winter night.

The dining room embodies the garden view as a landscape image inviting and open. This room currently has a dining table which happily seats eight but has the capacity to seat more easily. Without feeling.

The morning room is front facing with a view over the maintained garden with the entrance to the Kitchen diner and large downstairs w/c. This room has been dressed to extenuated the bespoke nature of the designer.

The Kitchen diner has been designed to suit modern family need with a breakfast bar, dining table and integrated appliances ceramic floor tiles. Boosting views of the rear garden from the kitchen area to the tranquil view of the front garden from the dining table.

From the kitchen we are lead through to the area we have called the boot room this space has access to the utility area which houses all associated appliances. This space offers a view of the pool area external access to the side of the property, w/c and entrance to the indoor gymnasium.

The gymnasium itself has space for cardio training machines and strengthen weight bench complete with Sauna. The sauna itself has the two tiers within and with enough depth to support laying vertically should you wish.
The indoor heated pool is surrounded by AstroTurf material to ensure a none slip child safety aspect of this family home. The depth of the pool increases on an incline to reach 2.5m at its deepest point. The pool also contains additional pressure outlets which pump tidal pressure at varying points and depths to ensure you are able to swim against a current and have an effective cardio vascular workout. Or simply enjoy the pool with family and friends.

The pool area opening out onto a raised decked area making this a perfect entertaining space over looking the grounds.

The upper floors to this spacious and elegant residence deliver on every level. The large staircase and landing area offering boastful amount of light through the large windows. This first floor comprised of the Large Master suite, three bedrooms and a large family bathroom.

The large master suite benefitting from windows overlooking the front aspect of the property but all so the rear garden from the dressing area. With fitted wardrobes on both walls of the dressing area with fitted chest of drawers and vanity table. With in the master suite there is a large ensuite wet room with double screen shower area and additional jets, white pedestal sink unit and wc. This area has been ceramic tiled from floor to ceiling in natural tones with a modern contemporary touch.

Bedroom two comprises of fully fitted wardrobes and study area with decoration from locally know artist …. With view over the front aspect of the property.

Bedroom three over looks the front of the property with fitted wardrobes and

Bedroom four is overlooking the garden to the rear of the property

On the second floor the loft space has been converted into a fifth double bedroom with a small raised area which is perfect for a sitting, study or games area ideal for a growing family as either a guest bedroom or teenage retreat.
Grounds
There is a most attractive front garden with a small lawn and mature shrub surrounds. A driveway which can accommodate up to several vehicles leading to garage. The substantial back garden has mature shrub and lawn with the tree house and secure kennels to the situated on the border of the garden with their own power supply with the additional security features of a dual gated entering system to ensure good security for young children as well as family pets. There is a suntrap of a garden bathed in sun all day from the raised deck terrace to the original Yorkshire stone tile patio area adjacent to the back of the house and a door to the garage.

Fixtures and Fittings
All fitted carpets are all hard duty stain resistant covering, windows are all UPVC and have been replaced within the last few years

Solar Panels
The property has the benefit of solar panels on the roof in two direction which enables the property can maximize the amount of energy it can produce over a twelfth month period generates enough energy to ensure you gain an additional revenue streams whilst enjoying the benefits by gas central heating and there is also a burglar alarm system.

A particularly elegant detached family home with lovely grounds and garage with contains a bunker filled with possibilities.
LOCATION

Hightown is a beautiful historical village situated between Southport and the vibrant Liverpool city centre. Its uniquely located just off this main arterial road linking these local towns and villages together. With its own train station location boasts the best of living within a village community and the ambiance and tranquility of surrounding nature balancing your working, professional and family lifestyle.

Whilst the village is steeped in history predating the near by towns, its roots born out of the farming, military and the sea all having deep roots within this community. Walking around this area its easy to see its appeal. Houses, cottages and stylish new build properties its clear to see the scenic beauty with impeccable gardens and unravelling sense of community spirit.

A picturesque village surrounded by historic walking trails. Unraveled costal views this tranquil village setting.