













## Warrington Road, Mere

**Juniper Hill** is an impressive and beautifully presented family home, privately positioned behind electric gates and overlooking the 13th tee of The Mere Golf Course. Set within **0.69 acres of manicured grounds**, the property offers over **5,300 sq ft of well-proportioned accommodation**, extending to **6,259 sq ft** including garaging and the outdoor entertainment suite.

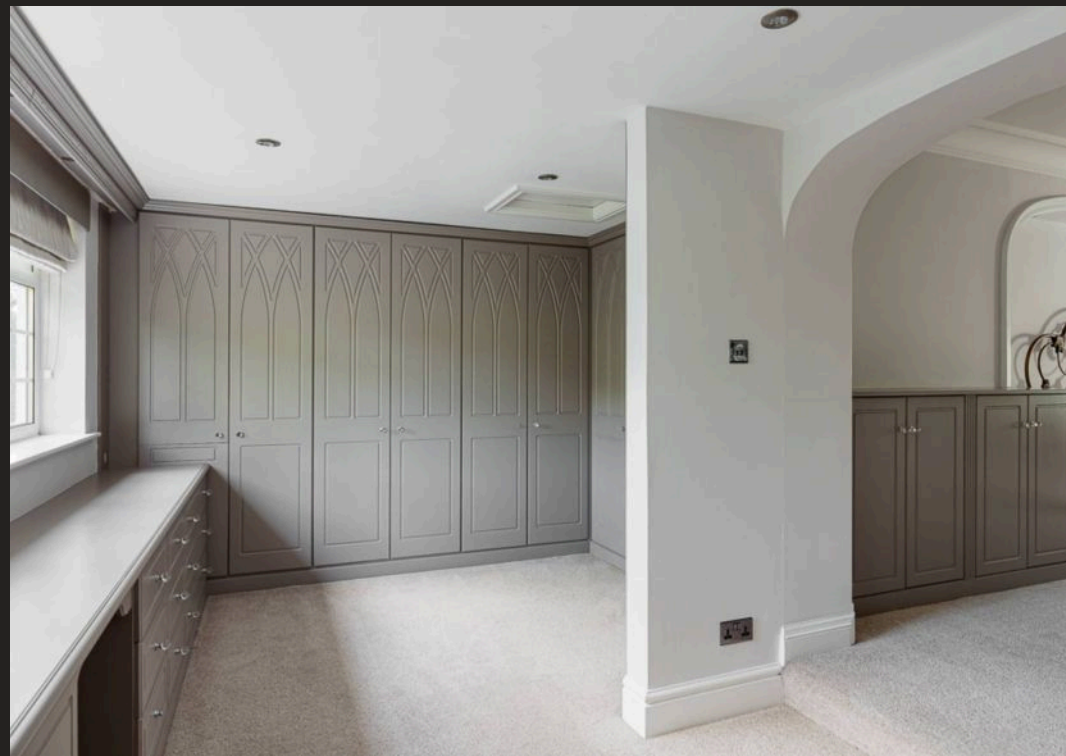
The bright entrance hall leads to a formal lounge with 19th-century marble fireplace, dining room, cloakroom and a contemporary open-plan kitchen/living area with adjoining sun room, sitting room and utility. A superb indoor heated swimming pool complex with changing rooms and direct garden access completes the ground floor.

Upstairs, the principal bedroom features golf course views, a four-piece en-suite and dressing room. There are **six further bedrooms**, including **two en-suites**, plus a family bathroom.

Externally, the home enjoys private landscaped gardens, a double garage, ample parking and a stunning outdoor entertainment area with integrated cooking facilities and wood-burning stove, along with gated access onto the golf course.













## Warrington Road, Mere

- A superb detached house with over 5,000 sqft of accommodation
- Seven bedrooms five bathrooms
- Spacious and flexible family accommodation throughout with multiple reception rooms
- Exceptional indoor leisure suite with heated swimming pool and shower room
- Occupying a fantastic position backing onto The Mere golf course
- Outdoor entertaining area with fitted outdoor kitchen and pizza oven
- Large garden plot
- Private gated driveway with double garage

Council Tax band: H

Tenure: Freehold

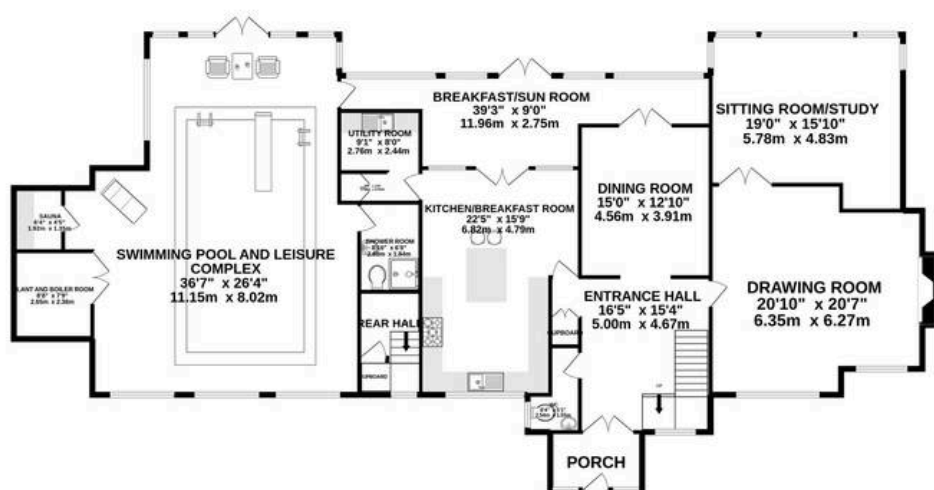
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

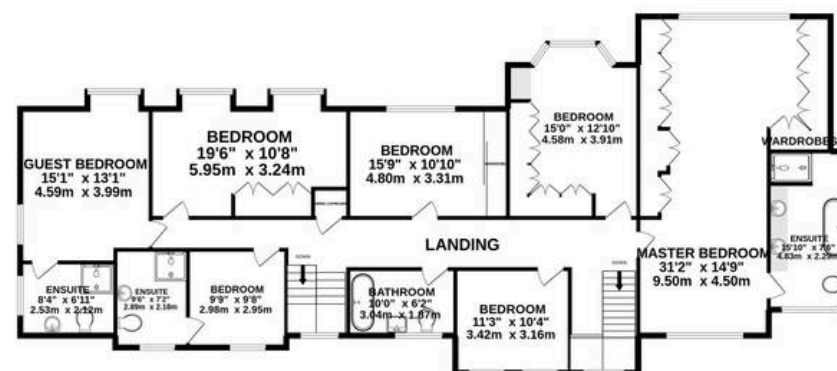




GROUND FLOOR  
2870 sq.ft. (266.6 sq.m.) approx.



1ST FLOOR  
2158 sq.ft. (200.5 sq.m.) approx.



TOTAL FLOOR AREA : 5028 sq.ft. (467.1 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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