



# Woodland View, Childer Thornton

£375,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled off the beaten track in Childer Thornton this superb home is located off an unadopted lane shared by just a handful of homes. This truly special semi-detached property offers an idyllic escape with one of the most charming rural outlooks you'll find. As you arrive, the lane gently opens up to reveal uninterrupted countryside views where you can often spot rabbits hopping through the fields and cows peacefully grazing in the distance – a truly serene setting that's hard to come by.

Beautifully presented throughout the property sits on a generous plot with an in-and-out driveway, detached garage, and mature gardens that offer ample space to enjoy outdoor living. Step inside and you're welcomed by a bright, airy hallway that sets the tone for the rest of the home. The ground floor features a handy downstairs WC and superb open-plan living accommodation filled with natural light. The lounge is perfectly positioned to take in those front-field views, while the modern kitchen, complete with a central island, flows seamlessly into the dining area – perfect for family life and entertaining alike.

Upstairs, you'll find three well proportioned bedrooms. The main bedroom has been thoughtfully extended to include a generous and luxurious ensuite shower room – a real standout feature. A spacious family bathroom completes the first floor.

With no onward chain and a setting that feels like a countryside retreat yet remains well connected, this is a rare opportunity to own a home that's as unique as it is beautiful.

Freehold. EPC Rating D. Council Tax Band C. Oil Fired Central Heating.



**Hallway**

16'0" (4.88m) x 5'11" (1.8m)

**Downstairs WC**

4'5" (1.35m) x 2'5" (0.74m)

**Lounge**

13'3" (4.04m) Into Bay x 11'4" (3.45m)

**Dining room**

17'11" (5.46m) x 12'4" (3.76m)

**Kitchen**

16'9" (5.11m) x 8'10" (2.69m)

**Bedroom One**

11'10" (3.61m) x 11'7" (3.53m)

**Ensuite**

9'10" (3m) x 8'8" (2.64m) Max

**Bedroom Two**

11'8" (3.56m) x 11'2" (3.4m)

**Bedroom Three**

7'3" (2.21m) x 6'0" (1.83m)

**Bathroom**

9'7" (2.92m) x 5'3" (1.6m)



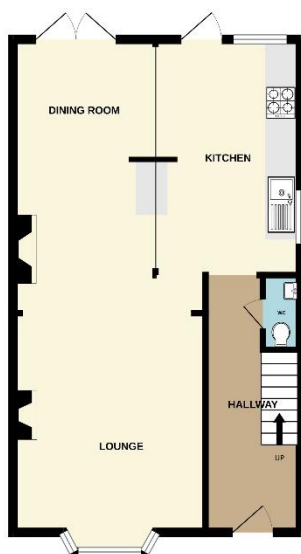




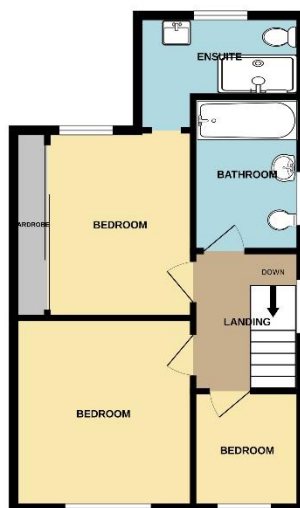




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Contact Us:**

**0151 334 5875**

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

While every attempt has been made to ensure the accuracy of the Register contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances described have not been tested and no guarantee as to their operability or efficiency can be given.  
Marked with Metreplus ©2025

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.