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STOKESBY GARDENS



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Step back from the hustle and bustle and discover Stokesby Gardens, a private, gated development of eight homes nestled off the prestigious and tree-lined High Bank Lane.

Private, but by no means isolated, this property is ideally poised only minutes' walk from such rural delights as High Rid Reservoir and within easy reach of Chorley Old Road, its amenities and transport links.

Pull through the gated entrance and along the driveway off from the communal drive. Here, there is ample parking for two cars, with the bonus of a substantial double garage.

Tucked behind two flourishing & impeccably manicured Beech trees, the handsome medley of red brick, gables and glass that compose the face of this modern family home make a resounding first impression.

# WARM WELCOME

Sense the scale of the home in the impressive entrance hall, where space and light preside.

Neutral wall finishes dress the reception hall, its colour pallet continued throughout the ground and first floor spaces.

A handy storage cupboard and a cloakroom with wash basin and WC are tucked off here.





# FAMILY LIVING

Head left to discover the living room, a lavishly sized space brimming in light, which streams in through broad windows to three elevations.

Spacious and perfect for entertaining, snuggle up in front of the gas fire set within a stone surround. Cosy and intimate in spite of its grand size, there is ample room for sofas and other furnishings in here.

In the Summer months throw open the French doors and let the party flow out onto the patio to the rear of the home.

Entertain friends and celebrate special occasions with family in style, in the formal dining room, located through the double doors from the hallway..







## WINE AND DINE

Flow back through the entrance hall and into the open-plan family-kitchen-diner. Extending in a 'U' shape, an array of fitted Beech 'Siematic' cabinetry extends to the left, providing plenty of storage space in cupboards and drawers for your pots, pans and culinary essentials and utensils.

Spacious and easily manoeuvrable, cook up a feast for loved ones; a selection of appliances are on hand to assist including two built-in ovens, sink, dishwasher and 5-ring gas hob. There is even space for a free-standing American style fridge-freezer, plumbed for ice and chilled water.

Glossy tiles flow through to the dining area where there is plenty space for an 8-seater table beneath two pendant light points.

Peep through to the practical and spacious utility room where a second sink is set beneath the granite worktops, with plumbing for washing machine and dryer and additional cupboards.

Beyond, there is direct access through to the double garage. Require even more room for a growing family? Consider the potential to convert this spacious garage to ...a games room? A gym? A spacious work from home office?





# BRINGING OUTDOORS IN

Extending to the right is the family room featuring a wall mounted electric fireplace and neutral décor.

Entertaining haven, winter refuge, summer palace... step through into the conservatory extension. Capaciously sized, this garden room blurs the boundaries between the indoors and glorious garden beyond.

Well ventilated and with doors out to the garden for summertime soirées, this truly is a room for all seasons.







# FLEXIBLE LIVING

Returning to the entrance hall, sneak a peek into the room opposite the dining room. Bathed in an abundance of natural light streaming through expansive windows, the third sitting room 'snug' is a seamless blend of comfort and refinement. The walls, adorned with a tasteful combination of soft hues, provide an inviting backdrop complementing the colour scheme.

Back in the hallway, ascend the stairs to arrive on the upstairs galleried landing, where creamy carpets harmonise with the neutral walls for a calming feel.





## ROOM FOR ALL

Peacefully situated, the master suite is a spacious, soporific sanctuary. Located to the left of the staircase, light suffuses the room through a large window that looks out over the front garden.

Timber laminate flooring reflects the light whilst fitted wardrobes span one side of the room providing an abundance of storage space for all your outfits.

Slip through to the ensuite; supremely spacious and equipped with a large bath, separate shower, tiled in cream and black marble with rainfall shower and handheld attachment. Warm your fluffy towel on the chrome heated rail. There is also a white gloss vanity unit, bidet and WC.



Nestled to the front of the home, basking in light throughout the morning, discover a second double bedroom, also furnished with a soothing shower room ensuite.











Opposite here, discover bedroom three, a good-sized double bedroom with built-in wardrobes offering views over the rear garden. A sunny, south-facing room, catch the sunrise and sunsets from this bedroom.

Coming out of here, turn left to arrive at bedroom four, another good size double framing views out over the rear garden, served by another shower room ensuite.

Next to it, the fifth bedroom, is currently utilised as an office with neutral décor ready for you to add your own stamp.



# REFRESH & REVIVE

Refresh and revive in the family bathroom, part tiled in white to the walls and fully tiled in the corner shower cubicle, fitted with rainfall head and handheld attachment. Soak away your aches and cares in the large bathtub. This spacious bathroom is also fitted with a wash basin, bidet and WC.

All bathrooms have been fitted with high quality fittings.





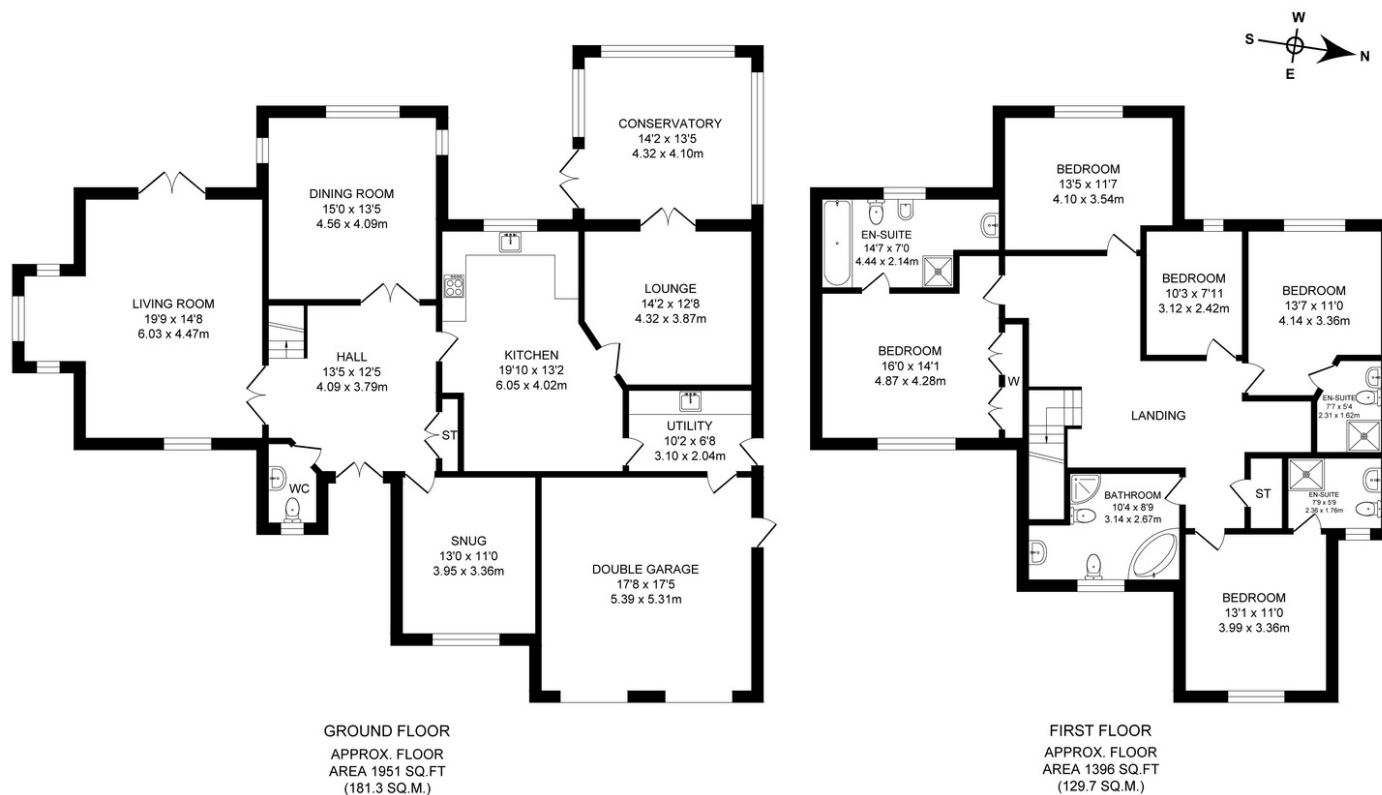
Returning downstairs, step outside into the large, private and sunny garden.

Spanning the whole width, from the conservatory to the kitchen and living room, a large paved patio provides the perfect entertaining space for barbecues and alfresco dining.

A screen of trees including Cherry blossoms to the rear provides privacy for the garden, where low-maintenance lawn is ideal for children's games and the gambolling activities of pets.

Tucked along the rear of the home is a timber Summer house, a sanctuary for creative pursuits, a tranquil space for relaxation, or a practical storage solution for all your garden essentials.





## FINER DETAILS:

- MODERN DETACHED EXECUTIVE FAMILY HOME
- PRESTIGIOUS GATED DEVELOPMENT
- FIVE BEDROOMS
- FOUR BATHROOMS (THREE ENSUITE)
- THREE RECEPTION ROOMS PLUS LARGE CONSERVATORY
- SPACIOUS FRONT & REAR GARDENS
- DRIVEWAY FOR TWO CARS
- INTEGRATED DOUBLE GARAGE
- TOTAL FLOOR SPACE APPROX 3347 SQ. FT.
- EPC RATED:
- LEASE TERM: 999 YEARS FROM 1 JANUARY 2001 LEASE END DATE: 01 JAN 3000

## OUT & ABOUT

Enjoying the benefits of countryside and city, Stokesby Gardens is poised to enjoy the best of both worlds. Set in a leafy green peaceful area adjoining the surrounding moors, nearby Chorley New Road links you easily with all the amenities.

Commuters are well placed, not far from Lostock train station, with links to Bolton and Manchester in one direction and Preston to the north. Only a couple of minutes by road delivers you to the M61 with its links to the north and south, whilst Bolton centre is a mere 5-10 minutes' drive in the opposite direction. Handy too for regular fliers – Manchester Airport is around 30 minutes' drive away.

Head to the nearby Middlebrook Retail Park to pick up your shopping from Tesco or Marks & Spencer, with a number of other clothes stores and retail outlets available, including Next. For a deeper level of retail therapy, the Trafford Centre can be reached within 25 minutes, or carry on to Manchester city centre, only 30 minutes' drive away.

With an abundance of walks on the doorstep, soak up the incredible natural surroundings, with moors, hillsides, woodlands and reservoirs to explore.

Families are well served by a number of local schools including the prestigious Bolton School, only 1.2 miles away with buses running by the lane every ten minutes or so.

Quiet, comfortable, rural yet not remote, Stokesby Gardens is a unique home with personality and warmth; the perfect place to grow your family.

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