

CHERRY TREE HOUSE, 23A OAKS LANE



WELCOME HOME

Welcome to Cherry Tree House, a stunning stone detached family home, perfectly positioned at 23A Oaks Lane, Bradshaw, offering open views over the adjacent fields.

Built in 2009 this exceptional property blends classic charm with modern convenience, creating an idyllic haven for families seeking the ideal balance between tranquillity and accessibility.

Approaching the residence, you'll be greeted by an impressive stone façade that exudes timeless elegance.

Park up on the cobbled driveway where there is plenty space for two vehicles, noticing the well manicured front garden as you make your way to the front entrance.

Enter into a porch, where opposite a handy cloakroom awaits with back-to-wall WC & wall hung wash basin.





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RELAX AND UNWIND

Continue through to the spacious living room.

A large window overlooks the front garden, allowing an abundance of natural light to flood the room, creating an uplifting ambiance throughout the day.

The neutral colour scheme of the living room complements the leafy gold and cream wallpaper, creating a sense of harmony and balance. Soft, light-toned walls envelop the space, enhancing the feeling of openness and tranquillity.





COOK UP A FEAST

Continue through to the stylish and modern open-plan kitchen, dining area, featuring a mixture of sleek black gloss and rich oak tones.

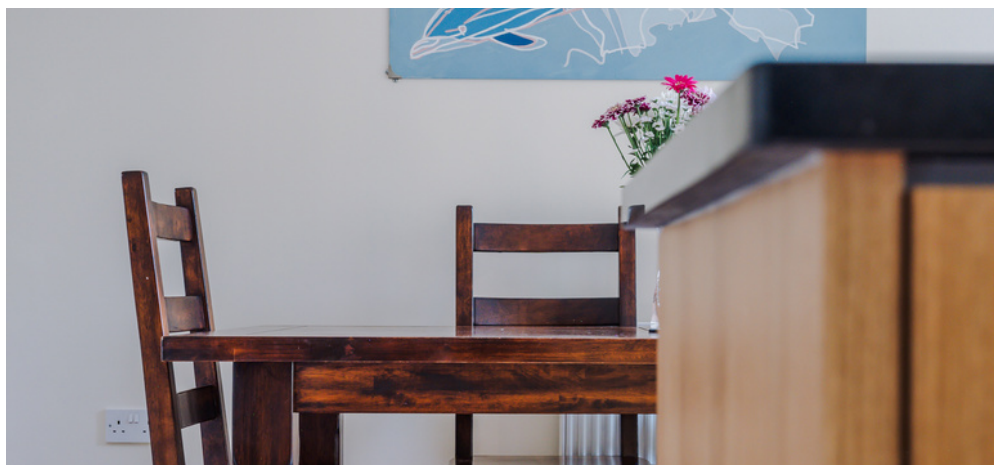
The appliances are seamlessly integrated into the cabinetry, maintaining a clean and uncluttered appearance. Gleaming stainless steel handles and fixtures add a touch of modernity, contrasting beautifully with the dark backdrop. Integrated within, is a built-in double oven, fridge, freezer, dishwasher, and induction hob with extractor fan above.

Stunning black granite worktops steal the show, adding an element of opulence and timelessness to the space. Sweeping around in an L-shape it serves as a focal point for both cooking and socialising.

This space has been thoughtfully designed to maximize both style and functionality, creating a warm and inviting atmosphere that is perfect for spending time with family and friends.

To the dining area, large sliding patio doors offer picturesque views of the garden while allowing sunlight to filter through, bouncing off the cream tiles flooring whilst creating a bright and inviting space for family meals and entertaining guests.









Stepping into the utility room adjoining the beautiful black and oak kitchen, you'll find a practical and stylish space designed to complement the overall aesthetic of the kitchen.

A continuation of the granite worktop from the kitchen is incorporated within, serving as a durable and functional surface for folding laundry, sorting household items, and even functioning as a secondary prep area for the kitchen when needed.

An inset sink with drainer grooves within the granite complement the kitchen sink, also looking out over the rear garden.

There's space below the counter for a washing machine; with a door leading directly out onto the side elevation, ideal for hanging washing out on the line.

SOAK AND SLEEP

Back in the lounge, take the soft carpeted staircase up to the first floor where four double bedrooms await.

Head directly for the master bedroom, designed to offer a luxurious and elegant space for you to relax and unwind.

The walls are adorned with a delicate shade of calming beige, providing a perfect backdrop for your personal touch and allowing the room to effortlessly adapt to any décor style.





Stepping into the ensuite, you'll find a continuation of the elegant neutral design. Luxurious travertine tiles adorn the walls and floor, contrasting against the white WC, pedestal wash basin and separate glazed shower enclosure.



Looking over the rear garden, lies bedroom two, another neutrally decorated double bedroom with cream carpeting.





Next door discover bedroom three, also offering a delightful view over the lush rear garden, currently thoughtfully dressed as a functional office space and sitting room.



To the front, soak up delightful views of the open fields from bedroom four. Simple and clean in its design, it's a blank canvas ready for you to make your own stamp.

REFRESH & REWIND

Serving the bedrooms, refreshment awaits in the family bathroom, designed with a sleek aesthetic to complement the same finishes as the ensuite.. The bathroom features a WC, pedestal wash basin and p-shaped bath with shower above and glazed screen.





GARDEN DELIGHTS



Outside, the beautifully landscaped garden provides a peaceful retreat to enjoy the fresh air.

It features a large stone patio area, perfect for al fresco dining and entertaining.

A built-in curved seating area, is thoughtfully designed to accommodate a chimenea, offering an idyllic and warming setting for memorable gatherings.

Lush, vibrant greenery, and an array of colourful flowers border the lawn, creating a serene and picturesque environment.



ON THE DOORSTEP



Step out and about and discover the range of pubs, cafes and eateries in the locale, including Roka, Nook and Cranny micropub, the Slaughter House and the Retreat. Earthlings café offers great vegetarian choices alongside Bill and Coo and House Without a Name in nearby Harwood.

A range of supermarkets, florists, newsagents, Post Office are also within easy reach.

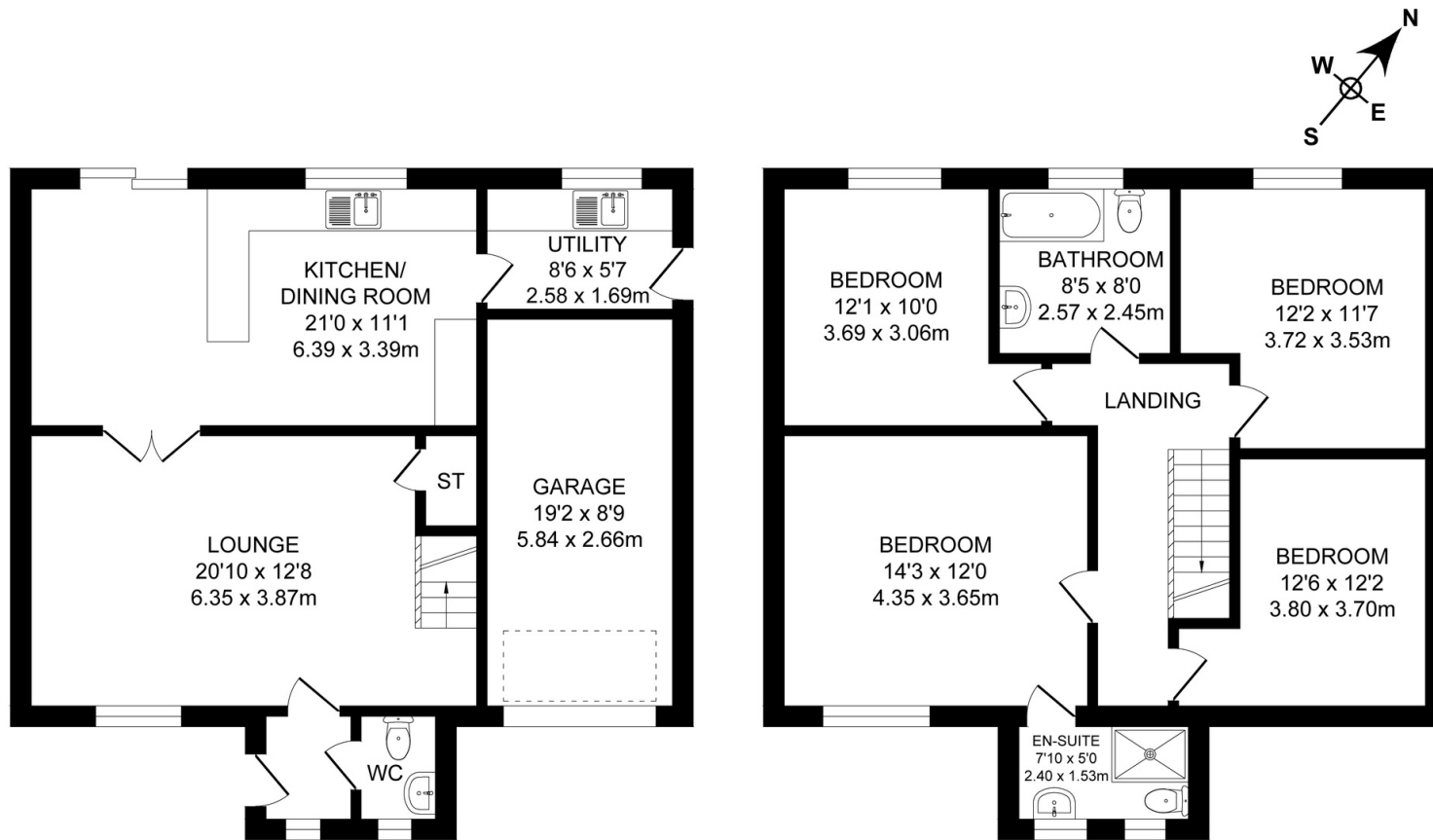
Enjoy the abundance of walks on the doorstep, strolling down to the Rigbys and along the beautiful meandering river to Jumbles Country Park. A four mile walk with stunning views, call in at the café on route or sit on the Crofters sun terrace with a pint or refreshing glass of wine. Take a beautiful drive to the stunning Wayoh and Entwistle reservoirs, only ten minutes' away for easy walks and fantastic pubs on route, such as gastropub the Strawberry Duck.

In close proximity, there are a number of excellent schools, including both Bromley Cross and Eagley schools for younger children alongside St Maxentius, Hardy Mill, Canon Slade and Turton High.

For a homely and relaxing space, Cherry Tree House, 23a Oaks Lane is a hidden gem with so much to see and do close by.

FEATURES:

- Detached Stone Built Family Home
- Open Views To The Front
- Four Double Bedrooms (Master With Ensuite)
- Modern Kitchen/ Diner With Utility
- Garage & Driveway Parking For Two Cars
- Enclosed Rear Landscaped Garden
- EPC Rated: C
- Tenure: Freehold
- Council Tax Band: E
- Approx.- 1552 sq. ft.

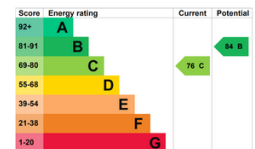


GROUND FLOOR
APPROX. FLOOR
AREA 72.1 SQ.M
(776 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 72.1 SQ.M
(776 SQ.FT.)

TOTAL APPROX. FLOOR AREA 144.2 SQ.M. (1552 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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