

Property Particulars

The Oaks, Hill Road, Penwortham.



- **Unique Designed & Built Exclusive Detached Family Home**
- **Offers 5500 Square Foot (OTA) Of Top Quality Living Accommodation**
 - **Viewing Strictly By Appointment - Built in 2015**
- **Sitting on a Double Plot - Circa 2.5 Acres Setting**
- **Excellent Prestigious Location & Individually Architecturally Designed**
- **Tastefully Arranged Over Three Floors**
 - **Six Bathrooms**

Offers in Excess of £1,700,000

One of the most unique properties you will find in Penwortham or indeed Preston itself. Sitting masterfully on a double plot on prestigious Hill Road. This bespoke architecturally designed home has a finish that would surprise the most discerning of purchasers, from the quality of the build materials, down to the interior design, all geared around this amazing building, with exceptional attention to detail being paid to natural light, space, functionality and marrying in-door and out-doors areas effortlessly.

This exclusive home is stunningly arranged over three floors and provides exceptional versatility and offers, five bedrooms all with en suite, gymnasium, fabulous living areas providing sections of the home for formal and informal areas. The ground floor centre piece German kitchen, being a focal point for family gatherings. or entertaining. All the living space is integrated with access to the outside whether that is via bi-folding doors or full height shift and slide windows. Further natural light being invited in by roof lighting, double height ladder window, or the impeccably designed windows displayed throughout the property. The overall plot is circa 2.5 acres and is approached by wrought iron electric gates to a breath taking Yorkshire polished stone framed parking courtyard, with smooth and rounded mellow honey coloured stone steps, leading to the cantelevered open porch.



Approach -

Being approached from double wrought Iron electric remote controlled gates to a sweeping driveway with a vast selection of mature trees and shrubs to the central parking forecourt.

Entrance Forecourt -

Being exceptionally well designed and created being framed by amazing Yorkshire stone polished steps, which gives a tiered approach and stone built raised beds, external lighting, garage access and an open cantelevered porch.



Entrance Hall -

With bespoke solid wooden boot bench area for seating and storage, fitted cupboards to one wall providing, further cloak and footwear Storage. Solid wooden floors with under floor heating to the ground floor, with split levels.

Formal Lounge & Dining Room

A beautiful room with a stunning double height ceiling with spectacular views through the 'ladder' window, further large windows flood this area with lots of natural light and there is a log burner, creating a lovely feel to this already amazing space.



Utility Access Inner Hall -

From here access is provided to all the hidden essentials that enable the home to function. There is a plant room, rear spiral staircase to a fire exit, downstairs cloakroom and fabulous size utility room.

Kitchen/Breakfast Room -

An amazing space really being the control center of this fabulous home. Here an island unit sits under a large roof light and incorporates an informal breakfast bar which then opens in to the wooden framed bay window overlooking the rear grounds, great space for a morning coffee.





Family Dining Area -

Another bright and very useful space with built-in storage, shelves, book cases and open from here to the family lounge.



Family Lounge -

A very spacious yet cosy room with a log fire and wood store area, fabulous windows to all elevations stepping out on to a covered overhanging gable forming a covered stone terrace.



Master Bedroom Suite -

Being on the ground floor this amazing room has windows overlooking the beautifully kept grounds, with fitted bedrooms furniture, daybed with storage and access to the dressing room and en suite.

Dressing Room -

With a range of fitted wardrobes, incorporating drawers, full and half hanging rails, ceiling pendant lighting, ceiling light window and glazed opaque door to the en suite



En-suite -

A gorgeous well designed and installed four piece bathroom suite with his and her wash hand basin, glazed door accessing privacy W.C. and glazed door to the shower.

First Floor Landing -

Wow, the landing is a room in itself with a double height ceiling and balcony area with access from here to bedrooms two, three and four.

Bedroom Two -

Being set within the cantilever porch over hang having beautiful corner windows extending to the front. Fitted window seating, book cases and shelves.



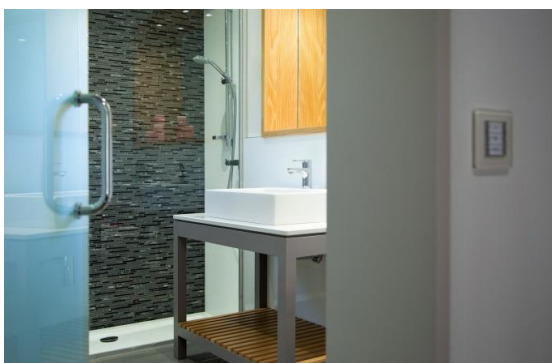
Bedroom Three – A great double bedroom with fitted cupboards, shelves and wardrobes, door to en suite.

En Suite Another great size en suite, having a three pieces suite comprising, wash hand basin, low suite W.C and a walk-in shower

Bedroom Four – Another very spacious double with a selection of fitted furniture including wardrobes, bedside and self storage. Door the generous en suite.

En Suite -

A great size with a tasteful three piece suite comprising, low suite W.C. large walk-in shower and wash hand basin set on a bespoke vanity unit.



Second Floor -

With a corridor accessing the whole of this floor. There is a door to bedroom five, a large en suite and a gymnasium. This whole 'suite' could be customised, if required, to a fully enclosed master bedroom suite enabling the gym to be the master bedroom, bedroom five as a dressing room and of course still being serviced by the fabulous en suite.

Outside -

The whole site was originally two separate plots with two separate properties, both of which were removed to enable this wonderful home to be constructed. There are garden areas to each side of the front driveway. The formal gardens are set in an outlined square lawn and this then meanders to create a central courtyard garden between two wings of the property. The remaining grounds are lawn with a great and interesting selection of mature plants, shrubs trees and woodland.



Garage -

The detached triple garage is slightly removed from the property itself, making vehicular access and turning much easier by way of the front central forecourt. The garage is visually linked to the house via a long stone garden wall, on which the roof of the garage appears to perch, when viewed from the garden side aspect. The gable end is clad in horizontal timber which is echoed on soffit panels on the main house.

Additional Information -

We are advised that the property is serviced by a air source heat pump and that there is underfloor heating to both the ground and first floor, with the second floor heated via radiators. The first and second floors are accessed by wooden stairs to the first floor balcony landing area. There is an additional fire escape stair case from the second floor level.

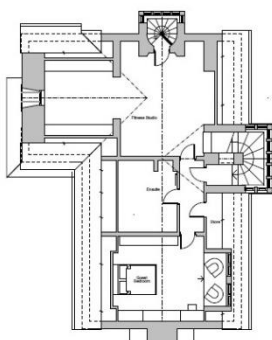
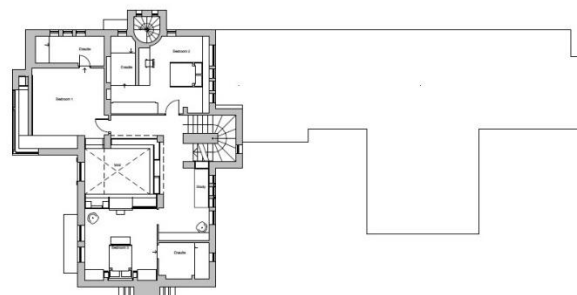
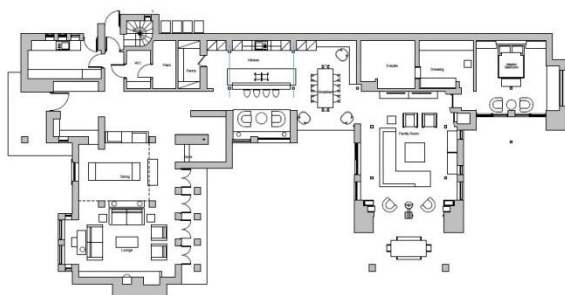
Viewings -

Potential buyers should in the first instance always contact the selling agent, Marie Holmes Estates 01772 750777. All viewing will be conducted via the agent and all buyers will be asked to confirm their ability to proceed prior to making an appointment to visit the property.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan – Ground Floor, First Floor & Second Floor.



Disclaimer -

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet, safe and expedient manner.

Opening Hours Monday Friday 9.00am till 5.30pm

Saturday 9.00am till 4.00pm

****These may be affected by the current Covid-19 Situation****

Important Information

Accompanied Viewings - Strictly by prior arrangement with Marie Holmes Estates

- We will only arrange appointments for clients in a position to proceed, to prevent unnecessary contact and then only the key client to attend, not a block family viewing.
- Each client will be advised that we will not conduct any appointments if they have any of the Covid-19 symptoms, and this must be asked at the point of booking. They will also be advised of the need for social distancing and where possible this will be reiterated in email form.
- Our sales team will insist on adhering to the 2 metre social distancing and this will be achieved by no physical contact (hand shaking) and the negotiator will open the property, enabling the viewer to conduct the appointment in line with the 2 metres social distancing. If the property is empty and if possible the negotiator will remain outside.
- When a vendor is in-situ we must comply with their specific requirements and this will be agreed on an individual basis. If they are in a high risk group and are shielding, we will NOT conduct viewings to protect the most vulnerable.
- For vendors not at high risk we can conduct accompanied viewings, with the seller keeping to the social distancing or leaving the property entirely, the less people in the property the safer this will be.
- If any of our guidelines are breached, we will prevent any client conducting appointments with us in the future, until the current situation has ended.