



VERNON HOUSE

CHORLEY NEW ROAD



PRIVATE & IMPRESSIVE

A luxury four-bedroom, two-bathroom home in a private gated development of just four properties in one of Bolton's most prestigious locations, Vernon House stands proud in a slightly elevated position, safe behind security gates and a walled garden. Spanning approximately 3,000 square feet, the interior has been transformed by the current owners into a spectacular family home boasting an elegant and sophisticated interior.





Pulling through the ornate, wrought-iron gated entrance onto the development's block-paved driveway, you'll feel instantly transported into a leafy oasis affectionately dubbed the Bolton Riviera due to its scattering of palm trees. To the right, a lawn with floodlights illuminating the majestic stone lintel and quoin-studded red-brick frontage edges an enclosed drive offering plenty of private parking. However, the integral garage offers more room for cars or bikes and provides direct access to the rear garden. For now, head under the trained hedged archway to discover a pretty box-lined front patio leading to a recessed brick porch with a stone lintel, an outdoor light, and hooks for hanging baskets.



OPULENCE AT EVERY TURN



Windows framing a black panelled front door cast natural light into the hallway, where new hotel-style glossy format tiles, a coved spot-lit ceiling, and decadent Heritage Print and Barocco Metallics Versace wallpaper backdrop a showpiece central staircase that combines oak, chrome, and glass with Farrow & Ball 'Strong White' paintwork for a contemporary yet dramatic effect. The galleried landing above sparkles under a three-tier chrome and crystal chandelier, flooding the hallway below with yet more light.



Those glossy tiles flow throughout the ground floor for a stylish, cohesive vibe, including the study to your left. Here, pale grey walls meet a white coved ceiling, all brightened by recessed spots and two large windows with fitted blinds overlooking palm trees – a fabulous backdrop for Zoom calls.



Back in the hallway, you'll pass a luxe two-piece WC lined with gorgeous, multi-tonal Versace Les Etoiles De la Mer Dish wallpaper before arriving in the entertaining hub, otherwise known as the dining kitchen, to the rear.





Once again, ceiling spots and glossy floor tiles to match the splashbacks bounce light around the room, enhanced by under-cabinet lights and a centrepiece LED pendant light hanging above a black silestone quartz island bar. Dual-aspect windows and French doors to the garden draw in yet more light, creating a sunny atmosphere for parties.



Around you, you'll find a bank of full-height glossy grey cabinetry and a fantastic range of light grey base units with black silestone grey tops to echo the black-framed glass-fronted cabinets above. The current owners have also installed a new Neff induction hob with five zones on the island to complement the three integrated Neff ovens, including a steam oven, plus a new ceiling extractor that blends with the monochromatic design. There's also a concealed dishwasher and two fridge-freezers, while in the adjacent utility room, high-gloss units and black worktops offer more storage and workspace. You'll also find a sink, an integrated Neff microwave, an integrated Neff washing machine and space for another laundry appliance.



REST & UNWIND



Return to the hallway to discover the elegant living room waiting on the other side of the kitchen. Here, gold-toned Heritage Print Versace wallpaper warms the bright white walls and coved ceiling, lit by chrome and crystal linear chandeliers and a trio of broad windows crowned by feature curtain pelmets framing a view over the walled garden. Furthermore, a gas fire with a steel and granite surround and marble mantelpiece acts as a natural focal point and creates a cosy atmosphere for quiet evenings in.





Meanwhile, double doors from the hallway reveal a formal dining room, where silvery Barocco Metallic Versace wallpaper, wall-mounted candle holders, and a linear chandelier infuse mealtimes with subtle sophistication. Neutral paintwork and large windows facing the front garden pair to lighten the ambience.



Ascend the impressive staircase to a galleried landing with in-built storage, where the Heritage/Metallic designer wallpaper continues, and the magnificent chandelier reflects light from the huge feature window that commands a view over the front of the property.





RETREAT UPSTAIRS



At the same time, the fitted grey runner carpet on the stairs continues across the landing to draw the scheme together. The master suite fills one side of the landing, beginning with a fabulous, king-sized bedroom decorated in soft grey and pink tones to the walls, coved ceiling, carpet, and curtain pelmets to the twin front windows. Chandelier pendants and golden wallpaper imbue luxury, which continues in the fully fitted spot-lit dressing room – any fashionista's paradise. Meanwhile, glossy white tiles line the en suite bathroom, a tranquil retreat ready for lavender, candles and bubbles. It features a deep corner bath and a separate shower enclosure, a tall chrome heated towel rail, and double basins with illuminated mirrors and chunky illuminated shelves to the vanity unit, which incorporates the cistern for the loo.



Beyond the master, you'll find three additional doubles with light, neutral décor and in-built wardrobes in bedrooms three and four. They share a modern, spot-lit four-piece bathroom, where variegated blue tiles contrast against the white floor and wall tiles while complementing the Versace Les Etoiles De la Mer Dish wallpaper to echo the WC.



Fully enclosed by a high brick wall and fencing and partly screened by neighbouring trees, the garden feels delightfully peaceful and secluded, ideal for families who need a safe space for their children to play. Outdoor lights also cast a soft glow over the paved terrace running along the rear, with railings denoting a dedicated seating area where you can sit with a morning coffee in the summer listening to birdsong or host a barbeque.



STEP OUTSIDE

French doors link the terrace to the kitchen for the perfect party flow, but you can also access the garage from here, which is great for storing tools or garden furniture and equipment. A passages on the lefthand side of the house linksto the front drive, while the rest of the garden is filled by a neat lawn trimmed with mature shrubs and flower borders.





IN THE NEIGHBOURHOOD

The streets surrounding Chorley New Road form a residential district of Bolton in Greater Manchester, about two miles northwest of Bolton town centre. The area is convenient for the nearby motorway network via the A666 and the M61/M60, linking you to the north and the regional hubs of Liverpool and Manchester.

For journeys further afield, Bolton train station runs services to Manchester in around 20 minutes and London Euston in 2.5 hours. For Northern line services, Lostock station is also easily walkable. Bolton itself is home to numerous essential amenities, including all the major supermarkets, discount stores, and multiple retail parks providing a myriad of goods and services, with Middlebrook Retail and Leisure Park only nine minutes by car. Of course, you'll also find a range of excellent restaurants and eateries in the town, along with health and leisure facilities.

The area is also great for those who love the outdoors, with many sought-after sanctuaries within the nearby West Pennine Moors only a short drive away – the Rivington and Walker Fold estates are just two examples.

There are also numerous golf courses and beautiful parks to explore, with the David Lloyd gym and recreation centre overlooking Queens Park.

The current owners also recommend The Victoria Inn (Fanny's), The Retreat, Bob's Smithy or the newly refurbished Blundell Arms for a glass or a bite. Alternatively, pop to Luciano's and Café Italia for great coffee or No 19 at Regents Park Golf Club (dog-friendly) for a decent breakfast.

Only a mile down the road, you'll find Bolton School, a popular independent that offers a co-educational nursery, co-educational infant school, single-sex junior schools and single-sex senior schools, including sixth forms.

However, several well-regarded state primaries and secondary schools are also in the area, including Tender Years Day Nursery, St Thomas of Canterbury, and Devonshire Road Primary (all Ofsted-rated 'Good') just down the road. Cleveland's Preparatory School is only five minutes on foot.



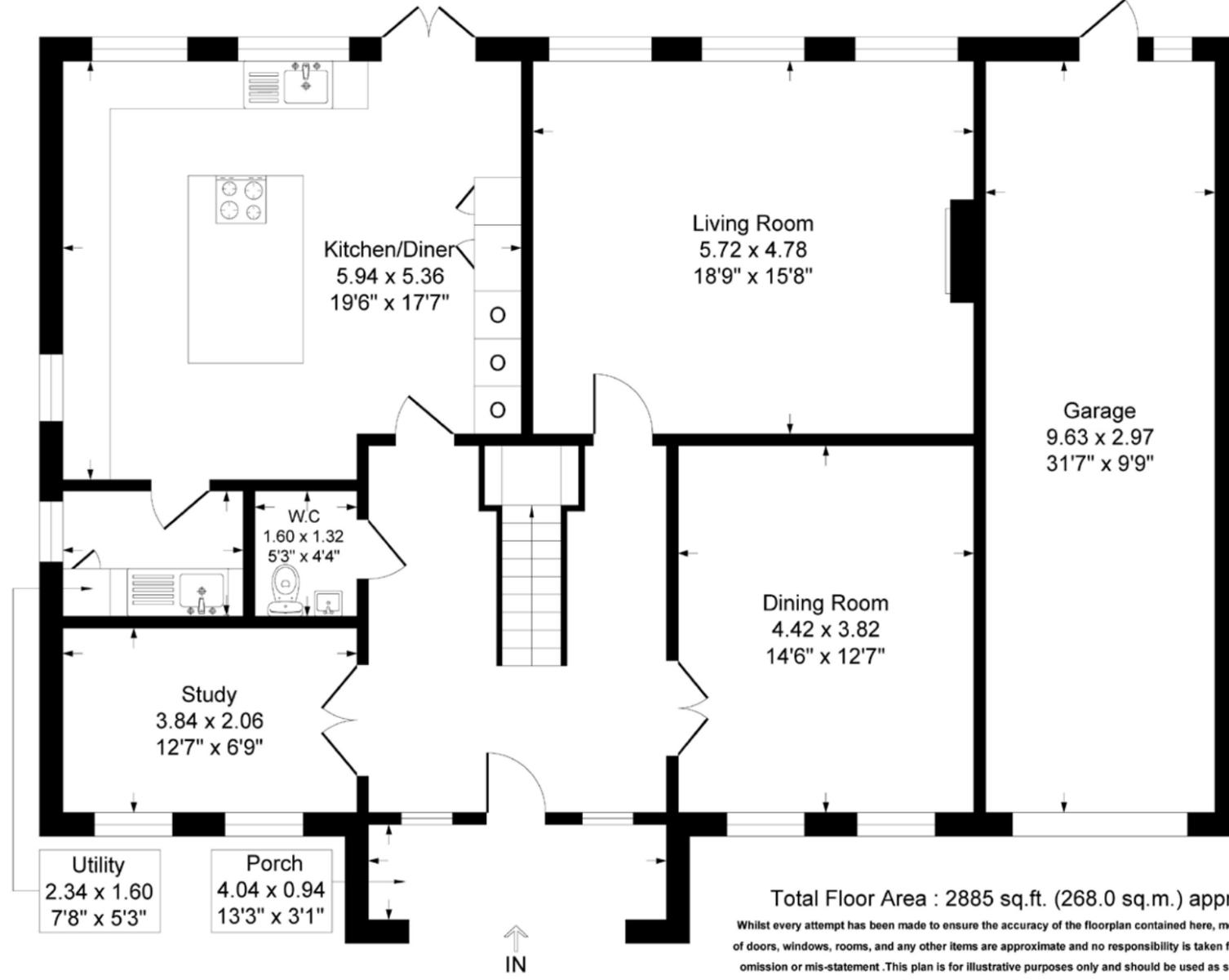


FINER DETAILS

- Four-bedroom detached home
- Master suite with dressing room
- Two bathrooms & WC
- High-end décor throughout
- Two large reception rooms
- Dining kitchen & utility
- Separate study
- Private gated location
- Integral tandem double garage
- Beautiful walled gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

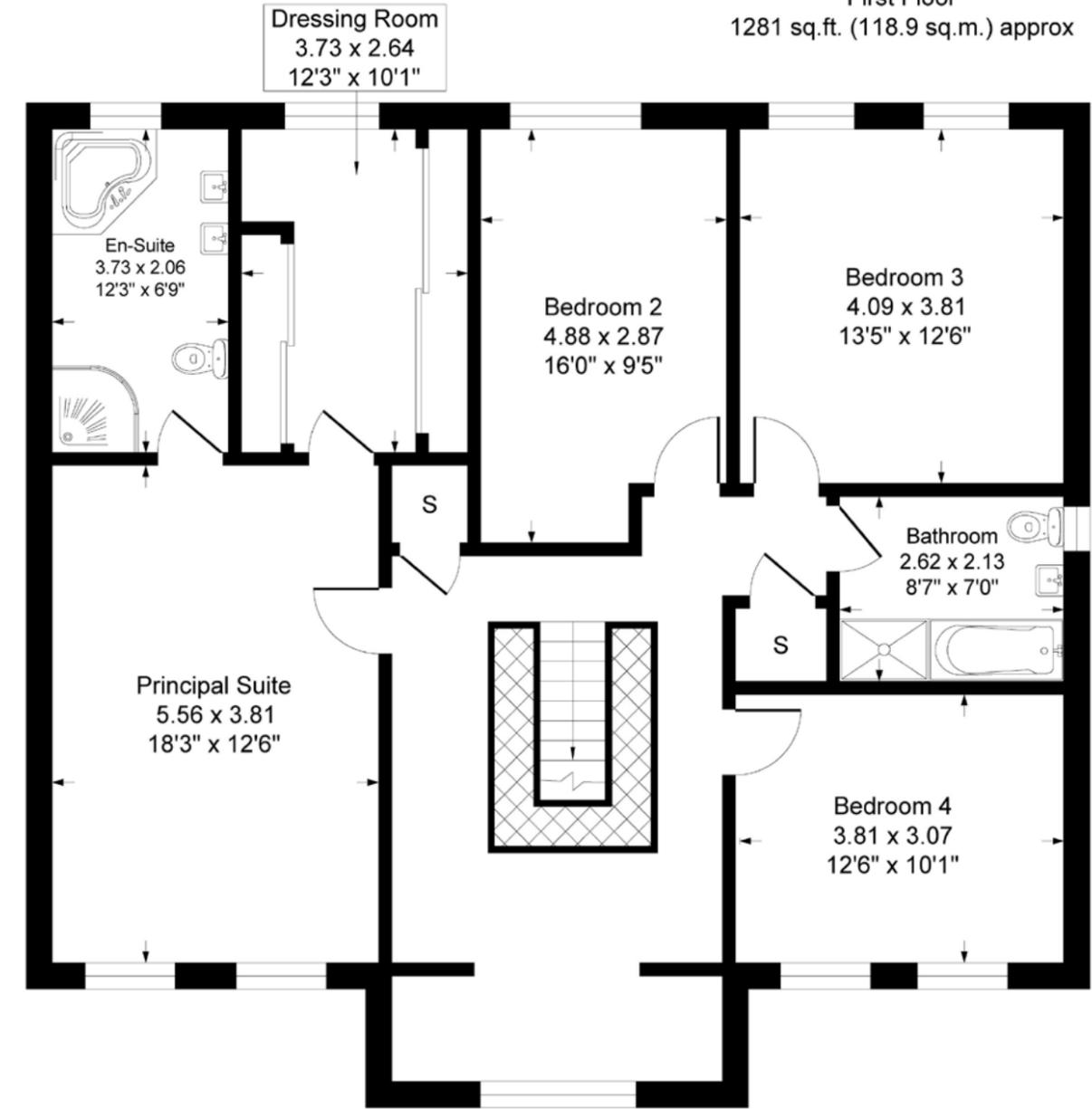
Ground Floor
1605 sq.ft. (149.0 sq.m.) approx



Total Floor Area : 2885 sq.ft. (268.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

First Floor
1281 sq.ft. (118.9 sq.m.) approx





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WATCH
THE
VIDEO

BURTON JAMES

UNIQUE & PRESTIGE HOMES

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