



226 PRESCOT ROAD
AUGHTON



A statement in modern family living

A grand family residence where scale, light and elegance come together in perfect harmony. Crafted for living beautifully, this is a home where every detail is designed to elevate comfort, style and connection

Perfectly positioned at one of Aughton's most coveted residential addresses, this exceptional detached home on Prescott Road redefines contemporary luxury for the modern family.

Spanning an impressive 3,990 square feet over three impeccably designed floors, the property is a celebration of architectural excellence, where scale, light, and intelligent design come together to create a home that is both striking and deeply liveable.

A set of secure electronic gates opens to reveal a commanding façade and a generous forecourt, establishing an immediate sense of exclusivity and distinction. This is a home that makes a statement from the moment you arrive.





A reception hallway that welcomes and impresses

Step inside, and the tone is set by a voluminous reception hallway, light-filled, elegantly finished, and designed to impress.

Far more than a simple entry point, this central space introduces the home's style and character, while providing an easy flow to the main living areas beyond.

Thoughtfully designed with balanced proportions and clean lines, the hallway offers a warm welcome and serves as a natural hub at the heart of the home.

H&H





Living spaces tailored for connection and retreat

To the front of the property, a bright and versatile family room benefits from a beautiful bay window, infusing the space with light and charm. Whether used for reading, entertaining, or simply unwinding, this adaptable room is designed to suit a variety of needs.

To the rear, the main lounge provides a sophisticated yet comfortable environment for daily living. A contemporary feature fireplace forms the focal point, while French doors offer serene views of the landscaped garden and invite the outdoors in. The generous footprint of this room accommodates both lively gatherings and moments of quiet reflection, with ambient lighting and a gentle colour scheme that encourage relaxation.

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Entertain, indulge, connect

The kitchen and dining area sits at the very heart of the home, a space that celebrates both everyday life and special occasions. Beautifully appointed with a comprehensive suite of premium appliances, the kitchen is a dream for the discerning cook. Features include an integrated coffee machine, three ovens, warming drawer, dishwasher, wine cooler, six-burner gas hob with extractor and an American-style fridge freezer.

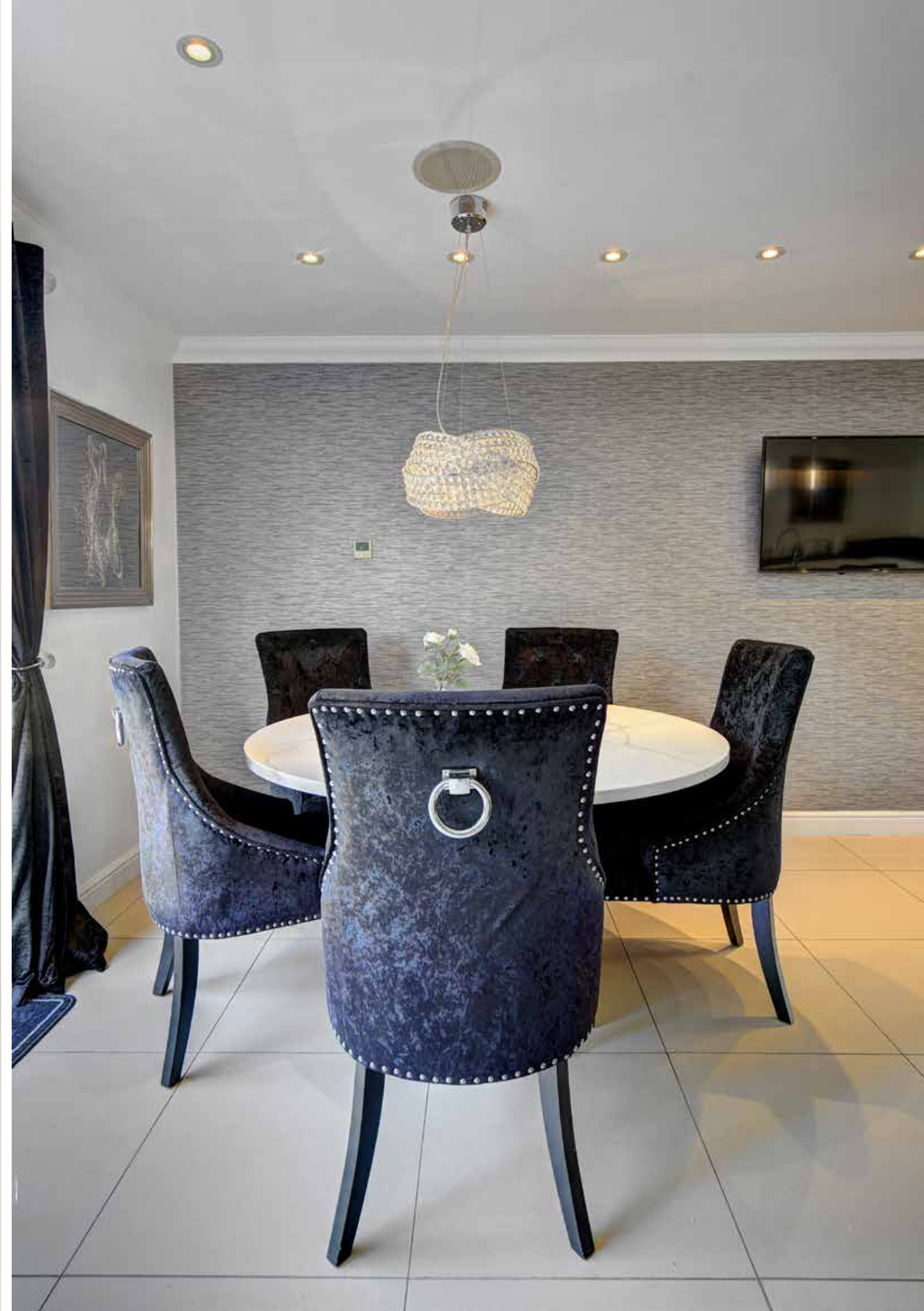
Granite worktops and a large central island with breakfast bar provide the perfect setting for cooking, conversation and connection. Porcelain tiled flooring adds contemporary sophistication and durability, while the open-plan design flows effortlessly into the dining area. Here, bi-fold doors open directly onto the rear patio, creating a seamless transition between indoor and outdoor living. Whether it's summer brunches in the sunshine or evening meals with friends, this space is designed to enhance every culinary moment.

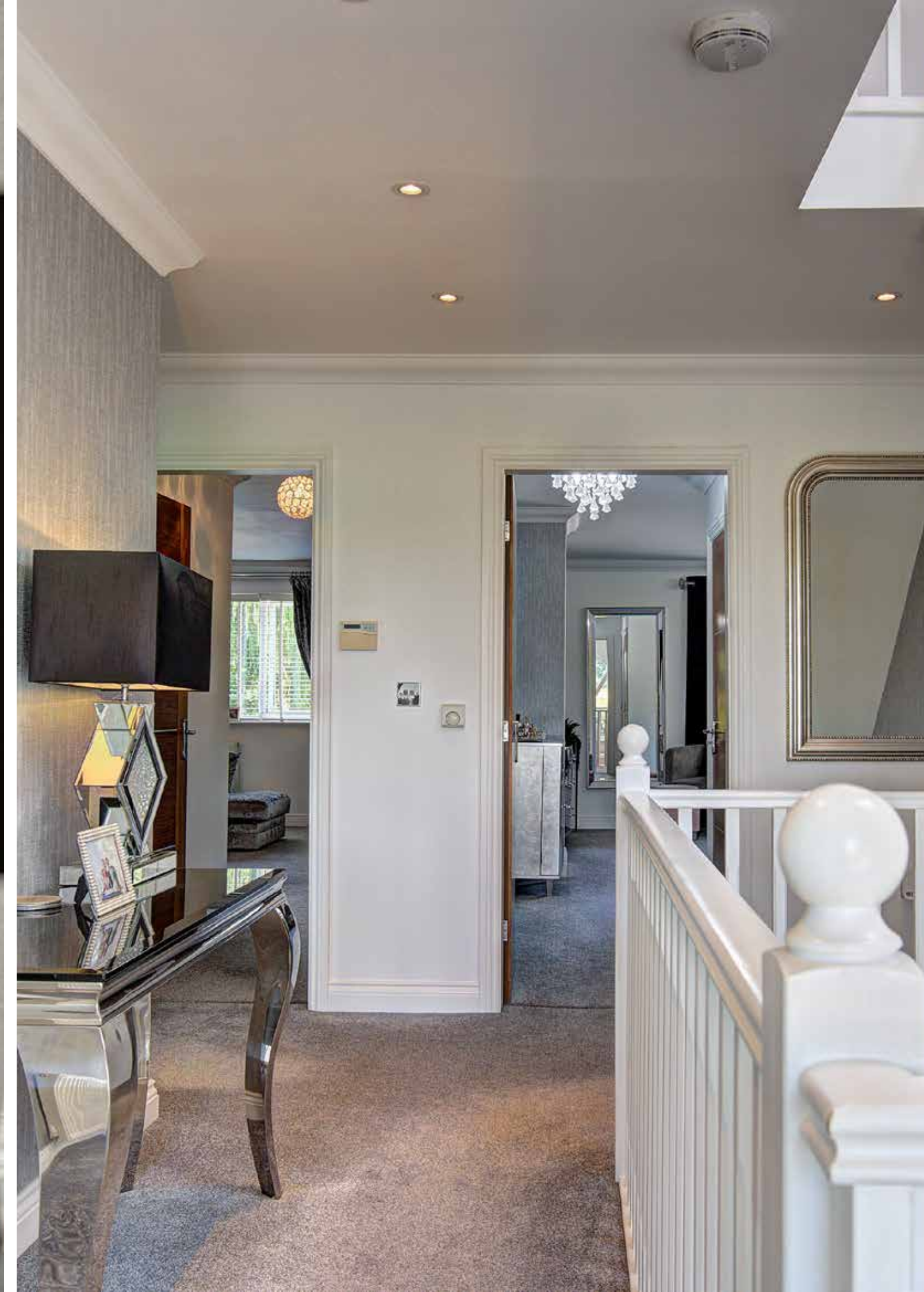
A separate utility room, discreetly positioned for convenience, adds further practicality, while a well-appointed cloakroom/WC ensures that style and function are never compromised.

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Bespoke bedrooms for rest, renewal and rejuvenation

The master suite is designed to be a place of rest and ease. A soft grey colour scheme and layered textures create a relaxed, welcoming atmosphere, while a wide window draws in the morning light and offer pleasant views over the garden. It's a space that feels private and peaceful, ideal for unwinding at the end of the day.

The adjoining en suite continues the calm and considered aesthetic. Contemporary tiles set a clean and understated tone, while twin vessel basins sit neatly on dark cabinetry, offering both style and practical storage. Polished chrome fittings, a large wall mirror, and a walk-in glass shower complete the space, bringing together function and simplicity with a touch of elegance. Recessed display shelves, softly lit from within, add a subtle finishing detail, allowing room for personal touches and a sense of calm refinement throughout.



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Boutique luxury and family warmth

The three additional bedrooms on this floor continue the home's commitment to quality and comfort. Two benefit from their own beautifully finished en suites, each designed with clean lines and carefully considered details. Walk-in showers are set against striking large-format tiles, while recessed display niches and polished chrome fittings create a quietly luxurious atmosphere reminiscent of a boutique hotel.

The third bedroom on this level is served by a well-appointed four-piece family bathroom, where crisp white ceramics and a freestanding bath take centre stage, offering a peaceful spot to relax and unwind at the end of the day.

Throughout the upper floor, every room is bright and well-proportioned, with layouts that accommodate the needs of a growing, busy household. At its centre, the landing makes a memorable impression, framed by a dramatic arched window that captures sweeping views over open farmland. This architectural focal point not only fills the space with natural light but also creates a quiet moment of stillness, connecting the interior with the landscape beyond.



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Soft light, clean Lines and pure comfort

The top floor offers something truly distinctive: a private suite extending across more than 600 square feet, where light cascades through numerous skylights to create a sense of calm and quiet seclusion. This versatile space is perfectly suited as a luxurious principal bedroom, an exclusive guest retreat or an ideal teenage room, providing an exceptional level of privacy and comfort.

The bathroom is a peaceful escape in its own right, where a sculptural freestanding slipper bath is positioned beneath a wide skylight, offering the opportunity to relax beneath the sky while watching a favourite programme on the discreet built-in television. The en-suite is finished with large-format porcelain tiles, a sleek glass-panelled walk-in shower and refined contemporary fittings.

With ample room for a dedicated dressing space, the suite also features a walk-in wardrobe, providing generous storage for clothing and personal belongings. Every element of the design has been considered to enhance day-to-day living, from the soft, neutral tones that amplify the natural light to the clean architectural lines that bring a sense of serenity and poise. This is a space designed for complete relaxation and retreat, offering a refined and highly personal interpretation of luxurious living at home.

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Where elegance meets everyday living

Securely positioned behind electronic gates, this striking residence offers generous off-road parking alongside a single garage, combining practicality with strong visual appeal. Open views to the front enhance the sense of space and light, while the established setting lends an enduring quality. The thoughtful layout of the forecourt and considered landscaping work in harmony to deliver a polished and welcoming approach, creating a home that is as functional as it is refined.

To the rear, the garden has been designed with privacy, peace and purpose in mind. Enclosed by secure fencing and planted with a mix of trees and shrubs to offer interest throughout the seasons, this outdoor space is ideal for both family life and quiet moments. A wide patio area provides a natural extension of the living space, perfect for outdoor dining, summer gatherings or simply enjoying a quiet morning with a coffee. At the far end, a charming summerhouse offers a peaceful retreat for reading, hobbies or creative pursuits, making the garden a truly adaptable space that supports a range of lifestyles.

This is a home created for how we live today. Every detail has been carefully considered to ensure a perfect balance of comfort and sophistication. Whether hosting lively celebrations, working remotely or enjoying calm evenings by the fire, this house adapts with ease, offering a setting that enhances daily life in every season.

Prescot Road continues to be one of Aughtons most desirable residential addresses, offering the perfect balance between town-centre convenience and peaceful suburban surroundings. This outstanding home captures the essence of elevated family living: refined, welcoming and enduring in its appeal.

For those seeking a residence that blends architectural integrity with practical design, and grandeur with warmth, this property represents a rare and rewarding opportunity.

Welcome to your next chapter, where every space is considered, and every day is beautifully lived.

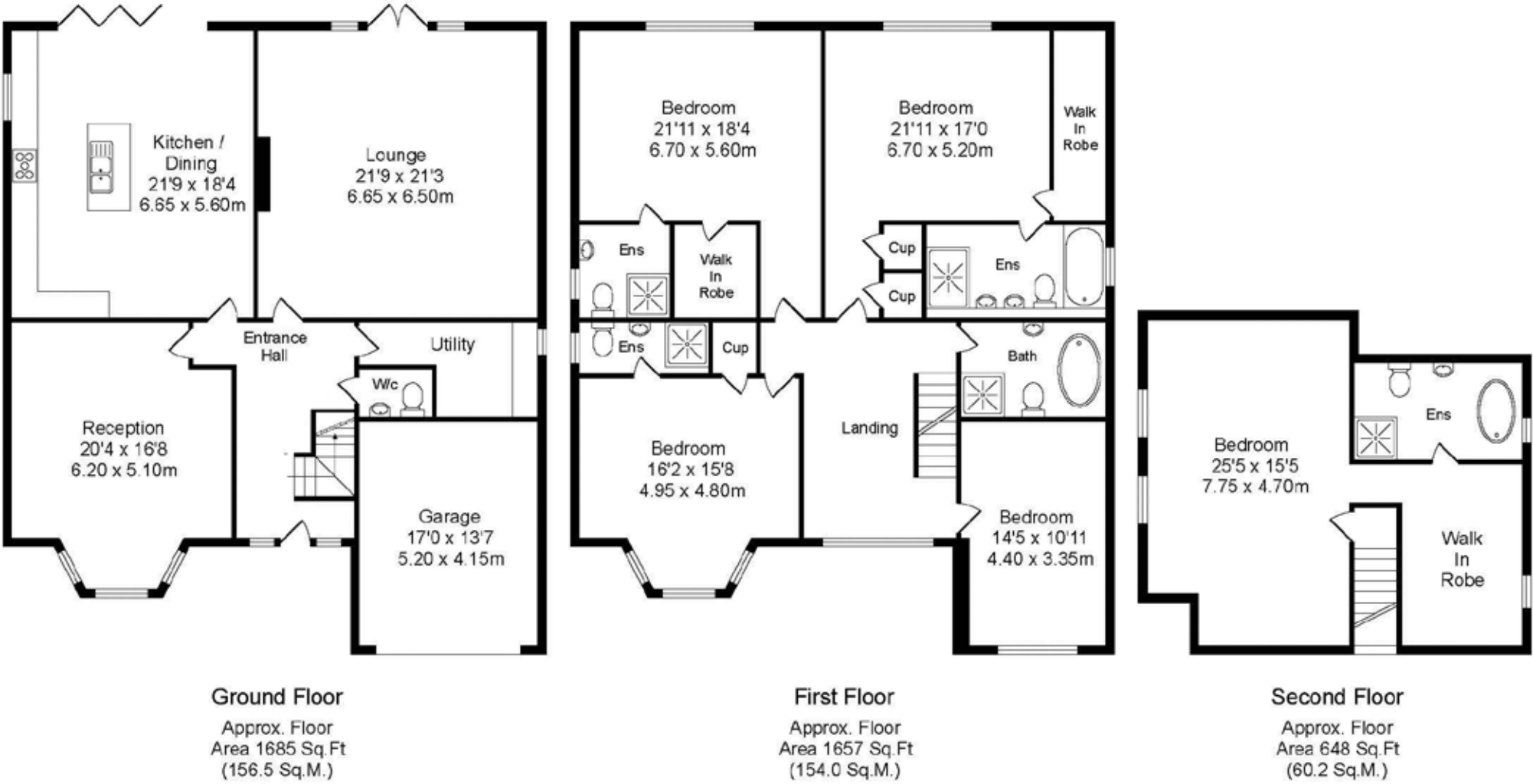
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HOUSE & HERITAGE

- Impressive detached family home spanning approximately 3,990 sq ft across three floors.
- Five spacious double bedrooms, including a luxurious principal suite with walk-in wardrobe and five-piece en suite.
- Four stylish en suites plus a contemporary family bathroom for ultimate convenience.
- Expansive open-plan kitchen and dining area with premium appliances, granite worktops, and bi-fold doors to the garden.
- Generous main lounge with feature fireplace and French doors opening onto a private rear terrace.
- Bright and flexible family room with bay window, ideal for entertaining or relaxing.
- Secure electronic gated entrance, ample forecourt parking, and single garage.
- Private and sheltered rear garden with mature planting, spacious terrace, and charming summerhouse.
- Versatile top-floor suite of over 600 sq ft, perfect as a guest suite, main bedroom, or teenager's retreat.
- Sought-after residential location in Aughton, offering excellent transport links and local amenities



Prescot Road, Aughton
Total Approx. Floor Area 3990 Sq.ft. (370.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

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