



## Nine Oaks Dawson Lane, Whittle-Le-Woods

In Excess of £1,100,000

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# Nine Oaks Dawson Lane

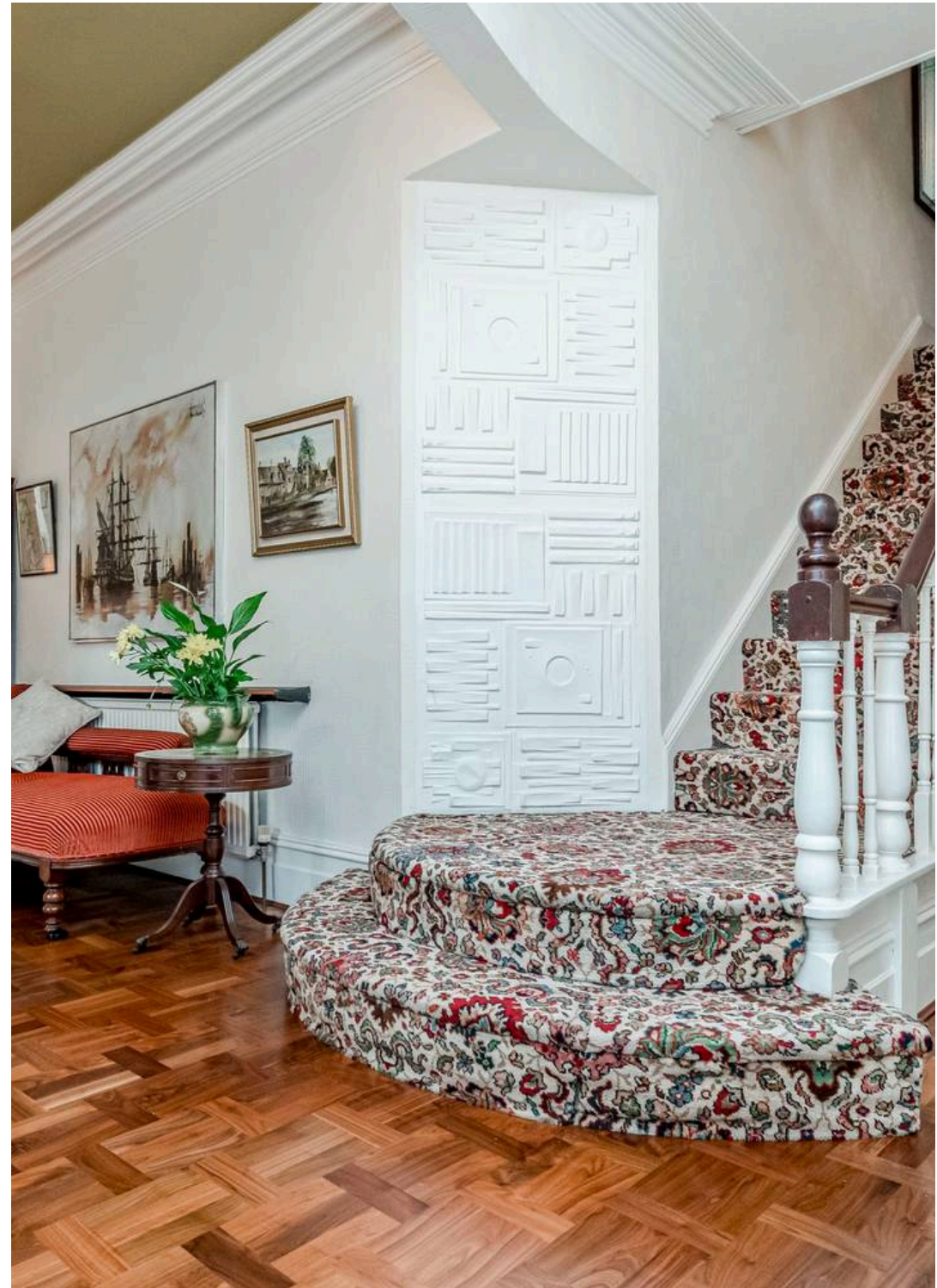
## Whittle-Le-Woods, Chorley

Don't miss out on the chance to own this exquisite period property, built in 1898 it sits in 1.1 acres of land and is reached down its own private driveway. Boasting a generous floorplan of 2575 square feet, this impeccably presented home has preserved many of its original features and is adorned with luxurious interior decorations to complement its elegance. Upon entering the property through a charming entrance porch and double glazed doors, you are greeted by a grand hallway adorned with oak parquet flooring, intricately designed feature walls, and a stunning spindled staircase leading up to the first floor. The living room, decorated in soothing neutral tones, features a striking fireplace and intricate coving and ceiling roses. Across the hallway, the light-filled family room offers dual aspect views through large windows and French doors leading outside, as well as a beautiful white marble fireplace. This versatile space could serve as an additional living area or a music room. At the end of the hallway, the dining room showcases unique architectural details such as arched ceiling alcoves and patio doors. The well-appointed kitchen, located at the rear of the home, boasts light-colored units, Corian countertops, and a range of integrated appliances. A breakfast bar under the window provides a picturesque spot to enjoy your morning tea or coffee. Upstairs, four spacious bedrooms and two family bathrooms await, one featuring a luxurious four-piece suite with a bath and separate shower cubicle, and the other with a bath and overhead shower. A staircase could lead up to the attic space, offering potential for use as an additional bedroom or office. Externally, a detached garage which was the original 'Coach House' has two additional rooms and a WC and presents opportunities for an annexe, granny flat, or potential Airbnb venture. Another building with two rooms currently utilised for storage adds further potential to the property. The property also has stables (currently used as a wood store) and a field so equestrian opportunities are available. Surrounding this residence are beautifully landscaped gardens, featuring mature trees and shrubs that create a serene and tranquil atmosphere. The ample space provides a perfect setting to unwind, relax, and appreciate the breathtaking countryside views in complete peace and harmony.

It is in the most beautiful location situated between two former large country houses. To the South and front of the house is Shaw Hill Golf Club with its 190 acres of parkland. To the North is Liseux Hall with farmlands and woodlands creating a wonderful changing scene.

Tenure: We are advised by our client that the property is Freehold

Council Tax Band:G











## Nine Oaks Dawson Lane

Whittle-Le-Woods, Chorley

- Chain Free
- Separate Dining Room
- Landscaped Gardens
- Circa 3425 Square Feet
- Modern Kitchen
- Gated Detached Period Property
- 1.1 Acres
- Private Driveway
- Garage and Outbuildings
- Two Large Reception Rooms
- Four Good Sized Bedrooms

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









## Total Approx. Floor Area 3425 Sq.ft. (318.21 Sq.M.)

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

