



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

Florence House, Little Stanrose Farm, Cox Green Road, Egerton, Bolton, BL7 9RJ

Welcome to Florence House... Nestled amongst the rolling countryside in Egerton, Florence House is an outstanding and innovative home designed for luxurious modern living. Built in only 2021, and tucked down a sweeping driveway with secure gates, a large garage and wraparound landscaped gardens, this property offers exceptional views and comfort. With over 2700 sq.ft of internal living space, the internals of this home effortlessly combine impressive, free-flowing entertaining spaces with five tranquil bedrooms and three bathrooms. Surrounded by greenery and nature, with fabulous walks on your doorstep and yet also within walking distance of all local amenities, you really can have the best of both worlds with Florence House.

A Closer Look...

After parking in the secure, gated driveway or garage, take a moment to appreciate the beautiful craftsmanship; rural sandstone and anthracite grey Vieo metal panels create a poetic contrast, and subtle external lighting ensures curb appeal at any time of day.

Step through the front door into the imposing entrance hall which offers a direct view through the contemporary living space and to the serene views of the landscape. Underfloor heating runs throughout the home below the large white porcelain tiles, ensuring optimum comfort year-round. To your right is a beautiful yet functional boot room, with bespoke fitted and panelled storage and wooden flooring. Next door is a convenient downstairs W.C. and modern wash basin. To the left of the front door is the plant room, where you'll find controls for all the technical equipment such as the CCTV and underfloor heating, for easy maintenance access. This home has an eco-friendly design, fitted with a heat-source pump (complete with guarantee until 2031) and excellent levels of insulation to ensure energy efficiency and reduced costs.

The impressive kitchen-diner-lounge sits to the rear of the ground floor, and enjoys expansive views from the floor-to-ceiling windows and sliding patio doors – a truly breath-taking vista and sure to wow your guests! This space has been thoughtfully designed to cater for entertaining, with a sleek and well-equipped kitchen, a large island with breakfast bar seating beneath beautiful feature pendant lighting, and ample living space with a modern log-burning stove. The modern handleless kitchen, with its gentle contrasting grey base and wall units, hosts integrated Neff appliances including double oven with grill and warming drawer, 5-ring induction hob, dishwasher, wine cooler, Quooker tap and fridge-freezer. Tucked behind the

kitchen is a hidden utility, offering more storage and provisions for a washer, dryer and additional fridge, alongside a glazed door giving handy access to the garden.

Completing the ground floor is an equally special sitting room. Glossy oak wooden floors and fitted bookshelves frame the space, and the full-height bespoke corner window present those spectacular views.

Up to Bed...

Climb up the floating oak staircase with a chic glass balustrade to the first floor, and you'll immediately notice the abundance of natural light that fills the upstairs thanks to the roof lantern and luxuriously high ceilings. Light grey plush carpets extend from the landing through to all the bedrooms, hinting at the comfort that lies ahead. The master bedroom offers dual aspect windows so you can enjoy those views each morning, and a glass-framed balcony is the perfect spot to enjoy a morning coffee and watch the sheep graze in nearby fields. Back indoors, follow the corridor to the dressing room, complete with mirrored fitted wardrobes and a full-height window providing natural light. Continue on to find a well-appointed en-suite where a large walk-in shower with rainfall head awaits, along with a concealed cistern W.C., vanity basin, LED mirror, and heated towel rail.

The second bedroom is also a fantastic size, benefiting from fitted wardrobes and a panoramic corner window showcasing those idyllic views. A Juliet balcony door opens to give beautiful uninterrupted views of the landscape. The en-suite, part tiled in grey porcelain tiles, boasts a walk-in shower, concealed cistern W.C., vanity basin with LED mirror and chrome heated towel rail.

The third bedroom sits adjacent to the master, enjoying shared access to the balcony. Fitted wardrobes adorn the walls, with a smart Murphy double bed concealed within – fantastic for those last-minute guests! Continue across the hallway to find the fourth bedroom. Located to the front of the home with views of the moors from the full-height window, this room also offers plenty of bespoke fitted storage, as well as access to the loft. Finally, the fifth bedroom completes the accommodation, currently designed with fitted furniture to create a dedicated home office.

Had a long day? Indulge yourself in a long soak in the luxurious freestanding bath in the bathroom. Three double height windows fill the room with delicately frosted natural light, creating a soothing space to reclaim your zen. Marbled porcelain tiles bring a touch of class, and the walk-in shower with off-set controls sits in front of unique wood-effect tiles. Completing the bathroom is a concealed cistern W.C., ornate vanity basin with mosaic top, and chrome heated towel rail.

Outside Oasis...

Step through the large sliding door onto an expansive, wraparound stone patio leading to the beautifully landscaped gardens. Created to blend seamlessly into the surrounding countryside, giving a feeling of being completely submerged in nature. A stone pathway, bordered by beautiful perennial planting and manicured lawns, leads to a raised lawn. Retrace your steps and follow the patio around to the side of the house, where you'll find raised planters for your garden kitchen, and a custom-made greenhouse. A secure pedestrian gate gives convenient access to the driveway, and there's also a door leading to the garage. Inside the double garage with electric doors, not only is there plenty of storage for your vehicles, but also a fitted kitchen with plumbed in sink and fridge-freezer.

The Location...

Florence House is peacefully nestled on the edge of Egerton Village, surrounded by open countryside and with beautiful walks on your doorstep. After your walk, why not stop for a bite to eat at one of the local pubs and restaurants, such as Cibo, The Cross Guns, Ciao Baby, or Bistro 341. For afternoon coffee and cake, pop down to Bakers, The Globe or Raineys. There's Turton Golf Club nearby for those wishing to work on their drive. Egerton Park is in the centre which hosts an array of family-friendly activities with Egerton and Walmsley Primary Schools close by. The village even has its own Cricket green as well as independent cafés, pubs, restaurants, shops and Bromley Cross Rail Station within walking distance. All of this makes Egerton, quite deservedly, in such high demand.

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£1,200,000

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External Elevations



Front External



Entrance Hall



Downstairs W.C.



Boot Room



Family Lounge



Dining Area



Kitchen



Kitchen Additional Pictures



Utility



Lounge



First Floor Landing



Master Bedroom





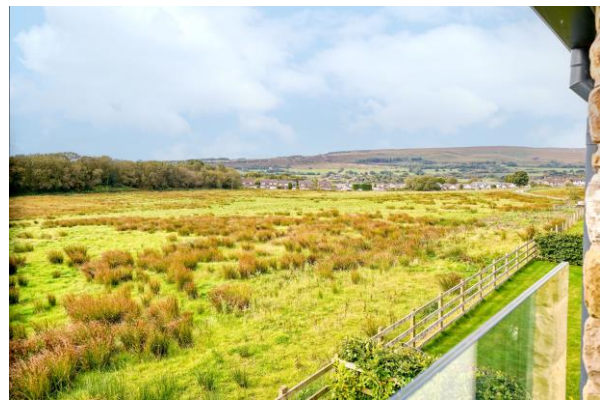
Master Dressing Room



Master En-Suite



Bedroom Two

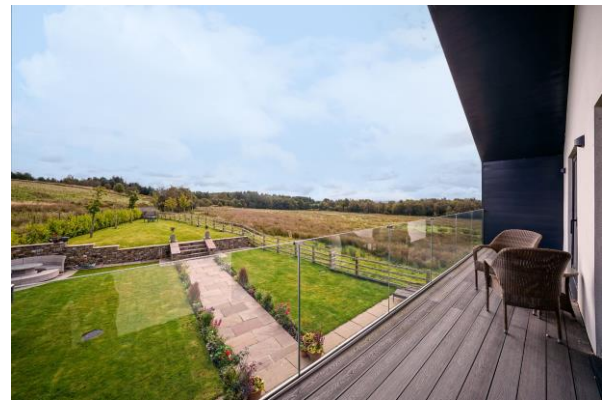


Bedroom Two En-Suite





Bedroom Three



Bedroom Four



Bedroom Five



Bathroom





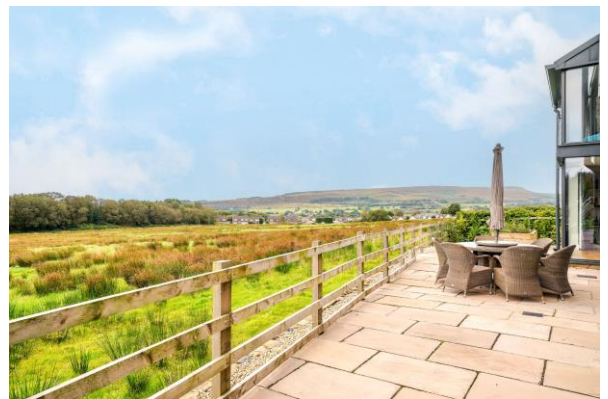
Bathroom Additional Pictures



Views



Garden



Additional External Pictures



Agents Notes

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