

FOR SALE

5, Brockwood View, Standish, WN1 2SW



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Exceptional 4,100 sq. ft. Contemporary Residence in an Exclusive Conservation Area.



- Remarkable 6 bedroom home
- Striking contemporary design
- Four luxury floors of accommodation
- Basement suitable for a Granny flat
- Balcony & landscaped gardens
- Double garage & ample parking
- Prime location in conservation setting
- 4121 SQ.FT. / Freehold

Built to exacting standards and offering over 4,100 square feet of high-quality living space, this outstanding family home must be viewed internally to be fully appreciated. Designed with a striking contemporary aesthetic, the property boasts impressive façades to both the front and rear, complemented by a thoughtfully planned interior arranged over four luxurious floors. The accommodation includes a fully tanked basement level incorporating a substantial internal double garage and additional living space, ideal for use as a self-contained annexe or “granny flat” for multigenerational living. The ground floor blends open-plan design with more formal reception rooms, perfectly suited to the needs of modern family life. At the heart of the home is a stunning and highly sociable living and dining kitchen, fitted with an extensive range of cabinets finished with luxurious Quartz worktops. A large entertaining island incorporates a built-in breakfast bar, complemented by clever integrated lighting and a full suite of high-quality built-in appliances. Bifold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The central hallway is equally impressive, featuring a bespoke, wood and glass staircase that rises through the full height of the property, linking all floors via an elegant balcony landing. Generously proportioned rooms with large windows and excellent ceiling heights ensure the home is light-filled and spacious throughout. The first floor comprises four luxuriously appointed bedrooms and three high-specification bathrooms, while the entire top floor is dedicated to a fifth bedroom with its own en-suite—ideal as a private guest suite or teenager’s retreat. Situated within an exclusive enclave of just five bespoke homes, this property occupies a prime position set back from the highly sought-after Wigan Lane, within a designated conservation area. The deceptively spacious plot offers ample off-road parking to the front, with further secure parking accessed via a gated entrance to the rear leading to the integral double garage. The rear garden has been meticulously landscaped, featuring a combination of manicured lawns, elegant patio areas, and a distinctive glass balcony/terrace—creating a wealth of outdoor living and entertaining space.



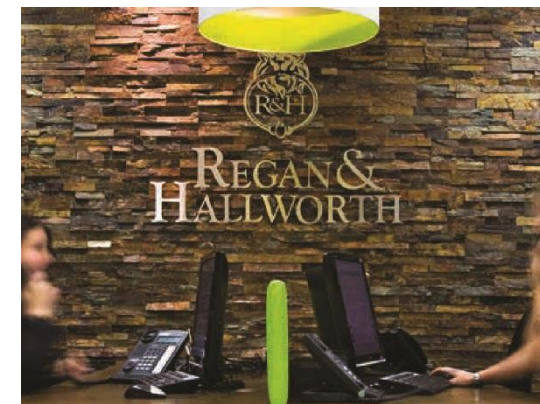




TOTAL FLOOR AREA : 4121 sq.ft. (382.8 sq.m.) approx.

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

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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

 @reganhallworth

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 @reganandhallworth

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