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Rogersfield, Langho, Ribble Valley BB6
£550,000



Set within a popular residential development in the heart of the Ribble Valley, this beautifully extended and immaculately presented four-bedroom family home combines generous proportions, stylish interiors, and exceptional outdoor space. Recently re-rendered on the front aspect and meticulously maintained to a high standard throughout, the property offers versatile living accommodation ideal for modern family life, all within the catchment area for some of Lancashire's most highly regarded schools.

With a landscaped, wide garden that enjoys the sun all day and evening — complete with children's play area, two patio areas, timber-built outdoor kitchen and bar, and a wooden pergola currently housing a hot tub — this superb home is perfectly designed for entertaining, relaxing, and family living alike.

From the moment you step into the welcoming and very spacious entrance hall, finished with Karndean flooring, coving, and a contemporary staircase, it is clear this is a sizeable family home, thoughtfully planned and maintained to exacting standards. A stylish ground-floor cloakroom WC is positioned off the hall, while a separate, slim office provides a quiet space ideal for home working.

To the front of the home, a spacious lounge spans the full depth of the property, featuring a bay window, an inset electric fire with marble surround, and French doors opening to the rear garden. The rear of the property hosts the superb open-plan kitchen, living, and dining area — a light-filled space perfect for entertaining and everyday family life. The kitchen is fitted with an extensive range of cream base and eye-level units, complemented by granite surfaces, a central island with breakfast bar seating, and high-spec integrated appliances including a five-ring NEFF induction hob, twin ovens, microwave, coffee machine, dishwasher, and twin wine fridges. Karndean tiled flooring runs through a spacious lounge/dining area to the rear, while French doors open onto the sunny patio.

A generous integral double garage completes the ground floor, offering practical storage and utility space, plumbing for laundry appliances, housing the combination boiler and providing access to the side and to the front via an up-and-over double garage door.

To the first floor, the spacious landing leads to four well-proportioned bedrooms, two of which are finished with fitted wardrobes and a neutral yet tasteful decor. The principal suite is a truly impressive retreat, extending over 26 feet and featuring a full range of fitted furniture and a luxurious en-suite bathroom. Finished with a Villeroy & Boch four-piece suite, this exquisite space boasts a freestanding roll-top bath, double walk-in shower, wash basin, and elegant tiling throughout.

The second bedroom also benefits from its own contemporary en-suite three-piece shower room, while the remaining two bedrooms are served by a well-appointed family bathroom complete with a panelled bath and overhead shower, fitted storage, dual flush WC, vanity wash basin, tiled walls, stylish Amtico flooring, and a backlit mirror.

Externally, the home enjoys an attractive frontage with a block-paved double driveway, lawned front garden, and a fresh, modern silicone render that enhances its kerb appeal. To the rear, the landscaped garden is a true highlight — designed to combine social entertaining with family living. Two paved patios and lawn area are complemented by a stylish outdoor timber bar and kitchen, a dedicated rubber bark-chipped children's play area, outdoor sockets and water and a wooden pergola currently housing a hot tub, creating a versatile space that can be enjoyed by all ages, whatever the occasion.

Langho is set within easy reach of Whalley, Clitheroe, and Blackburn, the property enjoys all the benefits of living in the Ribble Valley — excellent schools, a wealth of independent shops, restaurants and cafés, and outstanding natural beauty. Superb walking routes and countryside are right on the doorstep, while excellent road and rail links ensure easy access to the wider region, including Blackburn, Manchester, and Leeds.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (74).

Council Tax

Band F.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

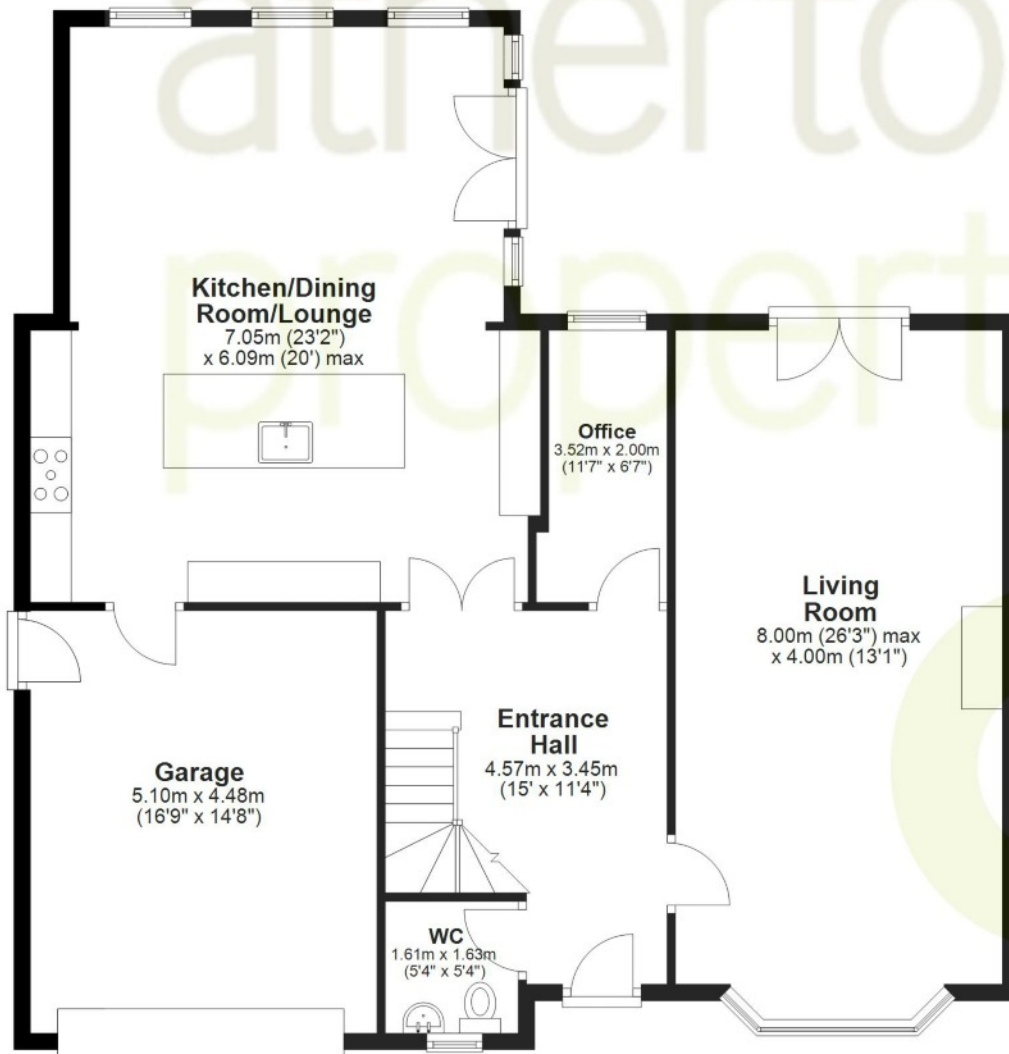
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





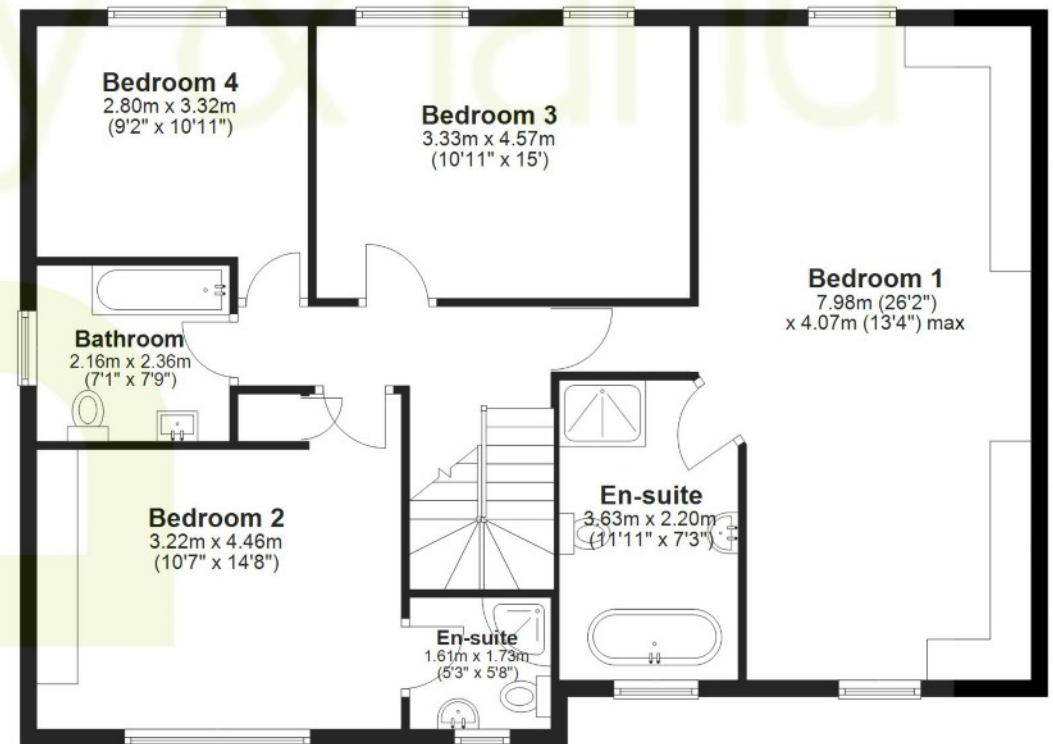
Ground Floor

Approx. 119.7 sq. metres (1288.7 sq. feet)



First Floor

Approx. 100.6 sq. metres (1082.7 sq. feet)



Total area: approx. 220.3 sq. metres (2371.4 sq. feet)





