



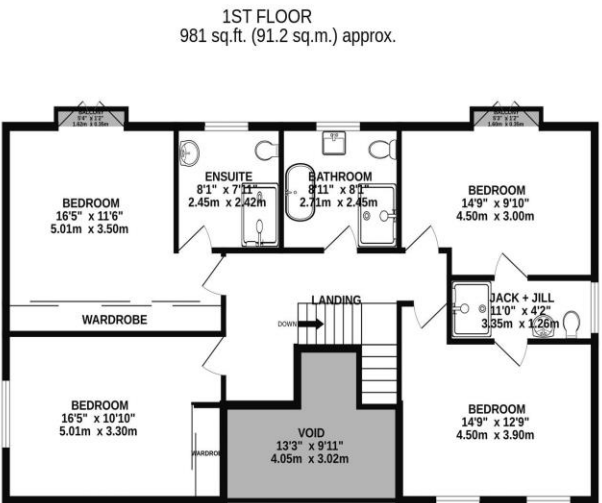
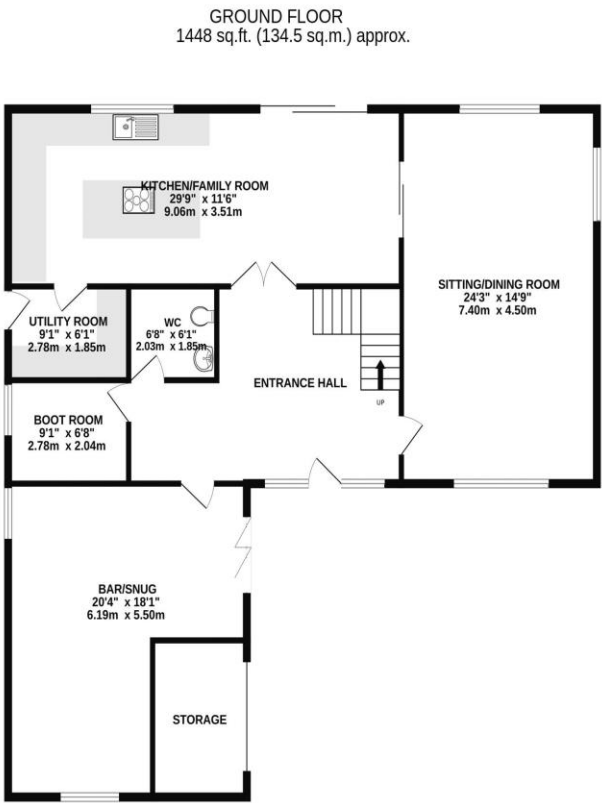
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 2429 sq.ft. (225.7 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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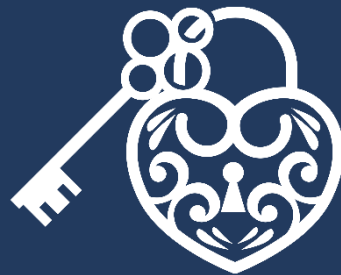
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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Asking Price: £800,000

Arbour Lane, Standish, WN6 0YJ



An Exceptional Bespoke Detached Home in an Exclusive Gated Development

Set within an exclusive gated development edged by open countryside, this remarkable detached home is one of only three individually designed properties completed circa 2022. Built to the owners' exacting specifications, the property showcases exquisite craftsmanship, a contemporary SieMatic kitchen, and hand-built leisure room with bespoke bar — all complemented by stylish and tasteful interior design throughout. The home rests on a generous plot, approached via electronically operated gates leading into a private cul-de-sac with access to the stables.

A striking barn-style doorway opens into a grand entrance hall featuring a minstrel gallery and a stunning glass-and-oak return staircase. Glazed double doors lead through to the impressive open-plan kitchen and dining space, where bi-fold doors flood the room with light and open onto the garden. The chef's kitchen is a true highlight, offering an extensive range of SieMatic wall and base units set around a large island with quartz worktops and under-pelmet lighting. Integrated appliances include double ovens, induction hob with built-in extractor, dishwasher and fridge, while the adjoining utility room houses laundry facilities and space for an additional freestanding fridge/freezer. Every detail reflects exceptional quality and design. The open-plan layout continues into the elegant sitting area, featuring a hand-built media wall with integrated storage and a wood-burning stove. Underfloor heating and wooden flooring create a warm and inviting atmosphere. A convenient ground-floor cloakroom, stylishly appointed boot room and a second reception room (currently used as a stylish bar and study area) complete the ground floor, along with an additional lounge offering flexible family living space.

Upstairs, a beautiful galleried landing leads to four superb bedrooms. The principal suite features a spacious en suite shower room with high-end fittings and a Juliet balcony overlooking the gardens. The second bedroom offers fitted wardrobes and cleverly designed eaves storage, while the family bathroom includes a freestanding pebble-shaped bath, vanity unit, and complementary tiling. Bedrooms three and four share a Jack & Jill en suite shower room, finished to the same exceptional standard, with a further Juliet balcony providing a sense of space and light.

Outside, the property continues to impress. A large double-width tarmac driveway provides ample parking and access to a storage area with pathways leading around both sides of the home. The surrounding gardens are beautifully landscaped, safe and secure. A recently installed covered outdoor kitchen and dining area, crafted from wood with a glazed atrium rooflight, creates the perfect space for entertaining in all seasons. The property also benefits from an electric vehicle charging point and excellent energy efficiency credentials.

Situated within walking distance (approx. 10 minutes) of the vibrant village of Standish, residents can enjoy excellent local amenities including highly regarded primary and secondary schools, independent shops, cafés, bars, and restaurants. With superb motorway links nearby, this exceptional home perfectly balances luxury living with convenience.

Only by viewing this unique property can you fully appreciate the immaculate finish, attention to detail, and truly special setting on offer.









