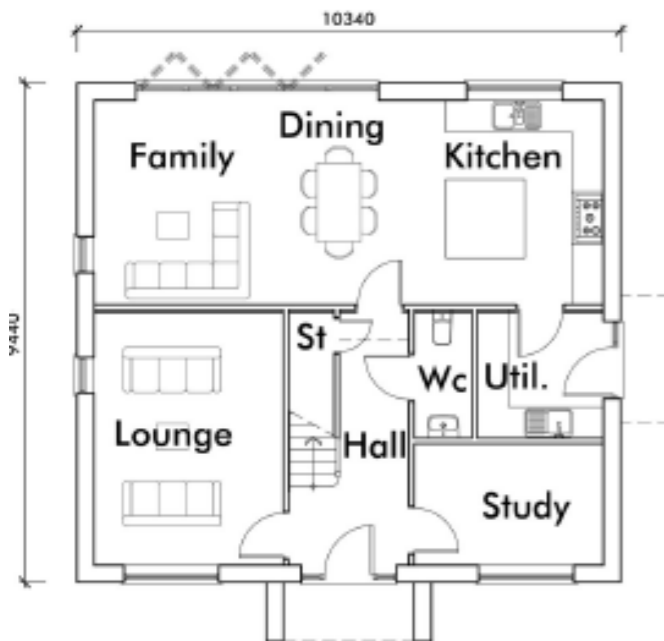




**Chorley:** 01257 241173    **Parbold:** 01257 442789  
**Ormskirk:** 01695 570102    **Southport:** 01704 778668  
 arnoldandphillips.com



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**ELEVATIONS**



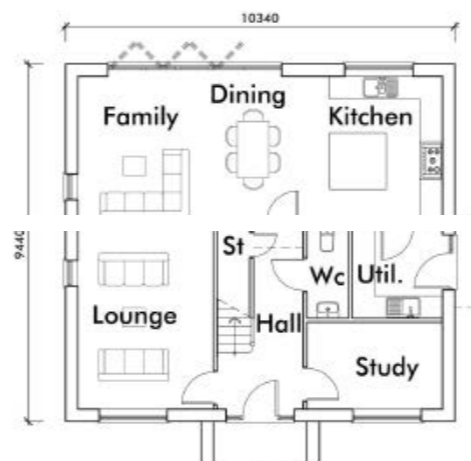
**FRONT**



**SIDE (R)**



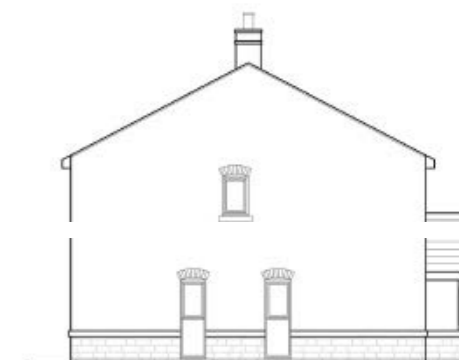
**REAR**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SIDE (L)**

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

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](http://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.

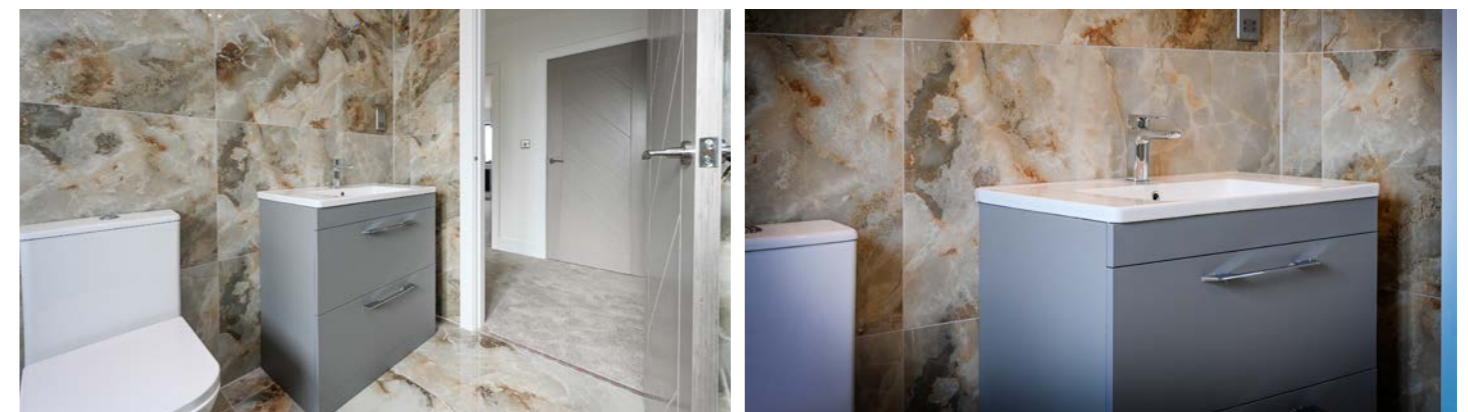
Perfectly placed on the fringes of rural Charnock Richard 'Hunters Lodge' is a truly bespoke high-end building design and what is sure to be one of the most sought-after prestige developments in the region. This four-bedroom detached home has been built to a high specification and the development offers both the location and architectural style that is very much in demand to ensure the very best of modern-day family living.

Designed and built by a renowned local developer the accommodation of each home will offer in excess of 2500 square feet and the plans show beautifully designed homes that promise an abundance of warmth and texture.

Accommodation highlights will include a welcoming reception hallway, lounge, study which could be utilised as a snug or playroom, open plan family dining kitchen and living area, utility room, cloaks/wc, four bedrooms, en-suite and family bathroom. All fixtures and fittings are of a high quality and the property is fitted with a bespoke kitchen with a range of integrated appliances and stunning quartz work surfaces and underfloor heating. All rooms have a thermostat which enables controllable heating to maintain a cosy temperature and save energy.

Externally there will be driveway parking and a spacious rear garden

The development rests in a lovely spot within easy reach of the Railway station and the M6 and M61 motorways making it perfect for the commuter. There is also just a short distance to Chorley's bustling town centre along with highly regarded local schools. For more detail, please contact Paula at our Chorley branch.





**KEY FEATURES**

- Detached Modern New Build
- Four Spacious Bedrooms
- Circa 2500 Square Feet Approximately
- Large Kitchen/Dining/Family Room
- Study
- Utility
- Good Sized Rear Garden
- Popular Location



