



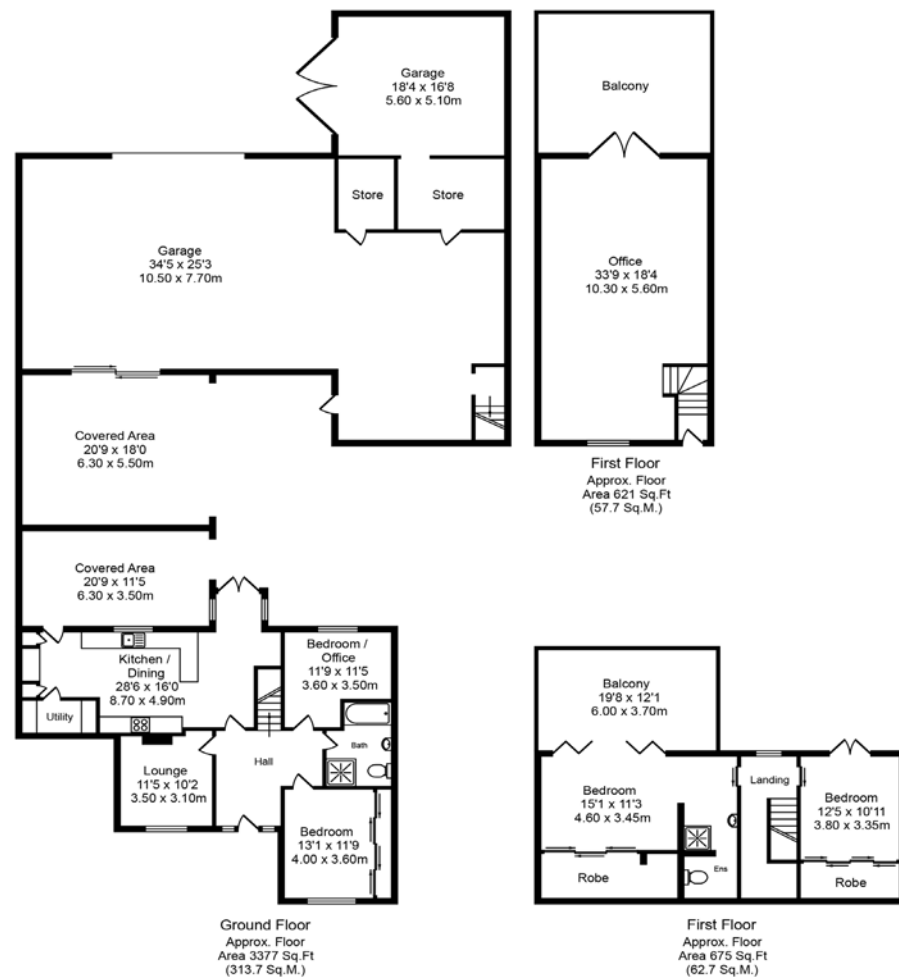
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ARNOLD & PHILLIPS
ESTATE AGENTS

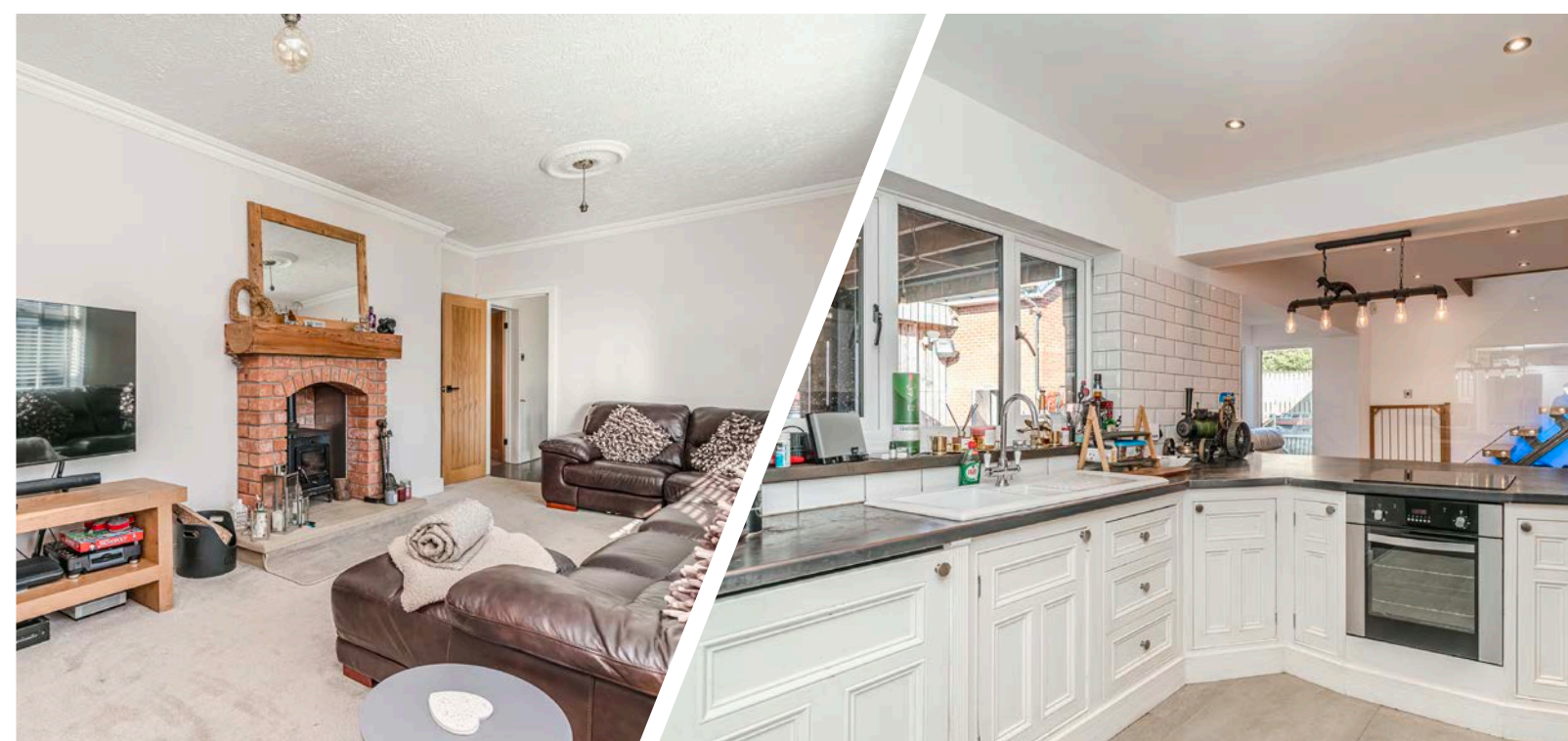
Springdene Chorley Total Approx. Floor Area 4673 Sq.ft. (434.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Chorley Hall Road, Chorley

A&P

Arnold & Phillips are proud to present a remarkable, fully renovated, four-bedroom detached family home that epitomises the blend of modern luxury and thoughtful design. This exquisite property offers an array of features that make it an ideal choice for families seeking both comfort and capability, particularly for those contemplating remote working arrangements.

With a focus on privacy, functionality, and style, this residence is designed to meet diverse lifestyle requirements. As one approaches the property, the sense of exclusivity and security is immediately established by the private gated entrance, ensuring unparalleled privacy for its occupants.

Upon entering, a spacious and welcoming hallway greets visitors, setting the tone for the elegance that permeates throughout the home. The ground floor of the property is intelligently laid out to maximise comfort and convenience. Two generously proportioned bedrooms are featured on this level, complemented by a contemporary four-piece family bathroom that serves these rooms with ease. The heart of the home lies within its inviting lounge, complete with a charming log burner that creates a cosy and welcoming environment, a perfect spot for both relaxation and social interaction.

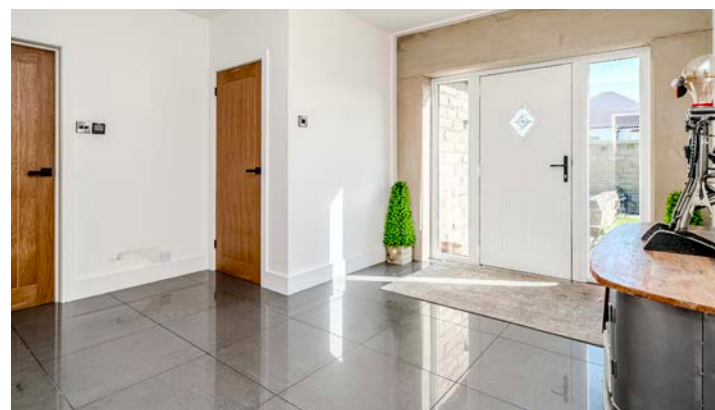
The modern kitchen diner is a testament to contemporary design, offering ample space and functionality. It is equipped with a breakfast bar that not only serves as a practical workspace but also provides a casual dining area. The kitchen is further enhanced by a range of wall and base units, complete with integrated appliances, ensuring that both style and practicality are seamlessly combined.

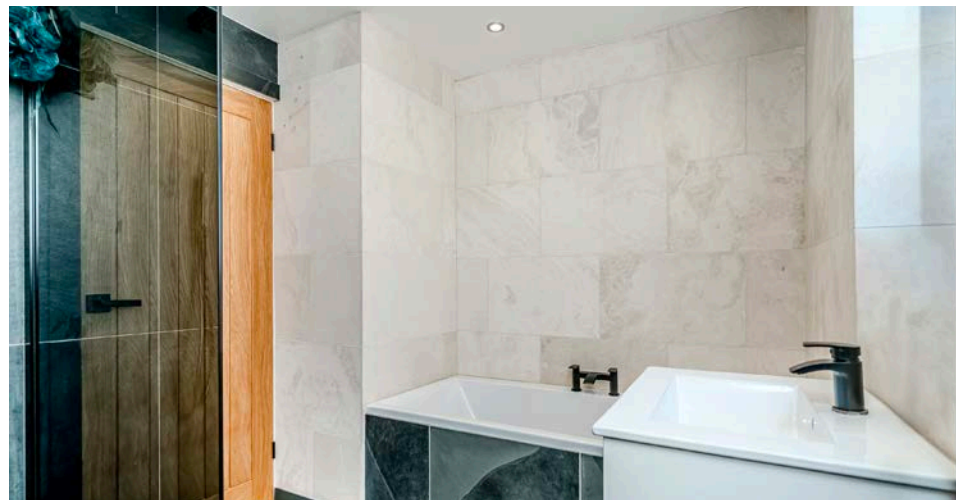
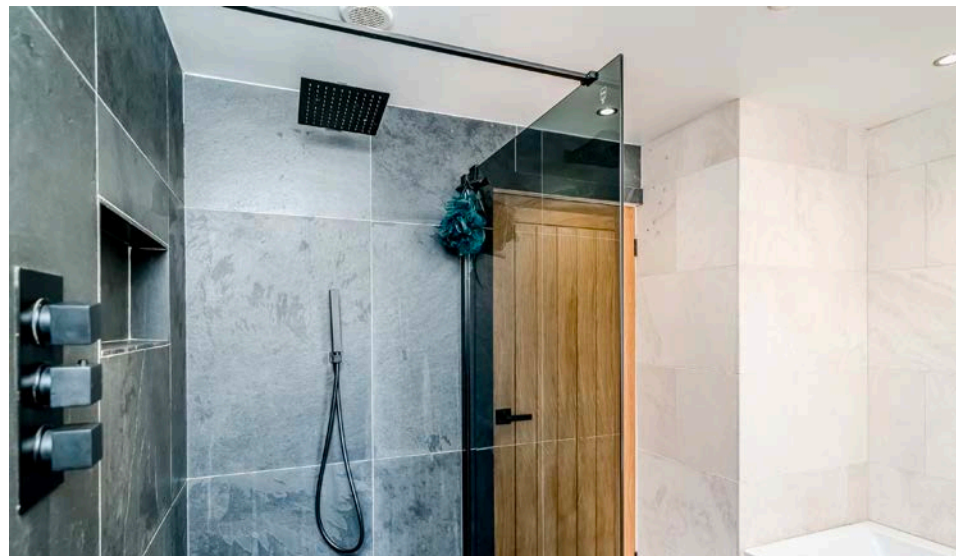
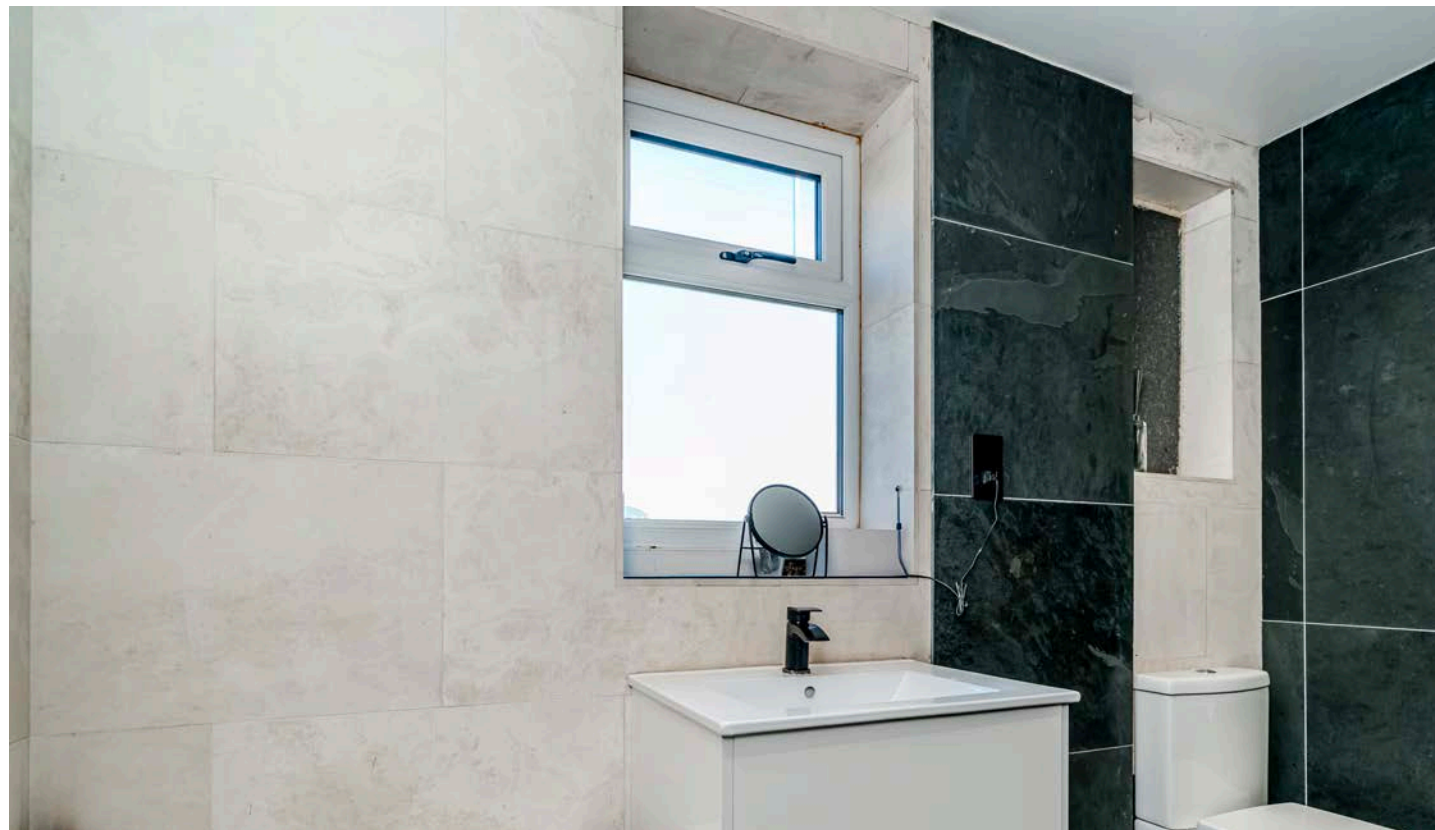
The journey through the home continues up a striking glass staircase leading to the first floor, where exquisite attention to detail and luxury becomes evident. Here, the master bedroom stands out, featuring an en-suite bathroom and direct access to a balcony. This provides the residents with a private outdoor retreat, enhancing personal space and tranquility. Additionally, a second bedroom is also located on this floor, distinguished by its light and airy atmosphere. French doors open onto a Juliette balcony, bathing the room in natural light and adding a touch of elegance to the setting.

Beyond the interior, the external areas of the property offer further advantages. At the front, ample off-road parking ensures ample space for multiple vehicles, making it easy to accommodate guests. The rear of the property reveals two covered workshop or garage space and two storerooms, this area offers a versatile workspace ideal for storage, DIY projects, or small business operations.

Noteworthy is the presence of a separate building that has been skillfully converted into a one-bedroom living quarter with a garage below. This space offers flexible use, whether to serve as guest accommodation, a living space for extended family, or even as a potential rental apartment that could provide additional income.

In conclusion, this property stands as a testament to the harmonious integration of style, functionality, and privacy. It caters to modern needs with its generous living spaces, luxurious touches, and versatile outdoor areas. Whether one's priority lies in creating a family sanctuary or establishing a home conducive to professional endeavors, this home delivers on all fronts.





KEY FEATURES

Exquisite Detached Home

Four Bedrooms with Stunning
Ensuite and Large Balcony to
Master

Circa 4673 Square Feet

Spacious Plot

Dining Kitchen

Separate One Bedroomed
Annexe

Covered Workshops and
Storage Space

Ample Off Road Parking

Excellent Transport Links

Close to Amenities

