



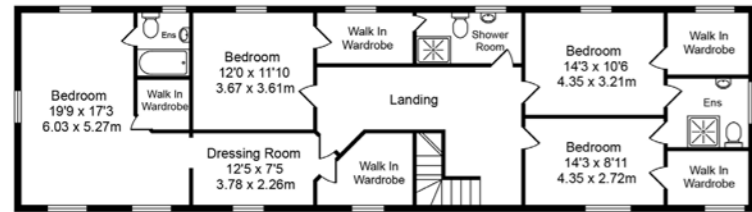
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

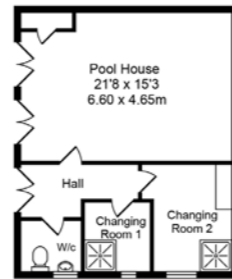
ARNOLD & PHILLIPS  
ESTATE AGENTS

**Total Approx. Floor Area 4837 Sq.ft. (449.4 Sq.M.)**

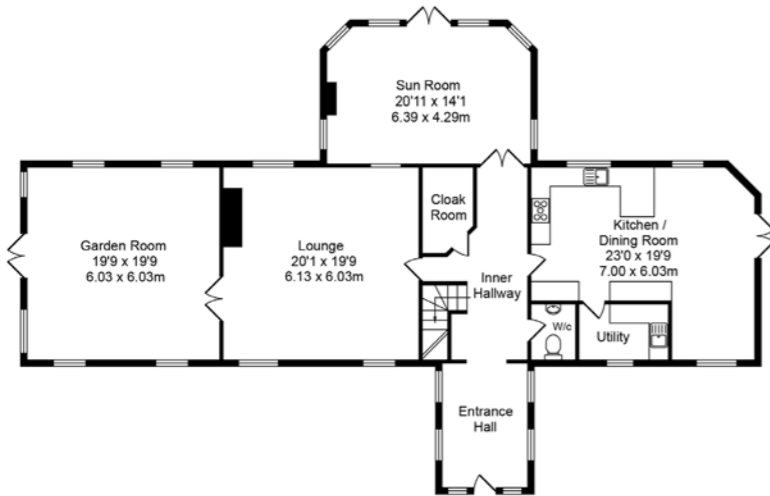
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



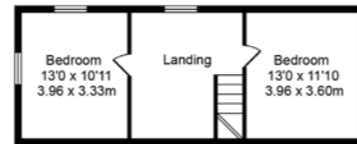
First Floor  
Approx. Floor Area 1477 Sq.Ft (137.2 Sq.M.)



Outbuilding  
Approx. Floor Area 575 Sq.Ft (53.5 Sq.M.)



Ground Floor  
Approx. Floor Area 1883 Sq.Ft (174.9 Sq.M.)



Outhouse First Floor  
Approx. Floor Area 451 Sq.Ft (41.9 Sq.M.)

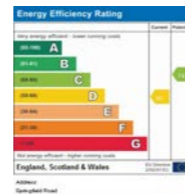


Outhouse Ground Floor  
Approx. Floor Area 451 Sq.Ft (41.9 Sq.M.)



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

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](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.



THE LUXURY PROPERTY SPECIALISTS

Springfield Road, Aughton  
Offers in Excess of £1,800,000





Arnold & Phillips are delighted to bring to market a rare opportunity to acquire a truly unique six bedroom detached property with detached annex, residing within a private and generous plot within a coveted Aughton address.

Ideally positioned this characterful property is nestled discreetly down a private lane and is within comfortable proximity to a host of local amenities and independent retailers. Superb transport and commuter links are provided via the local rail station, whilst highly regarded primary and secondary schools lie within easy reach.

Situated behind private electric security gates, a sweeping stone driveway provides off-road parking for an abundance of vehicles. Sitting well within its generous plot, the main house enjoys three large reception rooms, all brightly lit and neutrally decorated, enjoying a pleasant outlook over the surrounding grounds. An open plan dining kitchen is fit with an array of wall, base and tower units and features an array of premium integrated appliances and solid surface work-tops and breakfast bar. A multi-functional utility room and WC complete the ground floor accommodation.

The first floor enjoys four well-proportioned double bedrooms, all of which are neutrally decorated, and all enjoy walk-in-wardrobes and en-suite bathroom facilities, with bedrooms three and four sharing a Jack and Jill bathroom.

The detached annex provides a home away from home, with generous living proportions and a good level of fit and finish throughout. The ground floor enjoys a large living area, fully fitted kitchen and three-piece shower room, whilst the first floor provides an open landing with a further two double bedrooms, perfect as a guest house, teenage suite or as an alternative to the office.

Completing the accommodation is a detached pool house, providing an ample entertainment room with two changing rooms and WC. This overlooks a beautifully presented outdoor swimming pool, which is surrounded by sprawling lawns that run up to private tennis court to the rear of the property. An assortment of trees, plants and shrubs, along with extensive premium patio terraces and outdoor living space, provides an ideal, private and established place in which to entertain and relax. Extending to a flexible and generous 4,837 square foot of luxury living accommodation, internal inspection is highly advised to fully appreciate the scope and potential of this magnificent plot.

