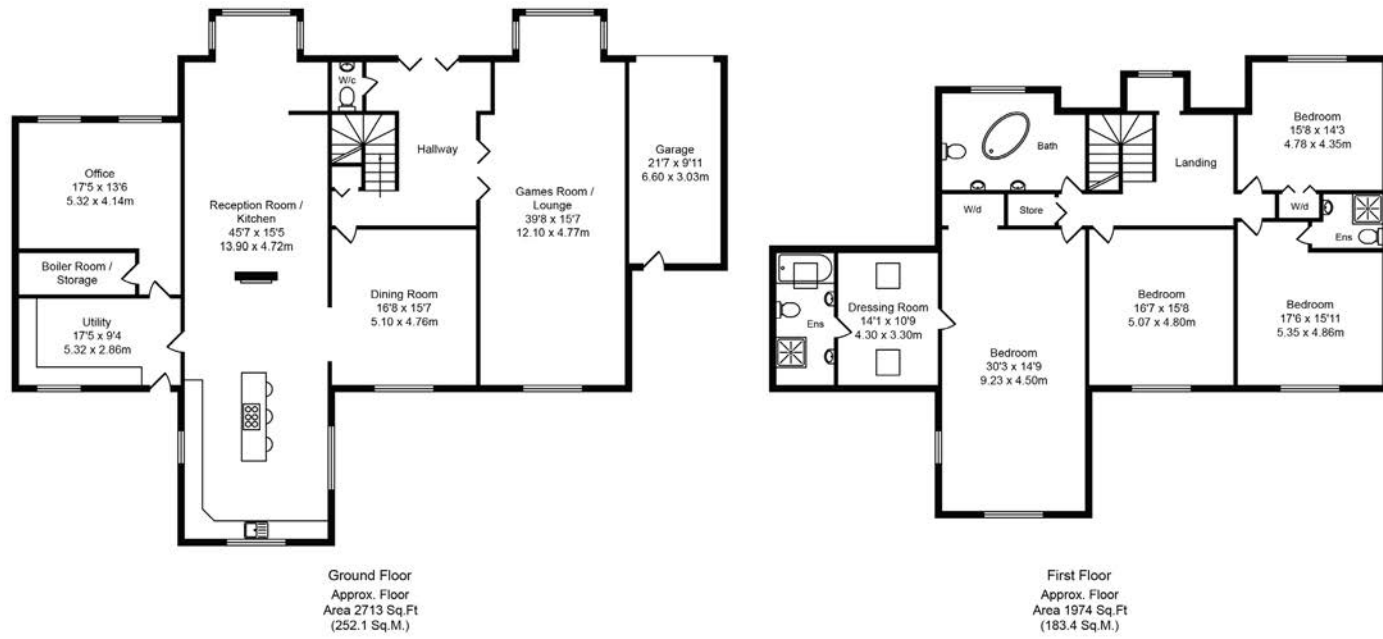




Ormskirk: 01695 570102 Chorley: 01257 241173  
 Parbold: 01257 442789 Southport: 01704 778668  
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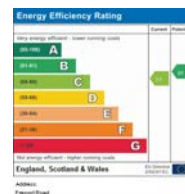
**Total Approx. Floor Area 4687 Sq.ft. (435.5 Sq.M.)**

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: 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.





This substantial four bedroom detached residence is the epitome of modern grandeur, from the beautiful entrance hallway with its magnificent oak and glass staircase to the breath-taking designer kitchen, the property exudes contemporary elegance and caters to every modern requirement. Entertaining spaces abound, with a fabulous main reception room/games room, sitting room and family dining kitchen, whilst the homes private spaces include four stunning double bedrooms.

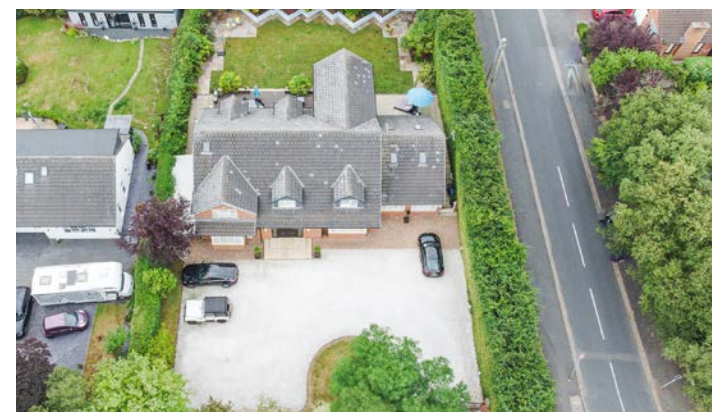
Built in 2008, and more recently upgraded the home rests in a private position on just over a third of an acre plot with open views to the front. The property has been significantly improved by the present owners and finished to the very highest of standards with attention to detail and a considered choice of textures and tones along with quality fittings and finishes. Aughton is renowned for its prestige homes and its accessibility to major Northwest towns and cities, it's a property hotspot - and this 4678sq ft home is a fabulous addition to the market. The relaxed open design of the property naturally flows and whilst the floor plan is voluminous, the home affords a warm inviting appeal which pervades throughout.

Brief accommodation highlights include a grand entrance hallway, cloaks/wc, a large main reception with lounge area and games room, a fabulous family dining room and newly fitted kitchen, a sitting room, home office and utility room. On the first floor, there are four wonderful double bedrooms, with two en-suites, with the huge master suite having a dressing room/walk-in wardrobe, a Juliet balcony and a lavish four piece en-suite bathroom with stand-alone slipper bath.

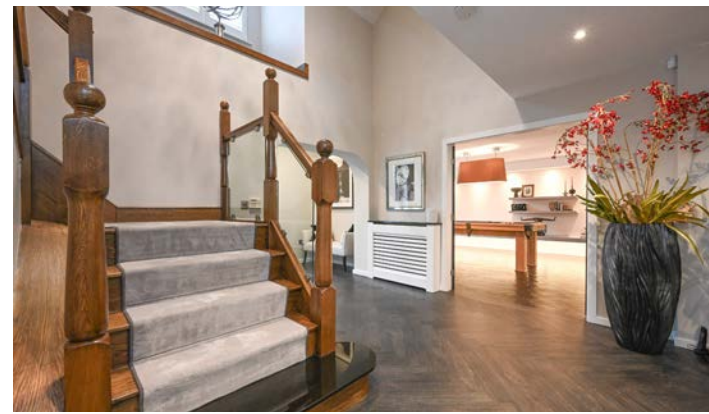
With so many salient selling points it is hard to pick one particular highlight, however, special mention should be given the quite breath taking kitchen, which really is the jewel in the crown of this sumptuous property. At over 45ft in length, the kitchen combines with the dining area to create the ultimate open plan layout and that much desired hub of the home for the family to gather together or indeed a wonderfully sociable & informal environment for entertaining. The quality kitchen is fitted with an extensive range of hi-gloss wall and base units with contrasting granite work surfaces, including a central island with breakfast bar, as well as a host of integrated appliances, including double oven, hob, wine cooler and dishwasher.

The outside spaces here similarly excel with electronic gates leading to a low-maintenance frontage that enjoys mature planted borders with a lawned area and a large gravel driveway that provides access to the integral double garage. The fabulous landscaped rear garden is a joy to behold, with a private, South facing aspect and an abundance of flora, the numerous patio areas are great for outdoor dining and entertaining with the little ones able to play to their hearts' content on the manicured lawn.

Other benefits include gas central heating, double glazing, CCTV, an integrated sound system, and underfloor heating. We cannot stress enough the importance of an internal inspection to appreciate all that this remarkable home has to offer.







KEY FEATURES

- Remarkable Detached Home
- Four Wonderful Double Bedrooms
- Circa 4687 Square Feet
- Newly Fitted Open Plan Kitchen with a Private South-Facing Aspect
- Large Gravel Driveway with Electronic Gates
- Integral Double Garage
- CCTV, Integrated Sound System and Underfloor Heating













