

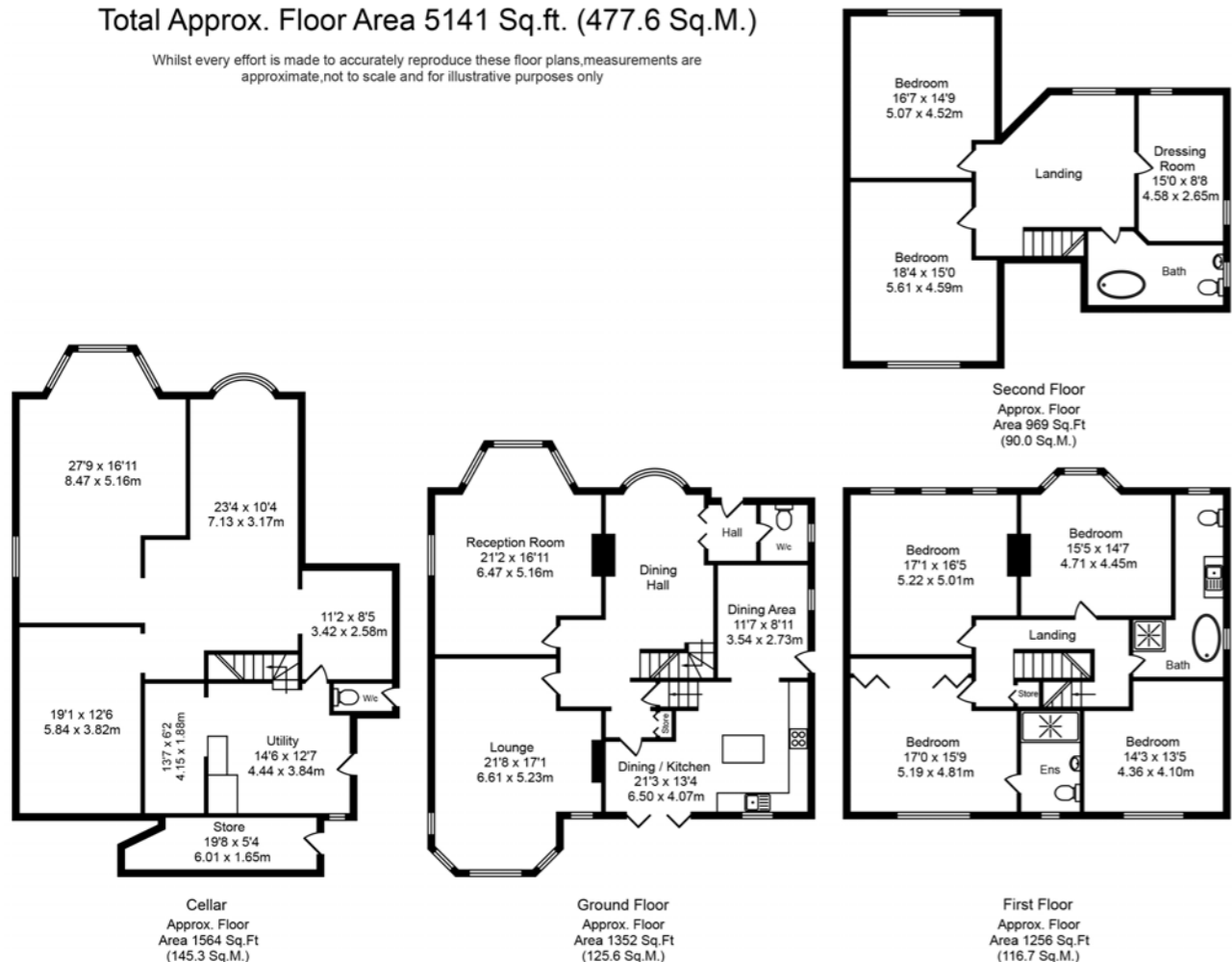


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ARNOLD & PHILLIPS  
 ESTATE AGENTS

**Total Approx. Floor Area 5141 Sq.ft. (477.6 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.

THE LUXURY PROPERTY SPECIALISTS

Cambridge Road, Southport  
 Offers in Excess of £750,000





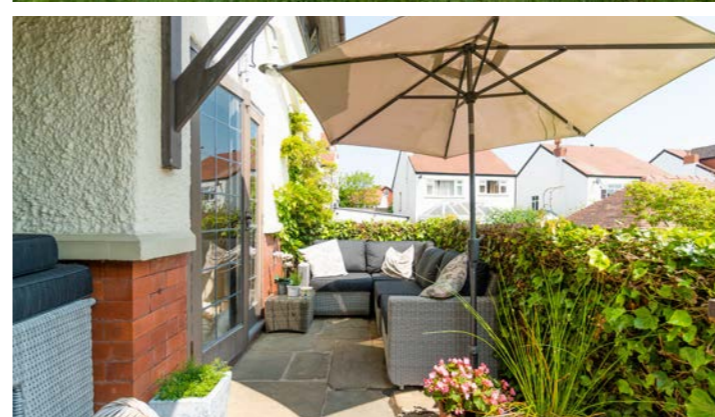
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented and extensively proportioned six-bedroom, Grade II listed detached family home, residing attractively along Cambridge Road in Churchtown, Southport.

Extending to a substantial 5,141 square foot of prime luxury family living accommodation this vibrant property resides just a short walk from Churchtown Village, with its varied selection of local amenities and independent retailers. Good transport and commuter links are provided, whilst also residing within the catchment area for several highly regarded primary and secondary schools, making this an ideal contemporary family home.

Approached via a large private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a spacious dining hallway. The ground floor enjoys two bay-fronted formal reception rooms, both of which enjoy dramatic period features and are centred around premium feature fireplaces with decorative surround. The rear of the property enjoys a large Matthew Marsden solid wood painted dining kitchen which provides an array of wall, base and tower units and features a range of integrated appliances, granite work-surfaces and central feature island. An ample dining area flows off to side, creating an even larger hosting area centrally within this impressive property. The lower basement cellar of this property extends the entirety of the ground floor and is presently utilised as a combination of storage alongside utility/laundry facilities, with this large space enjoying separate access.

The first floor provides four well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a selection of fitted wardrobes and integrated storage facilities, with the main bedroom enjoying large en-suite bathroom facilities. The beautifully refurbished main family bathroom also resides to this floor. The second floor enjoys a further two bedrooms and a dressing room, again all large and all enjoying a pleasant outlook over the surrounding area, with a second family bathroom finished to a high level and servicing this floor.

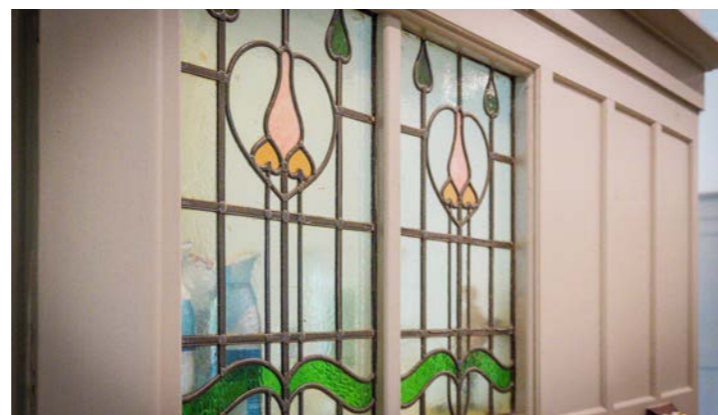
Externally the rear of the property enjoys a private balcony that leads off from the kitchen and is ideal for dining al-fresco. The rear garden extends to generous proportions and is predominantly laid to lawn and bordered by an assortment of established trees, plants and shrubs. A patio terrace wraps around the rear of the property and is perfect for entertaining. A large detached double garage completes the accommodation available within this attractive plot. With gas central heating and a wealth of period and contemporary features running throughout this arts & craft property and an extensive 5,141 square foot of prime living accommodation, internal inspection is highly advised to fully appreciate all on offer within.



















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