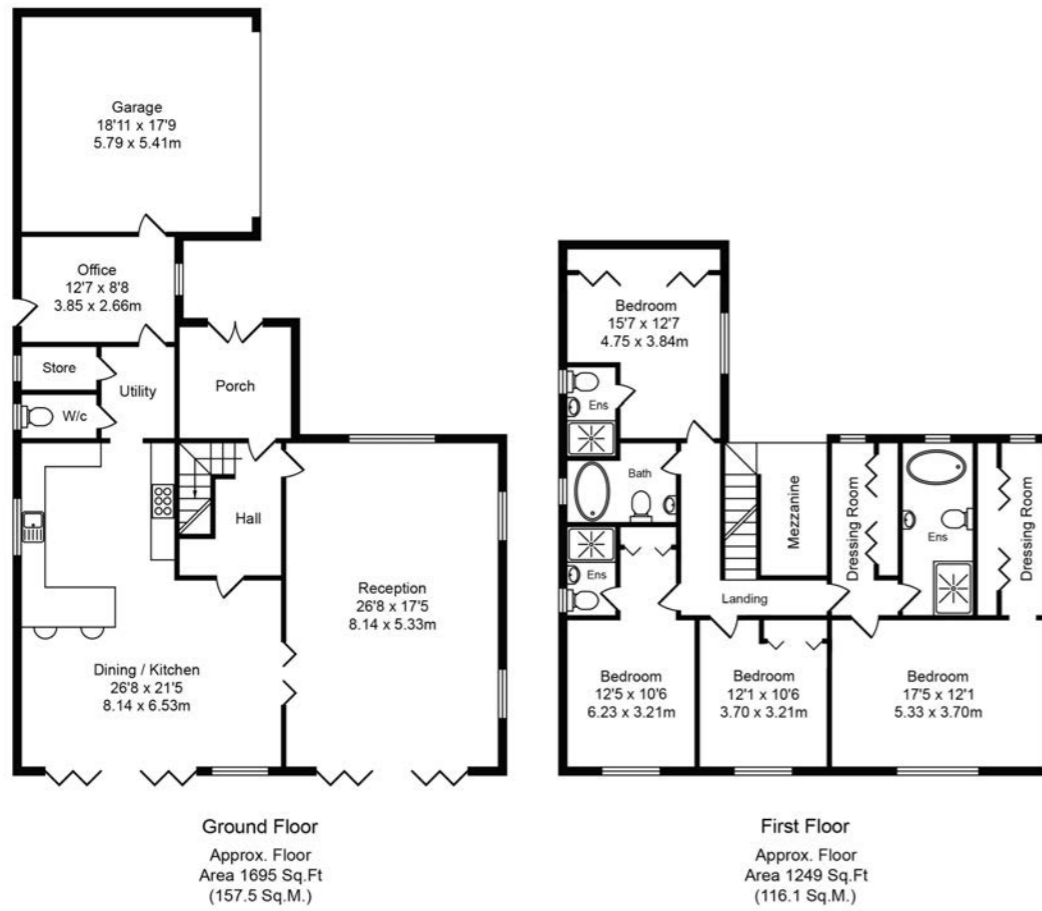




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2944 Sq.ft. (273.6 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.

Surrounded by nature and rolling fields this beautifully crafted contemporary country home occupies a stunning position on this exclusive gated development of brand-new homes set in a quiet and private spot in rural Aughton, just a short drive from the historic market town of Ormskirk. Designed and built by a renowned local developer, plot five is one of just seven properties that rests settled in a lovely position at the head of the development.

The property has been traditionally constructed and cleverly integrates newer materials, creating a more refined & contemporary take on a country classic. Once inside guests will appreciate the abundant natural light and the huge windows that allow an abundance of natural light. There's a flowing simplicity and focus to the property and it radiates style and sophistication with only the highest quality fitments utilised throughout with recessed LED profile lighting, underfloor heating, fitted carpets, a bespoke fitted kitchen, fitted wardrobes, luxury bathrooms and a magnificent three storey staircase, just some of the properties many highlights.

The home's floor plan covers an impressive 2944 square feet and provides an exceptional set of sociable spaces, with highlights including an impressive reception hallway, a beautiful main lounge with feature inset real flame gas fire, and a spectacular open plan breakfasting kitchen/diner/2nd reception room which maximises the pretty aspects. There are bi-fold doors leading out onto the rear patio with the kitchen itself affording a superbly equipped array of bespoke fitted wall and base units with ample workspace, a comprehensive range of appliances, granite tops and an island with breakfast bar. This well-designed room provides plenty of space for dinner guests and is just perfect for grand entertaining with its seamless transition to the gardens. Completing the downstairs living areas are a cloaks room, a practical utility room and a handy two-piece WC.

On the first floor there are four bedrooms all with fitted wardrobes, three with en-suites as well as a family bathroom, with the lavish master suite having a dressing room, his and hers fitted wardrobes and dressing space and a stunning boutique style en-suite shower room. The family bathroom features a stand-alone bath, a vanity wash hand basin, wall mounted wc, a separate shower, contemporary tiling and an almost floor to ceiling height window.

Externally there are neat lawns and ample driveway parking which gives way to an integral double garage with an electronic up and over door, power, lighting and internal access to the living areas. The rear garden is private and includes well-kept lawns with borders and a lovely big patio to enjoy outdoor dining and entertaining.

The development is accessed via electronic gates and rests peacefully nestled in the beautiful countryside, between Aughton and Clieves Hills, the location offers all the charm of rural living with all the convenience of urban life with Ormskirk just 1.5 miles away, Liverpool city centre around 13 miles and the M58 and M57 motorways just a short 10 min drive. The railway station at Aughton Park is also 0.8 miles away and a 15-minute walk. The property falls within the catchment area of a number of highly regarded schools and leading independent school 'Scarisbrick Hall' is within easy reach making it an ideal home for a family.

The home comes with a 10 year warranty and includes a security alarm & intercom system.



