

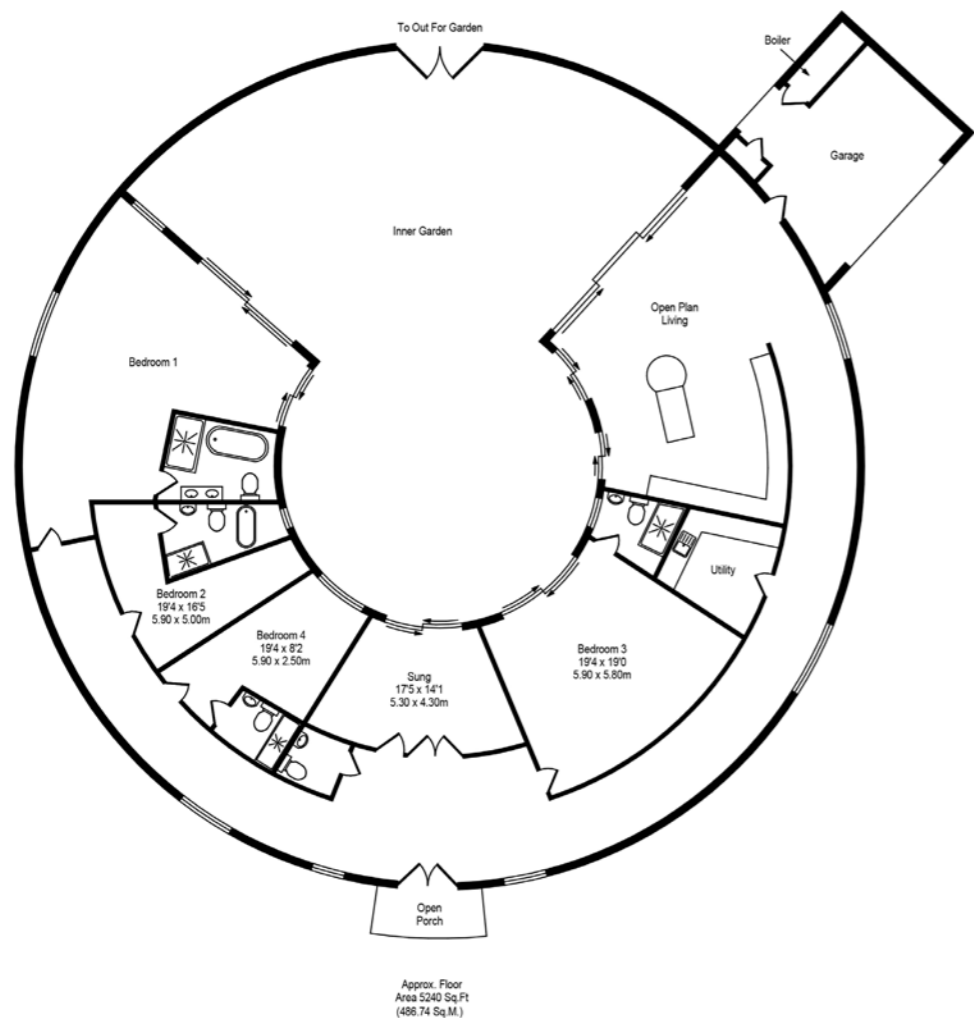


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 5240 Sq.ft. (486.74 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
 Community Charge: £60 pcm (communal road, septic tank, gated entrance)
 Council Tax Band: TBC

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.



Step into the future with this ultra-contemporary grand designs-inspired house. A true architectural masterpiece, this home will captivate you from the moment you lay eyes on its unique structure. Modern in spirit with architecture rooted in tradition 'The Round House' offers what is surely one of West Lancashire's most striking residential properties. The home is a dramatic addition to the landscape and is positioned on a fabulous, gated plot with a generous 8 acres of land, offering unrivalled privacy and tranquillity.

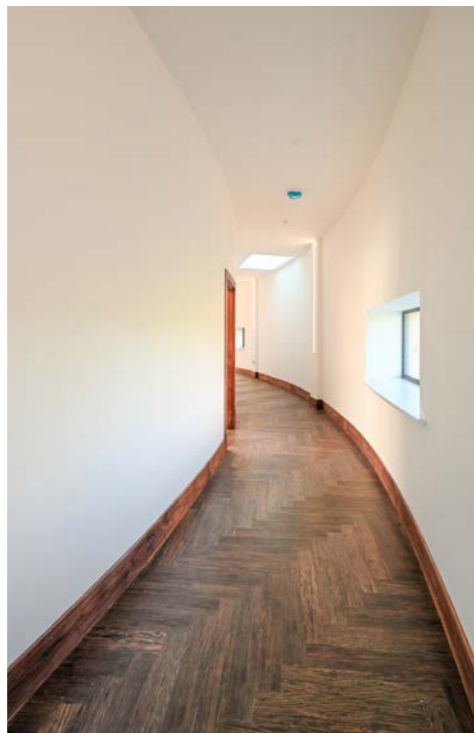
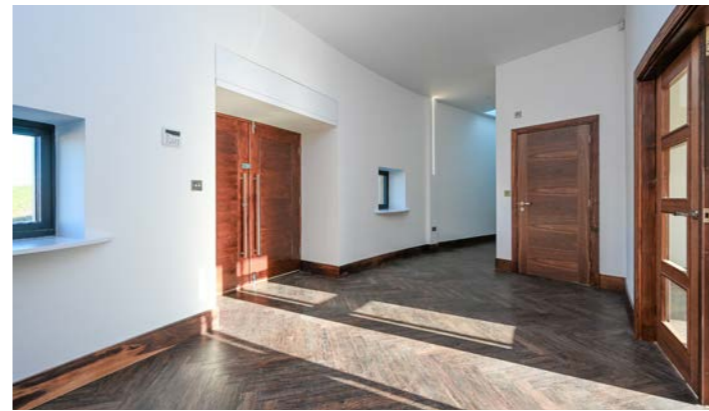
The moment you enter, you will be in awe of the homes unique design. The rooms effortlessly flow around the gentle curve of the enclosed central courtyard, blurring the line between indoor and outdoor living. Each room has been meticulously designed to offer aspects or direct access to this stunning oasis.

Extraordinary and impressive from every angle, brief accommodation highlights include a grand reception hallway, a huge open plan family living area & kitchen, sitting room/snug, utility room, cloaks/wc and four double bedrooms along with a dressing room and four beautiful en-suite bathrooms. Prepare to be inspired by the breath-taking kitchen/living area. This space is designed to be the heart of the home, where effortless entertaining and everyday living merge seamlessly. The kitchen boasts state-of-the-art appliances, sleek surfaces, and ample storage, making cooking a pleasure for even the most discerning chefs. The living area is flooded with natural light, creating a bright and airy atmosphere to enjoy. With four stylish bedrooms, the home provides ample space for relaxation and comfort. Whether you are seeking a peaceful retreat or a place to unwind family and friends, each bedroom offers a sanctuary of luxury and style.

Perfectly placed on the fringes of rural Aughton the property sits on the edge of a recently built development of just 12 prestige homes situated at the end of a private drive on an expansive gated plot with extensive forecourt parking and access to an attached double garage. This prized estate will be just perfect for enjoying the outdoor lifestyle and the grounds are ultimately private allowing you to fully enjoy the serenity of the surroundings. The central courtyard, which is accessible from all the main living areas, is just perfect for outdoor entertaining and has a seating area, space for a hot tub and paved patios with a artificial grass for ease of maintenance. The eight acres of land create endless opportunities for outdoor activities, from gardening to equestrian pursuits or simply exploring the natural beauty of the landscape.

In summary, this grand designs "round" house offers a vision of contemporary living at its finest. With its unique design, stunning central courtyard, stylish bedrooms, and breathtaking kitchen/living area, this property is the epitome of modern luxury. Set on a fabulous, gated plot with 8 acres of land, this is an opportunity to own a truly exceptional home that combines architectural brilliance with an idyllic lifestyle. Don't miss your chance to experience the ultimate in contemporary living.





KEY FEATURES

- True Architectural Masterpiece
- Four Double Bedrooms (All with En-Suites)
- Circa 5240 Square Feet
- Breathtaking Kitchen/Living Area
- Beautiful Central Courtyard
- 8 Acres of Land
- Extensive Forecourt Parking
- Attached Double Garage
- Expansive Gated Plot







