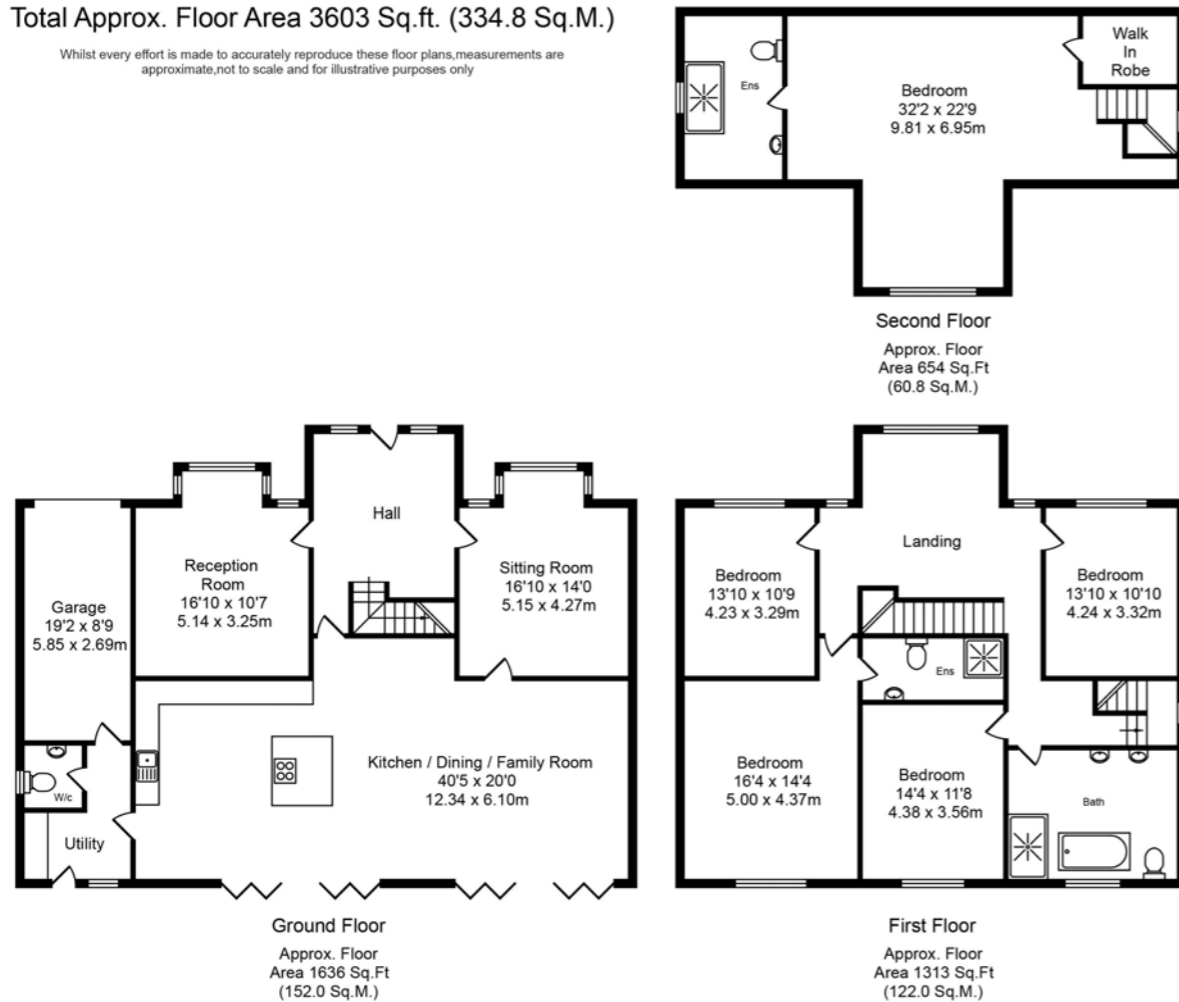




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 3603 Sq.ft. (334.8 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:

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 exquisite new build presents a lifestyle of unparalleled luxury and contemporary elegance. Basking in an abundance of natural light, this beautiful home showcases an ingenious use of glass, seamlessly merging the boundaries between interior and exterior spaces. Sprawling across an impressive 3850 square feet, every inch of the property has been meticulously crafted to offer an extraordinary living experience.

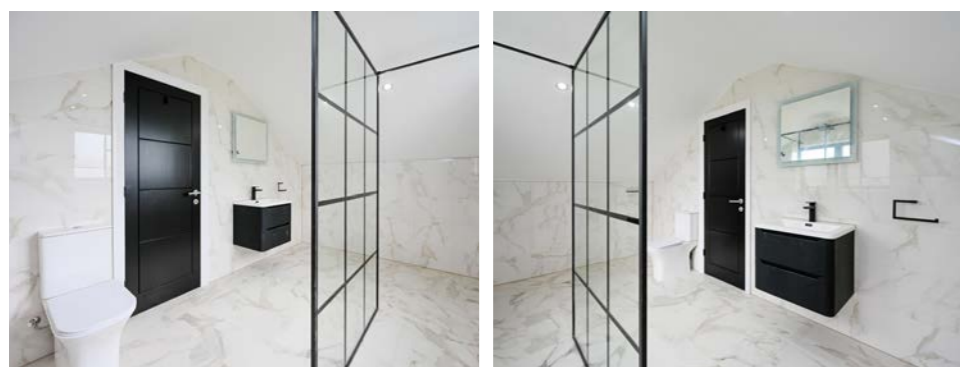
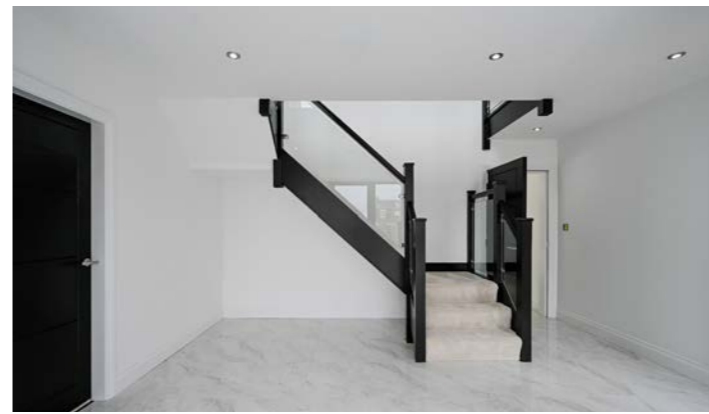
As you step inside, a grand reception hallway beckons you into a world of refined sophistication. The lounge and dining room exude an air of timeless tranquillity, providing elegant havens for relaxation and hosting lavish gatherings. However, the pièce de résistance is undoubtedly the sprawling open plan family dining kitchen and living area the epitome of bespoke craftsmanship, adorned with two sets of bi-fold doors, this divine space effortlessly embraces the art of indoor-outdoor living, catering to both family gatherings and extravagant soirées. The kitchen itself affords an array of high quality fitted units with ample workspace, a centre island, breakfast bar and top of the line integrated Bosch appliances.

This architectural marvel spans three floors, offering an abundance of accommodation for a growing family. Ascend to the first floor, where four sumptuous bedrooms await, including two exquisite en-suites and a luxurious five-piece family bathroom with Calcutta gold tiling, stand alone bath and his and hers vanity wash hand basins. At the heart of this floor, a grand gallery landing showcases tasteful artistry, infusing the space with an aura of refined elegance. On the second floor, the master bedroom comes complete with its own en-suite bathroom and a generously appointed dressing room, offers a private retreat that exudes tranquility and indulgence.

Nestled upon a private plot, the residence boasts a large garden and has a huge patio area for outdoor dining and entertaining. A noteworthy feature is its rear aspect, which remains secluded from prying eyes. This ensures utmost privacy and serenity. From outdoor activities to serene moments of contemplation, the grounds provide the canvas for a life well-lived. With ample parking and a thoughtfully designed garage, convenience and practicality are seamlessly interwoven into the fabric of the home.

In conclusion, this bespoke architectural gem effortlessly harmonises contemporary design with meticulous attention to detail, resulting in a home that epitomises the pinnacle of luxury and style. A haven designed for the discerning family seeking to embrace an extraordinary lifestyle, the residence promises to redefine the very essence of opulent living.





#### KEY FEATURES

Exquisite New Build Home

Turn Key Home

Five Bedrooms

Circa 3850 Square Feet

Bespoke Open-Plan Dining  
Kitchen

Private Plot

Large Garden

Ample Parking/Garage

10 Year Builders' Guarantee





