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 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 4187 Sq.ft. (388.94 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 2355 Sq.Ft (218.76 Sq.M.)

Approx. Floor Area 1832 Sq.Ft (170.18 Sq.M.)



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. 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.



Arnold and Phillips are thrilled to present this prestigious five-bedroom detached residence, complete with a two-bedroom integrated annex and a luxurious swimming pool. This remarkable home beautifully blends modern living with classic elegance, making it an ideal choice for those seeking a spacious family dwelling with investment potential or additional accommodation for family members.

Nestled in a sought-after semi-rural location, it enjoys close proximity to excellent schools, a diverse array of shops, and various amenities, ensuring that everything you need is just a short distance away. Access is granted via electric gates that open onto a large private drive, providing ample parking space that gives way to an integrated double garage with secure parking for two vehicles and convenient access to the annex.

Upon entering the home, you are greeted by a spacious hallway that leads to the main living areas. The ground floor features two reception rooms, each designed for comfort and versatility - perfect for entertaining guests or enjoying a quiet evening at home. The main living area is an expansive open space divided into distinct living sections, allowing for a variety of uses.

The kitchen, newly fitted by a highly regarded local kitchen specialists it boasts generous proportions, quality countertops, and an abundance of wall and base storage units. It comes equipped with modern appliances and includes a large centre island. Additionally, a walk-in pantry and sliding doors to the rear garden enhance its functionality.

Completing the ground floor is a separate utility room with further storage options, space for fitted appliances, and access to the side of the residence. The upper floors host five generously sized bedrooms, each filled with natural light, creating a warm and inviting atmosphere. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation, while bedroom two also enjoys its own newly fitted en-suite. The remaining bedrooms share access to a well-appointed family bathroom, equipped with modern fixtures and fittings.

Step outside to discover an expansive garden, elegantly separated by glass panels from the swimming pool and lower patio areas. The fully enclosed swimming pool allows for year-round enjoyment, and a separate shed houses the plant room and new boiler for the pool.

The integrated two-bedroom annexe is perfect for those seeking an investment opportunity or needing separate accommodation for family members. It features an open living room and kitchen, along with two double bedrooms and a three-piece bathroom suite with a corner shower, toilet, and wash hand basin.

This exquisite residence is perfect for those in search of their forever home, offering large living areas, a stunning kitchen/family room, a modern integrated annexe, and an incredible swimming pool.



Annex







