



# THORNHILL

— ≡ AUGHTON ≡ —

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The next generation of luxury living has arrived...

Nestled in the historic Granville Park area, this exceptional new-build home is a true architectural gem that marries contemporary design with sophisticated interiors, offering an unparalleled array of amenities that make it the ultimate luxury retreat.





## WELCOME

Perched atop one of the highest points in Aughton, this magnificent property commands breathtaking views over Granville Park and the surrounding landscape, setting a new standard for luxury living in West Lancashire. Every aspect of the meticulously crafted design harmoniously blends indoor and outdoor environments, utilising the finest materials and state-of-the-art technology. This stunning multi-level, modern masterpiece spans an impressive 5,298 square feet and has been thoughtfully conceived by our client to create airy interiors illuminated by expansive glass walls that invite natural light and frame the picturesque vistas beyond.





## CHIC, SOPHISTICATION & STYLE

The home is characterised by sleek geometric forms and elegant Art Deco accents, creating chic interior spaces that exude sophistication and style. Each room is thoughtfully designed to enhance the flow of light, showcasing rich finishes of porcelain, quartz, and marble. Advanced technology seamlessly integrates heating, lighting, security, and home entertainment, elevating the living experience and contributing to the home's unique ambiance.

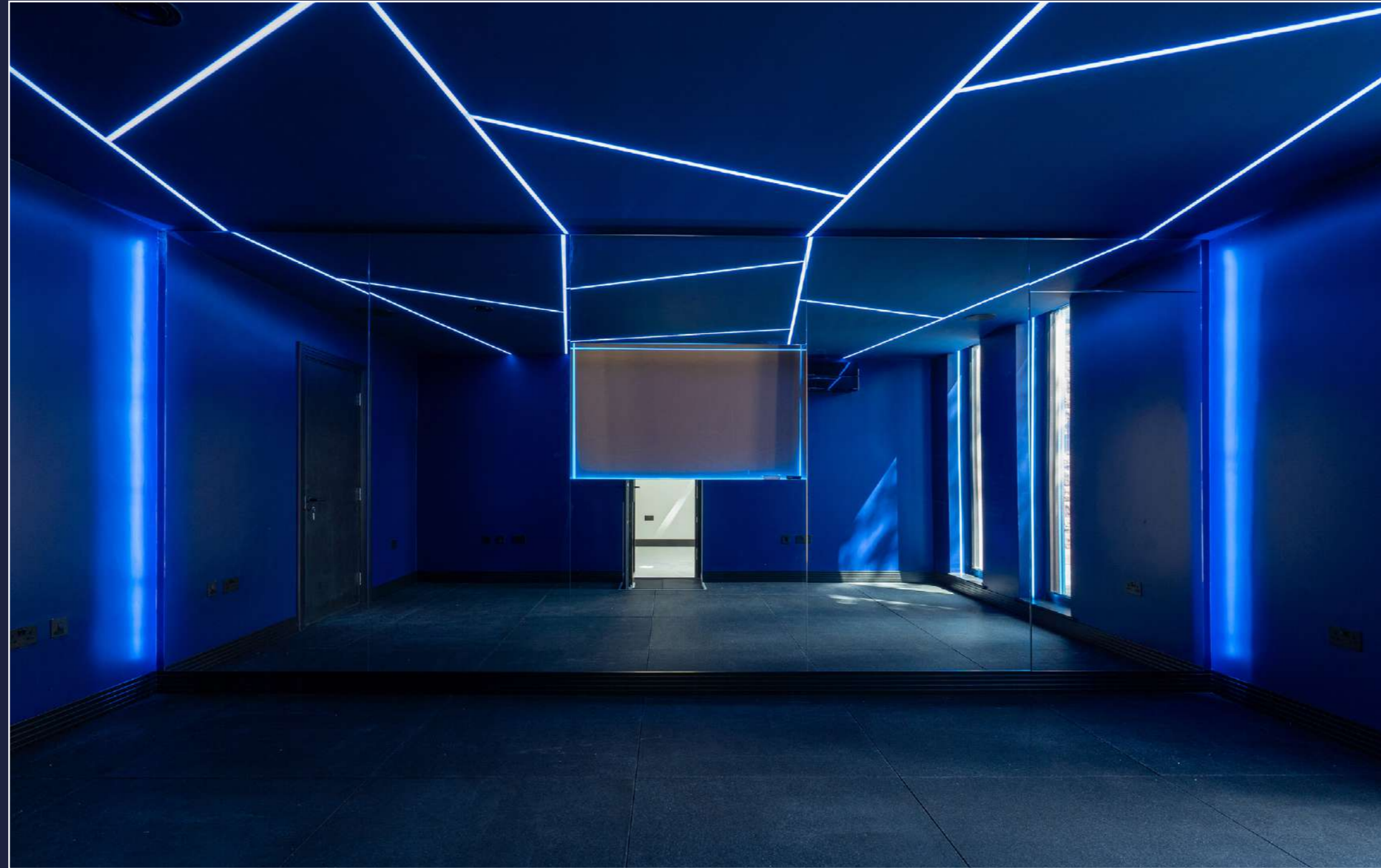
Every detail has been meticulously curated to ensure a lifestyle of comfort and elegance, making this property not just a home, but a sanctuary where luxury meets modern living in perfect harmony. Experience the extraordinary and embrace a life of unparalleled opulence in this remarkable residence.



## DESIGNED FOR LIFE

As you step inside you will be instantly enchanted by the home's striking architectural features that seamlessly blend form and function. The entrance is grand, featuring a substantial WERU door equipped with fingerprint recognition for modern security and convenience. This impressive entryway leads you to the lower ground floor, where you are greeted by a welcoming reception hallway.

Here, you will find a sophisticated cloaks room and an entertainment suite that is truly the epitome of luxury. The suite boasts a stunning Cesar Italian kitchen and bar area, complete with bespoke fitted units and exquisite Dekton worktops. High-end appliances elevate the space, including a Siemens fridge, an integrated ice box, a Siemens integrated dishwasher, and a stylish Vortex glass chiller seamlessly integrated into the countertops. For fitness enthusiasts, a dedicated gym awaits, alongside a lavish three-piece shower and steam room equipped with an Effegibi Pro generator, control pack, mist shower, and aromatherapy dispenser, creating a spa-like retreat at home.





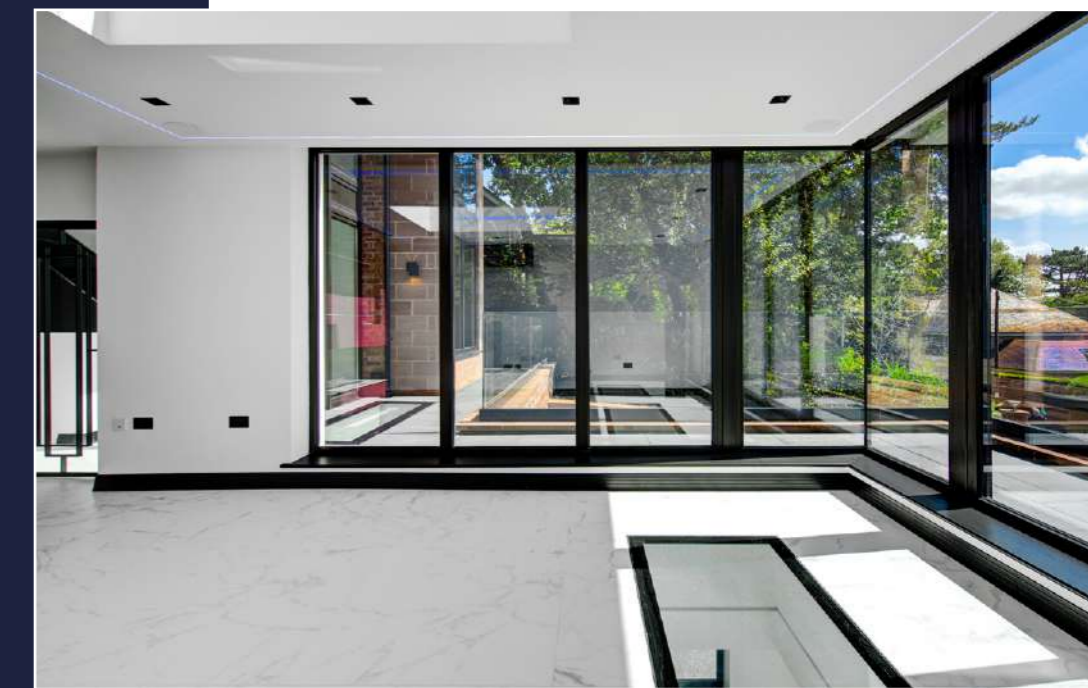
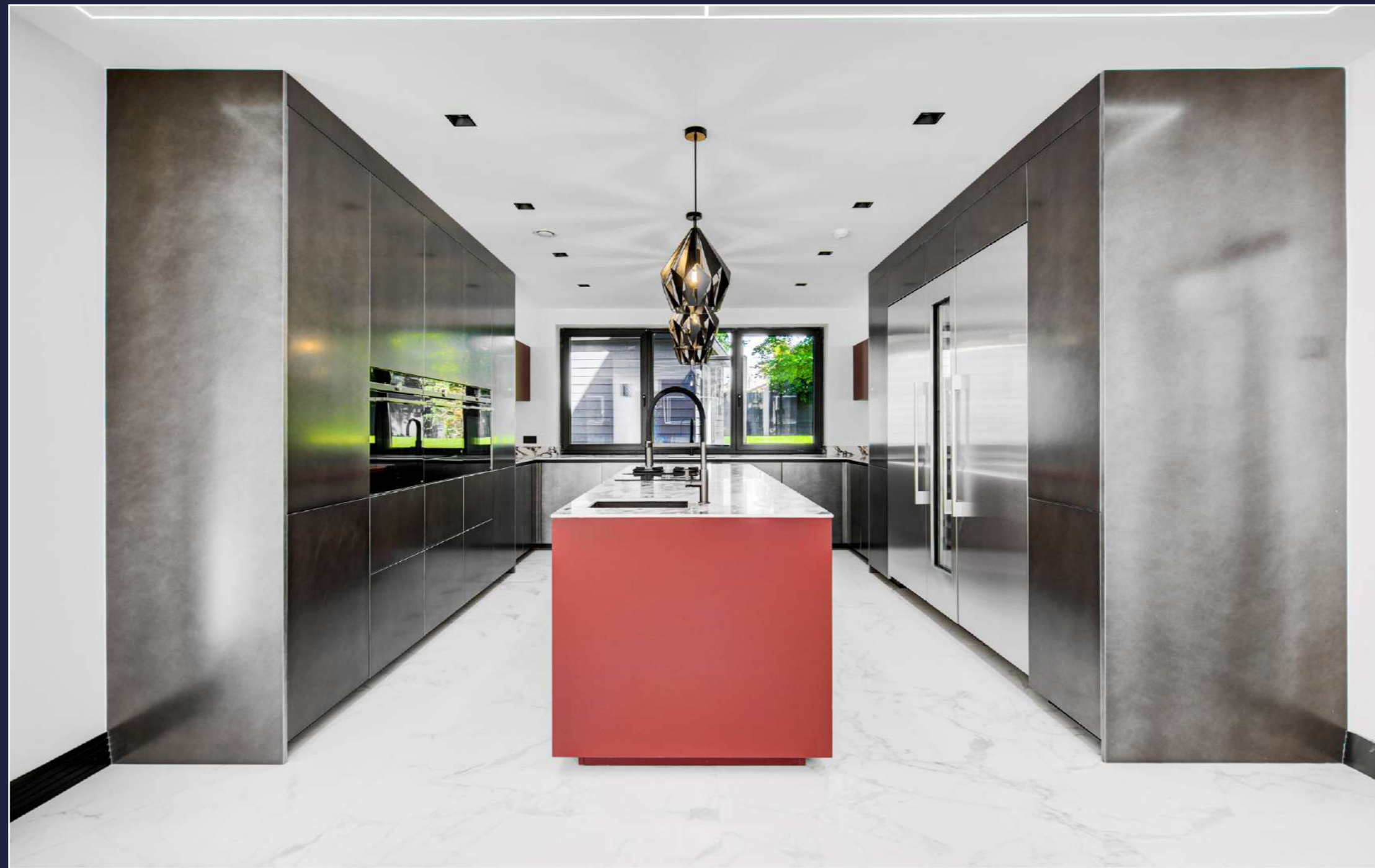
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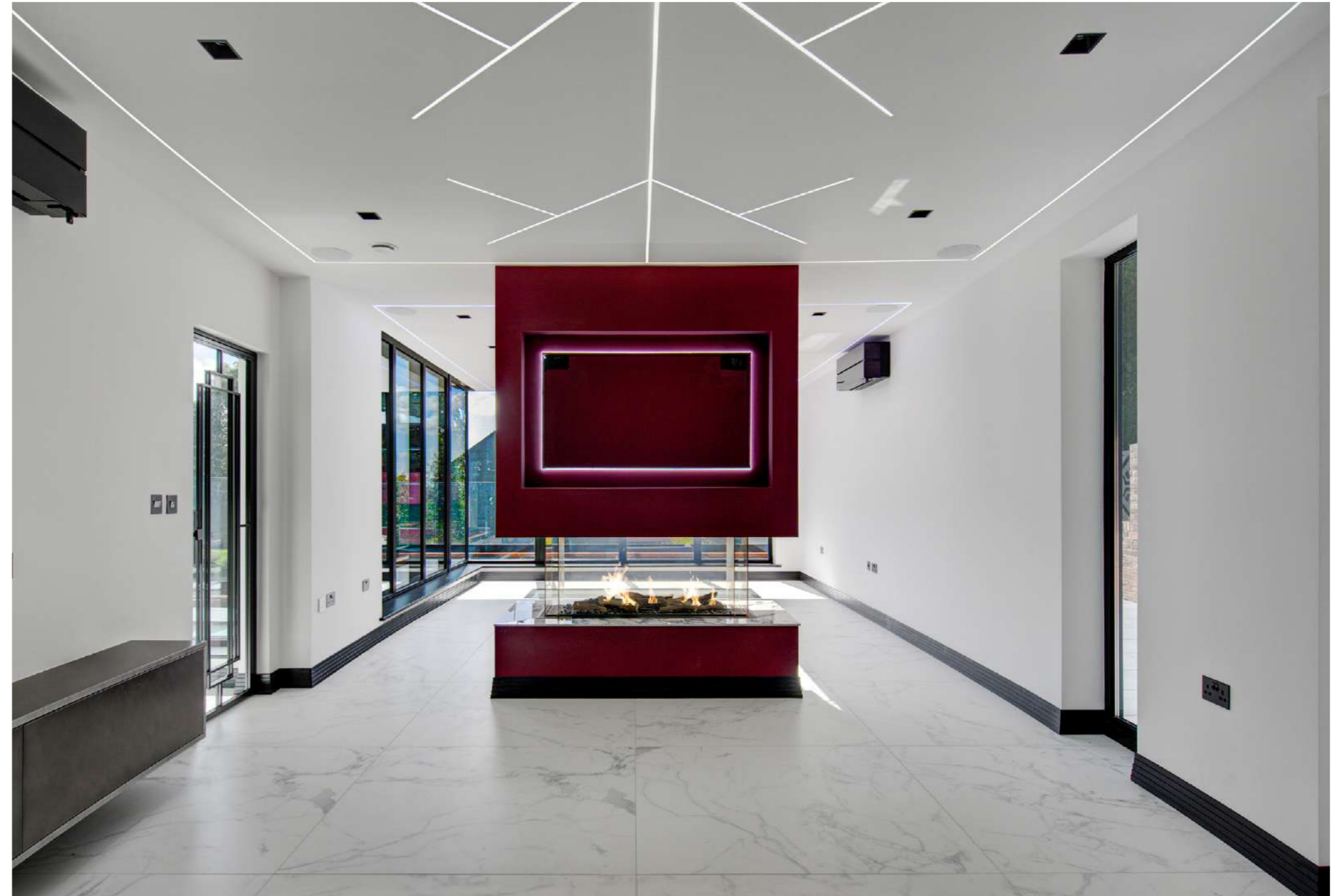
As you ascend to the first floor, the main living areas unfold, showcasing a beautiful lounge adorned with striking Art Deco design elements and a chic glass-fronted living flame fire, perfect for cosy evenings. A versatile media lounge/home office offers picturesque views of the rear gardens, complemented by a convenient two-piece cloaks/WC.

## EPICUREAN ELEGANCE

At the heart of the home lies the magnificent open-plan family dining kitchen and living area, featuring a breathtaking Cesar Italian kitchen. The space is enhanced by luxurious Calacatta marble worktops and a spacious centre island, making it ideal for entertaining. The kitchen is equipped with top-of-the-line Siemens integrated appliances, including two Studio Line active clean multifunction ovens, a microwave, a warming drawer, a Studio Line freezer, and a two-zone wine cooler with LED light zones. Additionally, a Hyperfresh Pro fridge and two fully integrated dishwashers ensure that every culinary need is met with ease.

Chefs will be particularly impressed with the BORA glass ceramic cooktop featuring two cooking zones, complemented by a BORA surface-mounted extractor with an air purification system. The Blanco chef's sink and Quooker Pro Tap further enhance the kitchen's functionality, making this a dream space for culinary enthusiasts.









## MODERN MASTERPIECE

The main living areas are beautifully enhanced by Zakuna Art Deco-inspired skirting and doors, creating an elegant backdrop for modern living. The centre piece of these spaces is a breathtaking customised staircase, featuring floating black ash treads and striking smoked black glass balustrades. This architectural marvel gracefully ascends two levels, leading to the second floor where you will find two generously sized bedroom suites. Each suite boasts its own en-suite facilities, with the master bedroom featuring a bespoke fitted dressing room, while the second bedroom offers an additional dressing area for added convenience.

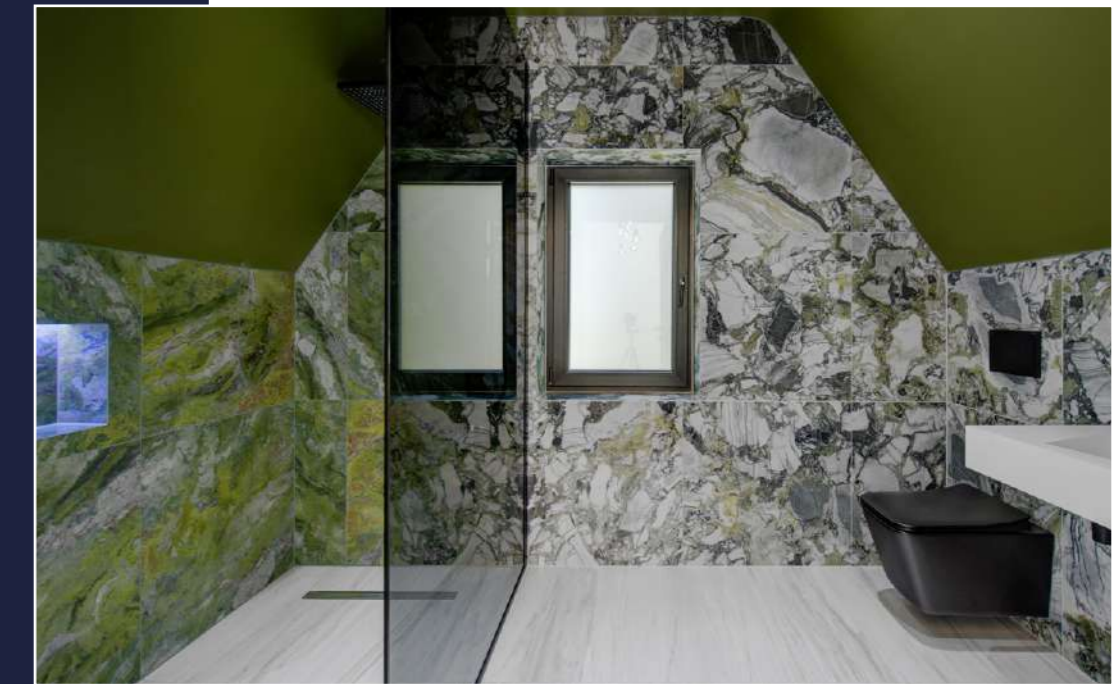




## SANCTUARIES OF SERENITY

This level also includes a practical laundry room outfitted with Schuller cabinetry, a sleek quartz worktop, and stylish glass splash backs, blending functionality with modern aesthetics. Ascend to the third floor, where you will discover two more spacious bedrooms, alongside a fully equipped cinema room. One of the bedrooms boasts a chic en-suite and a dedicated dressing area, while the fourth bedroom enjoys convenient access to a beautifully appointed three-piece family bathroom. All six luxurious bathrooms are adorned with architectural tiles, complemented by Artelinea bathroom furniture, Gessi sanitary ware, and Zehnder towel rails, exuding sophistication and style.

The fully immersive cinema room is a true entertainment haven, featuring an impressive 85-inch wall-mounted television, an Audion amplifier, an Arc sound bar, and Sonos wall and ceiling speakers, ensuring a cinematic experience right at home.





## HEATING, VENTILATION & AIR CONDITIONING

The construction materials of this home are not only visually appealing but also exceptionally durable, with a strong emphasis on sustainability. An ultra-quiet Mitsubishi air-source heat pump serves as an efficient and eco-friendly central heating system, delivering warmth through underfloor heating across all levels and providing hot water to every bathroom. The heating system is easily managed via a central Mitsubishi keypad located on the ground floor, which offers temperature feedback to the underfloor heating. This is complemented by individual Heatmiser room thermostats that allow for precise temperature adjustments in each room as needed. For added convenience, Wi-Fi control is integrated into the heat pump, enabling ultimate personalised control through a dedicated app. In respect of ventilation, each floor is equipped with a Lo Carbon Vent-Axia heat recovery system, featuring built-in humidity control. The integrated humidity sensor intelligently adjusts the system's speed in response to relative humidity levels, optimising energy efficiency while minimising noise levels.

The home's air conditioning utilises a multi split a/c system with Mitsubishi comfort cassette system with eleven wall mounted slimline Zen cassette units which forms part of the fully integrated Heating, ventilation and air conditioning building control package.





## A CONVERGENCE OF COMFORT, REFINEMENT, AND MODERN AMENITIES...

This extraordinary property boasts a fully integrated LED strip lighting system, offering customisable zone control and colour modifications for tailored ambiance throughout the home. The lighting can be effortlessly managed via a dedicated app or remote controls.

The state-of-the-art TV and data system is satellite dish and Sky Q ready, ensuring seamless connectivity (subscription required). A digital aerial is installed, with feeds directed to the plant room and distributed throughout the home via AV CABS. Each TV point is equipped with three CAT 6A data points for enhanced connectivity.

For audio enthusiasts, the 14-zone SONOS audio system provides an immersive sound experience, controlled through the SONOS app. With 14 amplifiers and 49 strategically placed speakers, the system includes outdoor rock speakers for the bar area, ceiling speakers in various rooms, and even a ceiling stereo in the steam room, all with concealed wiring for potential system expansion.

Security is paramount, featuring a HIKVISION CCTV system with nine colour view cameras, a gate cam intercom, and a comprehensive monitoring setup. The cameras provide full coverage of the property and can be accessed via the plant room monitor, door stations, and any TV point, ensuring peace of mind at all times.

Completing this luxurious package is the AJAX smart alarm system, equipped with 30 devices, including panic buttons, internal and external sounders, door contacts, and a glass smash detector. The alarm system can be controlled via mobile phone, fobs, or keypads, offering a fully customisable security solution tailored to your needs.





## OPULENT OUTDOOR OASIS

Step outside to discover your own private oasis, where the beautifully landscaped patio and terraced areas create an enchanting setting for entertaining guests in complete seclusion. Imagine hosting unforgettable gatherings under the stars, with a luxurious gazebo perfectly positioned for a hot tub, inviting you to relax and unwind in style.

The charming summerhouse enhances this outdoor paradise, featuring an integrated wine fridge, refrigerator, and dishwasher, ensuring that all your entertaining needs are met with ease and sophistication. Picture endless summer days filled with laughter and camaraderie, seamlessly transitioning into magical evenings lit by soft outdoor lighting.

This exquisite plot offers an enviable sense of peace and tranquility, securely gated to provide complete privacy. Nestled away from the hustle and bustle, it is not overlooked, creating the perfect sanctuary for relaxation and rejuvenation. Whether you seek a quiet morning coffee amidst nature or a vibrant evening filled with friends, this exceptional outdoor space serves as the ultimate backdrop for a luxurious lifestyle. Embrace the opportunity to unwind and reset in this idyllic environment that truly elevates outdoor living to new heights.



## COMMUNITY INSIGHT...

Thornhill is a quiet cul-de-sac set just off Granville Park West in Aughton, a prestigious location that embodies a truly aspirational lifestyle. Set within a beautifully preserved conservation area, this remarkable enclave features stunning homes that exemplify architectural excellence and meticulous design, each nestled among lush landscapes that enhance the area's appeal.

One of the many advantages of the home's location is its exceptional accessibility to the wider region. Just a short drive away lies the breathtaking coastline, where sandy beaches and scenic promenades await, perfect for weekend getaways or summer outings. For families, the esteemed Scarisbrick Private School is in close proximity, offering top-notch education and a nurturing environment for children to thrive.

Golf enthusiasts will also find their haven here, with several prestigious golf courses nearby that cater to all skill levels, providing stunning views and challenging play. The vibrant towns of Ormskirk and Southport are within easy reach, brimming with shops, restaurants, and cultural attractions that enhance the overall lifestyle experience.

This is not just a place to call home; it's a lifestyle that balances luxury with nature, community with convenience. With its stunning homes, abundant recreational opportunities, and proximity to the coast and reputable schools, this exclusive home offers the perfect setting for those seeking a refined yet relaxed way of life. Discover the extraordinary lifestyle that awaits you, here at Thornhill, where every day feels like a retreat.

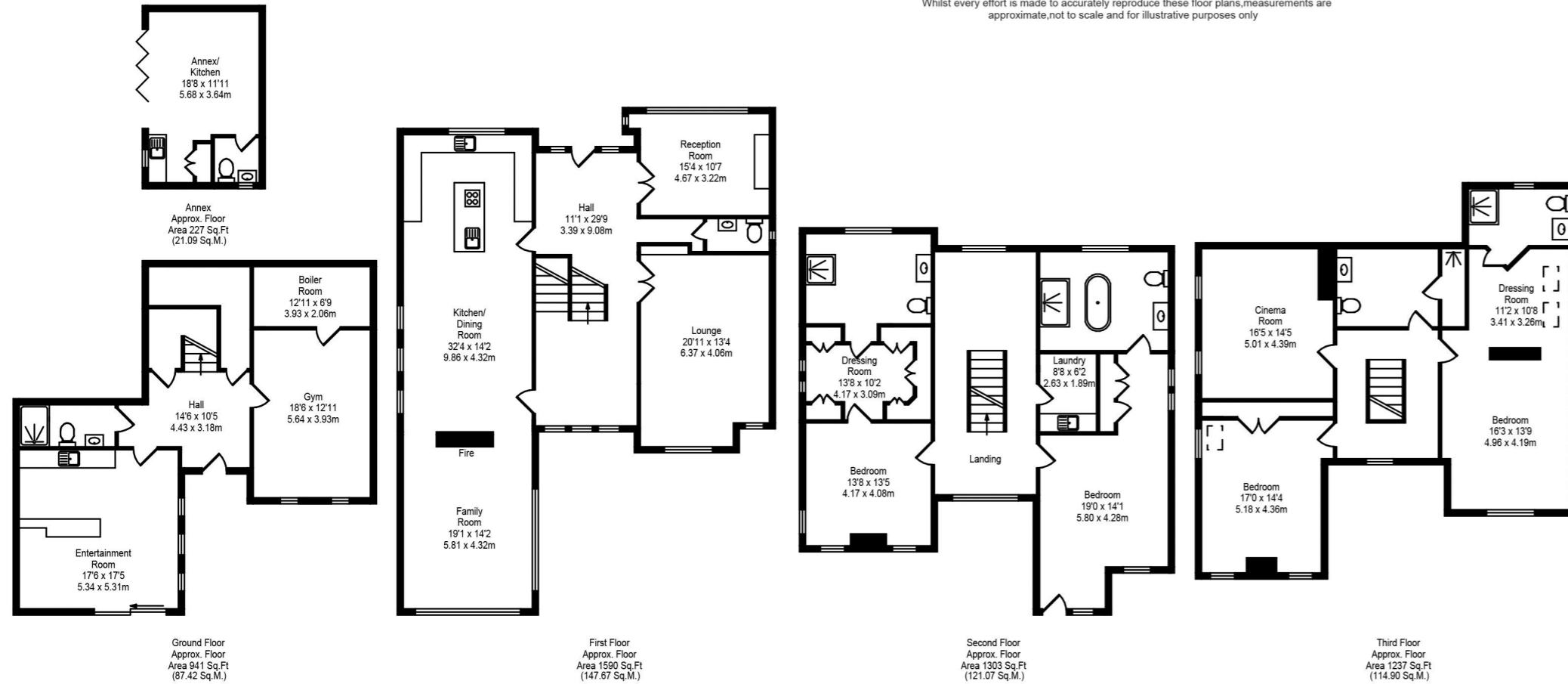


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Total Approx. Floor Area 5298 Sq.ft. (492.15 Sq.M.)

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



## THE AGENTS VIEW - CELEBRATING DISTINCTIVE LIVING

As a local estate agent who has had the pleasure of selling many exceptional homes in the area, I am absolutely delighted to present this extraordinary property - a masterpiece that not only complements the already impressive street scene of Granville Park but also stands apart as a beacon of contemporary architecture.

The moment you step inside, you are greeted by airy interiors that are beautifully illuminated through expansive glass walls, seamlessly blending the indoor and outdoor environments. This innovative design invites the leafy backdrop of nature directly into your living space, creating a tranquil and uplifting atmosphere that I simply adore.

I have been particularly impressed by the advanced technology integrated throughout the home, which elevates the living experience to unprecedented heights. From smart heating and lighting to top-of-the-line security and entertainment systems, every detail has been meticulously curated to ensure a lifestyle of convenience and sophistication.

In essence, this residence is more than just a home; it is a gateway to an extraordinary life. For anyone seeking a harmonious blend of luxury, comfort, and community, I wholeheartedly believe this property is the perfect place to call home. It is a stunning addition to the Granville Park area, enhancing the charm of the street while making a bold statement of individuality.

As an agent committed to upholding value in the market, homes like this one significantly simplify my role. They embody the pinnacle of luxury living, presenting discerning buyers with an unparalleled opportunity to embrace a lifestyle that is truly one-of-a-kind. It is with great pride that I share this exceptional property with those in search of their dream property, a place that promises not only a home but an extraordinary way of life.



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*presented by*

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