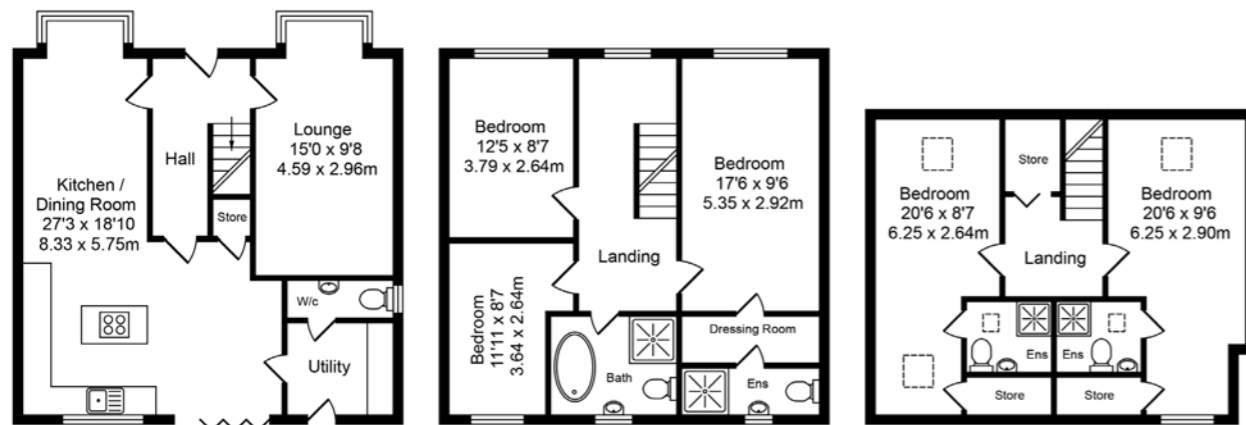




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1822 Sq.ft. (169.3 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 664 Sq.Ft (61.7 Sq.M.)

**First Floor**  
 Approx. Floor Area 636 Sq.Ft (59.1 Sq.M.)

**Second Floor**  
 Approx. Floor Area 522 Sq.Ft (48.5 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: F

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.





Arnold & Phillips are delighted to offer this beautifully presented five-bedroom detached executive home for sale, located in a private and desirable cul-de-sac along 'The Gravel' in Mere Brow, West Lancs. This contemporary property spans three impressive floors and offers a luxurious and spacious living experience. With excellent local amenities, including well-regarded schools, shops, and leisure facilities nearby, this home is perfect for growing families or those seeking a premium lifestyle in a peaceful, community-focused area. Off-road parking is provided, adding to the convenience of this stunning property.

Mere Brow is a charming village that combines rural tranquillity with excellent connectivity. It offers a peaceful setting while still being close to major transport routes such as the A565, providing easy access to Southport, Preston, and surrounding areas. The village benefits from a range of local amenities, while larger towns are just a short drive away. The area is well-served by local bus routes and train stations, making commuting straightforward and convenient for residents.

The exterior of this property is striking, with its double-fronted design and contemporary finish. Access is provided via a high-quality composite front door, leading into a welcoming and spacious entrance hallway. The property is set back from the road, with off-road parking available, and benefits from a private, professionally landscaped garden to the rear, ensuring the home is as attractive outside as it is inside.

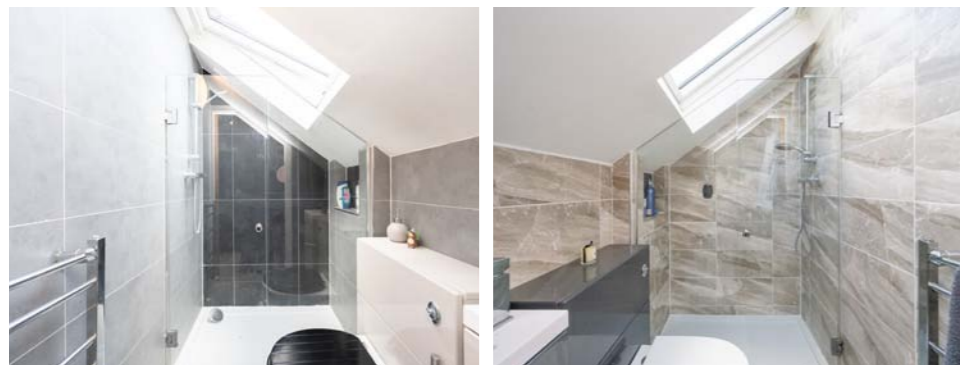
On the ground floor, you will find a large bay-fronted living room, perfect for relaxation or entertaining. Adjacent is an extensive L-shaped dining kitchen and family room, featuring an array of integrated appliances, premium work surfaces, and ample storage. The kitchen flows seamlessly into the dining area and a spacious living area, which is bathed in natural light thanks to contemporary bi-fold doors that open onto the garden. Completing the ground floor is a practical utility room and a WC. The first floor comprises three generously sized double bedrooms, all decorated in neutral tones. The main bedroom benefits from a luxurious en-suite and a spacious dressing area, providing a private retreat. A stylishly finished family bathroom is also located on this floor, complete with a freestanding bath, separate shower, WC, and wash hand basin. The second floor offers two further double bedrooms, each featuring modern en-suite bathrooms and ample storage. These rooms are ideal for teenagers or guests, providing both privacy and comfort with abundant space and natural light.

Externally, the rear garden is a private oasis, professionally landscaped for ease of maintenance with attractive patio flags. A serene Koi pond nestled in the corner provides a peaceful retreat, ideal for relaxation or outdoor gatherings. The property also enjoys the remainder of a 10-year NHBC new build warranty, ensuring peace of mind for future homeowners.

This executive home offers 1,822 square feet of luxurious living space, gas central heating, and double glazing throughout, making it an ideal choice for those seeking a modern and stylish home in a quiet yet well-connected location. Internal inspection is highly recommended to fully appreciate everything this property has to offer.







KEY FEATURES

CONTEMPORARY DETACHED EXECUTIVE HOME

BEAUTIFULLY PRESENTED THROUGHOUT

FIVE BEDROOMS

CIRCA 1822 SQ FT

LARGE DINING KITCHEN/FAMILY ROOM

ACCOMMODATION OVER THREE LEVELS

PROFESSIONALLY LANDSCAPED REAR GARDEN

OFF ROAD PARKING









