



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

ARNOLD & PHILLIPS  
ESTATE AGENTS



NOTES

© The drawing is copyright of Condyllo House Architects and may not be reproduced or used in any form without the written permission of the author.

All dimensions are to be checked on site. Do not rely on the drawing for the purpose of construction. Any errors shown are the responsibility of the client.

**PLANNING**

First Issue DR 14/06/2024

condyllohouse architects

Client: Mohamed Jaffar

Project: 35 Brookfield Lane

Title: Location Plan

| Scale      | Date     | Drawn By |
|------------|----------|----------|
| 1:500 (A3) | 14/06/24 | DR       |

| Drawing No. | Revision |
|-------------|----------|
| 24-052-001  | -        |

Unit 17 Connect Business Village, 14 Parkway, Bolton BL7 4ST | 0161 257 4371 | info@condyllohouse.co.uk



Tenure: We are advised by our client that the property is Freehold  
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](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.



THE LUXURY PROPERTY SPECIALISTS

Brookfield Lane, Aughton

A&P



Arnold and Phillips are delighted to present this bespoke four-bedroom detached property, situated in the highly sought-after village of Aughton. Combining modern functionality with thoughtful design, this home is ideal for those seeking a balance of style and practicality in a location that offers a mix of convenience and tranquillity. From its carefully designed layout to its exceptional attention to detail, this property is ready to welcome its new owners.

As you approach the property, the smart exterior immediately catches the eye. The driveway provides ample off-road parking, while subtle landscaping adds a touch of elegance without requiring excessive upkeep. The front entrance is both welcoming and practical, leading you into a home that has been designed with luxury living in mind.

Stepping inside, you are greeted by a spacious kitchen/dining room that sets the tone for the rest of the property. The layout has been cleverly thought out, creating distinct zones for relaxing, entertaining, and family life. At the heart of the home is undoubtedly the expansive open-plan kitchen and dining area. This space has been designed to cater to modern lifestyles, with high-quality fittings, ample storage, and a layout that encourages easy movement between cooking, dining, and socialising. The kitchen itself is finished to an excellent standard, offering plenty of workspace and integrated appliances that blend seamlessly with the clean, contemporary design. The dining area comfortably accommodates a large table, making it perfect for both everyday meals and larger gatherings.

Beyond the kitchen, the property benefits from three separate reception rooms, each offering a unique function and character. The main reception room provides a generous and versatile space for relaxing or hosting guests, while the additional rooms could serve as a snug, playroom, home office, or even a formal dining room. These rooms have been finished in neutral tones, providing a blank canvas to adapt the spaces to your own style and needs.

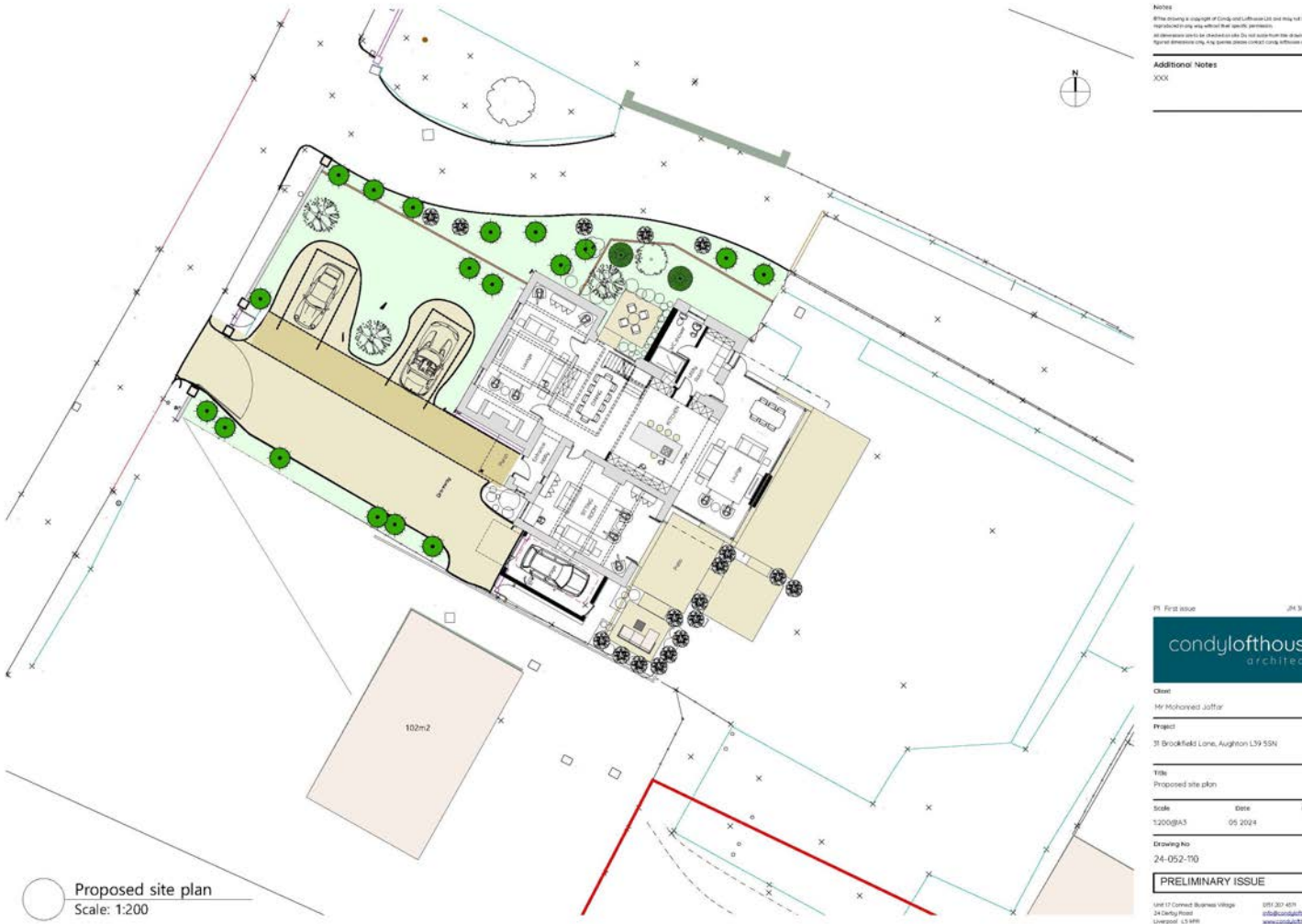
A separate utility room ensures that household tasks can be managed efficiently without encroaching on the main living areas. Positioned just off the kitchen, it provides an ideal spot for laundry and additional storage, keeping the home clutter-free and organised. The ground floor also features a WC with a shower, a convenient addition that's perfect for families or when entertaining guests.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom is particularly noteworthy, offering ample space for a king-sized bed and additional furniture, with room to create a private retreat away from the main living areas. This primary bedroom benefits from a walk in closet and a three piece en-suite. The remaining bedrooms are equally well-considered, with layouts that lend themselves to a variety of uses, whether as family accommodation, guest accommodation, or additional workspace. Each room feels inviting and thoughtfully finished with their own en-suites also, ensuring comfort and versatility. Finished off the first floor is a beautiful family bathroom with a stand alone bathtub and his/hers vanity units.

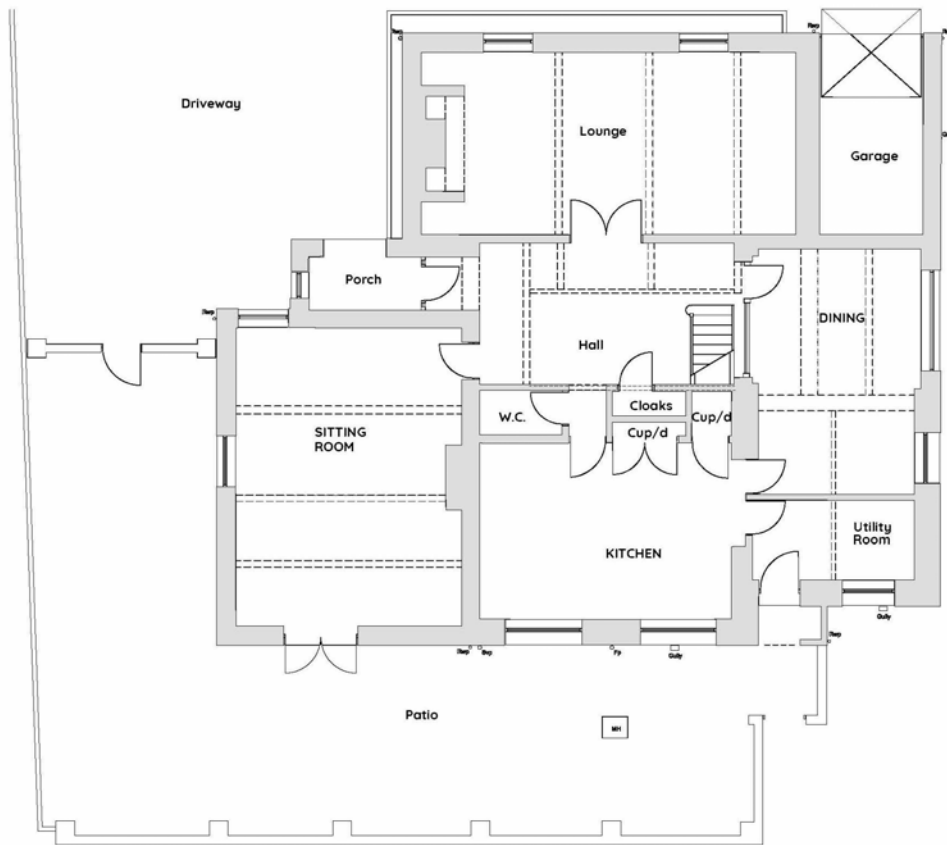
Outside, the rear garden provides an ideal balance of practicality and enjoyment. With a mix of lawn and patio areas, there's plenty of space for outdoor seating, barbecues, or simply unwinding with a book. The garden ensures privacy and security, making it a safe and enjoyable space for children or pets. Its manageable size means you can enjoy the outdoors without spending all your free time maintaining it.

Located in the charming village of Aughton, this property is perfectly positioned to take advantage of a range of local amenities. The area is well-regarded for its excellent schools, making it a popular choice for families. Nearby shops, cafes, and restaurants offer everything from everyday essentials to leisurely dining options. For commuters, Aughton benefits from strong transport links, including easy access to the M58 motorway and local train stations, connecting you to Liverpool, Ormskirk, and beyond. For those who enjoy the outdoors, the surrounding countryside provides picturesque walking and cycling routes, ensuring a healthy balance of town and rural living.

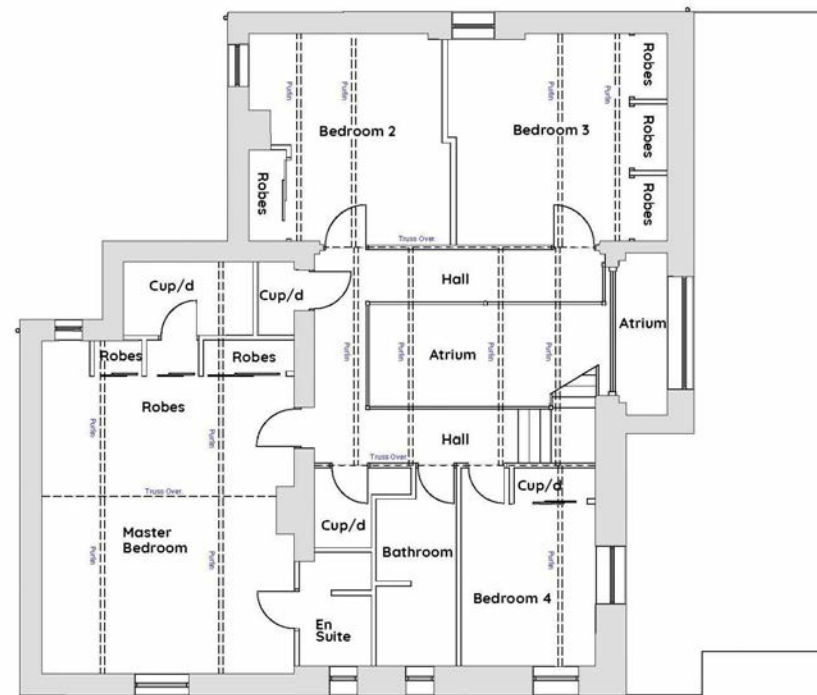
This bespoke property has been designed to offer both style and substance, with a layout that adapts to your needs and a location that provides both convenience and charm. It's an exceptional home, ready to be lived in and loved. To truly appreciate everything this property has to offer, we invite you to arrange a viewing. Please don't hesitate to get in touch – we'd be delighted to show you around and help you imagine your future here.







EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN





