



Gleadhill House Gardens, Euxton

£1,200,000

[PR7 6NN](#)



Located perfectly on a corner plot surrounded by garden walls, sweeping lawns and mature planting this wonderful family home has over 3,700 square feet of energy efficient accommodation to offer the discerning purchaser, including guest suite and the option to support multi generational living.

The driveway can accommodate several vehicles and leads to the main entrance. Step into the vestibule with seating and storage and from there to the welcoming hallway with porcelain tiles and oak staircase with walnut inset. Designed with flow and ease of living in mind the ground floor comprises lounge with bifold doors to the garden and Gazco Harmony 10 remote controlled fire, study, cloakroom and, the heart of the house in the form of a substantial family room.



Naturally dividing into discrete areas for living with a focal point of wood burning stove, dining, and the kitchen comprising a range of wall and base units with quartz work surfaces, etched drainer, kettle tap, double electric oven and grill, wine cooler, dishwasher, five ring induction hob with pop up extractor and space for an American style refrigerator. A separate utility room is equally appointed with space, power and plumbing for additional appliances.



Externally, this property is as lovely and meticulously planned as the house itself, with attention to detail showing in the porcelain tiled terraces, eight power points and four water points placed around the grounds.

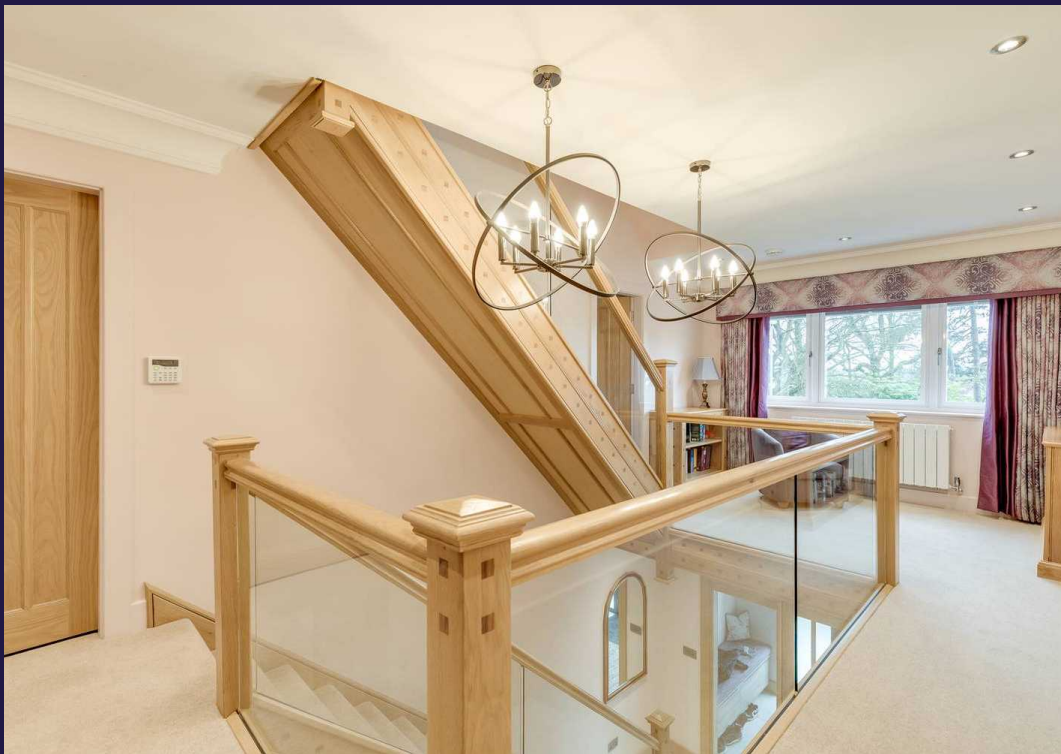
To the first floor the galleried landing has a reading area and is the perfect place to relax with a gin and tonic in hand and enjoy the view. The master bedroom has dressing area and stunning en suite comprising a very social double ended bath, rainfall shower in cubicle, his and hers wash hand basins and ladder heated towel rails, wc and tiled elevations and flooring.

Bedroom two is almost as spacious and also benefits from en suite facilities as does bedroom three. There are two further double bedrooms served by a bathroom comprising bath, ladder heated towel rail, floating wash hand basin, rainfall shower in cubicle and tiled flooring and elevations.



The second floor also benefits from a reading area with guest suite having two further double bedrooms separated by a bathroom comprising mixer shower in cubicle, wc and wash hand basin, with all of the bedrooms having substantial eaves storage, one of which houses the comms centre for the property.

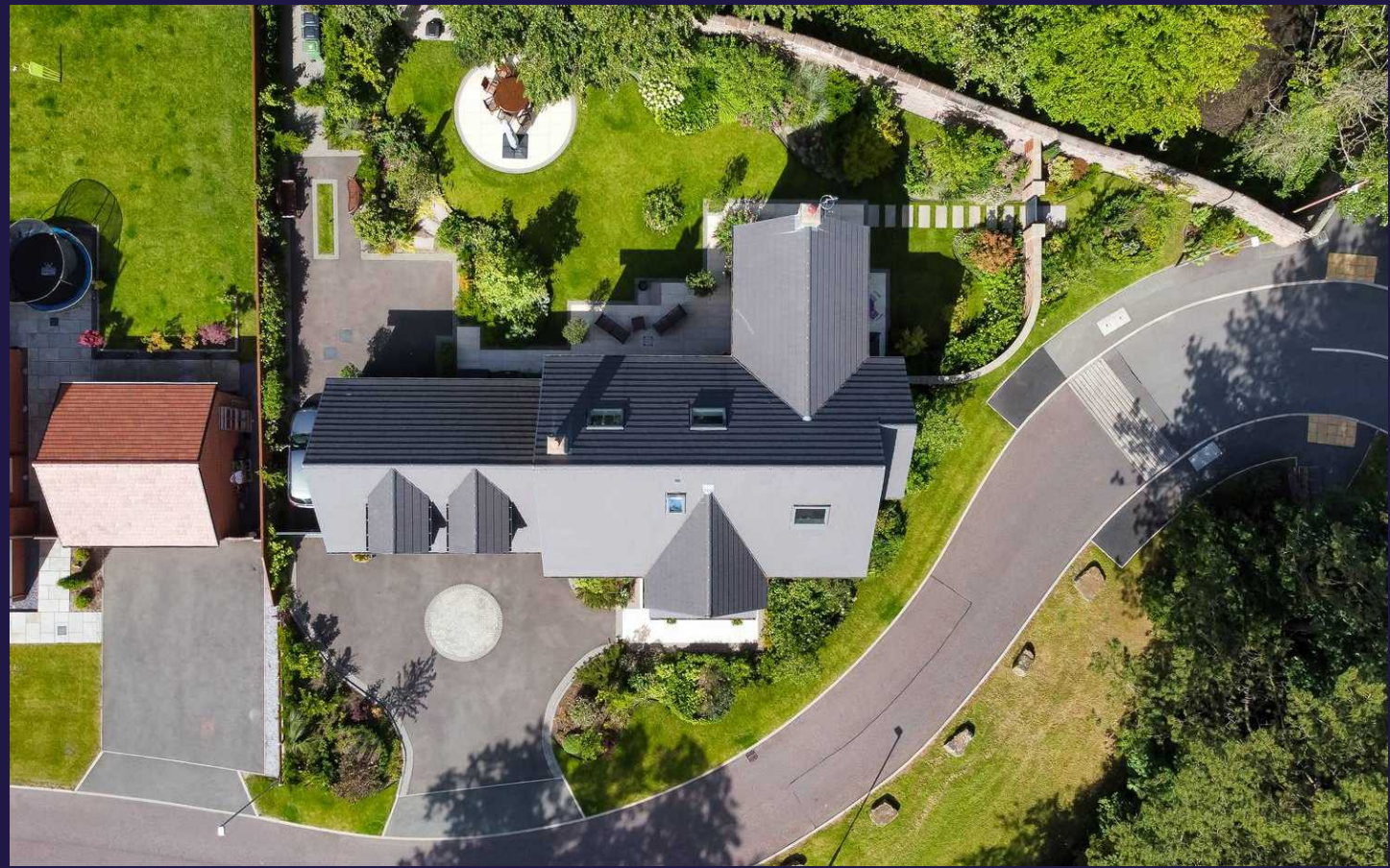






This is such a comfortable property having been designed to let the light flow through and having views from almost every window. Easily able to accommodate guests at gatherings of family and friends when they stay over with everyone having their own private space and facilities. Alarmed with CCTV and built with a combination of timeless style and modern fittings this is a wonderful place to call home. At just over £300 per square foot this property is excellent value for money so do get in touch to arrange a viewing and make it yours.

Council tax C, EPC B, Freehold.



HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

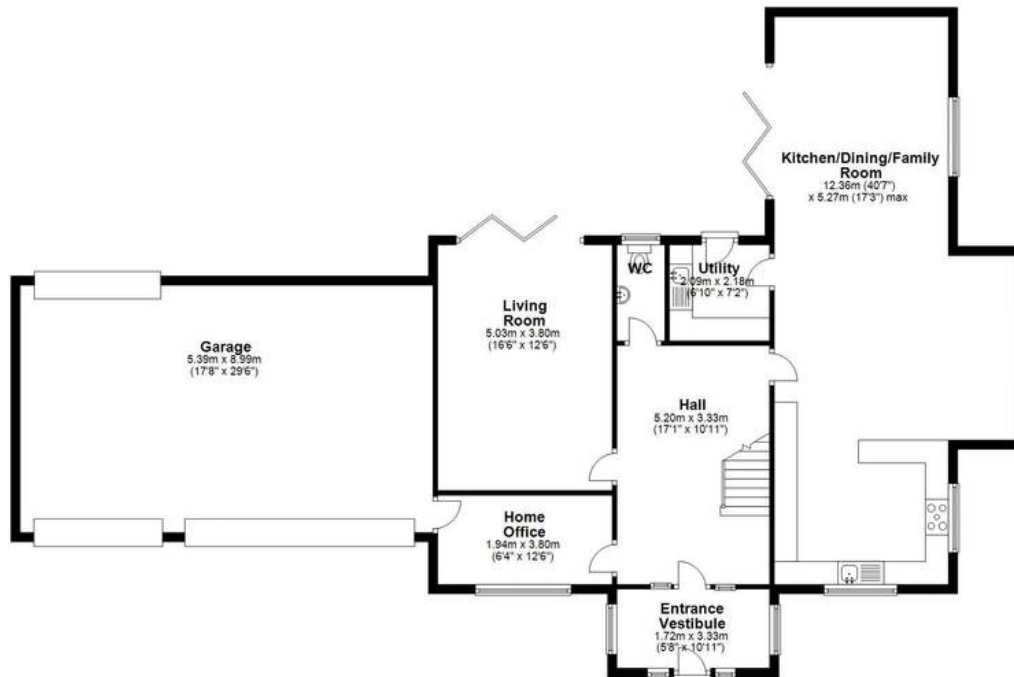
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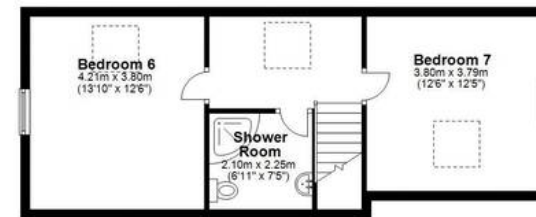
First Floor
Approx. 143.5 sq metres (1544.7 sq. feet)



Ground Floor
Approx. 162.0 sq metres (1743.4 sq. feet)



Second Floor
Approx. 45.2 sq metres (486.3 sq. feet)



Total area: approx. 350.7 sq. metres (3774.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE.
Plan produced using PlanUp.