



Maria B Evans Estate Agents Limited

8 Gleadhill House Gardens, Euxton, PR7 6NN

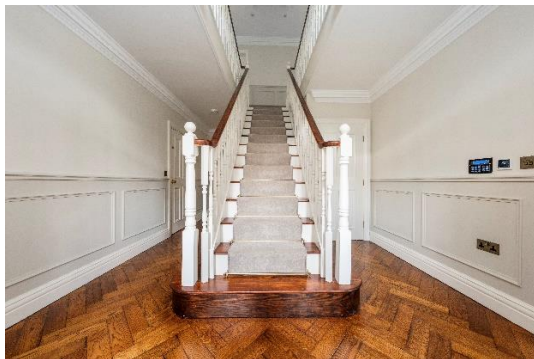
Offers in the region of £1,250,000



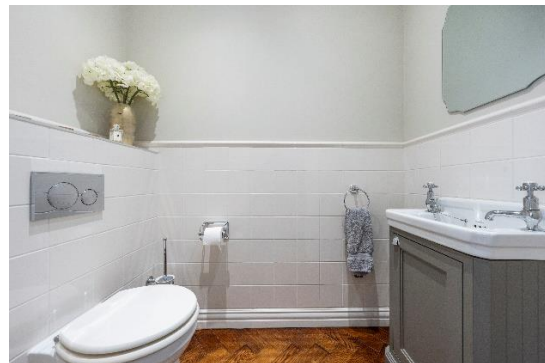
- Georgian-style detached three-storey residence
- Immaculately presented accommodation throughout
- Two generously spacious reception rooms
- Stunning L-shaped living-dining-kitchen to rear
- Separate kitchen complementary laundry room
- Master suite with dressing room and en suite
- Five further bedrooms - two having en suites
- Luxury four-piece white suite to family bathroom
- Under-floor heating to the entire ground floor
- Double-glazed sash windows throughout
- Driveway parking and attached double garage
- Secluded, landscaped rear garden with outdoor kitchen
- Exclusive enclave of similarly elite properties
- Excellent location for commuter transport routes

Set in an exclusive enclave of similarly desirable residences, this beautifully presented Georgian-style residence offers 3,660 square feet of luxurious accommodation set over three floors. A self-built house, No. 8 has been designed with character, elegance and a high specification whilst the attention to detail is continued throughout the property to create a serene interior.

A timber four-panelled door with fanlight and glazed side panels opens to an impressive hallway with a central spindle staircase. Lit by a pendant light, the hallway has oak herringbone-style flooring which continues into the cloakroom and combined living-dining-kitchen area, has under-floor heating which also warms all of the ground floor rooms. Elegant timber wall panelling to dado height is on display in the hallway, two reception rooms and landing areas, there is a spacious under-stairs cupboard and four-panelled white interior doors give way to all the rooms.



The well-proportioned reception room has two sash windows to the front and a central pendant light. The eye is drawn to the limestone fireplace with a cast iron inset and black granite hearth which houses a gas coals fire whilst, to the side, there is a television point. The second reception room, currently a playroom, also has two sash windows to the front and a central pendant light.



Tiled in natural shades to dado, the downstairs cloakroom consists of a two-piece white Burlington suite with a vanity set wash hand basin, a back-to-wall WC and is lit by recessed down-lights.

To the rear of the house, the L-shaped living-dining-kitchen area is fitted with an excellent range of Matthew Marsden cabinetry to include an island centre-piece. Stylish marble worktops surround and, beneath the rear window, is an inset Shaw's

original porcelain sink with adjacent etched drainer and a brass swan-neck mixer tap and hand shower whilst an integrated Bosch automatic dishwasher is hidden below. Set in a canopied niches and providing the cooking facilities is a Rangemaster five-burner gas cooker with extractor fan above and an antiqued mirror splash-back. Breakfast cabinets flank the niche with twin folding-doors and automatic lights to reveal an integrated Bosch microwave and space for additional breakfast-typical appliances. The island has an integrated wine chiller and an inset Franke white porcelain sink with brass swan neck mixer tap and hand shower. Beyond this, there is housing for a larder refrigerator and freezer with wine-rack above and side cabinets.



The kitchen expands into an open-plan dining and living room. Both good sized and well-proportioned, this area is versatile in its ability to accommodate a range of needs. Recessed down-lights are dotted across the ceiling throughout this whole area with bi-folding doors to the left which wraparound offering access and views to the rear. The living room area features a limestone fire surround and hearth with an inset glass-fronted Storax log burning stove and wall mounted television point above. There is also a kitchen-complementary fitted drinks cabinet with automatic light. As the room turns to the left, further dining or seating space is revealed and there are two windows to the rear.



The kitchen complementary laundry room is located to the left with an under-mount stainless steel sink unit and an antique brass swan neck tap with hand shower. There is space for a tumble dryer and plumbing for an automatic washing machine. Lit by recessed down-lights, the room also gives access into the large double garage having power, light and up-and-over electric doors. The garage also houses a pressurised water tank, air-sourced heat pump, window to rear and a further set of double doors.

The staircase rises to the light and spacious landing which continues the splendid details of the ground floor, is lit by both recessed down-lights and a pendant light and

has a sash window to front. All the rooms on the first and second floor are warmed by radiators and have either pendant or recessed down-lighting.



The elegant master suite comprises a king-sized bedroom with French doors opening to the broad, stone-flagged balcony having a wrought iron spindle balustrade and enjoying views of the garden and woodland beyond. An opening gives way to the dressing room which is lined with attractive fitted wardrobes, including two with mirror fronts, and a dressing table in front of the sash window to rear. Fully tiled in a natural stone-effect porcelain, the en suite is fitted with a white Duravit four-piece contemporary suite with brass fittings and comprising an elevated stand-alone bathtub with standpipe tap and hand shower over, a close-coupled WC, a wall-mounted vanity drawer-set console-style wash hand basin with monobloc tap and illuminated mirror above, and a walk-in shower with monsoon and hand showers and a glass screen. A vertical tube radiator with attached rails warms the towels.



Bedroom two is also a king-sized room finished to an exquisite standard. French windows positioned to the rear have a Juliette balcony, maximising the natural light within the room. Stepping down into the en suite, grey-stone porcelain tiling forms a backdrop to a walk-through shower and three-piece white suite. This includes a back-to-wall WC, wash-stand style wash hand basin with an illuminated mirror over and, below the Velux skylight, a roll-top claw-foot slipper bath. The en suite has two chrome heated towel rails.

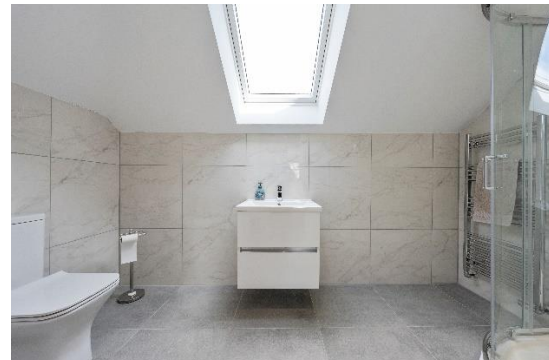


Both bedrooms three and four are double rooms with two sash windows to front with radiators beneath and have a central pendant light.



The grey, stone-effect floor tiling co-ordinates perfectly with the subway-style splash tiling of the family bathroom and frame a four-piece white suite with Burlington fitments, comprising a low-flush WC, walk-in wet-room style shower with glass screen and stand-alone slipper bath. The bathroom also includes a vanity cabinet-set console-style wash hand basin, has a convenient shaver point and is fitted with a radiator and combined chrome heated towel rail.

The central staircase rises to the second floor with a Velux skylight and pendant light. Straight ahead is a spacious walk-in storage cupboard.



Bedrooms five and six are both dual aspect, light and airy rooms with eaves storage cupboards. Bedroom five also includes an en suite with tiled flooring and three-piece white suite comprising a vanity-set wash hand basin with monobloc tap, a close-coupled WC and a corner shower cubicle with sliding doors and a sprinkler head.



The property is approached via a block-paved driveway with parking for seven/eight cars and leading to an attached double garage. Its precise aesthetic is completed with a lavender-edged lawn area which sweeps towards the property and has slate-chipped shrub borders lining the front elevation. A riser gives way to the Doric column open porch which is lit by recessed down-lights. The fully wall- and fence-enclosed rear garden has a good-sized lawn edged by an extensive L-shaped stone-flagged sun terrace incorporating an outdoor kitchen area. Features of this area include a split-faced slate-built workstation with slate counters housing a Beefeater gas powered BBQ. The outdoor kitchen is also equipped with a separate coal BBQ with adjustable height. There is further space for al fresco dining making the rear garden a perfect spot for outdoor entertainment.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is B

The Council Tax Band is G

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.ukrentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA