



Maria B Evans Estate Agents Limited

Hardacre House, Hardacre Lane, Whittle le Woods, PR6 7PQ

Offers in the region of £1,600,000



- Stunning, spacious and light family home
- Set in an enclave of similarly impressive properties
- High specification finish throughout the home
- Loxone Smart Home control system throughout
- Incorporating a heat recovery and filter system
- Impressive hallway with galleried landing
- Three very well-proportioned reception rooms
- Splendid, split-level living-dining-kitchen
- Separate kitchen-complementary utility room
- Master bedroom with dressing room and en suite
- Five further double bedrooms - two with en suites
- Luxurious bathroom with contemporary suite
- Warmed by underflooring heating throughout
- Landscaped, tiered and secluded gardens to rear
- Spectacular views of the golf course beyond
- Secure driveway parking with EV charging point
- Integral large double garage with power and light

The property is approached via an electronically controlled sliding wrought iron gate to the Tarmacadam driveway with French drains, providing parking for numerous cars and leading to the integral double garage. The driveway is elegantly lined by Japanese laurel planting dotted with agapanthus in the raised beds and has an inset water feature whilst a paved section runs into the overhang porch sheltering the broad Hormann front door. To the sides of the door are glazed and leaded panels allowing light to filter through into the impressively spacious hallway which is lit further by a bespoke chandelier. The stone effect porcelain tiled flooring continues and gives a smooth transition into the stunning living dining kitchen via the sliding pocket door. The hall is lit by recessed downlights and a chandelier point above the black timber staircase with glass balustrade which rises to the galleried first floor landing. Contemporary horizontal-panel doors open to each of the rooms, most of which have recessed down-lighting and/or pendant lights and ceiling sound-speakers.



The generously sized living room has six panel-windows set into a bay, plus two side windows. Perimeter recessed downlights and a central pendant light showcase the bleached wood effect herringbone-style luxury vinyl flooring, and the vertical wood-panelling fitted to two walls. The focal point of the room is the matching wood panelled media wall with television point set above the contemporary electric log fire and wall-mounted cabinets.



Off the hall, the cinema room is a comfortable spacious room with a window to the front and a ceiling-mounted projector combined with a 5.1 surround sound speaker system and an inset Sapphire screen.



The study has a leaded panel window to the front and is fitted with an L-shaped range of sleek office cabinets, shelves, drawers and a desk unit.



The stunning, expansive, split-level living-dining-kitchen runs across the rear elevation and incorporates three sets of sliding patio doors and one panel window, strategically placed perimeter downlighting plus concealed canopy lighting to all areas to give a tranquil aura to this family hub. The superb range of mink shaded kitchen cabinets incorporate two broad island units with woodgrain-style Dekton work-surfaces. One island has an integrated breakfast bar and is inset with a sink unit with an instant hot and cold filtered water tap. The second incorporates a Siemens four-burner induction hob with integrated ventilation system and both have concealed double power sockets. The extensive range of Siemens appliances include two eye-level ovens with a warming drawer, a coffee maker, automatic dishwasher, full-height fridge, full-height freezer and a wine chiller. There is also a walk-in larder cupboard fitted with a good range of storage shelves.

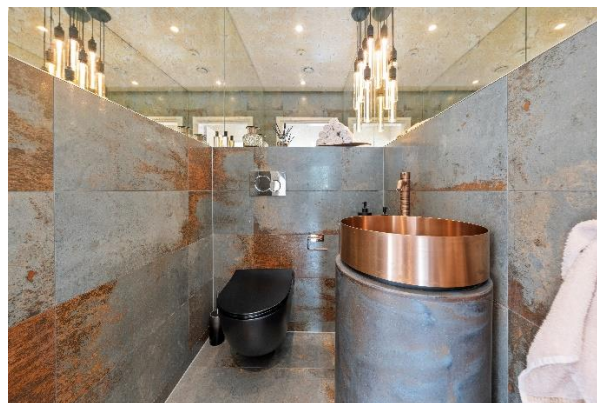


The kitchen extends into the dining area with over-table pendant light and has a built-in bar and full height wine chiller. A low-level room divider with display niches sits alongside steps descending to the sumptuous lounge area with panoramic views over the garden and the adjacent golf course. This room also has a wall-mounted media panel with television point and the ceiling is dotted with recessed downlights, a pendant light and sound speakers.



The adjacent kitchen complimentary utility room has a further inset sink unit, space for a second dishwasher, an automatic washing machine and tumble dryer. From here there is a part-glazed composite door to the garden and a further composite door to the integral double garage, and a door to a further cloakroom with two-piece white suite. The garage has an electric up-and-over door, power and light, rubber flooring and also houses the pressurised water tank and the wall-mounted Vaillant gas central heating boiler.

Completing the ground floor, the cloakroom has burnished grey porcelain tiles to the floor and to dado height with antiqued mirror panels above. The suite comprises of a black wall-mounted WC, a curved vanity plinth with circular copper hand basin and matching monobloc tap.



The first-floor landing has low-level recessed lighting plus recessed down lights to the ceiling. Two built in cupboards provide housing for the communication systems, underfloor heating manifolds and linen storage.



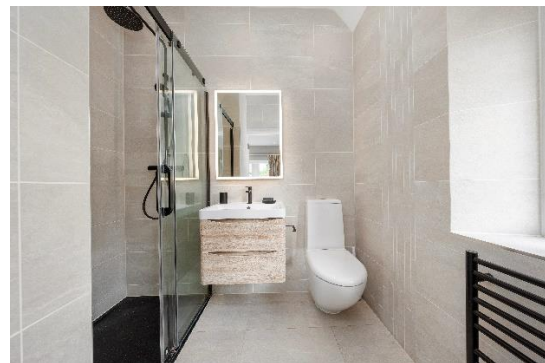
The master suite has floor-to-ceiling panel windows to the rear and side, and patio doors opening to the cedar decked balcony with glass balustrade. The suite contains an Aircon unit and two lengthy Velux windows to allow natural light to flow through into this lavishly spacious room with a wall-mounted television point. The inner hall has a shoe gallery to one side and leads into the dressing room with a window to the front. Chic wardrobes line the three walls to provide ample space for clothing. Fully tiled in grey stone effect porcelain, the en suite has an opaque window with Velux window above with a wall-mounted television between whilst heated rail to warm the towels exists to the side. This luxury white suite comprises of a wall-mounted drawer cabinet with twin wash hand basins and illuminated mirror over, a wall-mounted WC, a stand-alone bathtub with waterfall-tap over and a walk-through shower.



The very spacious bedroom two has a window to the front, a Velux window to the rear, fitted wardrobes to line two walls and floating shelves providing shoe storage space. Fully tiled in natural shades, the en suite has a Velux window to the rear, an extractor fan and a graphite-grey heated towel rail. The three-piece white suite comprises a Villeroy & Boch vanity-set wash basin and monobloc tap, a shower cabinet with salvaged-wood effect tiling and a close coupled WC.



Bedroom three has leaded panel windows to the front and a loft access point. A wall-mounted television point is set within the fitted wardrobes which line one wall. Fully tiled in natural shades, the en suite has an opaque leaded window to the side and a black heated towel rail. The three-piece suite comprises a step-in shower with sliding door, wood-effect wall-mounted vanity unit with wash basin and a close coupled WC.



The three further double bedrooms – four, five and six - have windows to the front and rear, respectively. Bedroom four has fitted wardrobes to one wall incorporating a drawer bank and inset television point and bedroom six has a window to the rear and a wall mounted television point.



Bedroom five has recessed downlights, sound speakers to the ceiling, a wall-mounted television point and vinyl tiled flooring to create an ideal gym.



The family bathroom is fully tiled in marble effect porcelain with inset copper mirror panels, has two opaque leaded windows to the front and a wall-mounted heated towel rail. The contemporary suite comprises a wet-room style shower with glass screen, a Villeroy and Boch wall-mounted vanity drawer with console style wash basin and illuminated mirror over, a close-coupled WC and a stand-alone bathtub with brushed bronze Axor stand-pump and hand shower.



Stretching out from the living dining-kitchen to the rear and with ambient lighting, the raised porcelain tiled patio features an outdoor kitchen, having a barbecue and pizza oven plus storage and shelving. Steps descend to a curved and railed patio with seating area, lavender borders and further steps down to an artificial lawn and hot tub area with an armoured power point and secluded by Liquidambar trees and a dense yew hedge with golf course beyond. To one side, the tiered garden is edged by mature trees and the evergreen Griselinia privet hedging whilst steps rise to three beautiful acers.





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.

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