



Maria B Evans Estate Agents Limited

Orchard Meadow, Bank Hall Drive, Bretherton PR26 9BP

Guide Price: £675,000



- **Four-bedroom, detached property**
- **Set within an exclusive, gated development**
- **Open plan living-dining-kitchen area**
- **Kitchen complementary utility**
- **Additional family snug room**
- **Ground floor w.c. and cloakroom**
- **Solid engineered oak floor to the ground floor**
- **Underfloor heating to the ground floor**
- **Fitted carpets to the first floor**
- **Master bedroom with dressing room and en suite**
- **Second bedroom serviced by an en suite**
- **Two further double bedrooms serviced by four-piece suite bathroom**
- **Boarded loft for storage with access ladder**
- **Exterior amenities to include- sun terrace, parking and single garage**
- **Limited time SDLT incentive**

- **10 year insurance backed new build warranty on all properties**
- **Porcelanosa tiles**
- **Ranging from 1,855-1,920 in square footage**
- **Access along the A59 to the cities of Preston and Liverpool**

Orchard Meadow presents a range of expertly constructed homes set within a semi-rural location between the villages of Bretherton and Tarleton. This consists of four-bedroom detached homes, three-bedroom end mews properties and three-bedroom mid-mews properties. Finished with elegant interior and bespoke finishes throughout, these properties offer ideal accommodation.



From the first step into the Orchard Meadow properties, their opulent and sophisticated interior is beyond apparent. The inviting entrance hallway naturally guides into an open-plan living-dining-kitchen area. This is a thoughtfully designed space, seamlessly serving as both a family space and a venue for entertaining guests. The contemporary, well-equipped kitchen is fitted with high-end Neff cooking appliances and is warmed by underfloor heating beneath the solid engineered oak flooring which runs throughout the area. Amenities continue with a kitchen-complementary utility area.

The ground floor is completed with a cosy snug area, two-piece suite w.c. and convenient cloakroom for the storage of shoes and coats.



Ascending to the first floor, four generous double bedrooms are available. The master bedroom is an oasis of relaxation and elegance and is serviced by an en suite shower room.



The second bedroom is also equipped with an en suite shower room whilst the further two bedrooms are serviced by the four-piece family bathroom.

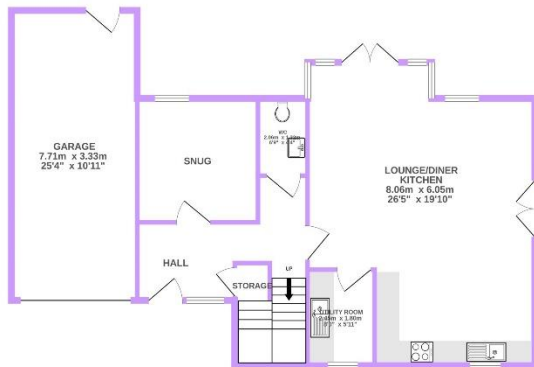


The first-floor accommodation concludes with access to the sun terrace; an ideal feature for incorporating a peaceful moment to sip a hot drink and soak in the morning sun to your daily routine.

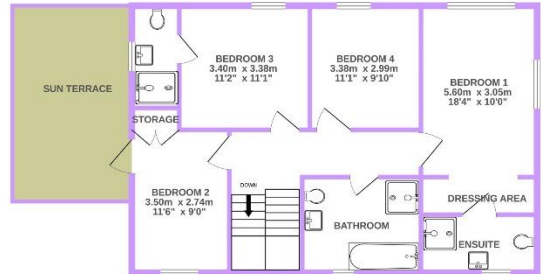


Finally, the detached properties also benefit from a single garage, with two parking spots available on the block paved driveway to the front of the property.

This gated community is nestled within the historic site of the recently renovated and Grade II Listed Bank Hall and enjoys surrounding picturesque woodland and countryside aspects. Orchard Meadows is also conveniently placed for access to the local villages and their amenities plus the cities of Preston and Liverpool via the A59.



GROUND FLOOR
99.7 sq.m. (1073 sq.ft.) approx.



1ST FLOOR
76.7 sq.m. (825 sq.ft.) approx.

TOTAL FLOOR AREA : 176.3 sq.m. (1898 sq.ft.) approx.

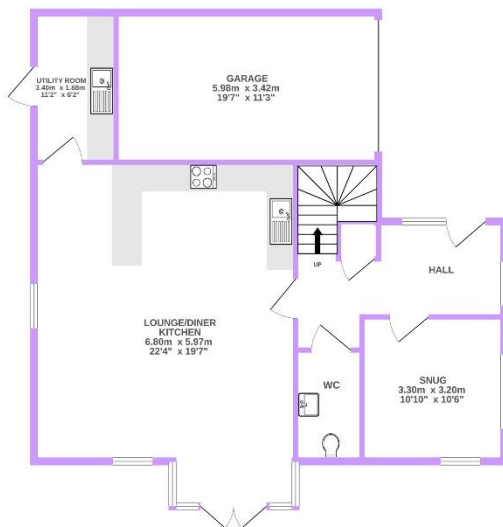


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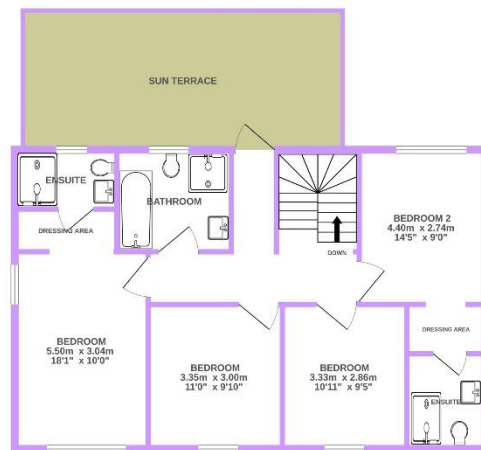
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
99.1 sq.m. (1067 sq.ft.) approx.



1ST FLOOR
73.2 sq.m. (788 sq.ft.) approx.

TOTAL FLOOR AREA : 172.3 sq.m. (1855 sq.ft.) approx.

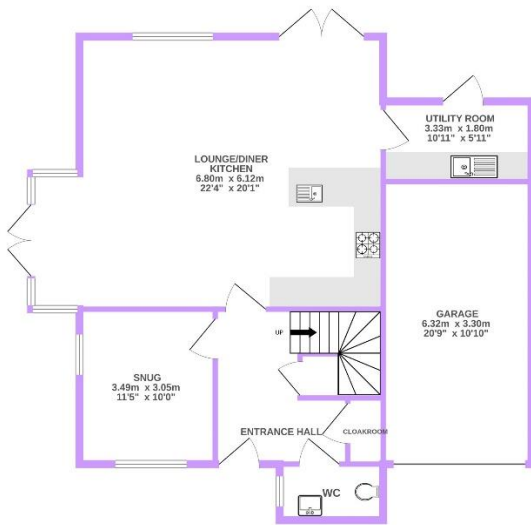


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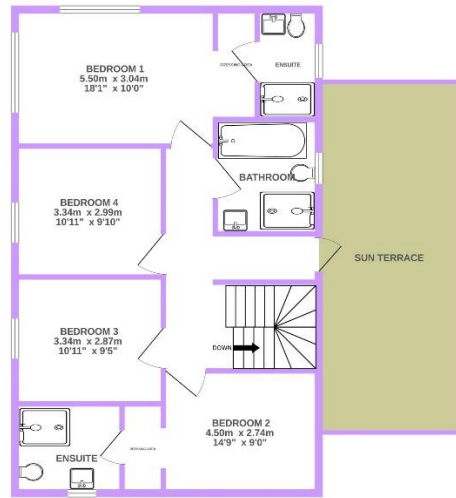
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GROUND FLOOR
99.0 sq.m. (1065 sq.ft.) approx.



1ST FLOOR
74.2 sq.m. (798 sq.ft.) approx.

TOTAL FLOOR AREA : 173.1 sq.m. (1863 sq.ft.) approx.

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Viewing is strictly by appointment through Maria B Evans Estate Agents

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

We are reliably informed that the lease length is 999 years

We are reliably informed that the Lease is fixed at £150 PA

We are reliably informed that the Service Charge is £450 PA

The Local Authority is Chorley Borough Council

The EPC rating is B

The Council Tax Band is TBC

The property is served by a Sewage Treatment Plant (included in the Service Charge)

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.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA