



Maria B Evans Estate Agents Limited

4 The Walled Garden, Whittle-le-Woods PR6 7PD

Offers in the region of £1,195,000



- Charming, executive-style, detached residence
- Set in a small, peaceful enclave of similar properties
- Within walking distance of Shaw Hill Golf & Spa Hotel
- Gymnasium with adjacent shower room
- Open-plan living-dining-kitchen area with lantern skylight
- Underfloor heating to most tiled areas
- SieMatic kitchen with Neff and Miele integrated appliances
- Elegant and spacious reception room with gas fire facility
- Laundry room with adjacent SieMatic utility to the ground floor
- Villeroy & Boch sanitary wear throughout
- Master bedroom with dressing room, walk in wardrobe and en suite
- Second bedroom serviced by en suite with Pharo massage shower
- Two further double bedrooms with fitted wardrobes
- Sunny south-west facing, private garden with woodland views
- Integral double garage and ample parking for around six cars
- Double glazing installed throughout

An excellent, detached family residence offering 4,284 square feet of versatile living space, The Walled Gardens presents a seamless blend of luxury and functionality with premium finishes throughout. The ground floor features a stunning, contemporary living-dining-kitchen area, along with a reception room, laundry room and adjacent utility, w.c., study and a gymnasium (complete with its own shower room). The excellence continues onto the first floor, with a luxurious master suite including a dressing room with walk-in wardrobe and elegant three-piece en suite. The second bedroom also enjoys a three-piece en suite whilst the remaining two double bedrooms are serviced by a four-piece family bathroom. Sat within a substantial plot with a generously sized, private rear garden and ample driveway providing parking for up to six vehicles, this home is ideal for growing families and entertaining alike.

It begins at the threshold...

Admission into the property is obtained through an entrance vestibule, having a bench seat to the side for the removal of shoes with storage underneath and being lit by a pendant light. Continuing into the property, the welcoming entrance hallway is laid with an elegantly tiled floor (which goes on to dominate the majority of the ground floor), has a radiator and recess downlights speckling the ceiling above. Also included in this space is another bench seat incorporated into an alcove with a spotlight above and storage within, and a cupboard for storing cloaks and shoes, equipped with a singular spotlight and accessed by double timber doors with opaque insets.



A space to relax and entertain...

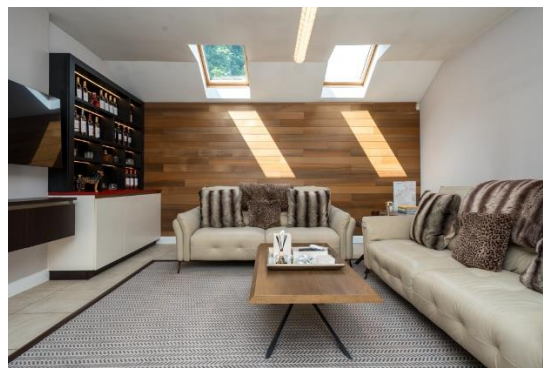
The open-plan living-dining-kitchen area unfolds to the rear of the property with delightful views of the garden and woodland beyond whilst the space is warmed by four radiators. The well-appointed, SieMatic kitchen is equipped with full-length units in a tasteful cream and brown colour with a full-length Miele refrigerator, two Neff electric ovens, a Neff combination microwave and Neff steamer. The central island provides breakfast seating with an opaque glass bar to enjoy meals upon and houses the inset sink unit with swan-neck, extendable tap and separate Quooker tap, whilst an etched drainer extends to one side, as well as having a Miele wine cooler beneath. There is an additional Neff dishwasher, freezer and electric hob. Finished with a Corian countertop, recess downlights and two drop pendant lights to illuminate the space, there is a television point opposite with a wall mounted cupboard beneath.



Moving onto the dining space, an area flooded with natural light thanks to the lantern skylight overhead, there is ample space for furniture here in front of windows overlooking the rear garden.



To the right, the living area adds the finishing touch to this home's sociable layout, having a SieMatic bar with cream base units and topped with a red quartz counter. Display shelving is positioned above and completed with mirrored backs and integrated lighting whilst the units include a Neff refrigerator. A wooden feature spans across one wall, bringing warmth and style to the space, with two Velux windows above, a pendant light and a television point with a wall mounted cupboard beneath.



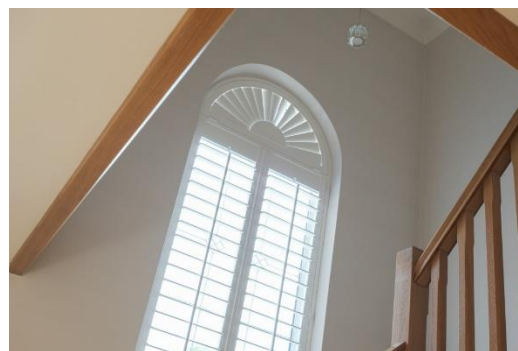
The spacious, elegant reception room is located to the front of the property, featuring a gas fire facility with granite surround, plantation shutters fitted to a window to the front and two radiators to warm the space.



Adjacent to the reception room lies a two-piece Villeroy & Boch cloakroom with contemporary finishes. This holds a tiled flooring and tiling to dado which forms a ledge around the space for the placement of toiletries. The suite includes a wall mounted wash hand basin with monobloc tap, close coupled w.c. and chrome heated towel rail whilst an opaque window faces the front of the property and recess downlights illuminate from above.



As working-from-home becomes the norm, The Walled Garden delivers the perfect office-away-from-the-office with fitted cherry cupboards (some with glazed frontage) extending into twin desk areas. There is a window to the side of the property, pendant light above and radiator.



Completing the ground floor, the laundry room has a window overlooking the rear, a pendant light and radiator with a door leading through to the utility room. This is fitted with a mixture of SieMatic full-length and base units, topped with a Corian counter and having plumbing for a washing machine and venting for a tumble dryer underneath. Also within the units is a Franke sink with swan-neck, extendable monobloc tap over, positioned in front of a window to the property and a full-length

Neff refrigerator/freezer. This room sports an elegant, marble flooring, has a pendant light, radiator and UPVC door with opaque insets to the rear garden.



A room is just a room, until....

It is given purpose. This versatile space, currently used as a home gymnasium, is fitted with a mat flooring, a television point and recess downlights whilst two radiators work to warm the room. Four sliding doors with glazed panels open immediately out onto the patio in the rear garden and offer serene views of the surrounding woodland. Further light filters through opaque windows, an opaque panel to the rear and clerestory windows to the side. The adjacent, fully tiled shower room is fitted with a three-piece suite comprising of a wall mounted monobloc wash hand basin, close coupled w.c. and electric shower with sliding glazed door. There is a chrome heated towel rail, pendant light above and opaque window to the side. This space offers a perfect opportunity for a ground-floor annex with its own entrance and easy access back into the living spaces in the main house. This space also has access to a storage room which houses the dedicated boiler.



And so, to bed...

Ascending the stairs to the first floor, an elegant drop pendant light gracefully illuminates the landing which gives way to all four beautifully appointed bedrooms.



The master bedroom comes into view straight ahead, a serene retreat with two windows across the rear and fitted bedside tables to either side of the bedspace. These are paired with a matching headboard with integrated lighting, whilst drop pendant lights drop gracefully to either side, softly illuminating the space when the central pendant light is not in use. There is a television point across from the bedspace before proceeding onto the superb dressing room area.



The dressing area has fitted wardrobes lining across the entirety of one wall, faced by a complementary vanity desk with drawers to provide further storage. Double doors open out to the Juliet balcony. There is a radiator in this space and recess downlights above. A further door leads into an enclosed dressing room with open wardrobes to either side, a radiator and recess downlights.



The Villeroy & Boch en suite is equally luxurious with a walk-in, monsoon head shower, a wall mounted vanity wash hand basin with swan-neck mixer tap over, illuminated mirror above and close coupled w.c. This is completed with a wall mounted cupboard for the storage of toiletries, chrome heated towel rail, extractor fan, opaque window to front and recess downlights.



The second bedroom is a double-sized room with fitted wardrobes and bedside tables flanking either side of the bedspace. A complementary vanity desk is also fitted to one wall. A pendant light illuminates from above, aiding the natural light from the window to the front fitted with plantation shutters and having a radiator beneath. Step in for a shower, stay for the spa with the superb en suite, equipped with an irresistible Pharo Massage shower having three lots of jets and an additional hand shower. The Villeroy & Boch suite is fully tiled in a neutral colour with recess downlights, an opaque window to the front, back-to-wall w.c, wall mounted wash hand basin with monobloc tap and chrome heated towel rail.



Bedroom three is a generously sized, dual aspect room with windows both to the rear and the side. It is laid with a wood-effect flooring and fitted with low-level storage in a light blue colour to one wall, continuing into extensive wardrobes to the other. The room is lit by a pendant and warmed by a radiator.



The final bedroom also has fitted wardrobes, drawers and complementary bedside tables in cream, is lit by a pendant light, warmed by a radiator and has views of the rear garden and woodland beyond.



Serving the bedrooms is the Villeroy & Boch four-piece family bathroom, fully tiled in a light neutral colour. The suite comprises of an inset bathtub with a monobloc tap and additional hand shower, a vanity porcelain hand wash basin with lever tap and an illuminated mirror above. Thoughtfully fitted to the corner alcove, the shower is equipped with a monsoon head, additional hand shower and enclosed by a glazed door. The suite is finished with a close coupled w.c., chrome heated towel rail and recess downlights. Two opaque windows to either side allow further light into the room, aided by a circular feature window to the front.



Garden delights...

Heading out of the double doors in the kitchen-dining area leads to an extensive paved sun terrace, ideal for barbecues and al fresco dining as (thanks to its South-west orientation) there is the option for both enjoyment in the sun or within a shaded area underneath the pergola.



This paving surrounds the property, with gated access to the front driveway from either side, one having adequate space and security for boat/caravan storage, a car port, or similar. The rest of the garden extends in a lush lawn to a low timber fence, allowing for uninterrupted views of the woodland beyond, whilst high timber fences enclose the garden to the sides providing optimal privacy. Steps descend to a shale area, upon which a large shed lies for the neat storage of tools. This space is completed with external electrical sockets and lighting and a water tap.



In summary...

This beautiful family home set within a generous plot and located in the much sought-after village of Whittle-le-Woods, provides a peaceful yet well connected retreat within a truly enviable location. There is pedestrian access from the property to the prestigious Shaw Hill Golf Course, complete with a hotel and spa, as well as supermarkets and local shops, a David Lloyd sports club and highly regarded schools. With excellent transport links to Preston and Manchester- via nearby Chorley and Buckshaw Village train station or easy motorway M6/M61/M65 access- this home offers the perfect blend of accessible living and rural tranquillity surrounded by rolling hills and woodland.





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 Chorley Borough Council

The EPC rating is D

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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