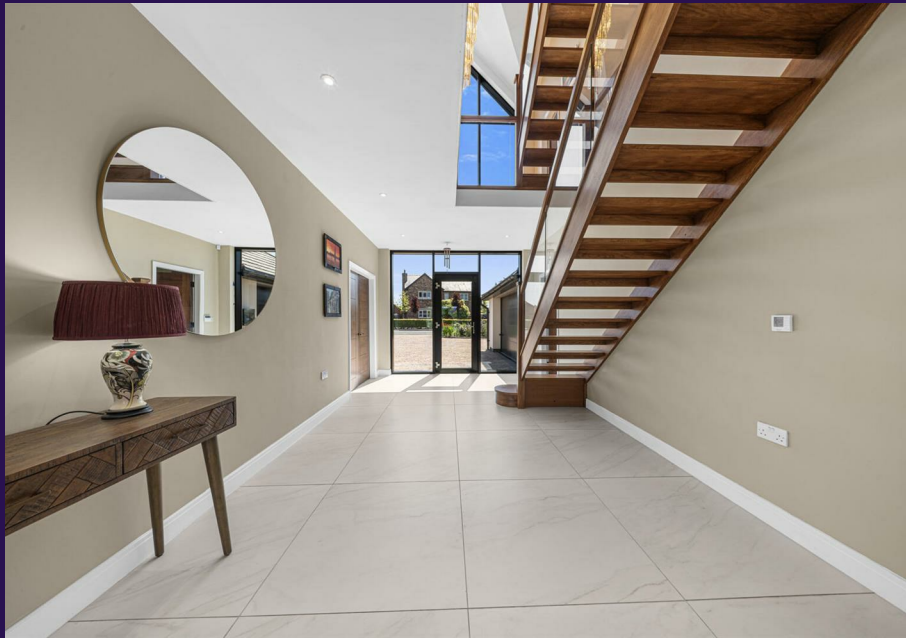




WILD MEADOW VIEW, 136 CHAIN HOUSE LANE

WHITESTAKE, PRESTON, PR4 4LB

£1,375,000



Key Features

- Truly Bespoke Five Bedroom Detached Executive Residence
- Three Spacious Reception Rooms
- Stunning Open Plan Dining Kitchen/Family Room
- Finished to the Highest of Standard Throughout
- Principle Bedroom with Dressing Room & En-Suite
- Four Further Bedrooms with Three En-Suite
- Modern Luxury Family Size Bathroom
- Magnificent Plot Extending to 0.5 acres (OTA) with Manicured Gardens
- Plenty of Off Road Parking with Double Garage
- Viewing Highly Recommended to Fully Appreciate

Property Summary

*****PART EXCHANGE CONSIDERED***** An exceptional opportunity to acquire a truly outstanding bespoke executive residence, individually designed and constructed to an uncompromising standard, occupying an impressive plot of approximately 0.5 acres (OTA). This remarkable family home perfectly combines contemporary luxury with exceptional craftsmanship, creating a residence of outstanding quality, space and architectural distinction.

Approached via an expansive block-paved driveway providing extensive parking for numerous vehicles, the property also benefits from an attached double garage together with a private side access lane, offering ideal access for garden maintenance vehicles, additional parking or ancillary use.

Extending to over three beautifully appointed floors, the accommodation has been thoughtfully designed with modern family living and entertaining in mind. There are five generously proportioned double bedrooms, four of which enjoy luxurious en-suite facilities, while the magnificent principal suite provides a private sanctuary featuring an elegant dressing room, a beautifully appointed spa-inspired en-suite and delightful views across the rear gardens.

At the heart of the home lies an exceptional open-plan family living kitchen, undoubtedly the property’s showpiece. Beautifully fitted with an extensive range of contemporary cabinetry, premium integrated appliances and an impressive central island, the space effortlessly accommodates cooking, dining and informal seating areas. Expansive glazed openings flood the room with natural light while creating a seamless connection to the beautifully landscaped gardens beyond, making it equally suited to everyday family life and large-scale entertaining. A generous utility room and stylish ground floor cloakroom further enhance the practicality of this exceptional home.

Complementing the impressive family living space are two elegant reception rooms. The formal lounge provides a sophisticated setting for entertaining or quiet relaxation, whilst a further reception room offers exceptional versatility, lending itself perfectly as a snug, television lounge, home office or peaceful reading room. Additionally there is under floor heating to the ground floor and the majority of the rooms have CAT5 and T.V aerial points.

One of the home’s most striking architectural features is the breathtaking central atrium. A magnificent oak staircase with contemporary glazed balustrades rises through the centre of the property beneath a spectacular statement chandelier, while the galleried landings above create an extraordinary sense of volume, light and grandeur that immediately sets the tone for the quality found throughout.

The gardens are every bit as impressive as the accommodation itself. Occupying approximately half an acre (OTA), the beautifully landscaped grounds have been thoughtfully designed to provide an idyllic setting for both entertaining and peaceful relaxation. A substantial decked terrace offers the perfect space for al fresco dining, whilst an ornamental wildlife pond creates a tranquil focal point, complemented by sweeping lawns, mature planting and carefully selected specimen trees that provide privacy, colour and year-round interest.

Adding to the appeal is a luxurious detached summer house, offering an ideal retreat as a home office, garden lounge or entertaining space, together with a greenhouse and further garden storage. Completing this remarkable outdoor environment is the property’s namesake—a beautifully established wildflower meadow—which creates a spectacular natural backdrop, attracting an abundance of wildlife while providing a truly unique and unforgettable setting rarely found in homes of this calibre.

Offering an exceptional blend of contemporary design, luxurious accommodation and magnificent landscaped grounds, this outstanding residence represents a rare opportunity to acquire one of the area’s finest bespoke family homes. Attention to detail is second to none, such as galvanised rainwater goods and stone lintels framing the stunning aluminium powder coated windows.

Reception Hallway

10’10" x 20’10" (3.3m x 6.35m)

A striking and exceptionally spacious reception hallway creating an impressive first impression. Featuring a contemporary open-tread oak staircase with glazed balustrades, high ceilings and stylish porcelain tiled flooring, the hall is flooded with natural light and provides access to the principal ground floor accommodation, setting the tone for the quality and design found throughout this outstanding home.

Living Room

14’5" x 20’10" (4.39m x 6.35m)

A well proportioned formal lounge, finished to an exceptional standard with contemporary wall panelling, porcelain tiled flooring and an abundance of natural light with UPVC windows to the front and side elevations. A bespoke media wall adds a striking focal point, complementing the luxurious design. Two ceiling light fittings and wall lights. TV aerial socket.

Sitting Room

14’2" x 11' (4.32m x 3.35m)

A beautifully presented and generously proportioned sitting room, finished in a contemporary style with elegant décor and an abundance of natural light. French doors provide direct access to the side courtyard garden. Finished with stylish tiled flooring and ample room for comfortable seating, this inviting reception room offers the perfect setting for both relaxing and entertaining. Ceiling light fitting. Media cupboard storage and TV aerial socket.

Laundry Room

14’2" x 6’1" (4.32m x 1.85m)

A superbly appointed utility room, thoughtfully designed with an extensive range of fitted wall and base units providing excellent storage and generous worktop space. Complete with a Belfast-style sink, plumbing for laundry appliances and contemporary tiled flooring. Wall mounted combination boiler. A rear-facing window provides natural light.

Cloaks W.C

A stylish and contemporary ground floor cloaks WC, beautifully finished with a modern two-piece suite incorporating a concealed cistern W.C and wash hand basin set with a vanity unit, contemporary tiling and quality fittings. An ideal convenience for guests, complementing the high standard of presentation found throughout the home.

Dining Kitchen

40’3" x 14’2" (12.27m x 4.32m)

Undoubtedly the heart of this exceptional home, this breathtaking open plan living dining kitchen has been thoughtfully designed to combine contemporary luxury with everyday practicality. Flooded with natural light and enjoying an effortless connection to the outside through expansive sliding patio doors, the space is ideal for both family living and large-scale entertaining.

The kitchen is beautifully appointed with an extensive range of high-gloss contemporary wall and base units, complemented by striking white Corian work surfaces and matching upstands with inset sink and mixer tap. A substantial central Porcelain island provides additional preparation space and extensive storage, all enhanced by elegant pendant lighting overhead and feature LED lighting. A comprehensive range of integrated appliances includes twin eye-level ovens, integrated microwave, induction hob with ceiling-mounted extractor, full-height refrigeration unit, together with integrated dishwasher facilities.

Beyond the kitchen, the room seamlessly flows into generous dining and family seating areas, creating a superb sociable environment with ample space for formal dining and relaxed everyday living. The highlight of this space is the feature modern log burner with stylish flue. Large-format porcelain tiled flooring continues throughout, while recessed ceiling lighting and contemporary décor complete this outstanding living space, which truly forms the focal point of this impressive home.

Garden Room/Family Living

14’4" x 16’3" (4.37m x 4.95m)

A magnificent family room forming an integral part of the home’s exceptional open-plan living space, designed with both luxury and versatility in mind. The impressive vaulted ceiling, enhanced by a large Velux roof lights, creates a wonderful sense of space while flooding the room with natural light. Expansive sliding patio doors provide seamless access to the outdoor entertaining terrace, effortlessly blending indoor and outdoor living.

Offering generous proportions, this superb room comfortably accommodates a variety of seating arrangements, making it the ideal setting for everyday family life as well as entertaining guests. Finished with contemporary large-format





porcelain tiled flooring, ceiling light fitting and tasteful neutral décor, the room flows beautifully into the adjoining open-plan living accommodation, creating a stunning social hub that is perfectly suited to modern living.

First Floor Landing

21'5" x 10'10" (6.53m x 3.3m)

A truly breathtaking galleried first floor landing that creates an impressive first impression and serves as a striking architectural feature of the home. Overlooking the magnificent reception hall below, the space is enhanced by a stunning statement chandelier cascading through the stairwell, together with contemporary glazed balustrades and a beautifully crafted oak staircase and quality oak flooring. Recessed ceiling lighting complement the elegant décor.

Principal Bedroom

13'8" x 22'9" (4.16m x 6.93m)

An outstanding principal bedroom suite of exceptional proportions, beautifully designed to create a luxurious private retreat. The impressive vaulted ceiling enhances the sense of space and light, while two feature rooflight with motorised blackout blinds and full-height glazed doors opening onto a Juliet balcony allow natural light to flood the room and provide delightful views over the surrounding grounds.

Finished to an impeccable standard, the bedroom offers extensive space for a super king-size bed together with a comfortable seating area, creating a relaxing environment to unwind. Quality oak flooring, elegant décor and a striking feature wall combine to deliver a sophisticated yet inviting atmosphere.

Dressing Room

13'8" x 6'10" (4.16m x 2.08m)

A comprehensive range of fitted wardrobes provides excellent storage, while the suite enjoys the added luxury of a dedicated dressing area and a beautifully appointed en-suite shower room, completing this exceptional principal suite worthy of a home of this calibre.

Principal En-Suite Bathroom

13'8" x 8'11" (4.16m x 2.72m)

A luxurious en-suite bathroom, beautifully appointed to create a spa-inspired retreat and finished to an exceptional standard throughout. Featuring elegant full-height marble-effect porcelain tiling, the suite comprises a contemporary freestanding bath with wall-mounted controls, a generous walk-in rainfall shower with frameless glazed screen, concealed cistern W.C and a stylish vanity wash hand basin with quality fittings.

Thoughtfully designed with both comfort and practicality in mind, the room benefits from recessed ceiling lighting, a contemporary vertical heated towel radiator and a large window providing an abundance of natural light. The high-quality specification, premium finishes and sophisticated design combine to create a truly indulgent en-suite, perfectly complementing the impressive principal bedroom suite.

Bedroom Two

15'3" x 14'6" (4.65m x 4.42m)

A superbly proportioned double bedroom, beautifully presented in a contemporary style and offering generous space for a full range of bedroom furniture. A large front-facing window floods the room with natural light, while quality oak flooring and tasteful neutral décor create a bright and relaxing atmosphere. UPVC double glazed window to the front elevation. Ceiling light fitting.

En-Suite Shower Room

5'9" x 14'6" (1.75m x 4.42m)

A beautifully appointed contemporary en-suite shower room, finished to an exceptional standard with elegant full-height marble-effect porcelain tiling creating a luxurious, hotel-inspired feel. The suite comprises a spacious walk-in rainfall

shower with frameless glazed screen, a contemporary floating vanity unit incorporating a wash hand basin with illuminated mirror above, a low-level WC and a chrome heated towel radiator.

Recessed ceiling spotlights, quality sanitaryware and a frosted window providing natural light combine with the high-quality finishes to create a stylish and practical en-suite, perfectly complementing the adjoining double bedroom.

Bedroom Three

13'5" x 12'7" (4.09m x 3.84m)

A beautifully presented and generously proportioned double bedroom, finished to an exceptional standard and offering an ideal guest suite or luxurious principal bedroom alternative. The room benefits from an extensive range of bespoke fitted wardrobes spanning the full width of one wall, providing outstanding hanging and storage space whilst maintaining a clean, contemporary aesthetic. Quality oak flooring and ample space for additional bedroom furniture.

Family Bathroom

7'8" x 10'10" (2.34m x 3.3m)

A beautifully designed contemporary family bathroom, finished to an exceptional standard with luxurious full-height marble-effect porcelain tiling and premium-quality fixtures throughout. The suite features a striking freestanding bath with wall-mounted controls, a sleek floating vanity unit incorporating a wash hand basin with integrated storage, and a low-level WC, all combining to create a stylish and tranquil space. The room is enhanced by recessed ceiling spotlights, a large window providing excellent natural light and elegant contemporary finishes.

Second Floor Landing

11'5" x 10'11" (3.48m x 3.33m)

Complemented by quality oak flooring, elegant glazed balustrades and a radiator.

Bedroom Four

15'8" x 14'8" (4.78m x 4.47m)

A well-proportioned double bedroom, beautifully presented and enjoying an abundance of natural light courtesy of two Velux roof windows. The room offers ample space for a range of bedroom furniture and is complemented by a ceiling light point and radiator, creating a bright and comfortable environment. A door leads directly to the adjoining en-suite shower room, making this an ideal guest suite or private bedroom retreat.

En-Suite

7'7" x 8'6" (2.31m x 2.59m)

A spacious and beautifully presented en-suite shower room, finished to an exceptional standard with contemporary marble-effect porcelain tiling and high-quality fixtures throughout. The suite comprises a generous corner shower enclosure with glazed screen, a stylish floating vanity unit incorporating a wash hand basin with useful storage beneath, a low-level WC and a fitted storage unit providing additional practicality. A Velux roof window floods the room with natural light.

Bedroom Five

15'7" x 14'7" (4.75m x 4.45m)

A further generously proportioned double bedroom, finished to an excellent standard and benefiting from two Velux roof windows that flood the room with natural light while enhancing the feeling of space. The room provides ample accommodation for a range of bedroom furniture and is complemented by a ceiling light point and radiator. A door leads directly to a private en-suite shower room, making this an ideal guest bedroom or comfortable suite for family members.

En-Suite

7'8" x 8'5" (2.34m x 2.57m)

A generously proportioned and immaculately presented en-suite shower room,

finished to an exceptional specification with elegant marble-effect porcelain tiling and contemporary fittings throughout. The suite incorporates a spacious corner shower enclosure with glazed screen, a sleek floating vanity unit with inset wash hand basin and integrated storage, a low-level WC, together with an additional fitted storage cabinet providing excellent practicality. A Velux roof window floods the room with natural light.

Double Garage

With electric sectional up and over style door, power, light and side access door. Electric vehicle charger point.

Front External

Approached via an impressive, expansive block-paved driveway, this exceptional detached residence immediately conveys a sense of prestige and quality. The frontage provides extensive off-road parking for numerous vehicles and leads to a substantial attached double garage with electric door, making it ideal for families and those requiring secure storage.

The contemporary exterior is finished with crisp rendered elevations, contrasting feature window surrounds and an impressive full-height glazed entrance, allowing natural light to flood the spectacular reception hall beyond. The property occupies a generous plot, bordered by mature hedging which provides a high degree of privacy, while a wide side access leads through to the beautifully landscaped rear gardens.

Architecturally designed with striking elevations and clean contemporary lines, this outstanding home combines commanding kerb appeal with practicality, creating a truly impressive first impression befitting a property of this calibre.

Rear External

Occupying a magnificent plot extending to approximately 0.5 acres (OTA), the grounds are every bit as impressive as the accommodation itself, having been thoughtfully landscaped to create a private and tranquil outdoor haven. Beautifully maintained sweeping lawns are bordered by mature hedging and established planting, providing an excellent degree of privacy whilst creating a wonderful setting for both relaxation and family life.

A particular feature of the garden is the stunning ornamental wildlife pond with natural stone edging, adding a peaceful focal point to the grounds and enhancing the property’s idyllic atmosphere. Beyond, the expansive lawns provide an abundance of space for children to play, outdoor entertaining or simply enjoying the open surroundings.

Positioned within the gardens is a luxurious timber summer house, offering a versatile retreat that is perfectly suited as a home office, garden lounge, hobby room or entertaining space, allowing you to make the most of the beautiful setting throughout the seasons. A greenhouse and additional garden storage further enhance the practicality of the outdoor space.

The generous plot enjoys a variety of seating areas, attractive gravelled gardens and well-stocked borders, all carefully designed to complement the contemporary architecture of the home. Combining exceptional privacy, extensive outdoor space and beautifully landscaped surroundings, these outstanding gardens provide a fitting backdrop to this remarkable family residence.

Agents Notes

VIEWING:
Viewing is strictly by appointment only.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.











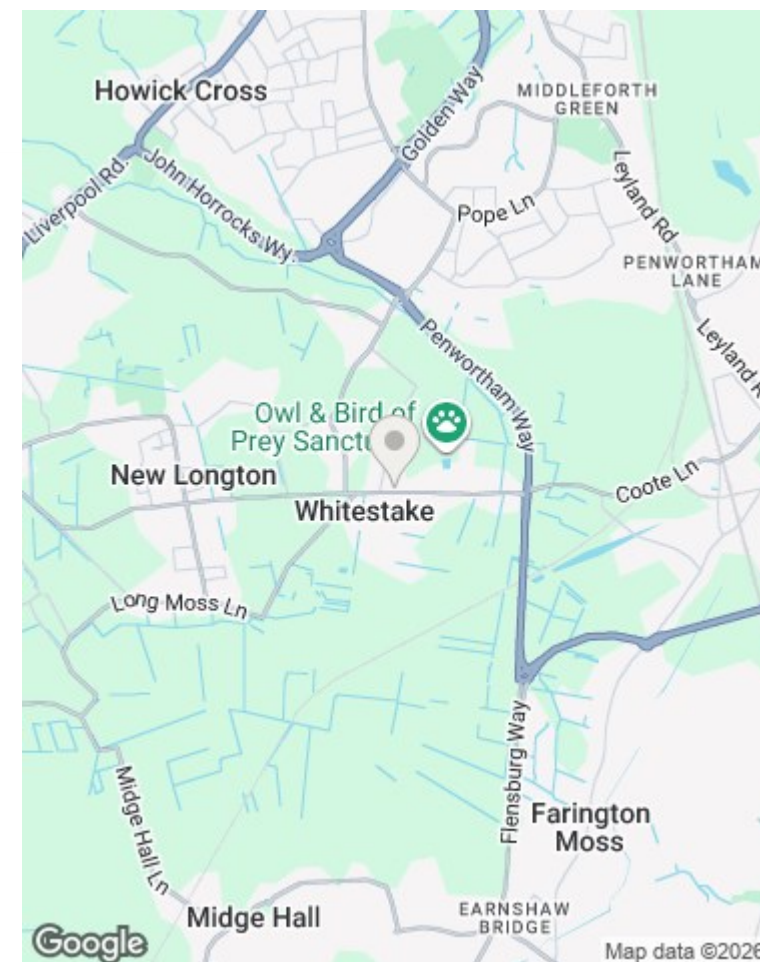
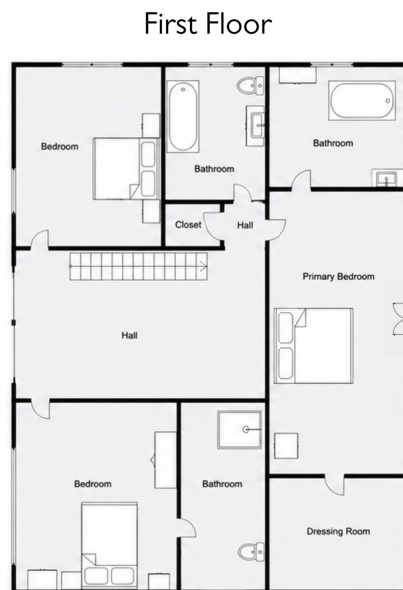
Additional Information

Local Authority – South Ribble Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC