FOR SALE

125, Chorley Road, Standish, WN1 2TE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996

125, Chorley Road, Standish, WN1 2TE

A distinctive five-bedroom home combining luxury design, exceptional space and premium finishes

- Stunning five bed detached residence
- Pleasant, elevated views to front & rear
- Three en-suites & luxury family bathroom
- Large drive & oversized integral garage
- Prestigious elevated Standish location
- Spectacular open-plan family kitchen
- Private west-facing landscaped garden
- 2239 SQ.FT.

We are delighted to offer for sale this exceptional recently built detached residence, showcasing striking contemporary architecture and a level of craftsmanship rarely found within the Standish area. Occupying a superb, elevated position in one of the village's most desirable locations, the property enjoys attractive views towards Haigh Plantations to the front, whilst to the rear a private west-facing garden benefits from pleasant woodland aspects and excellent levels of seclusion. The beautifully landscaped grounds include an impressive block-paved driveway framed by natural stone walls, providing extensive off-road parking for up to six vehicles.

To the rear, a full-width patio creates an outstanding outdoor entertaining space accessed directly from the home via expansive bi-folding doors. The plot itself is notably larger than typically found on modern developments and further benefits from the advantage of Freehold tenure with no annual ground rent or estate management charges. Originally constructed by an award-winning master builder, the property has been thoughtfully designed to combine luxury, practicality and energy efficiency.

The welcoming reception hallway leads to a spacious bay-fronted lounge, whilst the true heart of the home is the spectacular open-plan kitchen, dining and family room. Flooded with natural light from overhead skylights and a stunning 4.4m bi-folding door, this superb living space has been designed with modern lifestyles in mind. The high-specification kitchen features sleek handleless cabinetry, luxury worktops, a central island and a comprehensive range of integrated Neff appliances including a slide-and-hide oven, combination microwave oven, plate warmer, induction hob, dishwasher and fridge freezer. A striking oak and glass staircase rises to the first floor where five generously proportioned bedrooms provide exceptional family accommodation. Three bedrooms benefit from en-suite facilities, including luxurious walk-in showers to the two principal bedrooms, whilst a beautifully appointed family bathroom features both a bath and separate shower. One bedroom also benefits from bespoke fitted his-and-hers wardrobes.

Further highlights include solid oak internal doors, designer radiators, premium flooring throughout, a larger-than-average integral garage with electric door, composite security doors, alarm system, brushed chrome fittings and external feature lighting. Combining outstanding design, superior specification and excellent energy efficiency, the property also benefits from Hive smart heating controls, a highly efficient central heating system, triple glazing to the front elevation and double glazing to the rear.

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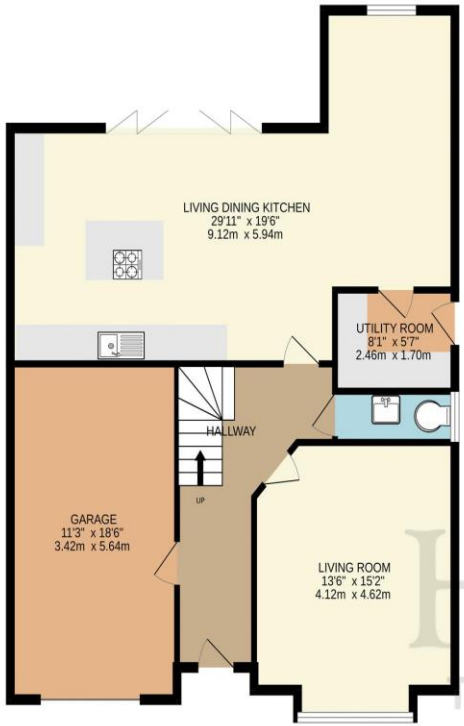
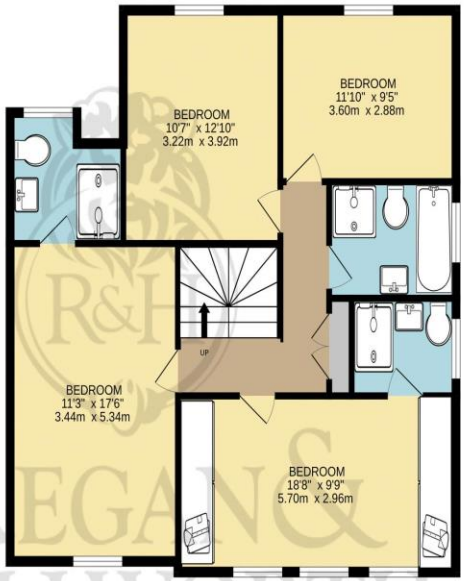
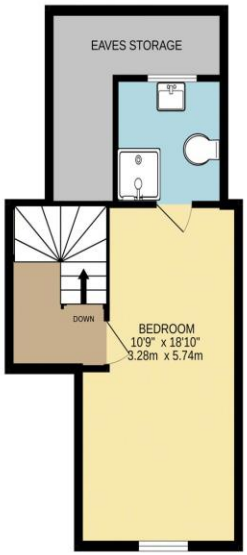
GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2239 sq.ft. (208.0 sq.m.) approx.

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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