

FOR SALE

Oakwood, Flash Lane, Rufford, L40 1SN

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## Oakwood, Flash Lane, Rufford, L40 1SN

*Stunningly refurbished family home in prime village setting*



- Beautifully refurbished high-spec home
- Landscaped south facing gardens
- 4 double bedrooms / 3 bathrooms
- Meticulous attention to detail
- Stunning 31ft living dining kitchen
- Lounge & home office / sitting room
- Ample parking and detached garage
- 1898 SQ.FT. / Freehold

Set within an impressive overall plot with private south facing gardens, this exceptional newly refurbished detached residence occupies a truly enviable position along the highly sought-after and leafy Flash Lane in the charming village of Rufford. Early viewing is essential to fully appreciate the quality, space and lifestyle this stunning home provides. Having been comprehensively refurbished throughout to an exceptional standard, the property now offers almost 1,900 square feet of stylish and thoughtfully designed living accommodation. The transformation has been carried out with meticulous attention to detail, with the current owners selecting high-quality fixtures, fittings and finishes throughout, resulting in a sophisticated, turnkey home. Set across two floors the stunning interior boasts a stunning feature double-height hallway with WC / cloaks, two front reception rooms comprising a lounge and large study/sitting room with herringbone flooring making it perfect for home working. Undoubtedly the heart of the home is the stunning open-plan kitchen and dining space which extends to an impressive 31 feet. Designed with both entertaining and everyday family life in mind, this superb space is finished with sleek Granite worktops, a breakfast bar, and a comprehensive range of quality integrated appliances. Contemporary lighting and Crittall style floor to ceiling French doors and complementary windows flood the room with natural light while also providing seamless access to the garden, effortlessly blending indoor and outdoor living. To the first floor, the sense of quality and space continues with four well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe and beautifully appointed en-suite shower room featuring a stylish double shower enclosure. Another bedroom has the benefit of an ensuite shower room whilst the remaining bedrooms are served by a luxurious four-piece family bathroom suite finished with modern fittings and elegant tiling. Externally, the property sits well back from the road with ample off-road parking for several vehicles and boasts a larger than average detached garage. The property also comes with planning permission granted to convert the existing garage as well as alter the material of the driveway and to install solar panels. To the rear, the garden has been immaculately landscaped to create a private and peaceful outdoor space. A lush lawn is complemented by two Indian stone patios, ideal for outdoor dining and entertaining, all enjoying sunny south facing aspects. Combining beautiful design, high specification finishes and a highly desirable location, this outstanding home offers an exceptional lifestyle opportunity in the heart of Rufford.







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**TOTAL FLOOR AREA : 1898 sq.ft. (176.3 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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**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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