

FOR SALE

14, The Paddock, Rufford, L40 1UL



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A substantial family home with mature gardens, a swimming pool and outstanding lifestyle potential



- Prestigious Leafy Development
- Outdoor swimming pool
- Five-bedroom detached home
- Quick sale required
- One of the largest plots
- Double garage & in-out drive
- Large lounge with feature fireplace
- Over 2,200 SQ.FT.

Occupying a desirable plot on the prestigious The Paddock development in Rufford, this exceptional detached residence presents a rare opportunity to acquire a substantial family home surrounded by beautifully established gardens in one of the village's most desirable addresses. Set well back from the road behind an impressive in-and-out driveway, with a detached double garage and mature grounds wrapping around the property, the home offers an enviable combination of privacy, space and outstanding potential.

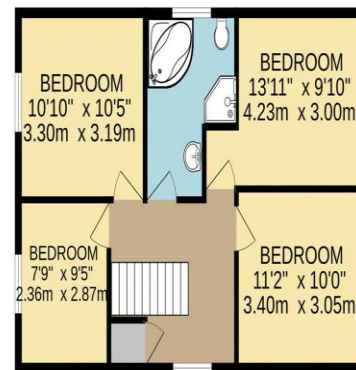
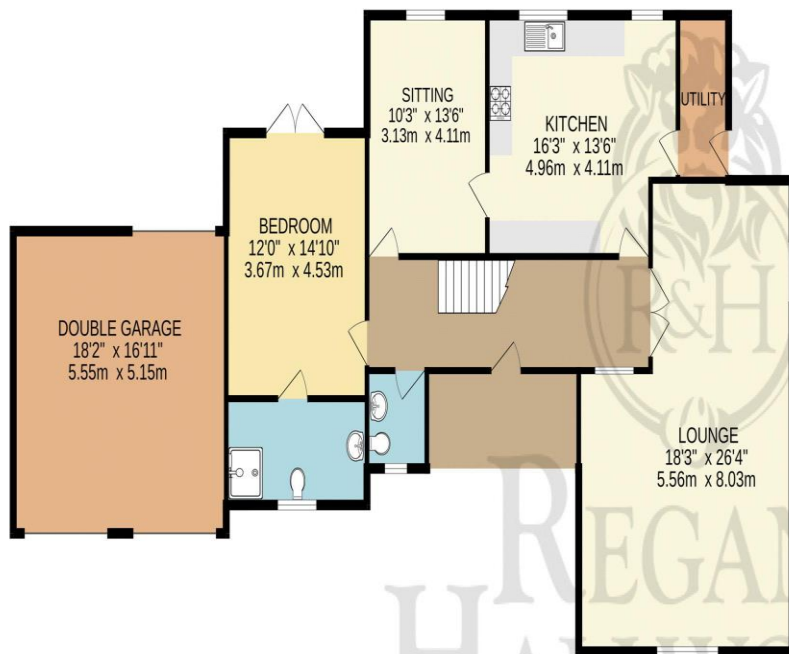
From the moment you arrive, the setting is immediately impressive. The extensive gardens have matured beautifully over the years, creating a wonderfully private environment that feels more akin to a country retreat than a modern development. A truly unique feature is the outdoor swimming pool, offering exciting scope for refurbishment to create an exceptional leisure and entertaining space. Whether restored as a private pool, complemented by an outdoor kitchen, or transformed into a luxurious garden sanctuary, the possibilities are endless for those seeking the ultimate outdoor lifestyle.

Inside, the home extends to over 2,200 square feet and has been thoughtfully designed to provide flexible accommodation that can adapt to changing family needs. The principal lounge is a particularly impressive room, centred around a striking contemporary inglenook fireplace complete with a wood-burning stove, creating a warm and inviting atmosphere throughout the seasons. Generous proportions make it equally suited to cosy evenings or larger family gatherings. The spacious kitchen forms the heart of the home, flowing effortlessly into a charming sitting area that provides the perfect setting for everyday family life, morning coffee or informal entertaining. A separate utility room adds practicality, while the overall layout offers excellent versatility. One of the home's standout features is the ground floor bedroom suite, complete with its own en-suite shower room and French doors opening directly onto the patio and swimming pool. Whether used as a luxurious guest suite, accommodation for a dependent relative, or a superb principal bedroom, it offers flexibility rarely found in homes of this style. Upstairs, four further well-proportioned bedrooms are served by a spacious family bathroom, providing ample accommodation for growing families.

Combining a premier village location, one of the development's largest and most established plots, exceptional outdoor potential and over 2,200 square feet of versatile living space, this is a home that offers buyers the opportunity to create something truly special in one of Rufford's most sought-after settings.







TOTAL FLOOR AREA : 2205 sq.ft. (204.9 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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