

Number seven

Oak Coppice

Private, Connected & Designed for Living



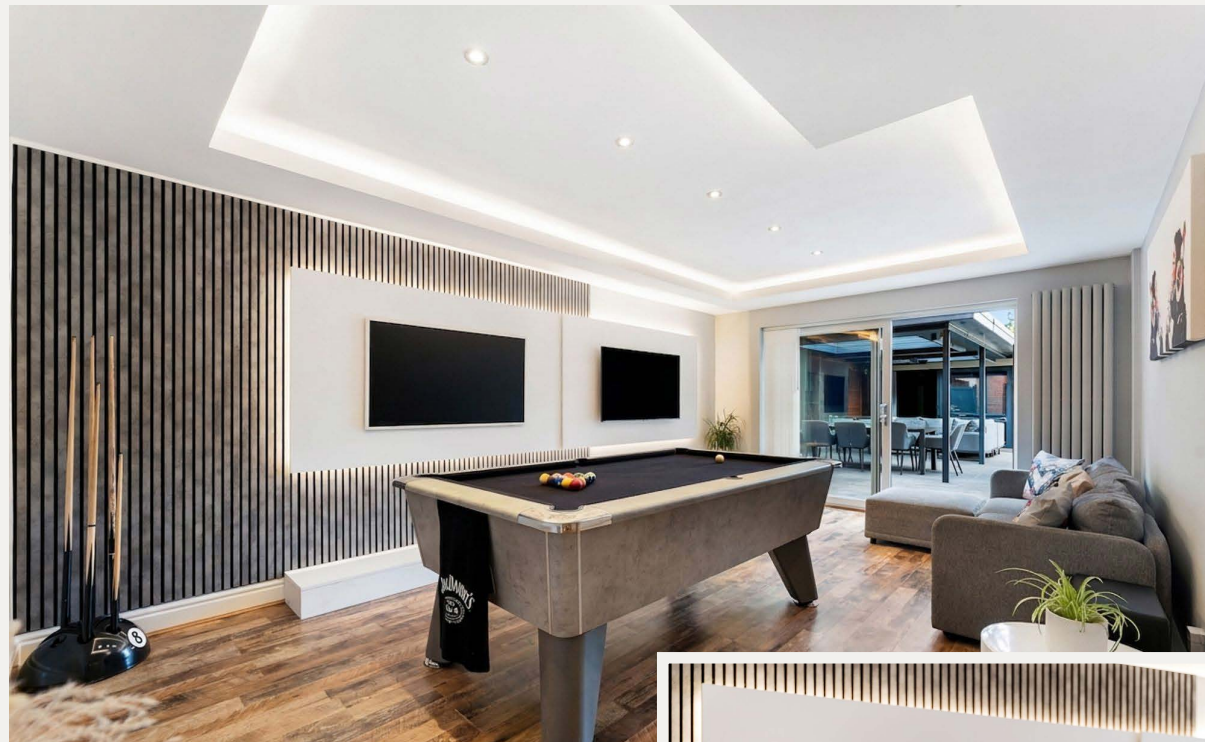
Occupying a peaceful position within an exclusive gated community in the heart of Heaton, this extended four-bedroom detached home has been created around modern family living. Combining generous accommodation with carefully considered upgrades throughout, it offers an excellent balance of everyday practicality and stylish entertaining space.

At its heart is an impressive open-plan kitchen, dining and family room, complemented by versatile reception rooms, bespoke fitted furniture, integrated smart home technology and a beautifully landscaped garden featuring a remarkable covered entertaining area and detached garden room.

Passing through the secure electric gates, Oak Coppice immediately conveys a sense of privacy and exclusivity. Set within this select development, the property occupies an attractive position with a broad frontage, ample parking and an extended façade that gives little indication of the impressive accommodation found within.

A modern composite entrance door opens into a spacious reception hall, where soft neutral décor, quality oak joinery and a striking oak staircase create an immediate feeling of warmth and quality. The recently refurbished guest WC has been finished with a floating vanity unit, updated sanitaryware and modern fittings, while recessed lighting, feature stair lighting, integrated smart controls and Hive-operated heating provide an early introduction to the technology seamlessly incorporated throughout the home.

Flexible Spaces for Modern Family Life



The reception rooms provide an excellent balance of formal entertaining, relaxed family living and dedicated work-from-home space, allowing the accommodation to adapt as family needs evolve. Positioned at the front of the house, the formal dining room provides an elegant setting for family celebrations and dinner parties. Beautifully proportioned and finished in soft, contemporary tones, it offers a versatile space that feels equally suited to everyday dining and special occasions.

Across the hallway, the former lounge has been transformed into a superb games and media room. A bespoke feature wall with integrated media units, concealed LED lighting and acoustic panelling creates an impressive focal point, while the well-balanced proportions comfortably accommodate a



full-size pool table alongside a seating area. Sliding doors open directly onto the garden, allowing the room to spill effortlessly onto the outdoor entertaining terrace. For those preferring a more traditional layout, it could easily return to an elegant sitting room, family lounge or children's playroom.



Completing the ground floor is a dedicated home office, professionally fitted with bespoke cabinetry, integrated desk space and extensive built-in storage. Created to provide a productive working environment, it offers valuable separation from the main living areas while remaining perfectly connected to family life.



The Heart of the Home



At the heart of the home is an impressive open-plan kitchen, dining and family room, bringing cooking, dining and relaxation together in one sociable space. Clean architectural lines, large-format porcelain flooring and an abundance of glazing combine to create a bright, contemporary setting equally suited to everyday family life and entertaining.

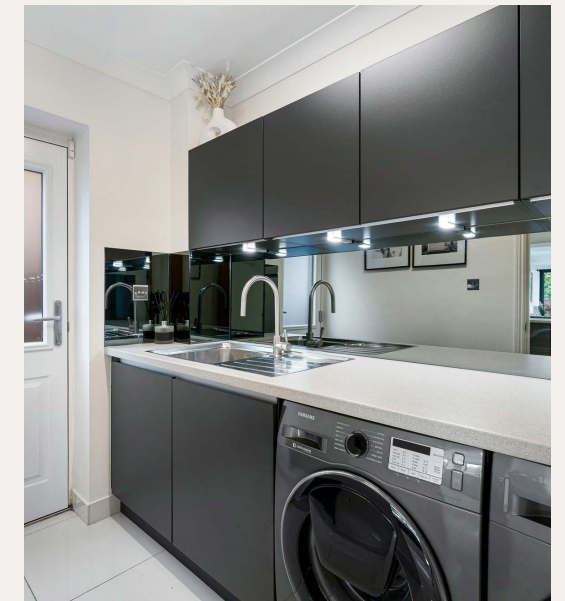
Two large rooflights and expansive sliding doors flood the room with natural light, while opening directly onto the covered outdoor entertaining area and landscaped garden to create a seamless connection between inside and out. Whether hosting friends, sharing family meals or simply unwinding, the space adapts effortlessly to every occasion.

Designed and installed by Stuart Frazer, the sleek kitchen pairs handleless cabinetry with contrasting work surfaces and a substantial peninsula incorporating breakfast seating for four. A comprehensive range of integrated Neff appliances, including an induction hob, oven and microwave, has been recently replaced, while a Quooker boiling water tap adds further everyday convenience. Electric underfloor heating warms the kitchen itself, with water-fed underfloor heating extending through the adjoining family area.

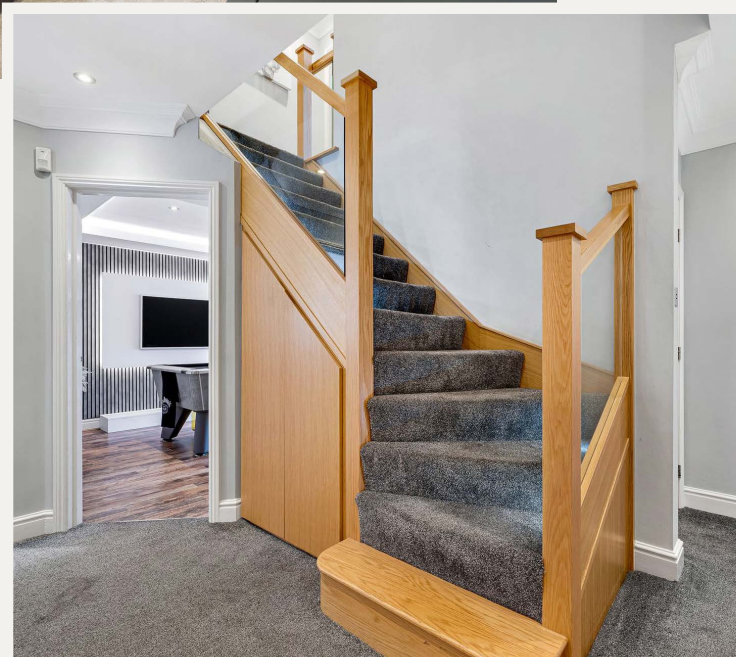
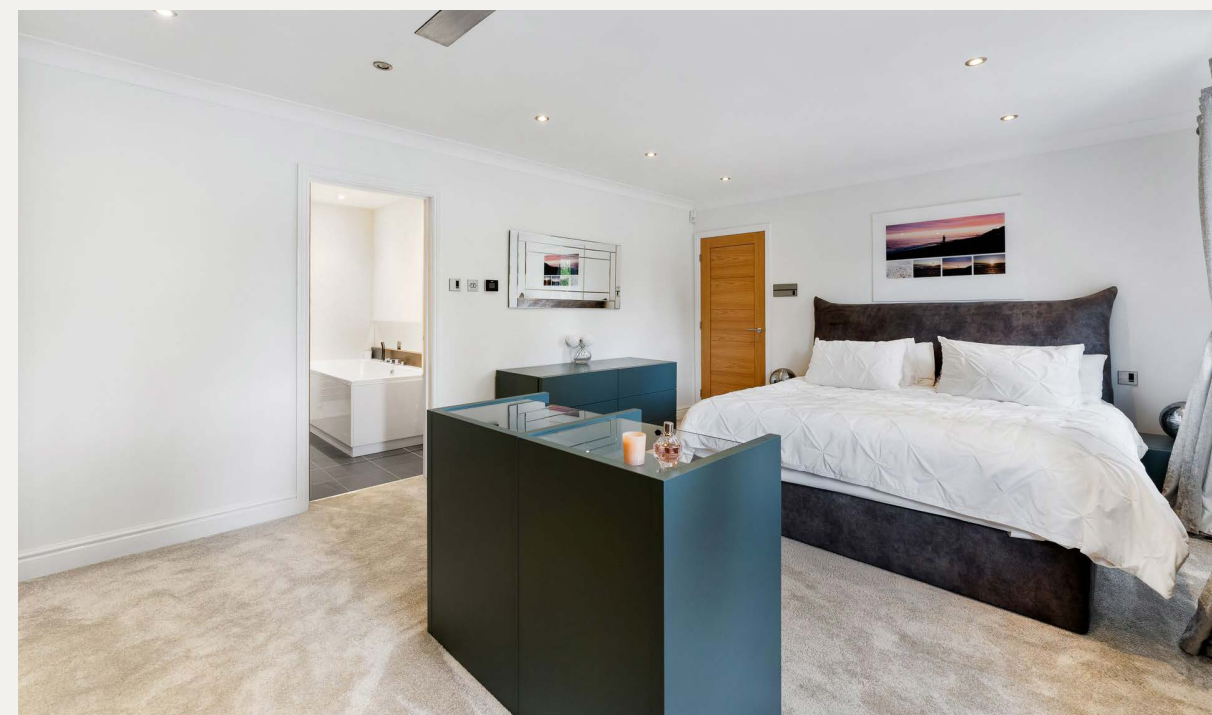


Beyond the kitchen, dedicated dining and seating areas create distinct zones whilst maintaining an open, flowing layout. The family area is centred around a bespoke media wall incorporating an inset electric fire and feature lighting, while integrated ceiling speakers, multiple lighting zones and full Control4 smart home integration allow lighting, music and entertainment to be tailored effortlessly to every occasion.

A separate utility room, finished in a matching contemporary style with additional storage, worktop space and external access, keeps the practical elements of day-to-day living discreetly tucked away while complementing the quality and design of the main kitchen.



Rest & Retreat



An oak staircase with glazed balustrades rises to a spacious first-floor landing, introducing the same contemporary finishes found throughout the home and creating an impressive central point from which the bedroom accommodation naturally unfolds.

The principal suite has been created as a luxurious retreat, enjoying a peaceful outlook across the rear garden and mature trees beyond. Its generous proportions comfortably accommodate a super king bed, freestanding wardrobes and dressing furniture, while integrated ceiling speakers enhance the room's refined feel. The en suite continues the refined styling with both a bath and a separate walk-in shower, underfloor heating, quality sanitaryware and clean, minimalist finishes.

Bedroom two is equally impressive, featuring an extensive range of bespoke fitted furniture including full-height wardrobes, integrated bedside cabinetry, open display shelving and a dedicated study area, all complemented by a striking timber slatted feature wall with concealed lighting. Its stylish en suite has also been updated with a floating vanity unit, WC and modern fittings. Bedrooms three and four are both well-proportioned doubles, finished in the same tasteful style and offering flexible accommodation for children, guests or home working as family needs evolve. Completing the first floor, the stylishly appointed family bathroom features a a walk-in rainfall shower, complemented by quality sanitaryware and modern fittings to comfortably serve the remaining bedrooms.



Outdoor Living, Reimagined



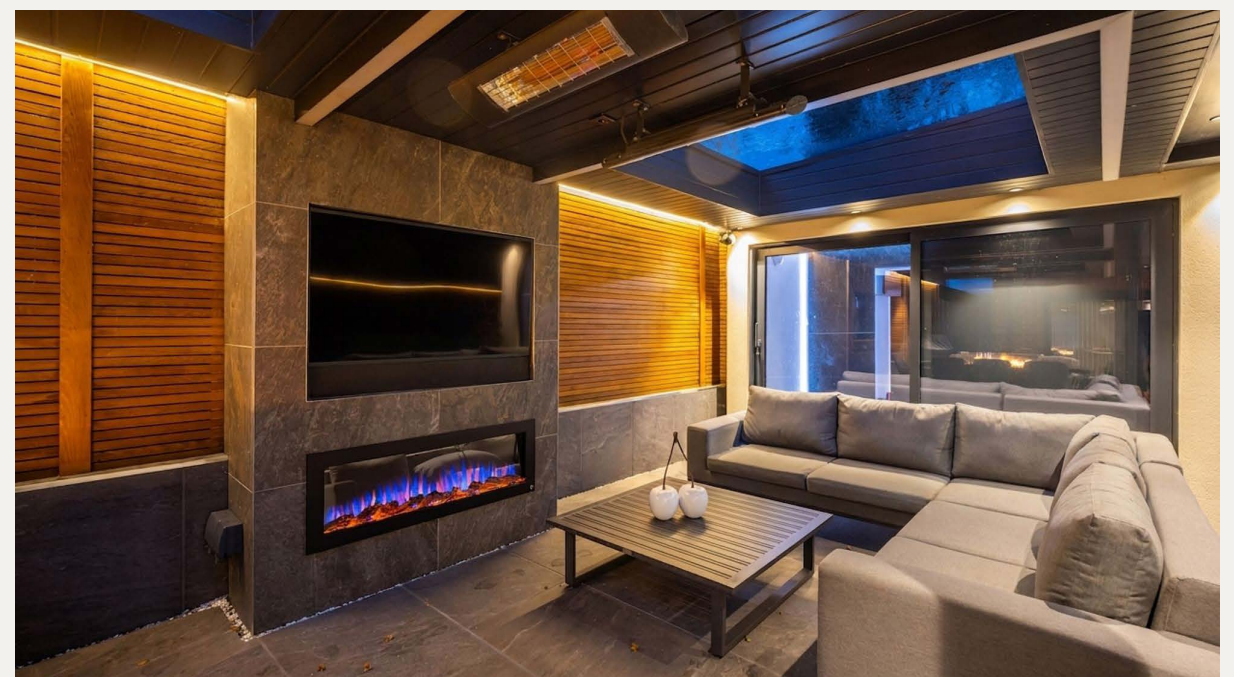
The rear garden has been conceived as a true extension of the home, where beautifully considered landscaping and contemporary design combine to create an outstanding setting for entertaining and everyday family life.

Large-format Italian porcelain paving extends from the principal living spaces to a striking covered outdoor pavilion, while Venetian-style timber screening and low-maintenance artificial lawn provide a smart, private backdrop. Expansive sliding doors dissolve the boundary between indoors and out, allowing the principal living spaces to spill naturally onto the terrace during the warmer months. At the heart of the garden, the covered entertaining area has been created for year-round

enjoyment. Beneath glazed rooflights, integrated ceiling heaters, built-in speakers, feature lighting, a television wall and a contemporary inset fire create an atmosphere equally suited to relaxed family evenings or entertaining on a larger scale.

Beyond the terrace, the detached garden room adds another layer of versatility. Originally conceived as a golf simulator and cinema room, it is fully equipped with heating, air conditioning, electric blinds, a fitted fridge and its own independent alarm system. Whether retained as a dedicated leisure space or adapted as a home gym, studio, office or games room, it offers remarkable flexibility. As evening falls, the gardens take on a completely different character. Lighting throughout the landscaping, fencing, entertaining canopy and garden room can all be independently controlled via the Control4 smart home system, creating a striking atmosphere long after sunset.

Practicality has been considered just as carefully. The property benefits from secure gated side access on both sides, an EV charging point, multiple external power sockets, an outside tap and a double garage with electric doors and extensive fitted storage.





In the Neighbourhood

Heaton has long been regarded as one of Bolton's most desirable residential districts, combining established surroundings with excellent everyday convenience. Located around two miles from Bolton town centre, residents enjoy easy access to major supermarkets, retail parks, healthcare facilities and an excellent choice of restaurants, cafés and leisure amenities. Middlebrook Retail and Leisure Park is also within easy reach, providing further shopping, dining and entertainment options.

Closer to home, New Hall Lane offers an excellent selection of independent food and drink, including Provisions Delicatessen, Heaton Coffee House and Tesoro. The Victoria Inn (Fanny's), Bob's Smithy and No.19 at Regents Park Golf Club are also close by, providing popular destinations for meeting friends, enjoying Sunday lunch or relaxing over coffee.

For those who enjoy an active lifestyle, Markland Hill Tennis Club, Regents Park Golf Centre and the David Lloyd Health Club are all nearby, while Doffcocker Lodge and High Rid Reservoir provide scenic walking routes. The wider West Pennine Moors, including Rivington and Walker Fold, are only a short drive away, offering miles of walking, cycling and outdoor recreation.

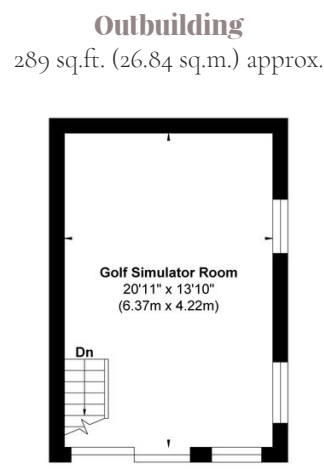
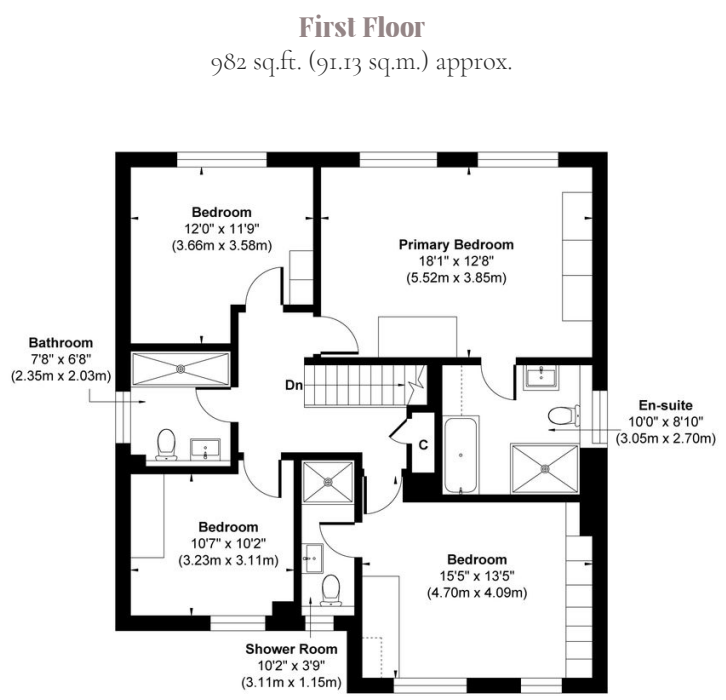
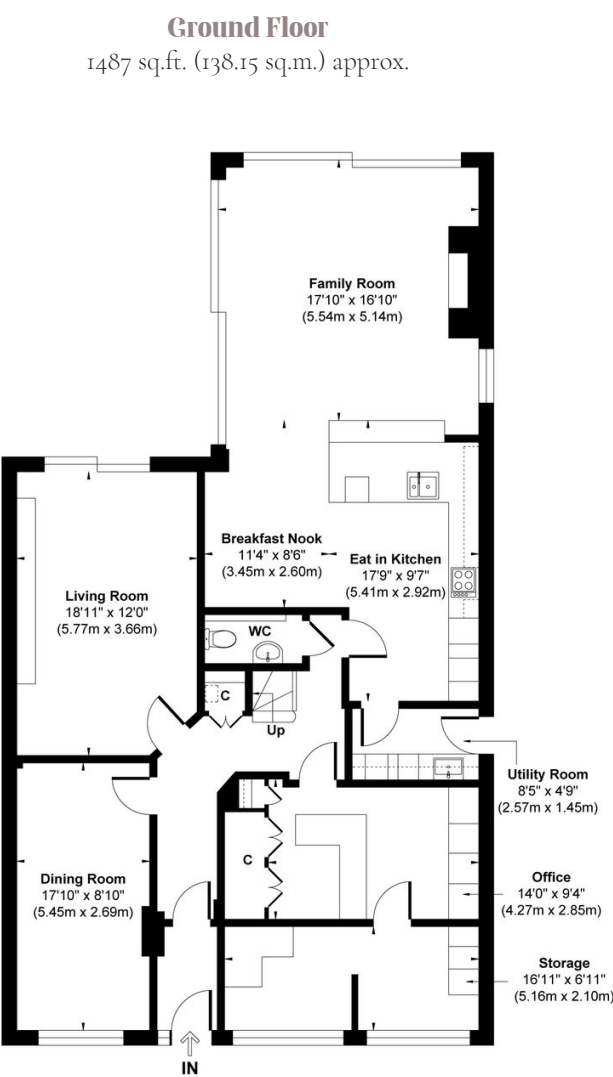
One of Heaton's greatest attractions is its excellent choice of education. The property is particularly well placed for families, lying within easy reach of Bolton School and Clevelands Preparatory School. A strong selection of highly regarded state schools also serves the area, including Markland Hill Primary School, Devonshire Road Primary School and St Thomas of Canterbury RC School, making this an excellent location for families at every stage of education.

Getting Around

Despite its leafy surroundings, the property is exceptionally well connected. The nearby A666 provides straightforward access to the M61 and M60, placing Manchester, Liverpool and the wider North West within comfortable commuting distance. Lostock railway station offers regular services towards Manchester, while Bolton's mainline station provides direct services to Manchester and London Euston. Frequent bus routes along Chorley New Road further enhance the area's excellent transport links.



Floorplan



Approx. gross internal floor area
2758 sq.ft / 133.96 sq.m (including outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Key Features

- Four-bedroom detached home within an exclusive gated development in Heaton
- Stunning open-plan kitchen, dining and family room by Stuart Frazer
- Three versatile reception rooms including games/media room and home office
- Landscaped rear garden with covered entertaining terrace and detached garden room
- Spacious principal bedroom with contemporary en suite featuring bath and separate shower
- Three beautifully finished bathrooms, including two en suites and a contemporary family shower room
- Double garage, ample driveway parking and EV charging point
- Control4 smart home system, Hive heating, integrated audio, CCTV and monitored alarm
- High-specification finishes including underfloor heating, Quooker tap and Neff appliances
- Close to Bolton School, Cleveland's Preparatory School, New Hall Lane amenities and excellent transport links

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Number seven

Oak Coppice

Bolton
BL1 5JD

**Watch
the
video**



BURTON JAMES

— UNIQUE & PRESTIGE HOMES —

01204 582225 | hello@burtonjames.co.uk