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Oxford House | Bamford | Rochdale OL11 4DN

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# Oxford House

## Bamford | OL11 4DN

Set proudly within a substantial private plot this exceptional detached family residence offering beautifully curated living spaces. This remarkable home effortlessly blends contemporary elegance with practical family living, finished to an impeccable standard throughout.

A welcoming entrance hall sets the tone, leading to a thoughtfully designed ground floor layout. At the heart of the home lies a stunning open-plan living space, where the elegant lounge flows seamlessly into a bespoke Poggenpohl kitchen - a true centrepiece featuring premium finishes and uninterrupted views across the beautifully landscaped rear garden.

Further enhancing the ground floor is a downstairs wc, a well-appointed utility room, and a selection of versatile reception spaces including a games room/study and a cosy snug, offering flexibility for work and relaxation.

The first floor presents five generous double bedrooms, each designed with comfort and style in mind. A luxurious principle suite boasts a private balcony, dressing room and en-suite bathroom. Another spacious bedroom also benefits from a private balcony and access to a stylish Jack & Jill bathroom. Two of the bedrooms are currently combined to create an impressive oversized bedroom, with the option to reinstate if desired. Whilst a fifth bedroom also enjoys access to the Jack & Jill bathroom. An additional contemporary

shower room serves the remaining bedrooms.

The family home occupies a substantial, private plot, offering both privacy and presence. To the front, an expansive driveway provides ample off-road parking, complemented by a car port and detached double garage located at the rear.

To the rear, the property truly excels with a beautiful south-facing garden, thoughtfully landscaped to include a large lawn and generous patio areas - perfect for entertaining. A standout feature is the pergola with integrated hot tub, creating a luxurious outdoor retreat.

Adjoining the garage is a high-specification home gym, designed with large openings that overlook and connect seamlessly with the garden - ideal for both fitness and wellbeing.

Positioned in the heart of Bamford 'Oxford House' enjoys close proximity to excellent schools, local amenities and transport links - offering the perfect balance of convenience and exclusivity.



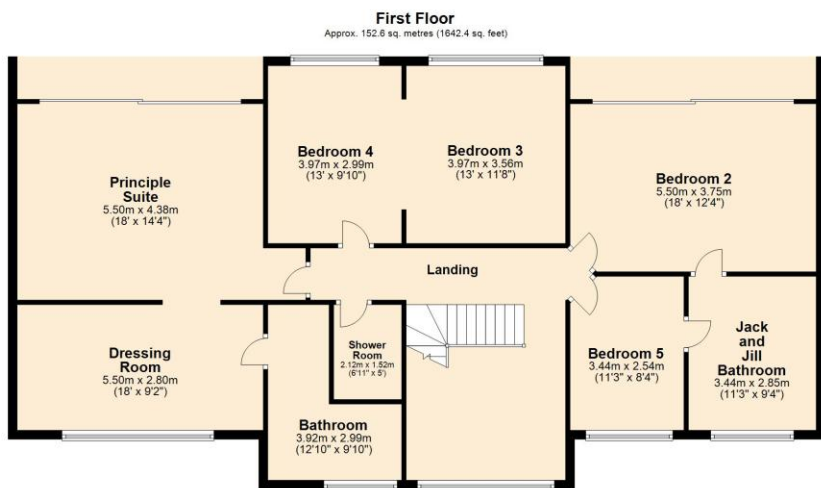
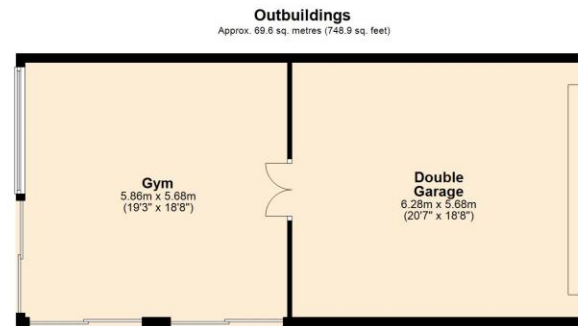
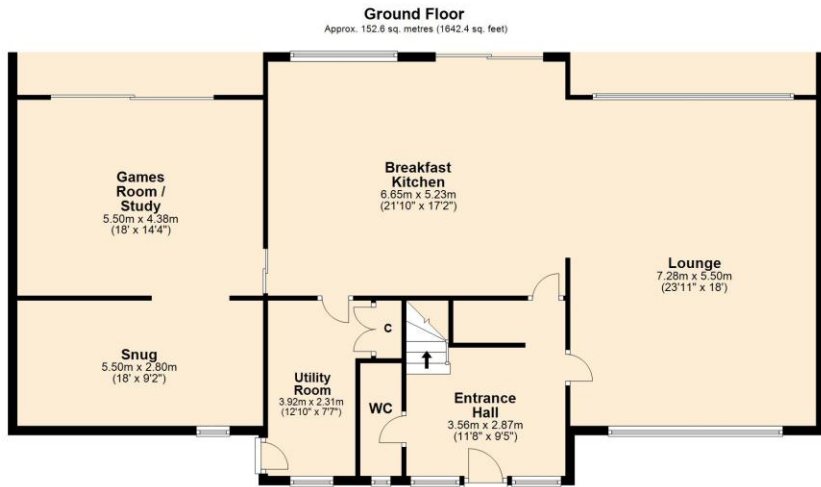
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Total area: approx. 374.7 sq. metres (4033.8 sq. feet)



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