



LUXURY

5 MEADOWCROFT GARDENS
WHITESTAKE, PRESTON.
PR4 4BF



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TOTAL APPROX FLOOR AREA 7567 SQ FT/703 SQ MTRS

POSITIONED WITHIN AN EXCLUSIVE GATED ENCLAVE OF GRAND DETACHED HOMES WITH A BACKDROP OF TRANQUIL FARMLAND, THIS LUXURIOUS MODERN RESIDENCE DEFINES UNCOMPROMISED FAMILY LIVING. THOUGHTFULLY CRAFTED TO EMBRACE THE SEAMLESS FLOW OF CONTEMPORARY FAMILY LIFE ON A SPACIOUS SCALE, OFFERING A PEACEFUL RETREAT WHERE REFINED ELEGANCE, ULTIMATE COMFORT, AND ADAPTABLE LIVING SPACES UNITE EFFORTLESSLY. DISCOVER THE PERFECT FUSION OF SOPHISTICATED LUXURY AND EVERYDAY PRACTICALITY IN THIS EXTRAORDINARY HOME.



SCAN TO
VIEW OUR
VIDEO TOUR.



DISTANCES

- LEYLAND: 4 MILES
- BANKS: 2.5 MILES
- PRESTON: 7 MILES
- LOSTOCK HALL TRAIN STATION: 3 MILES
- LEYLAND TRAIN STATION: 4 MILES
- LEYLAND GOLF COURSE: 4 MILES
- CUERDEN VALLEY PARK: 4 MILES
- PRESTON CITY CENTRE: 7 MILES
- MANCHESTER CITY CENTRE: 31 MILES
- LIVERPOOL CITY CENTRE: 27 MILES
- M6 J31A MOTORWAY: 7/8 MILES
- M65 J1A MOTORWAY: 8/10 MILES
- M62 J8 MOTORWAY: 15/17 MILES

ACCOMMODATION IN BRIEF

GROUND FLOOR:

- GRAND ENTRANCE HALLWAY
- 3 RECEPTION ROOMS
- CLOAKROOM/ W.C
- OPEN PLAN KITCHEN/DINING/LIVING AREA.
- UTILITY

FIRST FLOOR:

- 2 BEDROOMS WITH ENSUITE BATHROOM AND WALK IN WARDROBE
- 2 BEDROOMS WITH ENSUITE, ONE OF WHICH HAS WALK IN WARDROBE

SECOND FLOOR:

- PRINCIPAL SUITE TO INCLUDE EN-SUITE BATHROOM, SAUNA AND WALK IN DRESSING ROOM
- FURTHER BEDROOM
- ENTERTAINMENT SUITE LEADING TO:

THIRD FLOOR:

- CINEMA ROOM

DETACHED DOUBLE GARAGE:

- SEPARATE W.C
- FIRST FLOOR ANNEX WITH KITCHENETTE AND ENSUITE



THE PROPERTY

This exceptional family home pairs uncompromising luxury with a prime location, offering convenient travel options for commuters. From the moment you arrive, it conveys security, space and refined living. Extending to more than 7,500 sq ft, the beautifully arranged accommodation is accessed from a grand central hallway and filled with natural light from the ground floor to the second floor. Thoughtfully designed across four floors, it is equally suited to quiet relaxation and lively family entertaining, while a separate, versatile studio provides flexible space for a range of family needs.

OUTSIDE

- LAWNED FRONT GARDEN
- LONG PRIVATE SIDE DRIVEWAY FOR UP TO 4+ VEHICLES
- DOUBLE GARAGE WITH PRIVATELY ACCESSED STUDIO
- LAWNED REAR GARDEN WITH OPEN FIELD REAR ASPECT AND EXPANSIVE PORCELAIN PATIO AREA
- ALARM AND CCTV





GROUND FLOOR

The ground floor of this exceptional home is centred around a striking glass and oak staircase, creating a seamless flow throughout. A bright, welcoming entrance hall, filled with natural light from a feature window, provides access via elegant double doors to three spacious reception rooms.

Two reception rooms are positioned at the front, both featuring bay windows, with one enhanced by a stylish media wall and fireplace. The impressive rear reception room enjoys uninterrupted field views and opens onto a generous porcelain patio through expansive bi-fold doors. It also features a media wall with a fireplace, creating an ideal space for relaxing and entertaining.

A wet underfloor heating system serves the entire ground floor, with controls discreetly housed in a dedicated control room accessed via the utility.

At the heart of the home is a spectacular open-plan kitchen with a central island, flowing effortlessly into the dining and living areas, where a further media wall creates a warm focal point. Two sets of bi-fold doors provide a seamless connection to the landscaped rear garden, while a practical utility room sits conveniently alongside. A well-appointed cloakroom/W.C. completes the ground floor.











FIRST FLOOR

On this floor, two of the four bedrooms offer the potential to serve as master suites.

Bedroom two impresses with a striking feature headboard wall, elegant French doors opening with a Juliet balcony, and a luxurious ensuite bathroom featuring a freestanding tub-style bath and walk in shower. There is also a spacious walk-in wardrobe.

Bedroom three also boasts French doors with a Juliet balcony, a generous ensuite bathroom, and a walk-in wardrobe.

Positioned at the front, bedroom four includes its own ensuite shower facilities and walk in wardrobe.

Bedroom five is ensuite.

Additionally, a convenient storeroom on this floor houses the central vacuum system.

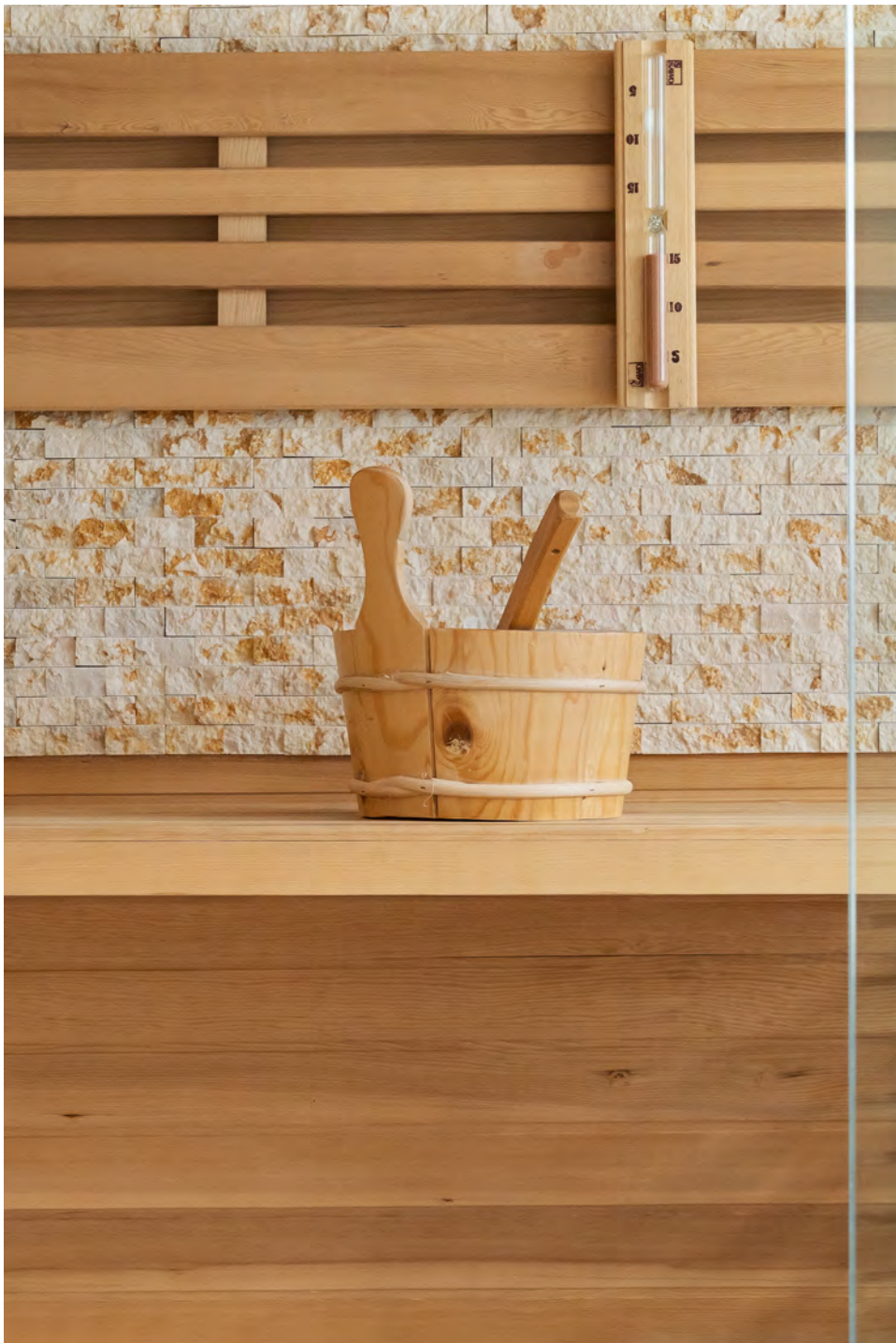
















SECOND FLOOR

The second floor is a remarkable retreat within this exquisite luxury home. Here the master suite is positioned. Complemented by a Juliet balcony and Velux windows, this sanctuary offers both tranquillity and natural light. This expansive space features a generous walk-in dressing room and an en-suite bathroom of exceptional size and design which includes a wet room style shower. A private sauna adds a touch of serene indulgence without sacrificing any of the room's spaciousness. Bedroom six is also thoughtfully positioned on this floor, completing the level's luxurious appeal.

ENTERTAINMENT SUITE

Now, turning to the entertainment suite – a truly exceptional and rare feature in any home. Designed as the perfect space for family relaxation and gathering, it currently includes a state-of-the-art golf simulator, a variety of entertainment tables, and a downstairs bar area. Enhanced by mood lighting, a Juliet balcony, and a convenient W.C., this room effortlessly blends fun and luxury. And just when you think it cannot get better, a staircase leads up to a dedicated cinema room, creating the ultimate experience for movie lovers.

GARAGE & ANNEX

The garage features two electric HÖRSMAN doors for effortless access. To the side, an external W.C. and stairs lead up to a versatile annex above the garage. Ideal as a home office, granny flat, or teenager retreat, this flexible space includes a kitchen area and en-suite facilities, offering endless possibilities to suit your lifestyle needs.





ABOUT THE AREA

Meadowcroft Gardens is situated in the peaceful village of Whitestake, known for its friendly community and rural charm. Local amenities include handy shops, cozy cafes, and popular pubs such as The Farmers Arms, where residents can enjoy tasty food and a welcoming atmosphere. The area benefits from excellent transport connections, making travel to nearby towns and cities easy. For outdoor lovers, green spaces like Cuerden Valley Park are just a short drive away, offering beautiful woodlands, meadows, and walking trails ideal for family outings and leisure. This blend of local charm, convenient amenities, and natural surroundings makes Meadowcroft Gardens a wonderful place to call home.

TRANSPORT

Whitestake offers excellent transport links, making it an ideal location for professional commuters and families. Nearby Lostock Hall and Leyland train stations provide frequent services to major cities such as Preston, Manchester, Liverpool, and beyond, with journey times to Manchester city centre around 45 minutes. For air travel, Manchester Airport is approximately 25 miles away, reachable in about 40 minutes by car, while Liverpool John Lennon Airport is around 27 miles distance, offering convenient options for both domestic and international flights. Well-connected local roads also provide easy access to major motorways, ensuring smooth travel across the Northwest and beyond. This combination of strong rail connections and proximity to key airports makes Whitestake highly attractive for those balancing work and family life. Combining accessibility with a peaceful residential setting, this location is perfectly suited to modern, well-connected living.

SCHOOLS

Whitestake is well served by a range of schooling options, suitable for families seeking both state and independent education. Nearby primary schools include local state schools known for their strong community links and good standards, such as Banks Methodist Primary School and Lostock Hall Community Primary School. For secondary education, nearby towns offer several reputable state schools including Balshaw's Church of England High School in Leyland and Lostock Hall Academy. Families seeking independent education can access options within a reasonable driving distance, such as Kirkham Grammar School. The variety of quality schools in and around Whitestake makes the area appealing to families looking for excellent educational opportunities for their children.



PROPERTY
INFORMATION

Tenure:Freehold

Services: Mains water, Electric, Mains gas, Double glazing UPVC, wet underfloor heating throughout the ground floor, sound system throughout, air conditioning in three rooms, Ultrafast broadband (estimated), Full security alarm system with CCTV

EPC:B

Council Tax Band:G

Local Authority:South Ribble Borough Council

Flood Risks: Sea & Rivers:None known

Surface water:Very low

Viewing: Strictly by appointment via Paula Davies.

Tel / WhatsApp 07734 366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances

or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. AI has been used within these images. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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1st floor: 2227 sq. ft, 2nd floor: 2205 sq. ft, 3rd floor: 2206 sq. ft, 4th floor: 303 sq. ft
Excluded areas: utility: 80 sq. ft, fireplace: 11 sq. ft, open to below: 773 sq. ft,
Cinema room: 28 sq. ft, walls: 372 sq. ft

Floor Plan

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

PAULA DAVIES MNAEA

07734 336315

paula.davies@expluxury.co.uk



Pauladavies.expluxury.co.uk

