



**12 Orchard Meadow, Bretherton, PR26**  
Bretherton

Offers Over  
**£650,000**



**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

**Reference number:** JHOM12

**Experience an exceptional lifestyle in this newly built four-bedroom detached family home**, nestled within the exclusive private gated community of Orchard Meadow.

This remarkable residence, offered without a chain, occupies a desirable corner plot, boasting a south-facing garden that unfolds to serene woodland to the rear, creating an idyllic semi-rural haven adjacent to the historic Bank Hall in Bretherton and its amazing surrounding countryside and wildlife.

Upon entering, you are greeted by an elegantly designed interior, thoughtfully crafted for sophisticated modern living. The ground floor unveils two spacious reception rooms, bathed in natural light and offering versatile canvases for both refined entertaining and relaxed family moments.

The heart of this home is undoubtedly the contemporary kitchen, a culinary sanctuary with sleek finishes and ample space, seamlessly connected to the vibrant living areas, fostering a perfect flow for social gatherings and entertaining. A convenient downstairs W.C. and a well-appointed utility room enhance the everyday practicality and flow of the layout.

Ascending to the first floor reveals four generously sized bedrooms, each a tranquil private retreat designed for



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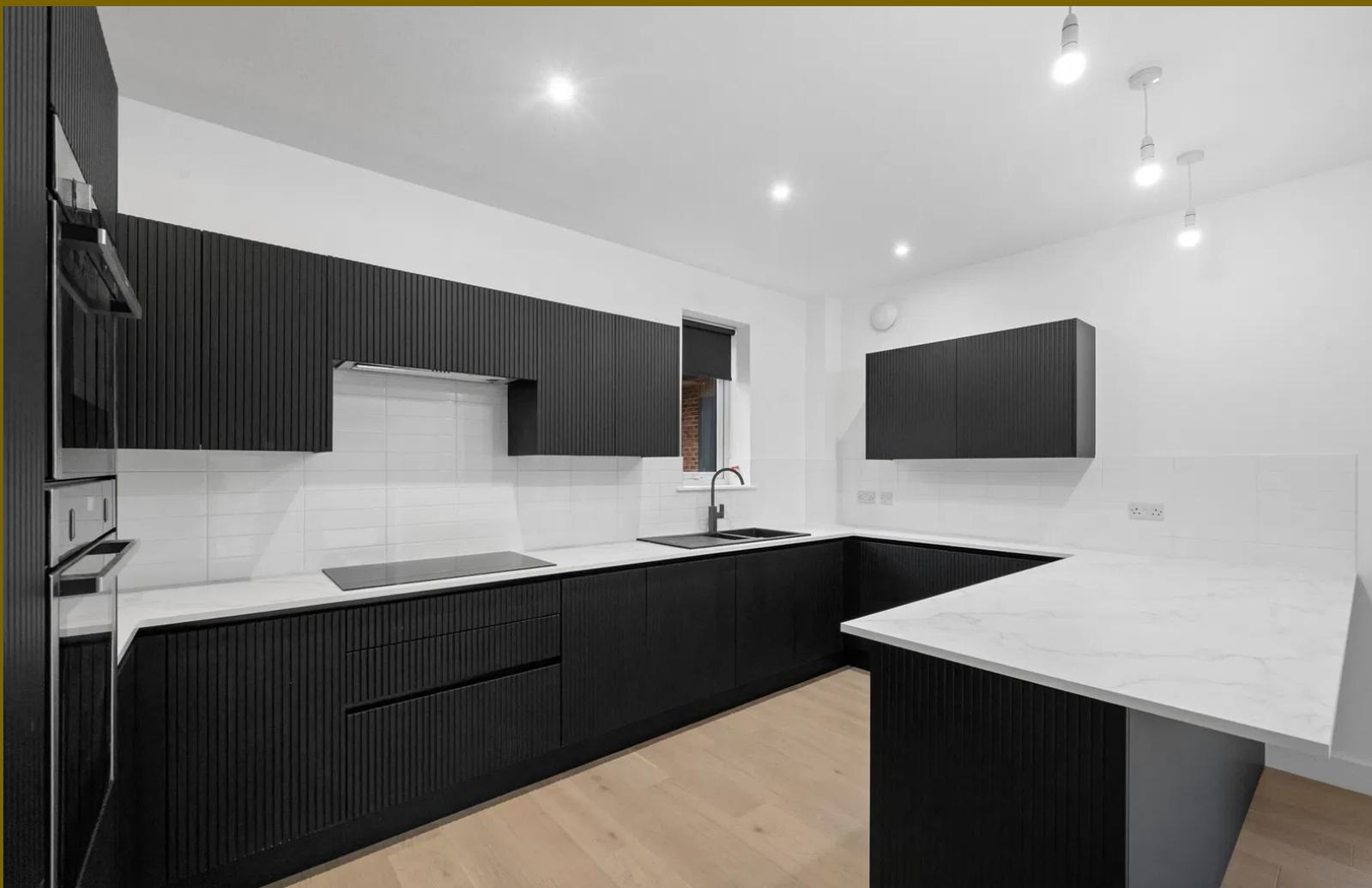
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Ascending to the first floor reveals four generously sized bedrooms, each a tranquil private retreat designed for ultimate comfort and peaceful repose. Three beautifully appointed bathrooms cater to the household's needs, offering a touch of luxury and ensuring convenience for all. Every detail has been meticulously considered, from the choice of finishes to the thoughtful layout, creating a consistently bright, airy, and inviting atmosphere throughout.

The outdoor space is a true gem, featuring a beautiful enclosed garden that forms a private, verdant oasis. Perfectly positioned to capture the warmth of the sun throughout the day, it offers an enchanting backdrop for al fresco dining, leisurely afternoons, and cherished family moments.

Secure gated parking provides peace of mind, while a spacious driveway and a single electric garage offer abundant off-street parking, blending convenience with security.

Situated in a truly prime location, this home offers the perfect balance of tranquil countryside living with effortless connectivity. With easy access to the vibrant hubs of Preston, Southport, Ormskirk, and Chorley, all necessary amenities, from boutique shops to excellent eateries, are within comfortable reach, allowing you to immerse yourself in the charm of a semi-rural environment without compromise.

This property represents a unique and compelling opportunity to acquire a luxurious home in a highly sought-after location very rare to come available

**Tenure:** Leasehold

**Property Type:** Detached House

- Reference number: JHOM12
- EXCEPTIONAL FAMILY HOME
- EXCLUSIVE PRIVATE GATED COMMUNITY
- CORNER PLOT
- FOUR DOUBLE BEDROOMS
- 3 1/2 BATHROOMS
- CHAIN FREE!!
- Ground rent £450PA
- Estate charge £150PA
- AI STAGED PHOTOS