

**FOR SALE**

68, Preston Road, Chorley, PR7 5DW



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*Over 3,200 sq. ft of luxury living with stunning countryside views*



- Exceptional detached family home
- Six double bedrooms & four bathrooms
- Detached garden room / home office
- Open countryside views to rear
- Stunning bespoke open-plan kitchen
- Luxurious loft-style principal suite
- West-facing landscaped gardens
- 3215 SQ.FT. / Freehold

Boasting over 3,200 square feet of beautifully appointed living and entertaining space, 68 Preston Road is a truly exceptional detached residence that combines luxury, versatility and outstanding family living. Having undergone an extensive programme of upgrading and remodelling in recent years, this one-of-a-kind home offers a stylish, design-led interior with generous proportions throughout. Occupying a private position set back from Preston Road on the borders of Coppull and Charnock Richard, the property enjoys the perfect balance of convenience and countryside, with local schools, amenities and transport links close by, whilst open Greenbelt views to the rear create a peaceful semi-rural setting.

At the heart of the home lies a spectacular open-plan kitchen, forming part of a striking vaulted ceiling extension and finished to an exceptional standard. Beautifully appointed with bespoke cabinetry, premium integrated appliances and a large central island, it flows effortlessly into the spacious family and dining area before continuing into the stunning orangery-style sitting room. Together, these beautifully connected spaces create an outstanding environment for modern family life and entertaining. A dramatic roof lantern and expansive sliding doors flood the interior with natural light whilst providing a seamless connection to the landscaped gardens beyond. A separate lounge offers a more intimate retreat, whilst a utility room, cloakroom and integral garage complete the ground floor. A generous ground floor bedroom with en-suite W/C also provides excellent flexibility for guests or multi-generational living. The bedroom accommodation has been thoughtfully designed with family living in mind. Four generous double bedrooms and three stylish bathrooms occupy the first floor, while the principal suite is arranged over two levels. A bespoke dressing room and luxurious bathroom lead to a private staircase, revealing the stunning loft-style master bedroom above creating an impressive space that feels like a boutique hotel suite, offering exceptional privacy, character and generous proportions.

Externally, the property is equally impressive. Extensive landscaped gardens enjoy sunny westerly aspects, with a large, decked terrace providing the perfect place to relax, entertain or enjoy spectacular sunsets across the open countryside. A detached 240 sq. ft garden room adds further versatility, lending itself perfectly to a gym, studio, home office or entertaining space. There is ample parking for up to 5 cars to the front with EV charging as well as additional parking in the internal single garage.

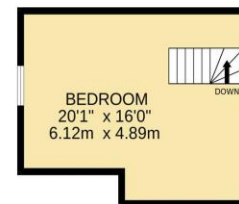




GROUND FLOOR  
1529 sq.ft. (142.0 sq.m.) approx.

1ST FLOOR  
1146 sq.ft. (106.5 sq.m.) approx.

2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



OUTBUILDING  
242 sq.ft. (22.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3215 sq.ft. (298.7 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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