BEN ROSE



Hampton Grove, Leyland

£575,000

Ben Rose Estate agents are delighted to bring to market an exceptional opportunity to acquire a substantial, high-specification five-bedroom detached executive residence, perfectly positioned in the highly sought-after gated estate within Clayton-Le-Woods. Designed with a perfect balance of expansive family luxury and state-of-the-art sustainability, this property sets a new standard for modern living. Boasting a cutting-edge energy profile rarely found in second-hand properties, this home offers the size and prestige a growing family desires, run with the efficiency of a brand-new eco-build, smart home optimized against high energy bills.

Advanced Eco-Efficiency & Climate Comfort

At the heart of this home's outstanding engineering is a dual-system climate infrastructure that drastically reduces running costs while maximizing comfort. Solar panels connected with a feed in tariff to reduce electricity bills. A premium, dual-zone Schneider Electric Wiser smart heating network, that can be used and controlled by your mobile phone, compatible with Amazon Alexa, and other devices. Paired with individual smart Thermostatic Radiator Valves (TRVs) allowing you to independently heat or completely isolate individual bedrooms and living zones via your smartphone.

Working in perfect harmony with the heating is a high-performance Mechanical Ventilation with Heat Recovery (MVHR) system. This commercial-grade setup continuously extracts stale air from wet zones, filters out pollen and dust, and recycles up to 95% of the ambient heat to pre-warm incoming fresh air. The result is a draft-free, whisper-quiet, and health-conscious living environment that eliminates condensation and reduces space-heating consumption by up to 30%.

The Accommodation

Arranged over two flawlessly planned floors, the property opens into a welcoming central entrance hallway leading to an array of generous reception spaces, perfect for both bustling family life and formal entertaining. Downstairs you have porcelenosa tiled floors throughout the down stairs with carpets within the study and large family lounge, under stairs storage, large open plan - kitchen, family, living area to the rear of the property with separate utility area. The kitchen benefits from integrated appliances such as a fridge/freezer, dishwasher and a combination oven/microwave. Bifold doors open to the rear of the garden for both kitchen and main family lounge area, bringing outdoor living into the home easily.
Upstairs, the property boasts five wonderfully proportioned bedrooms with 2 en-suites, The bedroom en-suites, feature porcelenosa flooring and Vileroy & Boch fixtures which include large double shower, sink and toilet. The remaining 3 double bedrooms are incredibly versatile - easily configured as guest suites, playrooms, or dedicated home offices, and are served by a contemporary family bathroom with a single shower main bath / toilet / sink.
Crucially, each room's temperature can be individually micro-managed, allowing you to effectively minimise the heating footprint of this 5-bedroom home down to a 2 or 3-bedroom profile whenever rooms are not in use.
For even more added conveneince, the home has been fitted with a Combi gas boiler and fast fibre optic broadband for fuss-free daily enjoyment.

Exterior & Location

Externally, the property sits on a generous plot featuring a rear garden, currently set up for children but is ideal for alfresco dining with the generous patio area. A private driveway providing ample off-road parking and access to an attached double electric garage (operated by key fob) that's extra large and non standard in size- easily fits two SUV sized vehicles.
Situated in the highly regarded enclave of Clayton-Le-Woods, the property enjoys a peaceful residential setting while remaining incredibly well-connected. Excellent local schooling, supermarkets, and green spaces are right on your doorstep, while superb transport links via the M6, M61, and nearby Buckshaw Parkway or Leyland train stations provide effortless commuting across the North West

- Substantial & High-Specification Five-Bedroom Detached Family Residence
- Highly Desirable & Exclusive Position in Clayton-Le-Woods
- Advanced Climate Engineering: High-Efficiency MVHR Energy Recovery System
- Dual-Zone Schneider Electric Wiser Smart Heating with Smart TRVs in Every Room
- True Room-by-Room Zoning Delivering Heating Energy Savings of Up to 30%
- Expansive Executive Layout Featuring Flexible Living & Entertaining Spaces
- Pollen-Filtered, Fresh Air Infrastructure Perfect for Allergy Sufferers
- Future-Proofed Technology with Matter-Compatible Smart Home Integration.
- Excellent Commuter Links Close to M6, M61, and Leyland/Buckshaw Parkway Stations and local primary and secondary schools that are highly regarded/ Ofsted ratings of outstanding.





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I used to be INDECISIVE
but now I'm not so sure
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SAMSUNG
DIGITAL INVERTER





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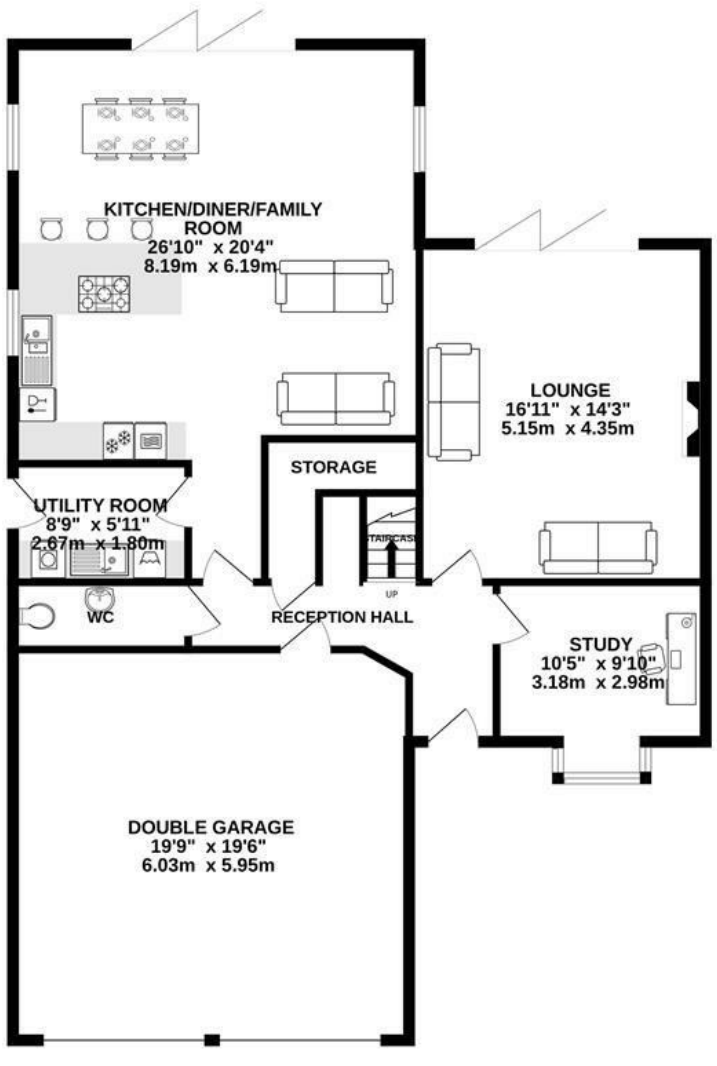




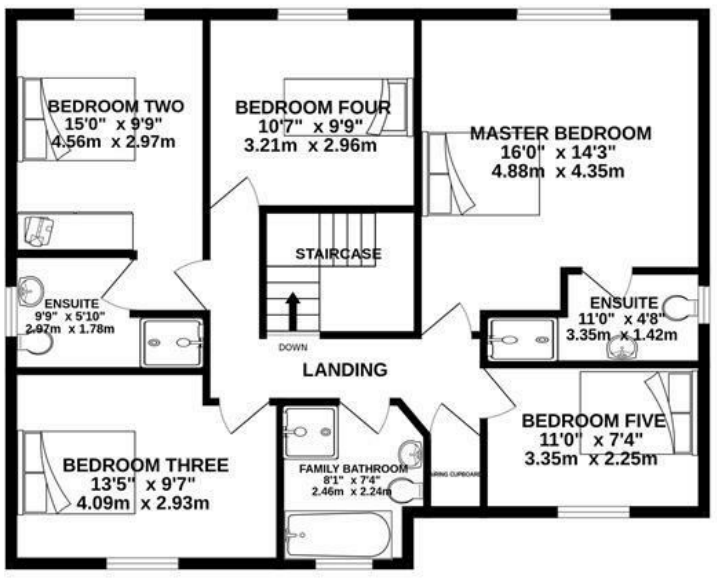
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GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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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