

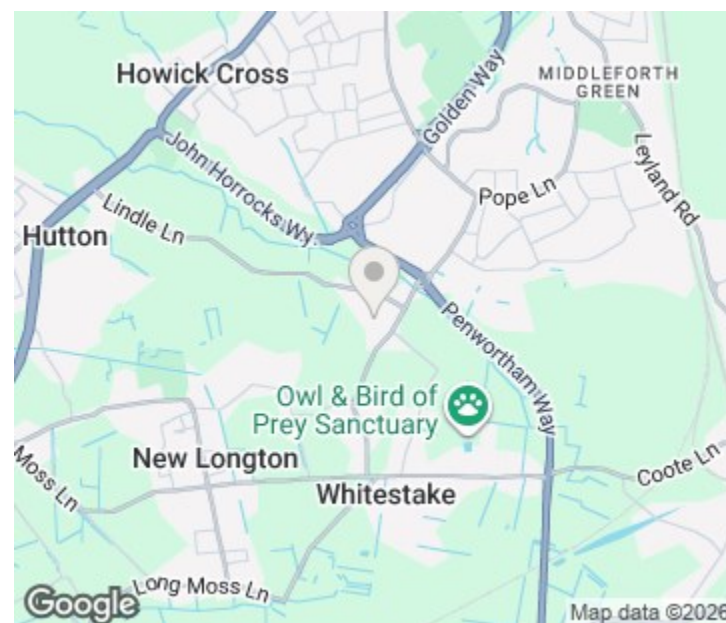
Meadowcroft Gardens, Whitestake, Preston

Guide Price £1,200,000


Ben Rose Estate Agents are pleased to present to market this ultra-luxurious six-bedroom, detached family home located in a highly prestigious, gated community in Whitestake, Lancashire. Set over four expansive floors, this stunning property combines sophistication with practical family living. Whitestake offers excellent travel links, with nearby access to train stations, bus routes, and easy reach to major motorways, including the M6 and M61, making commutes to Preston, Leyland, and Manchester convenient. The home is also surrounded by desirable amenities, local schools, and picturesque countryside, perfect for those seeking a blend of luxury and accessibility.

Upon entering the grand reception hall, you're welcomed by an elegant central staircase and access to the main living spaces. To the front, a cosy lounge features a bay window and media wall, creating a comfortable space for relaxation. Adjacent is a sophisticated drawing room, complete with a feature fireplace and bi-folding doors that open to the garden, ideal for entertaining. The family room, also located towards the front, offers an additional social space or even to be used as a playroom, providing versatility. The heart of the home is an open-plan kitchen, dining area, and snug, designed with zonal spaces for dining and relaxing. The bespoke kitchen is fully fitted with integrated appliances and even has ceiling speakers, with two sets of bi-folding doors leading directly to the garden. This provides the ideal space for daily family life or to continue the entertaining theme. A utility room matching the kitchen's style and a convenient WC complete the ground floor.

The open landing on the first floor is illuminated by a floor-to-ceiling window that extends from the ground level, filling the space with natural light. Here, you'll find four spacious bedrooms, each offering private en-suites and most with walk-in wardrobes, ensuring ample storage and privacy for all family members and guests.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	