



Dark Lane, Whittle-Le-Woods, Chorley

Offers Over £429,995

Ben Rose Estate Agents are pleased to present to market this impressive and highly individual mews home, set within a prestigious gated development in Whittle-Le-Woods and surrounded by acres of woodland and beautifully maintained communal gardens. Offering spacious and versatile accommodation across multiple levels, this home combines privacy, character and modern comfort, making it ideal for families seeking something special. The location provides excellent access to nearby Chorley and Wheelton, with village shops, supermarkets, pubs and well-regarded schools close by. Buckshaw Parkway railway station is within easy reach, offering direct links to Preston and Manchester, while the M61, M65 and M6 motorways are conveniently accessible for commuters.

Stepping through the entrance hall, you are welcomed into a bright and spacious lounge and dining room that forms the social heart of the home. This generous open-plan space is perfect for both everyday living and entertaining, with French doors opening onto the garden and allowing natural light to pour in. The modern fitted kitchen sits just off this area and is thoughtfully designed with built-in appliances and ample worktop and storage space, creating a practical yet stylish cooking environment.

Moving up to the first floor, the master bedroom is a well-proportioned double and benefits from its own private ensuite shower room. A contemporary family bathroom with a walk-in shower completes this level. The basement floor adds superb additional living space, currently arranged as a large secondary lounge or games room, and also provides direct internal access to the garage.

Externally, the property includes an allocated parking space to the front and also an allocated garage within the secure gated grounds. To the rear is a beautifully landscaped garden area featuring a large stone patio and dedicated seating space, perfect for outdoor dining and relaxing. Altogether, this is a rare opportunity to acquire a distinctive home in an exclusive woodland setting.















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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

