



Eaves Lane, Woodplumpton, Preston

Offers Over £799,995

****APRIL 2025 STAMP DUTY DISCOUNT CONSIDERED****

The Stables Development

Ben Rose Estate Agents are pleased to present to market this immaculate, newly built, detached home situated in the picturesque landscape of Woodplumpton, Preston. The Stables is an exclusive new development of only 5 luxurious, future-proof homes in a rural setting. Here we have Plot 1 - a five-bedroom property set over three floors and offers incredible views of the surrounding countryside. Built by a local renowned builder and developer, this home offers all the modern amenities and convenience you could ever need.

As you step inside, you're greeted by a reception hall with an open staircase and under stair storage, setting the tone for the elegance and functionality of the home. To the front, a snug offers a versatile space from a study to a cinema room. Moving through, a boot room with integrated coat hanging and shoe storage provides convenience, with internal access to the garage. The utility room is located just off the boot room providing additional convenience. Moving to the right side of the property, you'll find the stunning open-plan kitchen/lounge/dining room. This beautiful space is split into three main zones, all bathed in natural light throughout the day. The kitchen area features all modern appliances including a Rangemaster oven, Belfast style sink with Quooker tap, wine fridge, and finely crafted pantry cupboards. The central island offers ample worktop space and a breakfast bar for four people. The lounge area features a bespoke media/entertainment wall with storage included, ideal for cozy evenings or entertaining. The dining zone offers space for a large family dining table with bi-folding doors opening to the garden. A downstairs WC completes the rooms on this floor. Underfloor heating fitted throughout all the floors via an air source heat pump provides comfort throughout.

Ascending to the first floor, an open landing with a window spanning all three floors provides a grand entrance. Four double bedrooms are located on this floor, all offering comfortable living spaces. Bedroom two boasts a private dressing room and en-suite shower room, perfect for guests. Bedrooms three and four offer stunning dual aspect views of the surrounding countryside. Bedroom five presents the opportunity for a home office. A luxurious four-piece family bathroom with a freestanding bath adds to the opulence of this floor, with underfloor heating throughout this floor ensuring warmth and comfort.

The second floor reveals a generously sized master bedroom with a trapezoid window framing the countryside views perfectly. Ample eaves storage space and a Velux window enhance this serene retreat. Adjacent is another dressing room and a beautiful four-piece shower room with His & Hers sinks, completing the top floor sanctuary.

Externally, the property features a driveway for one car, with additional parking leading up to the garage at the side. The integrated garage, with an electric roller shutter door and mezzanine storage, offers practicality. The meticulously landscaped rear garden includes multiple lawn areas and patios, benefiting from ample sunlight throughout the day, ideal for families or for those looking to entertain and socialise throughout the year.

For added peace of mind, included with this home is a QR code manual, providing all the manuals, dimensions, materials used, and more in one convenient space, ensuring ease of access to essential information for the new homeowner, future proofing this for many years to come.

Discover the epitome of luxury living, set in the serene countryside of Woodplumpton and offering easy access to Preston City Centre and surrounding towns and villages, this home offers an abundance of convenience, modern living and peace of mind.

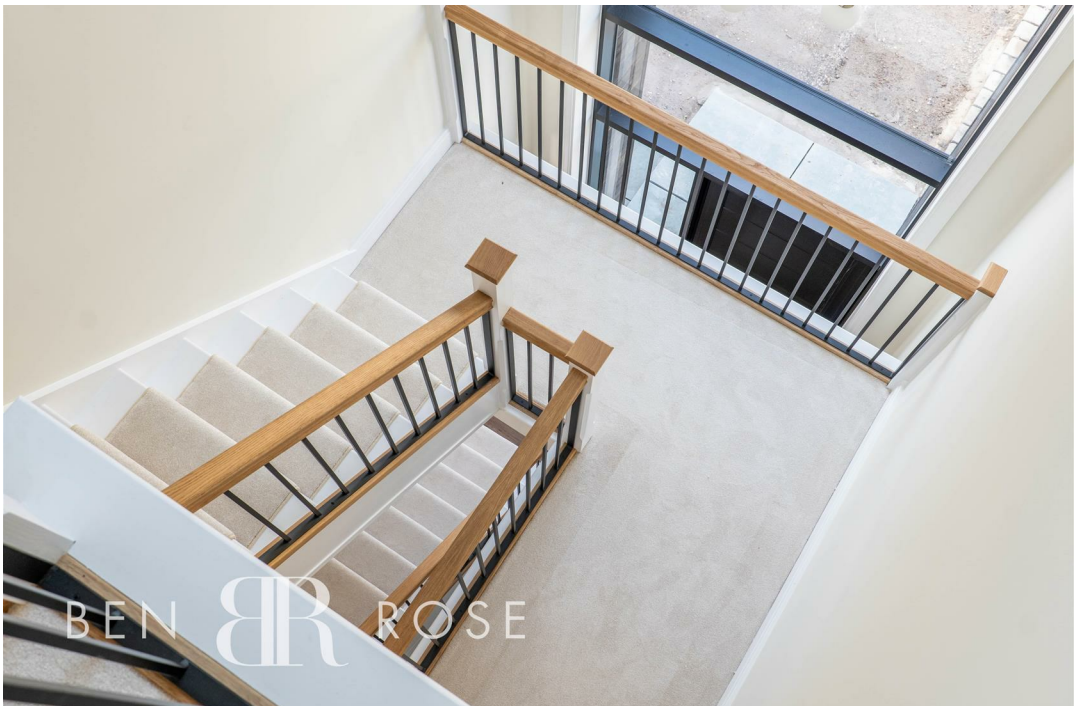


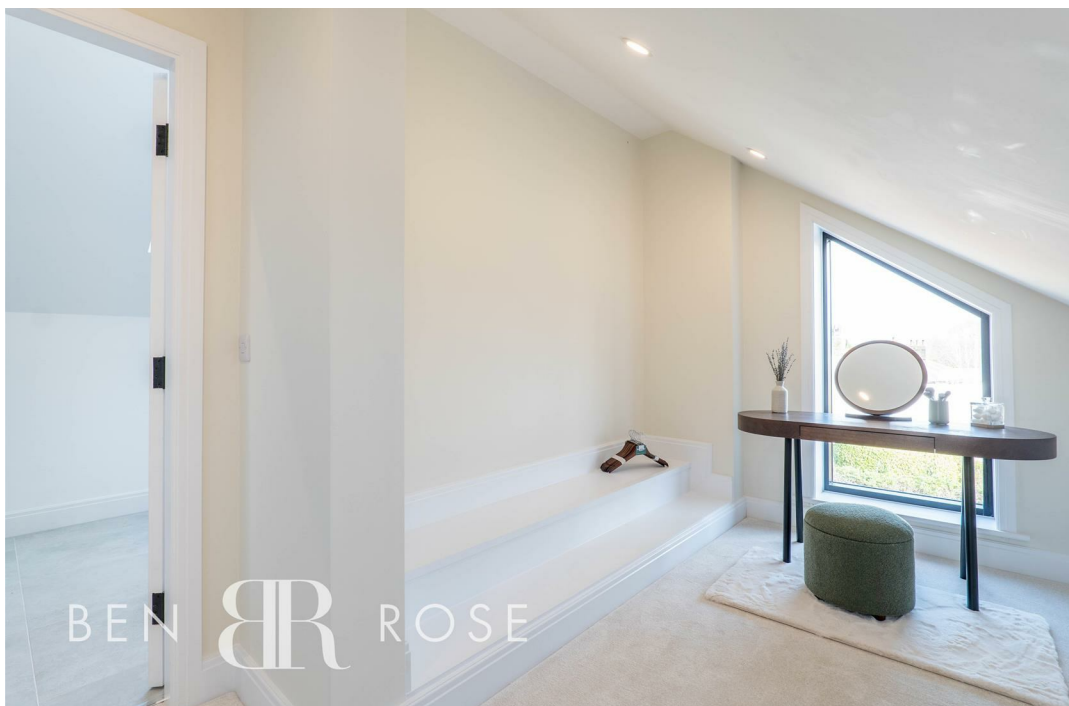




















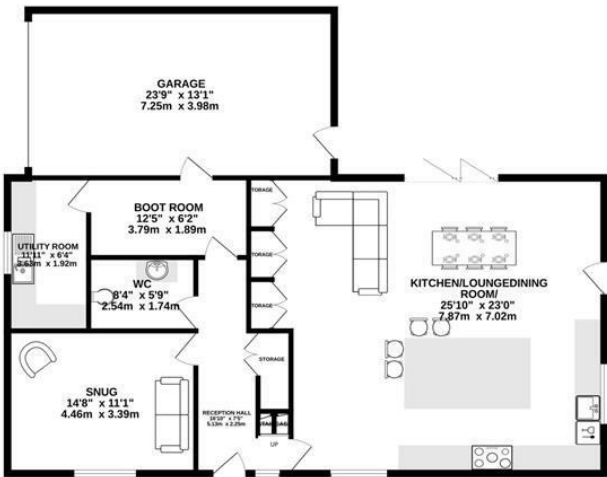




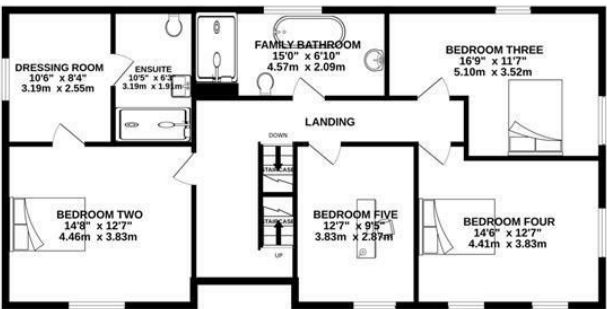


BEN ROSE

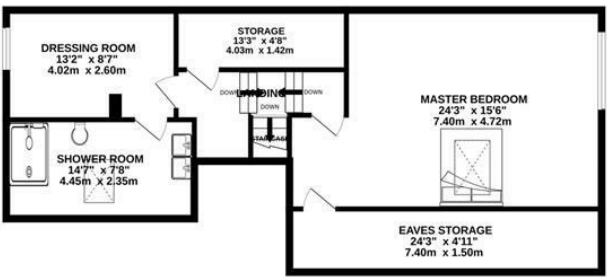
GROUND FLOOR
1378 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



2ND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 3246 sq.ft. (301.6 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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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		
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