



## Preston Nook, Eccleston, Chorley

**Offers Over £1,399,995**

Ben Rose Estate Agents are pleased to present to market this prestigious six-bedroom family home, set within an exclusive gated development in the sought-after village of Eccleston. Spanning three expansive floors, this remarkable residence showcases luxury living at its finest, offering an abundance of space and style for modern family life. Situated in a highly desirable area, the property enjoys excellent travel links, with Chorley and Leyland train stations within easy reach, regular bus routes servicing the local area, and swift access to the M6, M61 and M65 motorways for convenient travel across the North West. Eccleston itself boasts a thriving community with local shops, excellent schools, and a choice of eateries, while nearby towns such as Chorley and the city of Preston provide a wider selection of amenities. The surrounding countryside offers beautiful walking routes, golf courses, and leisure facilities, making this location ideal for families seeking both convenience and lifestyle.

As you step inside, the home immediately impresses with a grand reception hall, complete with an elegant staircase that sets the tone for the rest of the property. To the front, a spacious formal lounge with a bay-fronted window provides the perfect setting for relaxing or entertaining, while an adjacent room, currently used as a gym, offers versatility for alternative use. Towards the rear, the heart of the home unfolds in the form of an expansive open-plan kitchen, dining and family room that stretches the full width of the house. The bespoke kitchen features premium cabinetry, a range of high-spec integrated appliances including a wine cooler, and a central island with a breakfast bar seating up to four. The space flows seamlessly into the dining area and family living zone, with three sets of bi-folding doors opening directly onto the garden, flooding the room with natural light. Completing the ground floor is a versatile playroom that can also be used as a private home office, a sizeable utility room, and a modern WC.

Ascending to the first floor, the open gallery landing with feature window creates a striking focal point. Here you will find three beautifully appointed bedrooms, each complete with its own en-suite. Bedrooms two and three further benefit from walk-in wardrobes, providing generous storage. The master suite is truly a standout feature of the home, boasting a Juliette balcony that overlooks the garden, a spacious en-suite with a double shower and freestanding bath, alongside a substantial dressing room designed for both elegance and practicality.

The second floor continues to impress, housing the remaining three bedrooms, all of which are well-proportioned and versatile in use. Bedroom four benefits from vaulted ceilings and feature picture window, enhancing the sense of light and space. You'll also find a games room in a similar style to bedroom four, providing an ideal social space or even as a cinema room. These rooms share access to a stylish four-piece family bathroom, thoughtfully designed as a wet room for added convenience and luxury.

Externally, the property enjoys an extensive driveway and additional parking that sweeps around the side of the home, comfortably accommodating multiple vehicles. A detached triple garage adds further practicality and includes its own shower room, making it ideal for a variety of uses. To the rear, the home reveals a stunning and peaceful garden, beginning with a spacious seating area directly off the house that is perfect for outdoor entertaining. Steps lead down to a generous lawn that wraps around the side of the property, bordered by tall mature trees that provide both privacy and a picturesque backdrop. This exceptional outdoor space offers a tranquil retreat, perfectly complementing the grandeur of the home.

In summary, this is a rare opportunity to acquire a truly remarkable family residence that combines luxurious living, generous proportions, and an enviable location within Eccleston's most exclusive development.





















































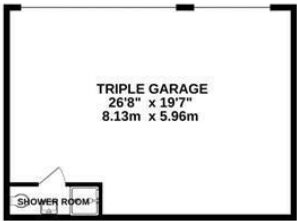
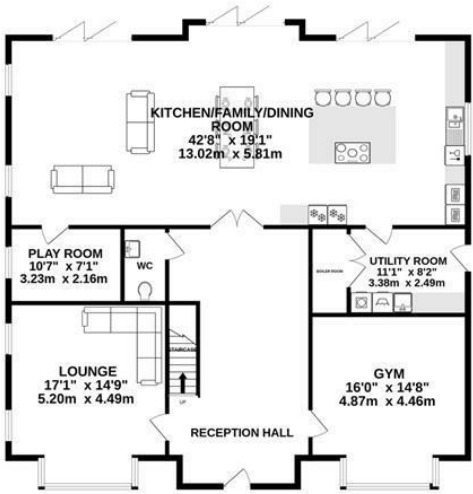




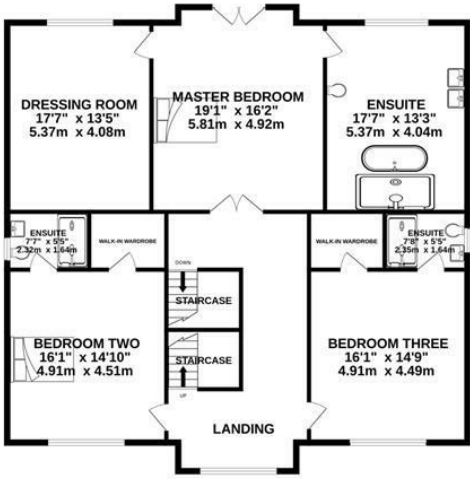


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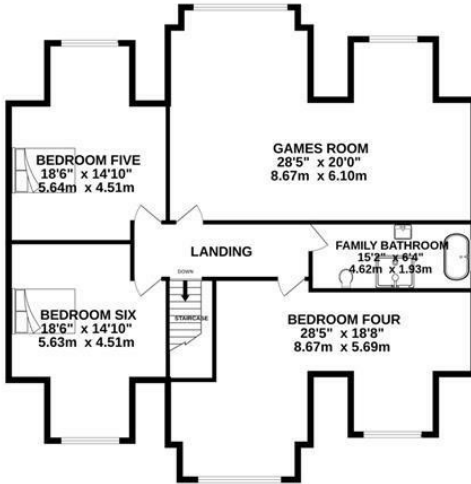
GROUND FLOOR  
2282 sq.ft. (212.0 sq.m.) approx.



1ST FLOOR  
1718 sq.ft. (159.6 sq.m.) approx.



2ND FLOOR  
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA : 5517 sq.ft. (512.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	81
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC 