BEN ROSE



Chapel Fold, Whittle-Le-Woods, Chorley

Offers Over £799,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented seven-bedroom detached home set in the highly sought-after area of Whittle-Le-Woods, Lancashire. Offered with NO CHAIN, this impressive and highly versatile property is arranged over three spacious floors and provides an abundance of flexible living space, making it ideal for growing families. Positioned in a truly stunning setting overlooking the nearby cricket fields and the charming St John's Church, the home enjoys a peaceful yet well-connected location. Whittle-Le-Woods offers a range of local amenities including shops, supermarkets, schools, and leisure facilities, with nearby towns such as Chorley and Leyland providing further retail and dining options. Excellent travel links are close at hand with easy access to the M6, M61 and M65 motorways, while Leyland and Buckshaw Parkway train stations offer convenient rail connections to Preston, Manchester and beyond.

Entering the home, you are welcomed into a grand reception hall with a centrally positioned open staircase that immediately sets the tone for the impressive accommodation within and provides access to most of the ground floor rooms. To the front is a separate family room, offering a versatile space that would suit a variety of uses such as a playroom, snug or additional sitting room. Also located to the front is the spacious and cosy lounge, featuring dual aspect windows that flood the room with natural light and a charming log burner that creates a warm focal point. Moving towards the rear of the home, the property opens into a truly spectacular open plan kitchen/breakfast room. This bright and airy space is perfect for both everyday family life and entertaining guests, and flows seamlessly into the stunning orangery at the rear. The kitchen itself is fitted with an extensive range of integrated appliances including a dishwasher, quad ovens, dual fridge/freezers and a wine cooler, complemented by a sizeable central island with breakfast bar seating. Just off the kitchen is a convenient utility room with access to the side of the property. Completing the ground floor is a separate dining room, accessed via elegant French doors, which could equally serve as a stylish home office or additional reception space.

Moving upstairs, the first floor opens onto a gorgeous landing with a striking staircase featuring a modern glass balustrade, which continues upwards to the mezzanine landing on the second floor. From the landing, a private balcony to the front provides delightful views across the cricket fields and surrounding scenery. Four of the seven bedrooms are located on this level, all generously proportioned and beautifully presented. The master suite is particularly impressive, benefiting from fitted wardrobes, a dedicated dressing area and a luxurious en-suite shower room. Bedroom two also enjoys the convenience of its own contemporary en-suite. Bedroom six has private access to the modern four-piece family bathroom, which is finished to a high standard. The second floor hosts the remaining two spacious double bedrooms, offering excellent additional accommodation that would suit older children, guests, or even be utilised as home office or hobby rooms depending on the needs of the household.

Externally, the property continues to impress. To the front is a well-maintained lawned garden that enhances the home's attractive kerb appeal. To the rear, a driveway providing off-road parking for two cars leads up to a double detached garage, offering further parking or valuable storage space. The enclosed rear garden is both generous in size and beautifully presented, featuring a lawn with attractive plant beds and a charming water feature that adds a sense of tranquillity. There is also a separate private seating area, perfect for relaxing or entertaining during the warmer months. Altogether, this outstanding home combines space, versatility and a truly enviable setting, making it a fantastic opportunity for families seeking a substantial and stylish property in one of Whittle-Le-Woods' most desirable locations.





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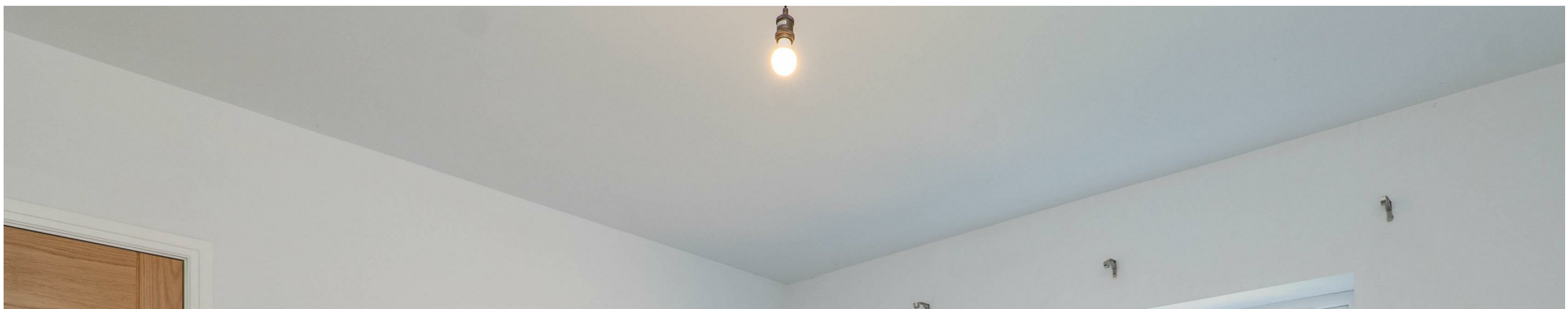
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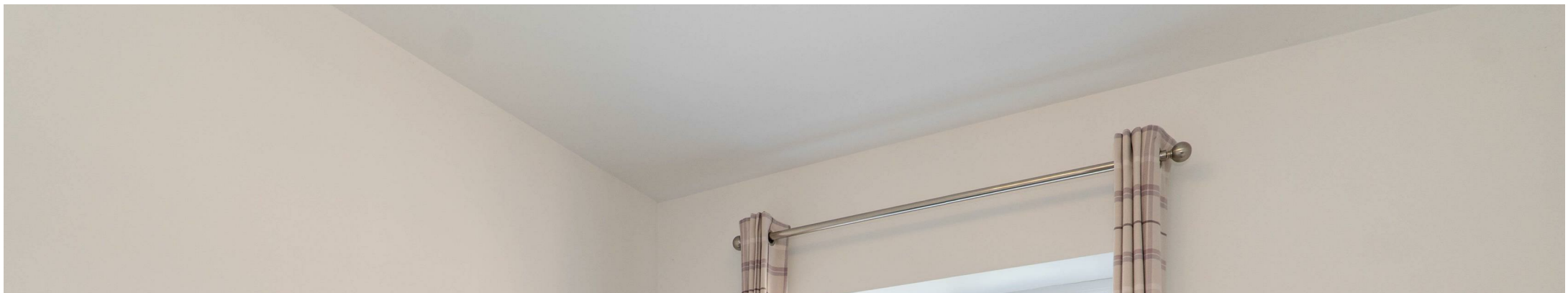




















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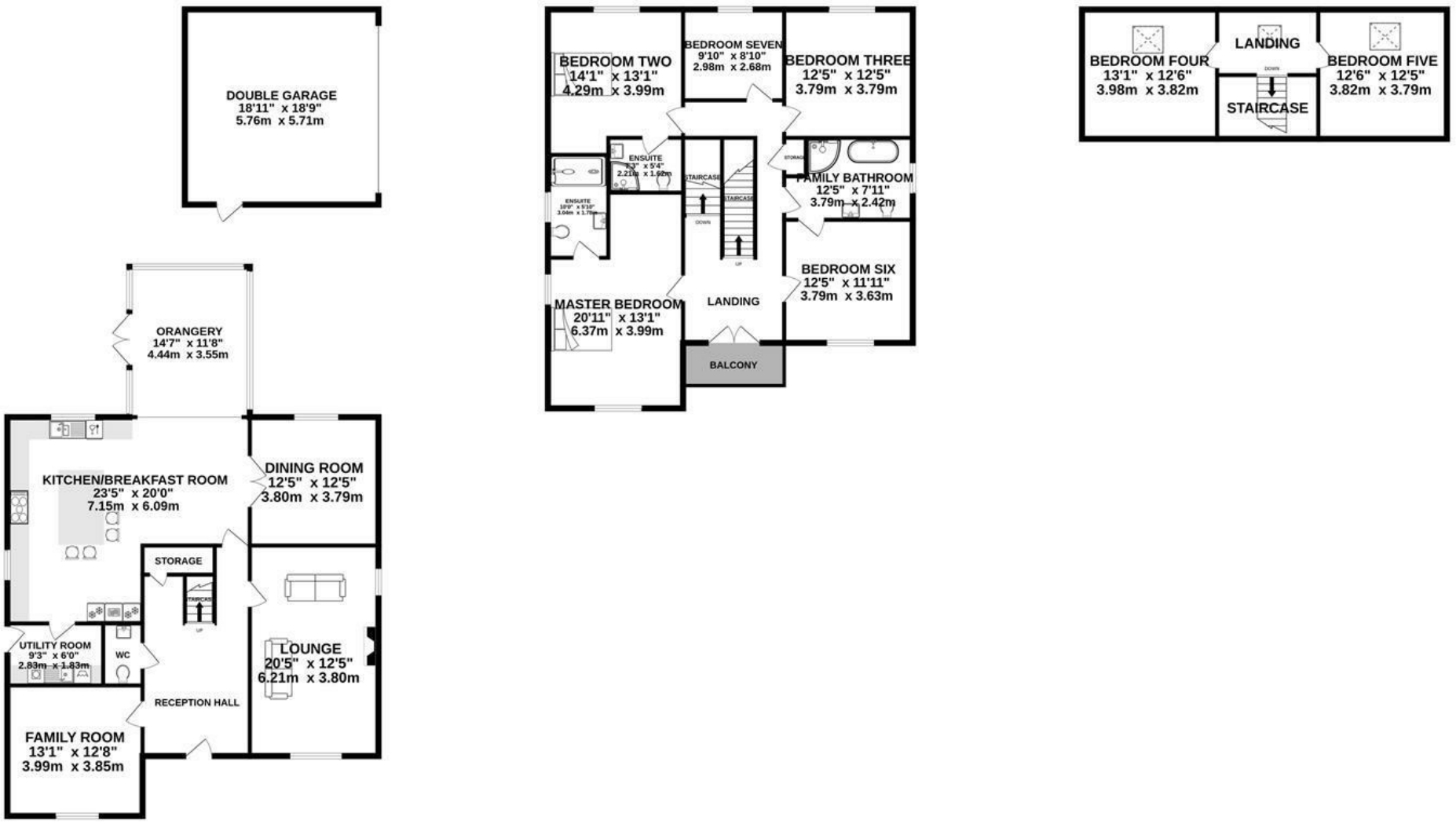


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GROUND FLOOR
1775 sq.ft. (164.9 sq.m.) approx.

1ST FLOOR
1224 sq.ft. (113.7 sq.m.) approx.

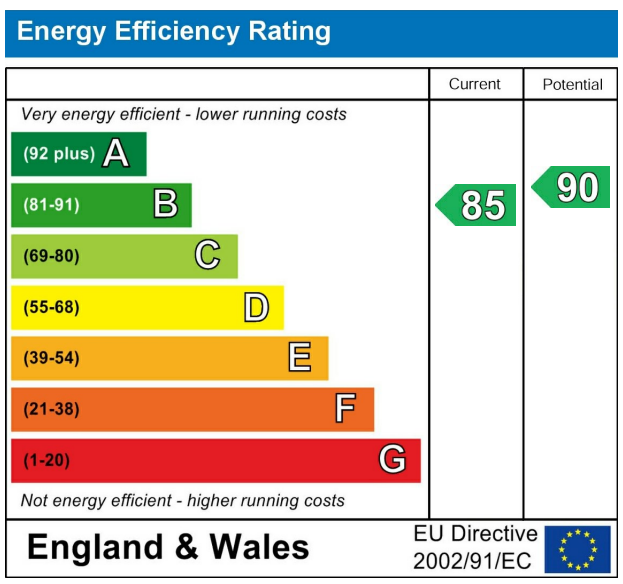
2ND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

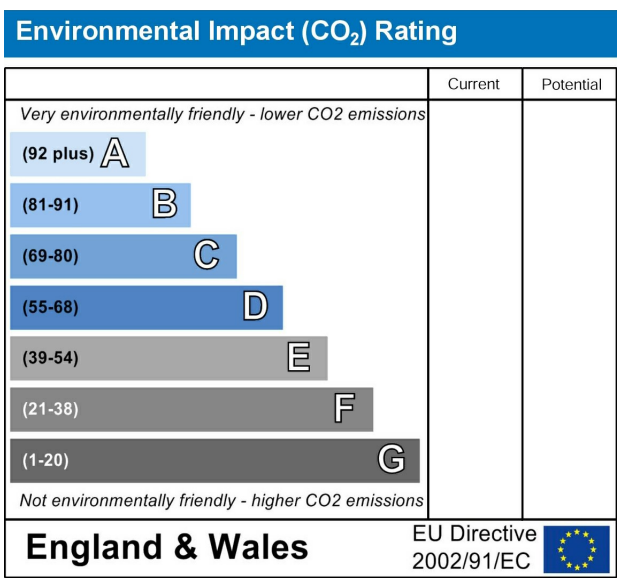


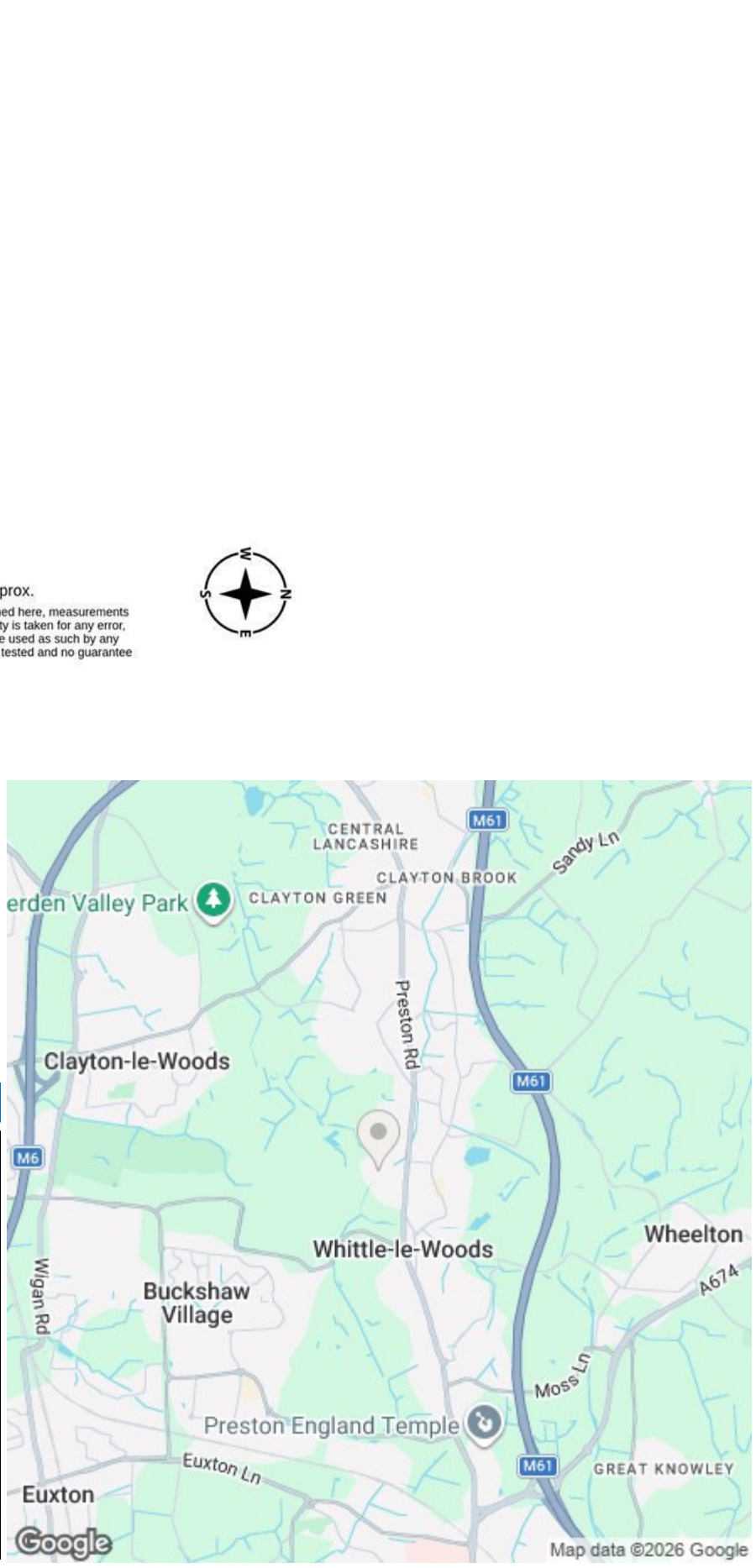
TOTAL FLOOR AREA : 3441 sq.ft. (319.7 sq.m.) approx.

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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