



Withnell Hall Gardens, Withnell, Chorley

Offers Over £799,995

Ben Rose Estate Agents are pleased to present to market this incredible opportunity to own this stunning, exclusively built family home on the grounds of the original Withnell Hall. This striking home is situated in woodland surroundings on a private gated development, just off the Lake Views entrance road that is lined by mature trees, creating a serene entrance. It boasts a highly modern standard throughout and offers picturesque surroundings in the beautiful Lancashire countryside. The home is also within commuting distance to both the cities of Preston and Manchester as well as the delights of the beautiful Lake District only an hour away. For added peace of mind, the home is also being marketed with NO ONWARD CHAIN.

Situated on a highly exclusive estate, this home offers modern living at its finest. The ground floor benefits from underfloor heating throughout, with each room having separate thermostats for optimal comfort. The property also has a driveway with space for up to four cars, leading up to the integrated double garage. Solar panels on the roof contribute to the property's eco-friendly credentials.

Upon entering the property, you are greeted by a welcoming reception hall. The ground floor comprises a spacious lounge towards the front benefitting from a centerpiece fireplace with a log burner. Additionally, the sleek study room provides space for those who work from home. It is also a versatile space that could also be used as a playroom or games room. The sublime open plan kitchen/breakfast room and dining room is a true highlight, complete with integrated NEFF appliances throughout, quartz worktops, and a breakfast bar for up to two people that partially separates the two rooms. The dining room also benefits from sliding doors, allowing you to take in the breathtaking garden views. There is also a convenient utility room to match the aesthetic of the kitchen, fitted with ample storage space and a heated towel rail. Towards the far side of the kitchen is a cosy snug space that is ideal for relaxing, overlooking the garden views. This space also has a picture window which frames the garden views perfectly and is an ideal place for social gatherings or to simply relax. Additionally, there is internal access to the garage and a convenient WC on this level.

Moving up to the first floor, you'll find four well-appointed bedrooms. The vaulted landing ceiling creates an open and bright space, adding to the luxury living experience. The master bedroom features a three-piece ensuite/wet-room with illuminated mirrors and shaver socket for convenience, and boasts its own private balcony to the rear, offering a tranquil retreat with panoramic views of the garden. Bedroom two also benefits from a three-piece ensuite, with bedroom four currently being used as a dressing room with bespoke fitted wardrobes and LED strip lighting that lines the inside for an added touch of elegance. The four-piece family bathroom is also fitted with LED lighting along the bottom of the bath with the addition of contemporary fittings, heated towel rails and another illuminated mirror, ideal for catering to the rest of the household.

Outside, the immaculately presented communal grounds create a welcoming entrance. To the front of the home is a sizeable driveway with access to the double garage. To the front, the home has a stunning first impression. It has been built with vertical cedar cladding and random sandstone to create a unique look to the home and development. The rear garden offers a sizeable lawn, as well as a partially covered patio and seating area, ideal for entertaining guests or enjoying peaceful moments with family. To the centre of the garden is a professionally landscaped rockery that perfectly encapsulates the woodland surroundings and adds a touch of colour to this impressive space. Moving towards the far side of the garden you'll find an additional lawn that adds even more outdoor space as well as being surrounded by tall mature trees for added seclusion.

Don't miss out on the opportunity to own this remarkable home in a desirable location, with its luxurious features and breathtaking views. Contact Ben Rose Estate Agents today to arrange a viewing and secure your dream home.









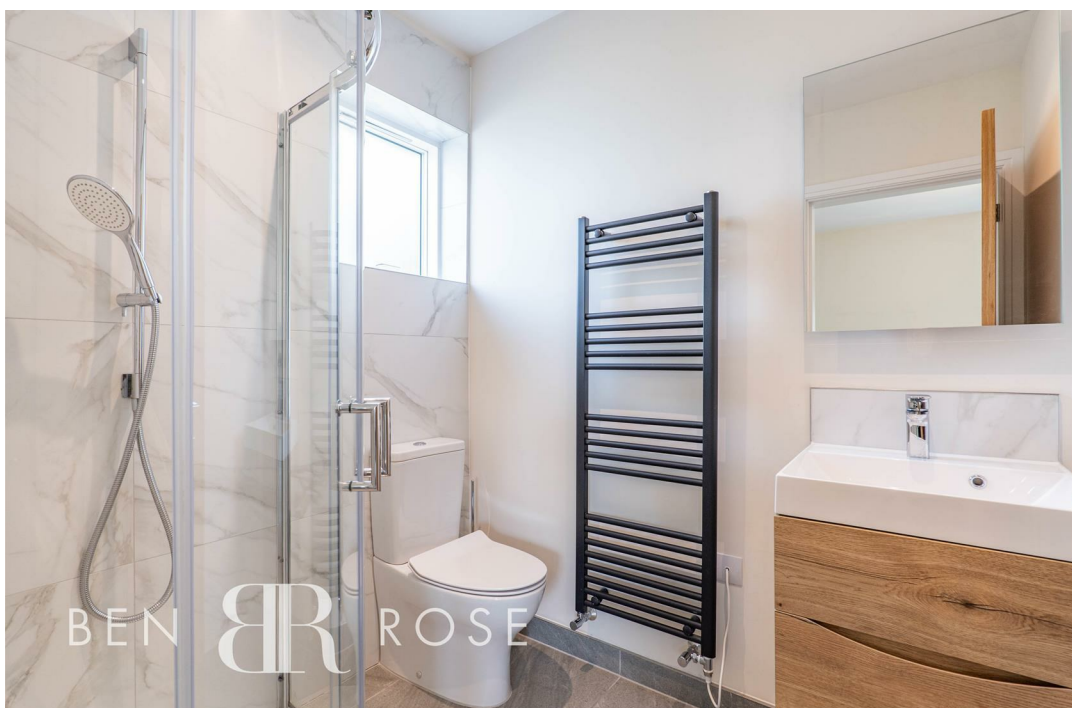


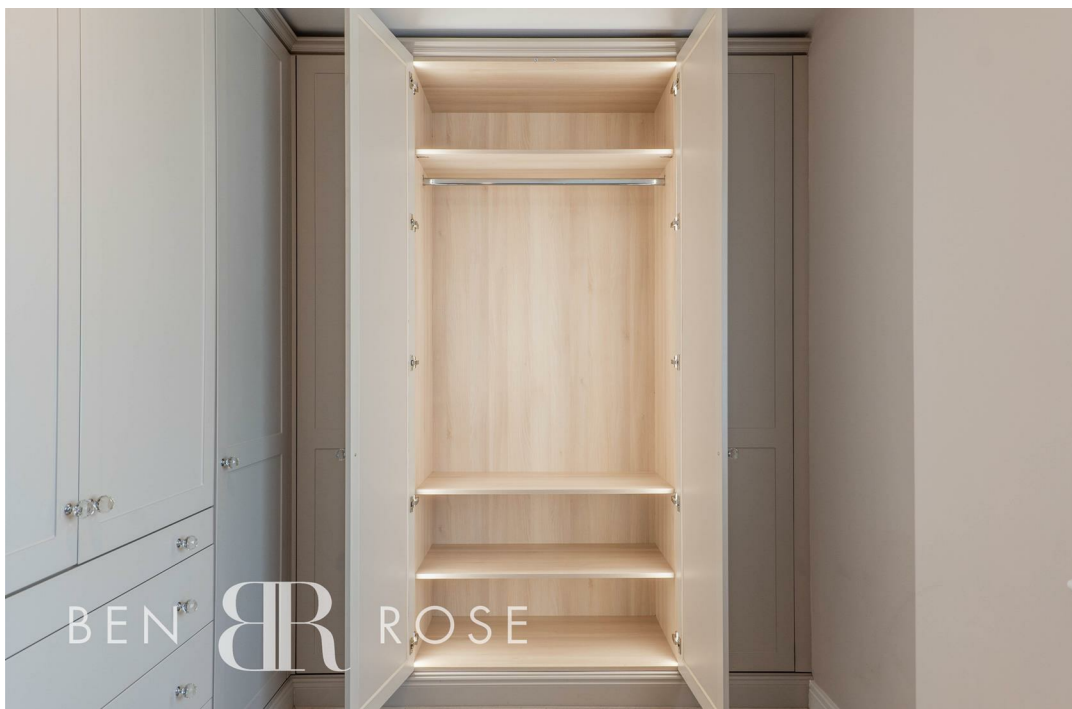












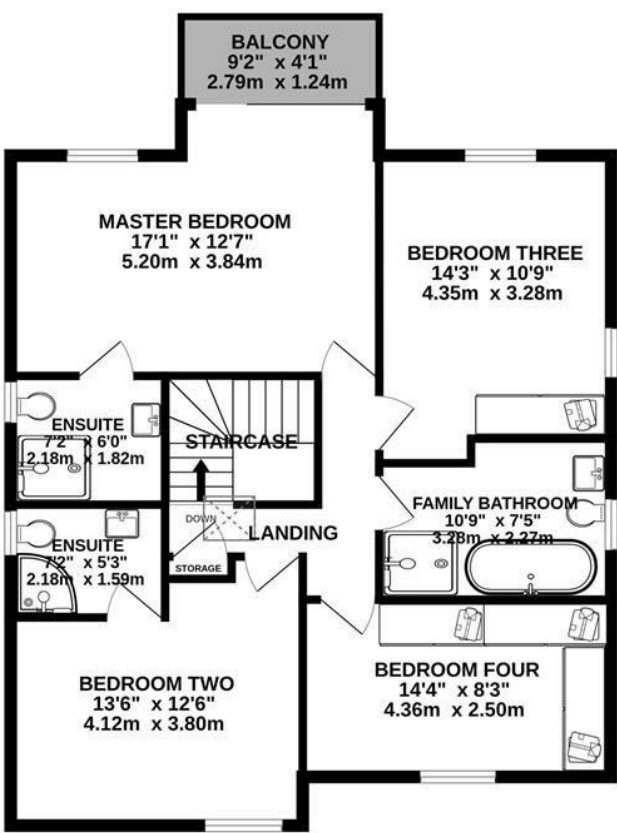
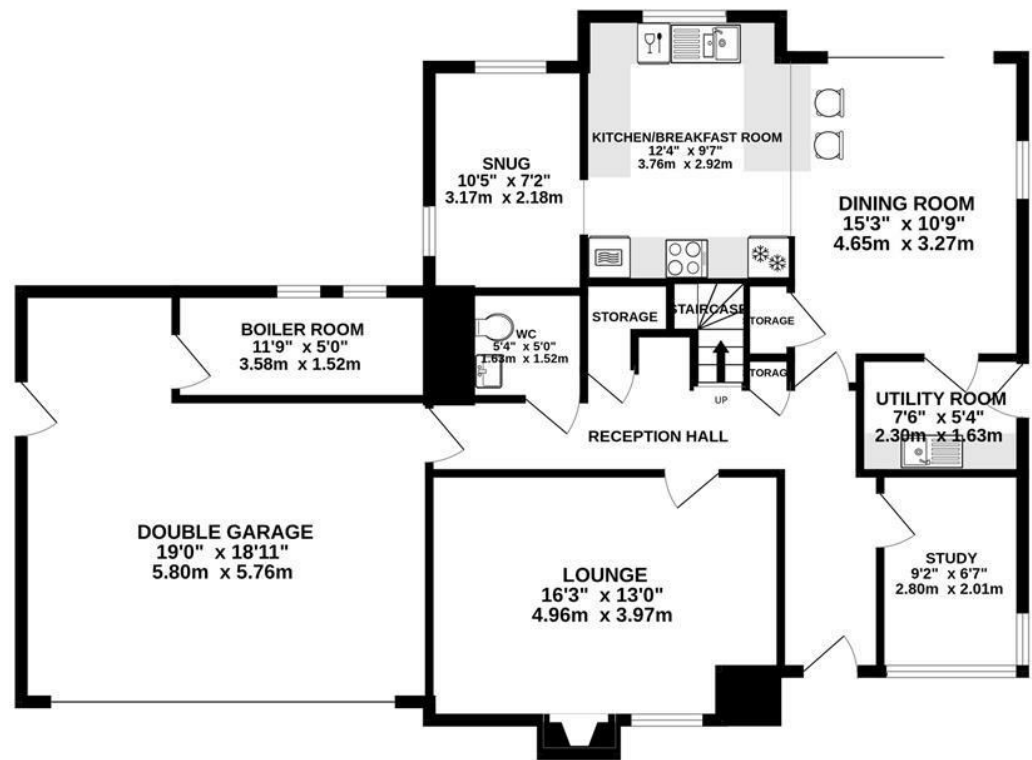




BEN ROSE

GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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	81	88
(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 