BEN ROSE



Preston Road, Charnock Richard, Chorley

Offers Over £519,995

Ben Rose Estate Agents are pleased to present to market this impressive four/five-bedroom detached family home, positioned within an exclusive gated development of just four executive residences in the highly sought-after village of Charnock Richard. Occupying a generous plot and offering substantial accommodation set across three floors, this exceptional home has been thoughtfully designed to cater for modern family living, combining versatile living spaces with stylish finishes throughout. Situated in a desirable semi-rural location, the property enjoys easy access to a wealth of local amenities, highly regarded schools, village shops, pubs and restaurants, whilst benefiting from excellent transport links. Nearby train stations in Euxton and Chorley provide direct rail connections to Manchester, Preston and beyond, while the M6, M61 and M65 motorway networks are all within easy reach, making commuting throughout the North West highly convenient. The property is also ideally placed for enjoying the surrounding Lancashire countryside and local attractions.

Upon entering the home, you are welcomed into a spacious reception hall which immediately creates a warm and inviting first impression, with the staircase rising to the upper floors. From here, access is provided to the generous lounge, a superb family living space featuring a striking fireplace as its focal point and French doors opening directly onto the rear garden, allowing plenty of natural light to flow through. Returning to the hallway, you'll find a substantial study which offers excellent flexibility for home working, hobbies or additional family space. A bespoke bookcase conceals the entrance to one of the home's most unique features - a sizeable cinema room. Originally forming part of the double garage, this hidden retreat creates the perfect setting for film nights, gaming sessions or entertaining guests. To the rear of the property lies the heart of the home; a spacious open-plan dining room and kitchen. The dining area comfortably accommodates a large family table and enjoys views and access to the garden, whilst the kitchen provides ample workspace and storage before leading through to a practical utility room. A convenient ground floor WC completes the accommodation on this level.

The first floor is centred around an attractive galleried landing which provides access to four well-proportioned bedrooms and the family bathroom. The principal suite is particularly impressive, benefitting from a Juliette balcony overlooking the rear garden, a dedicated dressing area with fitted wardrobes and a luxurious four-piece en-suite bathroom. Bedroom two also enjoys the advantage of its own modern three-piece en-suite shower room, making it ideal for older children or visiting guests. The remaining bedrooms are all generously sized and are served by a contemporary four-piece family bathroom. Ascending to the second floor, you'll find a highly versatile loft room currently utilised as a playroom but equally suited as a fifth bedroom, home office, gym or hobby room. This floor also benefits from access to extensive eaves storage, providing valuable additional space for family living.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking for up to four vehicles, all set within the security and exclusivity of this gated development. To the rear, the substantial garden offers a wonderful outdoor environment for both relaxation and entertaining. Mature trees border the garden, creating a high degree of privacy and seclusion, whilst a generous lawn provides ample space for children to play. A paved patio seating area offers the perfect spot for outdoor dining and summer gatherings, and towards the end of the garden you'll find a useful workshop along with additional garden storage. Combining spacious accommodation, versatile living areas and a prestigious location, this outstanding family home presents a rare opportunity to acquire a truly special property in one of Lancashire's most desirable settings.









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WALT DISNEY
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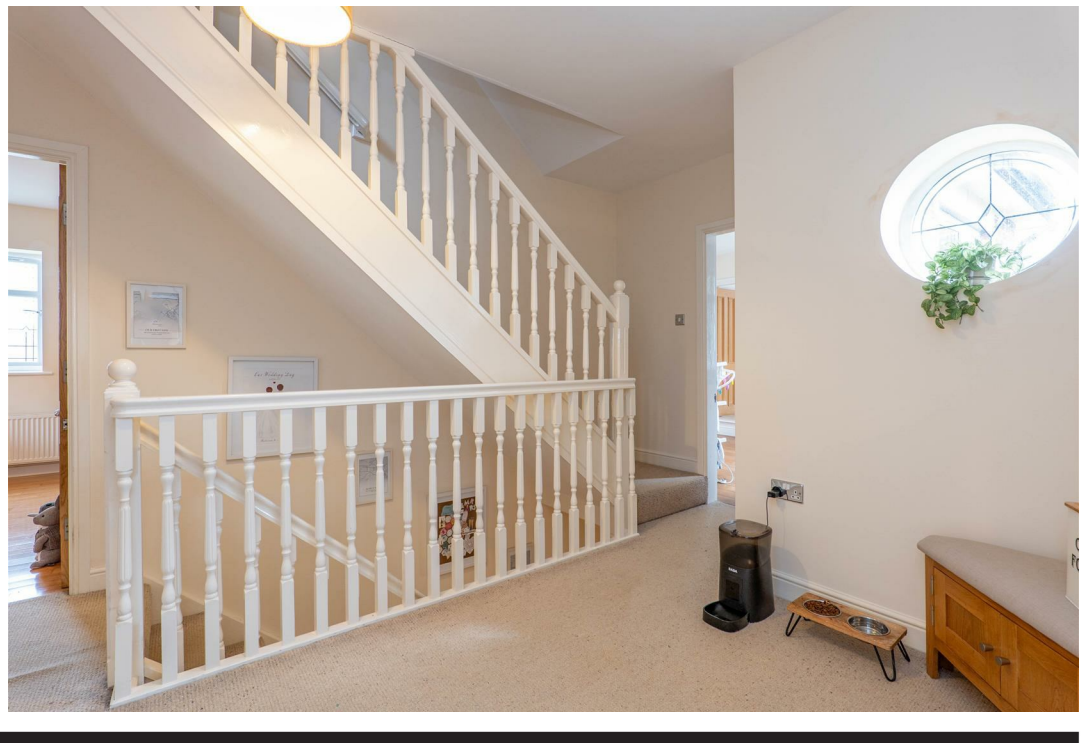












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MY FLABBERS ARE GHASTED!
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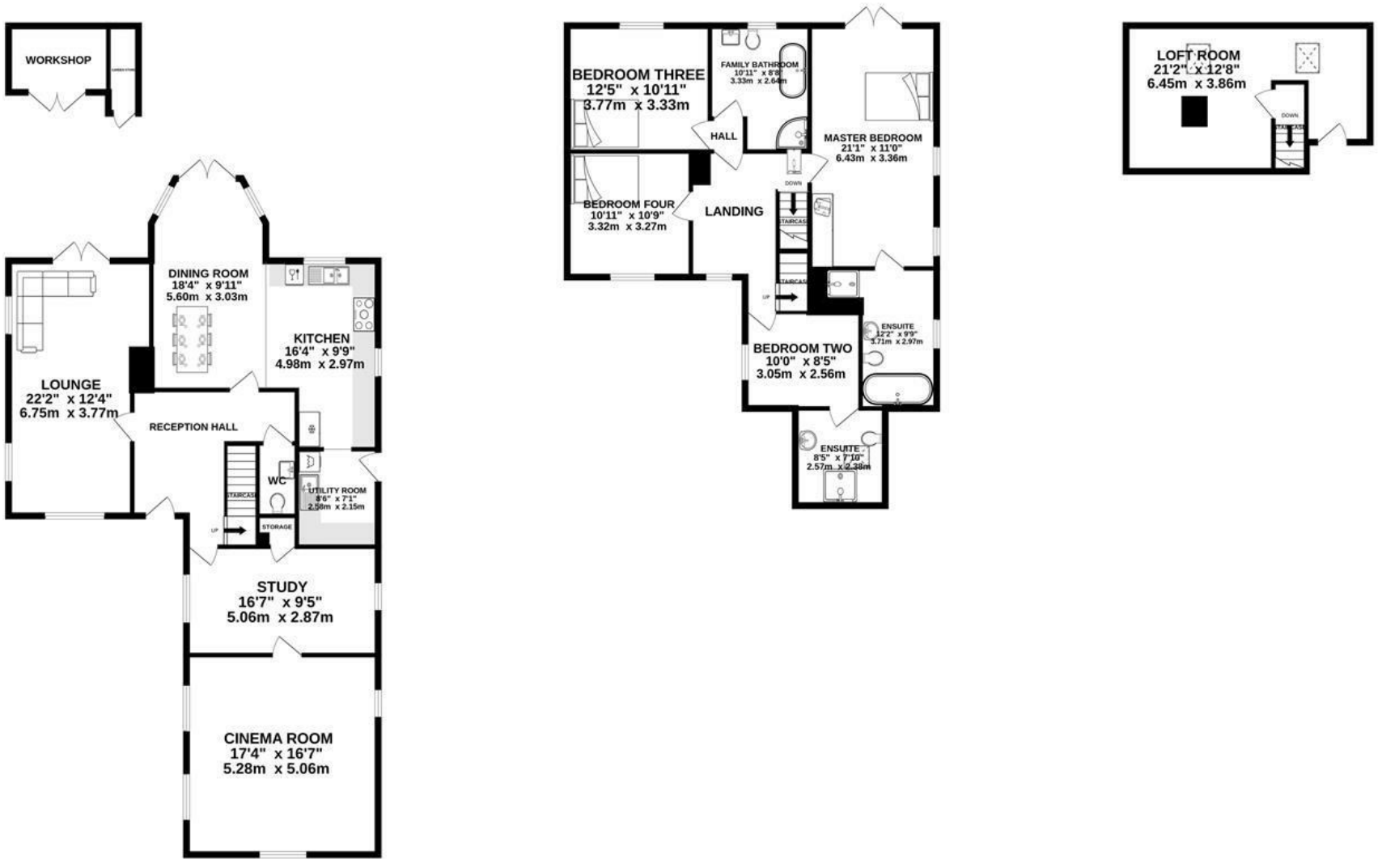

TRUST ME YOU CAN DANCE
EVERY HOUR IS HAPPY HOUR

BEN ROSE

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.

1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.

2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 2515 sq.ft. (233.6 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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