



Euxton Hall Mews, Euxton, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this truly charming three-bedroom home, nestled within the exclusive and historic Euxton Hall Gardens – a former part of the original Euxton Hall estate. Brimming with character and set over three floors, this unique property blends timeless architectural features with tasteful modern touches. Ideal for families seeking a tranquil yet well-connected location, the home offers seclusion, privacy, and direct access to local green spaces, including the picturesque Geoff Witts Memorial Millennium Green, perfect for peaceful walks and family outings. Located in the heart of Euxton, the property benefits from excellent transport links with Euxton Balshaw Lane and Buckshaw Parkway train stations nearby, providing direct services to Preston, Manchester, and beyond. The M6 and M61 motorways are just a short drive away, making commuting a breeze. A wealth of amenities including schools, supermarkets, independent shops, and the Euxton Hall Hospital are all within easy reach, making this an ideal setting for family life.

Upon entering the property, you're welcomed via an entrance hall and vestibule that immediately sets the tone with traditional charm and exposed character. Stepping into the spacious lounge, the room is flooded with natural light through a striking floor-to-ceiling window that also includes a door leading out to the garden. A feature fireplace forms the heart of the room, with exposed stonework that adds warmth and authenticity. From here, the home flows into the open-plan kitchen/breakfast room – a bright and sociable space fitted with high-quality integrated appliances, generous worktops, and a stylish breakfast bar, making it ideal for both casual dining and entertaining.

Ascending to the first floor, you'll find two of the home's three bedrooms. The master bedroom is notably generous in size, offering lovely views over the well-maintained communal gardens and incorporating access to under-stair storage. You'll also notice original wooden beams for added character. The other bedroom is equally well-proportioned and perfect for use as a child's room, guest room, or home office. The main bathroom is a stunning three-piece suite featuring a freestanding bath, creating a luxurious spot to relax and unwind. Traditional features continue to shine through on this floor, adding to the property's unique and homely character.

The third floor houses the remaining bedroom as well as a modern shower room that accompanies this room, ideal for older children or guests.

Externally, the property is accessed via a secure gate that opens out onto an expansive and beautifully maintained communal lawn, complete with seating areas that enhance the sense of community and tranquillity. The home comes with two private parking spaces and also boasts a private rear yard – an inviting space with ample room for outdoor seating and summer dining. Just a short stroll away lies the Millennium Green, a wonderful open space ideal for dog walking, jogging, or simply enjoying nature.

This delightful home perfectly marries heritage and comfort, offering a rare opportunity to own a piece of Euxton's history within a highly sought-after and peaceful location.















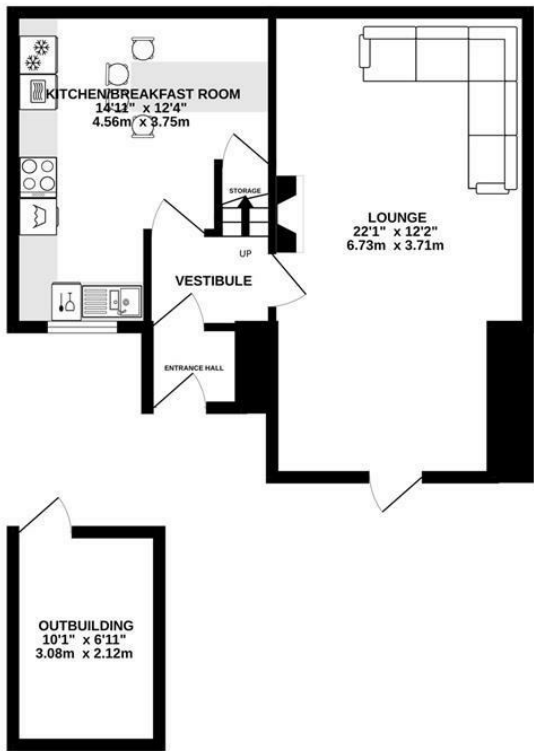




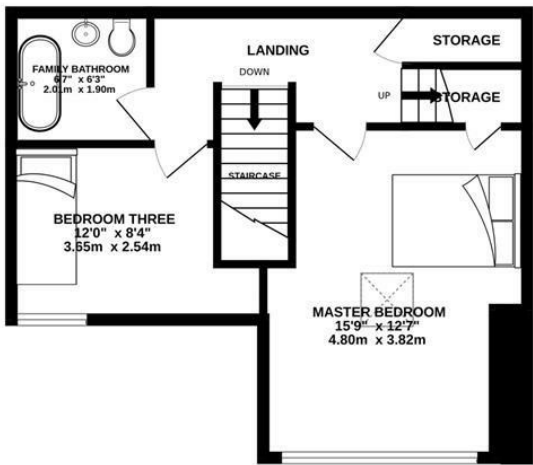


BEN ROSE

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.






TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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.
Made with Metropix ©2025



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		
England & Wales		EU Directive 2002/91/EC
		