



## Millwood Close, Withnell, Chorley

**Offers Over £699,995**

Ben Rose Estate Agents are pleased to present to market this impressive five-bedroom detached home, occupying a generous corner plot within the highly sought-after hamlet of Withnell Fold, Lancashire. Surrounded by picturesque countryside and enjoying a charming traditional exterior, this beautifully presented home offers spacious and versatile living accommodation ideally suited to family life. The property enjoys a peaceful semi-rural setting, whilst still benefiting from excellent nearby amenities, including well-regarded schools, local shops, restaurants, coffee shops together with convenient access to both Chorley and Blackburn. For commuters, there are strong transport links via nearby bus routes and easy access to the M65 and M61 motorways. The Leeds Liverpool Canal is also just a short distance away, providing scenic walks and a wonderful outdoor lifestyle right on your doorstep.

Upon entering the home, you are welcomed into a practical entrance hall with integrated storage and space for coats and shoes, which then opens into a spacious central reception hall with the staircase positioned directly ahead. The downstairs WC is also located off the reception hall. To the left, the main lounge offers a bright and inviting space, enhanced by dual aspect windows and a stunning log-burning fireplace, perfect for cosy evenings. From here, steps lead down into a unique sitting room, a versatile additional reception space with French doors opening out to an outdoor seating area, ideal for entertaining or relaxing. Back through the hall, you'll find a separate family dining room which could easily double as a second sitting room, also benefiting from French doors leading to the garden. The modern kitchen/breakfast room is thoughtfully designed with a range of integrated appliances including a fridge/freezer, microwave and dishwasher, alongside a breakfast bar seating four, making it a perfect hub for both casual dining and social occasions. Off the kitchen is a utility room with access and covered internal access to the integrated double garage.

Moving upstairs, the open landing is flooded with natural light from a striking feature window positioned above the staircase, creating a bright and airy feel. The first floor hosts five generously proportioned bedrooms, providing ample space for growing families or those needing flexible working areas. The master bedroom benefits from a dedicated dressing area, an abundance of fitted wardrobes, and a stylish three-piece en-suite. The remaining bedrooms are all well-sized and are served by a modern four-piece family bathroom, offering both a bath and separate shower for added convenience.

Externally, the property continues to impress with a substantial frontage bordered by an attractive stone wall that wraps around the perimeter. A dual driveway provides ample off-road parking for multiple vehicles and leads to the integrated double garage. To the side, a beautifully maintained garden features a lawn, colourful flower beds, and mature trees that offer both privacy and a tranquil setting. This space gently steps down towards the rear, where multiple seating areas can be found directly off the property, creating the perfect environment for outdoor dining and entertaining.

This is a truly exceptional family home that seamlessly combines countryside charm with modern living.





















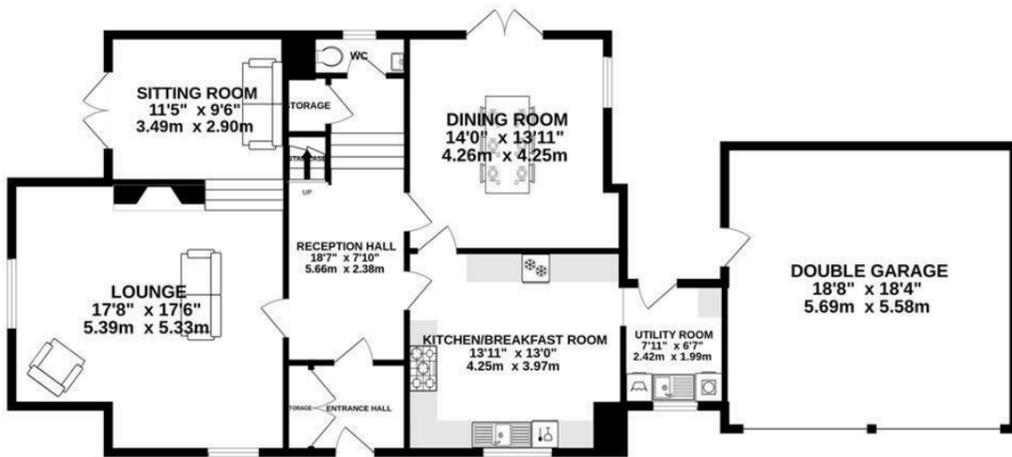








GROUND FLOOR  
1351 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.

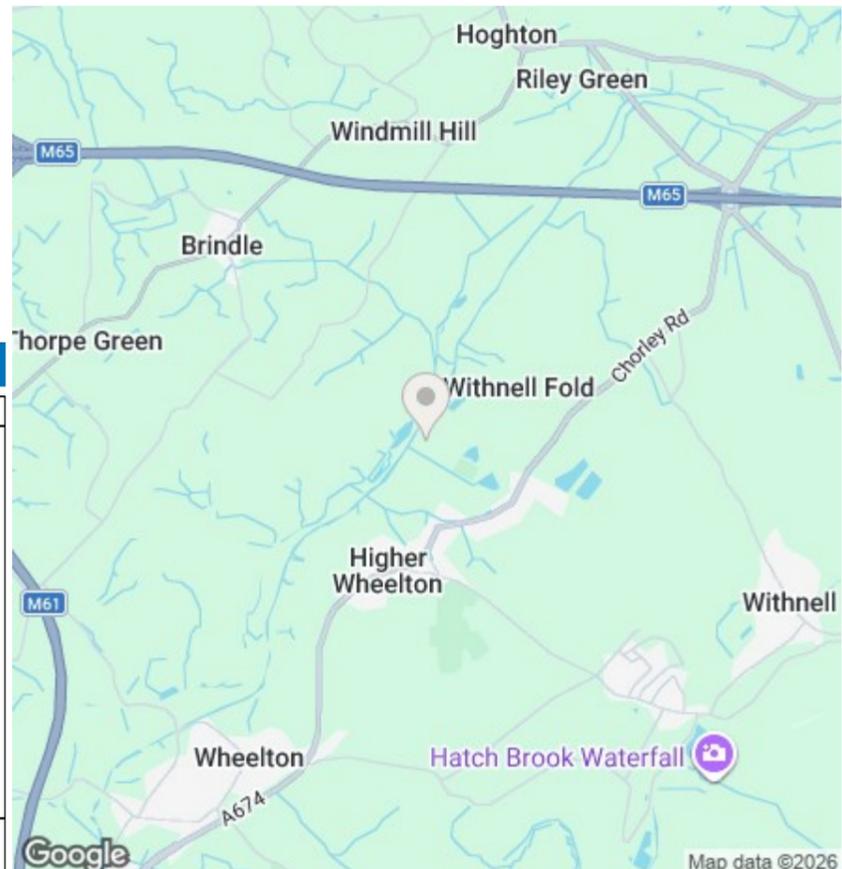


TOTAL FLOOR AREA : 2336 sq.ft. (217.1 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	79
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		