



Preston Road, Clayton-Le-Woods, Chorley

Offers Over £439,995

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom family home, nestled along a quiet private road in the highly sought-after area of Clayton-Le-Woods. Having undergone a complete renovation from the ground up, including substantial side and upward extensions, this beautifully transformed property offers an outstanding standard of finish throughout, blending contemporary luxury with warm, characterful features to create a truly one-of-a-kind family home. Every detail has been thoughtfully considered, resulting in a stylish yet practical living environment that is perfectly suited to modern family life. Clayton-Le-Woods remains one of Lancashire's most desirable residential locations, offering excellent access to highly regarded schools, local shops, supermarkets, cafés and leisure facilities, while nearby Cuerden Valley Park provides beautiful countryside walks. Excellent transport links are close at hand, with easy access to the M6, M61 and M65 motorways, regular bus services, and nearby train stations at Leyland, Buckshaw Parkway and Chorley providing direct rail links to Preston, Manchester and beyond.

Stepping through the welcoming reception hall, you'll immediately appreciate the quality and attention to detail found throughout the home, with the hallway providing access to the majority of the ground floor accommodation and the staircase to the upper floors. To the front is a cosy yet elegant lounge, centred around a charming log burner and complemented by bespoke integrated shelving, creating the perfect retreat for relaxing evenings. To the rear, the home truly comes into its own with a spectacular open plan kitchen, dining and family room spanning the full width of the property. Designed as the heart of the home, this impressive space features a stylish fitted kitchen with a range of integrated appliances, a substantial central island with seating for up to five people, ample dining space and a further reception area complete with its own log burner, making it equally suited to entertaining or everyday family living. French doors seamlessly connect the space to the rear garden, allowing natural light to flood in. Accessed from the side of the property is a beautifully appointed boot room, leading through to a practical utility room and a convenient ground floor WC.

The first floor hosts three well-proportioned bedrooms, all beautifully presented and offering versatile accommodation for growing families. Bedroom two enjoys the added luxury of a contemporary en-suite bathroom, while the remaining bedrooms are served by an impressive boutique-style shower room, finished to an exceptional standard with high-quality fittings and a stylish design. Occupying the entirety of the second floor is the magnificent principal suite, providing a true sanctuary away from the rest of the home. The spacious bedroom flows effortlessly into a luxurious en-suite bathroom featuring a double walk-in shower and a freestanding bath, creating a spa-like atmosphere. Completing this stunning suite is a dedicated dressing area, offering excellent storage and further enhancing the sense of luxury.

Externally, the property continues to impress. To the front, a generous driveway provides off-road parking for up to four vehicles, while the garage door opens into a useful storage room, ideal for bikes, tools or additional household storage. The current owners have also created a raised seating area to the front, providing a lovely spot to relax and enjoy the peaceful surroundings. The beautifully landscaped rear garden has been thoughtfully designed for both entertaining and family enjoyment, featuring a spacious patio directly outside the home that leads down to an attractive seating area surrounded by mature planters and established shrubs. At the foot of the garden sits a superb detached garden building, currently utilised as a bar and games room, but equally suited as a home office, gym, studio or hobby room. Combining outstanding craftsmanship, luxurious accommodation and an enviable location, this exceptional home offers a rare opportunity for families seeking a property that is ready to move straight into and enjoy for many years to come.

















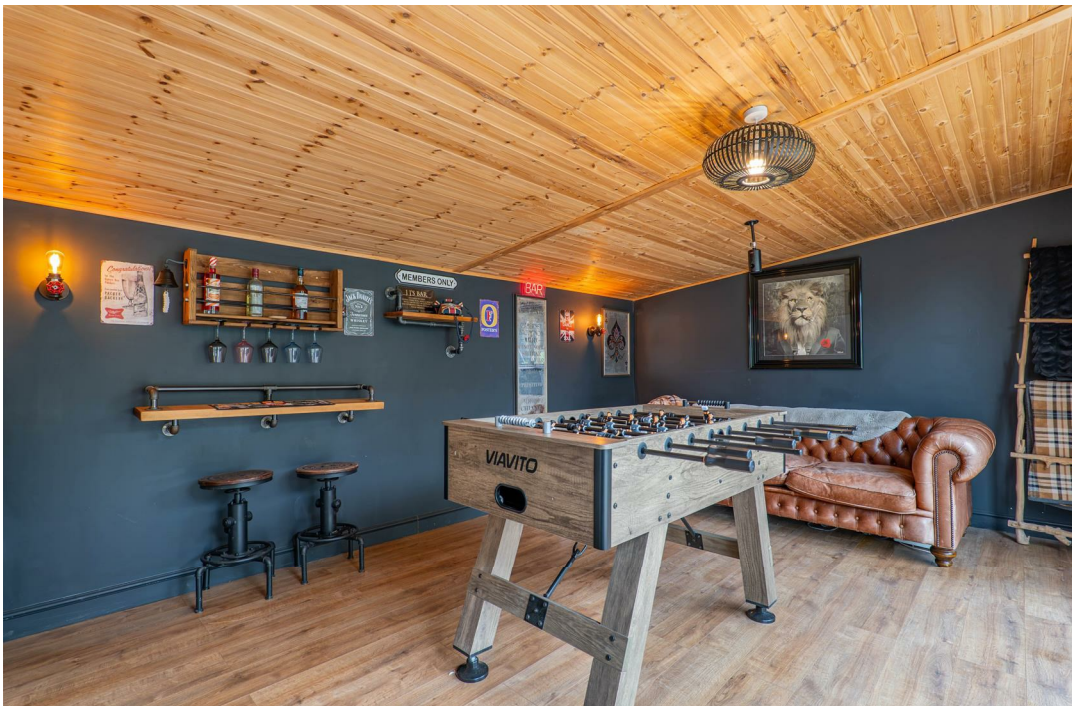






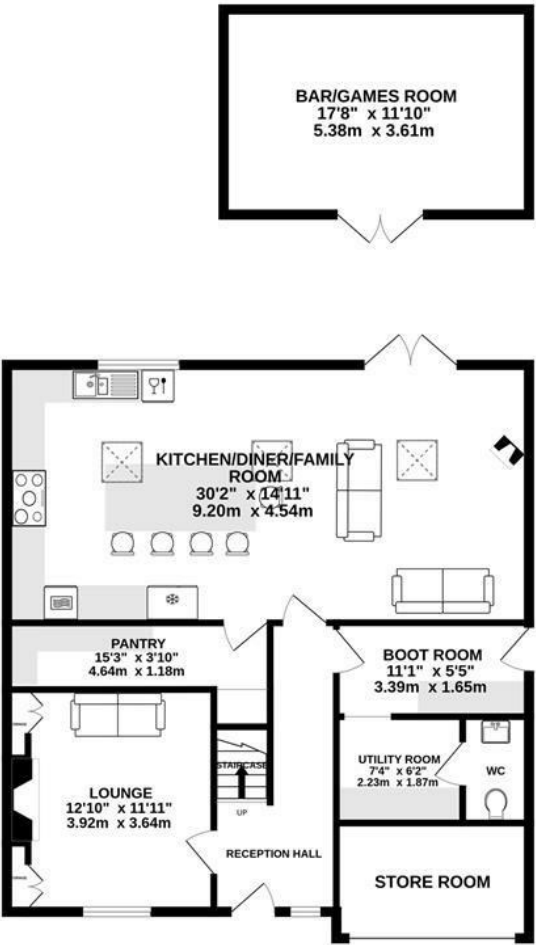




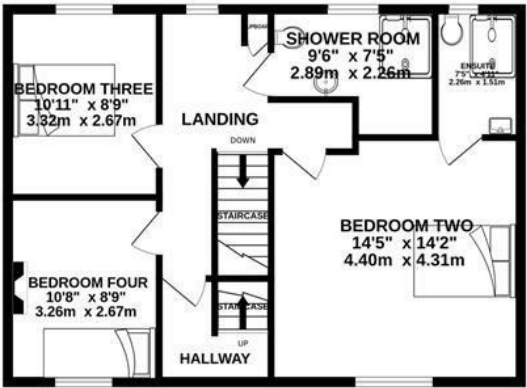


BEN ROSE

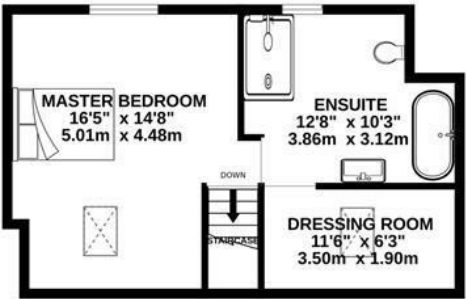
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.5 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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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	39	85
(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
		

