



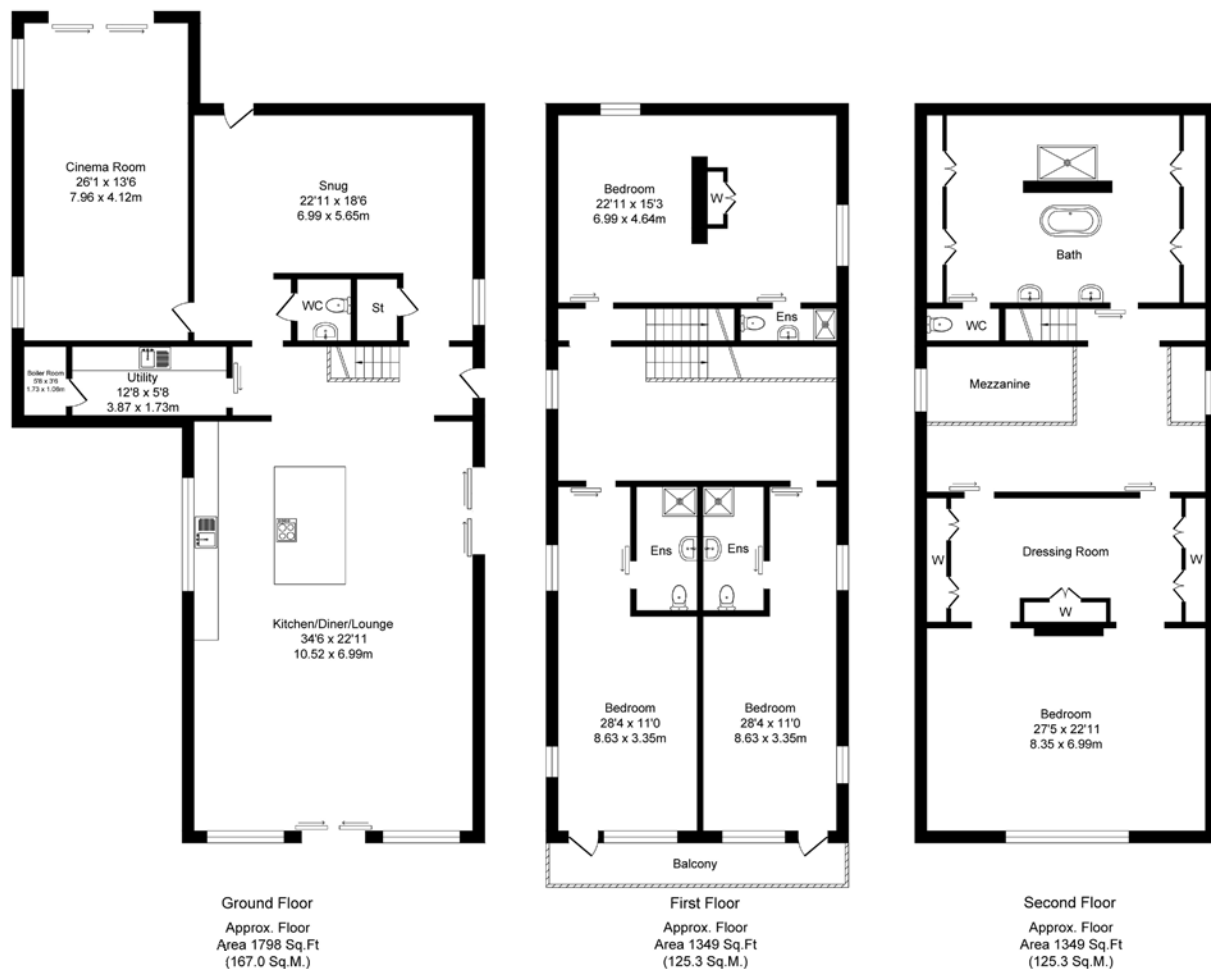
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Thornhill, Aughton Total Approx. Floor Area 4495 Sq.ft. (417.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Thornhill, Aughton
Price On Application

A&P

Private and luxurious this spectacular home is notable for its unique architectural design as well as its prestigious location, one of the most exceptional properties currently being offered in the region it comes with nearly 5000 square feet of outstanding contemporary living space boasting the very latest modern conveniences and a wonderfully open flowing design. The property rests on a private corner plot in a much sought after location and offers accommodation arranged over three magnificent levels designed with flexibility and every day living in mind.

This is the ultimate retreat, a home of real architectural significance and true international standards, it is an exceptionally well designed property that has been integrated beautifully into its surroundings. Every aspect of the home has been meticulously finished with bespoke fittings throughout and internal inspection will not fail to impress even the most discerning buyer, its minimalist, geometric layout complemented by open-plan spaces, state of the art engineering, and vast glass walls framing the wonderful backdrop of Granville Park.

An air of calm pervades the pared-back yet elegant living areas and highlights include a huge open plan lounge and dining kitchen along with two further reception rooms, including a snug and a cinema room, there is also a handy downstairs cloaks/wc, and a practical utility room. The homes main living areas are connected to its private spaces via a magnificent three storey staircase with gallery landing which leads to the first floor where there are three breath taking double bedrooms all with their own beautiful en-suites, the clever use of the latest partition systems also allows the occupier to utilise the space to suite their own individual requirements. The lavish master suite covers the entire second floor with over 1300 square feet to include dressing areas, walk in wardrobes and a quite stunning en-suite - large panoramic windows create amazing continuity between the indoor and outdoor spaces and allow for magnificent views.

Outside the property resides on an excellent plot amongst the verdant backdrop of Granville Park which offers seclusion, privacy, peace and quiet. Accessed via electronic gates to a large parking area and gardens that wrap around the property with wonderful areas in which to entertain in style. The area is noted for the quality of life it affords its inhabitants and is renowned for its sense of community. Thornhill is a particularly sought after address and is situated only a short stroll to the railway station making it ideal for the commuter. The convenient location also gives easy access to the motorway and highly regarded schools are on hand along with excellent local amenities.





KEY FEATURES

- Spectacular Home
- Four Bedrooms
- Circa 4495 Square Feet
- Open Plan Lounge and Dining Kitchen
- Cinema Room
- Wrap-Around Gardens
- Electronic Gates
- Large Parking Area



