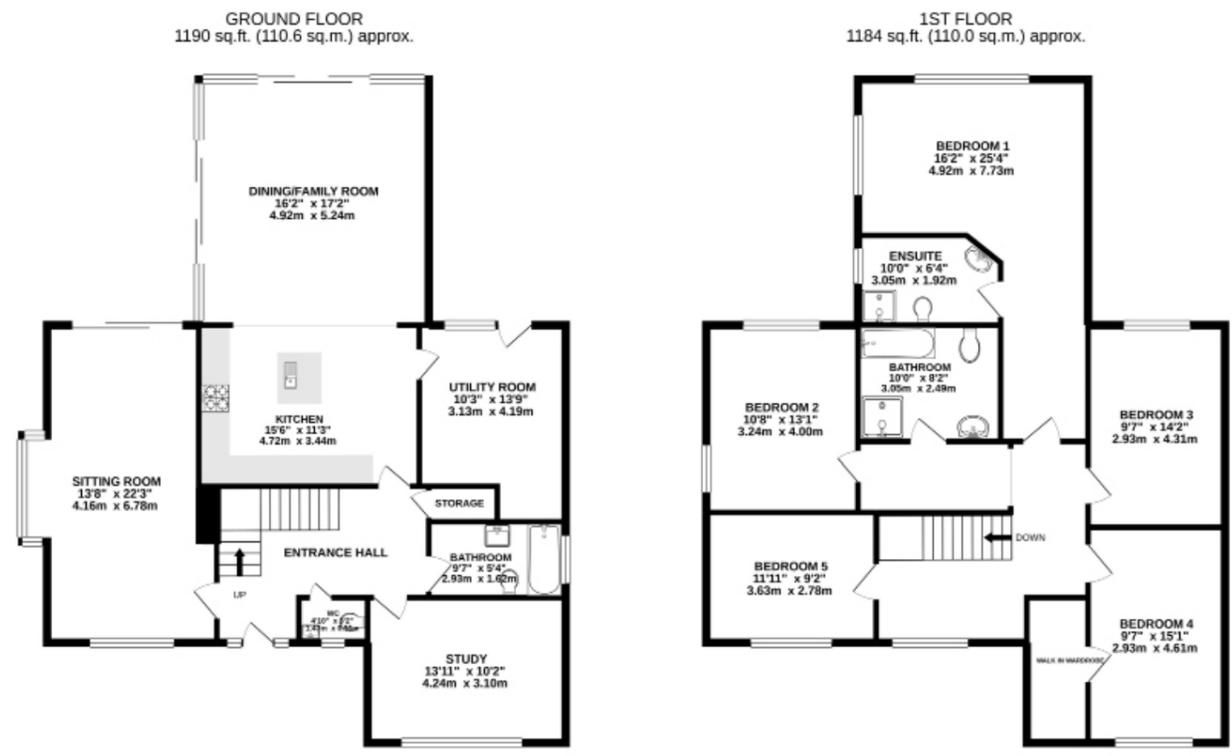




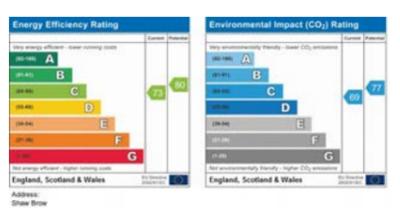
Ormskirk: 01695 570102
 arnoldandphillips.com
 Southport: 01704 778668
 Chorley: 01257 241173



TOTAL FLOOR AREA : 2375 sq.ft. (220.6 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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THE LUXURY PROPERTY SPECIALISTS

Shaw Brow, Whittle-Le-Woods
 Asking Price £749,995

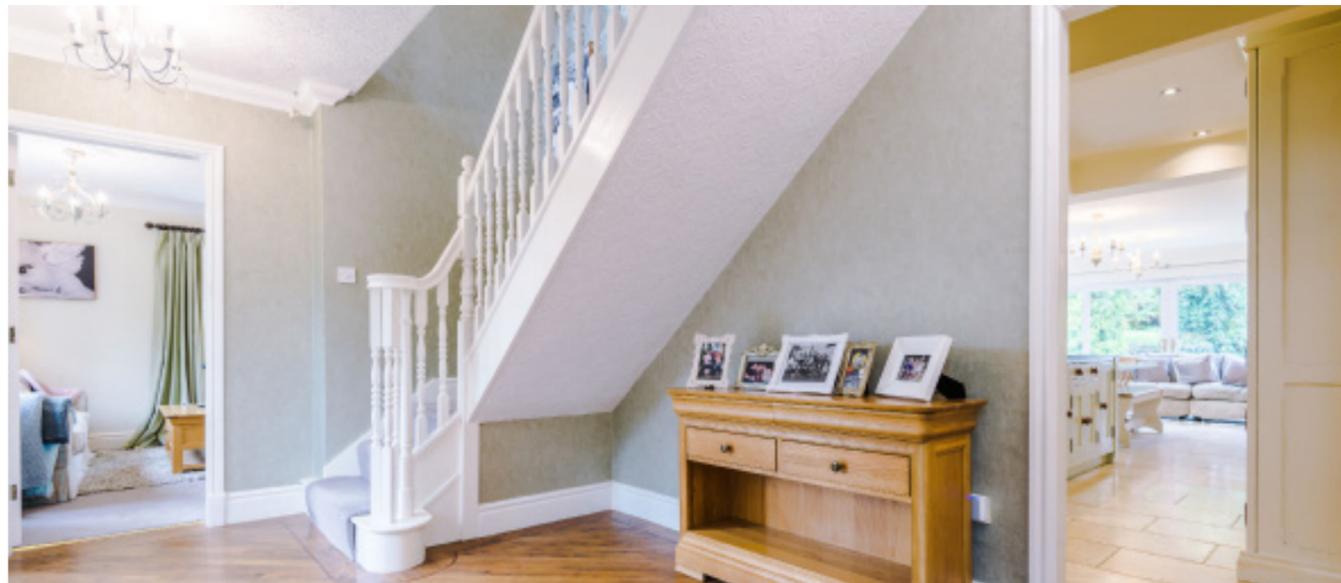


Having no doubt been cast many admiring gazes by passers-by, one cannot fail to fall in love with the handsome exterior of this breath-taking stone-built detached residence, with a mere glance sufficient enough to enchant one's heart. This idyllic dwelling is the epitome of the chocolate box home, positively brimming with personality and charm from every pore of its rustic façade. Internally, the living spaces extend to circa 2,375 square feet in total, including five double bedrooms, three bath/shower rooms and two reception rooms, as well as that much desired open plan kitchen/diner/family room; the height of modern day living and creating that wonderfully sociable environment in which the family can gather together. The interior space is balanced perfectly with the exterior, occupying an outstanding plot of circa half an acre of generous gardens, creating a superb all-round family home. The property is situated within the quaint semi-rural outpost of Whittle-le-Woods, one of the most desirable areas in the district and renowned for some of the most picturesque countryside. Despite its credentials as a peaceful haven, one is far from isolated, with an abundance of shops and amenities available within Chorley town centre, and junction 8 of the M61 within a short drive, ensuring major commercial centres such as Manchester, Preston and Bolton are within a reasonable commute, safe in the knowledge that, after a stressful day in the office, one can take a short stroll to Shaw Hill Golf Club for a relaxing round of golf or a few sociable drinks in the club house.

From one's first step across the threshold, this delightful home warms the soul with its inviting ambience greeting you at the door; entering via the entrance hallway with its handy two piece cloakroom/WC, quality Karndean flooring and spindled staircase to the first floor, before proceeding through into the 22' through lounge, its triple aspect windows including patio doors to the rear and filling the room with natural light, whilst the log burning stove conjures images of frosty winter evenings huddled around a crackling fire. A second 13' reception room is presently utilised as a study, which will be perfect should one need some space in which to work from home, although this could be utilised for a plethora of other purposes, including a further snug-style sitting room or indeed a playroom in which to contain the little ones. The real hub of this home is the marvellous 30' open plan kitchen/diner/family room, creating that highly sought-after environment for entertaining even the most populous of gatherings, with two sets of patio doors linking the inside and outside spaces perfectly, and allowing one's guests to spill out onto the stone patio for an after-dinner glass of something bubbly. The stunning bespoke kitchen in olive was designed and fitted by Matthew Marsden, having been hand-built and hand-painted by their renowned local workshop, finished with two tone granite and quartz work surfaces and including a central island with Franke sink unit and instant filtered and boiling water tap, as well as a host of integrated appliances, including Range-style cooker with extractor, larder fridge and freezer and dishwasher. The ground floor is completed by a three piece bathroom, as well as a useful 13' utility/boot room; an ideal space in which to keep the laundry, hats and coats all safely out of view. One will note the recently installed modern Baxi boiler with Nest control, which is also compatible with solar panel installation.

If one ventures up to the first floor, the state of impress will continue with the sizeable galleried landing providing an additional seating area where one can relax with a book, as well as giving access to the five excellent double bedrooms. The superb 25' master bedroom incorporates a dressing area, as well as a stylish wet-room style shower room, with the remainder of the family suitably spoiled by the main house bathroom, which is fully tiled and luxuriously appointed with a four piece suite in classic white with Villeroy and Boch and Hansgrohe fittings, comprising of close-coupled WC, vanity wash hand basin, tiled bath and separate walk-in shower cubicle.

Externally, there are ample off-road parking facilities for a number of vehicles, an outside electric charging point and a shingled driveway extending around to the side and rear through the newly installed wooden gates and leading to the detached double garage, which affords potential for conversion into ancillary accommodation, if desired and subject to any necessary consents. The substantial gardens envelope the property, with the rear being south-facing and mainly laid to lawn, whilst the stone flagged patio provides a romantic setting on which to enjoy a spot of lunch, with the high degree of privacy afforded by the mature trees and shrubs ensuring that one never feels as though they are going to be disturbed. We have no doubt that this outstanding home will be in extremely high demand, and we would strongly recommend an early viewing to avoid disappointment.





KEY FEATURES

- Stone-Built Detached Residence
- Five Double Bedrooms (Master with En-Suite)
- Circa 2375 Square Feet
- Stunning Bespoke Matthew Marsden Kitchen with Integrated Appliances
- Substantial South-Facing Rear Gardens with Stone Flagged Patio
- Ample Off-Road Parking
- Detached Double Garage





