



6 Hardacre Lane, Whittle-Le-Woods

Guide Price £799,995

ARNOLD
& PHILLIPS
ESTATE AGENTS



6 Hardacre Lane

Whittle-Le-Woods, Chorley

Located in the sought-after village of Whittle Le Woods in a little know area you will find hidden away this spacious detached home which offers a multitude of desirable features. The property is situated in a secluded spot on this open plan development and cannot be fully appreciated from the road.

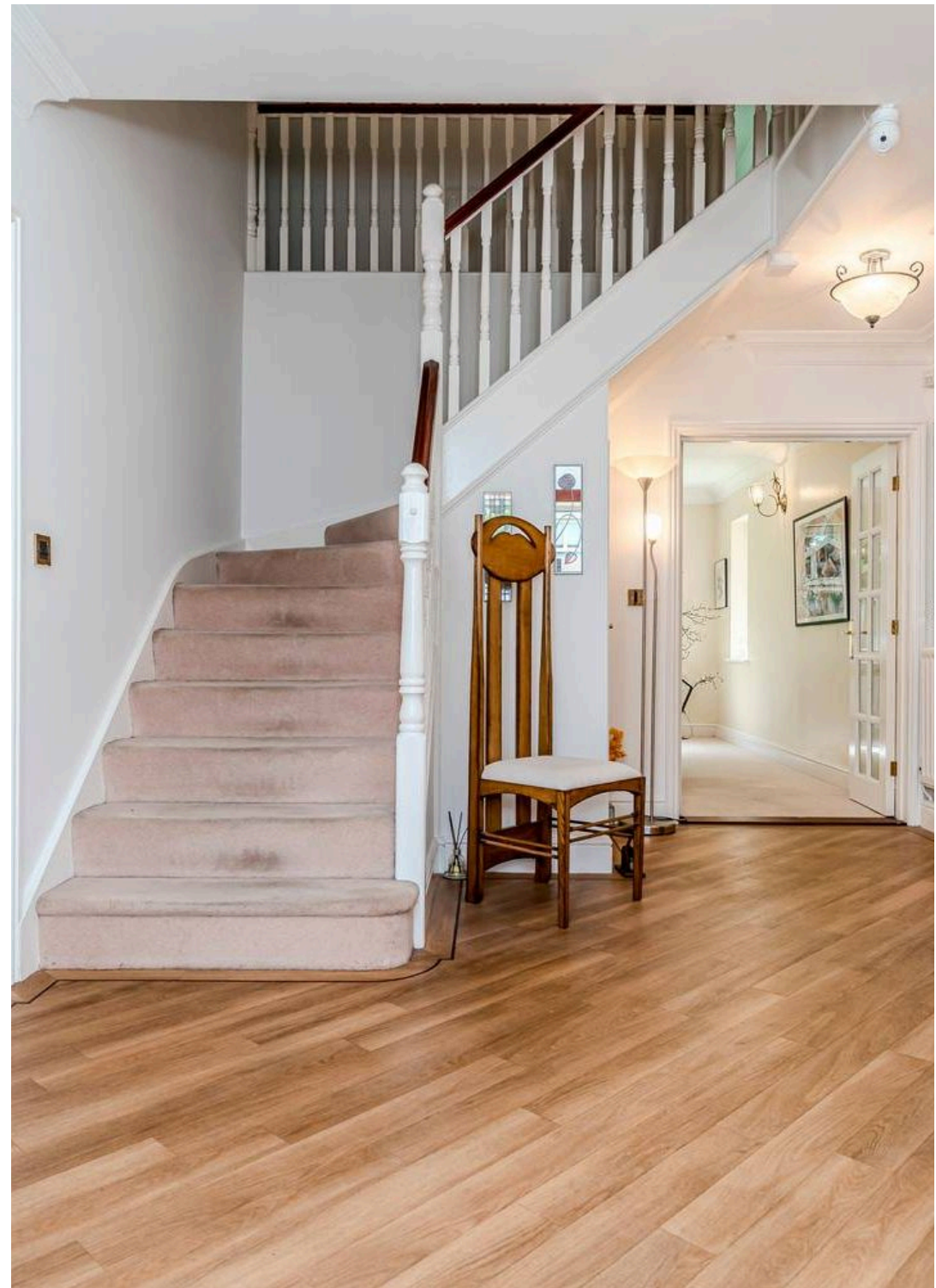
Upon entering, you will be greeted by a grand entrance hallway leading to a stylish lounge with three windows and patio doors to the garden letting in lots of natural light. There is a beautiful stone fireplace with log effect fire. The formal dining room is perfect for entertaining and again is filled with light and with views over the beautiful garden. The well-equipped kitchen boasts oak units, contrasting countertops, and a convenient island with a hob and overhead extractor fan. There is an additional casual dining area and cosy seating in a family area which overlooks the garden through French doors. The ground floor also includes a gym room, utility room, and cloakroom with direct access from the house into the double garage.

Upstairs, the impressive landing leads to five bedrooms, including a master with an ensuite bathroom. Of the remaining bedrooms three are double rooms offering ample space, with the fifth bedroom currently used as a home office. The family bathroom features a stylish four-piece suite.

Outside, the front has a pristine garden, and an ample driveway that leads to a double garage, while the private well-maintained south west facing rear garden includes a pergola, patios, and a lush lawn with colourful plants. A charming summerhouse with bi-fold doors provides a peaceful retreat at the bottom of the garden and could be used as a gym, home office or simply an oasis of calm.

Conveniently located near motorway and transport links, this home offers easy access to Chorley town centre and Preston City centre and Buckshaw Village with it Railway stations, great for the commuter. There are regular buses from the end of the road as well as to local schools. Shaw Hill golf club with all its facilities is a ten minute walk away and David Lloyd gym is four minutes by car. There are beautiful country walks in Cuerden Valley Park just one mile away.

Tenure: We are advised by our client that the property is Freehold











6 Hardacre Lane

Whittle-Le-Woods, Chorley

- Gym/ Study /Third Reception Room
- Ample Driveway with Parking for Three Vehicles
- Heart of the Home Large Kitchen/Dining/Family Area.
- Double Garage
- Five Bedrooms, Four Doubles with Ensuite to Master
- Stunning Mature Gardens
- Spacious Detached Family Home
- Stylish Lounge Running Front to Back with Garden Views
- Spacious Utility/Boot Room
- Sunny Garden Room with Electric Points.
- Stunning Separate Dining Room with Garden Views
- Viewing Recommended to Appreciate this Exceptional Property

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



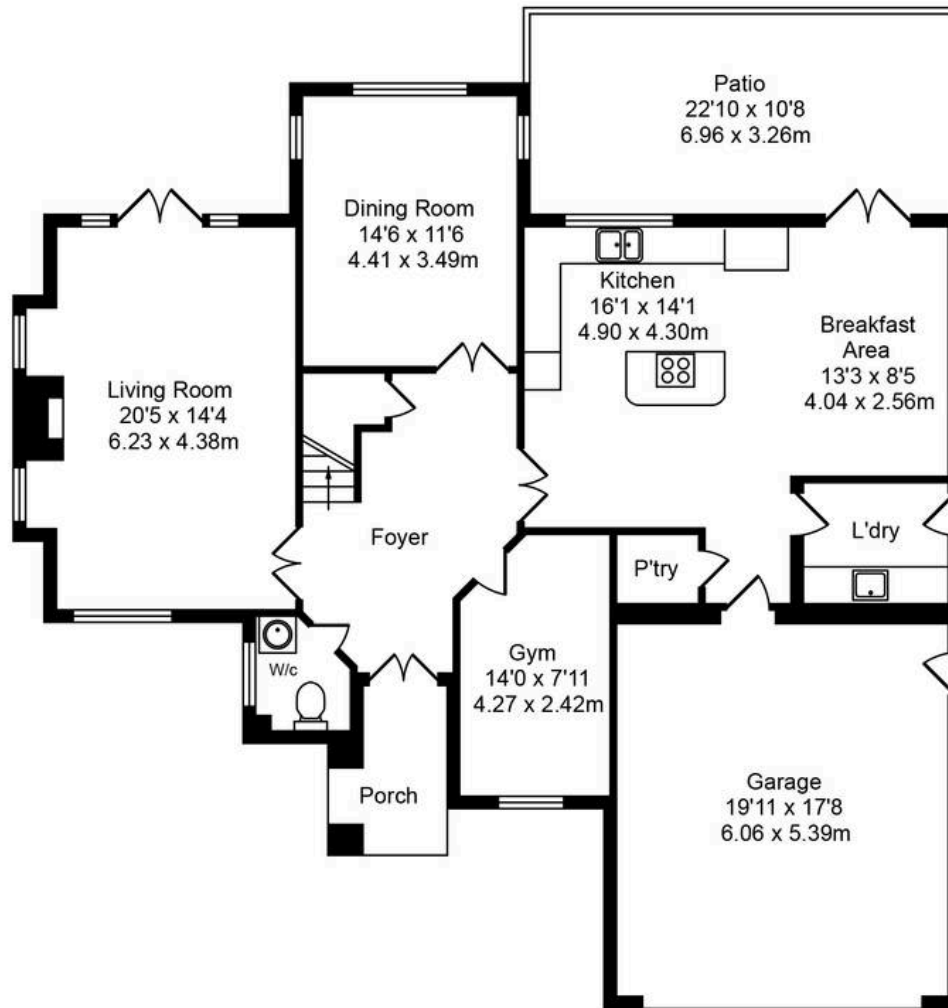




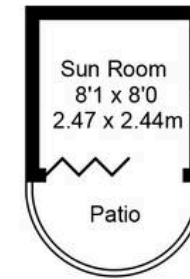
Hardacre Lane, Chorley

Total Approx. Floor Area 2651 Sq.ft. (246.2 Sq.M.)

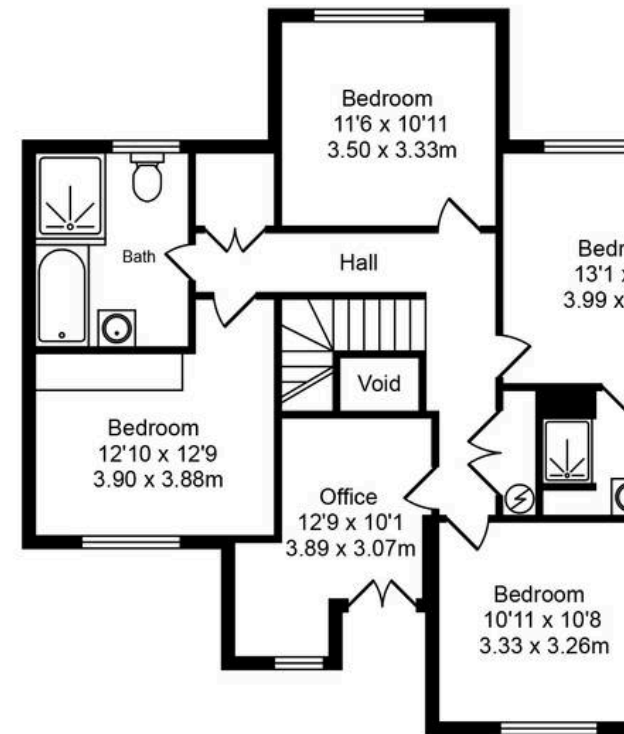
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 1573 Sq.Ft
(146.1 Sq.M.)



Outbuilding
Approx. Floor
Area 65 Sq.Ft
(6.0 Sq.M.)



First Floor
Approx. Floor
Area 1013 Sq.Ft
(94.1 Sq.M.)

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