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LAWN GROVE





Step back from the hustle and bustle and discover Lawn Grove, a private, gated development of three homes nestled off the prestigious and tree-lined Greenmount Lane.

Private, but by no means isolated, Number Two, Lawn Grove, is ideally poised only minutes' walk from such rural delights as Doffcocker Lodge and within easy reach of Chorley Old Road, its amenities and transport links.

Pull through the gated entrance and along the large driveway off from the communal drive. Here, there is ample parking for at least five cars, with the bonus of a substantial double garage. Ahead, the handsome and imposing medley of red brick, gables and glass that compose the face of this contemporary family home make a resounding first impression.

Welcome home.





Sense the scale of the home in the impressive entrance hall, where space and light preside. Above, a striking Scabetti Design House light installation ('Shoal') makes a dramatic impact, emphasising the height of the ceilings as it shines down from above the gallery landing, the individually handcrafted fine bone china pieces fluid in light and movement.

Warmth suffuses the space courtesy of underfloor heating beneath the metre square tiling, running throughout the entirety of the ground floor for a constant ambient warmth.

Elegant, textured wallpaper dresses the reception hall, its motif continued throughout the dining room, music room and family room.

Oak and glass pervade, for a balance of warmth and urbanity, with two storage cupboards tucked off the entrance hall and a cloakroom with wash basin and WC.





Entertain friends and celebrate special occasions with family in style, in the formal dining room, located through the oak door to the right. Suffused in light, flooding the windows throughout the morning from the front, this spacious room is the consummate feasting hall. A chic pendant light is suspended from the high ceiling, with an elegant feature wall of two-tone textured design.





Through the next door on the right, discover the music room, a lavishly sized living room brimming in light, which streams in through a broad window overlooking the lush rear garden.

Savour this music room (so called due to the grand piano it happily accommodates) as an adult zone; a haven for grown-ups to retreat to at the end of the day. Spacious and perfect for entertaining, snuggle up in front of the contemporary wood burning stove. Cosy and intimate in spite of its grand size, there is ample room for sofas and other furnishings in here.

OWNER QUOTE: "There are lots of separate spaces for everybody, at any time, to do whatever they want - that is why it works."





Flow back through the entrance hall and into the open-plan family-kitchen-diner. Extending in an 'L' shape, an array of fitted cabinetry extends to the left, providing plenty of storage space in cupboards and drawers for your pots, pans and culinary essentials and utensils. Spacious and easily manoeuvrable, cook up a feast for loved ones; a selection of appliances are on hand to assist including two Neff ovens, sink, dishwasher and hob. There is even space for a free-standing American style fridge-freezer, plumbed for ice and chilled water.







Dine overlooking the garden, or in summertime, throw open the bifold doors from the breakfast room and enjoy meals outdoors.

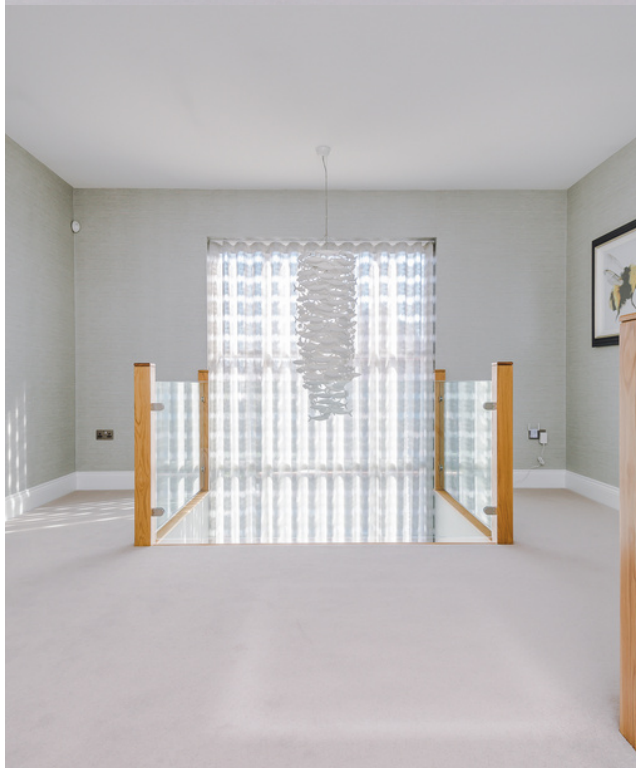
OWNER QUOTE: "Space was essential to us. It's a busy family home - needed to run a business from here full time."



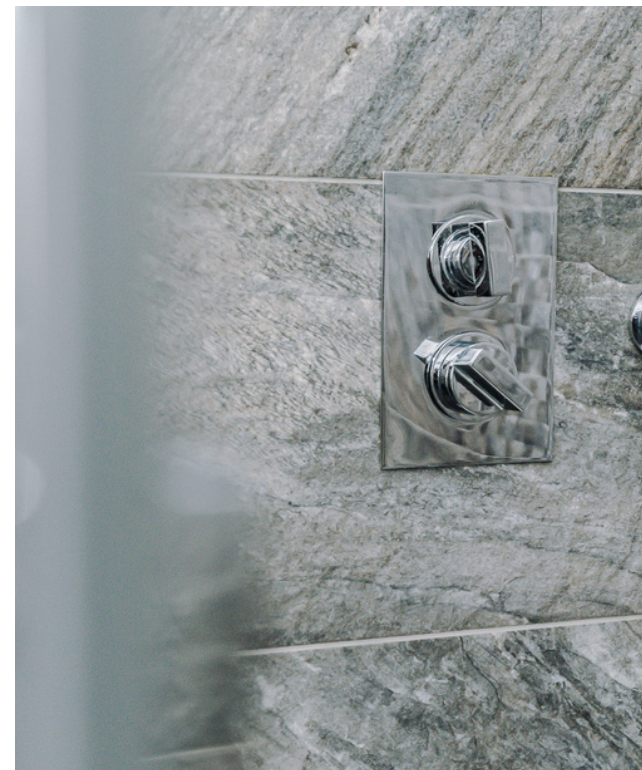


Extending to the right is the family room featuring a bespoke, built-in Matthew Marsden handmade media unit; the perfect place to secrete your Sky Box and other digital equipment, with built-in book shelves and storage.

Peep through to the practical and spacious utility room where a second sink is set beneath the granite worktops, with plumbing for washing machine and dryer and additional cupboards. Beyond, there is direct access through to the double garage. Require even more room for a growing family? Consider the potential to amalgamate this spacious double into Lawn Grove. Plumbed, insulated and built to the same high-quality specification as the main home, envision this room with bifolding doors opening out onto the garden...a games room? A gym? A spacious work from home office?



Returning to the entrance hall, take the returning glass and oak staircase up to the gallery landing, infused with light courtesy of the wealth of glass to the front.



Refresh and revive in the family bathroom, part tiled in textured grey to the walls and fully tiled in the spacious walk-in shower cubicle, fitted with rainfall head and handheld attachment. Soak away your aches and cares in the centrally filling bathtub. This spacious bathroom is also fitted with wash basin and WC.



Peacefully situated to the rear, the master suite is a spacious, soporific sanctuary. Located to the left of the staircase, light suffuses the room through a window ahead and French doors opening to a Juliet balcony overlooking the rear garden.

Plush, silvery carpet is cosy and soft underfoot, whilst fitted wardrobes hug the corners and sides of the room providing an abundance of storage space for all your outfits.





Slip through to the ensuite; supremely spacious and equipped with a full width walk-in shower, tiled in textured grey with rainfall shower and handheld attachment. Warm your fluffy towel on the chrome heated rail. There is also a wash basin and WC.







Nestled to the front of the home, basking in light throughout the morning, discover a double bedroom serving as a home office. Work from home with ease; high speed internet of 160MB enables this, with the majority of rooms fitted with Cat6 internet cabling. Peace of mind can be found in several features of this home, including its ADT alarm system and HD perimeter cameras.

Overlooking the rear garden is a third double bedroom. Ideally bedecked for a teenager, contemporary wallpaper adorns the walls with a wall of fitted furniture, drawers, desk and wall-mounted television. Freshen up for the day ahead in the ensuite, featuring shower, heated towel rail, WC and wash basin.



Make your way up to the Loft Suite, a penthouse level self-contained floor bursting with potential.

Light pours into bedroom five, through a large Velux, illuminating the sloping outline of the ceiling. Currently utilized as an office for two this could be a private bedroom for an older child seeking independence.



Next door a shower room with Velux, wash basin and WC is on hand to serve both this bedroom and the large double bedroom next door.

Bountiful and brimming in light flowing in through two Velux windows, this masterful bedroom could be transformed into a principle suite, with bedroom five serving as a dressing room or reading room. Contemporary fitted drawers, desks and wardrobes lean into the slope of the ceiling in this capacious bedroom. Further storage is available in the eaves.



Returning downstairs, step outside into the large, private and sunny garden. Tucked along the side of the home is a handy turfed area with a shed, bike and bin storage, tucked away from view.

A path leads out from the utility room, flowing around to the paved patio, accessed from the family room and breakfasting kitchen; perfect for barbecues and summer soirees.

A screen of trees to the rear provides privacy for this elevated garden, where low-maintenance lawn is ideal for children's games and the gambolling activities of pets.



Out and about:

Perfectly placed for families, there are three schools within walking distance of the home, including the renowned Bolton School. Private, yet not isolated, and with a great sense of community spirit, Number Two, Lawn Grove is a five-minute walk from shops and amenities on Chorley Old Road. Middlebrook Retail Park is also only a five-minute car ride away. Embrace the outdoors with a walk to nearby Doffcocker Lodge, a popular local walk, only five minutes' walk from the front door. On the cusp of the rurality of the West Pennine Moors, walk to the reservoirs at the top of Chorley New Road, or hike to the top of Rivington Pike. Greenmount Golf Club is close by, whilst the well-maintained Queen's Park is only ten minutes' walk away.

For dinner and drinks, the Victoria Inn, a nearby gastropub known as 'Fanny's' is within a five-minute walk, whilst Retreat, another local bistro, is located at the bottom of Greenmount Lane. Prefer a more traditional pub experience? Walk up to the Bob Smithy and experience real ales and real 'inn' atmosphere.

Come home to a modern-day haven at Number Two, Lawn Grove, a spacious, contemporary home in a thriving community that is well connected in every respect.



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