

 oakworth  
MARGROVE CHASE





# PRIVATE SECURE SETTING

Privately and securely nestled within a gated development, rediscover the true meaning of relaxation at Oakworth, No. 10, Margrove Chase.

Tucked peacefully away at the end of the close, pull onto the spacious driveway of Oakworth, a resplendent red-brick mock-Georgian home. Sense the seclusion instantly; this is a home unseen but for its handful of handsome neighbours...but it is the views from within which truly set Oakworth apart.

With ample parking for five cars on the driveway, alongside a two-door double garage, the scene for spacious comfort is set.









Make your way to the contemporary front door, where a glass panel and window to the side deliver light through to the porch. Beyond, emerge into the entrance hall, where diagonal pattern Amtico flooring extends underfoot whilst the height of the ceiling (a feature throughout) is instantly notable above. A taste of the eclectic and elegant décor is apparent in the sunny tones of the wallpaper.

Ahead, a handy cloakroom contains wash basin and WC for visitors, whilst immediately to the right of the entrance hall, sneak a peek of the dining room.

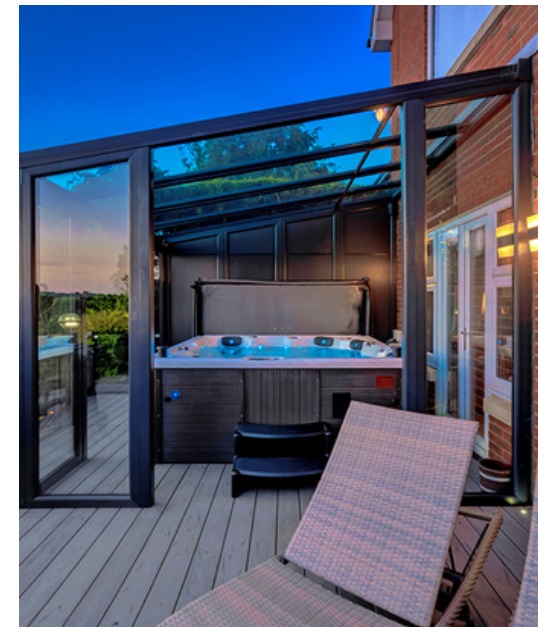




## FEAST YOUR EYES

Formality blends with fun in the gilded cream, harlequin wallpaper, the tones of gold picked out by light flowing in through a bay window to the front. Cream carpet aids the sense of light in this spacious room, perfect for special occasions, family gatherings and Christmas.

Next door, soothing duck egg tones dress the walls in the living room, a grandly sized room lined in Amtico flooring. French doors provide easy access to the sunny conservatory, whilst the stone fireplace is a focal point, adding ambience and warmth on chilly winter evenings. Step outside into the shelter of the conservatory – currently housing a hot tub, and bubble away with blissful views out to the garden and countryside beyond.





## FOLLOW THE FLOW

A home with great flow, slip out through another set of double doors to a separate orangery area, providing the perfect opportunity for indoor-out living throughout the seasons. Grey composite decking extends underfoot, with ample space for sofas and unbroken views out over the garden and countryside, with Winter Hill rising in the distance. Large, glazed double doors open out to the open-air decking beyond for a seamless transition into nature.











## FAMILY TIME

Return inside via a door from the orangery, opening to the utility room, part tiled to the walls and underfoot and with plumbing for both washer and dryer. There is also a sink and worktop space for laundry baskets and other essentials.

Open the door from the utility room to emerge into the kitchen, practically tiled underfoot and providing plenty of storage space in the wooden cabinets and drawers for all your culinary essentials. Light flows in through a side window and a large picture window overlooking the conservatory and rolling countryside beyond.

A large gas hob is sociably set within the granite worktops, providing the opportunity to sizzle up a steak whilst chatting with guests in the open-plan dining area beyond. Light and bright, a splash of cherry red dresses a feature wall, with plenty of space for sofas and bookcases. A sociable space in which to meet and mingle, or to enjoy a quiet moment with a book. From here a door opens to the integral double garage, whilst a spiral staircase leads up.



**OWNER QUOTE: "IT'S A GREAT HOUSE FOR ENTERTAINING."**









Ascend the spiral stairs to arrive at a home office on the mezzanine level, illuminated by a window and providing a pocket of privacy from where to work.





# ROOM FOR ALL

Also located on this hidden level is a large bedroom, furnished with a large double bed and containing built-in storage.

Refresh in the family bathroom, part tiled to the walls and fitted with a bath with showerhead attachment, wash basin and WC, with separate shower cubicle.





## A ROOM WITH A VIEW

Returning to the main entrance hall, ascend the stairs to the first-floor landing. Seek sanctuary in the impressive principal suite. A large dressing room contains built-in wardrobes, providing ample space for all your sartorial storage needs, illuminated by spotlighting. Wake up to inimitable rural vistas out over the garden to the extensive, rolling countryside to the rear. Plush carpet underfoot adds comfort, with double doors opening to a Juliet balcony for added light.





Soothe your senses in the spacious ensuite. Indulge in a bubble bath in the corner bath with retractable shower head attachment or refresh and revive in the separate shower cubicle. Amtico floor extends underfoot whilst twin wash basins are inset within a substantial solid wood vanity unit, topped in granite, a luxurious touch to this spacious, light and airy bathroom, affording an exclusive feel to bathing.





Across the way, discover a spacious double bedroom with verdant views out over the rolling countryside to the rear – a reminder of the perfectly private outlook at Oakworth. Fitted wardrobes provide plenty of storage, whilst a handy ensuite contains shower, wash basin and WC.







Returning to the landing, a second set of stairs leads to a second floor, where two large double bedrooms offer leafy views over the locale. With built-in wardrobes and ample storage available in the eaves, both bedrooms are served by a handy bathroom containing wash basin, WC and shower.

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## PERFECT PRIVACY... UNRIVALLED VIEWS

Outside, elevated decking provides plenty of space for alfresco dining, with illuminated steps leading down to a separate sociable area, where a trio of stylish wooden benches surround a contemporary fire pit - where better to bask in the sublime views over the surrounding countryside? Sunsets are to be savoured, along with a velvety glass of wine.

Perfectly private, you are not overlooked at Oakworth, instead overlooking acres of verdant countryside toward the distant hills. Lush, manicured lawns provide plenty of space to play, whilst for the Wimbledon summertime experience, follow the raised path to a tall hedge, beyond which well-maintained tennis courts are concealed.







OWNER QUOTE: "We came here to give our children their own space, indoors and out, it's a wonderful place for a family to grow."



# ON YOUR DOORSTEP

Countryside comes hand in hand with connectivity, only ten minutes' drive from the Middlebrook Retail Park, with its cinema, bowling alley, supermarkets and shops.

Commuting is convenient too, only five minutes' drive from the M61 motorway links and a mere five-minute walk from the nearby railway station at Lostock with its links to Manchester and beyond.

Regent Park Golf Course is only a five-minute walk away, for those looking to improve their handicap. Or for more relaxing endeavours, enjoy a stroll up to High Rid reservoir or pop the pooch on a lead for a morning walk along the Middle Brook.

Take a walk and seek refreshment at Bob's Smithy or, for an evening out, why not treat the family to dinner at The Victoria Inn, serving traditional food in stylish surrounds.

Close by, Oakworth is only a short distance from Lostock County Primary School, Cleveland's and is also within easy reach of the acclaimed independent Bolton School.

Furnish your family with a spacious home with stunning views, at Oakworth; the dream home, in a perfect, private location where town, city and countryside all combine at your doorstep.





## FINER DETAILS

- Unique Detached Family Home
- Five Bedrooms
- Large Garden With Tennis Courts & Built-in Fire Pit
- Covered Hot Tub
- Set In An Exclusive Gated Development
- Driveway & Double Garage
- Four Bathrooms (Two Ensuite)
- Three Large Reception Rooms
- Tenure: Freehold
- EPC Rated:



TOTAL APPROX. FLOOR AREA 320.4 SQ.M. (3448 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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