



Southport Road, Eccleston

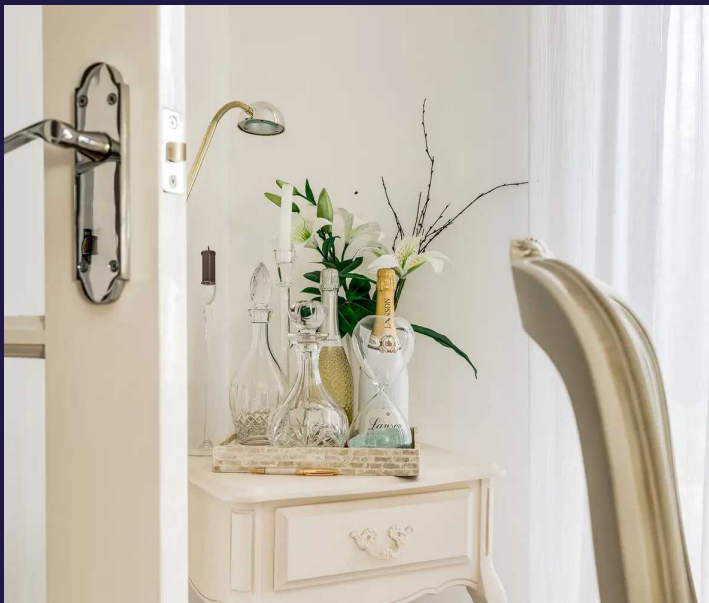
PR7 6ET

£675,000





Set back behind mature hedging this spacious true bungalow sits on approximately one acre of land with beautiful, open views across fields and trees towards Harrock Hill. The property derives its name from two oak trees that were planted in the 1800s and, now mature, enhance the feel and provenance of this lovely family home. The gated entrance opens onto the gravelled driveway which can accommodate several vehicles with plenty of room for a caravan or motorhome and leads to the main entrance. Step into the entrance hallway and from there into the beautifully appointed lounge with gas fire in stone hearth. Glazed double doors open to the dining room with French windows to a terrace, and the breakfast kitchen leads off. This is a lovely bright room with porcelain tiles, ceramic sink and drainer and ample storage from a range of wall and base units. Integrated appliances include dishwasher, halogen hob, electric oven and grill, microwave and refrigerator. Adjacent is the utility room with additional storage, integrated freezer and space, power and plumbing for additional appliances. Completing the living accommodation is the large conservatory which benefits from overlooking the garden and those wonderful long views towards Eccleston.

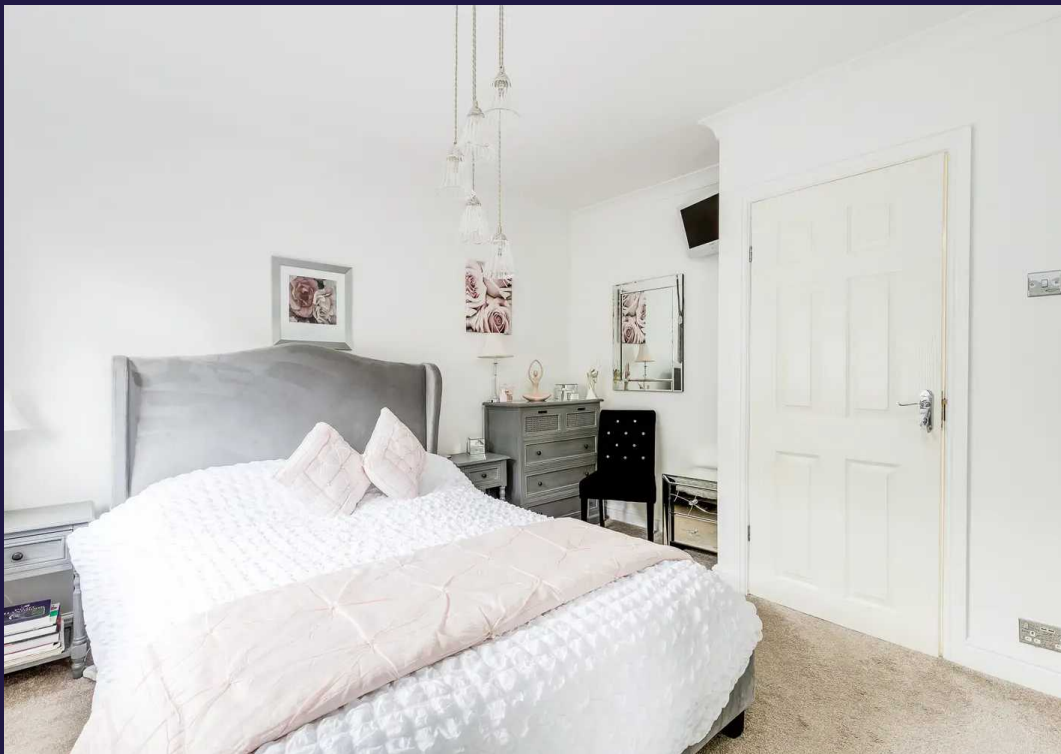




The other side of the property is given over to the bedrooms. The master bedroom has en suite comprising mixer shower in double cubicle, wc, wash hand basin on vanity unit and tiled flooring and elevations. There are two further double bedrooms and a comfortable single each with views over the garden. The main bathroom comprises wash hand basin, wc, ladder heated towel rail, hydro spa bath with screen and separate mixer shower over and tiled flooring and elevations. Access to the loft, which is boarded with a light, is from the hallway and there is also an additional store room which houses the boiler. Externally, the gardens surround the house giving it both space and privacy with mature planting to three sides. An area is given over to fruit and vegetable growing complete with greenhouse and if you just want some peace and tranquillity, you can enjoy this from the summerhouse. The side lawn is large enough for a tennis court and the current owners enjoy a casual game there when the sun is shining. Storage for vehicles and household essentials is provided by an integrated garage and a large workshop with roller door large enough to accommodate a caravan or similar. Alarmed with cctv, lovely and secluded yet close to primary transport routes, excellent schools and countryside walks this is a wonderful place to call home.

















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Council Tax band: E

Tenure: Freehold

- Approximately one acre of grounds
- Stunning outlook
- Video tour
- True bungalow
- Separate workshop
- Four bedrooms



**Eccleston Branch**

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01257 451673

**Coppull Branch**

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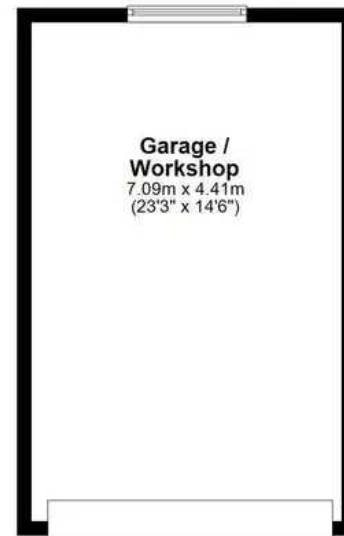
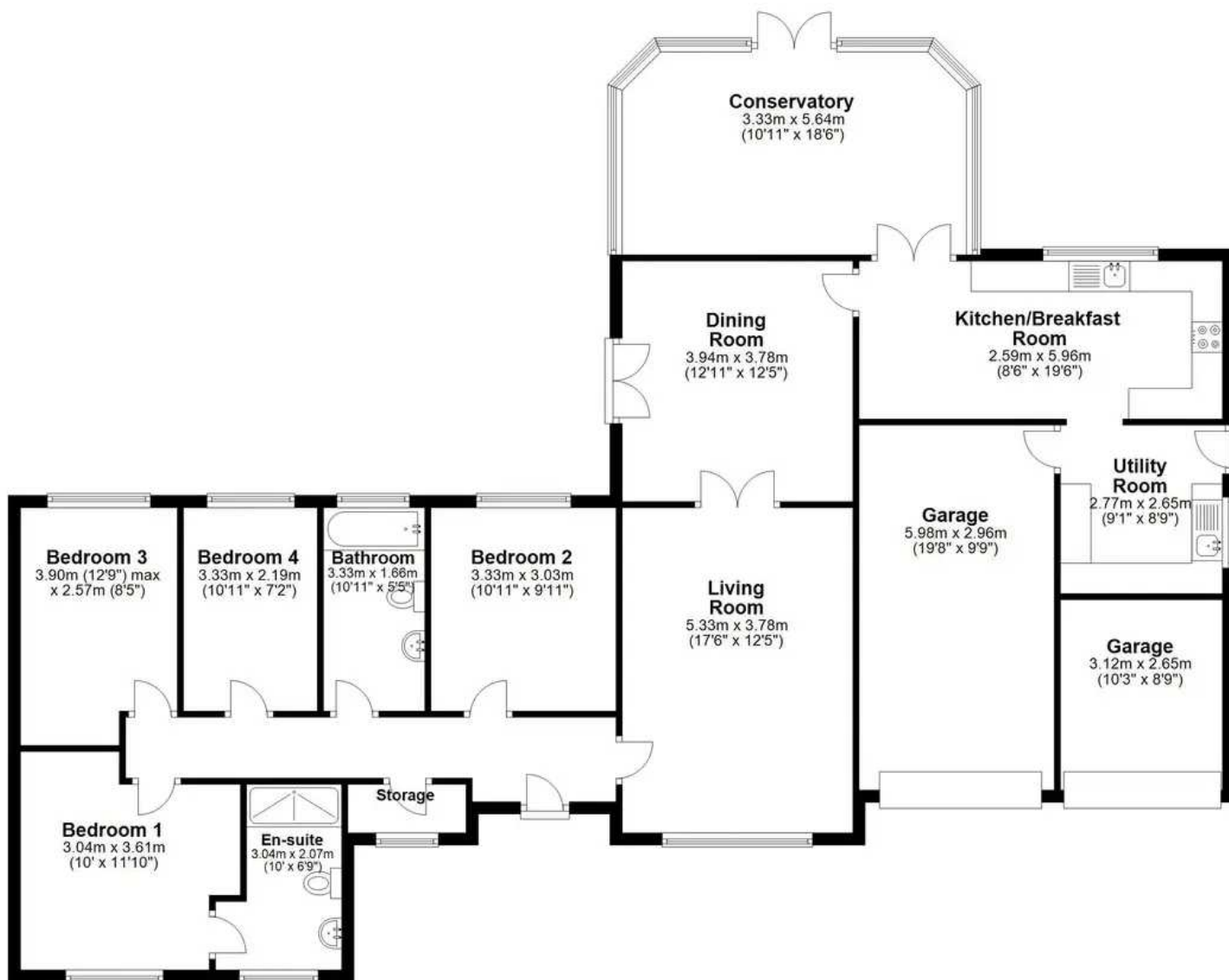
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### Ground Floor

Approx. 201.3 sq. metres (2166.8 sq. feet)



Total area: approx. 201.3 sq. metres (2166.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.