



HOME  TRUTHS

Preston Road, Clayton-Le-Woods

PR6 7JD





Beautiful, stone fronted detached property with five double bedrooms and over 2300 square feet of versatile accommodation, private west facing garden, perfectly located for access to local towns and primary transport routes.

Thoughtfully built in the former orchard of the neighbouring farmhouse, the home takes its name from this charming historic setting. Ample driveway parking, accessed off Meadway, leads to the double garage and private southwest facing garden with potting shed, porcelain tiles and lazy lawn, raised deck and barbecue area, all centred around relaxation and entertainment.

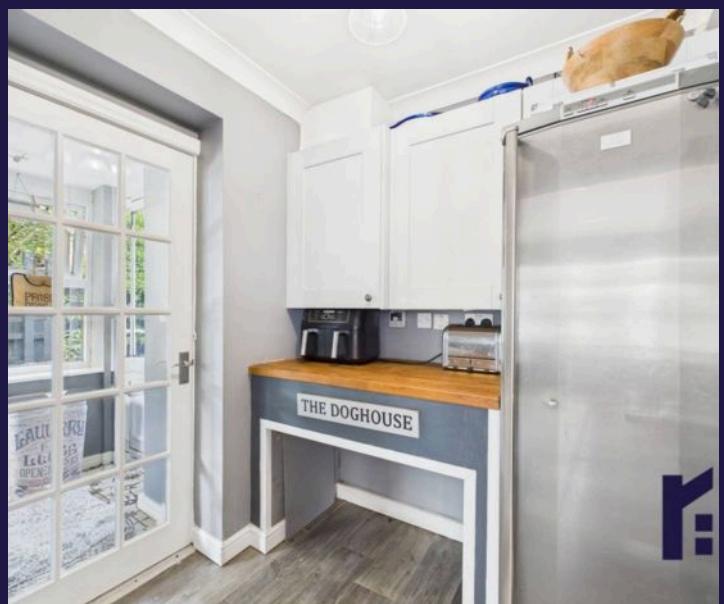
Step into the heart of the home with plenty of space for both dining and comfortable furniture with the kitchen area comprising a range of wall and base units with central island, walk in larder cupboard and integrated appliances include induction hob, double oven, microwave, coffee machine, wine fridge and dishwasher. Leading off is the "dog house" boot room with laundry room beyond having space, power and plumbing for additional appliances and outside access to a drying area. Adjacent to the heart of the home is the snug, which leads in turn to a home office with built in storage. To the front of the property are the living room with open fire in mango wood surround, with the bay window making this the perfect place for the tree at Christmas. Across the hall is the cinema room also benefiting from a bay window.

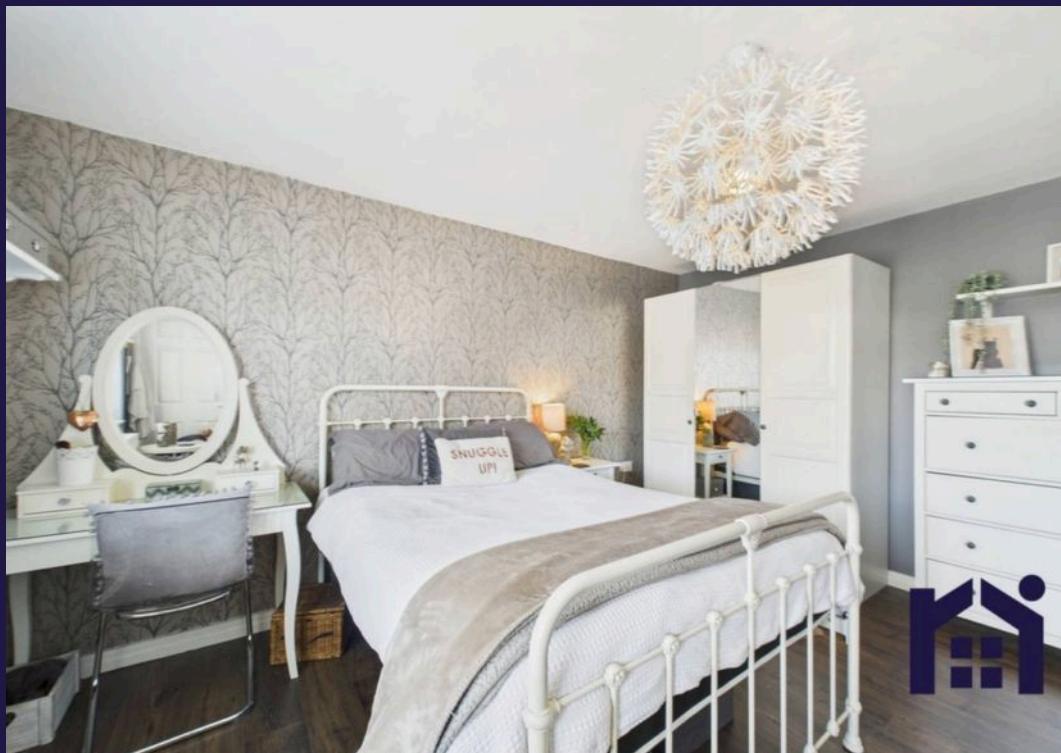
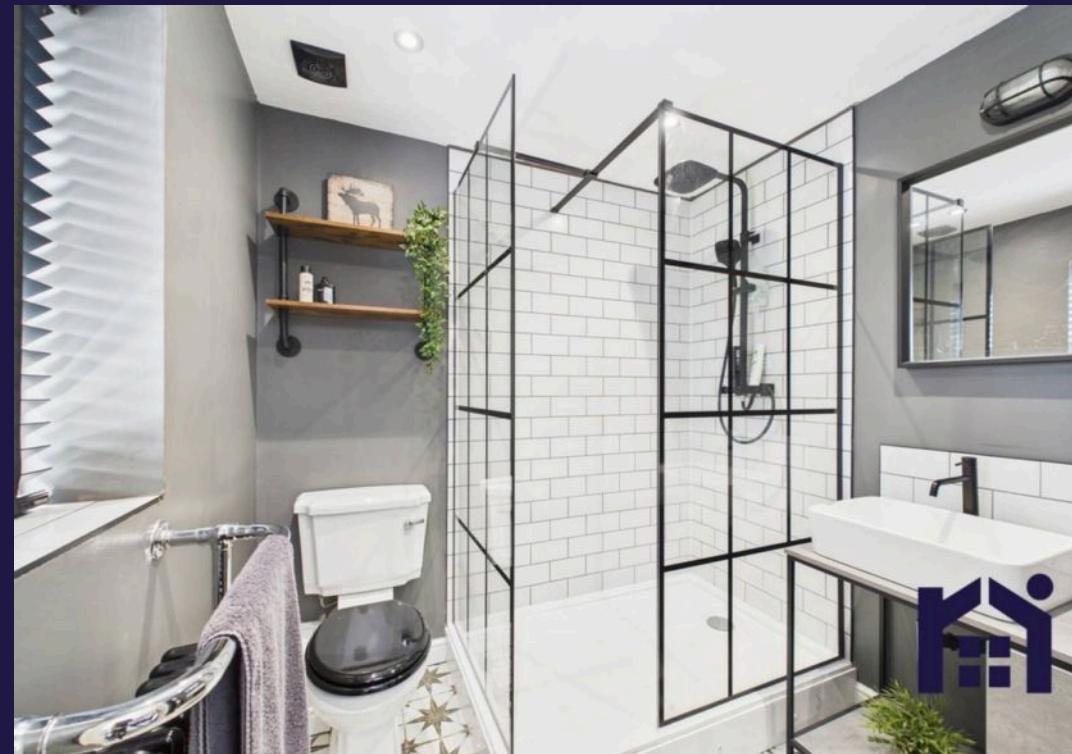


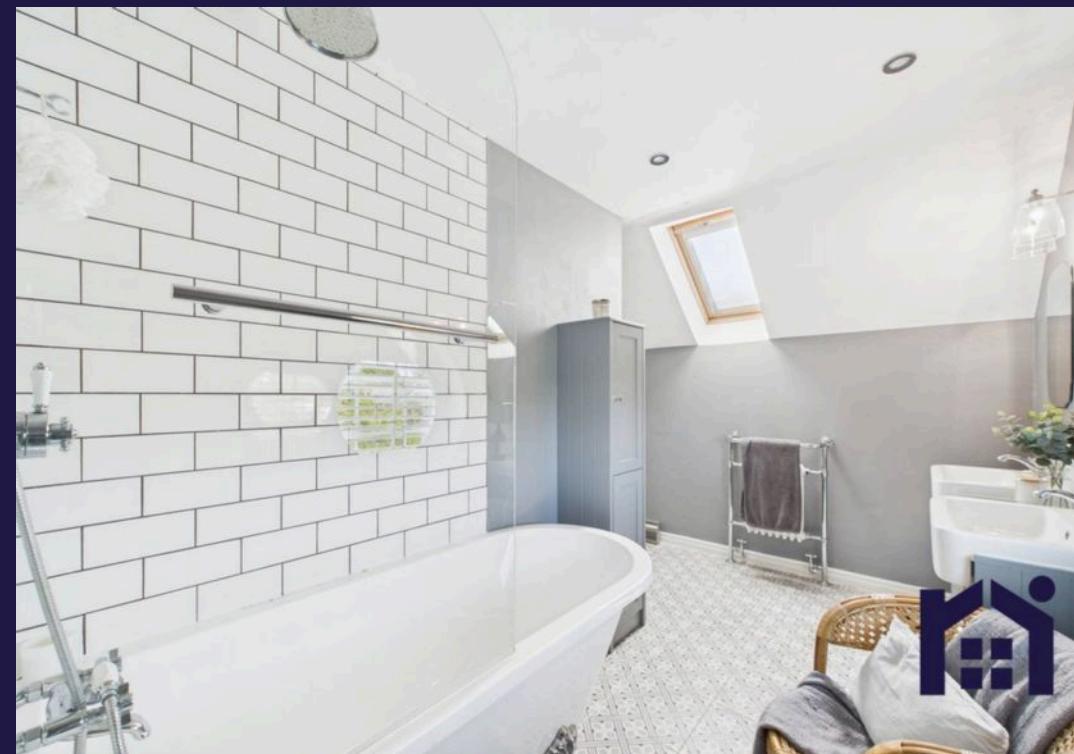
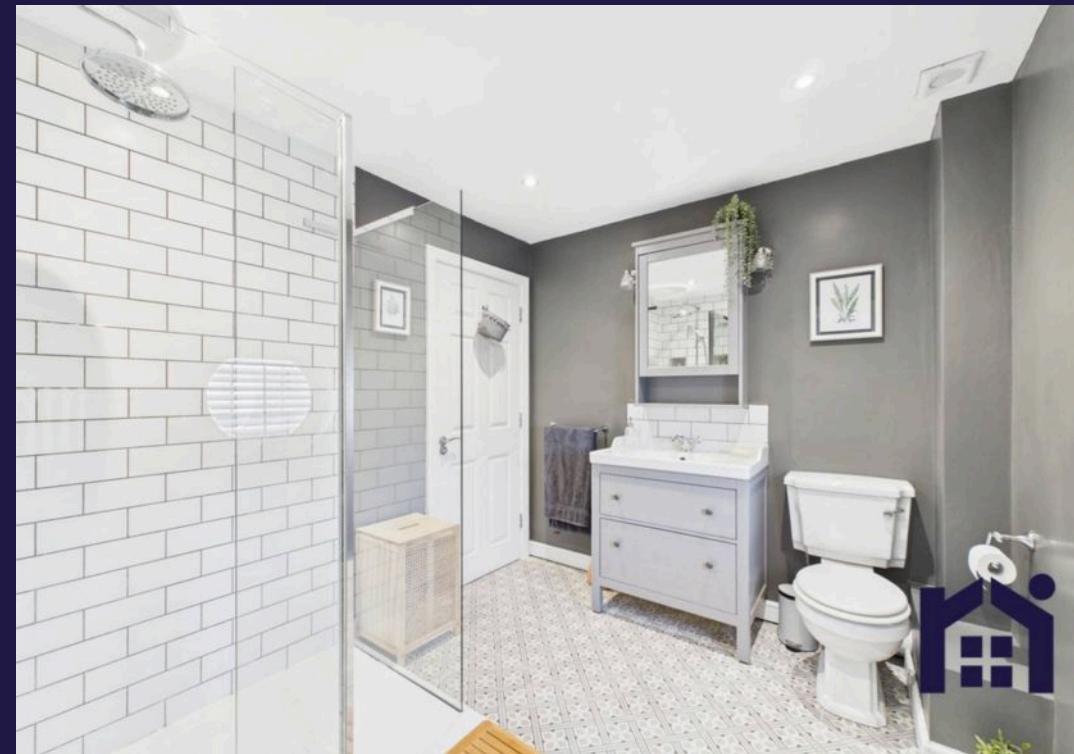
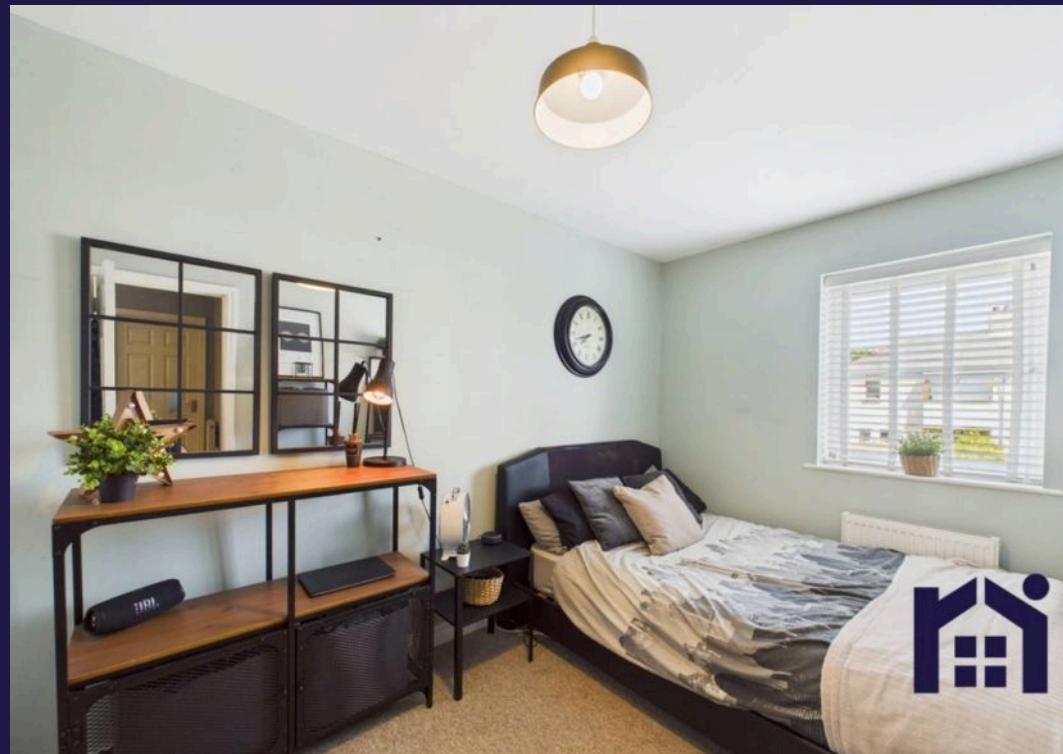
Stairs lead up to the first floor landing with airing cupboard. Bedroom two is the original master bedroom with en suite comprising rainfall mixer shower in cubicle, wc, wash hand basin and heated towel rail. Bedroom three has built in wardrobes and a Jack and Jill bathroom arrangement with porthole window and comprising rainfall mixer shower in cubicle, wash hand basin on vanity & heated towel rail. Completing the first floor are bedrooms four and five.

To the second floor is the sumptuous master suite. With Hammond built in wardrobes, a separate, bespoke walk in wardrobe and a gorgeous bathroom comprising porthole window, his and hers wash hand basins, wc and clawfoot bath with screen and rainfall mixer shower over. What a wonderful place to retire to at the end of the day. There is plenty of additional storage in the boarded loft and in the eaves to two elevations.

With so much to offer both inside and out this is a first class family home.,









Beautiful individual detached property with five double bedrooms and over 2300 square feet of versatile accommodation, west facing garden, with easy access to local towns and primary transport routes.

Council Tax band: E

Tenure: Freehold

- Stunning individual property
- Five double bedrooms
- Over 2,000 square feet
- Garage and parking
- Video & virtual tour
- Sumptuous master suite

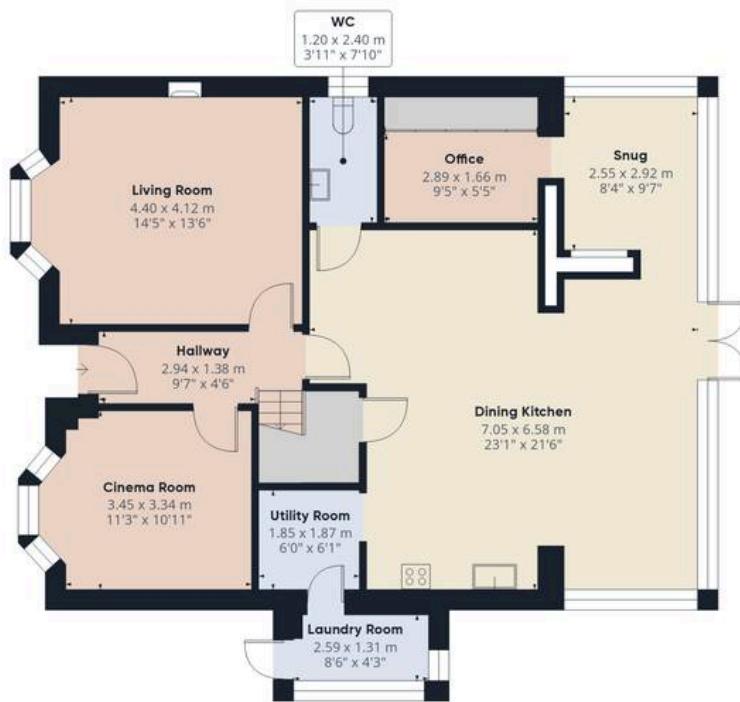


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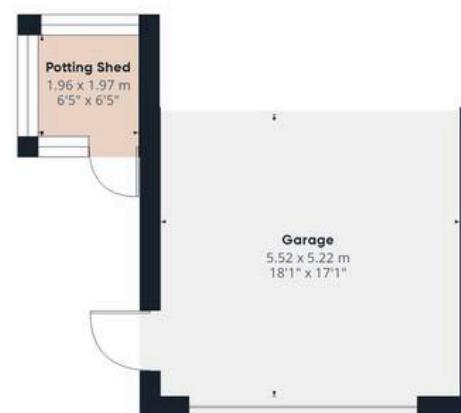
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Approximate total area⁽¹⁾

219.6 m²

2363 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.