



Honeywell
SELECT

18 Brooklands, Chipping, PR3 2QU

Large modern detached with open views

£525,000



- 5 bedrooms, 2 en-suites
- 4 receptions, modern kitchen
- Prime village location
- Large lawned gardens
- Stunning views across brook
- 209 m² (2,240 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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18 BROOKLANDS CHIPPING

A large modern detached house situated on a good-sized plot with stunning open views across Chipping Brook and the beautiful surrounding open countryside. This spacious home offers great family accommodation with study, sitting room, large lounge and an extended open plan kitchen and dining room. On the first floor are 4 double bedrooms and one single with 2 en-suites and 4-piece house bathroom.

The house is set on a generous plot with driveway and double garage to the front and a large lawned side garden which extends round the rear with patio areas. The rear boundary falls down to the brook offering a stunning back-drop to this beautiful location.

Chipping is a popular historic village with 2 public houses, 2 primary schools, village hall, playing fields, local shop, café and churches. There are good road links, being only 5 miles from Longridge, 9 miles from Clitheroe and 13 miles from Preston. Viewing is recommended.

LOCATION: Entering Chipping from the Clitheroe direction, proceed to the centre of the village and turn left at the Sun Inn into Windy Street. Brooklands is second on the left.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALL: Spacious hallway with half-glazed hardwood front door with stained glass panel, spindle staircase off to the first floor, coved cornicing, BT telephone point, Karndean flooring, door to integral garage.

CLOAKROOM: With 2-piece white suite comprising vanity unit housing low suite w.c. with push button flush and washbasin with mixer tap and cupboards under, Karndean flooring, part-tiled walls, alarm control panel.



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STUDY: 3.3m x 2.6m (10'8" x 8'6"); with coved cornicing.

SITTING ROOM: 3.9m + bay x 3.4m (12'9" + bay x 11'1"); with glazed French doors opening onto the side garden, bay window to the front, coved cornicing and television point.

LOUNGE: 5.7m x 5.5m (18'7" x 18"); with half-glazed oak double doors from the hallway, television point, coved cornicing, wall light point, 'Living Flame' coal effect gas fire with marble hearth and inset and attractive surround, glazed French doors opening onto the rear garden with excellent views across Chipping Brook and open countryside.

KITCHEN: 4.1m x 3.9m (13'5" x 12'8"); modern range of cream Shaker style wall and base units with solid black granite working surface and splashback, under unit lighting, integrated stainless steel Bosch electric fan oven, integrated microwave, 4-ring ceramic hob with stainless steel extractor canopy over, integrated fridge freezer and dishwasher, one and a half bowl stainless steel sink unit with mixer tap, central island unit with solid granite working surface and breakfast bar, Karndean flooring. Open to:

DINING ROOM: 3.9m x 3.6m (12'9" x 11'11"); with feature pitched ceiling, television point and Karndean flooring. Glazed French doors opening onto the rear garden with excellent outlooks across Chipping Brook.

UTILITY ROOM: 2.8m x 1.6m (9'4" x 5'4"); with fitted wall and base units, stainless steel sink unit, plumbing for washing machine, space for tumble drier, Karndean flooring, half-glazed door to the side access, electric central heating boiler.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, coved cornicing, window to side elevation, airing cupboard.



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BEDROOM ONE: 4.4m x 4.1m (14'5" x 13'7"); with coved cornicing, television point, stunning open views.

DRESSING ROOM: 2.7m x 1.5m (8'10" x 4'10"); with hanging and shelving.

EN-SUITE BATHROOM: with 3-piece suite comprising low suite w.c, pedestal washbasin with vanity light and shaver point, corner bath, fully tiled walls and extractor.

BEDROOM TWO: 5.3m x 3.0m (17'6" x 9'9"); with coved cornicing.

EN-SUITE SHOWER ROOM: with 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and double shower enclosure with chrome thermostatic shower with fixed shower head and separate hand-held shower head, part-tiled walls, laminate flooring, extractor, shaver point, vanity mirror with electric light.

BEDROOM THREE: 3.8m x 5.2m (12'5" x 16'11"); with coved cornicing and excellent open views.

BEDROOM FOUR: 3.4m x 3.1m (11'2" x 10'1"); with coved cornicing.

BEDROOM FIVE: 2.5m x 2.5m (8'3" x 8'1"); with coved cornicing and outlooks across the side garden.

BATHROOM: With 4-piece white suite comprising low suite w.c, pedestal washbasin with chrome taps and panelled bath with chrome taps and separate shower enclosure with thermostatic shower, chrome heated ladder style towel rail, part-tiled walls, shaver point, vanity mirror with light, laminate flooring and extractor fan.

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OUTSIDE: There is a gravelled drive with private parking leading to an integral DOUBLE GARAGE 5.4m x 5.6m narrowing to 4.9m (17'8" x 18'4" narrowing to 16'2") with electrically operated up-and-over door, power and light.

A timber gate leads to the pathway to the front door with large lawned side garden with mature hedging and trees which extends to the rear garden with gravelled pathways, patio areas and lawn. The rear garden falls away and the rear boundary adjoins Chipping Brook with excellent views to the rear.

SERVICES: Mains water, electric and drainage are connected. Gas is not available in this location.



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HEATING: Electric fired hot water central heating system complemented by sealed unit double glazing. The gas fire in the lounge is powered by bottled gas.

TENURE: We are informed by the owner that the property is freehold.

COUNCIL TAX BAND G.

EPC: The energy efficiency rating for this property is F.

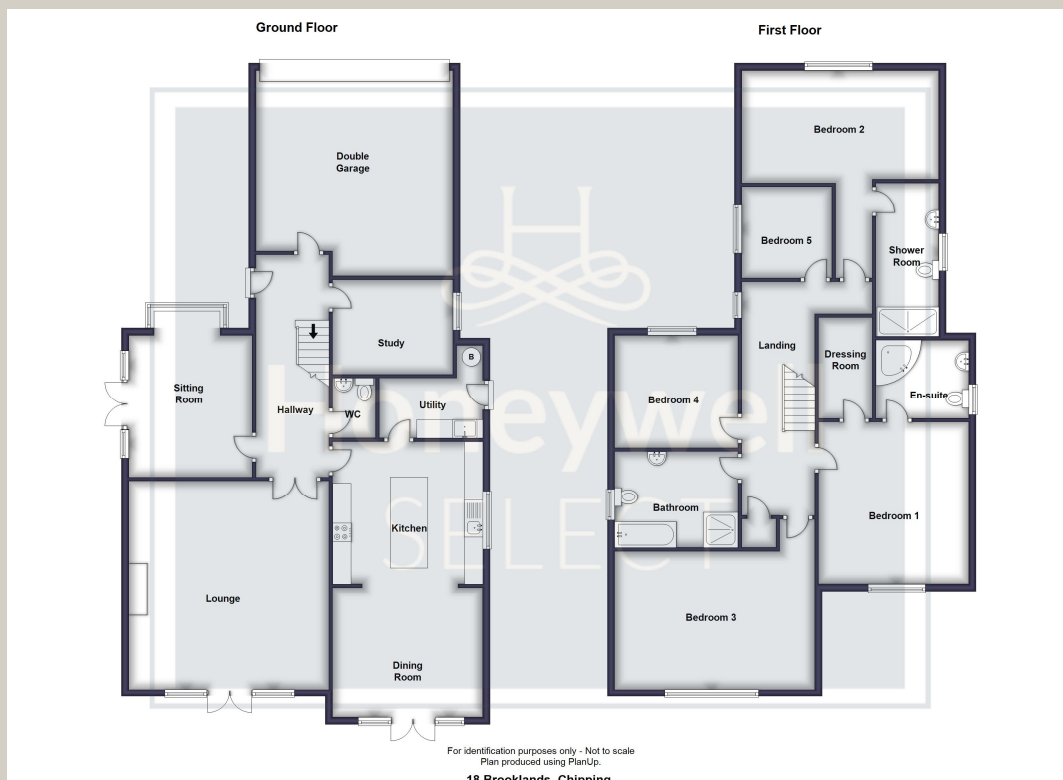
VIEWING: By appointment with our office.



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