



Honeywell
SELECT

Beechwood, 2 Hammond Drive, Read

Stunning extended family home with open views

Offers over £995,000



- Finished to a high standard
- Private plot with elevated views
- 6 bedrooms & 3 bathrooms
- Open-plan living & dining kitchen
- Cinema room & gym
- Electric gates & double garage
- Front & rear gardens with patio
- 289 m² (3,114 sq ft) approx.

Clitheroe

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Barrowford

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Beechwood, 2 Hammond Drive, Read

A stunning detached house which occupies a private plot on this exclusive private road with stunning elevated views to the rear and excellent convenience for the road network. This beautiful house has been extended to create a large 3,114 sq.ft of accommodation and has been finished to the highest standard with a beautiful handmade bespoke kitchen, luxury bathrooms and bi-fold doors opening from most of the living accommodation to take full advantage of the attractive views. The main entrance hall leads to a formal lounge with feature fireplace, a study/sitting room and a large open-plan living room and dining kitchen. There is a superb cinema room with projector and fitted surround sound system and a good-sized gym with fitted handmade storage cupboards and shelving for equipment plus a large utility room. The first floor has a master suite with open views, a handmade dressing area with feature lighting and a luxury 5-piece en-suite with marble tiling. There is an en-suite guest room, shower room and four other bedrooms. One of the bedrooms is currently setup as a games room.

The house is approached through electric gates which lead to a large block paved driveway and double garage with fitted electric car charger. The front garden is lawned with well-stocked borders and stone boundary wall. To the rear, all the bi-fold doors lead to a contemporary decked patio overlooking a good-sized two-tier lawn with elevated views.

Hammond Drive offers a private exclusive location with great access to the M65, Whalley is only a short drive away and there are great countryside walks on the doorstep. Read and Simonstone offer two primary schools and a range of local village amenities.

LOCATION: On entering Read from the Whalley/Clitheroe direction turn first left into George Lane and continue up the hill to the top. Turn left onto Whins Lane and then keep left onto Hammond Drive.

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

ENTRANCE PORCH: Through oak front door with picture window to either side and glazed door leading to entrance hall.

HALLWAY: With coved cornicing, recessed spotlighting, cloaks storage cupboard, return staircase off to first floor with feature stained glass window on the half-landing and understairs storage cupboard.



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CLOAKROOM: 2-piece white suite comprising low suite w.c. with push button flush and pedestal wash-hand basin with chrome mixer tap, tiled floor and walls.

STUDY/SITTING ROOM: 4.6m x 3.3m (14'11" x 10'11"); with recessed spotlighting, attractive laminate flooring, fitted bookcases and bi-fold doors opening onto decked patio with excellent elevated views across open countryside.

LOUNGE: 5.9m x 4.6m (19'5" x 15'0"); with feature fireplace with window to either side, stone fireplace and hearth housing cast iron multi-fuel stove, feature grey wood panelled walls and bi-fold doors with excellent views.

CINEMA ROOM: 5.2m x 3.1m (17'0" x 10'1"); with fitted screen, projector, surround sound system and feature LED lighting.

OPEN-PLAN LIVING SPACE AND DINING KITCHEN:

Living Area: 3.0m x 3.7m (9'10" x 12'1"); with television point, recessed spotlighting, tiled floor and bi-fold doors with excellent views.

Large Dining Kitchen: 8.2m x 4.4m (26'7" x 14'7"); with a handmade bespoke grey Shaker style kitchen with dark granite work surfaces, 4-oven electric AGA with two hot plates and plate warmer, a range of integrated appliances including microwave with grill, dishwasher, wine chiller and American style fridge-freezer. Island unit with stainless steel sink unit with mixer tap and filtered water tap and integrated dishwasher. Tiled floor, feature lighting and bi-fold doors with excellent elevated views.

UTILITY ROOM: 4.1m x 2.9m (13'7" x 9'6"); with a fitted range of cream Shaker style wall and base units with dark laminate work surfaces, one bowl stainless steel sink unit with mixer tap, integrated Neff washing machine, integrated tumble dryer, gloss tiled floor and recessed spotlighting.

GYM: 5.6m x 3.0m (18'6" x 9'10"); with recessed spotlighting, fitted wall-to-wall bespoke hardwood storage and shelving for gym equipment and one wall with fitted mirrors.

FIRST FLOOR:

LANDING: Spacious landing with coved cornicing, feature spotlighting and spindles and balustrade.



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BEDROOM ONE: 5.5m x 4.4m (18'0" x 14'7"); with two windows to rear elevation with stunning elevated views, dressing area with bespoke handmade hardwood hanging, shelving and drawers with feature lighting.

EN-SUITE: With a luxury 5-piece suite comprising Geberic Aquaclean Mera shower toilet with automated flush, feature freestanding bath with floor-mounted chrome mixer tap and handheld shower head, walk-in wet shower area with fixed glass panel with electronic Mira thermostatic shower, double vanity wash-hand basin with chrome mixer taps, drawers under and back-lit LED mirror over and separate vanity area with LED mirror, marble tiled floor, marble tiled walls, recessed spotlighting and tall chrome heated ladder style towel rail.

BEDROOM TWO: 3.7m x 3.4m (12'3" x 11'3"); with coved cornicing, built-in wardrobes with sliding doors and excellent views.

EN-SUITE SHOWER ROOM: With a 3-piece suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, corner shower enclosure with thermostatic shower, fully tiled walls and Karndean flooring.

BEDROOM THREE: 4.0m x 3.0m (13'0" x 9'11"); with loft access and excellent views.

BEDROOM FOUR: 4.0m x 3.3m (13'0" x 10'11"); with excellent views.

BEDROOM FIVE: 2.8m x 2.5m (9'3" x 8'1"); with outlooks across the front garden.

GAMES ROOM/BEDROOM SIX: 5.4m x 3.2m (17'7" x 10'5"); with recessed spotlighting, television point and feature dark wood laminate flooring.

SHOWER ROOM: 3-piece modern contemporary suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and drawers under, double shower enclosure with fixed head thermostatic shower, chrome heated ladder style towel rail, tiled floor and tiled walls.

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OUTSIDE: The property is approached by electrically operated remote-control gates leading to a large block paved driveway providing ample parking and a **DOUBLE GARAGE** measuring 6.1m x 4.4m (19'11" x 14'7") with two separate single garage doors, electric, light, power and electric car charging point. There is a good-sized front garden laid to lawn with planting borders and stone boundary wall. Access along either side of the house leads to an attractive rear garden. All the bi-fold doors to the rear of the property lead to a contemporary grey composite decked patio area with excellent views. There is a large 2-tier rear lawn with planting borders, mature trees and the rear garden adjoins an open field.

SERVICES: Mains electric, gas, water and drainage are connected.

HEATING: Gas fired hot water central heating with underfloor heating in the kitchen and en-suite, sealed unit double glazing.

COUNCIL TAX BAND G. EPC: Rating C.

TENURE: Freehold.

VIEWING: By appointment with our office.



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*Beechwood, 2 Hammond Drive, Read, BB12 7RE
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