



Oak Tree House

Clitheroe Road | Knowle Green | PR3 2YQ

MSW HEWETSONS



Oak Tree House

Offers Around £900,000

Adjacent paddock by separate negotiation

Clitheroe Road | Knowle Green
PR3 2YQ

A superb detached quality modern residence built to exacting standards in natural materials situated in a popular and accessible residential area. The property has the benefit of solid oak windows and doors together with architraves and staircase and offers exceptional living accommodation throughout.

Oil fired central heating with underfloor heating to ground floor and radiators to the first and second floors.

Ground Floor

Double arched entrance doors, double glazed side windows.

Reception Hallway

Superb open hallway with access to ground floor accommodation and open tread staircase with chrome spindles leading to first floor accommodation.

Sitting Room

Superb through sitting room with impressive dress stone Adam style carved fireplace, stone mullioned oak double glazed windows to gable and front elevation, complimentary oak French doors to rear elevation. Low voltage spot lighting.

Study

Stone mullioned window to front elevation, low voltage spot lighting

Cloaks

Bracket wash hand basin with feature tiling, low level wc with feature tiling, high gloss marbled floor, service cupboard, extractor fan.

Breakfast Kitchen

High quality fitted "Sematic" kitchen with range of base and wall units with complimentary black granite work surfaces, stainless steel sink unit with chrome mixer tap. Built in "Neff" dishwasher, built in "Ceran Neff" induction hob with extraction hood over. Built in "Neff" microwave oven, built in "Neff" plate warmer, built in "Neff" fan assisted electric oven, built in fridge & freezer. Timbered breakfast bar, gloss polished marble floor, stone mullioned double glazed oak windows to gable and rear elevation, low voltage spot lighting.

Dining Area

With polished marble floor, low voltage spotlighting.

Garden Room

Beautiful open garden room constructed of timber with slate roof and double glazing. Polished marble floor, "Jotul" free standing log burning stove, low voltage spotlighting.

Utility Room

Plumbed for automatic washing machine and dishwasher, single drainer stainless steel sink unit, fitted base and wall units, polished marble flooring.

Rear Porch

Marble flooring, double glazed oak door and side window.

First Floor

Staircase

Open tread oak and chrome spindled staircase leading to ;

Particulars of sale

Landing

Open landing with low voltage spotlighting and feature stone mullioned oak window to front elevation with separate velux.

Master Bedroom

Excellent through bedroom, originally designed as two rooms with bedroom area to front elevation and seating and dressing area to rear elevation. Two double panel central heating radiators, stone mullion double glazed windows to front, rear and gable elevations. Low voltage spotlighting.

En-Suite Shower Room

Beautifully fitted four piece suite with "Victoria & Albert" chromed railed bath with matching bracket wash hand basin and low level wc. Walk in shower cubicle, ceramic tiled walls and floors, chrome radiator towel rail, stone mullioned solid oak double glazed window, low voltage spot lighting.

Dressing Room

Walk in dressing room with fitted shelving.

Bedroom Two

Stone mullioned oak window to front elevation, double panel central heating radiator.

En-Suite

Shower room containing fully tiled shower cubicle "Roco" pedestal wash hand basin and low level wc, ceramic tiled walls and floor, double glazed oak window to gable

elevation, low voltage spot lighting.

Bedroom Three

Stone mullioned solid oak double glazed window to rear elevation, double panel central heating radiator.

En Suite

Containing bath with shower over, pedestal wash hand basin, low level wc, ceramic tiled walls and floor, low voltage spotlighting.

Second Floor

Oak and chromed open tread staircase leading to second floor.

Landing

Open landing with double panel radiator.

Bedroom Four

Two double panel central heating radiators, twin sealed unit double glazed "Velux" sky lights, access to roof void storage areas.

Bedroom Five

Twin sealed unit double glazed "Velux" sky lights, access to roof void storage area, two double panel central heating radiators.

Bathroom

Containing "Victoria & Albert" boat bath set on timber pedestals with chrome mixer tap. Corner shower, low level wc, pedestal wash hand basin, ceramic tiled walls and floors, sealed unit double glazed "Velux" sky light, chrome radiator towel rail, low voltage

spotlighting.

External

Entrance

The property is approached from the highway through dry stone wall entrance leading to double electrically operated timber gates. Separate timber personnel gates.

Parking

To the side elevation between the principal house and the garage is a large open parking area for several vehicles.

Garage

Triple detached garage constructed to match the principal house. Three electrically operated up and over doors, light, power and water installed. Sealed unit double glazed oak window to gable elevation, side personnel door.

Oil fired "Delta" boiler providing central heating and domestic hot water to the principal house.

Second Floor

Timber staircase leading to large first floor storage room suitable for conversion to hobby or games room.

Gardens

The property is set in lawned gardens with flagged patio areas surrounding and separate flagged barbecue and dining area to rear elevation.

Extensive lawn gardens to rear, separate paddock extending to 1.879 acres. Available by separate negotiation.

Services

Mains electricity, mains water, oil fired central heating and domestic hot water.

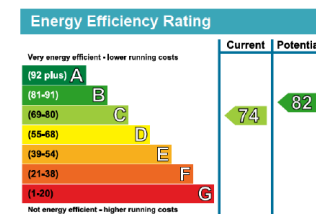
Tenure

Freehold with the benefit of vacant possession upon legal completion

Council Tax

Band G payable to Ribble Valley Borough Council

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

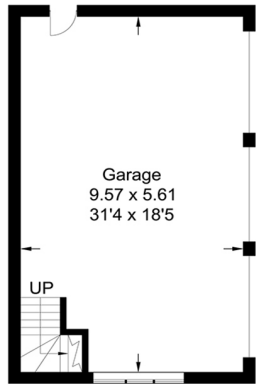
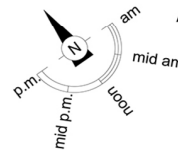


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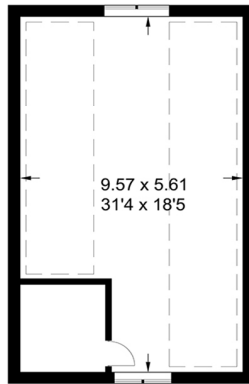
Approximate Gross Internal Area :- 363.24 sq m / 3909.88 sq ft

Garage :- 107.36 sq m / 1155.61 sq ft

Total :- 470.6 sq m / 5065.49 sq ft

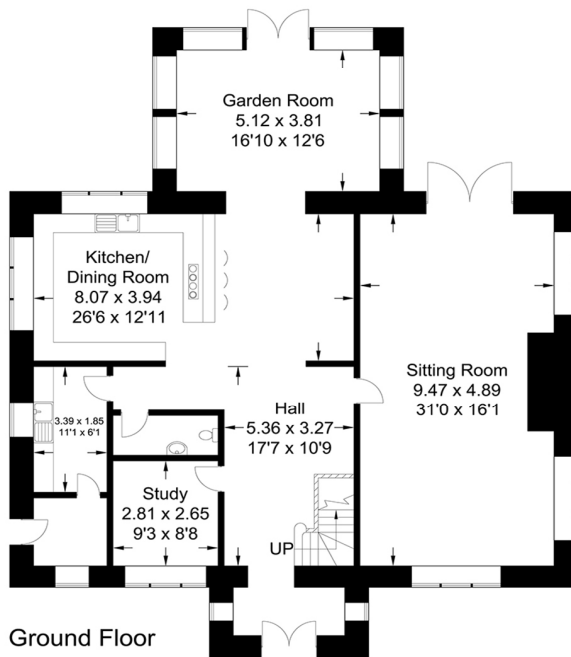


Garage
Ground Floor

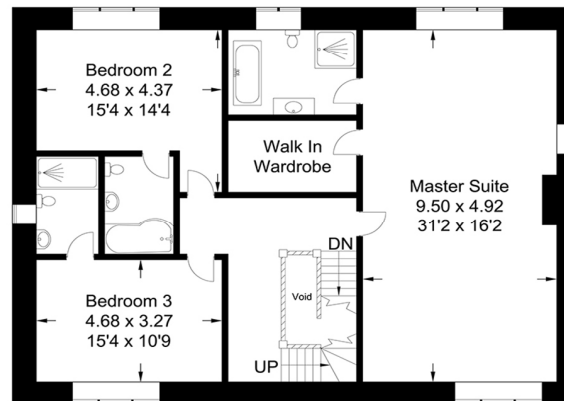


Garage
First Floor

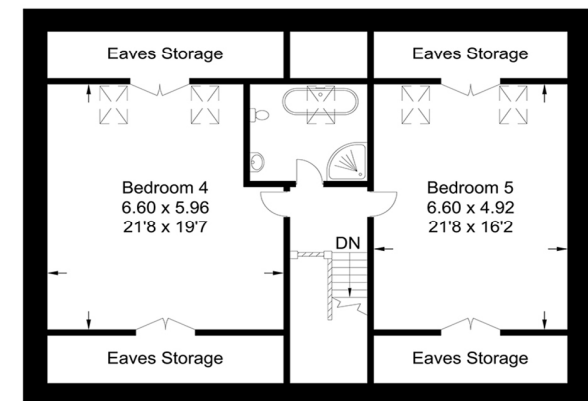
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Ground Floor



First Floor



Second Floor



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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