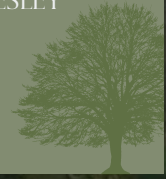




Redford
MAWDESLEY

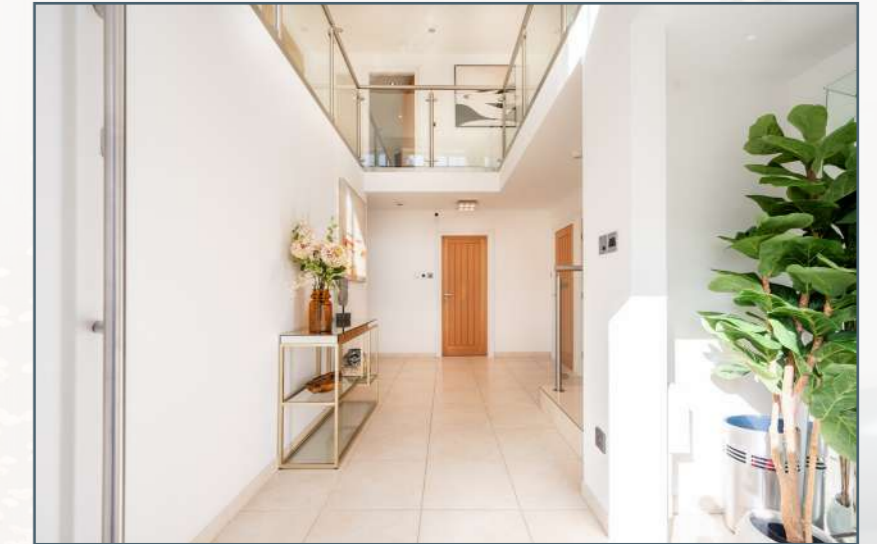


HOUSE & HERITAGE



Redford Bradshaw Lane

— MAWDESLEY —



A house for gathering, a setting for life

Where the edge of the village gives way to open sky, Redford feels less like a house and more like a way of living. Here, on sought-after Bradshaw Lane in Mawdesley, clean contemporary lines frame big-sky Lancashire views, and days fall into an easy rhythm of light, landscape and time well spent. This is a home made for people who like to gather, late-summer suppers drifting out onto the balcony, winter film nights in a cocooning snug, long, unhurried weekends that slip from coffee at the island to bare feet on warm decking without ever quite noticing the threshold. With close to 4,000 sq ft of beautifully considered space, six bedrooms and generous, sheltering grounds, Redford manages a rare balance: a house that looks quietly spectacular, yet lives with the effortless ease of somewhere you will be glad to call home.

Light, volume and a welcome that lingers

Behind its broad private driveway, Redford does not shout for attention; it simply occupies its place with the kind of quiet assurance that only truly confident houses possess. Handsome red brick, carefully cut stone quoins and a perfectly balanced frontage give a sense of classic symmetry, as though the house has always belonged on this stretch of Bradshaw Lane. The slate roof and elegant multi-pane windows tip their hat to heritage, yet the wide stone steps, sculpted planters and centred front door make it clear that what lies beyond is very much a home for modern life.



Step inside and the double-height hallway feels like a moment of uplift. Glass and brushed steel balustrades catch and scatter the light, polished tiles lead you onward, and the volume of the space wraps itself around you in a way that is at once impressive and deeply soothing. It is a hall that invites you to pause, to look up, to exhale. From here, the ground floor flows out in all directions, each room intuitively placed so that even on a first visit you instinctively know where to go next, the kind of layout that lets you imagine, almost immediately, what it would be like to call this place home.





Light, balconies and rooms that exhale

Climb the glass-framed staircase and the house doesn't just continue; it unfolds, opening with a kind of whispered drama. Running the full width of the property, the first-floor kitchen, dining and living space is where Redford's modern-country soul finally steps into the light. Here, high-gloss black cabinetry and a sculptural central island anchor the room with quiet confidence, while beyond, the space drifts towards a sweep of French doors and the balcony, where inside and out begin to dissolve into one continuous, elevated view.

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Here, cooking, eating and relaxing are not separate activities but different chapters of the same story. There is room for a serious dining table, generous sofas and the ebb and flow of everyday life, all set against a backdrop of treetops and garden that changes with the light. On bright days, the balcony becomes an elevated outdoor room, the place for first coffee, last glass of wine, and watching children, guests or dogs wander across the lawns below while conversations continue unhurriedly late into the evening.









Space to gather, space to retreat

On the ground floor, and at the front of the house, the principal lounge feels like the place everyone will naturally drift to and be reluctant to leave. Wide shuttered windows draw in soft light from two directions, washing over a calm, neutral palette that makes the room feel open, airy and quietly elegant. A bespoke library wall with illuminated shelving turns books, art and favourite objects into a living gallery, giving the space soul as well as style, while opposite, a sleek media wall frames the TV and creates a natural focal point for evenings in. Generous corner sofas invite you to stretch out, pile in and linger, proving that this is a room equally at ease with a slow Sunday morning and a house full of friends.

Just beyond, the practical heart of the home gets on with its work in the background. A well-planned utility room keeps laundry, boots and everyday clutter neatly out of sight yet exactly where you need them, with modern cabinetry, a stainless-steel sink and direct access to the garden making comings and goings feel effortless. A smart ground-floor cloakroom sits alongside, perfectly placed for guests, little ones and muddy dogs, so that the main living spaces remain serene no matter what the day brings.



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To one side of the hallway, two highly adaptable rooms give the house an extra gear. One is currently a home gym, its rubberised flooring and natural light providing the feel of a private training space, while the other is a bright, composed double bedroom with built-in wardrobes and space for a dressing or study area. It is easy to picture quiet work, relaxation or creative projects here, with the layout lending itself just as naturally to use as a dedicated home office if desired.





Calm, curated suites with a quiet, hotel-luxury mood

The ground floor also hides a gentle surprise: a beautifully appointed bedroom suite that opens directly onto the garden. Glossy fitted wardrobes line one wall in a clean, uninterrupted run, while double doors with plantation shutters frame a view of green and sky that changes with the seasons. Step into the en suite and the mood shifts again, black tiling, a walk-in rainfall shower and a contemporary vanity combining to bring a boutique-hotel atmosphere to this calm corner at the edge of the lawn.

A second suite on this level brings even more nuance to the layout. Here, a generous bedroom flows into its own dressing room, where open shelving, drawers and hanging space make everyday routines feel quietly luxurious. Beyond, a dark-tiled en suite with mosaic-based walk-in shower, curved vanity and wall-hung WC feels indulgent yet reassuringly practical, designed as much for daily use as for moments of escape. Nearby, the family bathroom is finished in warm neutrals, with a deep tub beneath shuttered windows, soft lighting and thoughtful vanity storage, a room that invites you to close the door on the day and stay a little longer than you meant to.



Redford









Two serene retreats, perfectly poised above the trees

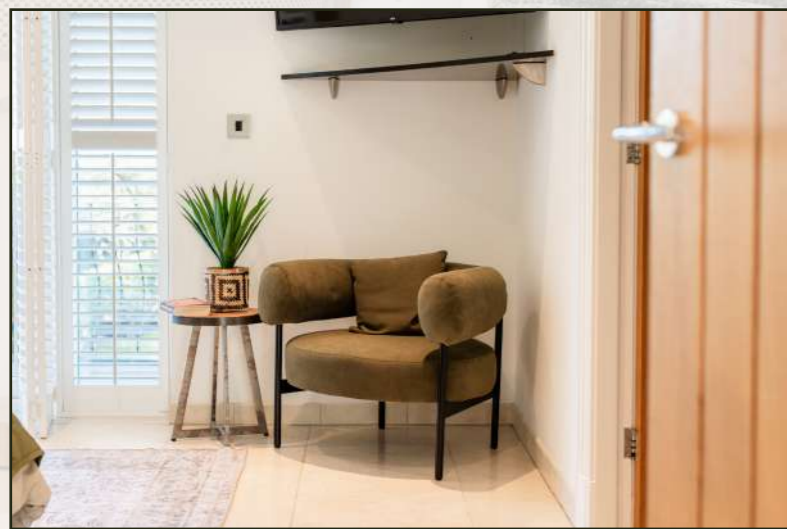
Returning to the first floor, two bedrooms, each with its own bathroom and its own sense of retreat. One enjoys direct access to a private balcony through shuttered French doors, creating a light-filled sanctuary where mornings begin with fresh air and long views. Not one but two dressing rooms flank the approach to the en suite, offering beautifully organised storage, while inside, large-format tiling, a walk-in shower, wall-hung WC and sleek basin come together in a space that feels quietly tailored and luxurious. The second suite is just as thoughtfully finished, light, well-proportioned, with its own en suite and outlook that remind you how peacefully cocooned the house is within its setting.





The gentle heart of the home, suspended in light

The landing area connects the first floor and quietly becomes an experience in its own right rather than simply a way through. Glass balustrades frame open views across the stairwell, allowing light to move easily between levels and giving the whole house a gentle sense of cohesion. There is an immediate feeling of openness and connection, a soft pause between rooms where you instinctively slow your step. It is a place you pass through many times a day, yet it never stops offering that subtle lift - a small, daily reminder of the care and consideration that have shaped this home.





A name rooted in flow and warmth

'Redford' is a name with clear, practical roots in Old English, where it literally means "red ford" - a shallow river crossing marked by red-coloured soil, clay or sediment, and in some traditions, a reedy ford edged with grasses and rushes. It originally described a person who lived by such a place: a point where people could pass easily from one bank to the other, where movement felt natural and the landscape gently guided the way.

For a modern home in Mawdesley, Redford becomes more than a linguistic footnote; it feels like a quiet metaphor for how the house works. The "red" hints at warmth and substance - brick, light, the grounded feel of a place that is solid underfoot. The "ford" suggests flow and connection, an easy crossing between different parts of life: inside and out, work and rest, village and countryside. The name suits this home perfectly, it offers effortless movement through its spaces and a calm, contemporary refuge that still feels subtly connected to the land around it.





Big skies, long lawns, room to breathe

Wrapped in expansive, mature grounds, Redford feels as though it has been carefully set down between earth and sky, the landscape holding the house as surely as its walls hold the rooms within. To the front, a wide driveway sweeps in alongside the lawn, the curve of gravel and green giving that quiet, unmistakable sense of arrival that belongs to country houses made for guests, gatherings and homecomings late at night.

To the rear, the garden loosens and lengthens into a sequence of green rooms. Broad, manicured lawns invite bare feet, impromptu games and blankets spread for summer picnics; deeper pockets of established planting offer shaded corners for a book, a conversation, a moment alone. Beyond, a soft backdrop of mature trees and hedging draws the eye outwards and upwards, giving structure, shelter and privacy while still letting the sky feel vast. From the raised terrace and the balcony above, you look across it all, morning light catching on the grass, long afternoons slipping into evenings where tables are laid outside, candles are lit and the garden becomes an extension of the house itself.

Step beyond the boundaries and the landscape keeps unfolding. There are walks from the front door that can be as brief or as long as the day allows, lanes and footpaths that turn familiar dog walks into small adventures. Within the grounds, too, there is room for your own ideas: a kitchen garden cut into the sunniest corner, a children's play space tucked by the trees, or simply more places to sit and watch the light move across the lawn as the seasons turn. Here, outside is never an afterthought; it is part of the way you live.



In the owners' words

"We were looking for a house that could do everything and Redford has given us that and more. We can host big family Christmases with everyone staying over, but we can also shut the door and feel completely cocooned here, just the two of us with the fire on and the lights of the garden outside.

The upstairs living space has been a revelation. In summer we live with the doors open and drift in and out to the balcony – there is a kind of treehouse feeling when you are up there looking over the garden. In winter, it is where everyone naturally gathers, cooking, talking, kids doing homework at the island while something bubbles away on the hob.

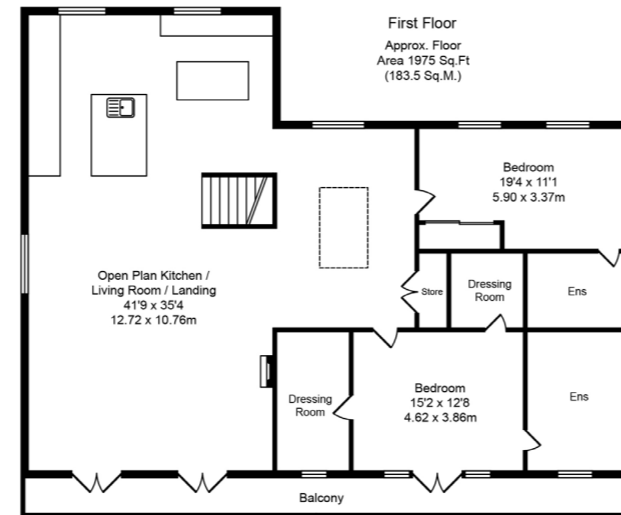
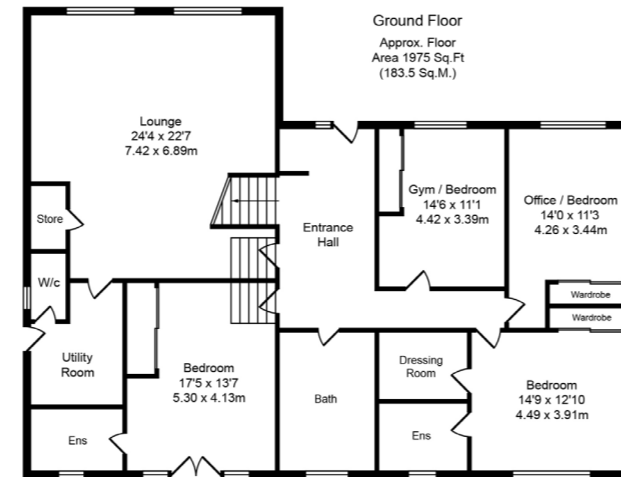
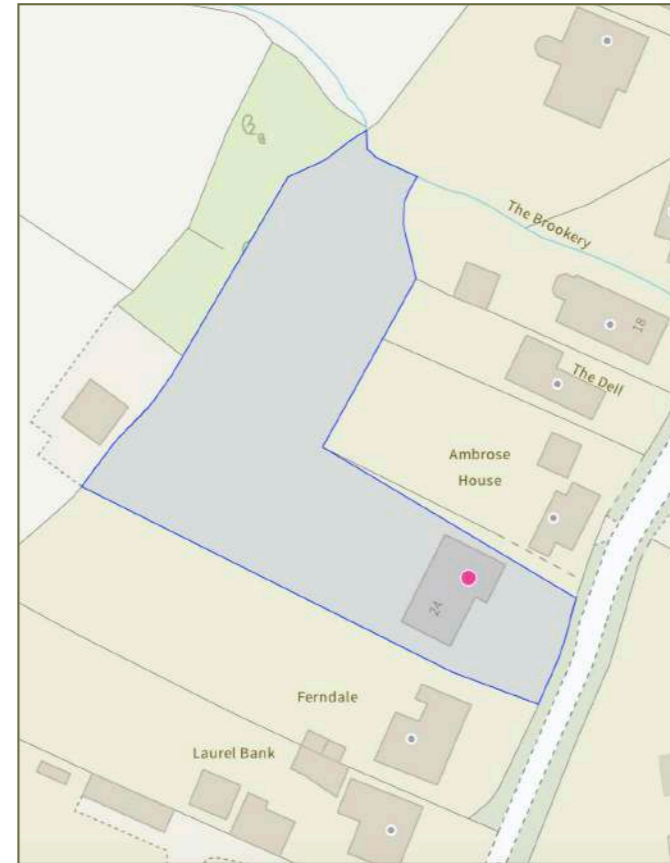


We've loved that the house can flex with our lives. The gym has doubled as a teenage games room, the office has been a quiet study, and the downstairs suites have been brilliant for visiting friends and family, as well as giving us options for the future. It's a house that has adapted with us, and one that still feels special every time we walk through the door."



HOUSE & HERITAGE

- Striking six-bedroom detached residence of over 3,900 sq ft on prestigious Bradshaw Lane
- Showstopping first-floor open-plan kitchen, dining and living space with full-width balcony overlooking gardens
- Two luxurious ground-floor bedroom suites, ideal for guests, multigenerational living or future flexibility
- Additional versatile ground-floor bedrooms one of which is currently utilised as a gym
- Two further first-floor bedroom suites, including one with private balcony and twin dressing rooms
- Grand double-height entrance hallway with feature glass and brushed steel balustrade and polished tiled flooring
- Extensive, beautifully landscaped rear gardens with sweeping lawns, mature trees and terraces for entertaining
- Large private driveway providing ample parking and impressive approach to the house
- Highly sought-after Mawdesley village location with excellent access to countryside walks, amenities and schools



Bradshaw Lane, Mawdesley
Total Approx. Floor Area 3950 Sq.ft. (367.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Mawdesley, where village and countryside meet

Bradshaw Lane sits in that sweet, rare place where the village thins, the hedgerows deepen and the sound of your day starts to blend with birdsong and open sky. Here, you feel the calm of the countryside as soon as you turn in, yet life remains effortlessly connected, Mawdesley's heart close enough for school runs, coffee stops and everyday essentials, its well-regarded schools and village amenities giving the place a lived-in, rooted feel rather than simply a pretty backdrop.

Step beyond the lane and footpaths and quiet roads lead you out into classic Lancashire country: big fields, wide horizons, the kind of walks that reset a busy week whether you have an hour or an afternoon. Yet for all its green space and gentle pace, this is a location that still understands real life. Road links draw wider Lancashire and the North West into easy reach, so commutes, appointments and weekends away are straightforward, and coming home feels less like a journey and more like a small exhale.

There is a particular pleasure to this rhythm: stepping out into fresh air and fields in the late afternoon, then finding yourself back on the balcony by early evening, glass in hand, watching the last light settle over the garden. Redford gathers all of this together, architecture, space, privacy and connection, and turns it into a way of living. For those seeking a modern country home that feels as compelling in person as it does on the page, it offers something genuinely rare: not just an address, but a lifestyle ready for its next chapter.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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