



HUTTON GRANGE

LIVERPOOL ROAD, HUTTON, PRESTON PR4 5HB

A prestigious development of five
bedroom executive detached homes



 **Roxford**
HOMES

HERITAGE | INNOVATION | EXPERTISE



About Roxford Homes

With decades of experience and housebuilding heritage, Roxford Homes are renowned for creating stunning new homes that combine timeless character with contemporary interior styling and innovation in design. At the heart of our approach is a desire to deliver unrivalled quality and value for today's discerning homebuyer.

Each one of our homes displays the qualities you expect from Roxford Homes: advanced specifications, outstanding build and material quality, stylish kitchens, beautiful bathrooms and generous space throughout. With our vast experience and impressive skills base, we can offer you the very best in design and build craft.

We also have the knowledge and ability to find and secure the region's finest residential locations, offering a range of lifestyle benefits to match the quality of our homes. Our customer service team has the expertise to ensure that your purchase is as smooth as possible, **supporting you at every step of your journey.**





HUTTON GRANGE

Roxford Homes' keen eye for quality is not just about the fittings, materials and craft skills we use. All the properties at Hutton Grange boast the latest 'state of the art' technology including roof mounted Solar Panels offering lower energy bills.

These same instincts and judgement are also applied to the sought after locations we choose for each and every development.

Every decision is based on the lifestyle needs of our purchasers. That means a wide range of everyday amenities, highly reputable schools (including the outstanding Hutton C of E Grammer School) and hospitals are nearby. It also means easy access to motorways and major roads for fast connections to the region's commercial centres.

Our latest development ticks all those boxes with a location that matches the outstanding quality of our homes.

Close to the attractive centre of Longton village, Hutton Grange is also a superb commuter base, just a few minutes' drive from the M65, M61 and M6.

ACCESSIBLE | DESIRABLE | ACHIEVABLE

EXCLUSIVE | EXCEPTIONAL | EXQUISITE



HUTTON GRANGE

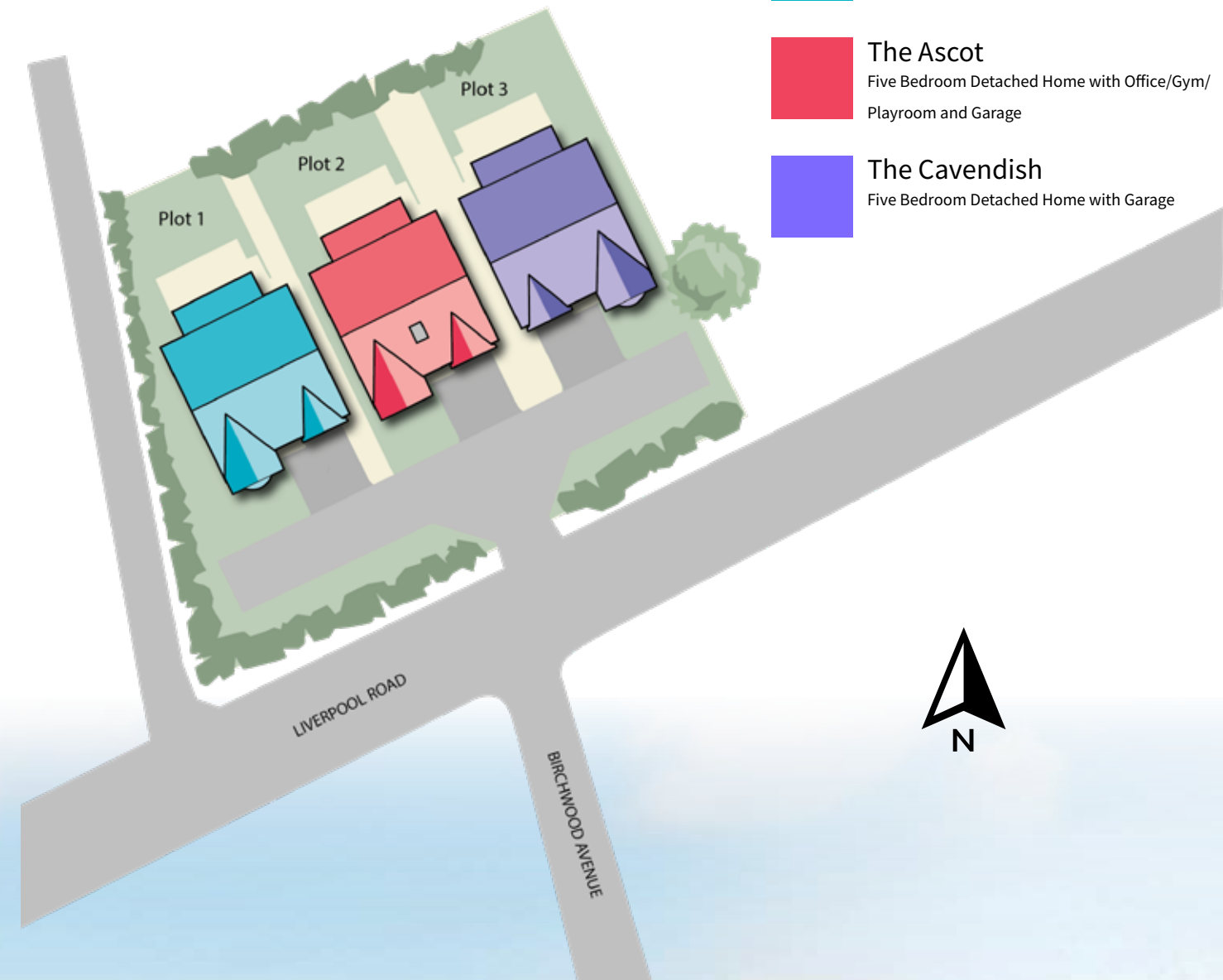
Enjoying a desirable setting in the sought-after location of Hutton, on the outskirts of Preston, Hutton Grange is an exclusive new development of three executive houses featuring a level of luxury and space rarely found in today's new homes market. Each home enjoys Roxford Homes' signature combination of versatile layouts, energy-efficient design and an outstanding contemporary specification incorporating a host of superior features and appliances throughout.

Surrounded by open countryside, in the beautiful Ribble Valley Hutton Grange is also a superb commuter base, offering easy access to the M65, M61 and M6. Also located nearby is an abundance of attractive beaches and golf courses on the North West coast. Hutton Grange represents an exciting opportunity to enjoy the finest in aspirational living.



HUTTON GRANGE

Offering a choice of five bedroom detached living, the properties at Hutton Grange are built to the exceptional levels of craftsmanship and attention to detail which homeowners across the North West have come to expect from Roxford Homes. We have earned an enviable reputation for building superb family homes on small, select developments at the region's most sought-after locations.



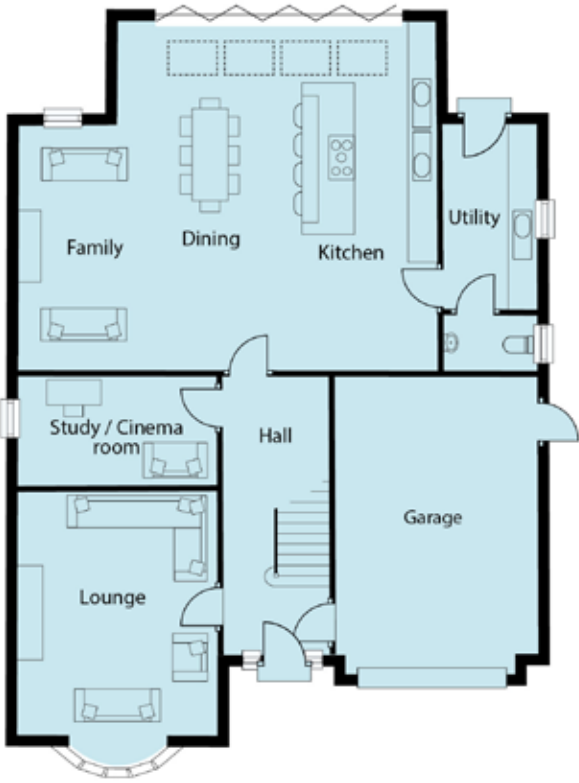


The Stratford

Five Bedroom Detached Home with Garage

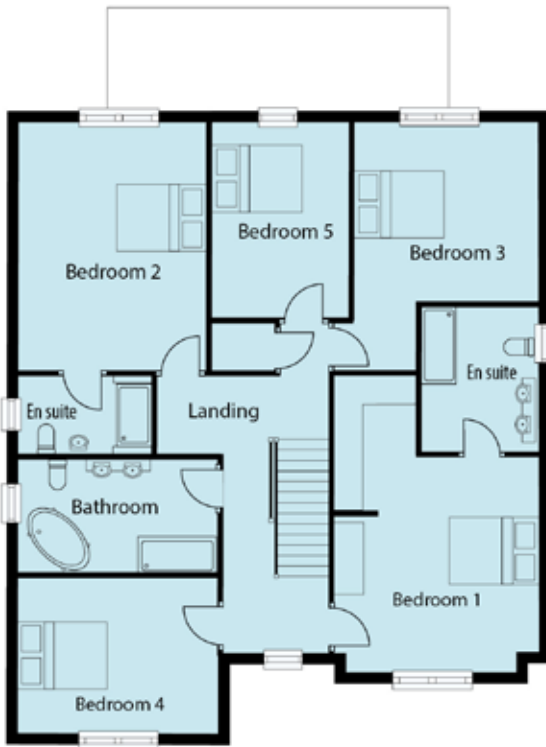
Plot 1

As the hub of everyday family life, the large, airy living kitchen is the focal point of the ground floor in this superbly planned design. The kitchen's impressive open-plan layout includes generous dining space and breakfast island overlooking the rear garden through bi-fold doors. The front of the property features a spacious lounge and private study, while the exceptional upstairs accommodation includes five double bedrooms two en-suite shower rooms plus a luxury house bathroom.



Ground Floor

	Metric	Imperial
Lounge	4.410m x 5.452m	14'5" x 17'10"
Study	4.410m x 2.463m	14'5" x 8'11"
Kitchen/Family/Dining	9.360m x 7.835m	30'8" x 25'8"
Utility Room	2.162m x 4.195m	7'11" x 13'9"
WC	2.162m x 4.195m	7'11" x 13'9"
Garage	6.638m x 4.500m	21'7" x 14'6"



First Floor

	Metric	Imperial
Bedroom 1	4.574m x 6.700m	15'0" x 21'11"
En suite	2.587m x 3.325m	8'6" x 10'11"
Bedroom 2	4.190m x 5.497m	13'9" x 18'0"
En suite	2.962m x 1.775m	9'8" x 5'10"
Bedroom 3	4.113m x 5.510m	13'6" x 18'1"
Bedroom 4	4.423m x 3.476m	14'6" x 11'5"
Bedroom 5	3.107m x 4.234m	10'2" x 14'2"
Bathroom	4.423m x 2.486m	14'6" x 8'1"



HUTTON GRANGE



The Ascot

Five Bedroom Detached Home with Office/Gym/Playroom and Garage

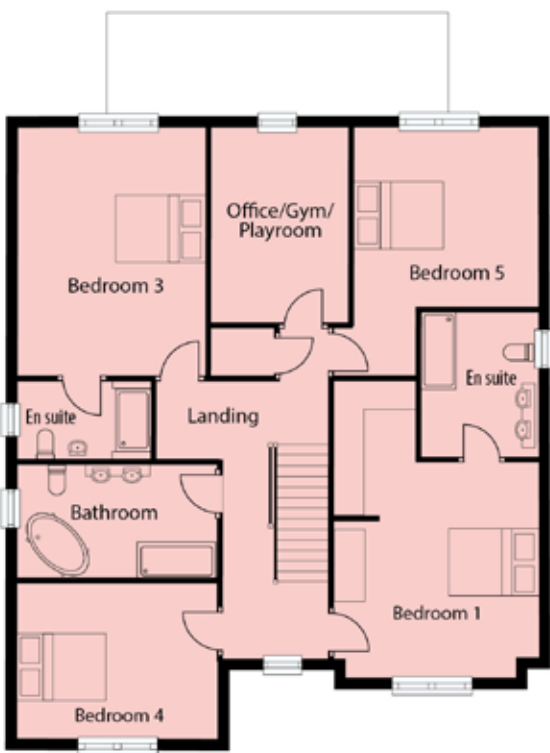
Plot 2

This magnificent three-storey design is well equipped for families and entertaining guests. Its signature feature is a stunning open-plan kitchen incorporating generous living/dining space with breakfast island. Bi-fold doors open out onto the garden to extend the space even further. The property also features a utility, study, spacious lounge, office/gym/playroom, luxurious family bathroom and five double bedrooms including two with en-suite shower room plus one enjoying an en-suite with bath. Secluded on the top floor is a further bedroom featuring a walk-in dressing area and additional en-suite.



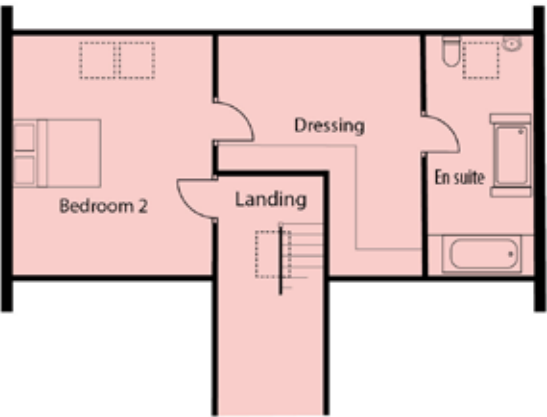
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Office/Gym/Playroom	3.107m x 4.234m	10'2" x 14'2"
Bathroom	4.423m x 2.486m	14'6" x 8'1"



Second Floor

	Metric	Imperial
Bedroom 2	4.410m x 5.375m	14'5" x 17'7"
Dressing	4.722m x 5.375m	15'6" x 17'7"
En suite	2.302m x 5.375m	7'6" x 17'7"

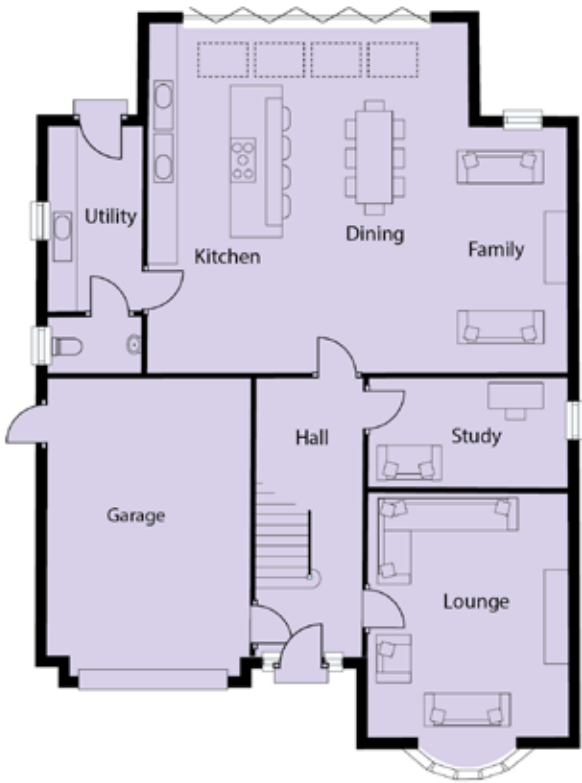


The Cavendish

Five Bedroom Detached Home with Garage

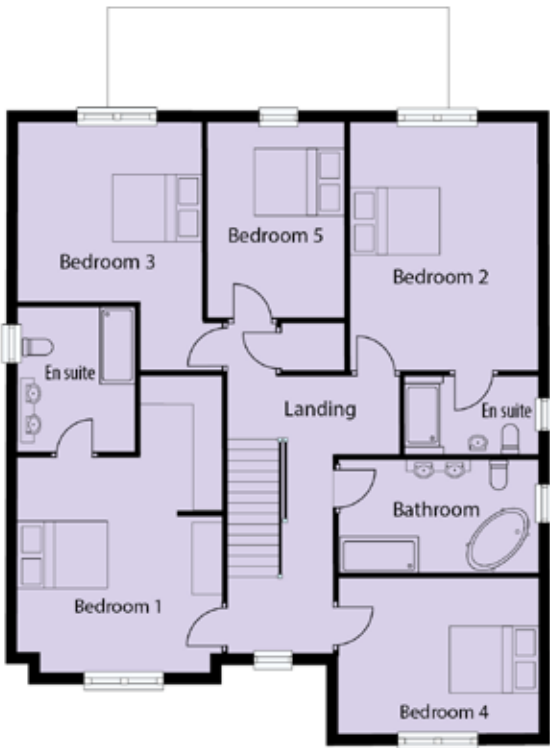
Plot 3

Offering a similar format to the Stratford, this elegant design boasts a large, airy living kitchen with an impressive open-plan layout that includes generous dining space and breakfast island. As the hub of family life, this stunning living space also overlooks the rear garden through bi-fold doors. The front of the property features a spacious lounge and private study, while the exceptional upstairs accommodation includes five double bedrooms, two en-suite shower rooms, plus a luxury house bathroom.



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HUTTON GRANGE

Specification

General

- All our houses are constructed to the latest building regulations
- Communal landscaped areas, drainage and roads are managed by a management company that residents will contribute to for ongoing upkeep and maintenance
- All houses sold as freehold
- Traditional brick and block construction
- Very high level of insulation provided throughout
- Rainwater goods are black UPVC with black fascias and soffits to complete
- UPVC Windows and aluminium bi-fold doors with energy efficient double glazing
- Roof mounted Solar Panels for reduced energy bills

Bathrooms & En-suites

- Modern bathroom suite with contemporary sanitaryware and chrome taps
- Low profile shower trays with fixed shower trays and fixed shower screen enclosures
- Extensive choice of wall and floor tiles
- En-suites fully tiled with concealed Hansgrohe shower valves and fixed shower head with secondary handheld shower
- All other bathrooms are fully tiled with Hansgrohe valve showers with primary fixed head and secondary handheld shower
- LED Downlighters installed
- Vanity unit including basin and taps

Kitchen & Utility Room

- Professionally designed by Panorama Kitchens handleless matt or gloss finish kitchen with soft closing doors in a choice of colours with 20mm Quartz work surface and upstands with LED lights to underside of Wall Units
- 1.5 Stainless steel sink with draining area and instant Hot Water Tap.
- Neff appliances including single oven, combi-microwave oven, induction hob and downdraft extractor feature
- Full height Integrated Fridge & Freezer and dishwasher
- Extensive choice of floor tiles including for the kitchen, utility/boot room, dining, family area, hallway and downstairs cloaks
- Choice of utility room units and laminate worktops to compliment kitchen style
- Stainless steel sink with draining area and mixer taps to utility room

ELEGANT | EASY | EFFICIENT



HUTTON GRANGE

STYLISH | SECURE | SUSTAINABLE



HUTTON GRANGE

Central Heating

- Underfloor heating to ground floor with heating controls
- Thermostatically controlled radiators to upper floors
- Thermostatically controlled heated chrome towel rails in all bathrooms and en-suites
- Energy efficient gas central heating system with Worcester condensing boiler and hot water cylinder

Internal Finishes

- Smooth white plastered ceilings throughout
- Solid doors with 4 panels, Gloss White
- Interior walls in soft white emulsion
- Included floor coverings from our range of upgrades
- Painted staircase and spindles in Gloss White
- All internal woodwork and doors painted in Gloss White
- Feature chimney breast with integrated panoramic fire and wired for smart tv

Electrical

- **Roof mounted Solar Panels**
- Substantial number of chrome light switches
- Chrome power points (to include USB sockets to bedrooms and kitchen)
- Energy efficient LED Down lighters including to kitchen, family lounge, master bedroom, bathrooms and en-suites
- TV Point to lounge and all bedrooms
- Double outside socket
- Remote controlled, fully automated garage doors
- TV point to lounge and all bedrooms
- Telephone socket to lounge and master bedroom
- Smoke detector that is powered by the mains
- Doorbell Included
- Fibre broadband to property for superfast connectivity
- Power and light to the Garage

Security

- The intruder alarm system is wired and features infra red sensors and keypad to the ground floor and landing
- All windows and doors are high security doors with A++ Energy ratings
- 5 Port locking system to all external doors

External

- Graded Topsoil and turfed front and rear with paved patio
- Outside Tap Included
- Timber garden fences 1.8m high unless noted otherwise
- Tarmac entrance road to development
- Energy efficient front and rear outdoor lighting

Warranty

All properties come with a 10-year new homes warranty backed by Build- Zone for added peace of mind.

Sustainability & Efficiency

Our homes are highly energy efficient and use the latest techniques and materials to ensure your household bills are kept to a minimum. **Roof mounted Solar Panels also ensure lower running costs.** Kitchen appliances are all A+ rated for efficiency.

Optional Extras



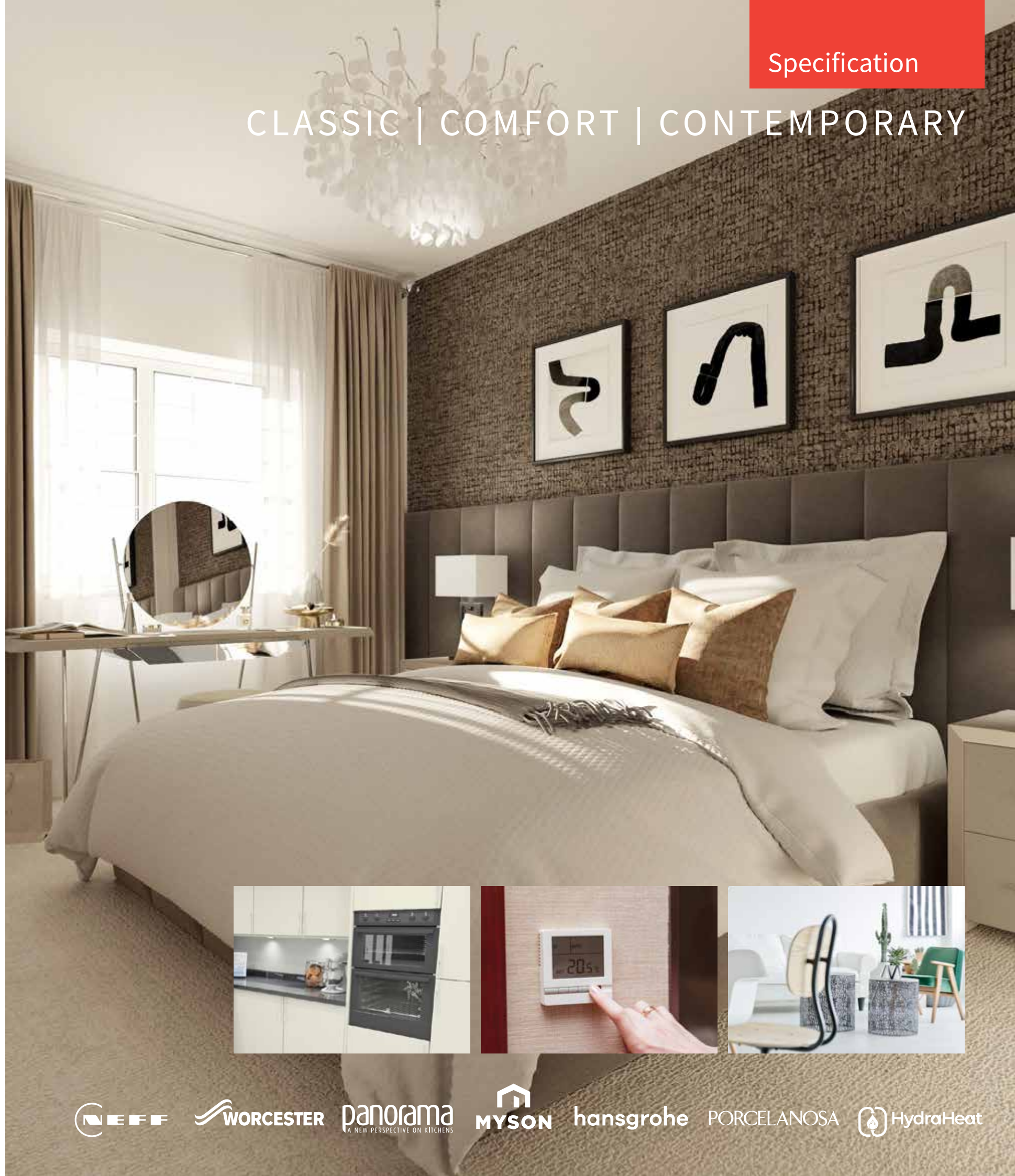
We offer a wide range of optional extras and upgrades, dependent on build stage. Please ask our sales team for details.



HUTTON GRANGE

Specification

CLASSIC | COMFORT | CONTEMPORARY





Hutton is an attractive village enjoying a variety of local amenities including various eateries, excellent shops and leisure facilities.

The village is served by a range of excellent schools, including Hutton Grammar School, Church of England Primary School and Longton Primary School, named by Lancashire Education Partnership (LEP) as one of the top 15 schools in the county for 2023 and 2024.

Hutton is also well connected to nearby Longton Village, a delightful rural area including acres of woodland, agricultural land and many outlying farms.

The village centre offers an exciting mix of modern amenities and a quaint atmosphere making it a popular choice for a quick shopping trip or a longer day out.

On a larger scale, nearby Preston is well served with regular bus services to the centre.. Steeped in history yet embracing modernity, this thriving city boasts a vibrant cultural scene and landmarks like the stunning Avenham and Miller Parks, offering beautifully landscaped gardens with riverside views.

History enthusiasts will enjoy visiting the Harris Museum and Art Gallery, showcasing an impressive collection

of fine art and historical exhibits. For families, Brockholes Nature Reserve and an Owl Sanctuary provides a tranquil escape, perfect for outdoor adventures.

Shopping and dining in Preston is a delightful experience, with a mix of high street retailers, independent boutiques, and an array of restaurants catering to all tastes. Preston Market is a bustling hub, offering fresh produce, local delicacies, and artisan goods.

The city has excellent transport links, including frequent services to major commercial centres like Manchester, Liverpool, and London.

SCHOOLS
Hutton C of E Grammar School
Liverpool Road
Preston PR4 5SN
Tel: 01772 613112

St. Oswalds Catholic Primary School
Chapel Lane
Preston PR4 5EB
Tel: 01772 613402

New Longton All Saints C of E Primary School
Hugh Barn Lane
Preston PR4 4XA
Tel: 01772 613470

All Hallows Catholic High School
Crabtree
Preston PR1 0LN
Tel: 01772 746121

Whitefield Primary School
Oaklands Drive
Preston PR1 0RH
Tel: 01772 74449

DOCTORS
Longton Health Centre
Liverpool Road
Preston PR4 5HA
Tel: 01772 214500

Beeches Medical Centre
Liverpool Road
Preston PR4 5AB
Tel: 01772 214620

New Longton Surgery
The Village Surgery
2 Churchside
Preston PR4 4LU
Tel: 01772 214640

DENTISTS
Longton Dental
12 Chapel Lane
Preston PR4 5EB
Tel: 01772 614170

Cornall J.E. Cornall J.L.& King J.C.
46 Liverpool Road
Preston PR1 0DQ
Tel: 01772 742747

VETERINARY
North Western Vet Physio
Westlands Farm Cottage
Grange Lane
Preston PR4 5JH
Tel: 07398 218 580

Ribble Vets
24 Station Road
Preston PR4 3AD
Tel: 01772 686018

POST OFFICE
Post Office Ltd
1 Station Road
Preston PR4 4LL
Tel: 01772 617284

Post Office Ltd
109 Liverpool Old Road
Preston PR4 5GE
Tel: 0345 722 3344

POLICE
Lancashire Constabulary HQ
Saunders Lane
Preston PR4 5SA
Tel: 0845 125 3545

SUPERMARKETS
Booths
Liverpool Road
Preston PR4 5AU
Tel: 01772 613192

Sainsbury's Local
Birch Avenue
Preston PR1 0LP
Tel: 01772 749240

Tesco Superstore
Liverpool Road
Penwortham
Preston PR1 9XE
Tel: 0345 600 1408

RECREATION
Ashton & Lea Golf Club
Blackpool Road
Preston PR4 0XA
Tel: 01772 735282

Preston Grasshoppers RFC
Lightfoot Green
Preston PR4 0AP
Tel: 01772 863546

KO Fitness Ltd
The Nurseries
Dob Lane
Preston PR4 4SU
Tel: 01772 613901

Body Pulse Ltd
140 Station Road
Preston PR4 6SR
Tel: 01772 811509

Eclipse Health
140 Station Road
Preston PR4 6SR
Tel: 01772 379293



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LIVERPOOL Road, Hutton, Preston PR4 5HB





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