



— THE —  
**BLOSSOMS**

MOSS LANE, FARINGTON MOSS, LEYLAND PR26 6PU

A STUNNING COLLECTION OF FOUR AND FIVE  
BEDROOM LUXURY DETACHED HOMES



## About Roxford Homes

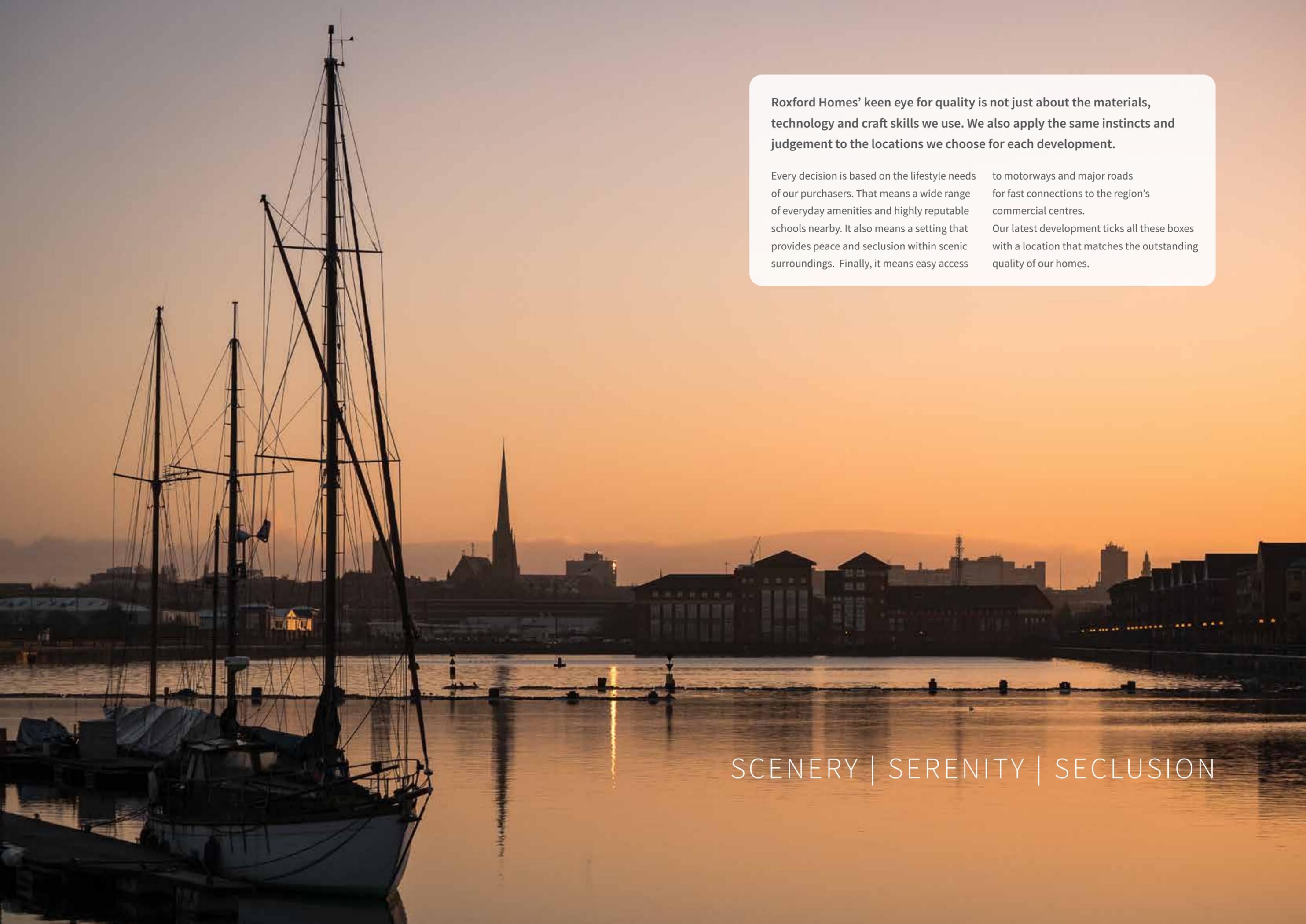
With decades of experience and housebuilding heritage, Roxford Homes are renowned for creating stunning new homes that combine timeless character with contemporary interior styling and innovation in design. At the heart of our approach is a desire to deliver unrivalled quality and value for today's discerning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

A high-quality rendering of a modern home's interior. The kitchen features dark grey cabinetry, a white countertop, and a central island with a white countertop and a dark grey base. A stainless steel range hood is mounted above the island's gas cooktop. A window with a red blind is visible above the sink. In the background, a living area with a beige sofa and a dining table with red chairs is visible. The floor is made of large, light-colored tiles.

HERITAGE | INNOVATION | EXPERTISE



**Roxford Homes' keen eye for quality is not just about the materials, technology and craft skills we use. We also apply the same instincts and judgement to the locations we choose for each development.**

Every decision is based on the lifestyle needs of our purchasers. That means a wide range of everyday amenities and highly reputable schools nearby. It also means a setting that provides peace and seclusion within scenic surroundings. Finally, it means easy access

to motorways and major roads for fast connections to the region's commercial centres.

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

SCENERY | SERENITY | SECLUSION

EXCLUSIVE | EXCEPTIONAL | EXCITING

Enjoying an attractive semi-rural setting close to the popular town of Leyland, The Blossoms is an exclusive new development of just eight 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. Dual Zone heating and low-energy light bulbs help to reduce running costs.

Offering a choice of four and five bedroom detached living, the properties at The Blossoms 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 in the region's most sought-after locations. The Blossoms represents an exciting opportunity to enjoy the finest in aspirational living.



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Arranged around a peaceful cul-de-sac, the homes at The Blossoms enjoy generous plots, double or single garages and ample space.

The development adjoins open countryside and enjoys easy access to the motorway.



- Canterbury**  
4 Bedroom Detached with Double Garage
- Winchester**  
5 Bedroom Detached with Double Garage
- Epsom**  
4 Bedroom Detached with Single Garage
- Sandringham**  
4 Bedroom Detached with Double Garage

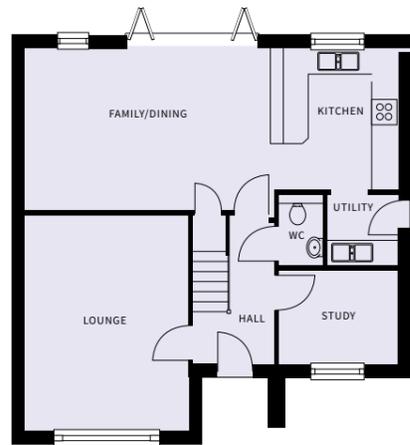


The Canterbury  
Plot 1

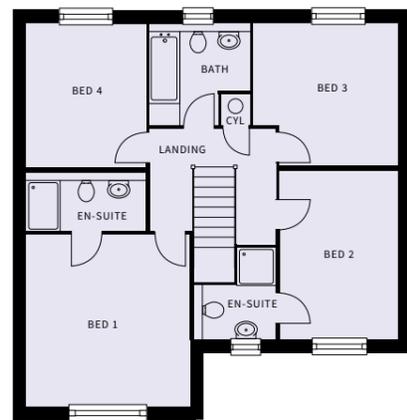


The Canterbury - Four Bedroom Detached with Double Garage

With generous living dining space adjoining a luxurious kitchen, this magnificent design is superbly equipped for families and entertaining guests. Bi-fold doors open out onto the garden to seamlessly merge the interiors with the exterior. A peaceful ground floor study would also make an inviting snug to complement the spacious lounge. The property also features en-suite to two bedrooms.



GROUND FLOOR	MM	FEET
Family / Dining	5865 x 3800	19'2" x 12'5"
Lounge	5065 x 3840	16'7" x 12'7"
Kitchen	3350 x 2925	10'11" x 9'7"
Utility	1674 x 1662	5'5" x 5'5"
WC	1662 x 1012	5'5" x 3'3"
Study	2775 x 2189	9'1" x 7'2"



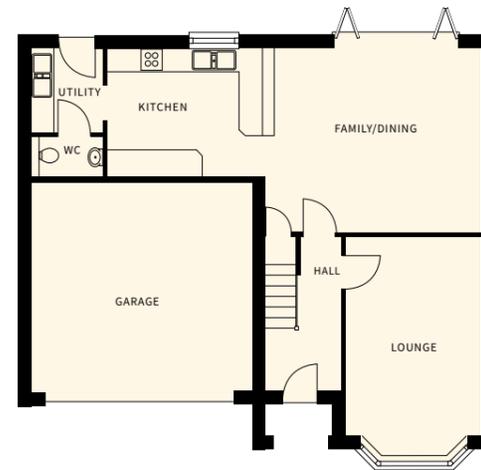
FIRST FLOOR	MM	FEET
Bedroom 1	4026 x 3840	12'7" x 12'2"
En-suite	2826 x 1400	9'3" x 4'7"
Bedroom 2	3989 x 2812	12'1" x 9'2"
En-suite	2150 x 1925	7'0" x 6'3"
Bedroom 3	3412 x 3362	11'2" x 11'0"
Bedroom 4	3412 x 2826	11'2" x 9'3"
Bathroom	2387 x 2375	7'9" x 7'9"

The Winchester  
Plots 2 & 4

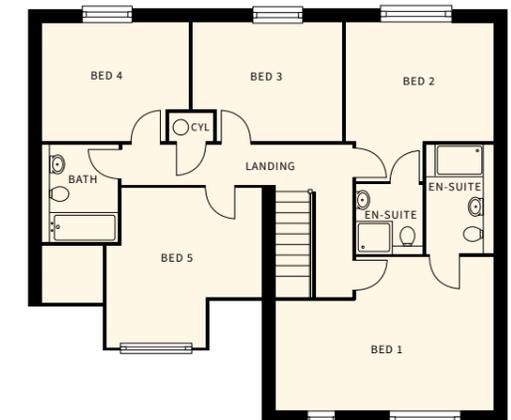


The Winchester - Five Bedroom Detached with Double Garage

This outstanding design displays luxurious touches at every turn. There is substantial open-plan space within a large, airy dining kitchen whilst the attractive lounge features an elegant bay window. The second bedroom provides comfort for overnight guests with one of two en-suite bathrooms included to the property.



GROUND FLOOR	MM	FEET
Family / Dining	5415x4590	17'9" x 15'0"
Lounge	5434 (into bay) x 3390	17'9" x 11'1"
Kitchen	3974x3152	12'0" x 10'4"
Utility	2149 x 1787	7'0" x 5'10"
WC	1787x915	5'10" x 3'0"



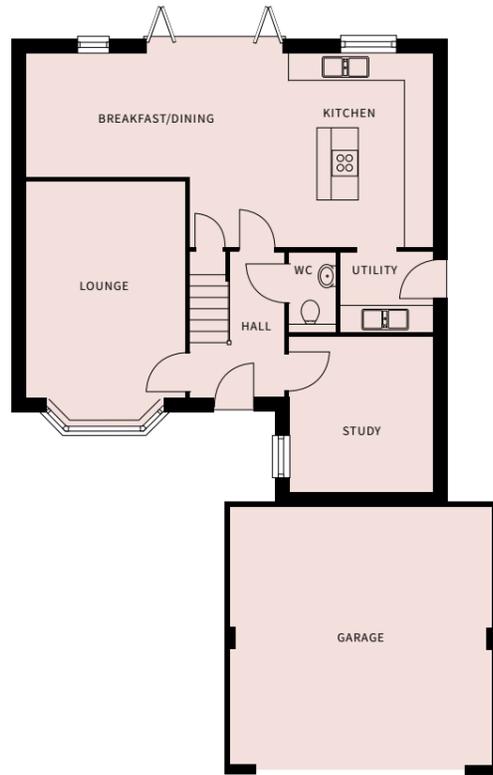
FIRST FLOOR	MM	FEET
Bedroom 1	5415 x 3826	17'9" x 12'6"
En-suite	2725 x 1662	8'11" x 5'5"
Bedroom 2	3676 x 2962	12'0" x 9'8"
En-suite	1725 x 1662	5'7" x 5'5"
Bedroom 3	3725 x 2962	12'2" x 10'4"
Bedroom 4	3687 x 2962	12'1" x 10'4"
Bedroom 5	3876 x 3824	12'8" x 12'6"
Bathroom	2389 x 1925	7'10" x 6'3"

Elevations, drawings, floor plans and other illustrations including measurements are approximate and indicative for reference only. Exact plot specification, details of external and internal finishes, dimensions and floor plan differences are available from our sales negotiator. These particulars do not form part of any warranty or contract.

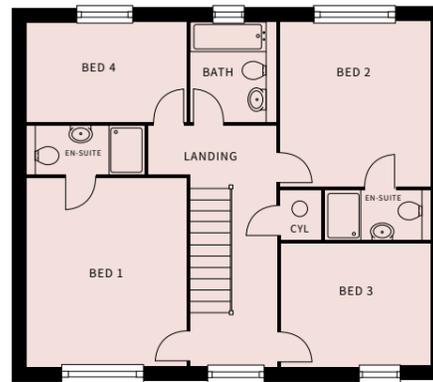
The Sandringham  
Plots 5 & 6



The Sandringham - Four Bedroom Detached with Double Garage



Highly specified throughout, the Sandringham's versatile layout provides flexible use that can adapt and evolve to serve your changing needs. The impressive ground floor combines ample space for busy family time with pockets of seclusion for those quieter moments, including a study which could also be utilised as a home office.



FIRST FLOOR	MM	FEET
Bedroom 1	4176 x 3574	12'8" x 11'8"
En-suite	2635 x 1100	8'7" x 3'7"
Bedroom 2	3662 x 3339	12'0" x 10'11"
En-suite	2362 x 1100	7'8" x 3'7"
Bedroom 3	3339 x 2726	10'11" x 8'11"
Bedroom 4	3574 x 2212	11'8" x 7'3"
Bathroom	2212 x 1925	7'3" x 6'3"

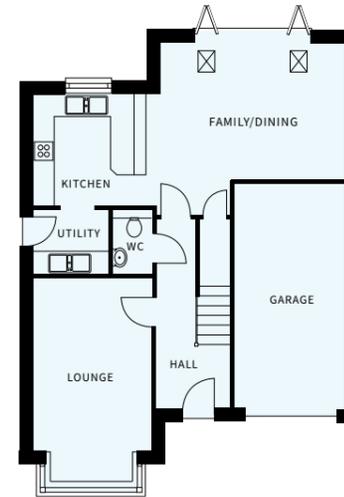
GROUND FLOOR	MM	FEET
Breakfast / Dining	5815 x 2765	19'0" x 9'0"
Lounge	5234 x 3500	17'2" x 11'5"
Kitchen	4315 x 3200	14'1" x 10'5"
Utility	2062 x 1762	6'9" x 5'9"
WC	1762 x 1014	5'9" x 3'3"
Study	3484 x 3165	11'5" x 10'4"

The Epsom  
Plots 3, 7 & 8

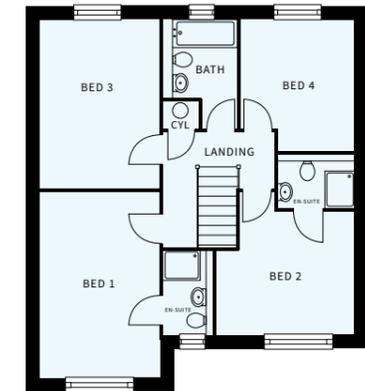


The Epsom - Four Bedroom Detached with Single Garage

The stylish design provides spacious yet easy-to-manage living within a beautifully balanced layout. Mealtimes can be enjoyed to the full in a large dining kitchen which adjoins a utility providing external access to the side of the property. Upstairs, a luxurious family bathroom is supplemented by en-suite to two of the four good-sized bedrooms.



GROUND FLOOR	MM	FEET
Family / Dining	4965 x 3542	16'3" x 11'6"
Lounge	5389 (into bay) x 3215	17'7" x 10'6"
Kitchen	3375 x 2950	11'0" x 9'8"
Utility	2052 x 1675	6'7" x 5'6"
WC	1675 x 1025	5'5" x 3'5"



FIRST FLOOR	MM	FEET
Bedroom 1	4927 x 3165	16'1" x 10'4"
En-suite	2237 x 1339	7'4" x 4'4"
Bedroom 2	3659 x 3277	12'0" x 10'9"
En-suite	2037 x 1400	6'8" x 4'7"
Bedroom 3	4449 x 3165	14'7" x 10'4"
Bedroom 4	3487 x 3037	11'5" x 9'11"
Bathroom	2087 x 1961	6'10" x 6'5"

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ELEGANT | EASY | EFFICIENT

## Interiors

### Walls

Soft White emulsion paint finish.

### Internal Doors

Contemporary style with polished chrome door furniture.

### Architrave & Skirting

Torus skirting board or similar profile and architraves high gloss finish or lambs tongue.

### Staircase

Square spindles with square newel posts and finished in hardwood handrail.

### Ceiling

Flat skimmed smooth with white emulsion.

## Kitchens

### Kitchen Units

Wide choice of styles, colours and handles from our range.

### Worktops

Available in a wide range of contemporary styles with matching upstand to complement the kitchen of your choice.

1½ stainless steel bowl.

### Appliances

High quality appliances with AEG stainless steel double oven and four burner gas hob plus curved glass extractor hood.

A+ rated Integrated fridge/freezer and dishwasher as standard.

### Lighting

Chrome downlighting fitted as standard.

## Bathrooms, En-Suites & Cloakrooms

### Sanitaryware

Roca back to wall sanitaryware in classic white finish.

### Taps & Brassware

Hansgrohe, polished chrome taps and shower enclosures with thermostatic controlled shower.

### Tiling

Half tiling in a wide range of Porcelanosa ceramic tiles to sanitaryware walls.

### Accessories

Chrome heated towel radiator. Shaver socket to en-suite.

### Lighting

Chrome downlighting fitted as standard.

## Central Heating

### Boiler

Full gas central heating with energy-efficient boiler. Dual Zone heating with thermostat controls to ground/first floors for balanced energy efficiency. Thermostatic valves to radiators.

## Electrical

### Sockets

Chrome sockets throughout. Please ask our sales negotiator about precise locations.

### Smoke Detectors

Mains wired to hallway and landing with battery backup.

### Extractor Fans

Fitted as standard to cloakrooms, bathrooms and en-suites.

### TV Points & Telephone sockets

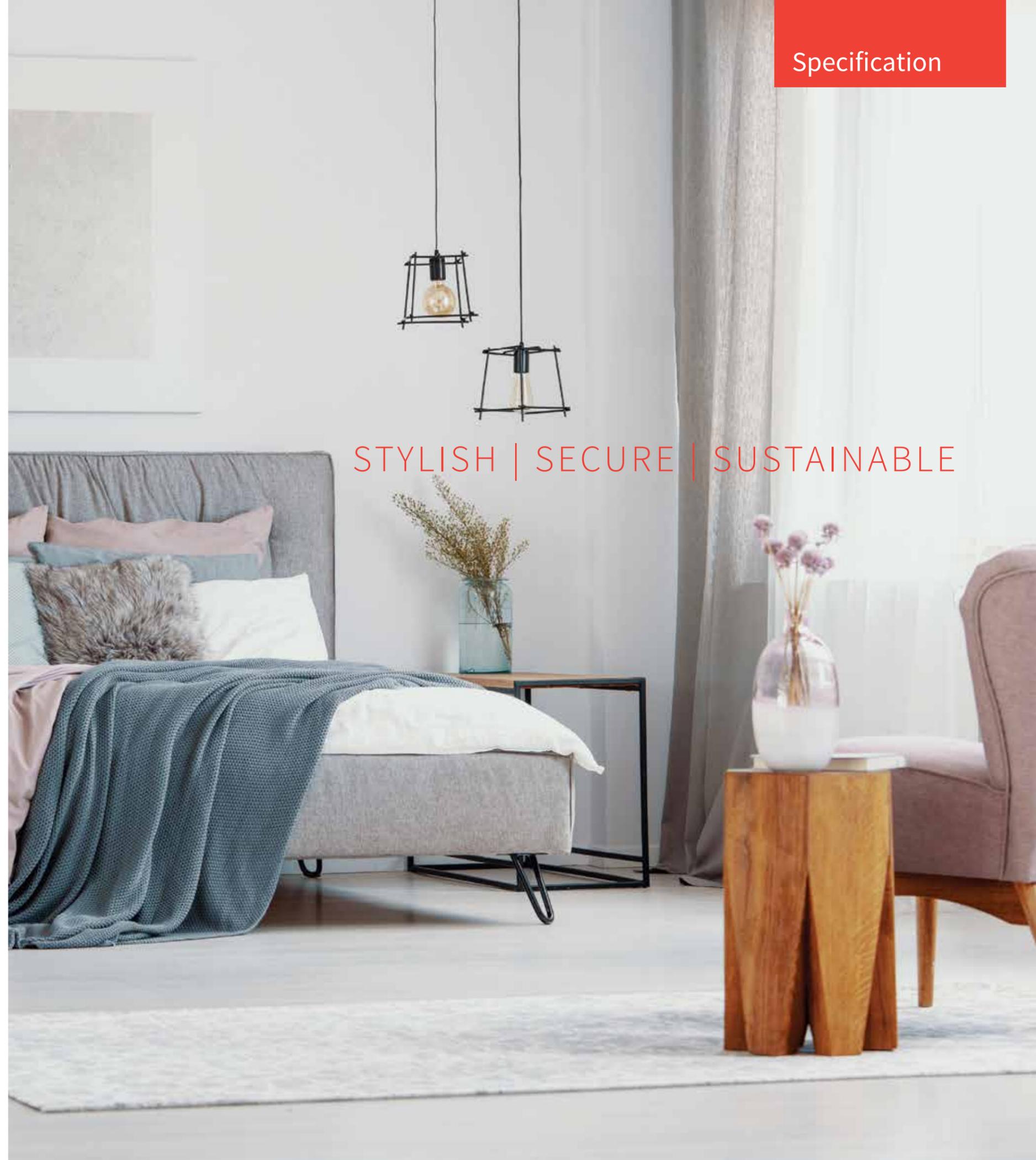
To lounge and master bedroom as standard (cable to loft).

### Outside Lighting

To front and rear of property.

### Lighting

Pendant or batten type ceiling fittings throughout. Chrome downlighting to kitchen, bathroom and en-suite. Lighting included to garage.



## Exterior Features

### Front Door

GRP grained pre-finished door with coach lamp and doorbell. Steel skinned with insulated core for improved thermal performance.

### Windows

PVC-U sealed double glazing with trickle ventilation and lockable casements to ground floor.

### Fascia & Soffit

PVC-U

### Fencing

1.8m close boarded fencing provided to all boundaries with a paved patio area.

### Patio/Entrance

To rear of property, paved width of French doors. Buff riven concrete flags to entrance.

### Landscaping

Turf to front and rear as standard in accordance with approved scheme.

### Parking

Private parking to each property. Please refer to site plan for plot-specific parking arrangements.

## Security

### Windows

PVC-U sealed double glazing with locking catchment or stay.

### Doors

5 port locking system to all external doors.

### Alarms

Wiring installed as standard.

## Sustainability and Efficiency

Our homes are highly energy efficient and use the latest techniques and materials to ensure your household bills are kept to a minimum, with low running costs. Kitchen appliances are all A+ rated for efficiency.

## Warranty

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

## Optional extras

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



STYLISH | SECURE | SUSTAINABLE

## Out and about



## Amenities

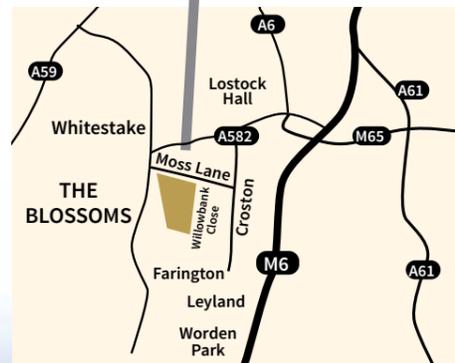
The Blossoms enjoys easy access to a wide range of everyday amenities in the centre of Leyland, including an excellent choice of supermarkets and a variety of eateries, from cafes and bistros to stylish restaurants. The town has been home to a thriving market since the 18th century and offers an abundance of mature woodland, playing fields and attractions at historic Worden Park.

Leyland is also located within 20 minutes' drive of the centre of Preston, one of Lancashire's top shopping destinations. You can take in the stunning architecture as you walk down the bustling tree-lined high street at Fishergate and explore a multitude of outlets in the city's two shopping centres. Preston also has an abundance of quirky independents and markets

offering fresh Lancashire produce, a variety of tasty lunch options and much more.

If you need to escape for some tranquillity, take a stroll around the picturesque Winckley Square Garden or Avenham and Miller Parks, followed by a drink at the Pavilion café which overlooks the River Ribble. The city's Harris Museum, Art Gallery & Library is a treasure trove of fine art, costume and textiles, ceramics and glass and history, all housed in a stunning Grade I listed building.

If you prefer to take in the splendour of the countryside, Leyland is located a short drive from the Ribble Valley. This area of outstanding natural beauty is well-known for its scenic countryside, delicious food and famous landmarks.



**THE BLOSSOMS, Moss Lane,  
Farington Moss, Leyland PR26 6PU**

### EDUCATION

Farington Moss St Paul's  
C of E Primary School  
Croston Road  
Leyland PR26 6PR  
Tel: 01772 336166

Balshaws C of E High School  
Church Road  
Leyland PR25 3AH  
Tel: 01772 421009

Bishop Rawstone C of E Academy  
Highfield Rd  
Leyland PR26 9HH  
Tel: 01772 600349

St James C of E Primary School  
Slater Lane  
Leyland PR26 7SH  
Tel: 01772 422572

St Mary's Catholic High School  
Royal Avenue  
Leyland PR25 1BS  
Tel: 01772 421909

Hutton Grammar School  
Liverpool Rd  
Hutton, Preston PR4 5SN  
Tel: 01772 613112

### DOCTORS

Moss Side Medical Centre  
16 Moss Side Way  
Leyland PR26 7XL  
Tel: 01772 623954

Croston Medical Centre  
30 Brookfield  
Leyland PR26 9HY  
Tel: 01772 600081

Grove Dental Practice  
1-3 Slater Lane  
Leyland PR25 1TL  
Tel: 01772 424763

Towngate Dental Surgery  
92 Towngate  
Leyland PR25 2LR  
Tel: 01772 433498

**VETERINARY**  
Pinewood Veterinary Practice  
248a Leyland Lane  
Leyland PR25 1XJ  
Tel: 01257 440952

The Fur Boutique  
314 Leyland Lane  
Leyland PR25 1UL  
Tel: 07973 302837

### POST OFFICE

Leyland Post Office  
66 Hough Lane  
Leyland PR25 2SA  
Tel: 0345 611 2970

### POLICE

Lancashire Constabulary H.Q.  
Saunders Lane  
Hutton  
Preston PR24 5SA  
Tel: 01772 614444

Leyland Police Station  
Lancastergate  
Leyland PR25 2EX  
Tel: 01772 415834

### SUPERMARKETS

Booths  
Liverpool Road  
Longton  
Preston PR4 5NB  
Tel: 01772 613192

Sainsbury's  
Cuerden Way  
Bamber Bridge  
Preston PR5 6BJ  
Tel: 01772 627762

### RECREATION

Shaw Hill Golf & Spa Hotel  
Whittle Le Woods  
Chorley PR6 7PP  
Tel: 01257 269221

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

Penwortham Holme Recreation  
Centre  
Liverpool Rd  
Preston PR1 9UD  
Tel: 01772 742028

Southport Golf Academy  
Leisure Lakes  
Preston PR4 6JX  
Tel: 01771 815842

Charnock Richard Football Club  
Charter Lane  
Chorley PR7 5LZ  
Tel: 01257 794288

Chorley Cricket Club  
Sandringham Rd  
Chorley PR7 1LG  
Tel: 01257 275096





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