



ABBEY COURT

BOLTON ROAD, ABBEY VILLAGE, CHORLEY PR6 8DA

A select development
of four and five bedroom
executive 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.**



ABBNEY COURT

Roxford Homes' keen eye for quality is not just about the fittings, 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, highly reputable schools 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.

Abbey Court is also a superb commuter base, just a few minutes' drive from the M65, M61 and M6. Also located nearby is an abundance of beautiful scenery to explore around Rivington Pike, an elevated landmark which boasts one of the best viewpoints in North West England.

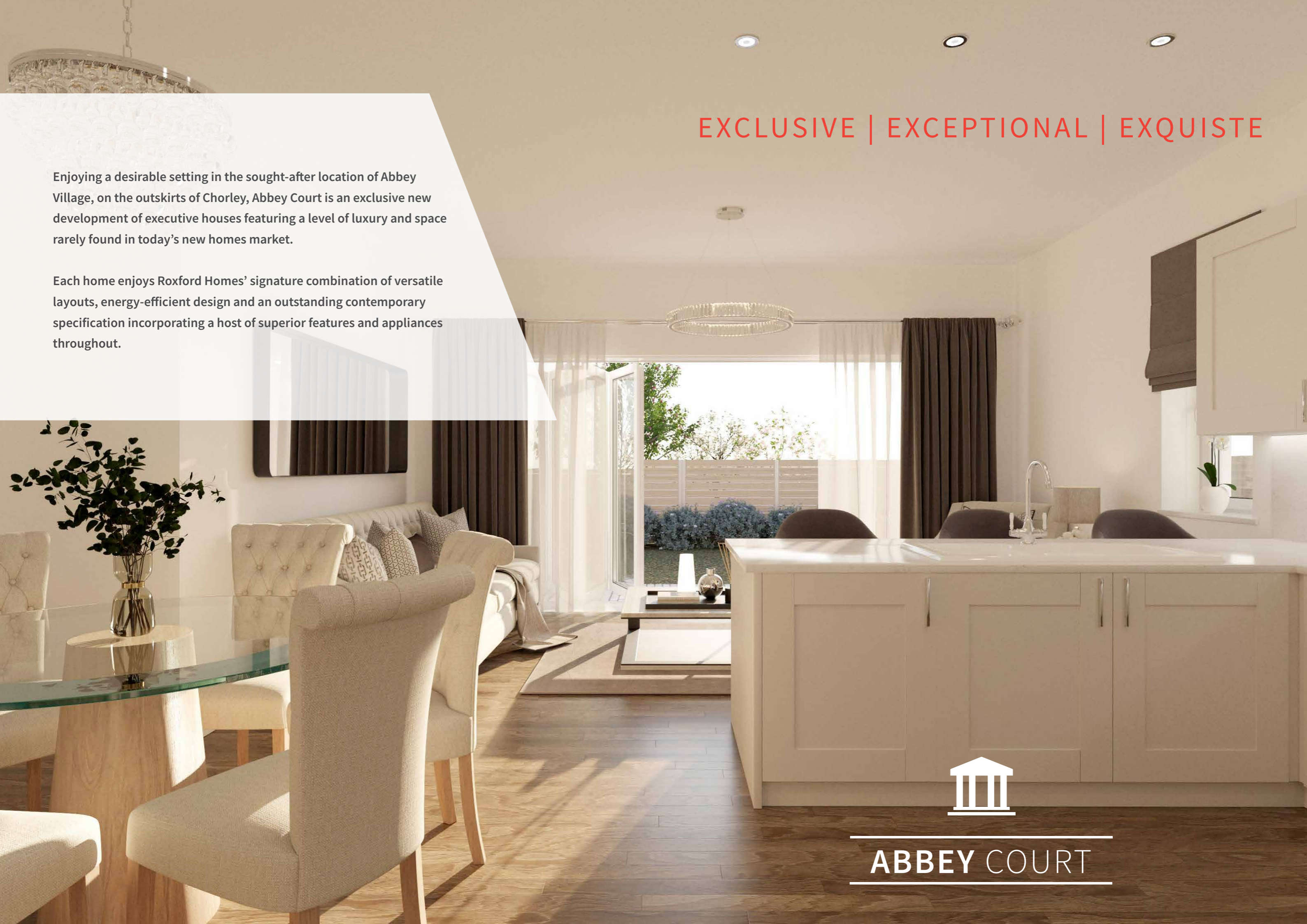


ACCESSIBLE | DESIRABLE | ACHIEVABLE

EXCLUSIVE | EXCEPTIONAL | EXQUISTE

Enjoying a desirable setting in the sought-after location of Abbey Village, on the outskirts of Chorley, Abbey Court is an exclusive new development of 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.



ABBHEY COURT



ABBEY COURT

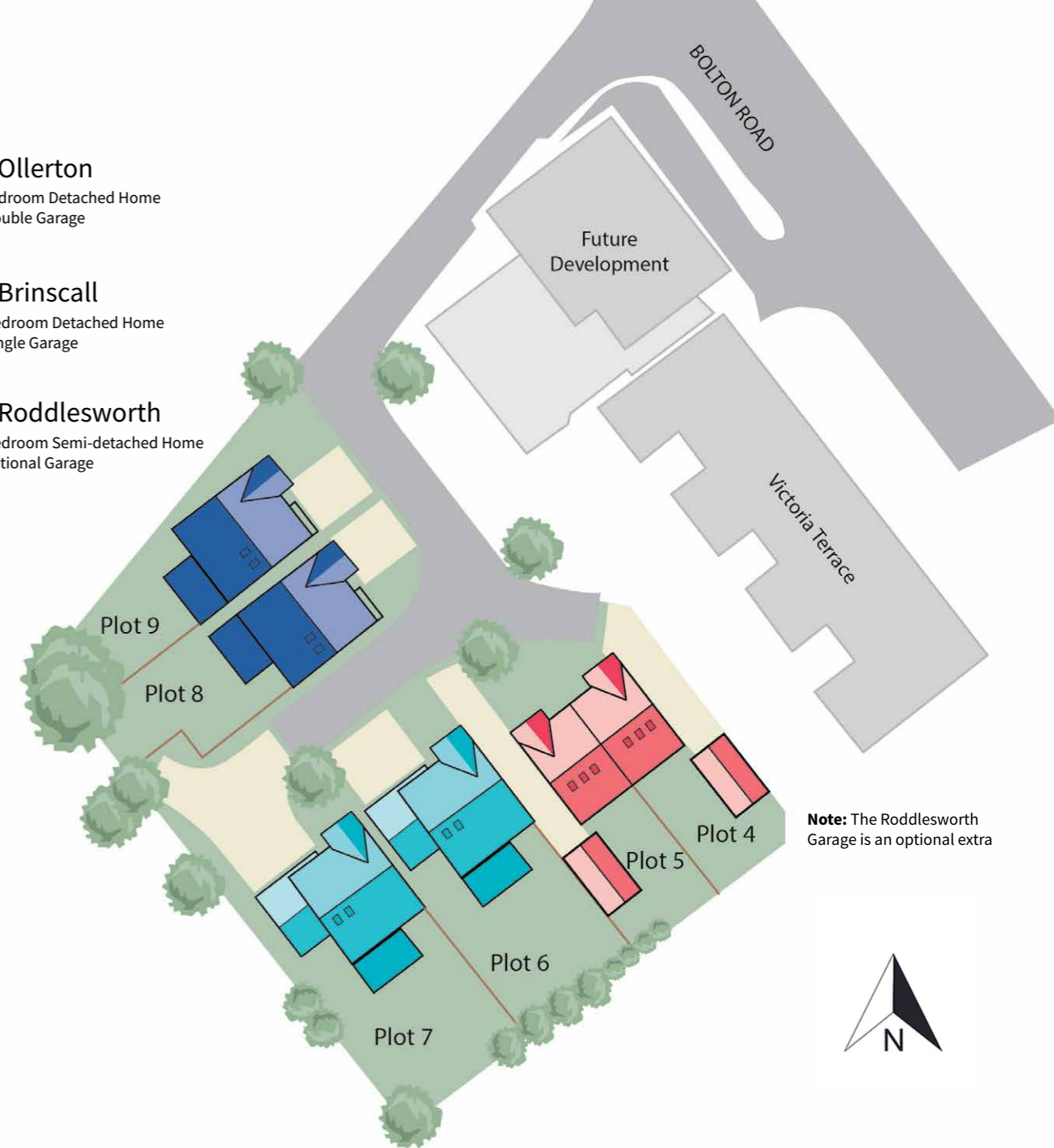
Comprising a choice of four and five bedroom semi-detached and detached living, the properties at Abbey Court are built to the exceptional levels of craftsmanship and attention to detail which homeowners across the North West have come to expect from Roxford Homes. We have earned an enviable reputation for building superb family homes on small, select developments at the region's most sought-after locations. Abbey Court represents an exciting opportunity to enjoy the finest in aspirational living.



The Ollerton
Five Bedroom Detached Home
with Double Garage

The Brinscall
Four Bedroom Detached Home
with Single Garage

The Roddlesworth
Four Bedroom Semi-detached Home
with optional Garage





The Ollerton

Five Bedroom Detached Home with Double Garage

Plots 6 & 7



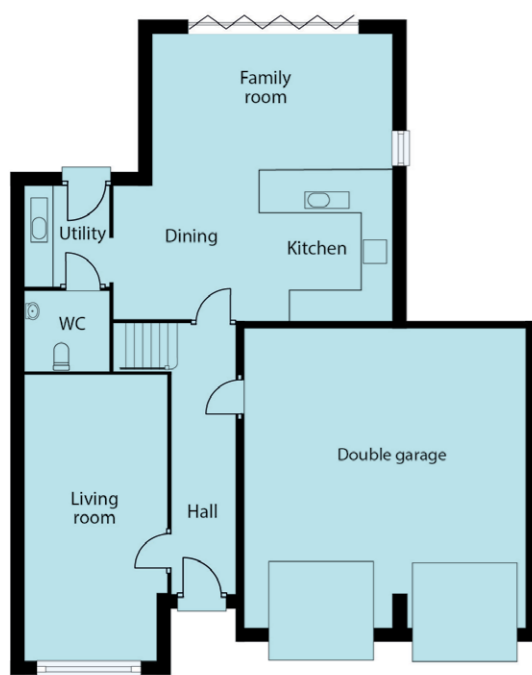
The Brinscall

Four Bedroom Detached Home with Garage

Plots 8 & 9

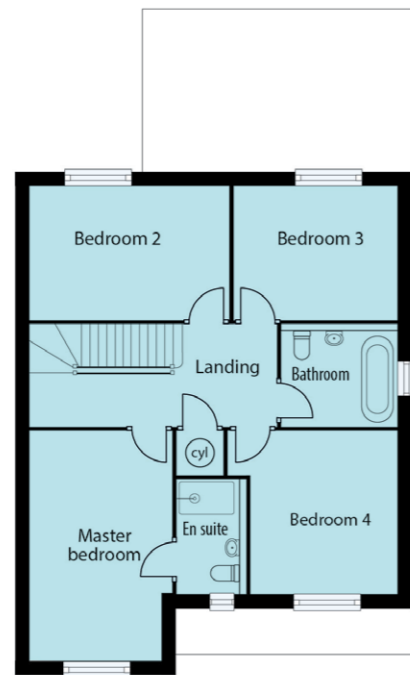
With a luxurious kitchen incorporating generous living/dining space, this elegant design is well equipped for families and entertaining guests.

The stylish design provides spacious yet-easy-to manage living within a beautifully balanced layout including a large dining kitchen featuring bi-fold doors.



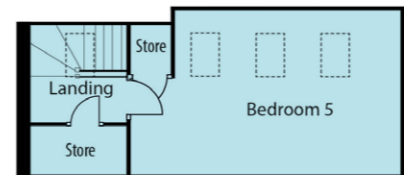
Ground Floor

	MM	FEET
Living Room	5.64m x 2.91m	18'6" x 9'6"
Kitchen/Dining/ Family Room	5.63m x 5.51m	18'5" x 18'1"
WC	1.62m x 1.61m	5'4" x 5'3"
Utility Room	1.93m x 1.62m	6'4" x 5'4"



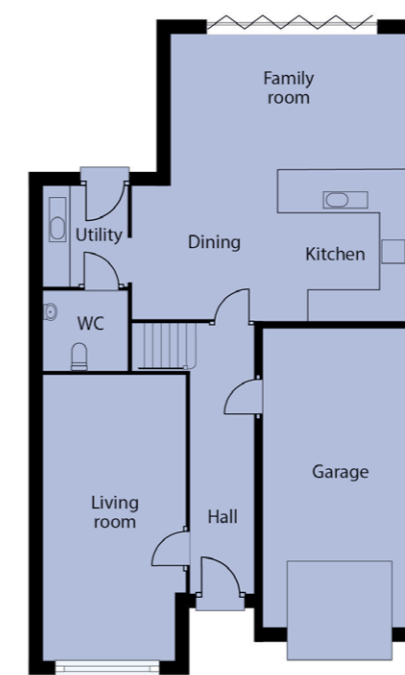
First Floor

	MM	FEET
Master Bedroom	4.54m x 2.79m	14'11" x 9'2"
En suite	2.21m x 1.39m	7'3" x 4'7"
Bedroom 2	3.93m x 2.59m	12'10" x 8'6"
Bedroom 3	3.21m x 2.59m	10'6" x 8'6"
Bedroom 4	3.19m x 2.87m	10'6" x 9'5"
Bathroom	2.26m x 2.05m	7'5" x 6'9"



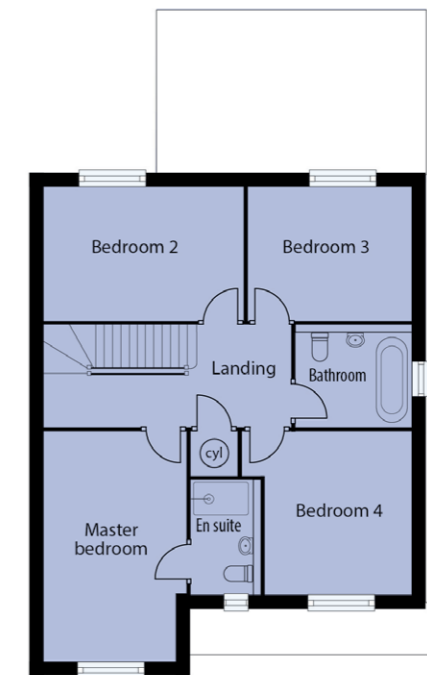
Second Floor

	MM	FEET
Bedroom 5	4.42m x 3.22m	14'6" x 10'7"



Ground Floor

	MM	FEET
Living Room	5.64m x 2.91m	18'6" x 9'6"
Kitchen/Dining/ Family Room	5.63m x 5.51m	18'5" x 18'1"
WC	1.62m x 1.61m	5'4" x 5'3"
Utility Room	1.93m x 1.62m	6'4" x 5'4"



First Floor

	MM	FEET
Master Bedroom	4.54m x 2.79m	14'11" x 9'2"
En suite	2.21m x 1.39m	7'3" x 4'7"
Bedroom 2	3.93m x 2.59m	12'10" x 8'6"
Bedroom 3	3.21m x 2.59m	10'6" x 8'6"
Bedroom 4	3.19m x 2.87m	10'6" x 9'5"
Bathroom	2.26m x 2.05m	7'5" x 6'9"

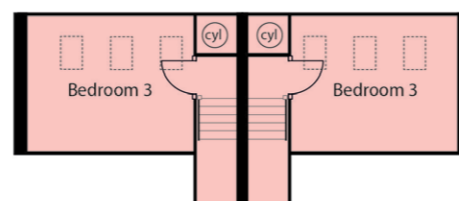
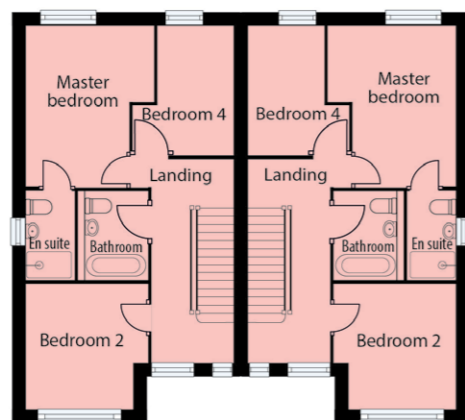
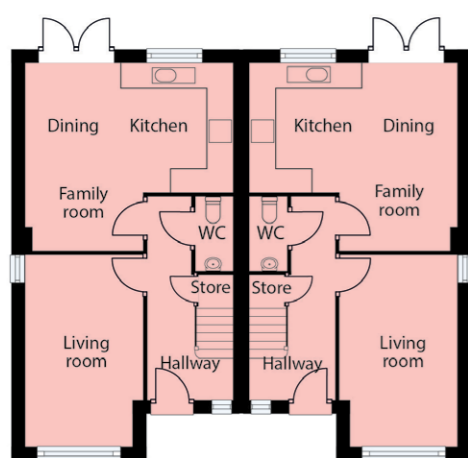


The Roddlesworth

Four Bedroom Semi-detached Home with Detached Garage

Plots 4 & 5

This superb three storey design features impressive open-plan space within a large, dining kitchen and spacious bedroom accommodation across the two upstairs floors.



Ground Floor

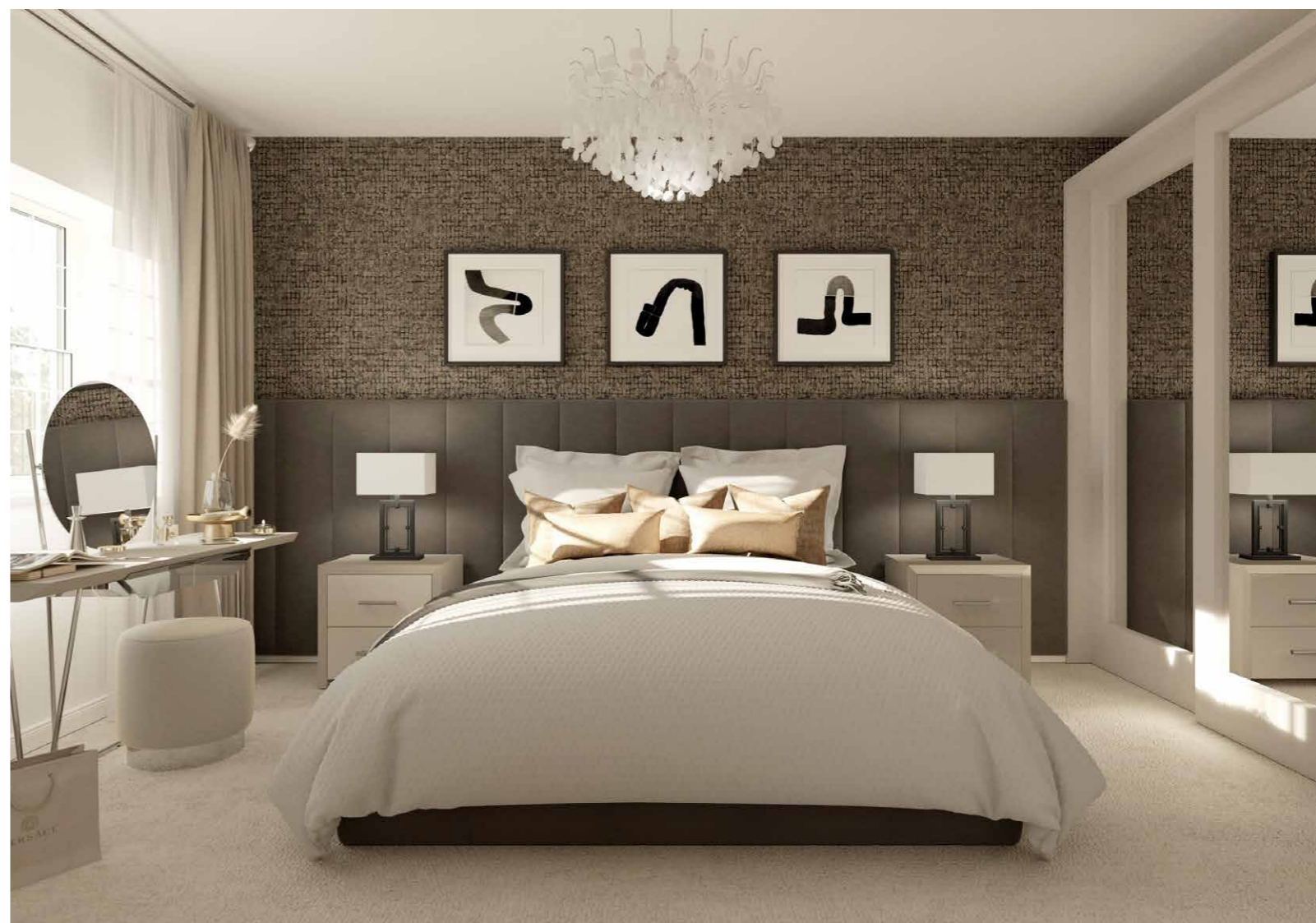
	MM	FEET
Living Room	4.58m x 2.90m	15'1" x 9'5"
Kitchen/Dining/ Family Room	4.95m x 4.60m	16'2" x 15'0"
WC	1.80m x 0.90m	5'11" x 2'11"

First Floor

	MM	FEET
Master Bedroom	3.84m x 3.04m	12'7" x 9'11"
En suite	2.16m x 1.18m	7'11" x 3'10"
Bedroom 2	3.50m x 3.00m	11'4" x 9'8"
Bedroom 4	2.95m x 1.83m	9'8" x 6'0"
Bathroom	2.16m x 1.70m	7'11" x 5'7"

Second Floor

	MM	FEET
Bedroom 3	3.92m x 3.27m	12'10" x 10'9"



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.

Specification



ELEGANT | EASY | EFFICIENT

Interiors

Walls

Soft White emulsion paint finish.

Internal Doors

Contemporary style with polished chrome door furniture.

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.

Kitchen 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
- Stainless steel double oven and 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

In a classic white finish.

Taps & Brassware

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 to en-suites and bathroom.

Shaver socket to en-suite.

Lighting

Chrome downlighting fitted to Kitchen, En-suites and Bathroom.

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 and switches throughout the downstairs. USB points to various sockets upstairs and downstairs.

Smoke Detectors

Mains wired to hallway and landing with battery backup. Mains wired for intruder alarm as standard.

Extractor Fans

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

TV Points & Telephone sockets

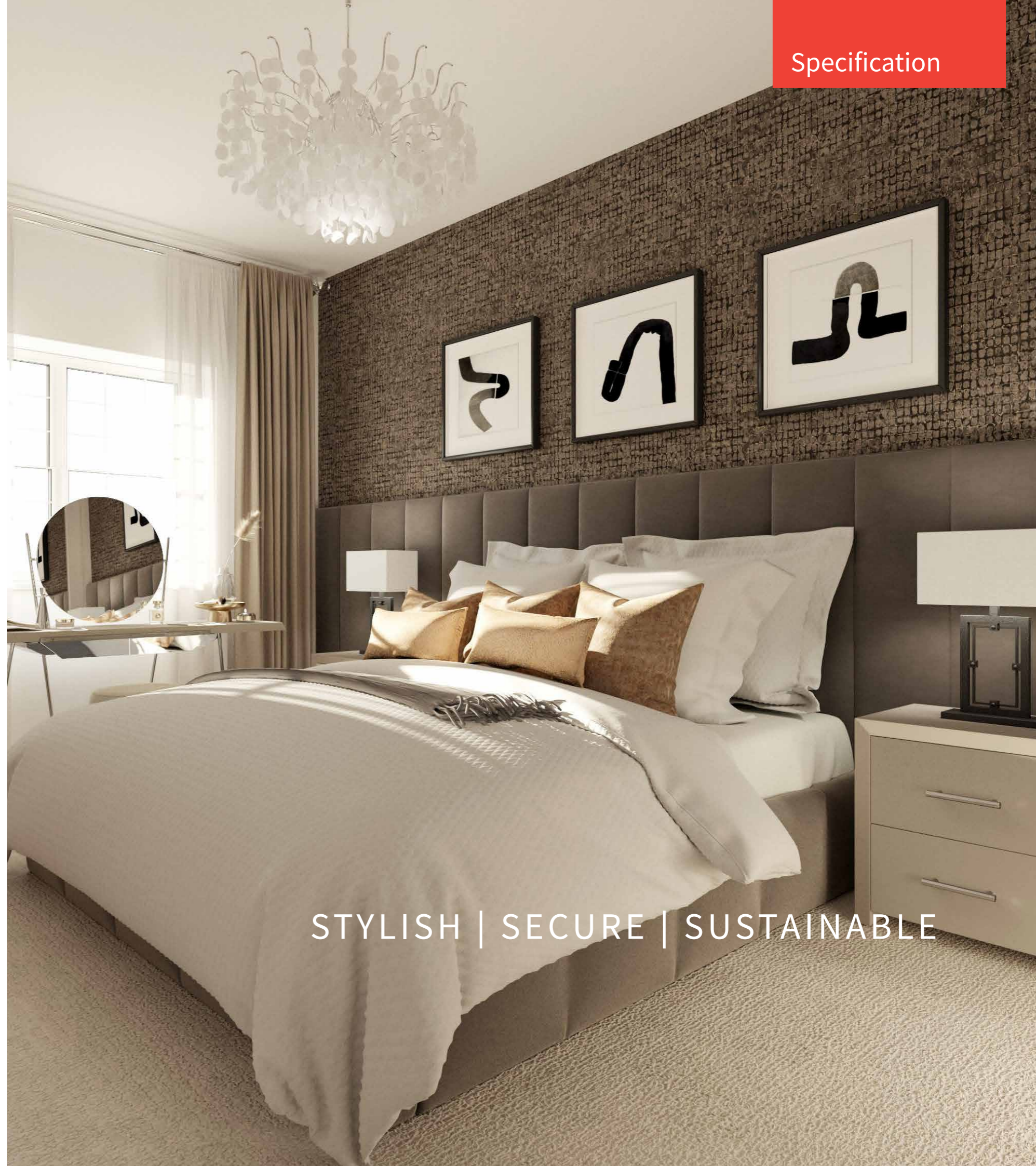
To lounge and master bedroom as standard (cable to loft).

Outside Lighting

To front and rear of property.

Lighting

Pendant or batten type ceiling fittings throughout. Lighting included to garage plus electric socket and electric car charger point.



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

Paved to rear of property with Bi- Folding doors opening onto garden.

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.

Sustainability and Efficiency

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

Security

Windows

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

Doors

5 point locking system to all external doors.

Warranty

All properties come with a 10-year new homes warranty backed by I.C.W. 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 Executive for details.



STYLISH | SECURE | SUSTAINABLE

Out and about



Amenities

The desirable market town of Chorley is known for its rich heritage, historic houses and a wealth of green space which can be enjoyed on foot or bike. You can explore tranquil woodland pathways in over 700 acres of land at Yarrow Valley Country Park.

Astley Hall, Coach House and Park is a beautiful spot located near the town centre, offering an abundance of stunning parkland, a breath-taking

Grade I historic house, a scenic walled garden, an exciting Pets Corner and an array of sports pitches and play areas. Alternatively, you can take on a more adrenaline-filled challenge at one of various outdoor activity centres, including Go Ape Rivington, or hike to the top of Rivington Pike.

Dating back to 1498, Chorley's popular markets include a covered market which operates five days a week and

is packed with local produce including food, drink, materials and fashion. Every Tuesday, stalls line the streets of the town centre and, together with the covered market, sell everything from fresh fruit and vegetables to cosmetics and clothes. After a day's shopping, many visitors sample world-famous ice cream from Frederick's Ice Cream Parlour, which offers a choice of over 100 delicious flavours!

SCHOOLS

Abbey Village Primary School
Bolton Road, Chorley, PR6 8DD
Tel: 01254 830489

St. Bede's Catholic Primary School
Preston Road, Chorley, PR6 7EB
Tel: 01772 335861

St. Stephens Tockholes C of E Primary School
Rock Lane, Darwen, BB3 0LX
Tel: 01254 701806

Lancashire College
Southport Road, Chorley, PR7 1NB
Tel: 0845 600 1331

Shaftesbury High School
Weldbank Lane, Chorley, PR7 3NQ
Tel: 01257 249803

DOCTORS

Withnell Health Centre
Railway Road, Chorley, PR6 8UA
Tel: 01254 282630

Feniscowles Surgery
696 Preston Old Road, Blackburn, BB2 5EP
Tel: 01254 282870

Bentham Road Health Centre
Bentham Road, Blackburn, BB2 4QD
Tel: 01254 617474

Cherry Tree Dental Practice
376 Preston Old Road, Blackburn, BB2 5LL
Tel: 01254 457133

Bateman & Best Dental Practice
330-334 Blackburn Road, Darwen, BB3 0AA
Tel: 01254 773512

VETERINARY

Hillcrest Veterinary Clinic
Water Street, Chorley, PR7 1EX
Tel: 01257 262448

Chorley Vets
77-79 Market Street, Chorley, PR7 2SN
Tel: 01257 274767

POST OFFICE

Abbey Village Post Office
Hare & Hound Public House, Bolton Road, Chorley, PR6 8DP
Tel: 0345 772 3344

Brinscall Post Office
50-54 School Lane, Chorley, PR6 8QP
Tel: 0345 772 3344

POLICE

Lancashire Constabulary
183 Blackburn Road, Chorley, PR6 8EP
Tel: 0845 125 3545

SUPERMARKETS

Asda Supermarket
Clayton Green Centre
Sheephill Lane, Chorley, PR6 7JY
Tel: 01772 335779

M&S Food Hall
Market Walk, Chorley, PR7 1DE
Tel: 01257 446985

Booths Supermarket
New Market Street, Chorley, PR7 1DB
Tel: 01257 265737

RECREATION

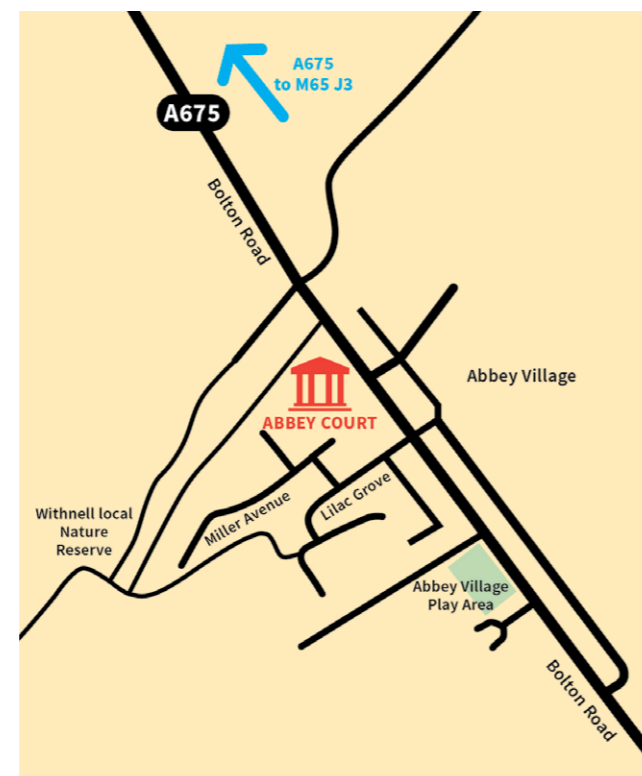
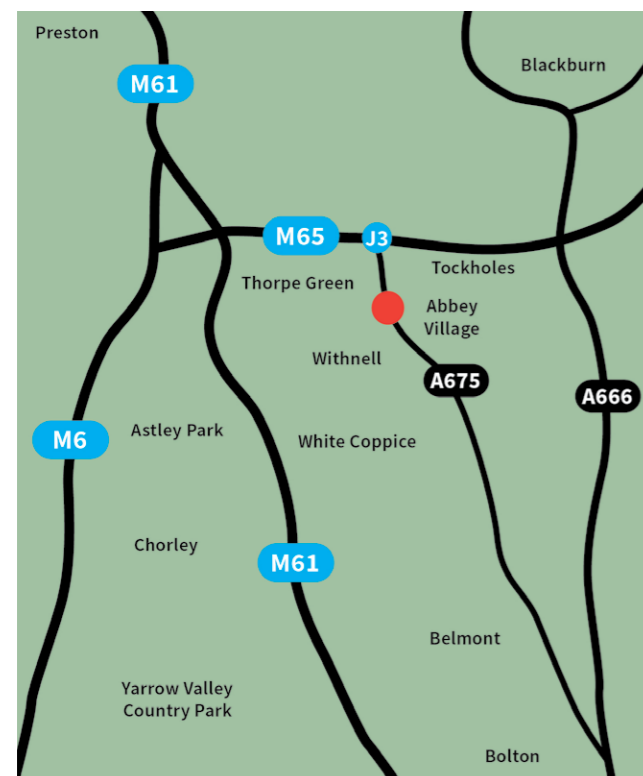
Brinscall & Withnell Athletic & Recreation Association
School Lane, Chorley, PR6 8QP
Tel: 01254 830096

Chorley Golf Club
Hall Oth Hill Farm, Chorley Road, PR6 9HX
Tel: 01257 480263

Charnock Richard FC
Charter Lane, Chorley, PR7 5LZ
Tel: 01257 794288

Blackburn Rugby Club
Ramsgreave Drive, Blackburn, BB1 8NB
Tel: 01254 247669

Anytime Fitness Health Club
Part First Floor Booths North West
Chorley, PR7 1DB
Tel: 01257 733247



ABBEY COURT
Bolton Road, Abbey Village, Chorley PR6 8DA





ABBEY COURT

Roxford Homes, Unit 14 BRK Enterprise Business Park, Guest House Farm, Runshaw Lane, Chorley PR7 6HD
roxfordhomes.co.uk email: sales@roxfordhomes.co.uk tel: 01772 613518

