

# ALSTON GRANGE

LONGRIDGE

A STUNNING COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES



# Welcome to Alston Grange

This outstanding collection of two, three, four and five bedroom homes is located in the lovely rural market town of Longridge, near Preston. Tucked away amongst the rolling fields of the Ribble Valley, it is perfect for leaving the hustle and bustle behind.

# Location

Tucked away amongst the rolling fields of the Ribble Valley, the thriving semi-rural market town of Longridge is the perfect place to put down roots.

Longridge is the shopping and social centre of the local farming community, attracting visitors to the town from all over the region, making you feel part of traditional life in the country. You'll also find a wide range of pubs, restaurants and cafes, a multitude of local services, public library and post office. Set in glorious countryside, the town is also an extremely popular starting point for country walks and cycle rides.



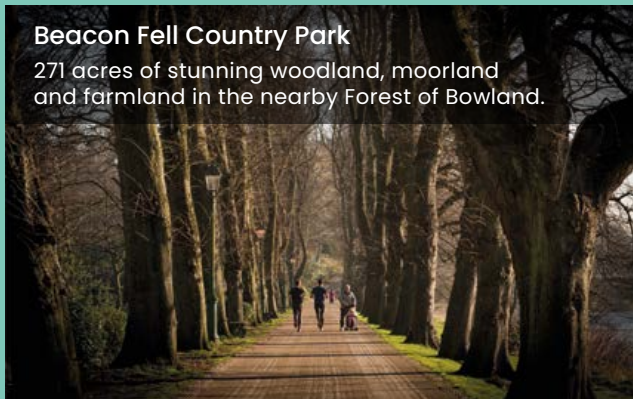
### Berry Lane

A collection of independent shops from antiques and emporiums to butchers and boutiques.



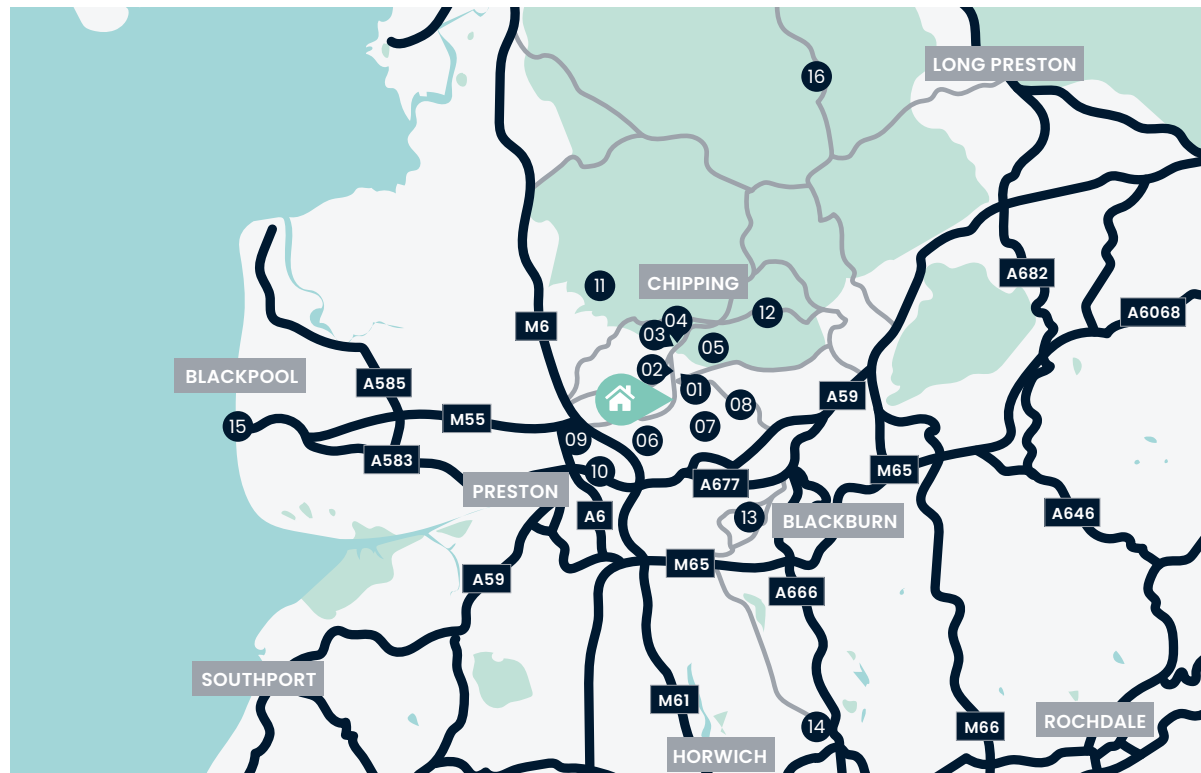
### Beacon Fell Country Park

271 acres of stunning woodland, moorland and farmland in the nearby Forest of Bowland.



### Longridge Fell

Climb to the top of the Longridge Fell and reach amazing views of the whole of the Fylde Plain.



## Your nearest transport links



Preston  
Station



M6



Manchester  
Airport

### Up to 2 Miles

01. St Cecilia's RC High School
02. Longridge High School
03. St Wilfrid's Primary School
04. Berry Lane

### Up to 5 Miles

05. Longridge Golf Course
06. Clip 'n' Climb Preston
07. Hothersall Lodge Outdoor Education
08. Roman Baths Ribchester

### Up to 10 Miles

09. Royal Preston Hospital
10. Moor Park High School & Sixth Form
11. Beacon Fell Country Park
12. Longridge Fell

### Up to 25 Miles

13. Witton Country Park
14. Smithills Open Farm
15. Blackpool Pleasure Beach
16. Forest of Bowland AONB

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



# Connections

Longridge provides the best of both worlds, offering a country lifestyle, yet conveniently placed for commuting to the wider area.

Alston Grange offers residents all the benefits of countryside living, yet is perfect for commuting to Liverpool, Manchester and to the wider area with the M6 and the national motorway network less than 5 miles away. International travel is simple with Manchester and Leeds Bradford airports both within easy driving distance at 52 minutes and an hour and 30 minutes respectively. The nearest train station to Alston Grange is Preston, a major station on the West Coast Main Line with convenient links to London and Scotland.



20  
min

Preston  
6.8 miles

27  
min

Blackburn  
11.1 miles

56  
min

Manchester  
36.7 miles

Destinations by car



57  
min

Manchester Airport

2 32  
hr min

London Euston

2 36  
hr min

Glasgow Central

Destinations by train  
Preston Station

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

Pre-school to college level education is available in and around the Longridge area.

Alston Grange is ideally situated for young families, as there are three primary and two secondary schools within just 2 miles of the development, including Longridge High School, just 0.5 miles away.

## Longridge C of E Primary School

Longridge C of E Primary School is committed to high standards and ensuring children achieve their fullest academic potential. Longridge C of E Primary School provides an environment that allows children to thrive socially and emotionally.

## St Wilfrid's Primary School

St Wilfrid's Primary School aims to help children in all areas of the curriculum including core and foundation subjects of the national curriculum. The school boasts long-standing connections with the local parish.

## St Cecilia's RC High School

St Cecilia's RC High School is a popular choice for secondary education and has a 'Good' Ofsted rating. A variety of subjects are taught to GCSE and other levels, with admirable grades achieved by its pupils.

Although the schools listed above are nearby, we cannot guarantee admission.



# ALSTON GRANGE

LONGRIDGE

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2 Bedroom Homes

Bungalow

The Denton

3 Bedroom Homes

The Elderwood

The Holmewood

The Coleridge

The Kingston

The Cedarwood

The Hopwood

4 Bedroom Homes

The Chelmsford

The Hareford

The Mapleford

The Eastford

The Pensford

The Alfriston

The Buckland

5 Bedroom Homes

The Cranford 2

The Blakeney

The Brockhampton

The Sheringham

The Ellesworth

The Ravensworth

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. September 2024.

N

Sunset

Sunrise

Homes for sale by Onward Homes

Affordable

Cycle Store

LAP

 Local Area of Play

PS

 Pumping Station

SS

 Sub Station





**TILIA**  
HOMES

Immerse yourself in life  
at Alston Grange

Explore Longridge using our local area guide

Longridge High Street



Alston Reservoir







## Tilia Homes Alston Grange

### Parks & Outdoor Spaces

1. Longridge Alston Reservoir
2. John Smith's Playing Field
3. Grimsargh Wetlands
4. Spade Mill Reservoir No. 1
5. Doggy Park

### Pubs & Restaurants

6. The Look Out Cafe
7. The Dog Inn at Longridge
8. Francos Restaurant
9. Old Oak
10. Fell Bistro Longridge
11. The Forrest Arms

### Shopping

12. Longridge Store
13. Deepdale Retail Park
14. ALDI
15. Sainsbury's

### Useful Amenities

16. Alston Lane Catholic Primary School and Nursery
17. Longridge High School
18. Longridge Vets
19. Stonebridge Surgery
20. Longridge Post Office
21. The Longridge Nursery

### Attractions

22. Longridge Sports Centre
23. Harris Museum, Art Gallery & Library
24. Longridge Library
25. Odeon Cinema
26. Longridge Town Football Club
27. Ribchester Roman Museum
28. Gorlands Swimming Pool
29. St. Lawrence's Church
30. Alston Dairy Farm



# The Lathom

## 2 Bedroom Home



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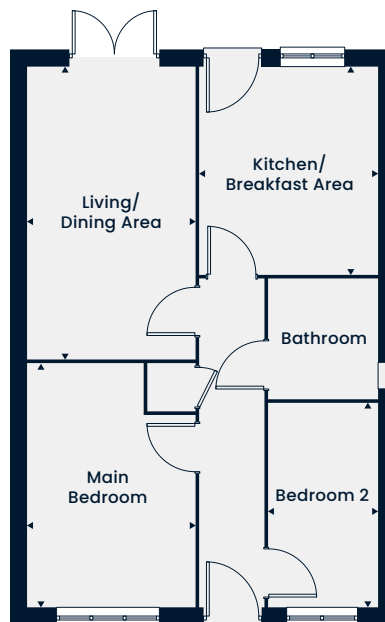


# The Lathom

## 2 Bedroom Home

## Total Area 628 sq. ft.

The Lathom is a cosy two bedroom bungalow featuring a spacious living/dining area with French doors leading out to the rear garden. The generous main bedroom and bedroom two both have easy access to the bathroom.



### Ground Floor

Kitchen/Breakfast Area	7.99m x 3.58m   11'11" x 10'3"
Living/Dining Area	5.12m x 2.93m   16'10" x 9'7"
Main Bedroom	3.35m x 2.93m   11'0" x 9'7"
Bedroom 2	3.56m x 1.90m   11'8" x 6'3"

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Elderwood

3 Bedroom Home



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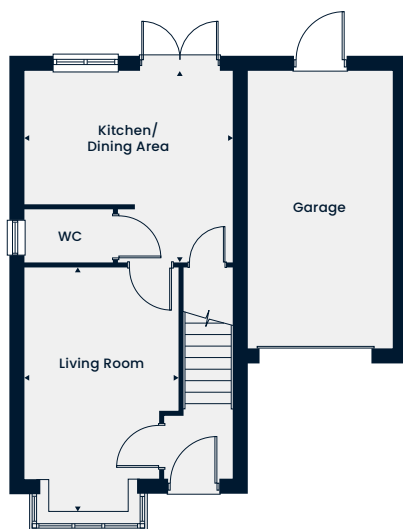


# The Elderwood

## 3 Bedroom Home

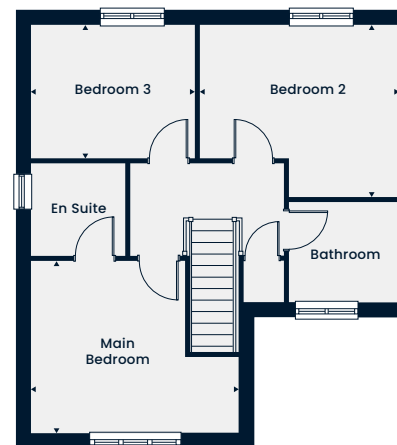
Total Area 893 sq. ft.

The Elderwood is a modern three bedroom detached home with integral garage. The front aspect living room boasts a large bay window. Upstairs the main bedroom is completed with a stylish en suite, while two further spacious bedrooms and a family bathroom complete the first floor.



### Ground Floor

Kitchen/Dining Area	4.06m x 3.76m   13'4" x 12'4"
Living Room	4.83m x 3.02m   15'10" x 9'11"



### First Floor

Main Bedroom	3.37m x 3.37m   11'1" x 11'1"
Bedroom 2	3.91m x 3.37m   12'10" x 11'1"
Bedroom 3	3.21m x 2.61m   10'6" x 8'7"

WC – Cloakroom

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# The Holmewood

## 3 Bedroom Home



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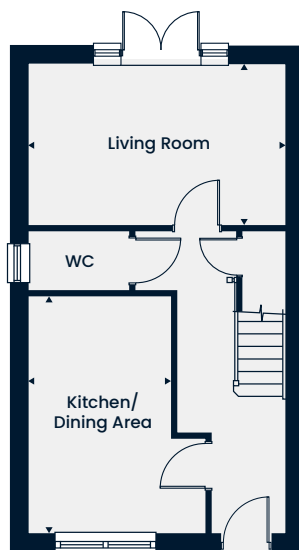


# The Holmewood

## 3 Bedroom Home

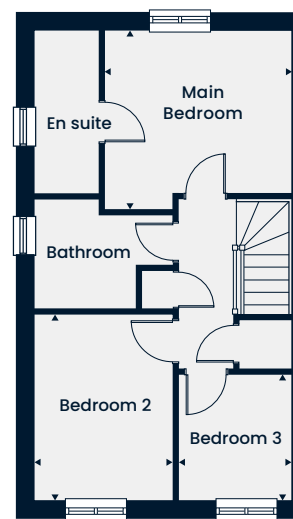
Total Area 906 sq. ft.

The Holmewood is a stunning three bedroom home, featuring a front aspect kitchen/dining area with a large window allowing for plenty of natural light. There's also a downstairs WC and storage for your convenience. The first floor has a luxurious main bedroom with an en suite. Two further spacious bedrooms complete the first floor.



### Ground Floor

Kitchen/Dining Area	4.46m x 3.28m   14'8" x 10'9"
Living Room	4.78m x 3.00m   15'8" x 9'10"



### First Floor

Main Bedroom	3.49m x 3.06m   11'5" x 10'1"
Bedroom 2	3.49m x 2.59m   11'5" x 8'6"
Bedroom 3	2.37m x 2.10m   7'9" x 6'11"

WC – Cloakroom

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# The Coleridge

## 3 Bedroom Home



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# The Coleridge

## 3 Bedroom Home

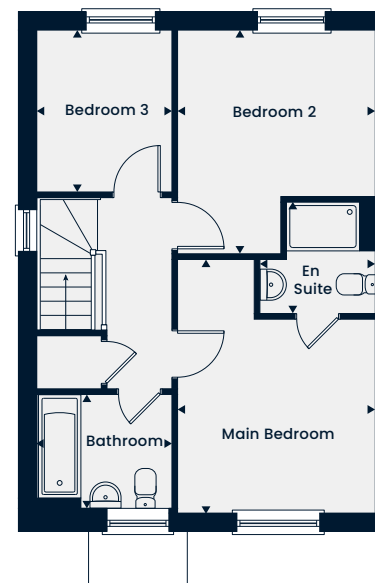
Total Area 936 sq. ft.

A spacious three bedroom home with a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.51m x 3.10m   18'1" x 10'2"
Living Room	4.69m x 3.19m   15'5" x 10'5"



### First Floor

Main Bedroom	4.14m x 3.22m   13'7" x 10'7"
En Suite	1.87m x 1.83m   6'1" x 6'0"
Bedroom 2	3.65m x 3.22m   11'11" x 10'7"
Bedroom 3	2.63m x 2.19m   8'7" x 7'2"
Bathroom	2.19m x 1.92m   7'2" x 6'3"

WC – Cloakroom

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# The Kingston

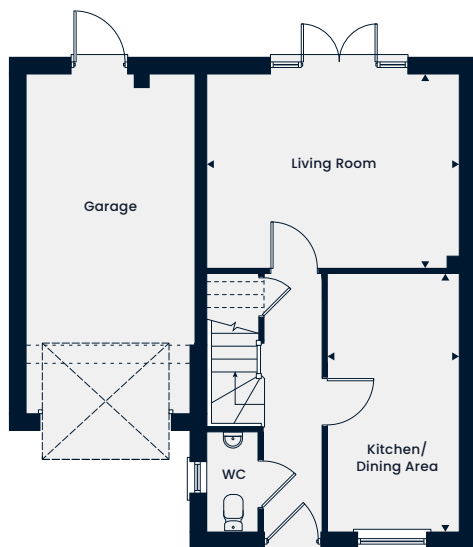
## 3 Bedroom Home



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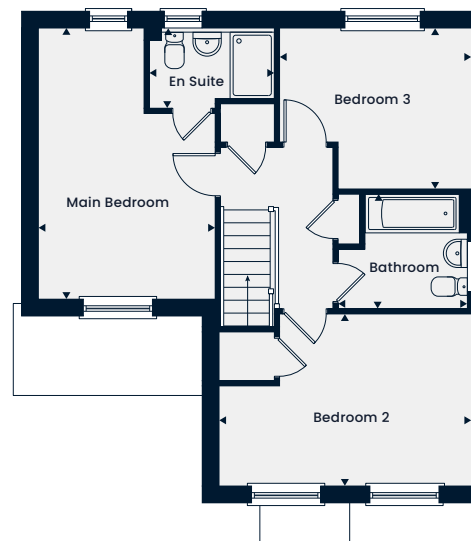


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and a main bedroom with an en suite.



### Ground Floor

Kitchen/Dining Area	4.64m x 2.38m   15'2" x 7'9"
Living Room	4.48m x 3.48m   14'8" x 11'5"



### First Floor

Main Bedroom	4.85m x 3.17m   15'10" x 10'4"
En Suite	2.26m x 1.42m   7'4" x 4'8"
Bedroom 2	4.51m x 3.08m   14'9" x 10'1"
Bedroom 3	3.44m x 2.88m   11'3" x 9'5"
Bathroom	2.33m x 2.07m   7'7" x 6'9"

WC – Cloakroom

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# The Alfriston

## 4 Bedroom Home



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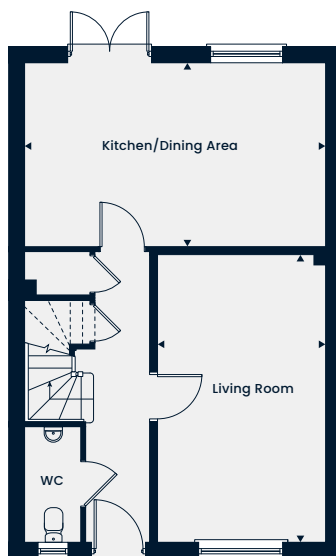


# The Alfriston

## 4 Bedroom Home

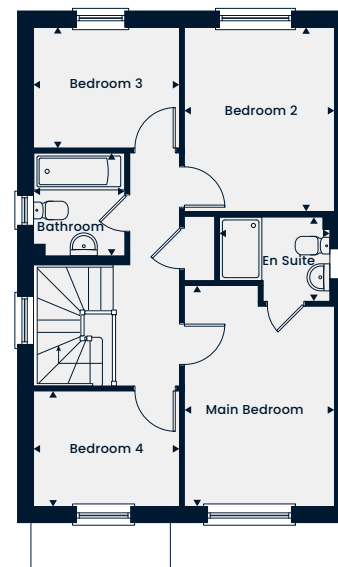
Total Area 1,093 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.63m x 3.45m   18'5" x 11'4"
Living Room	5.41m x 3.15m   17'9" x 10'4"



### First Floor

Main Bedroom	4.15m x 2.81m   13'7" x 9'2"
En Suite	2.09m x 1.59m   6'10" x 5'2"
Bedroom 2	3.46m x 2.81m   11'4" x 9'2"
Bedroom 3	2.73m x 2.26m   8'11" x 7'5"
Bedroom 4	2.73m x 2.16m   8'11" x 7'1"
Bathroom	1.95m x 1.70m   6'5" x 5'7"

WC – Cloakroom

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# The Buckland

## 4 Bedroom Home



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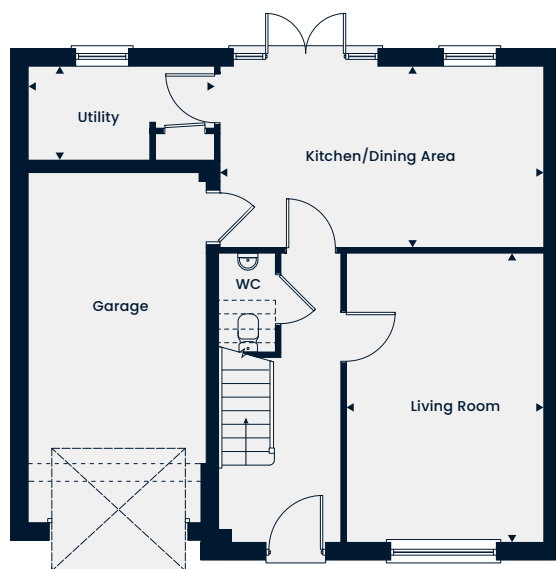


# The Buckland

## 4 Bedroom Home

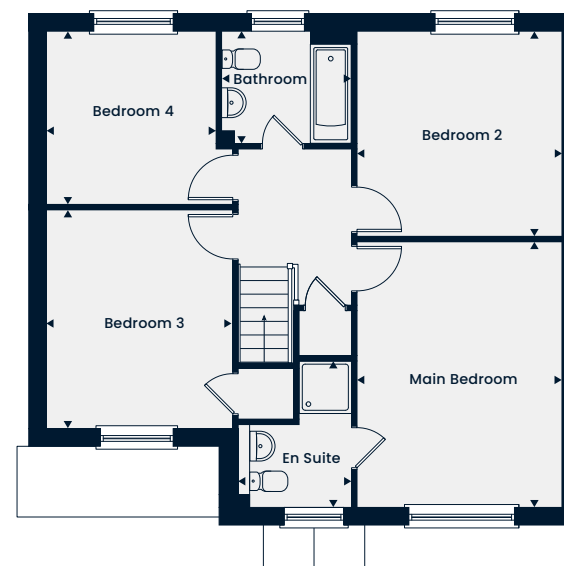
Total Area 1,257 sq. ft.

The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.52m x 3.08m   18'1" x 10'1"
Living Room	4.93m x 3.36m   16'2" x 11'0"
Utility	3.17m x 1.56m   10'4" x 5'1"



### First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
En Suite	2.48m x 1.94m   8'1" x 6'4"
Bedroom 2	3.49m x 3.48m   11'5" x 11'5"
Bedroom 3	3.72m x 3.17m   12'2" x 10'4"
Bedroom 4	2.94m x 2.88m   9'7" x 9'5"
Bathroom	2.22m x 1.90m   7'3" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Chelmsford

## 4 Bedroom Home



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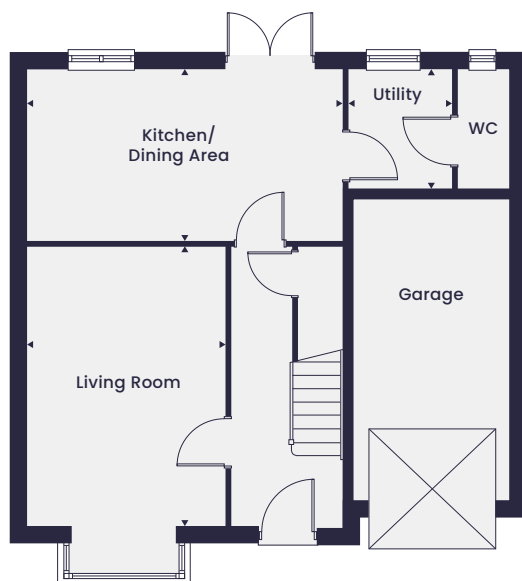


# The Chelmsford

## 4 Bedroom Home

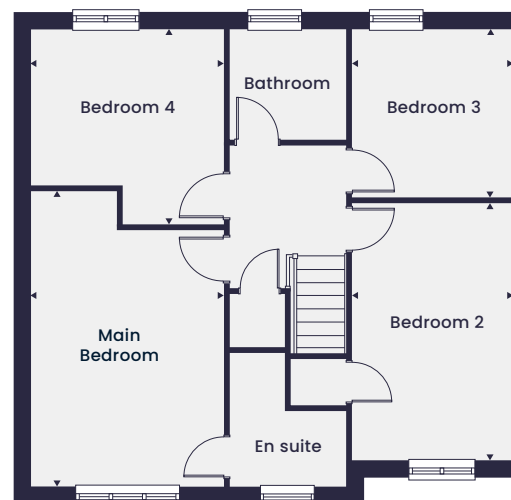
Total Area 1,269 sq. ft.

A stunning four bedroom detached home, The Chelmsford is complete with integral garage and additional parking spaces. The ground floor features a welcoming kitchen/dining area and spacious living room. The first floor features four bedrooms, while the main bedroom is completed with an en suite.



### Ground Floor

Kitchen/Dining Area	5.52m x 2.98m   18'1" x 9'9"
Living Room	4.87m x 3.42m   16'0" x 11'3"
Utility	2.07m x 1.85m   6'10" x 6'1"



### First Floor

Main Bedroom	4.49m x 3.37m   14'9" x 11'1"
Bedroom 2	4.51m x 2.84m   14'10" x 9'4"
Bedroom 3	2.95m x 2.84m   9'8" x 9'4"
Bedroom 4	3.42m x 3.37m   11'3" x 11'1"

WC – Cloakroom

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# The Hareford

## 4 Bedroom Home



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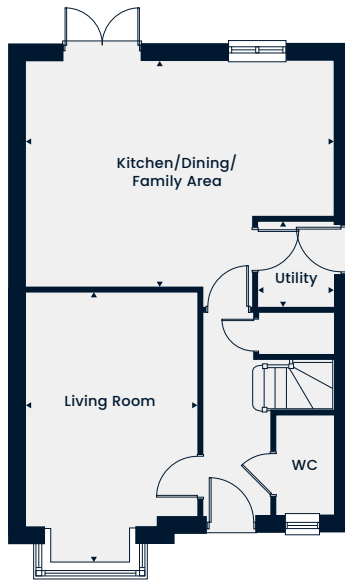


# The Hareford

## 4 Bedroom Home

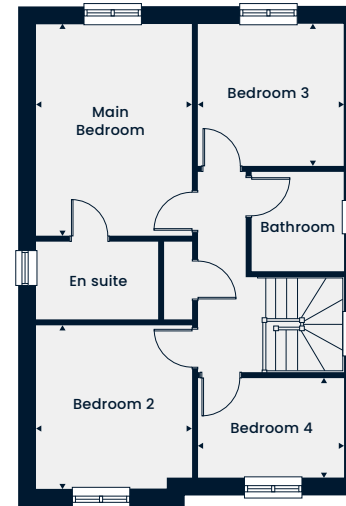
Total Area 1,286 sq. ft.

The Hareford is a stunning four bedroom detached home featuring both a spacious living room and a kitchen/dining/family area with French doors overlooking the rear garden. The ground floor includes a utility area and a WC. Four good-sized bedrooms can be found on the first floor with the added bonus of an en suite to the main bedroom.



### Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.59m   20'8" x 15'1"
Living Room	4.73m x 3.49m   15'6" x 11'5"
Utility	1.68m x 1.53m   5'6" x 5'0"



### First Floor

Main Bedroom	4.32m x 3.21m   14'2" x 10'6"
Bedroom 2	3.37m x 3.21m   11'1" x 10'6"
Bedroom 3	3.01m x 2.93m   9'11" x 9'7"
Bedroom 4	3.01m x 2.05m   9'11" x 6'9"

WC – Cloakroom

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# The Mapleford

## 4 Bedroom Home



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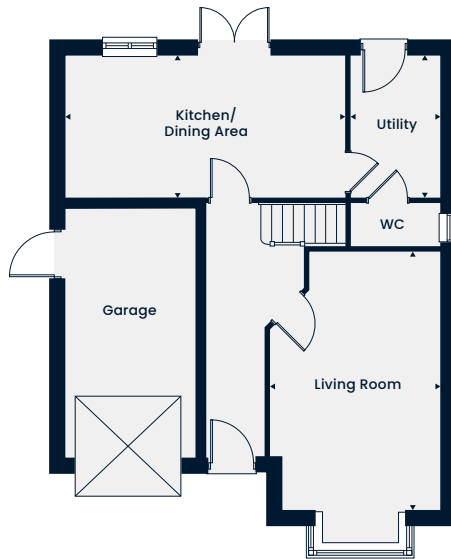


# The Mapleford

## 4 Bedroom Home

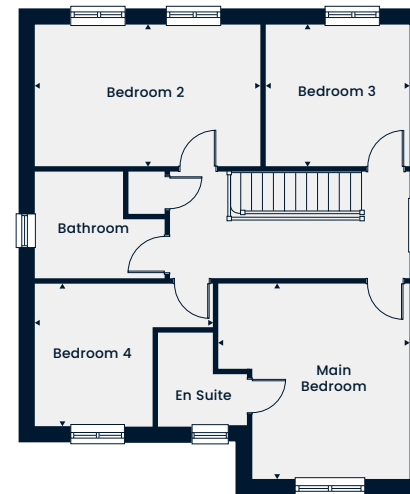
Total Area 1,395 sq. ft.

The Mapleford is a modern four bedroom home ideal for families. With a front aspect living room featuring a large bay window, and a kitchen/dining area with French doors leading out to the rear garden, perfect for hosting on a summer's day. The first floor features four generous bedrooms with easy access to the family bathroom. The main bedroom is completed by an en suite.



### Ground Floor

Kitchen/Dining Area	5.99m x 3.03m   19'8" x 9'11"
Living Room	5.51m x 3.64m   18'1" x 11'11"
Utility	3.03m x 1.92m   9'11" x 6'4"



### First Floor

Main Bedroom	4.18m x 3.39m   13'9" x 11'1"
Bedroom 2	4.82m x 3.03m   15'10" x 9'11"
Bedroom 3	3.10m x 3.03m   10'2" x 9'11"
Bedroom 4	3.82m x 3.06m   12'6" x 10'0"

WC – Cloakroom

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# The Eastford

## 4 Bedroom Home



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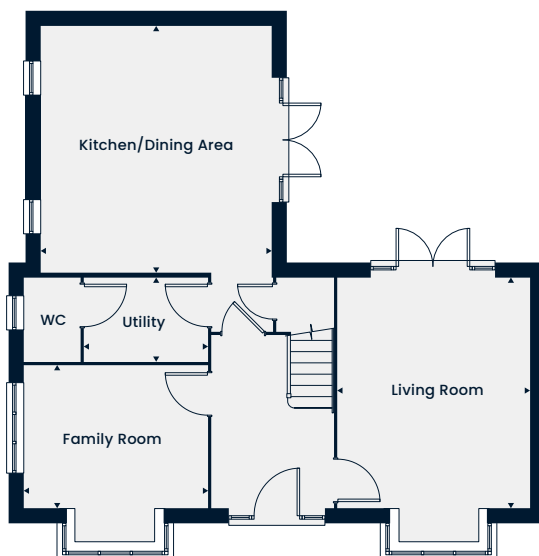


# The Eastford

## 4 Bedroom Home

Total Area 1,522 sq. ft.

This stunning four bedroom detached home comes with double bay windows, dual aspect living room and a splendid kitchen/dining area. The first floor contains an impressive main bedroom with an en suite. Three further spacious bedrooms have easy access to the family bathroom. This home is completed with a garage and driveway.



### Ground Floor

Kitchen/Dining Area	4.88m x 4.57m   16'0" x 15'0"
Living Room	4.56m x 3.82m   15'0" x 12'6"
Family Room	3.65m x 2.82m   12'0" x 9'3"
Utility	2.46m x 1.65m   8'1" x 5'5"



### First Floor

Main Bedroom	4.57m x 3.74m   15'0" x 12'3"
Bedroom 2	3.95m x 3.37m   13'0" x 11'1"
Bedroom 3	3.72m x 2.87m   12'3" x 9'5"
Bedroom 4	3.72m x 2.28m   12'2" x 7'6"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Pensford

## 4 Bedroom Home



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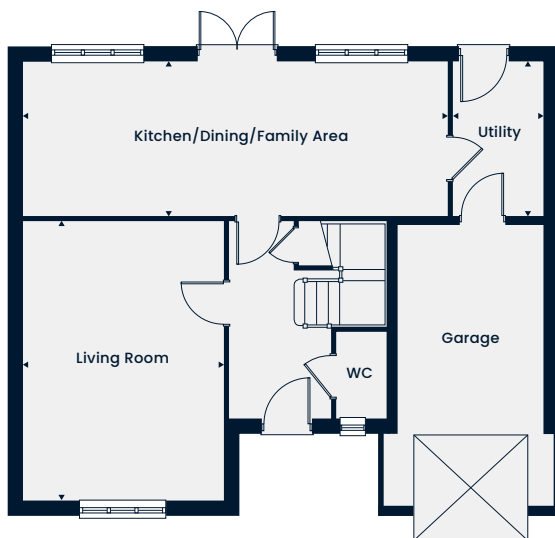


# The Pensford

## 4 Bedroom Home

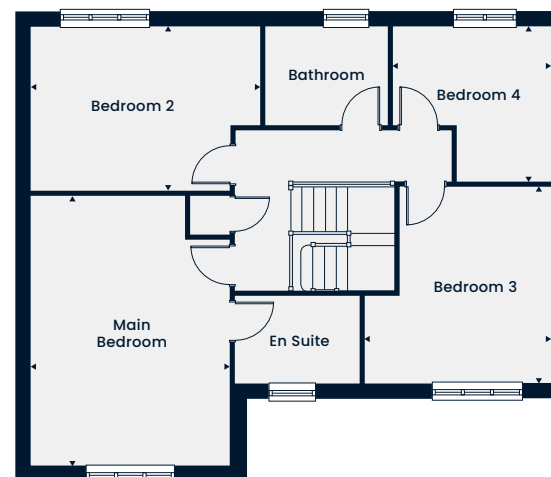
Total Area 1,574 sq. ft.

The Pensford is a beautifully designed four bedroom detached home featuring an integral garage and a driveway. The ground floor comprises an extensive kitchen/dining/family area and spacious living room. On the first floor you'll find the main bedroom and modern en suite with downlights and heated towel rail. The first floor is completed with three further spacious bedrooms.



### Ground Floor

Kitchen/Dining/Family Area	8.42m x 3.03m   27'8" x 9'11"
Living Room	5.51m x 3.95m   18'1" x 12'11"
Utility	3.03m x 1.80m   9'11" x 5'11"



### First Floor

Main Bedroom	4.46m x 3.95m   14'8" x 12'11"
Bedroom 2	4.55m x 3.25m   14'11" x 10'8"
Bedroom 3	3.90m x 3.70m   12'10" x 12'1"
Bedroom 4	3.14m x 3.07m   10'3" x 10'1"

WC – Cloakroom

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# The Ellesworth

## 5 Bedroom Home



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# The Ellesworth

## 5 Bedroom Home

Total Area 1,765 sq. ft.

A modern five bedroom detached home, featuring a spacious kitchen/dining/family area, living room and separate study. On the first floor both the main bedroom and bedroom two feature a stylish en suite. Three further bedrooms and the family bathroom complete the first floor.



### Ground Floor

Kitchen/Dining/Family Area	7.46m x 4.05m   24'6" x 13'3"
Living Room	5.86m x 3.65m   19'3" x 12'0"
Study	3.39m x 2.26m   11'1" x 7'5"
Utility	2.45m x 1.66m   8'0" x 5'5"



### First Floor

Main Bedroom	3.73m x 3.36m   12'3" x 11'0"
Bedroom 2	3.76m x 3.19m   12'4" x 10'5"
Bedroom 3	3.76m x 2.59m   12'4" x 8'6"
Bedroom 4	2.87m x 2.63m   9'5" x 8'7"
Bedroom 5	3.39m x 2.26m   11'1" x 7'5"

WC – Cloakroom

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# The Cranford 2

5 Bedroom Home



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# The Cranford 2

## 5 Bedroom Home

Total Area 1,469 sq. ft.

A stunning five bedroom home with integral garage and driveway, The Cranford 2 offers flexible living for the whole family. The ground floor comprises a dual aspect living room, a kitchen/dining area and a utility, WC and storage cupboard for your convenience. Upstairs boasts five family bedrooms. The main bedroom is finished with a stylish en suite.



### Ground Floor

Kitchen/Dining Area	6.20m x 3.45m   20'4" x 11'4"
Living Room	6.20m x 3.35m   20'4" x 11'0"
Utility	2.14m x 1.85m   7'0" x 6'1"



### First Floor

Main Bedroom	4.70m x 3.02m   15'5" x 9'11"
Bedroom 2	3.41m x 3.06m   11'2" x 10'0"
Bedroom 3	3.41m x 3.06m   11'2" x 10'0"
Bedroom 4	3.49m x 2.89m   11'5" x 9'6"
Bedroom 5	3.22m x 2.37m   10'7" x 7'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Blakeney

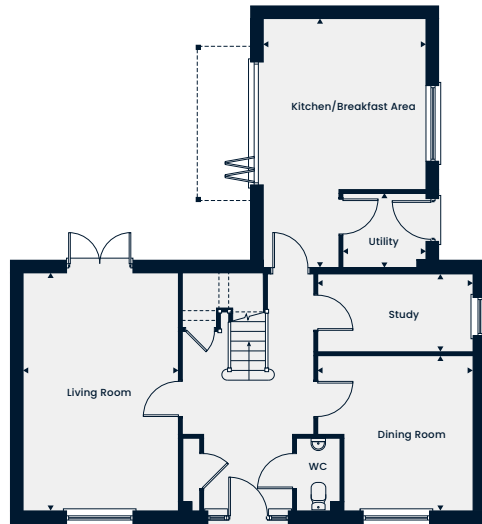
5 Bedroom Home



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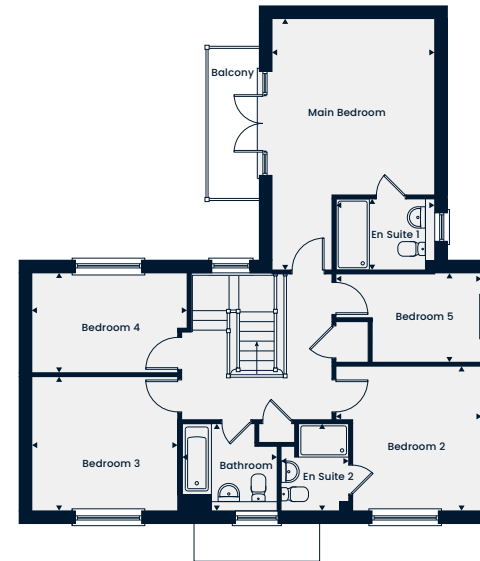


A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and bi-fold door leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms and a family bathroom, with en suites to the main bedroom and second bedroom. The main bedroom also boasts a private balcony.



### Ground Floor

Kitchen/Breakfast Area	5.92m x 3.83m   19'5" x 12'7"
Living Room	5.63m x 3.68m   18'5" x 12'1"
Dining Room	3.68m x 3.68m   12'1" x 12'1"
Study	3.68m x 1.86m   12'1" x 6'1"
Utility	1.96m x 1.77m   6'5" x 5'10"



### First Floor

Main Bedroom	5.98m x 3.83m   19'7" x 12'7"
En Suite 1	2.28m x 1.70m   7'5" x 5'7"
Bedroom 2	3.46m x 3.43m   11'4" x 11'3"
En Suite 2	2.06m x 1.61m   6'9" x 5'3"
Bedroom 3	3.46m x 3.18m   11'4" x 10'5"
Bedroom 4	3.68m x 2.36m   12'1" x 7'9"
Bedroom 5	3.46m x 2.11m   11'4" x 6'11"
Bathroom	2.28m x 2.06m   7'5" x 6'9"

WC – Cloakroom

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# The Brockhampton

5 Bedroom Home



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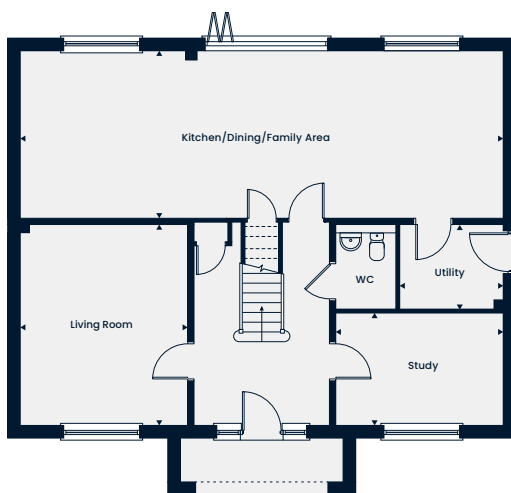


# The Brockhampton

## 5 Bedroom Home

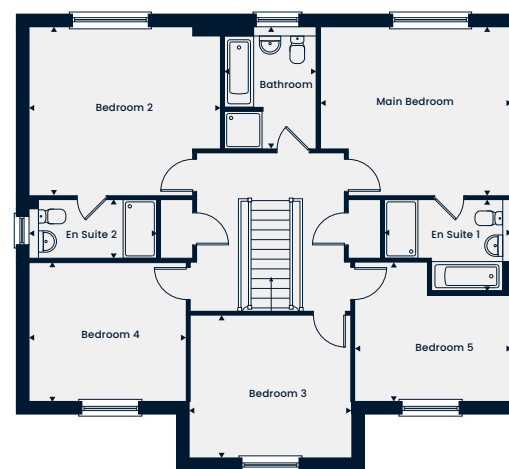
Total Area 2,256 sq. ft.

A stunning five bedroom family home offering a large kitchen/dining/family area with a bi-fold door to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete the first floor.



### Ground Floor

Kitchen/Dining/Family Area	11.48m x 3.97m		37'8" x 13'0"
Living Room	4.77m x 3.97m		15'8" x 13'0"
Study	3.97m x 2.66m		13'0" x 8'8"
Utility	2.44m x 2.02m		8'0" x 6'7"



### First Floor

Main Bedroom	4.54m x 4.01m		14'10" x 13'2"
En Suite 1	3.02m x 2.18m		9'11" x 7'1"
Bedroom2	4.54m x 4.01m		14'10" x 13'2"
En Suite 2	3.02m x 1.40m		9'11" x 4'7"
Bedroom 3	3.83m x 3.38m		12'6" x 11'1"
Bedroom 4	3.73m x 3.29m		12'3" x 10'9"
Bedroom 5	3.73m x 3.30m		12'3" x 10'10"
Bathroom	2.89m x 2.19m		9'5" x 7'2"

--- Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Sheringham

## 5 Bedroom Home



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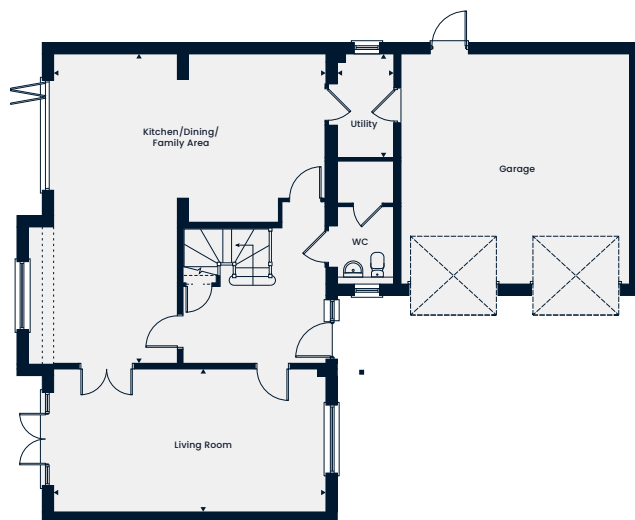


# The Sheringham

## 5 Bedroom Home

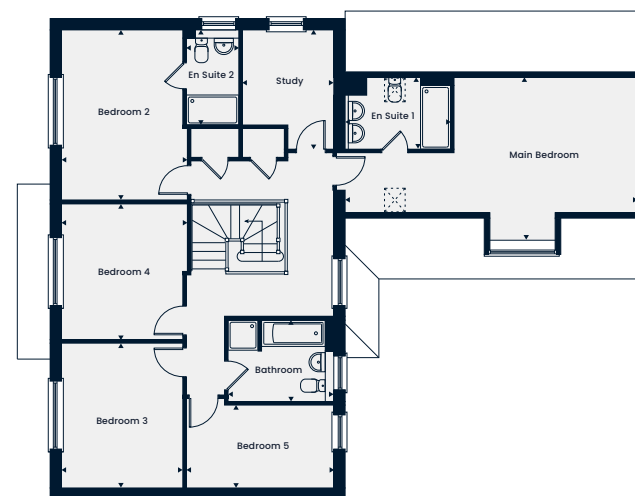
Total Area 2,338 sq. ft.

A beautiful five bedroom home featuring a spacious kitchen with a utility room and dining/family area with a bi-fold door leading into the garden. A separate living room with double doors provides additional access to the garden. Upstairs, the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms and a study complete the first floor. This home benefits from a double garage.



### Ground Floor

Kitchen/Dining/Family Area	8.22m x 7.21m   26'11" x 23'7"
Living Room	7.21m x 3.78m   23'7" x 12'4"
Utility	2.74m x 1.48m   8'11" x 4'10"



### First Floor

Main Bedroom	7.74m x 3.61m   25'4" x 11'10"
En Suite 1	2.88m x 1.92m   9'5" x 6'3"
Bedroom 2	4.50m x 3.33m   14'9" x 10'11"
En Suite 2	2.51m x 1.40m   8'2" x 4'7"
Bedroom 3	3.83m x 3.21m   12'6" x 10'6"
Bedroom 4	3.62m x 3.33m   11'10" x 10'11"
Bedroom 5	3.90m x 2.18m   12'9" x 7'1"
Study	3.15m x 2.41m   10'4" x 7'10"
Bathroom	2.79m x 2.17m   9'1" x 7'1"

--- Reduced Head Height    ☒ - Rooflight    WC - Cloakroom

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# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.

\*Available only at specified stages of build.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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