# 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.

1

# 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.

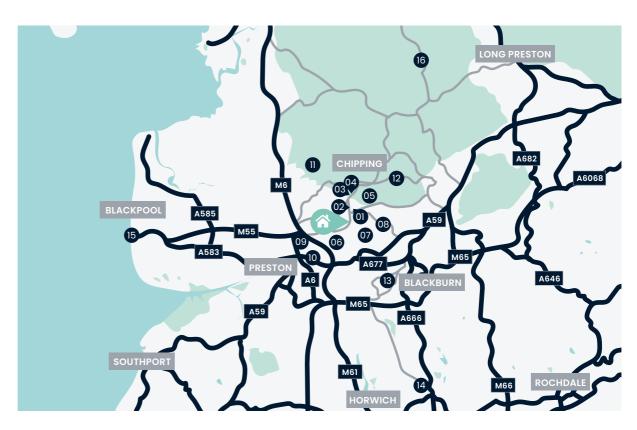
Longridge is the shopping and social centre of the local farming community, attracting visitors to the town from all over the region, making you feel part of traditional life in the country. You'll also find a wide range of pubs, restaurants and cafes, a multitude of local services, public library and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











### Your nearest transport links



Preston Station



М6



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.

# 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

**Preston** 

6.8 miles

Destinations by car

**27** 

Blackburn

11.1 miles

56

Manchester

36.7 miles



Destinations by train Preston Station **57** 

Manchester Airport

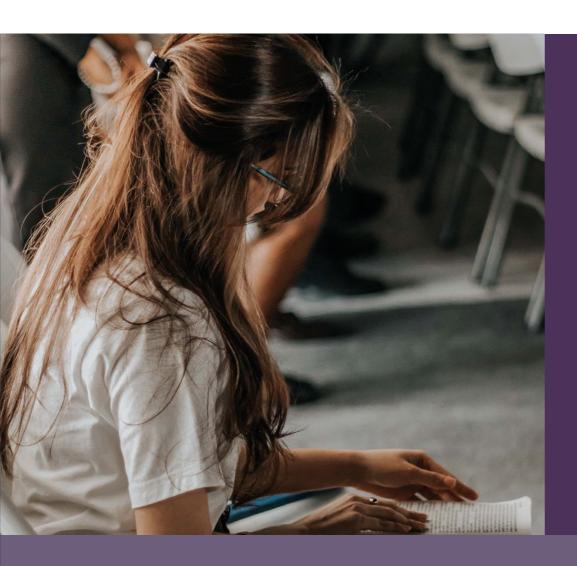
2 32

**London Euston** 

2 36

**Glasgow Central** 

Times, distances and directions are approximate only and are taken from google.co.uk/maps and 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.

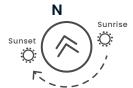
# ALSTON GRANGE

LONGRIDGE

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.



### 2 Bedroom Homes 3 Bedroom Homes 4 Bedroom Homes 5 Bedroom Homes The Lathom V1 & V2 The Elderwood The Chelmsford The Cranford 2 The Blakeney The Holmewood The Hareford The Mapleford The Coleridge The Brockhampton The Kingston The Eastford The Sheringham The Pensford The Ellesworth The Alfriston The Buckland



Sold
SS - Sub Station
LAP - Local Area of Play



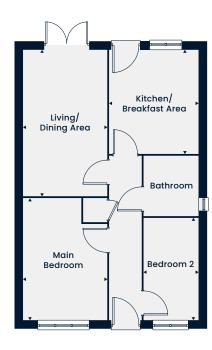




The Lathom

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
 7.99 m x 3.58 m | 11'11" x 10'3"

 Living/Dining Area
 5.12 m x 2.93 m | 16'10" x 9'7"

 Main Bedroom
 3.35 m x 2.93 m | 11'0" x 9'7"

 Bedroom 2
 3.56 m x 1.90 m | 11'8" x 6'3"



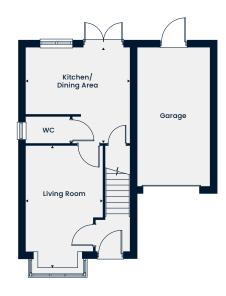






## **The Elderwood**

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 Living Room

4.06m x 3.76m | 13'4" x 12'4" 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"



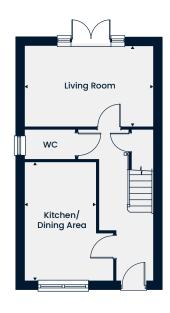








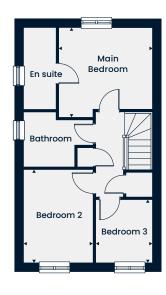
The Holmewood is a stunning three bedroom home, featuring a front aspect kitchen/dining area with a large window allowing for plenty of natural light. There's also a downstairs WC and storage for your convenience. The first floor has a luxurious main bedroom with an en suite. Two further spacious bedrooms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



**The Holmewood** 

### **Ground Floor**

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







The Coleridge

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 Living Room 5.51m x 3.10m | 18'1" x 10'2" 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"





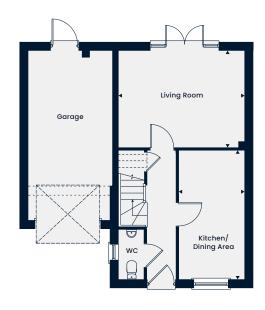






**The Kingston** 

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 Living Room 4.64m x 2.38m | 15'2" x 7'9" 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"











**The Alfriston** 

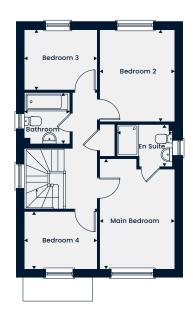
A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden.

Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### **Ground Floor**

Kitchen/Dining Area Living Room 5.63m x 3.45m | 18'5" x 11'4" 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"





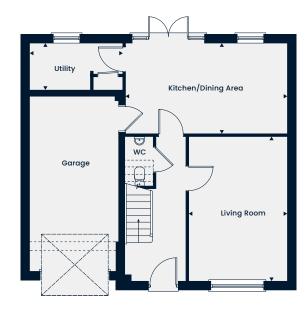






The Buckland

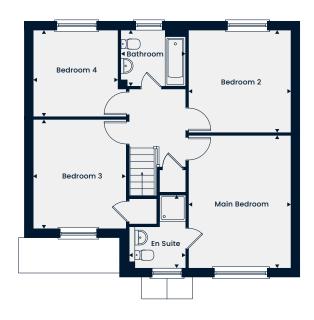
The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### **Ground Floor**

Kitchen/Dining Area Living Room Utility

5.52m x 3.08m | 18'1" x 10'1" 4.93m x 3.36m | 16'2" x 11'0" 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"



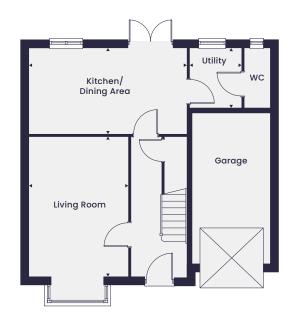








A stunning four bedroom detached home, The Chelmsford is complete with integral garage and additional parking spaces. The ground floor features a welcoming kitchen/dining area and spacious living room. The first floor features four bedrooms, while the main bedroom is completed with an en suite.



### **Ground Floor**

**The Chelmsford** 

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









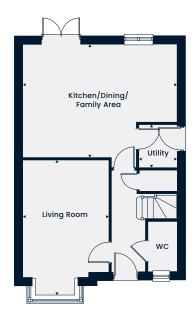
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The Hareford

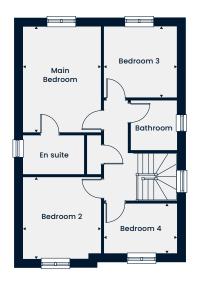
The Hareford is a stunning four bedroom detached home featuring both a spacious living room and a kitchen/dining/family area with French doors overlooking the rear garden.

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 Living Room Utility 6.31m x 4.59m | 20'8" x 15'1" 4.73m x 3.49m | 15'6" x 11'5" 1.68m x 1.53m | 5'6" x 5'0"



### **First Floor**

 Main Bedroom
 4.32m x 3.2lm | 14'2" x 10'6"

 Bedroom 2
 3.37m x 3.2lm | 11'1" x 10'6"

 Bedroom 3
 3.0lm x 2.93m | 9'11" x 9'7"

 Bedroom 4
 3.0lm x 2.05m | 9'11" x 6'9"











The Mapleford

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 Living Room Utility

5.99m x 3.03m | 19'8" x 9'11" 5.51m x 3.64m | 18'1" x 11'11" 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"









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The Eastford

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.



# Bedroom 2 Bedroom 4 Bedroom 3 En Suite

### **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"











**The Pensford** 

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 Living Room Utility 8.42m x 3.03m | 27'8" x 9'11" 5.51m x 3.95m | 18'1" x 12'11" 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"









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**The Ellesworth** 

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 Living Room Study Utility 7.46m x 4.05m | 24'6" x 13'3" 5.86m x 3.65m | 19'3" x 12'0" 3.39m x 2.26m | 11'1" x 7'5" 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"









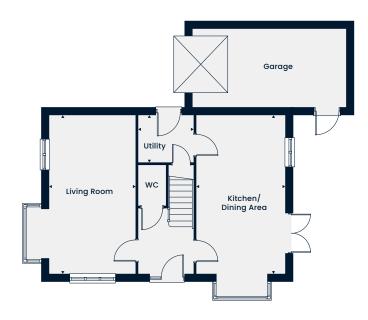
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A stunning five bedroom home with integral garage and driveway, The Cranford 2 offers flexible living for the whole family.

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 Living Room Utility 6.20m x 3.45m | 20'4" x 11'4" 6.20m x 3.35m | 20'4" x 11'0" 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"











The Blakeney

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"











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.

5 Bedroom Home



### **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' 2.89m x 2.19m | 9'5" x 7'2" Bathroom

--- Reduced Head Height WC - Cloakroom









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 Living Room Utility

8.22m x 7.21m | 26'11" x 23'7" 7.21m x 3.78m | 23'7" x 12'4" 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 2.5lm 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"





# 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.

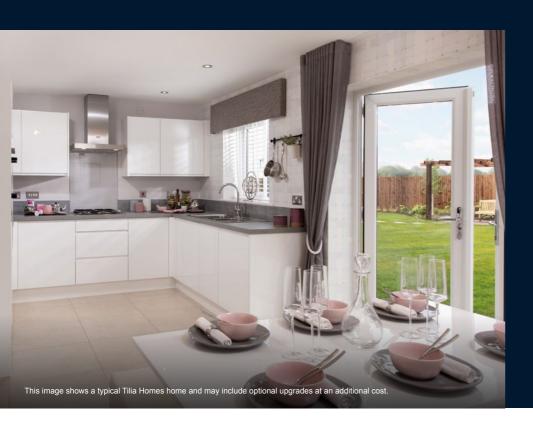


### **Smooth Move**

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 <u>Mainten</u>ance

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!

\*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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