

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.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

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.



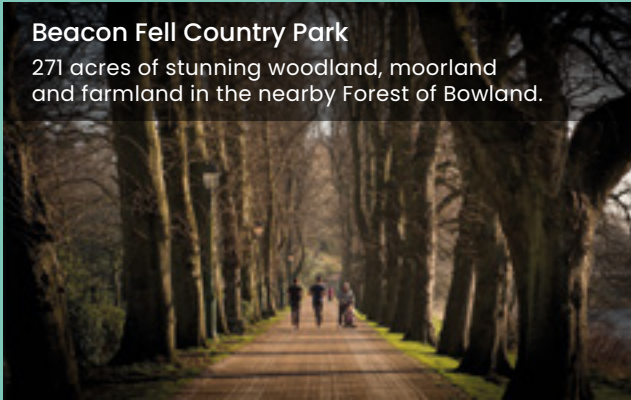
Berry Lane

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



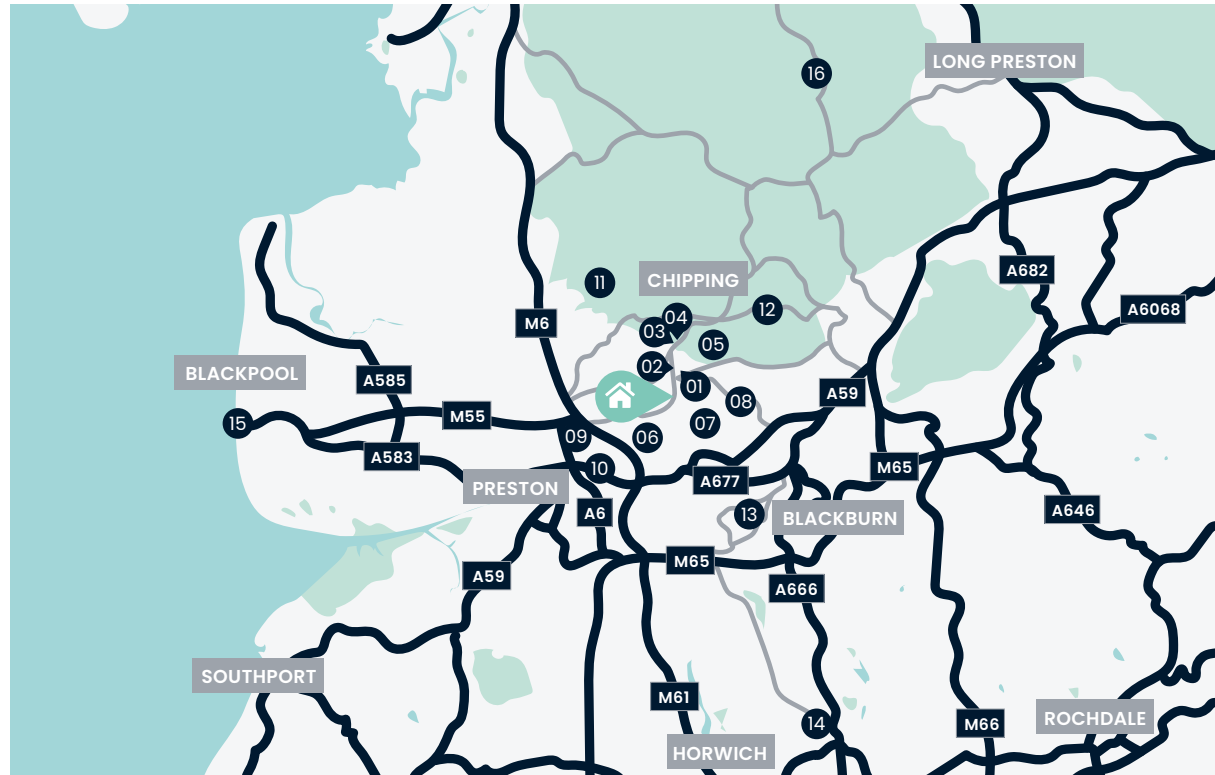
Beacon Fell Country Park

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.

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.



Destinations by car

20
min

Preston
6.8 miles

27
min

Blackburn
11.1 miles

56
min

Manchester
36.7 miles



Destinations by train

Preston Station

57
min

Manchester Airport

2 32
hr min

London Euston

2 36
hr min

Glasgow Central

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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

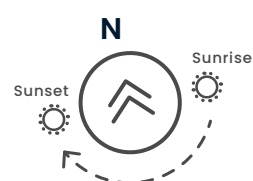
LONGRIDGE

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2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
<ul style="list-style-type: none"> The Lathom V1 & V2 	<ul style="list-style-type: none"> The Elderwood The Holmewood The Coleridge The Kingston 	<ul style="list-style-type: none"> The Chelmsford The Hareford The Mapleford The Eastford The Pensford The Alfriston The Buckland 	<ul style="list-style-type: none"> The Cranford 2 The Blakeney The Brockhampton The Sheringham The Ellesworth

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. Site plan is not to scale. Please speak to our Sales Executives for more details. November 2021.



- - Sold
- SS - Sub Station
- LAP - Local Area of Play

The Lathom

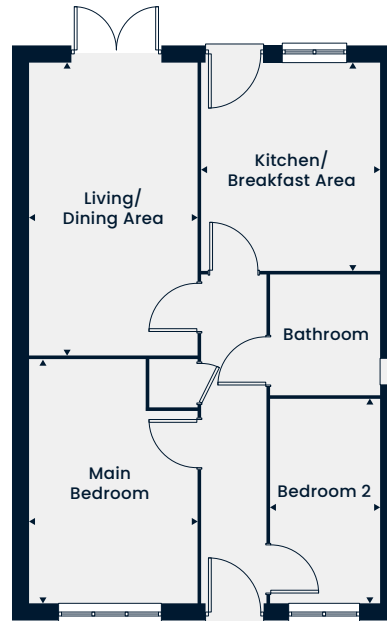
2 Bedroom Home



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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 Elderwood

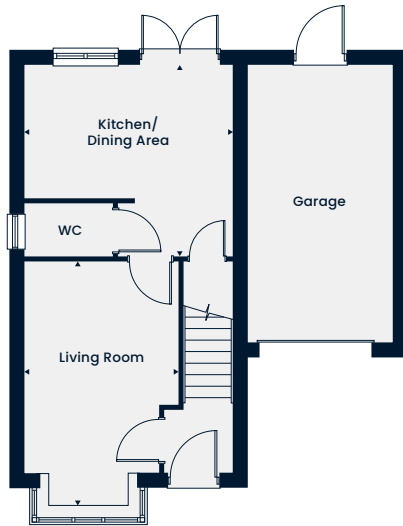
3 Bedroom Home



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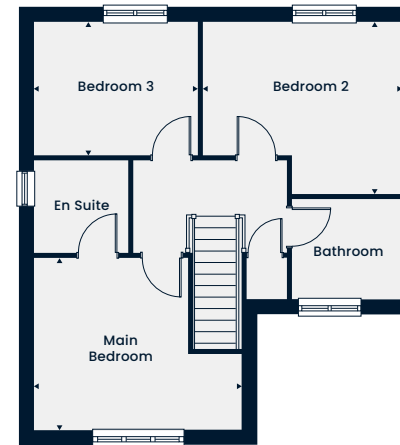


The Elderwood is a modern three bedroom detached home with integral garage. The front aspect living room boasts a large bay window. Upstairs the main bedroom is completed with a stylish en suite, while two further spacious bedrooms and a family bathroom complete the first floor.



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

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 Holmewood

3 Bedroom Home



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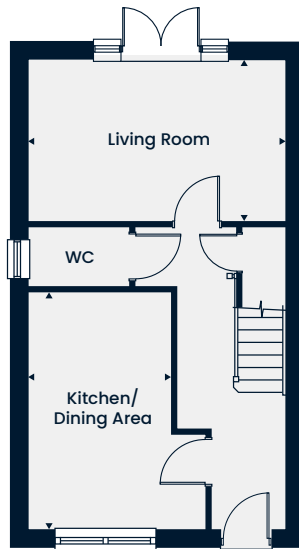


The Holmewood

3 Bedroom Home

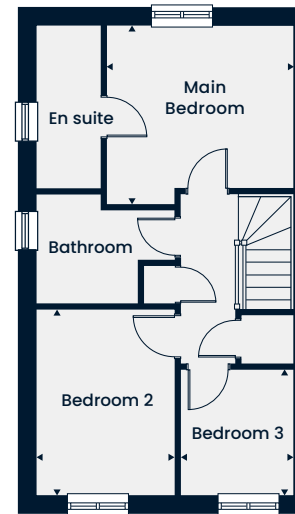
Total Area 906 sq. ft.

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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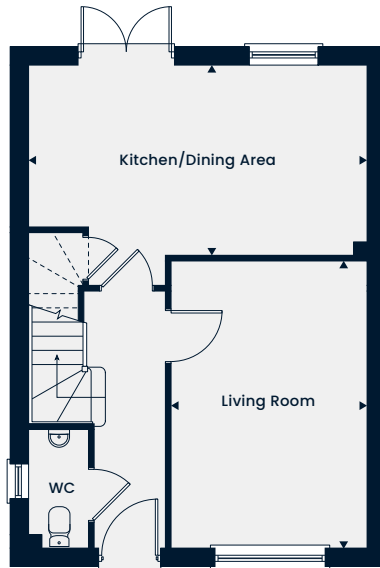


The Coleridge

3 Bedroom Home

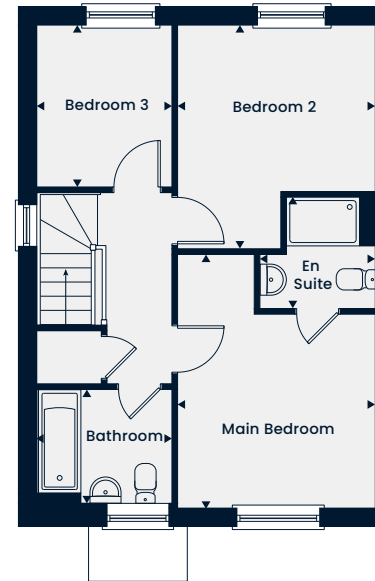
Total Area 936 sq. ft.

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

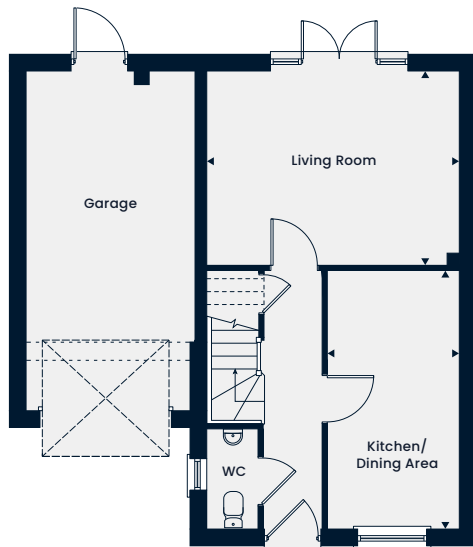
3 Bedroom Home



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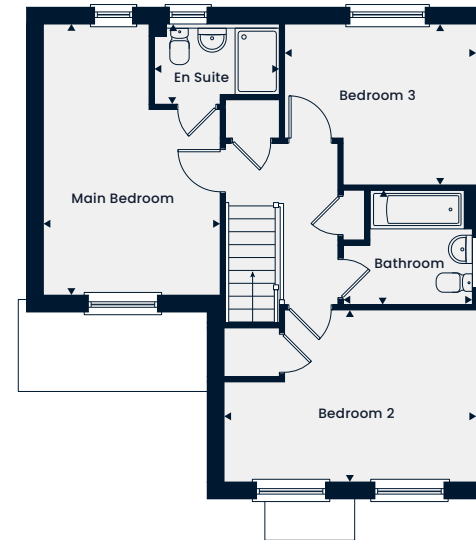


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and a main bedroom with an en suite.



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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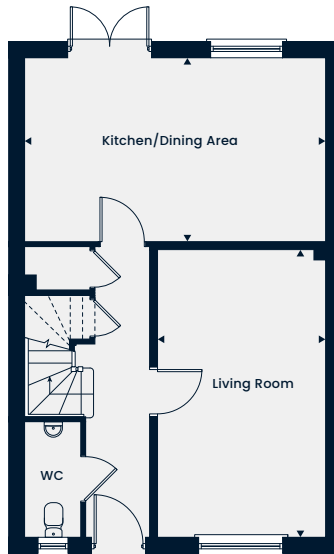


The Alfriston

4 Bedroom Home

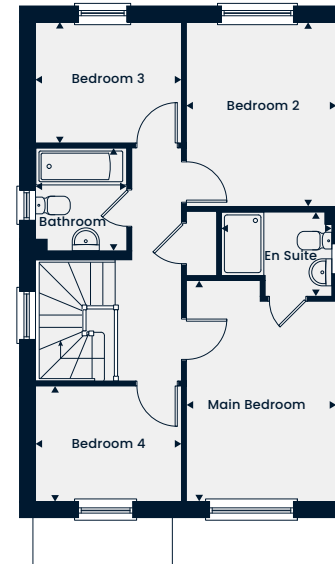
Total Area 1,093 sq. ft.

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

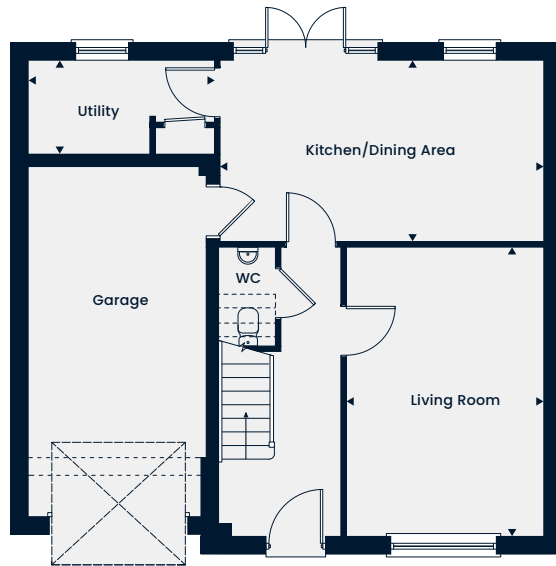
4 Bedroom Home



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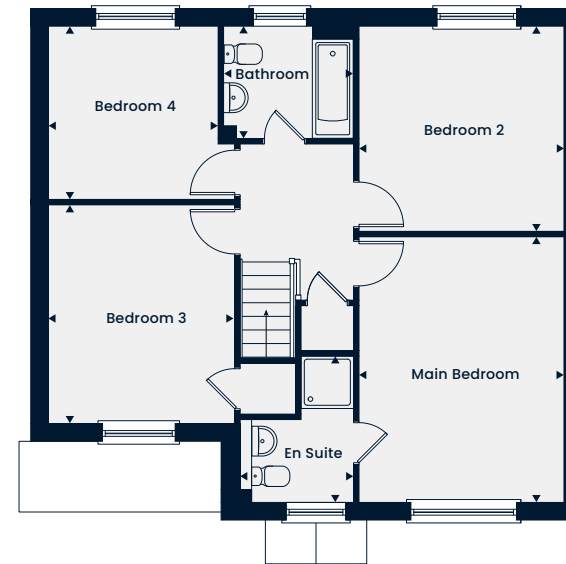


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



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

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The Chelmsford

4 Bedroom Home



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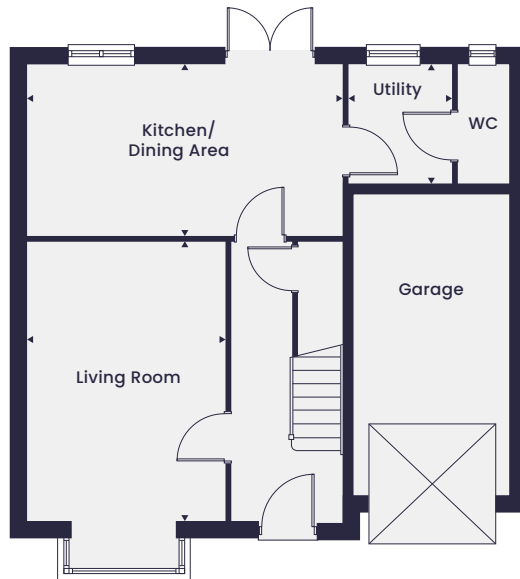


The Chelmsford

4 Bedroom Home

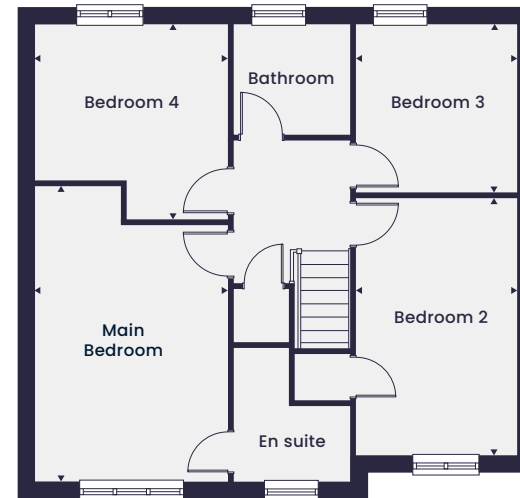
Total Area 1,269 sq. ft.

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

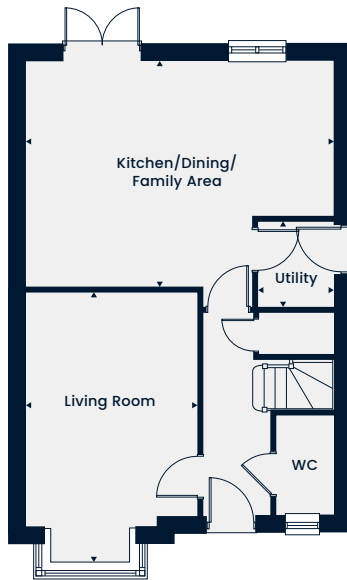
4 Bedroom Home



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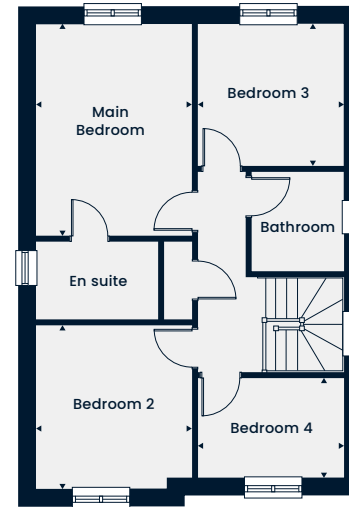


The Hareford is a stunning four bedroom detached home featuring both a spacious living room and a kitchen/dining/family area with French doors overlooking the rear garden. The ground floor includes a utility area and a WC. Four good-sized bedrooms can be found on the first floor with the added bonus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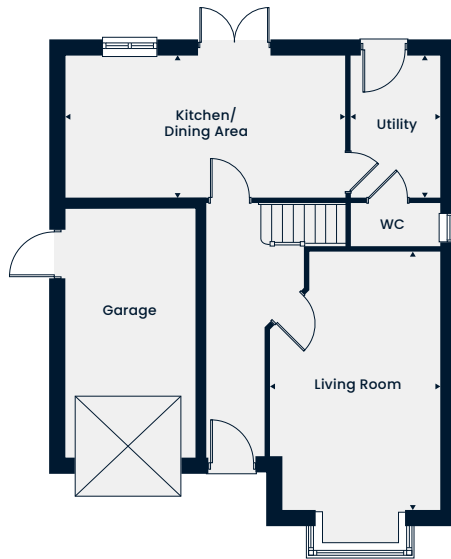


The Mapleford

4 Bedroom Home

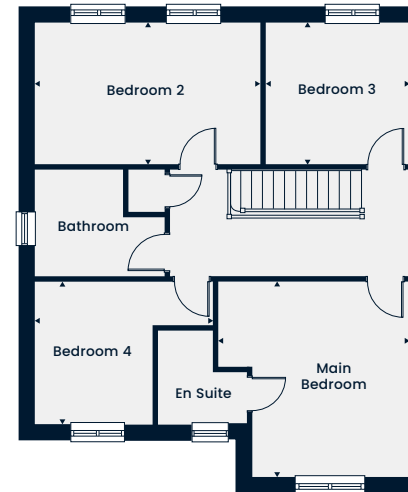
Total Area 1,395 sq. ft.

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

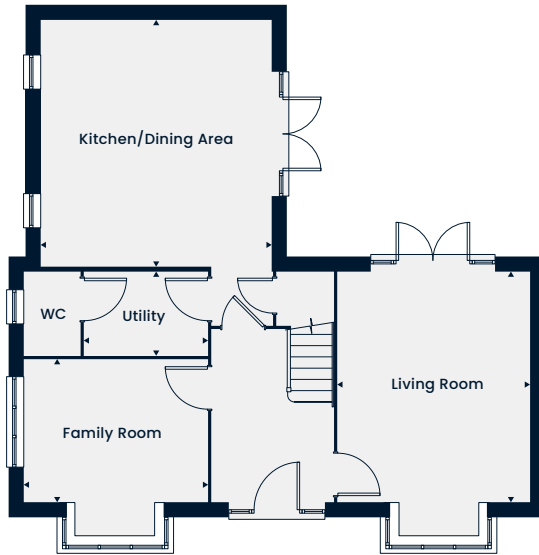
4 Bedroom Home



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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

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The Pensford

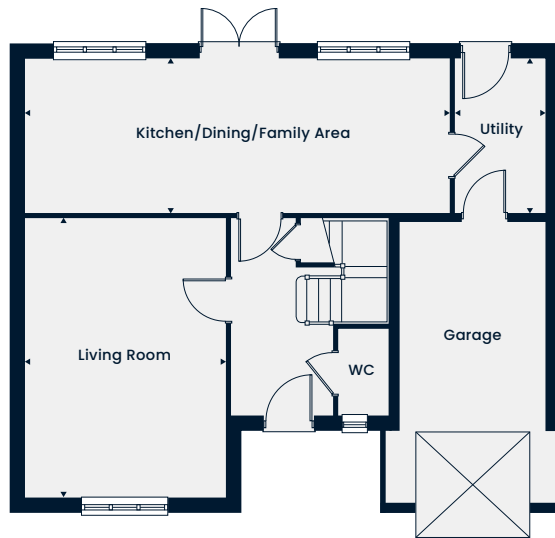
4 Bedroom Home



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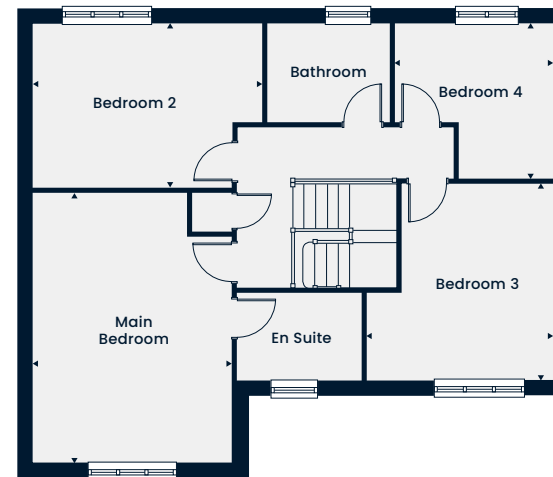


The Pensford is a beautifully designed four bedroom detached home featuring an integral garage and a driveway. The ground floor comprises an extensive kitchen/dining/family area and spacious living room. On the first floor you'll find the main bedroom and modern en suite with downlights and heated towel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

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 Ellesworth

5 Bedroom Home



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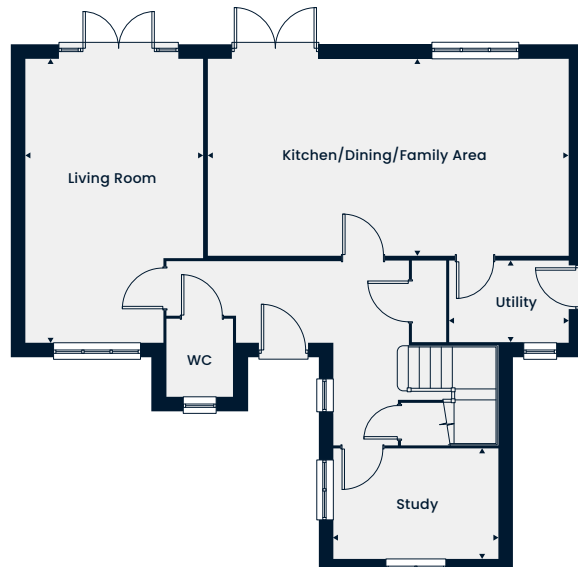


The Ellesworth

5 Bedroom Home

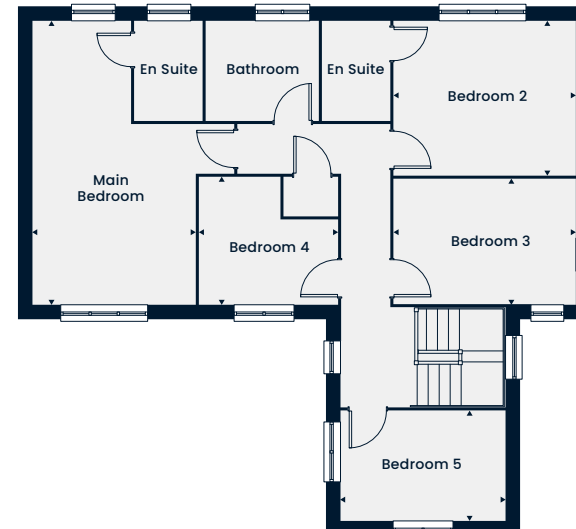
Total Area 1,765 sq. ft.

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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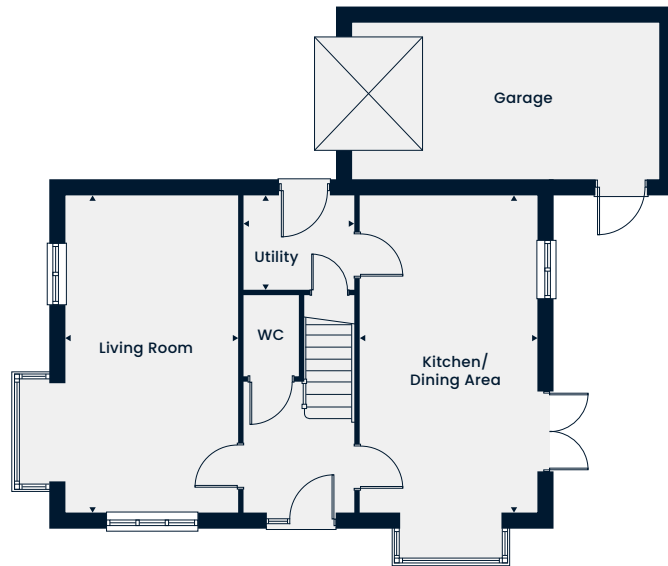


The Cranford 2

5 Bedroom Home

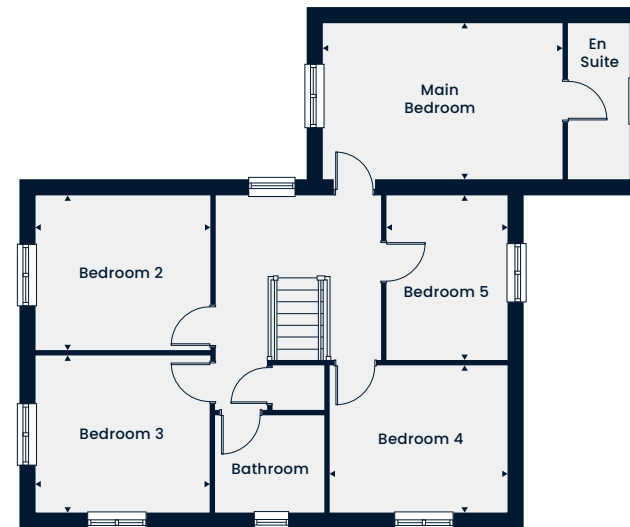
Total Area 1,469 sq. ft.

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

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The Blakeney

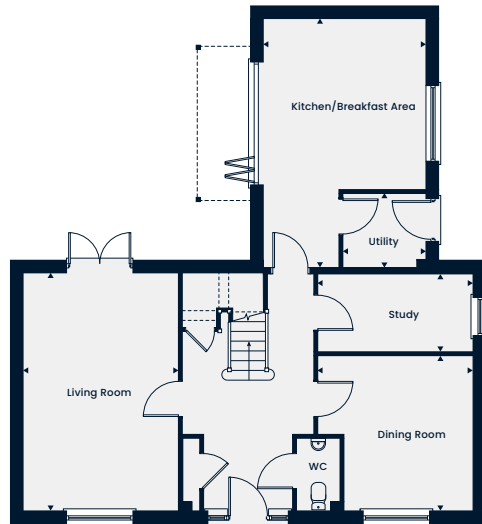
5 Bedroom Home



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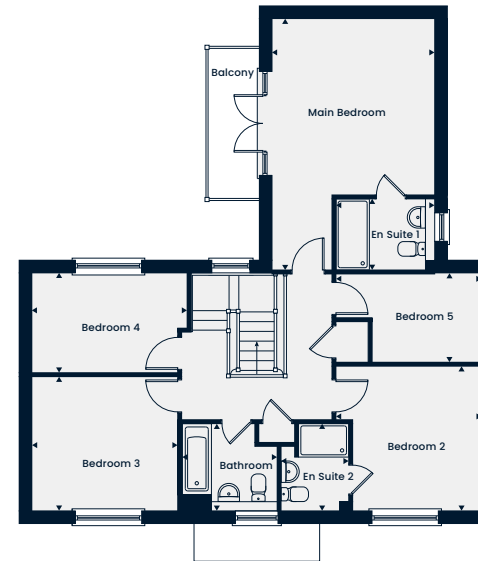


A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and bi-fold door leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms 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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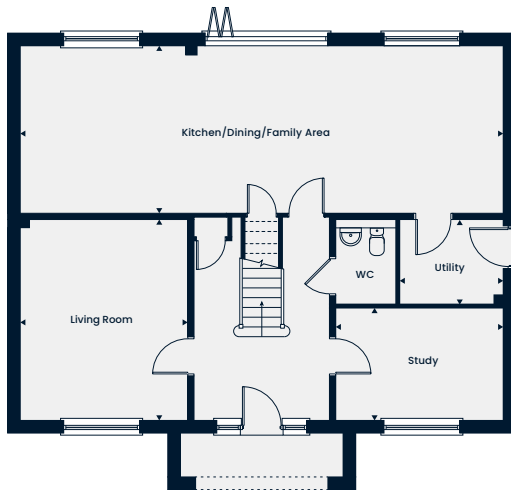


The Brockhampton

5 Bedroom Home

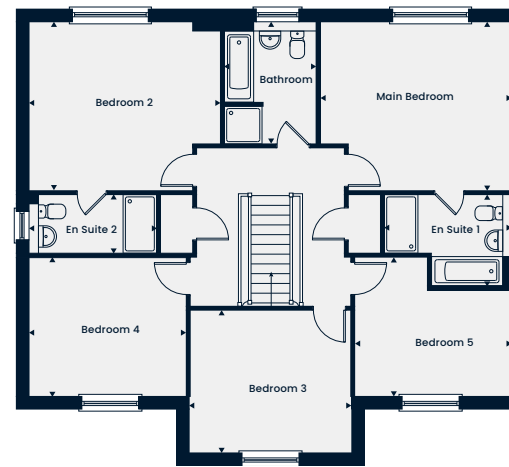
Total Area 2,256 sq. ft.

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"
Bedroom 2	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

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The Sheringham

5 Bedroom Home



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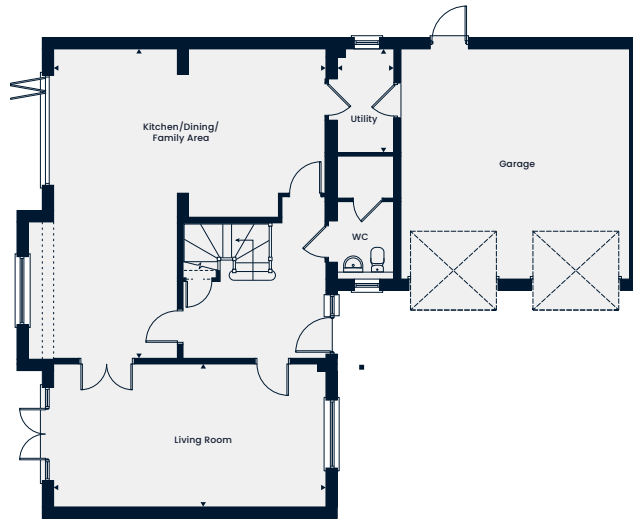


The Sheringham

5 Bedroom Home

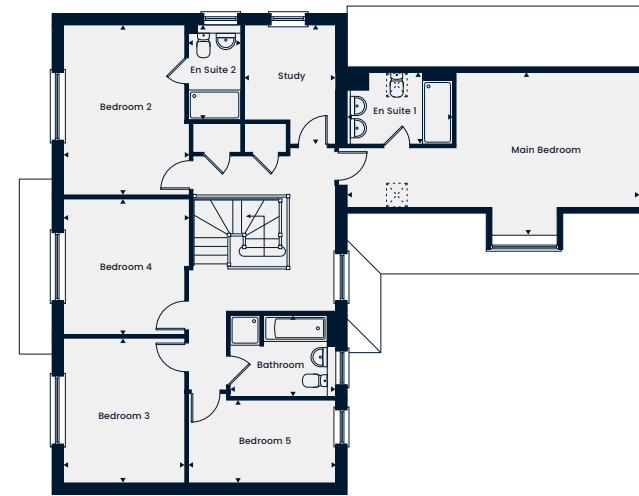
Total Area 2,338 sq. ft.

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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