



Meadow View
Read





Read

The historic Ribble Valley village of Read lies in spectacular Lancashire countryside. The village enjoys superb views over the iconic Pendle Hill, home of the infamous witch trials of 1612, and is surrounded by stunning architecture from the golden era of Lancashire industry, including magnificent mills and the epic Whalley Viaduct with its 48 tall arches and 7 million bricks.

Within easy reach of Burnley (5m), Blackburn (10m) and Manchester (25m) beyond, Read is an excellent commuter base. The A59 to Preston (18m) is just a few miles drive to the north, and you can connect to the extensive North West motorway system via the M65 just a few minutes to the south. Whalley Station and the various stations of Burnley are also close by with trains into the heart of Manchester in around an hour.



Read is the perfect base for exploring the countryside, both locally on Pendle Hill and along the beautiful Ribble Valley, and further afield, with the Trough of Bowland, Yorkshire Dales National Park and the Lake District all within an hour's drive. Should you want a little more excitement in your leisure time, the bright lights of Blackpool are not far away.

The village of Read has a strong community feel, with Read cricket club providing the venue not only for an interesting afternoon of sport, but also regular social evenings too. The Stork Hotel offers a warm welcome within the village, while nearby Padiham has a choice of friendly pubs to spend the evening. Local cinemas can be found at the Vue in Accrington and in Burnley town centre, and there is a choice of theatres, including Burnley Mechanics, Pendle Hippodrome and St Georges Hall Blackburn.

Read has a few small independent shops within the village for all your essentials, while a wider choice can be found in nearby Padiham. Burnley is served by all the main supermarkets, including an Asda Supercentre, and is also home to the Charter Walk Shopping centre and Burnley Retail Park, as well as a good selection of shops in the town centre.

Padiham Leisure Centre provides excellent facilities for a wide range of sports within a short drive or cycle from Read. Golf can also be found close by at Whalley and Great Harwood Golf Courses. For spectators, Burnley has a highly successful football team and there is a choice of top quality rugby league sides across the area.



Meadow View

The charming development of Meadow View on Whins Lane in the pretty village of Read is designed around a single cul-de-sac so it's quiet, peaceful, private and secluded. Meadow View provides a safe and secure environment perfect for family life.

The sixteen properties are a mix of 2, 3, 4 & 5 bedroom homes offering something for everyone from first time buyers looking to make their first step onto the property ladder or families looking for that much needed extra space. All the homes have been designed and built to an exceptional standard throughout and are totally at one with its surroundings.

Interiors are light and spacious with open plan living spaces and bi-fold/French doors leading out into the garden allowing natural light to flood in. Kitchens boast high quality appliances and family areas perfect for entertaining. Upstairs master bedrooms benefit from an en-suite whilst the family bathroom is fitted with pure white sanitary ware from Roca or Villeroy & Boch.



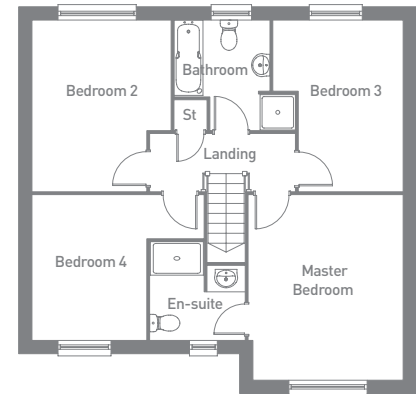


▶ A stylish development of 2, 3, 4 & 5 bedroom homes

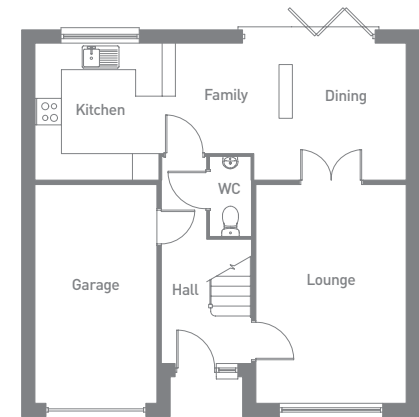
- ◆ **The Lytham**
 Plots 5, 6 & 7
 4 bedroom detached home with integral garage
- ◆ **The Poulton**
 Plots 2 & 4
 4 bedroom detached home with single or double garage
- ◆ **The Fairhaven**
 Plots 1 & 11
 4 bedroom detached home with detached double garage
- ◆ **The Clifton**
 Plots 8, 9 & 10
 5 bedroom detached home with integral garage
- ◆ **Affordable Housing**



Typical computer generated image of The Lytham



First Floor



Ground Floor

▶ The Lytham

4 bedroom detached home

This modern four bedroom home with integral garage, features a large lounge to the front which leads into the open plan kitchen/family/dining area at the back with bi-fold doors leading into the garden and a handy cloakroom completes the ground floor. Upstairs the galleried landing leads into the master bedroom with en-suite, three further bedrooms and a family bathroom.

Ground Floor

Kitchen/Family/Dining

8.34m x 3.05m 27'4" x 10'0"

Lounge

4.90m x 3.35m 16'1" x 11'0"

First Floor

Master Bedroom

4.16m x 3.25m 13'8" x 11'0"

Bedroom 2

3.84m x 3.11m* 12'7" x 10'3"*

Bedroom 3

3.84m x 2.91m* 12'7" x 9'7"*

Bedroom 4

3.26m x 2.56m 10'8" x 8'5"

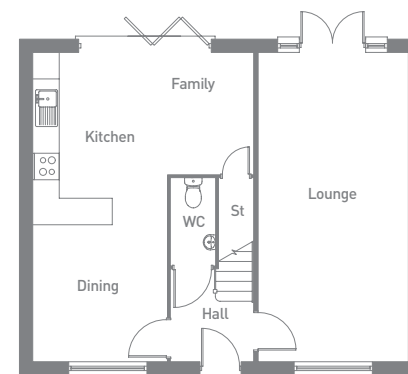
*Indicates maximum dimension



Typical computer generated image of The Poulton



First Floor



Ground Floor

▶ The Poulton 4 bedroom detached home

This stylish four bedroom home with single or double garage, consists of a large spacious lounge with French doors leading out into the garden, an open plan kitchen/dining/family area also leading into the garden through bi-fold doors. Upstairs the master bedroom boasts its own en-suite while the family bathroom serves the remaining three bedrooms.

Ground Floor

Kitchen/Family/Dining

6.95m* x 4.95m* 22'10"* x 16'3"*

Lounge

6.95m x 3.35m 22'10" x 11'0"

First Floor

Master Bedroom

4.05m x 3.41m 13'3" x 11'2"

Bedroom 2

3.69m x 2.94m 12'1" x 9'8"

Bedroom 3

3.18m x 2.76m 10'5" x 9'0"

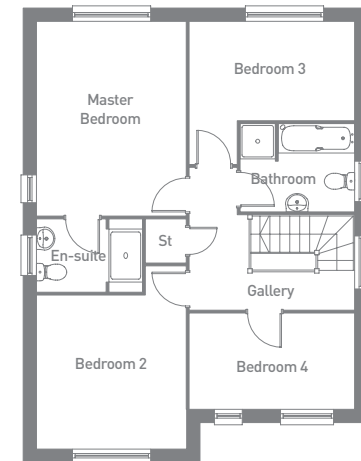
Bedroom 4

2.81m x 2.36m 9'3" x 7'9"

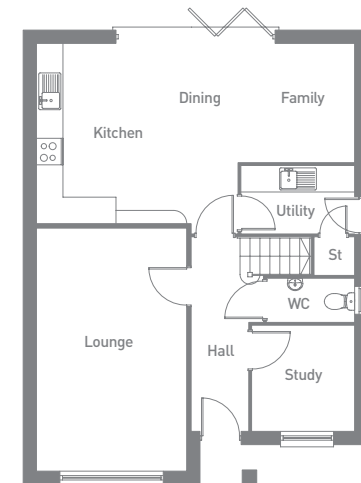
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Typical computer generated image of The Fairhaven



First Floor



Ground Floor

▶ The Fairhaven

4 bedroom detached home

This smart four bedroom detached home with detached double garage, boasts an open plan kitchen/dining/family area with bi-fold doors leading out into the garden, a separate lounge, a study and a handy utility and WC. Upstairs the galleried landing leads into the master bedroom with en-suite, three further bedrooms and a family bathroom.

Ground Floor

Kitchen/Family/Dining
7.12m* x 4.03m* 23'47" x 13'3"*

Lounge
5.45m x 3.35m 17'11" x 11'0"

Study
2.37m x 2.30m 7'9" x 7'6"

First Floor

Master Bedroom
4.37m x 3.35m 14'4" x 11'0"

Bedroom 2
3.45m x 3.35m 11'4" x 11'0"

Bedroom 3
3.71m x 2.25m 12'2" x 7'4"

Bedroom 4
3.71m x 2.16m 12'2" x 7'1"

*Indicates maximum dimension

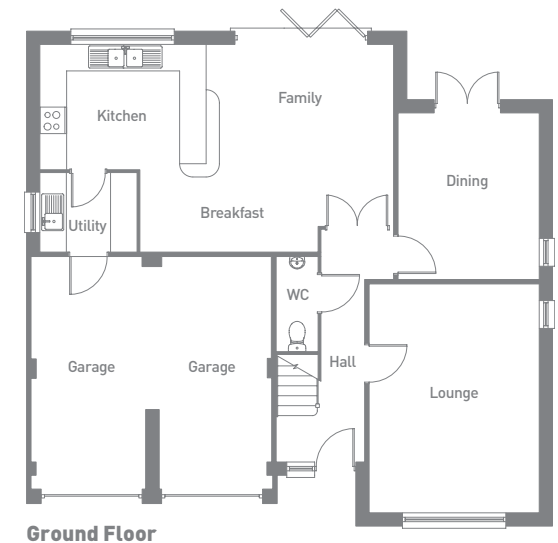
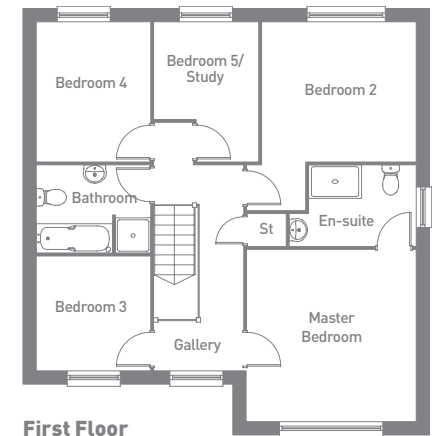


Typical computer generated image of The Clifton

▶ The Clifton

5 bedroom detached home

This impressive five bedroom detached home features an integral double garage, a spacious open plan kitchen/family/breakfast area with bi-fold doors leading out into the garden, a separate lounge, a dining room with French doors also leading into the garden and a handy utility with downstairs WC. Upstairs the galleried landing leads into the master bedroom with stylish en-suite, three further bedrooms, an flexible fifth bedroom which could double up as a study, the family bathroom completes the home.



Ground Floor

Kitchen/Family/Breakfast
7.96m* x 4.65m* 26'1"* x 15'3"*

Dining
3.72m x 3.15m 12'2" x 10'4"

Lounge
5.13m x 3.80m 16'10" x 12'6"

*Indicates maximum dimension

First Floor

Master Bedroom
3.86m x 3.80m 12'8" x 12'6"

Bedroom 2
3.46m x 3.14m 11'4" x 10'3"

Bedroom 3
2.58m x 2.56m 8'5" x 8'5"

Bedroom 4
3.14m x 2.58m 10'3" x 8'5"

Bedroom 5/Study
3.14m x 2.34m 10'3" x 7'8"

Specification

Kitchens:

A large selection of contemporary and traditional kitchens are available from our selection of Moores kitchens as accredited with the Royal Crest including as standard:

- Brushed chrome down lights
- Plinth lighting
- AEG Stainless steel oven, hob & extractor.
Double oven in 5 bedroom homes
- Integrated fridge freezer and washer/dryer
- Integrated dishwasher and microwave in 5 bedroom homes only

Bathrooms and En-suite:

- Roca white sanitary ware throughout
- Brushed chrome down lights come as standard
- Chrome heated towel rail
- A large selection of tiles are available to choose from*
- Wall tiling to bathrooms/en-suites

Heating:

- Gas central heating
- Glow Worm heating system (or similar)

Internal Fixtures and Fittings:

- 2/4 panel satin wood internal doors with brushed chrome door furniture
- Brushed chrome switches and sockets are provided to the kitchen/dining area
- TV sockets are standard to the lounge and master bedroom (further sockets are available upon request at the relevant build stage)
- Mains powered smoke detectors fitted

External Features:

- Communal landscaping
- Rear gardens finished with top soil
- Fencing provided
- Reconstructed stone elevations

Warranty:

We offer a 10 year Checkmate policy

Upgrades:

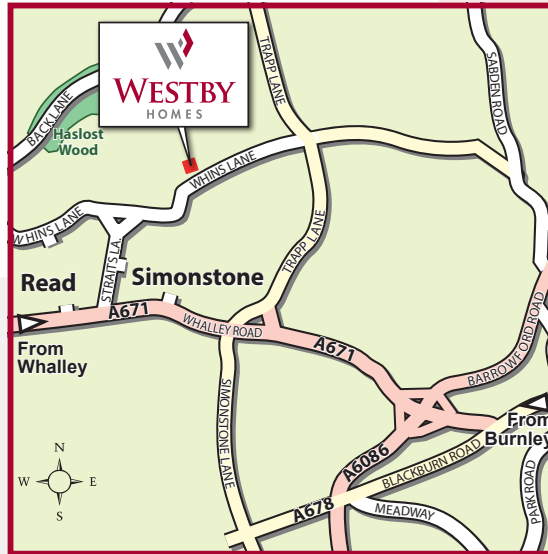
We offer a full range of upgrade options from tiles to landscaping etc

*Dependant on build stage





LE CORBUSIER



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