



# Ashdell Gardens

A selection of 2, 3, 4, and 5 bedroom homes in a stunning location.

# Come home to something special

Ashdell Gardens will provide luxury living for individuals, families, and the active retired.

With homes providing accommodation from 2 to 5 bedrooms, the development will satisfy your housing requirement whether you are a first time buyer or you require a large home for a growing family.

The location of Ashdell Gardens is second to none, adjacent to Marsh Mill Village with it's selection of shops and restaurants including Tesco Express, Seniors and Twelve. There's the Marsh Mill Tavern, recently re opened to great acclaim, as well as beauty salon, tea rooms, fashion and craft outlets.

This area of Thornton Cleveleys is well served by public transport, local schools, medical centre, post office and Morrisons superstore.



# Welcome Home

Ashdell Gardens is a place that you'll be excited to call home.

We're sure you'll agree with us that the location of this prestigious development is superb..... every facility is on your doorstep.

A few minutes walk takes you to restaurants, shops, Tesco Express, post office, medical centre, pub, cafés, fish and chips, library, and the Little Theatre. Across the St Georges playing fields is the brand new Thornton Sports Centre which has been reopened to fabulous reviews, with its state of the art gymnasium, bowling lanes, indoor skate park and fitness studios.

A few minutes drive and you're at Morrisons, Aldi, Lidl, and Marks and Spencers, not to mention the recently modernised promenade with it's cinemas, ice rink, and fabulous stretch of beach.

Bus routes serve the area well making Poulton-le-Fylde and Fleetwood easily accessible.



# Site Plan

- The Ashford**  
4/5 Bedroom home
- The Banbury**  
5 Bedroom home
- The Camberley**  
4 Bedroom home
- The Dorking**  
4 Bedroom home
- The Esher**  
4 Bedroom home
- The Windsor**  
3 Bedroom home
- The Ascot**  
2 Bedroom home
- Retirement Apartments



# The Ashford

4/5 BEDROOM HOME

## Ground Floor

Lounge	5448 x 3345	(17'10" x 10'11")
Kitchen / Dining / Family Room	4028 max x 7145 max	(13'2" max x 23'5") max
Utility	1012 x 2455	(3'3" x 8'0")
Study	2350 x 2279	(7'8" x 7'5")
WC	1171 x 1947	(3'10" x 6'4")

## First Floor

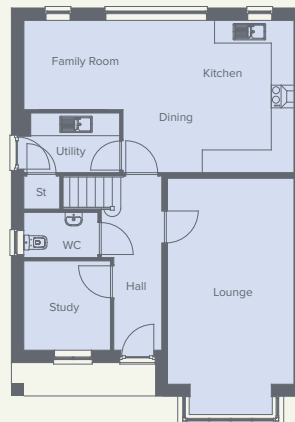
Bedroom 2	4105 x 3353	(13'5" x 11'0")
En-suite	1807 x 2357	(5'11" x 7'8")
Bedroom 3	4384 max x 3352	(11'1" max x 10'11")
Bedroom 4	2362 x 3700	(7'8" x 12'1")
Bedroom 5	2692 max x 3700	(8'9" max x 12'1")
Bathroom	1975 x 2561	(6'5" x 8'4")

## Second Floor

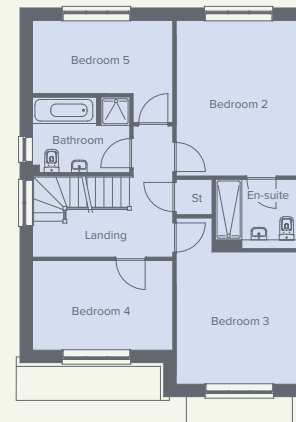
Master Bedroom	4160 max x 3382	(13'7" max x 11'1")
En-suite	1769 max x 2175	(5'9" max x 7'1")



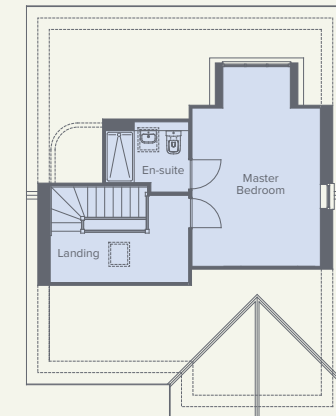
Ground Floor



First Floor



Second Floor



# The Banbury

5 BEDROOM HOME

## Ground Floor

Lounge	4898 x 2710	(16'0" x 10'8")
Kitchen / Dining / Family Room	2913 max x 8335	(9'6" max x 27'4")
WC	1852 x 877	(6'0" x 2'10")
Garage	5498 x 2710	(18'0" x 8'10")

## First Floor

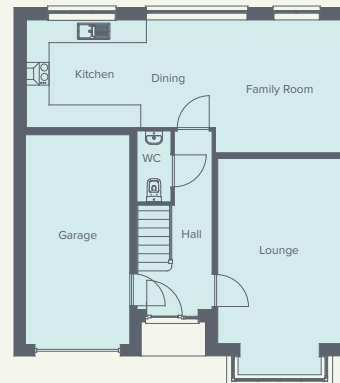
Bedroom 2	4346 x 3438	(14'3" x 11'3")
En-suite	2170 x 1624	(7'1" x 5'3")
Bedroom 3	4101 x 3438	(13'5" x 11'3")
Bedroom 5	4918 x 2822	(16'1" x 9'3")
Bathroom	2170 x 3047	(7'1" x 9'11")

## Second Floor

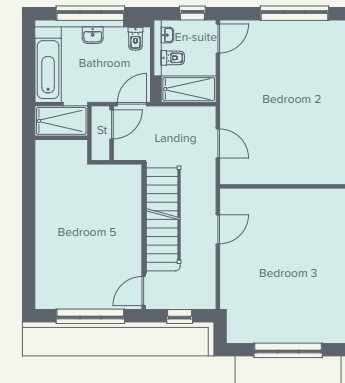
Master Bedroom	4918 max x 3458 max	(13'7" max x 11'1" max)
En-suite	1769 max x 2175	(5'9" max x 7'1")
Bedroom 4	2362 x 3700 max	(7'8" x 12'1" max)



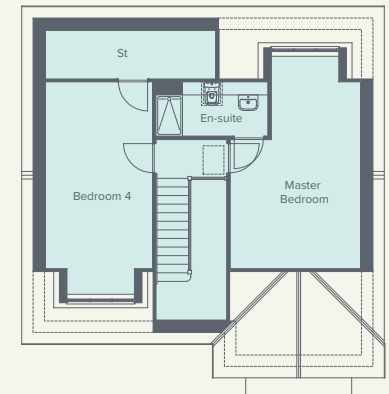
Ground Floor



First Floor



Second Floor



# The Camberley

4 BEDROOM HOME

## Ground Floor

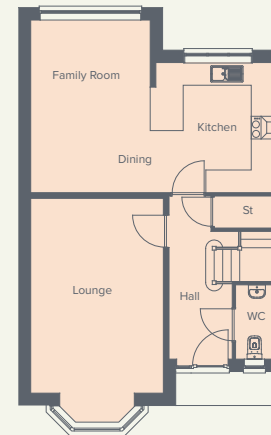
Lounge	5153 max x 3507	(16'10" max x 11'6")
Kitchen / Dining / Family Room	4567 x 6432 max	(14'11" x 21'1" max)
WC	1953 x 1002	(6'4" x 3'3")

## First Floor

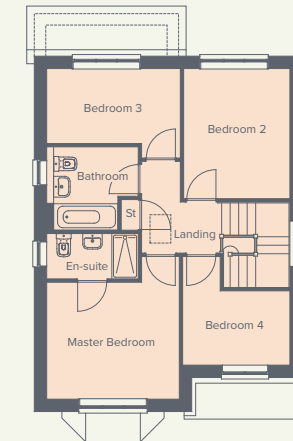
Master Bedroom	3775 max x 3495	(12'4" x 11'5")
En-suite	1175 x 2473	(3'10" x 8'1")
Bedroom 2	3430 x 2798	(11'3" x 9'2")
Bedroom 3	2355 max x 3522	(7'8" max x 11'6")
Bedroom 4	2863 max x 2825	(9'4" max x 9'3")
Bathroom	2180 x 2473 max	(7'1" x 8'1" max)



Ground Floor



First Floor



# The Dorking

4 BEDROOM HOME

## Ground Floor

Lounge 5195 x 3273 (17'0" x 10'8")

Kitchen / Dining Room 5195 x 3263 max (17'0" x 10'8" max)

WC 1362 x 1104 (4'5" x 3'7")

## First Floor

Master Bedroom 5195 x 3320 max (17'0" x 10'10" max)

En-suite 1873 max x 2123 (6'1" max x 6'11")

Bedroom 4 3209 x 2761 max (10'6" x 9'0" max)

Bathroom 1873 x 3379 (6'1" x 11'1")

## Second Floor

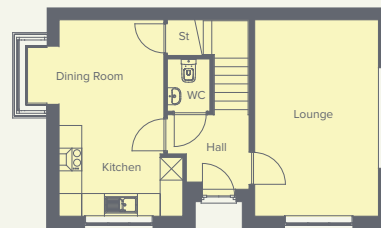
Bedroom 2 3783 max x 3320 (12'4" max x 10'10")

Bedroom 3 3783 max x 2761 (12'4" max x 9'0")

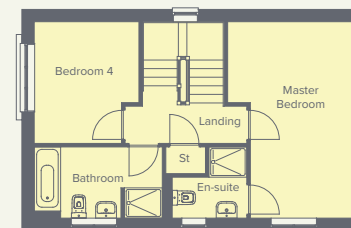
Shower room 1442 x 2140 (4'8" x 7'0")



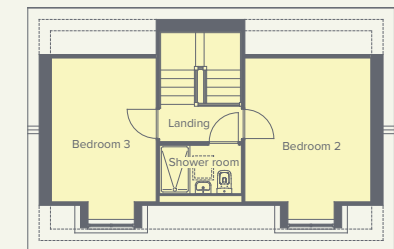
Ground Floor



First Floor



Second Floor





# The Esher

4 BEDROOM HOME

## Ground Floor

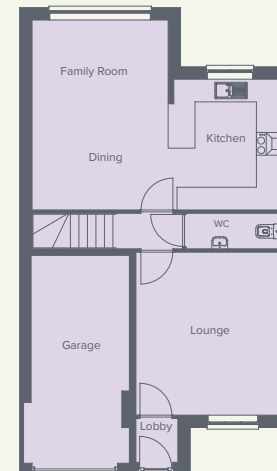
Lounge	4299 x 3774	(14'1" x 12'4")
Kitchen / Dining / Family Room	5012 max x 6535 max	(16'5" max x 21'5" max)
WC	915 x 2452	(3'0" x 8'0")
Garage	3840 x 2550	(12'7" x 8'4")

## First Floor

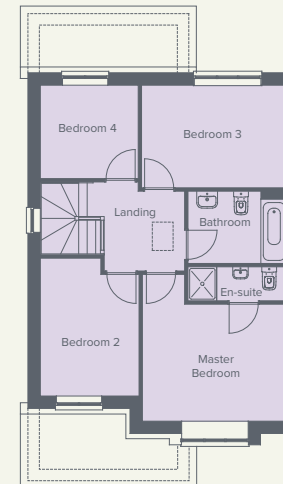
Master Bedroom	3871 max x 3822	(12'8" max x 12'6")
En-suite	875 x 2579	(2'10" x 8'5")
Bedroom 2	3634 max x 2577	(11'11" max x 8'5")
Bedroom 3	2703 x 3845	(8'10" x 12'7")
Bedroom 4	2459 x 2577	(8'0" x 8'5")
Bathroom	1887 x 2579	(6'2" x 8'5")



Ground Floor



First Floor



# The Windsor

3 BEDROOM HOME

## Ground Floor

Lounge / Kitchen / Dining Room	7835 max x 4674 max	(25'8" max x 15'3" max)
WC	1931 x 900	(6'3" x 2'11")

## First Floor

Master Bedroom	3264 x 2617	(10'8" x 8'7")
En-suite	975 x 2617	(3'2" x 8'7")
Bedroom 2	3321 x 2617	(10'10" x 8'7")
Bedroom 3	2213 x 1918	(7'3" x 6'3")
Bathroom	1878 x 1919	(6'1" x 6'3")



# The Ascot

2 BEDROOM HOME

## Ground Floor

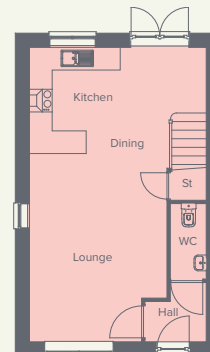
Lounge / Kitchen / Dining Room	7497 max x 4280 max	(24'7" max x 14'7" max)
WC	1914 x 913	(6'3" x 2'11")

## First Floor

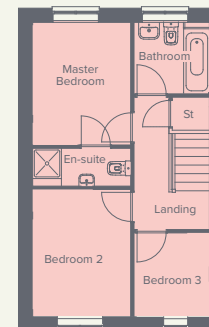
Master Bedroom	2851 max x 2801	(9'4" max x 9'2")
Bedroom 2	3103 max x 3053	(10'2" max x 10'0")
Bathroom	2110 x 1812	(6'11" x 5'11")

## Windsor

### Ground Floor

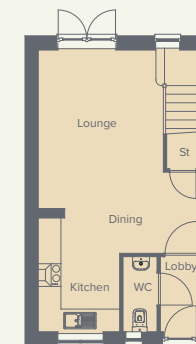


### First Floor

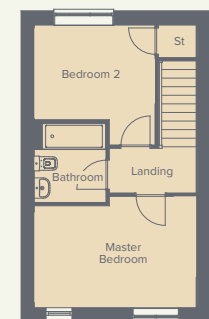


## Ascot

### Ground Floor



### First Floor



# Attention to detail



Careful architectural planning has gone into the various house types at Ashdell Gardens, with variations in external features, bricks, and finishes giving an individuality to each home. We have tried to get away from the repetitive nature and appearance of the majority of new build developments.

Anthracite coloured uPVC windows with matching fascias and front doors in pastel shades add to the street scene and external appearance.

The stand out feature of your new home will be the fully fitted kitchen with a choice of finishes, worktops, and up-stands .

The detached homes will feature stainless steel appliances with built-in integrated fridge freezer, dishwasher and discreet work surface lighting.

Bathrooms to these homes, will be by Villeroy and Boch, with chrome heated towel rails, and tiled areas in the bathrooms and ensuite by Porcelanosa.

Ground floors will be fitted with chrome sockets and switches, and TV and satellite points will be provided in the appropriate ground floor areas and also in the master bedrooms.

All properties will have the benefit of gas central heating with high efficiency boiler and panel radiators. Mains pressure hot water will be provided in all properties via either a Combi boiler or a mains fed hot water cylinder.

Externally, power and light will be provided to all integral garages as well as an external tap to the property and external lights to the front and rear. Front gardens will be turfed or landscaped to the approved scheme, and rear gardens will be rotivated ready for you to install your personal landscaping scheme.

Dividing fences to rear gardens will be close boarded 1.8 m high.

Depending on build stage, you may have the opportunity to choose from our “Quality Plus” options - items such as integrated multi room audio visual system, mood lighting control, fully fitted garages etc.

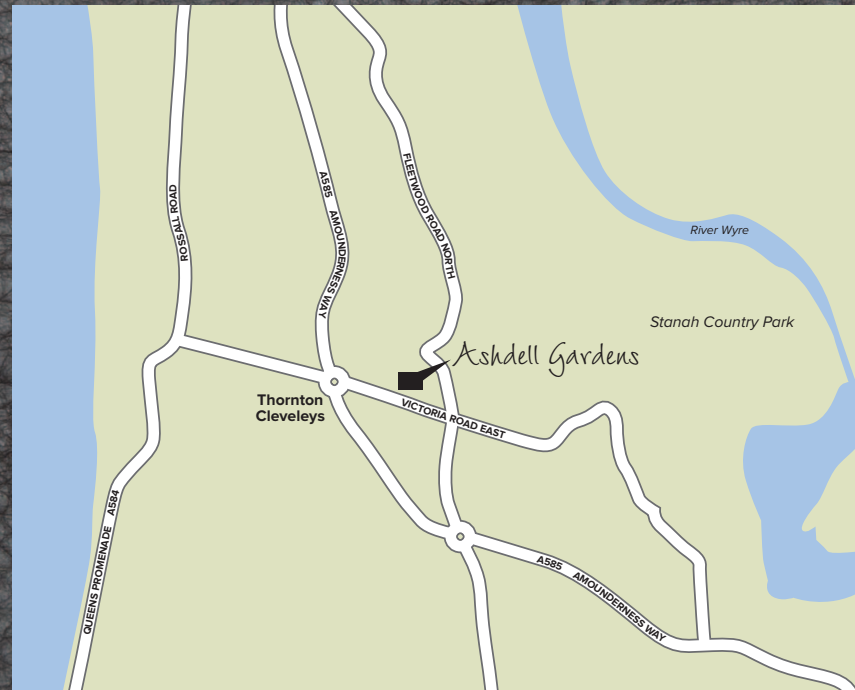
All our new-build properties come with the benefit of the 10 year NHBC buildmark warranty.


Dimensions shown are structural which may vary as each home is individually built and the precise internal finishes may not always be the same. Please be aware that windows and doors positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specifics details.

Melrose Policy is continuous product and specification development. Images shown are for illustrative purposes only. Every effort has been made to ensure the accuracy of the information provided in this brochure at the date of publication but it may be subject to change without notice. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.

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