

Duxbury Manor



A beautiful collection of stylish new homes





Welcome to Duxbury Manor

Town and country in perfect balance

The landscape around Chorley is a country-lover's delight, with the high moorlands of the Pennines defining the eastern horizon and on the west gentler rural landscapes. Duxbury Manor is ideally placed to enjoy this green rural landscape, and is also close to the bustling market town of Chorley, whose rich past encompasses a prosperous industrial success story of cotton manufacturing, mining and quarrying.

With a well-preserved heritage celebrating these historic industries, Chorley also celebrates its much-praised status as a market town, with a weekly outdoor market (established over 200 years ago) every Tuesday, as well as an indoor covered market – both of which attract independent local producers. There is also an excellent choice of supermarkets and major retailers in Chorley, as well as fashionable café-bars, restaurants and a

number of well-respected real-ale pubs serving a choice of local beers. Duxbury Manor itself is close to a number of local leisure amenities, including Duxbury Park Golf Club and Chorley Golf Club.

Chorley boasts four high schools (one of which is within walking distance), two academies, plus a number of independent schools and colleges in the area, with universities in neighbouring Preston and Lancaster. Also within easy reach are Blackburn and Bolton, and central Manchester can be reached by a short and direct commute on the nearby M61. The M6 is also close to Duxbury Manor, providing access to the Trough of Bowland and the Lake District. Chorley railway station links to Bolton, Manchester and Preston, from where West Coast main line trains take just two hours and ten minutes to reach London Euston.



About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 20 years.

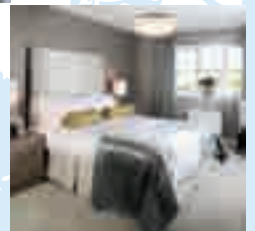
At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular locations throughout the North West.

The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards.

Externally, Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space. The latest heating, glazing and insulation products combine optimum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic way.

Whichever Rowland home you choose to buy and wherever you choose to live, we hope you'll find one to suit your lifestyle; enjoy the experience!



Duxbury Manor

An impressive collection of luxurious family homes

The entrance to Duxbury Manor is marked by a commanding and stately gateway that leads from the nearby main road to a number of private avenues connecting to all parts of the development.

Rowland Homes at Duxbury Manor offers an exclusive collection of three bedroom semi-detached homes, as well as three and four bedroom detached properties. Together, they are presented in eleven different architectural styles, with their own different plans and exterior elevations. This variation in facades and layouts creates an ambience of a settled community that has evolved naturally with the passing of time.

Property interiors are based on the concept of relaxed family living, with free flowing and well lit spaces between living, family, dining and kitchen areas. These provide perfect surroundings for relaxed family life, and French doors lead from family rooms at the rear to garden areas, providing a further flow of space from indoors to outdoors. Fully integrated fitted kitchens provide a wealth of work-surfaces, preparation and storage areas, as well as a wide range of premium appliances; these include microwave, cooker and fridge freezer. Bathrooms, cloakrooms and en-suites feature pure white designer sanitaryware and polished chrome fittings.

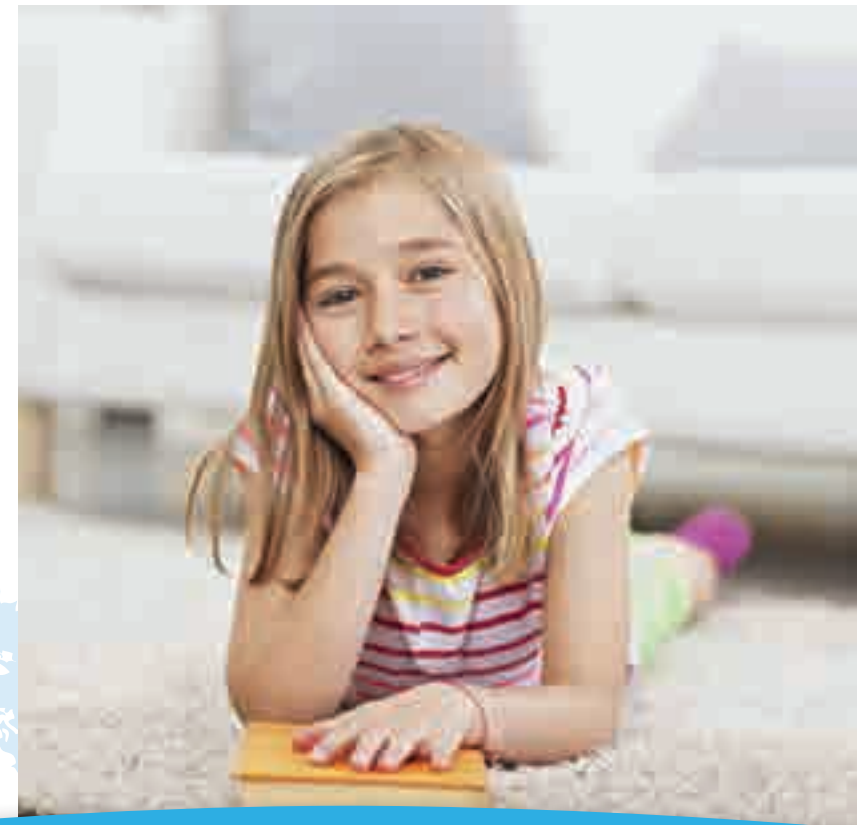




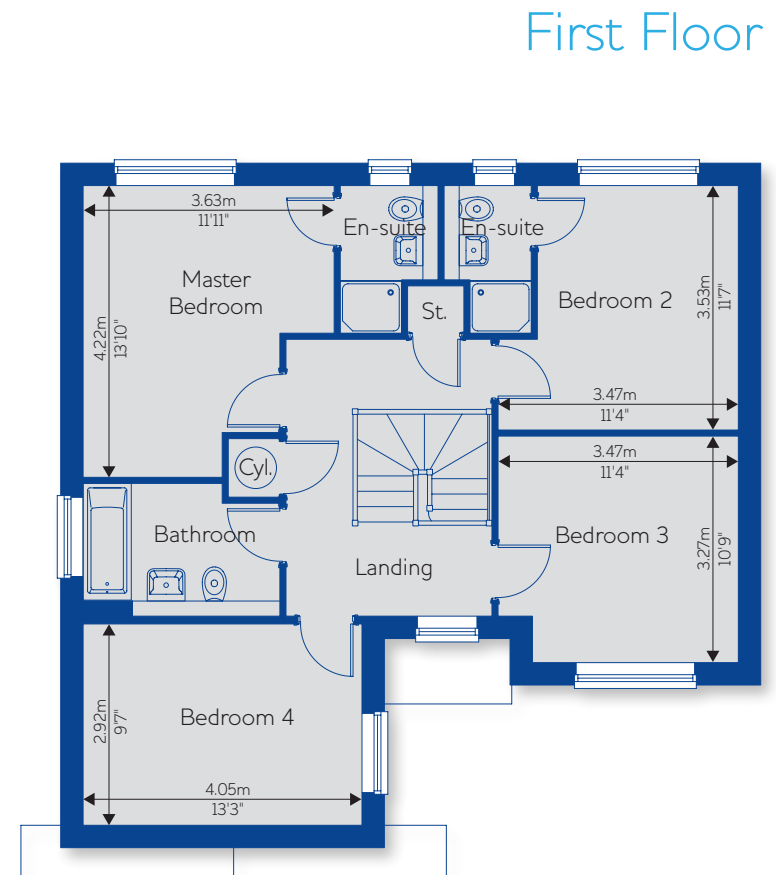
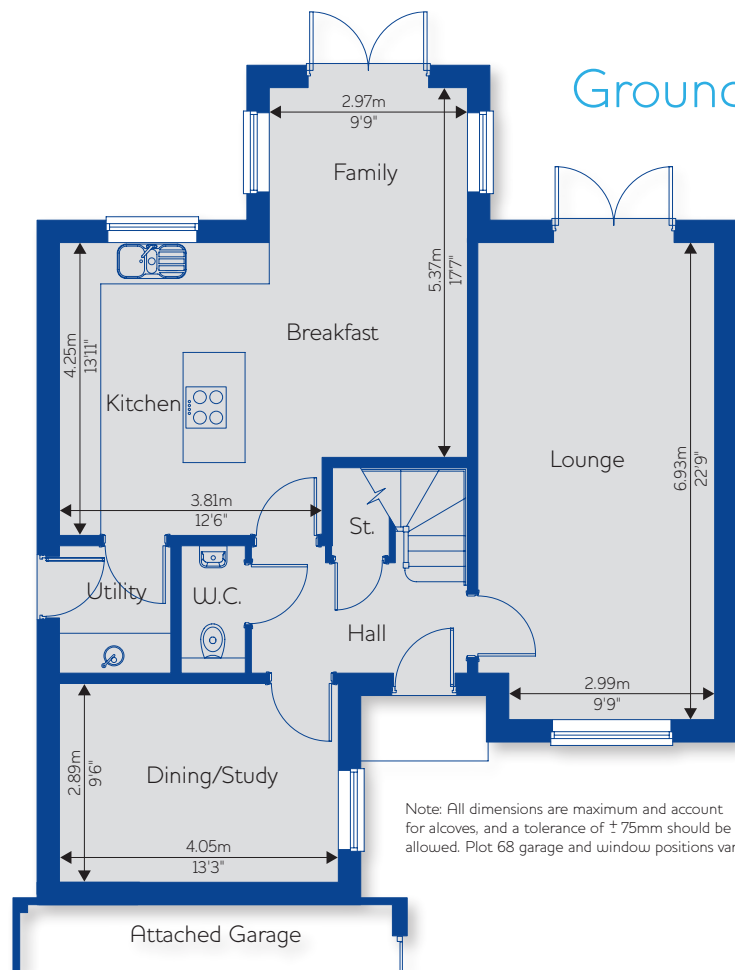


Development plan

- ◆ **Marlborough**
4 bedroom detached home with garage
- ◆ **Reynold**
4 bedroom detached home with garage
- ◆ **Belgrave**
4 bedroom detached home with garage
- ◆ **Hatton**
4 bedroom detached home with garage
- ◆ **Brantwood**
4 bedroom detached home with garage
- ◆ **Bonington**
4 bedroom detached home with garage
- ◆ **Renishaw**
4 bedroom detached home with garage
- ◆ **Bowes**
4 bedroom detached home with garage
- ◆ **Charleston**
3 bedroom detached home with garage
- ◆ **Elmbridge**
3 bedroom detached home with garage/parking space
- ◆ **Burlington**
3 bedroom semi-detached home
- ◆ **Affordable Houses**







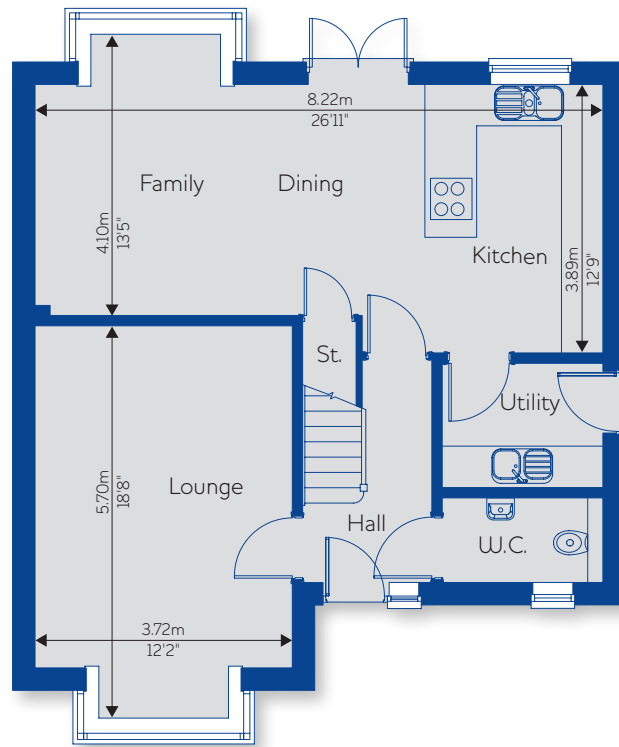
Marlborough

4 bedroom detached home with double garage



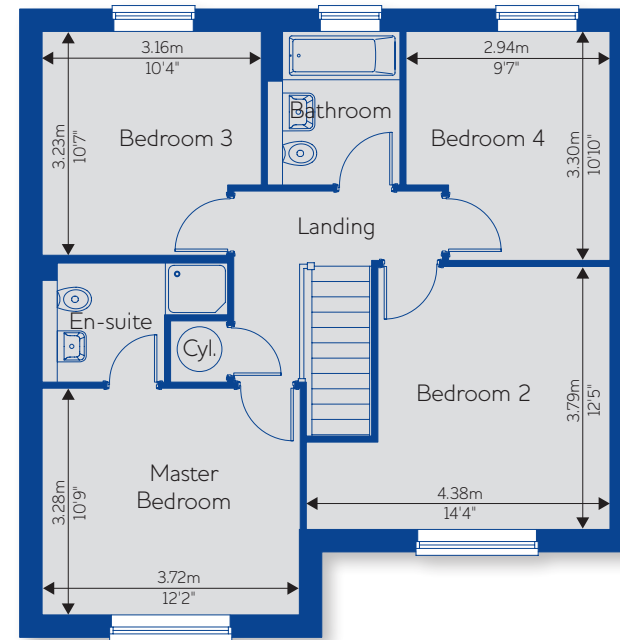


Ground Floor



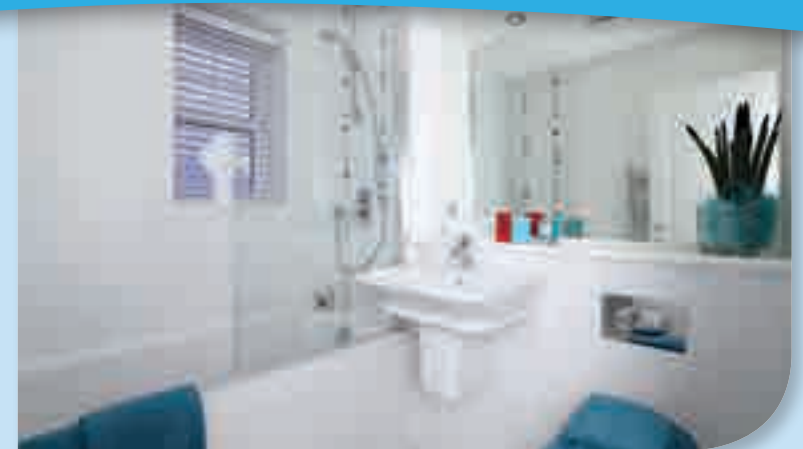
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

First Floor



Reynold

4 bedroom detached home with double garage

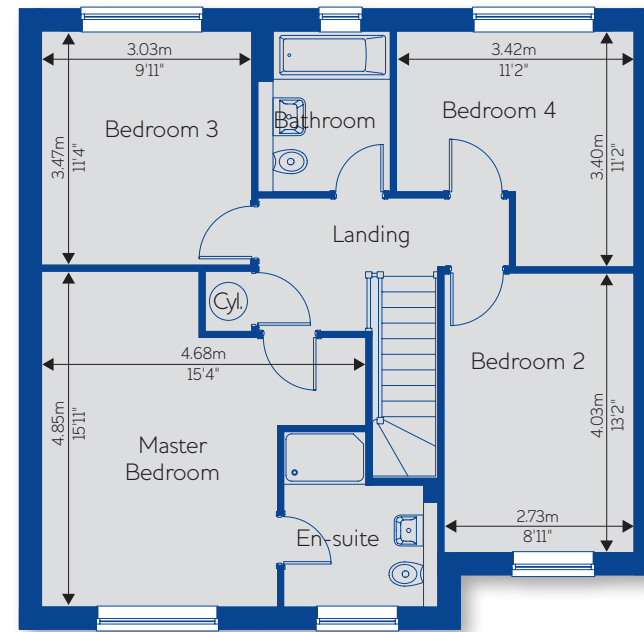




Ground Floor



First Floor



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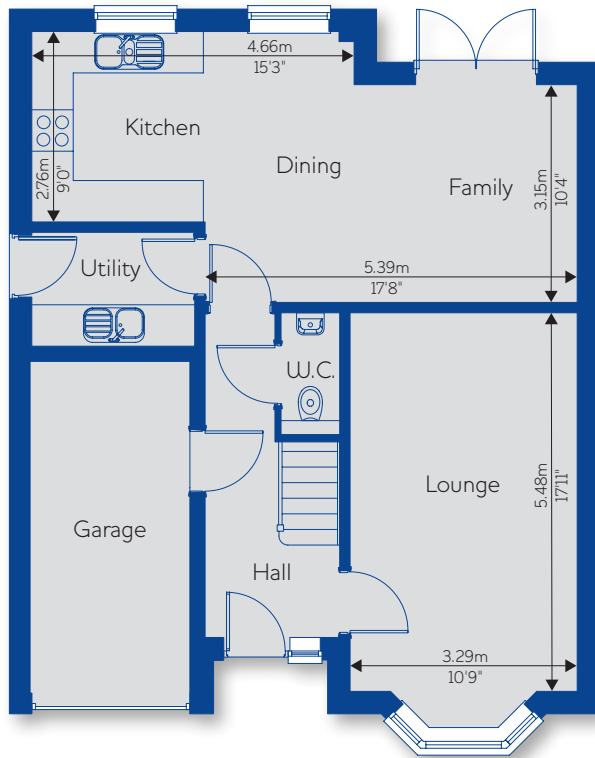
Belgrave

4 bedroom detached home with garage

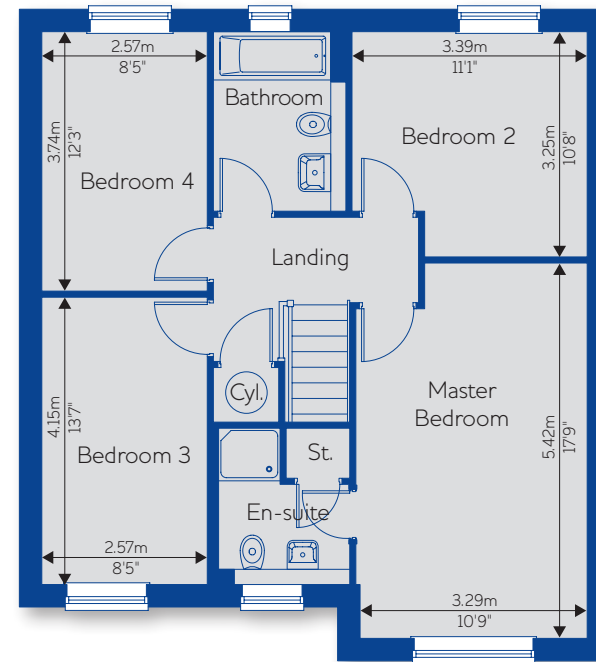




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

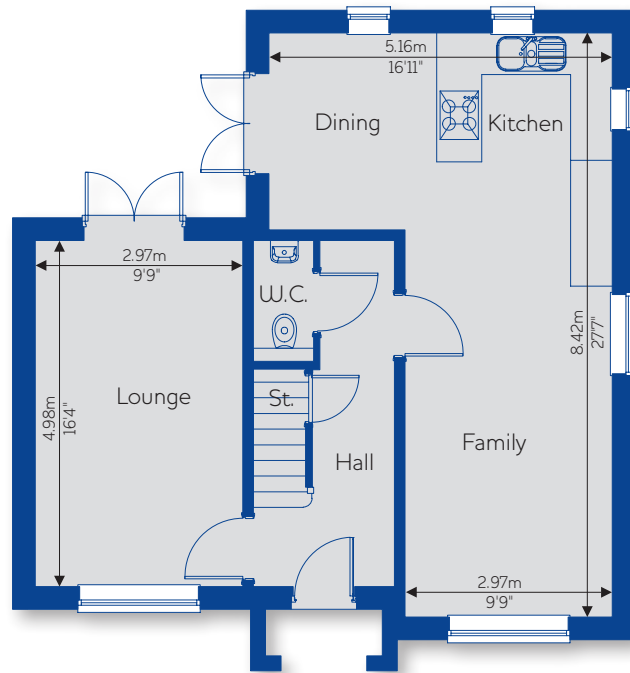
Hatton

4 bedroom detached home with garage

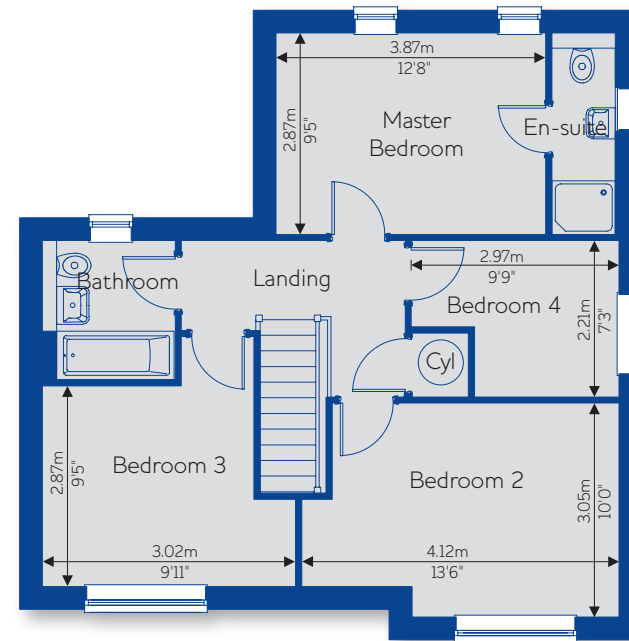




Ground Floor



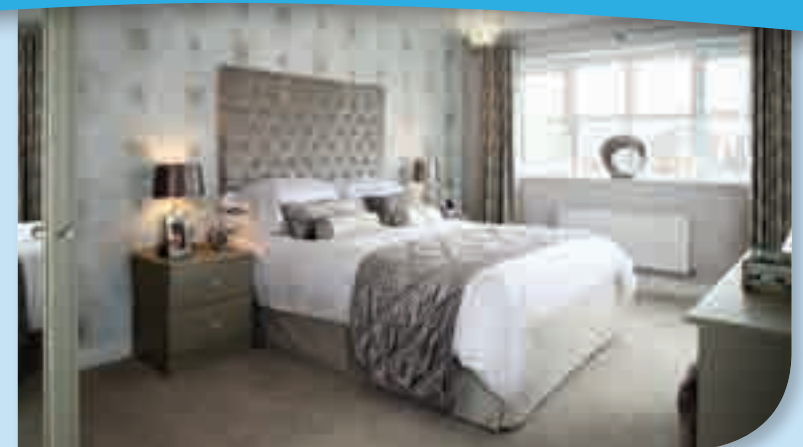
First Floor



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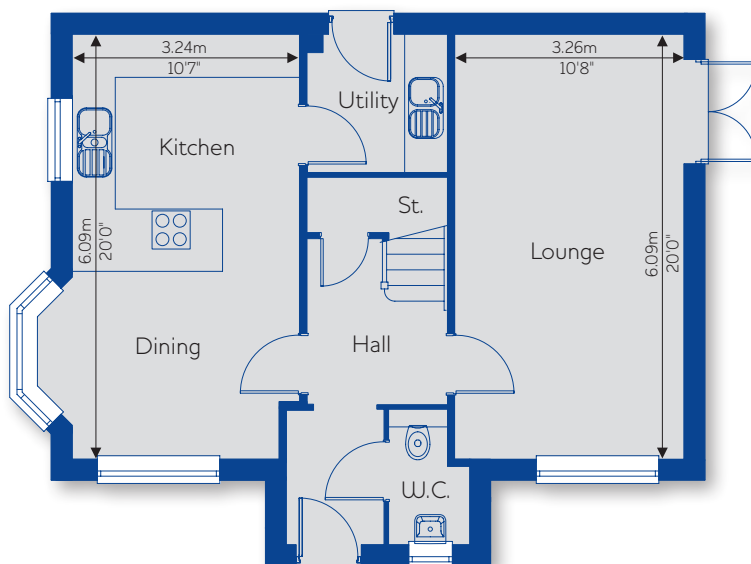
Brantwood

4 bedroom detached home with garage



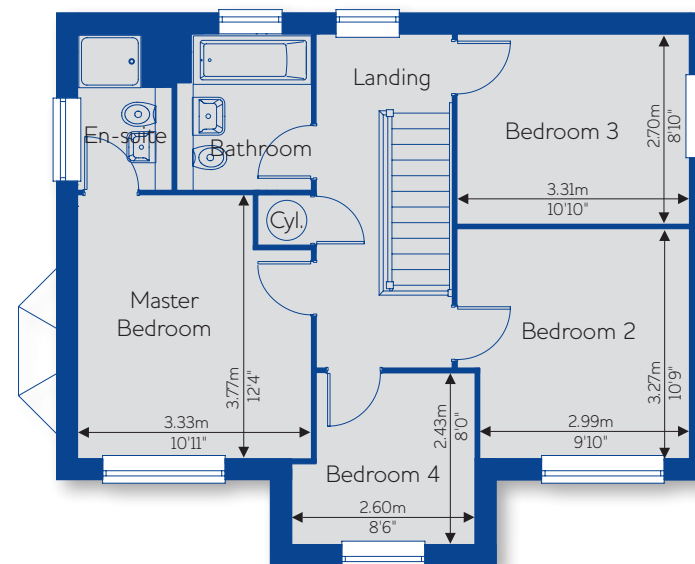


Ground Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plots 17, 35 & 43 window positions will vary. Please speak to a Sales Executive for details.

First Floor



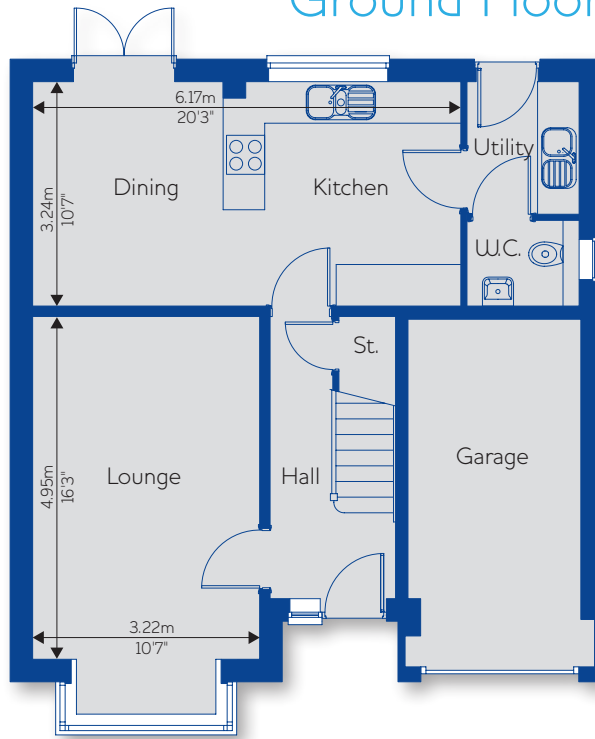
Bonington

4 bedroom detached home with garage



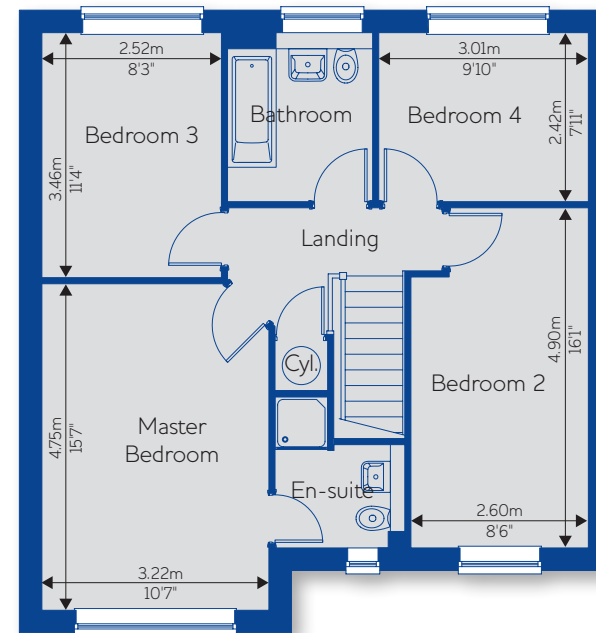


Ground Floor



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First Floor



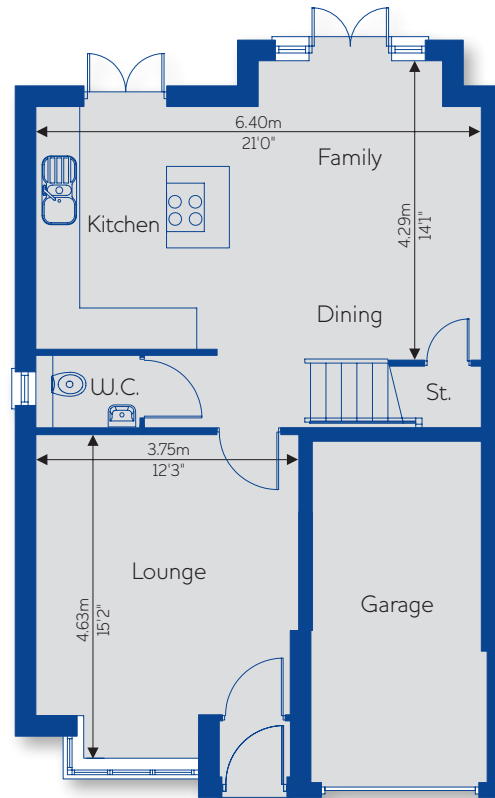
Renishaw

4 bedroom detached home with garage

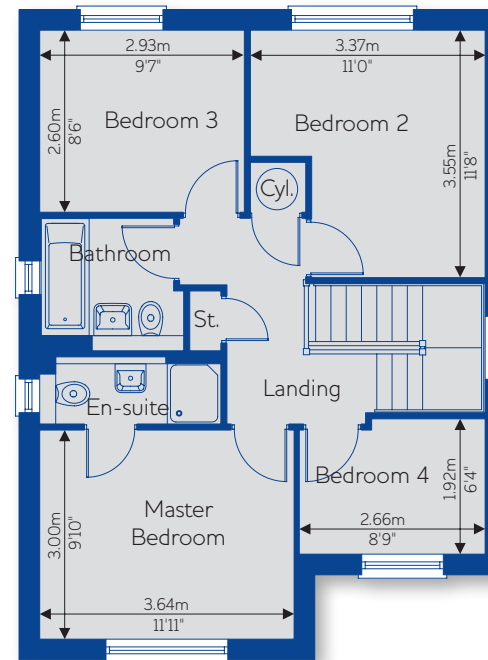




Ground Floor



First Floor



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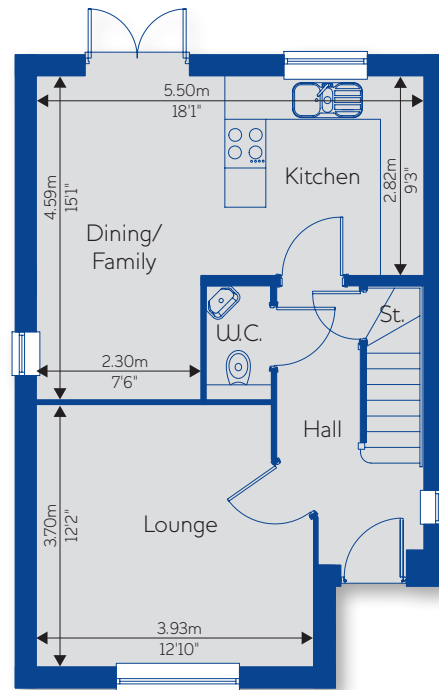
Bowes

4 bedroom detached home with garage





Ground Floor



First Floor



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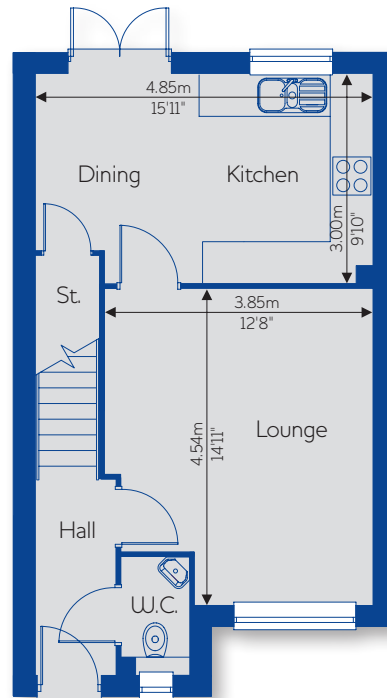
Charleston

3 bedroom detached home with garage

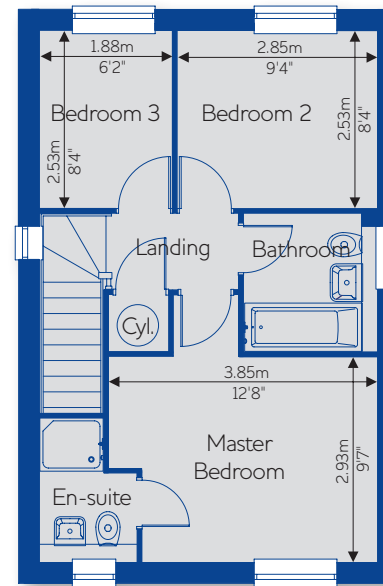




Ground
Floor



First
Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.
No garage to Plot 64.

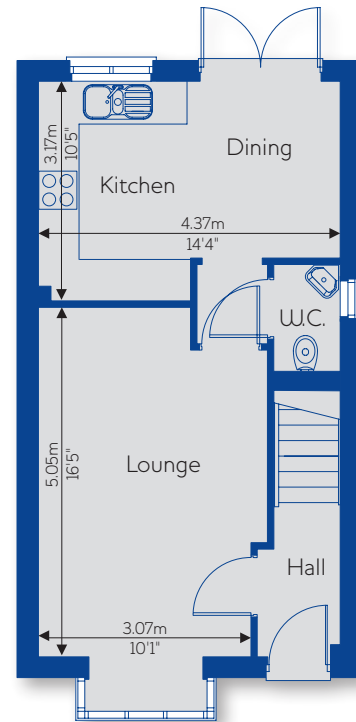
Elmbridge

3 bedroom detached home with garage/parking space

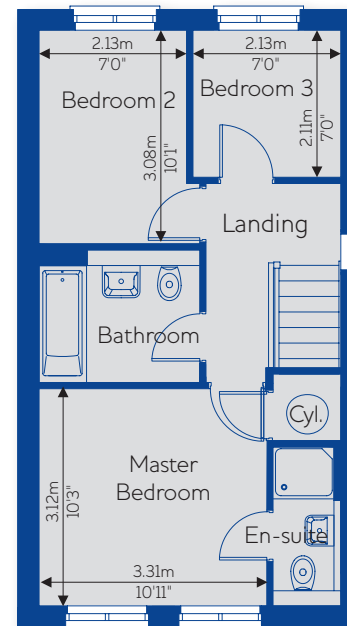




Ground Floor



First Floor



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Burlington

3 bedroom semi-detached home



Specification

Fixtures and fittings of exceptional quality

All the homes at Duxbury Manor are built with modern family living in mind. The specification is carefully chosen for its quality, practicality and aesthetics, to meet the daily demands of modern household requirements.



Kitchens

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

- ◆ Upstands with a stainless steel splashback
- ◆ Zanussi appliances are fitted as standard and include a stainless steel single fan oven, stainless steel 4 ring gas hob, stainless steel chimney hood or island hood
- ◆ A+ rated integrated fridge freezer and integrated microwave
- ◆ Polished chrome ceiling downlights

Bathrooms and en-suites

Complete with classic white sanitaryware and chrome fittings, providing a quality feel around these rooms;

- ◆ Back to wall Roca sanitaryware including soft close toilet seats
- ◆ Hansgrohe taps to hand basins
- ◆ Hansgrohe bath and shower mixer tap, with slide shower rail and bath screen to bathroom in 4 bedroom detached homes
- ◆ Hansgrohe thermostatic shower to en-suite
- ◆ Hansgrohe bath and hand rinse single lever mixer tap to the bath in the bathroom in 3 bedroom homes
- ◆ A large selection of ceramic tiles are available to choose from for selected wall areas, with the option of upgrades
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house types dependent), the warmth is radiated through your home with radiators.



Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

- ◆ Contemporary style 2 panel satinwood internal doors with Carlisle Brass polished chrome door furniture
- ◆ Polished chrome switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge, family room (where applicable) and master bedroom with phone sockets fitted to the lounge and smallest bedroom
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

External features

1.8m screen fencing is provided throughout. Paved areas are in a buff riven flag. The front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout. Cycle stores to selected plots (please refer to Sales Executive)

Warranty and Sustainability



An NHBC ten year warranty on your Rowland home will ensure that you can sleep comfortably with the knowledge that along with the high specification this home offers, it also offers a reassuringly high quality of build.

- ◆ Your new Rowland home addresses a number of sustainable principles, by improved build techniques and utilising selected quality materials, and where possible from sustainable sources, the impact on the environment and climate change has been reduced whilst increasing the performance of your home
- ◆ Water wastage has significantly been reduced by installing cisterns and showers that efficiently reduce flow rates
- ◆ Kitchen appliances such as your fridge/freezer are minimum A- rated for energy efficiency and water consumption
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the United Kingdom's carbon dioxide emissions. The average household causes about 6.0 tonnes of carbon dioxide every year.

Based on this assessment the new homes on Duxbury Manor are expected to produce in excess of 75% less carbon dioxide every year than the average household.

Typically this would equate to estimated energy costs for the homes in the region of £1,500.00 for every three years, excluding energy used for running appliances like televisions, computers and cookers, compared to similar estimated energy costs of £2,850.00 for an older property.



You and your family will benefit from the solar photovoltaic (PV) installation which we have installed on the property.

The advantages of solar PV is that it reduces your electricity costs, it works from the sun's rays and will even generate on cloudy days all year round.

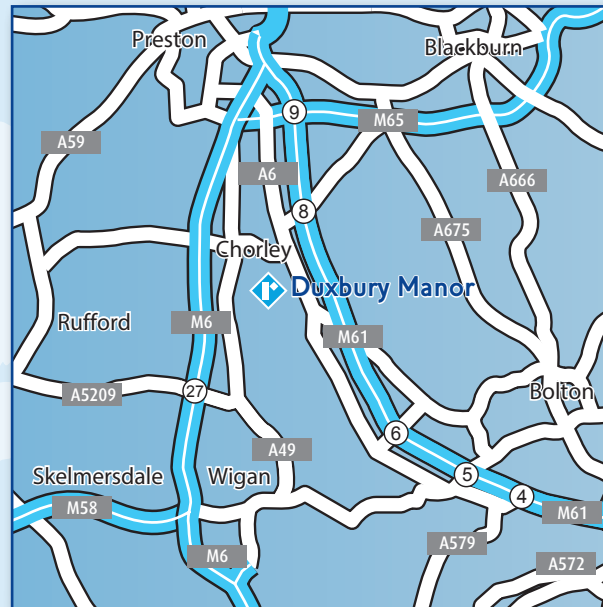
The systems that we have installed are very reliable, they have no moving parts, require little, if any, maintenance and they produce zero carbon dioxide emissions.

Upgrade your home

Rowland Homes offer an extensive range of extras which can accommodate any preference for individuality or for that added bit of luxury, all at competitive prices dependent upon build stage. Please ask a member of our sales team for more information.



Duxbury Manor



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Calls cost 7p per minute plus your phone company's access charge.

rowland.co.uk

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