

# Ash View

Bowgreave



An elegant collection of family homes



# 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 25 years.

At Rowland, we believe in providing a varied portfolio with traditional exteriors and modern interiors 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 you'll find one to suit your lifestyle; enjoy the experience!**







## Welcome to Bowgreave

### A village in its own right – just a mile from Garstang

Falling within the grandly named parish of Barnacre-with-Bonds, Bowgreave is a self-contained village just a mile from the market town of Garstang.

The celebrated weekly Thursday market in Garstang has its roots in the 14th century, and every year the town plays host to a popular arts festival and agricultural show, each reflecting the strong sense of community, heritage and history with which the town is blessed. It is perhaps no surprise to discover that, as well as being a 'Britain in Bloom' award-winner for many years, Garstang has been declared 'the world's first Fairtrade town', and its bustling high street of independent shops, restaurants, cafés and pubs offers a wealth of choice for shopping, relaxation and entertainment. The town also features numerous supermarkets. Garstang is well served by several Primary schools; there is also

a Secondary school – Garstang Community Academy, in Bowgreave itself - with nearby Lancaster, Preston and Blackpool providing an excellent choice of further education and university opportunities.

There are good local road links from Garstang to both Preston and Lancaster, where the West Coast rail line provides through services to Manchester, London and Scotland. The M55/ M6 junction just north of Preston is just over eight miles south of Garstang, for car travel to Blackpool, the Lake District, the cities of the North West and beyond. To the west, the quiet lands of the Fylde and the Lancashire coast are ideal for days out; and just a few miles to the east is the Trough of Bowland, one of England's secret gems - a landscape of high fells and moorlands, stone-built villages and green river valleys, perfect for exploration by car, bicycle and on foot.





# Ash View

*Desirable, quiet and peaceful*

Located off Garstang Road, which leads directly into Garstang town centre, Ash View is perfectly placed for home buyers wanting to enjoy a relaxed family life.

There is an extensive choice of properties available, including semi-detached homes and detached houses, most with garages. Homes enjoy rear gardens that feature french door access from interior living areas. The development has been landscaped to create a village-like ambience, with a central area of public open space that adds to the atmosphere of an established development.







House sizes, designs and exterior finishes at Ash View have been carefully chosen so as to give the development the look and feel of a village community that has grown over time.



Interiors encourage relaxed, family lifestyles with fully fitted kitchens that incorporate generous work-surfaces, storage space and integral brand-name appliances including hob, oven and fridge-freezer.

Bathrooms, cloakrooms and en-suites feature pure white designer sanitaryware with easy to maintain polished chrome fittings.

Key living areas are fitted with downlighters plus TV, telephone and communications points are strategically placed for installation of home entertainment and media systems. Smoke alarms are supplied as standard and garages are fitted with lighting plus mains electricity sockets.





## Development plan

- ◆ **Hatton**  
4 bedroom detached home with garage
- ◆ **Brantwood II**  
4 bedroom detached home with garage
- ◆ **Bonington**  
4 bedroom detached home with garage
- ◆ **Aroncroft**  
4 bedroom detached home with garage
- ◆ **Holbrook**  
4 bedroom detached home with garage
- ◆ **Bowes**  
4 bedroom detached home with garage
- ◆ **Charleston**  
3 bedroom detached home with garage
- ◆ **Victoria**  
3 bedroom detached home with garage
- ◆ **Burlington – Affordable Home\***  
3 bedroom semi-detached/mews home
- ◆ **Waddington – Affordable Home\***  
2 bedroom semi-detached home
- ◆ **Affordable Housing**

\*Affordable homes may be available on intermediate sale to qualifying purchasers, please ask our Sales Executive for terms and conditions.



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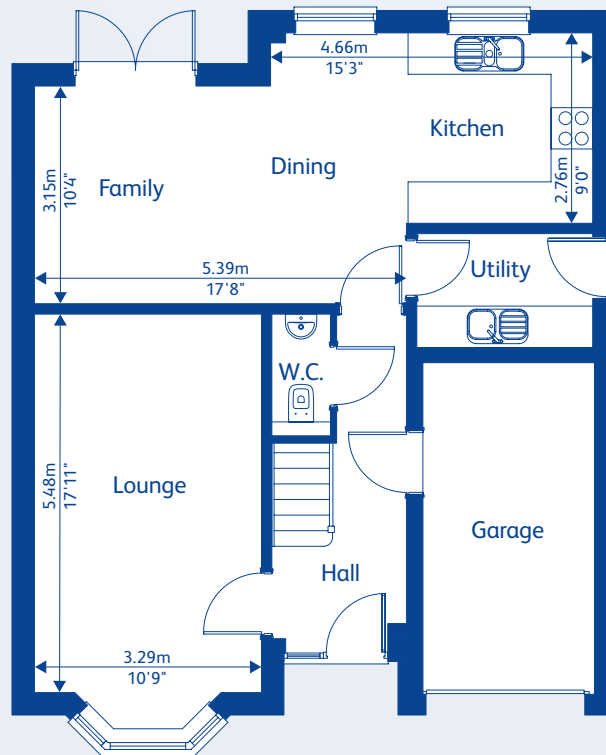


Computer generated image of the Hatton

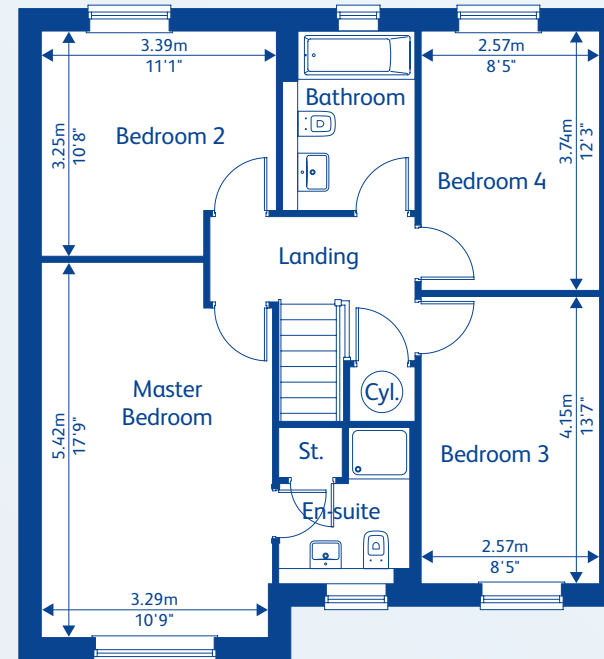


# Hatton

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. Please speak to the Sales Executive for full details.



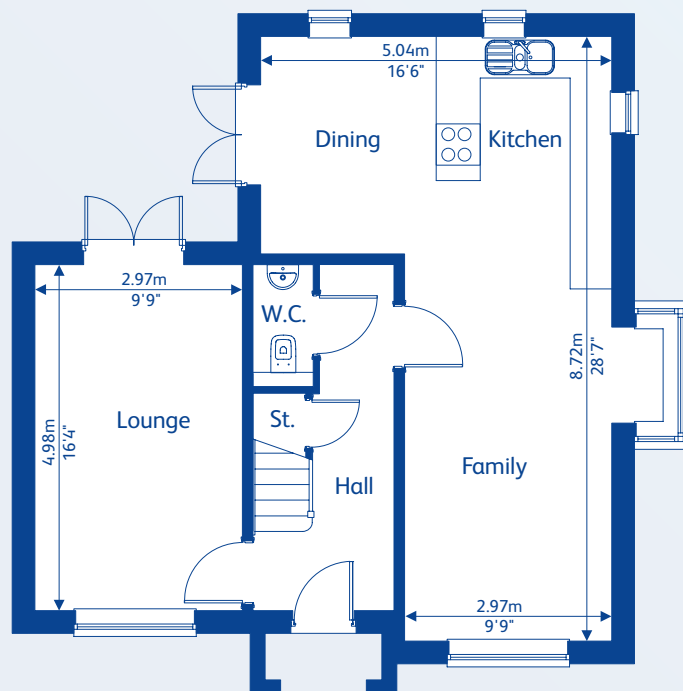


Computer generated image of the Brantwood II

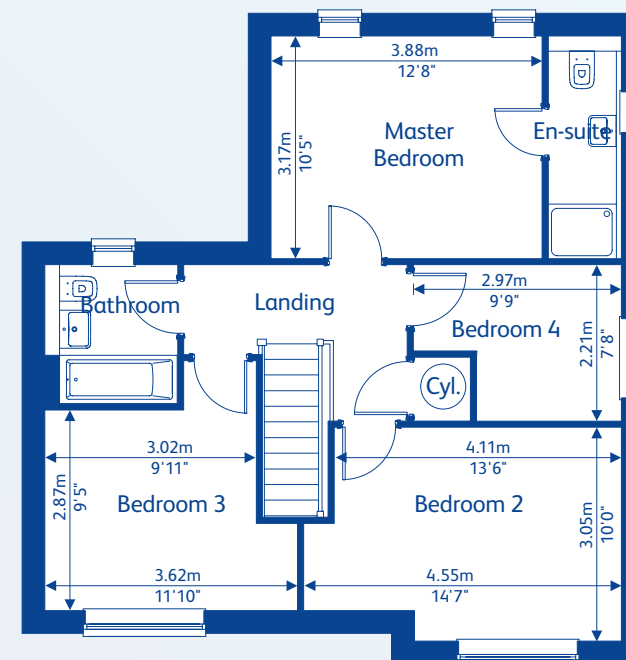


# Brantwood II

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. Please speak to the Sales Executive for full details.



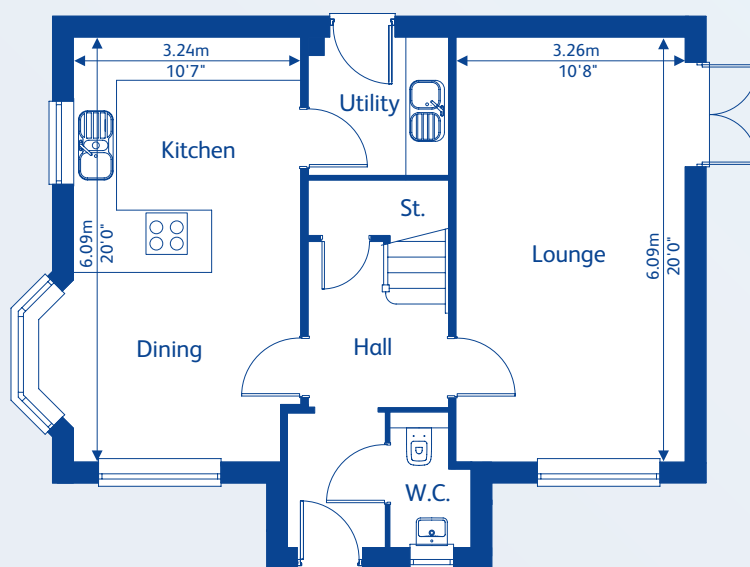


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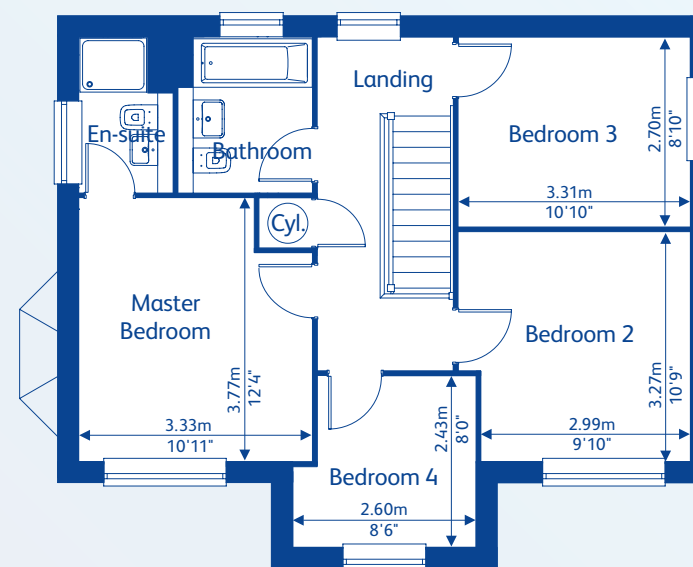


# Bonington

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. Plot 1 window positions will vary. Please speak to the Sales Executive for full details.

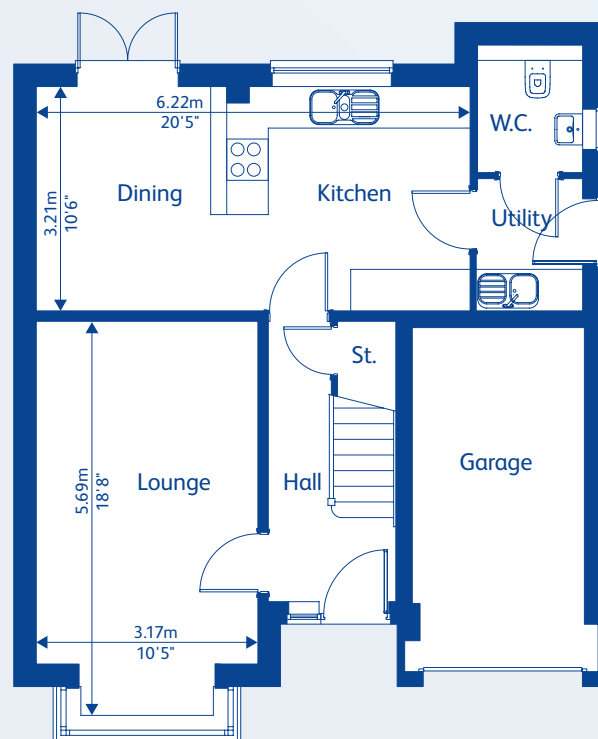
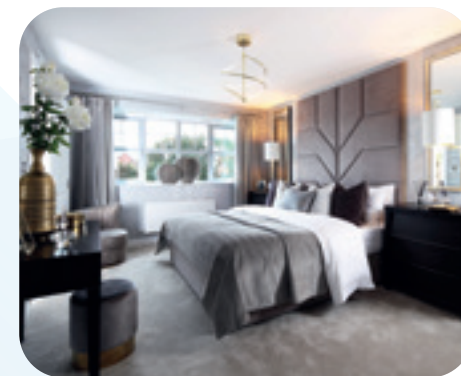


Computer generated image of the Aroncroft

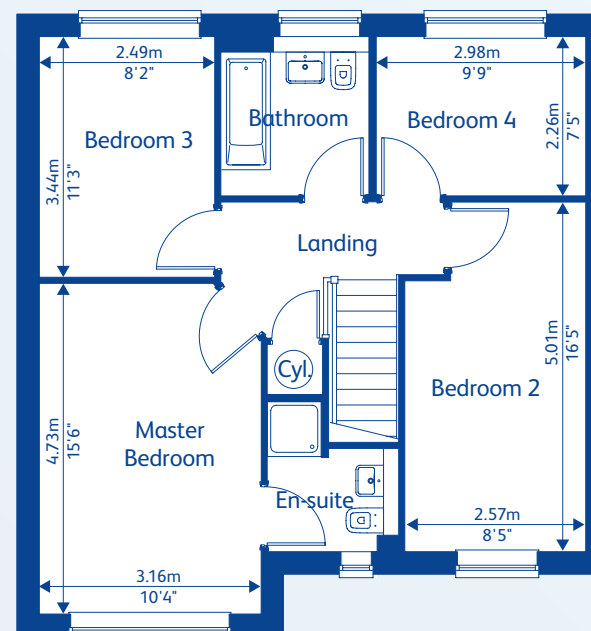


# Aroncroft

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. Please speak to the Sales Executive for full details.

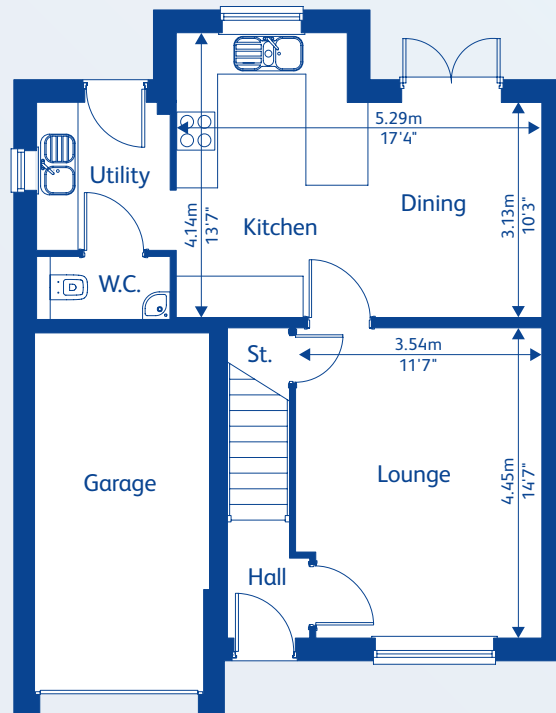


Computer generated image of the Holbrook

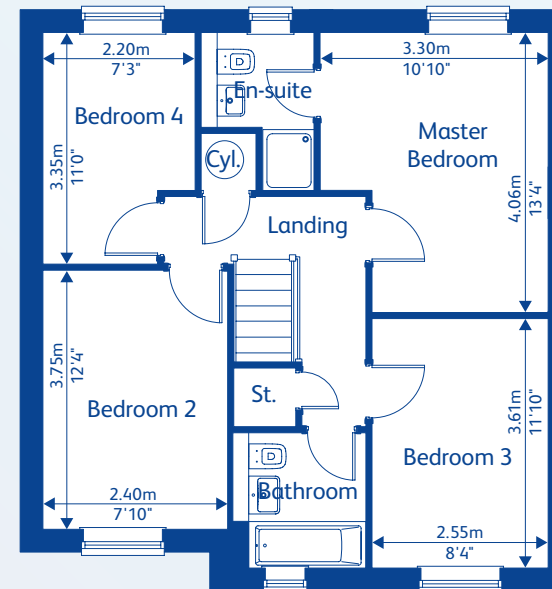


# Holbrook

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. Please speak to the Sales Executive for full details.

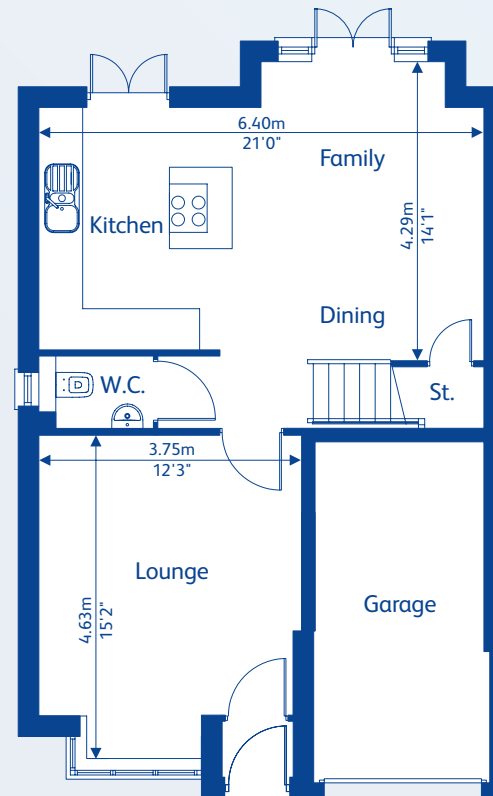


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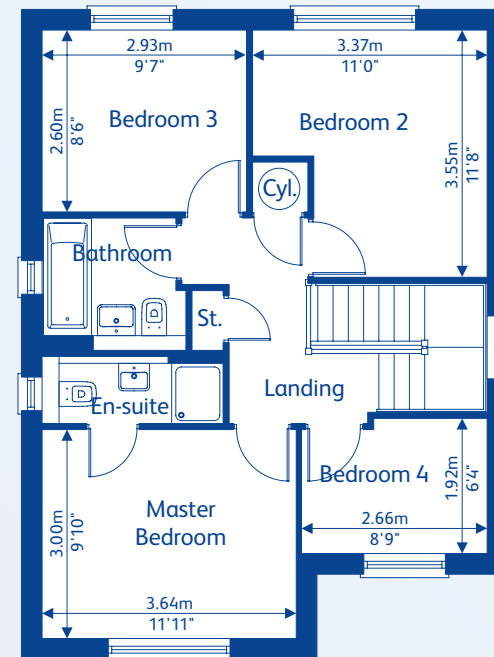


# Bowes

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. Please speak to the Sales Executive for full details.

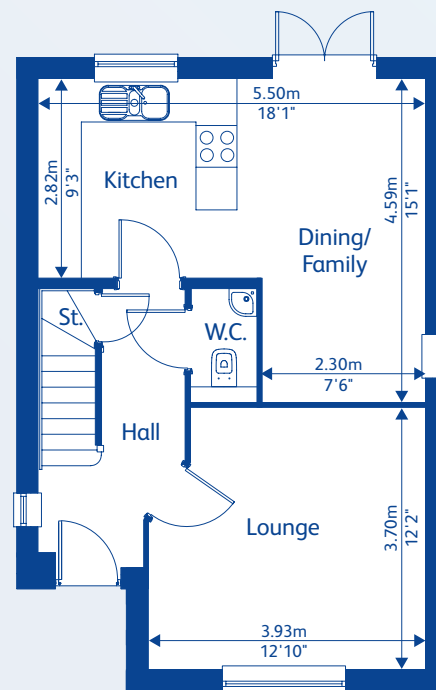


Computer generated image of the Charleston

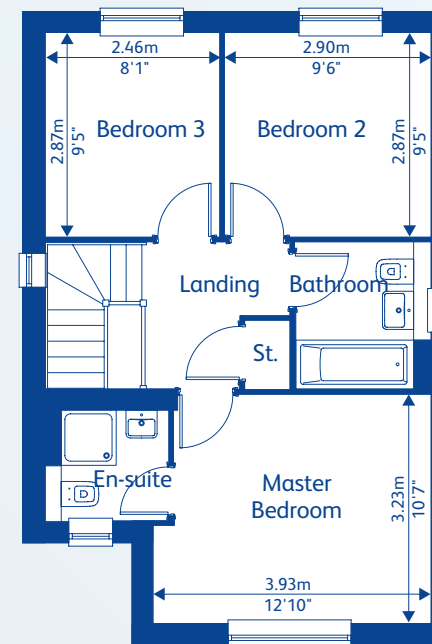


# Charleston

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. Attached garage to plot 9. Please speak to the Sales Executive for full details.

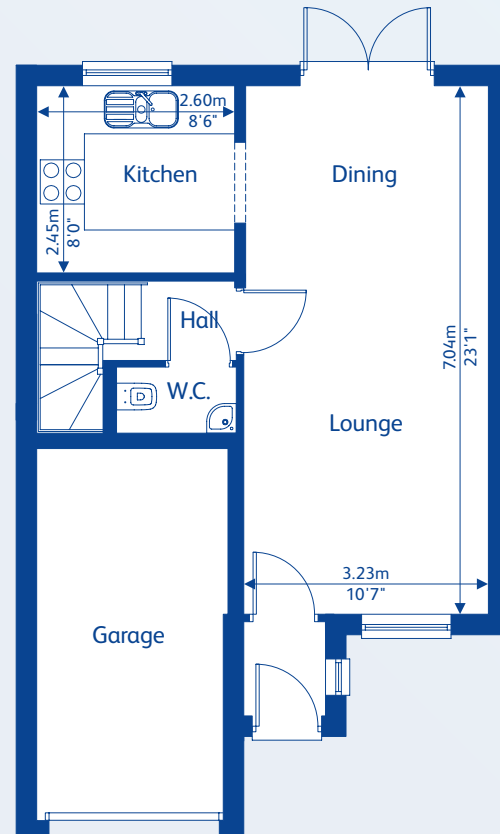


Computer generated image of the Victoria

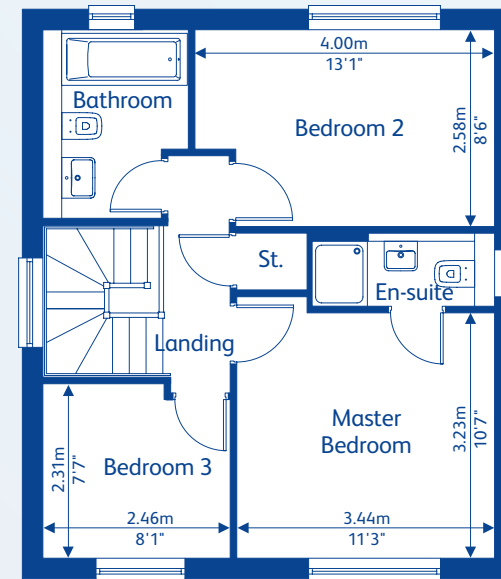


# Victoria

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. Please speak to the Sales Executive for full details.

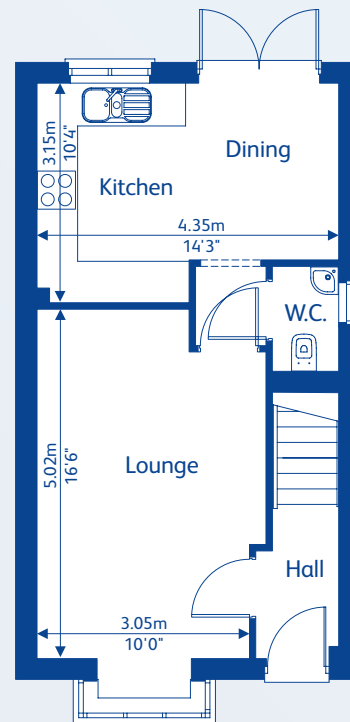


Computer generated image of the Burlington

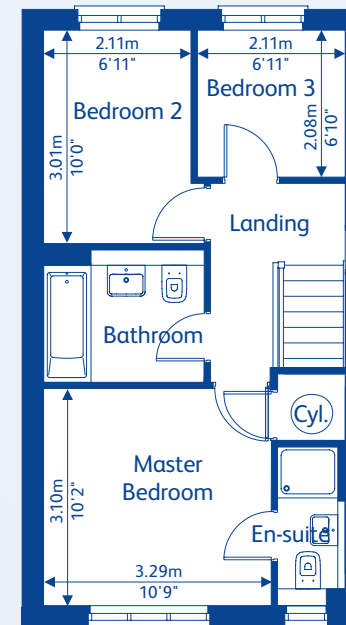


# Burlington\*

3 bedroom semi-detached/mews home



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. Gable end windows dependent on orientation of the property. Not all plots will have a pediment over the master bedroom. \*Affordable homes may be available on intermediate sale to qualifying purchasers, please ask our Sales Executive for terms and conditions. Please ask Sales Executive for detailed plans.

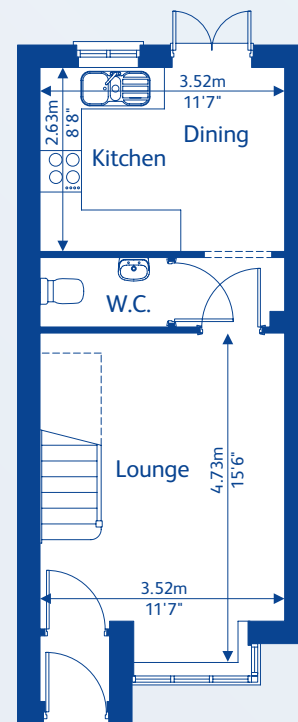


Computer generated image of the Waddington



# Waddington\*

2 bedroom semi-detached home



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. Gable end windows dependent on orientation of the property.

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# Specification

All the homes at Ash View 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.

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

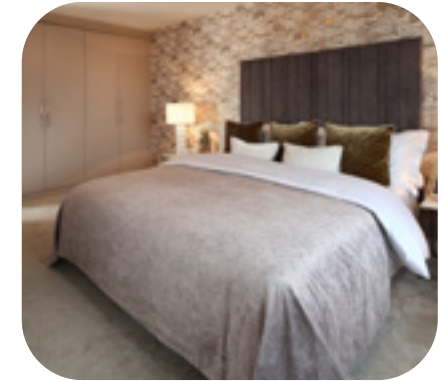






## Heating

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 type dependent), the warmth is radiated through your home with Myson 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 polished chrome door furniture
- ◆ Chrome switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with a phone socket fitted to the lounge
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing



### Bathrooms and en-suites

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

- ◆ Back to wall sanitaryware
- ◆ Hansgrohe Coolstart taps to hand basins
- ◆ Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (to all house types with exception of Charleston and Victoria)
- ◆ Hansgrohe bath filler to Charleston and Victoria
- ◆ Hansgrohe thermostatic shower wall bar to all en-suites and separate showers
- ◆ 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

### 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. In addition;

- ◆ Your new Rowland home addresses a number of sustainable principles, by improved build techniques and utilising selected quality materials from where possible, 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 (where provided)
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

### External features

1.8m timber screen fencing is provided with brick walls and rural fencing to selected areas/boundaries. 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.





### Upgrade your home

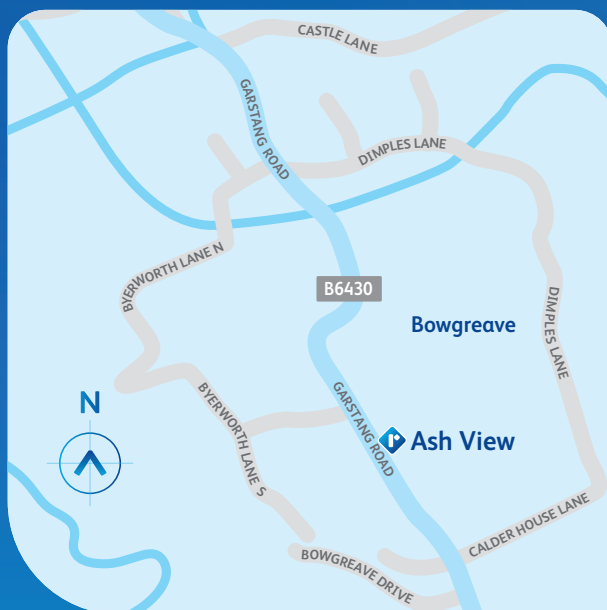
Rowland offer an extensive range of extras which can accommodate any preference for individuality or for that added bit of luxury, all at competitive prices dependent upon build stage.

For example:

- ◆ Upgraded kitchen
- ◆ Tiling upgrades
- ◆ Carpets
- ◆ Additional lighting
- ◆ Additional sockets

*Please ask a member of our sales team for more information*

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## Ash View Bowgreave

Ash View  
Garstang Road  
Bowgreave  
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PR3 1YE

Sales Enquiries:  
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# Rowland