



### Ground Floor

	Metric	Imperial
Lounge	4410m x 5452m	14'5" x 17'10"
Study	4410m x 2463m	14'5" x 8'11"
Kitchen/Family/Dining	9360m x 7835m	30'8" x 25'8"
Utility Room	2162m x 4195m	7'11" x 13'9"
WC	2162m x 4195m	7'11" x 3'11"

### First Floor

	Metric	Imperial
Bedroom 1	4574m x 6700m	15'0" x 21'11"
En suite	2587m x 3325m	8'6" x 10'11"
Bedroom 2	4190m x 5497m	13'9" x 18'0"
En suite	2962m x 1775m	9'8" x 5'10"
Bedroom 3	4113m x 5510m	13'6" x 18'1"
Bathroom 4	4423m x 3476m	14'6" x 11'5"
Bathroom 5	3107m x 4234m	10'2" x 14'2"
Bath	4423m x 2561m	14'6" x 8'5"

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Liverpool Road, Hutton, Preston

Offers Over £874,950

### Plot 1 - The Stratford - Luxury 5 Bedroom 3 Bathroom Home

Ben Rose Estate Agents are delighted to present to the market Hutton Grange by Roxford Homes, an exclusive collection of luxurious five and six-bedroom executive homes, set within a private gated entrance in the sought-after village of Hutton, just outside Preston. Designed for the discerning homeowner, these properties blend timeless elegance with cutting-edge modernity, offering an unrivaled living experience. Close to Longton Village and it's amenities, as well as fantastic schools like Hutton Grammar School, this development is located in a truly prime area.

Designed for the discerning homeowner, these properties blend timeless elegance with cutting-edge modernity, offering an unrivaled living experience. Each home is a masterpiece of design and craftsmanship, featuring expansive, open-plan interiors that flow seamlessly into beautifully landscaped gardens through elegant bi-fold doors. Perfect for family life and entertaining, these versatile spaces provide the ultimate in comfort and sophistication. Each plot is equipped with advanced energy-efficient systems and solar panels, offering eco-conscious living while reducing energy bills. The combination of state-of-the-art technology with opulent design ensures a home that is both environmentally friendly and indulgently comfortable, boosted even further by underfloor heating throughout.

With The Stratford, the large, airy living kitchen is the focal point of the ground floor in this superbly planned design. The kitchen's impressive open-plan layout includes generous dining space and breakfast island alongside the Neff appliances, Quartz countertops, and custom cabinetry. Bi-fold doors open out onto the garden to extend the space even further.



