

# Dewhurst Homes

## Plot 3, Oak Hill Rise, Oak Hill Rise Garstang PR3 1YE



**£675,000**

\* 5 BEDROOM DETACHED HOUSE \* 5 DOUBLE BEDROOMS \* LUXURIOUS SPECIFICATION \* SITUATED WITHIN GROUNDS OF GARSTANG GOLF CLUB \* OCTOBER 2020 COMPLETION \*

FLOORING INCLUDED IF RESERVED BY DECEMBER 31st 2020

Plot 3, THE WINDSOR, is a grand 5 bedroom detached family home with detached double garage. The outstanding interior layout comprises of a contemporary open plan kitchen/dining room, beautiful large lounge, downstairs WC, study room/ office and separate utility room. To the first floor, four good size double bedrooms, all of which enjoy en suite facilities. The second floor is home to the spacious master bedroom, dressing room, 2 large storage rooms and modern bathroom. This stunning development has been built by Baxter Homes, who have established an enviable reputation in a short space of time.

Oak Hill Rise is situated within the landscaped grounds of Garstang Golf Club and commands exclusive panoramic views across the fairways and greens of the golf course. Set on the banks of the River Wyre this old market town is steeped in History. With its beautiful local architecture, its array of local shops and amenities, Garstang is fast becoming one of the most sought after locations to buy a home. The Forest of Bowland is on the doorstep and it is only 10 miles from the city of Preston and 11 miles south of the historic city of Lancaster.

\* Help to buy scheme available.  
Reservations now being taken.

**Appleton House, 1-2 Rope Walk, Garstang, PR3 1NS**  
**T: 01995 601814 | [garstang@dewhursthomes.co.uk](mailto:garstang@dewhursthomes.co.uk)**  
**[www.dewhursthomes.co.uk](http://www.dewhursthomes.co.uk)**

## **Address**

Plot 3 Oak Hill Rise, Garstang Golf Club, Bowgreave Drive, Bowgreave, PR3 1YE

## **Directions**

From the Garstang office turn left onto Park Hill Road, take the second exit at the mini roundabout. At the next roundabout take the second exit and at the next mini roundabout take the third exit proceeding down the High Street and bearing left at The Royal Oak Hotel onto Bridge Street. Take the first exit at the mini roundabout and go over the bridge. Continue along Bonds Lane and go straight on at the Dimples Lane mini roundabout. You will see the High School on your left and then proceed a few more hundred yards and on the righthand side is Bowgreave Drive where you will see Baxter Homes advertising and Garstang Golf Club sign.

## **Accommodation**

Plot 1, The Windsor, is a grand 5 bedroom detached family home with detached double garage. The outstanding interior layout comprises of a contemporary open plan kitchen/ dining room, beautiful large lounge, downstairs WC, study room/ office and separate utility room. To the first floor, four good size double bedrooms, all of which enjoy en suite facilities. The second floor is home to the spacious master bedroom, dressing room, 2 large storage rooms and modern bathroom.

## **Agency Notes**

Please note all measurements have been taken using a laser measure which may be subject to a small margin of error

## **Appliances**

Any electrical appliances included have not been tested neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract.

## **House To Sell**

If you have a house to sell we can provide FREE market appraisal and sales advice. For details call 01995 601814.

## **Mortgage**

If you have a house to sell we can provide FREE market appraisal and sales advice. For details call 01995 601814.

## **New room**

## **EPC**

## **Floor Plan**



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers/tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Gas, electrical or other appliances, drains, heating, plumbing or electrical installations have not been tested. All measurements quoted are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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