

Jubilee Gardens Euxton



A desirable collection of elegant new homes

About Rowland

Independently owned and dedicated to the creation of delightful developments, Rowland represents excellence in house design, construction and the creation of thriving communities.

Established in 1993, Rowland is an independent, privately owned house-builder based in the north-west of England - and we've developed a proud track record for offering customers a stylish range of high-quality homes at affordable prices.

At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses and apartments in a range of sought-after and convenient 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, whether it's a one-bedroom studio apartment, a detached family home or a luxury penthouse.

All 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 maximum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. A good deal of time and careful planning goes into the layout of each development. We believe in creating a thriving neighbourhood and community for like minded people, blending the development and areas of public open space into the local environment in a complementary and often spectacular way.

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



Previous Rowland development





Welcome to Euxton

Where past and present
go hand-in-hand

The delightful Lancashire village of Euxton has a heritage to be proud of; Romans marched through here along Old Watling Street, King Edward I granted the hamlet a market charter in 1301, and King Charles II lodged here in 1651. These days, Euxton is a thriving village and is made up of small, friendly communities.

Surrounded by countryside, yet close to local towns, Euxton is also near to excellent local transport links, including the M6, connecting to The Lake District, Blackpool, Liverpool and The Midlands - and the M61, for Manchester, Leeds and beyond. Euxton also has rail links to Liverpool, Preston, Chorley and Manchester.



There are no less than three Primary schools in the village, with an excellent choice of Secondary schools in Chorley and Leyland – whilst both Preston and Lancaster each have excellent Further Education colleges and universities. Together, nearby Preston, Leyland and Chorley offer an impressive choice of supermarkets and stores, as well as independent shops, regular markets, plus a wide range of restaurants, bars and entertainment venues.

For days out, Southport, Blackpool and the Lancashire coast are within easy reach and to the east, the rising moors of the Pennines offer plenty of opportunity for exploration by car, bicycle and on foot. A little to the north is the delightful Forest of Bowland, a peaceful and self-contained rural landscape of stone-built villages, woodlands and high hills leading eastwards towards the Yorkshire Dales.

Jubilee Gardens

School Lane, Euxton

Ideally located for town, country
and a wide range of local amenities

Jubilee Gardens comprises of a wide choice of imposing 4 & 5 bedroom family homes, offering the perfect layout for everyone in a beautiful surrounding.

The spacious and impressive development, embraces a public open space, as well as a pond that has been created to encourage local wildlife and flora. In addition, the overall layout has been designed to ensure that there is greenery and privacy for all residents; this is further enhanced by the presence of a plentiful number of trees, shrubs and borders, which add to the sense of a well-established community that has grown up over time.

Each style of property is individual and unique, incorporating architectural, decorative and brickwork features that give homes a bespoke signature rich in heritage and local character. Garden areas are accessible via French doors so as to blend indoor and outdoor living areas during the warmer months.

With exacting attention to detail, Rowland has ensured that property interiors demonstrate the latest trends in modern, contemporary design, whilst airy and light open-plan environments ensure that living areas make maximum use of space to create a truly welcome family environment.





Bathroom and kitchens benefit from the latest designer appliances, fixtures and fittings, whilst entertaining, dining and kitchen areas have been designed to flow from one space to the next for relaxed, easy-going family living.

Development plan

- ◆ **Wallingford**
 5 bedroom detached home with double detached garage.
 Plot 103.
- ◆ **Regency II**
 5 bedroom detached home with double garage.
 Plots 28, 29, 30, 42, 52, 55, 58, 59, 64, 67, 99, 102, 104, 116, 137, 139.
- ◆ **Kingswood**
 5 bedroom detached home with double garage.
 Plots 41, 108, 136.
- ◆ **Arley**
 4 bedroom detached home.
 Plots 1, 43, 54, 66, 100, 101, 105, 117, 124, 126.
- ◆ **Tabley**
 4 bedroom detached home.
 Plots 2, 5, 25, 51, 69, 79, 96, 107, 138, 145.
- ◆ **Reynold**
 4 bedroom detached home with detached garage.
 Plots 3, 26, 40, 109, 127.
- ◆ **Belgrave**
 4 bedroom detached home with garage.
 Plots 6, 53, 62, 144, 146.
- ◆ **Hatton**
 4 bedroom detached home with garage.
 Plots 31, 45, 60, 63, 97, 123, 142, 148.
- ◆ **Brantwood II**
 4 bedroom detached home with garage.
 Plots 27, 38, 50, 57, 65, 70, 122, 141, 149.
- ◆ **Bonington**
 4 bedroom detached home with garage.
 Plots 39, 56, 80, 94, 98, 128, 140.
- ◆ **Bowes**
 4 bedroom detached home with garage.
 Plots 4, 44, 61, 68, 77, 78, 95, 106, 125, 135, 143, 147.
- ◆ **Affordable Housing**



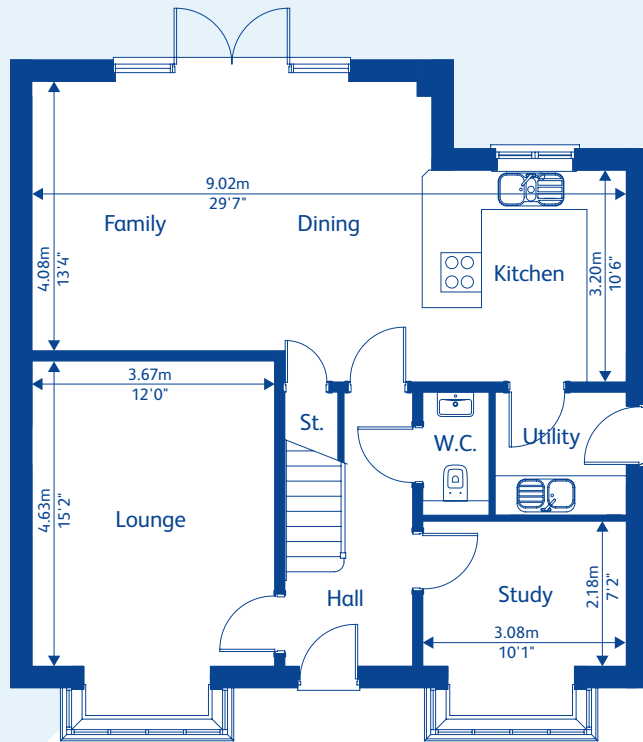




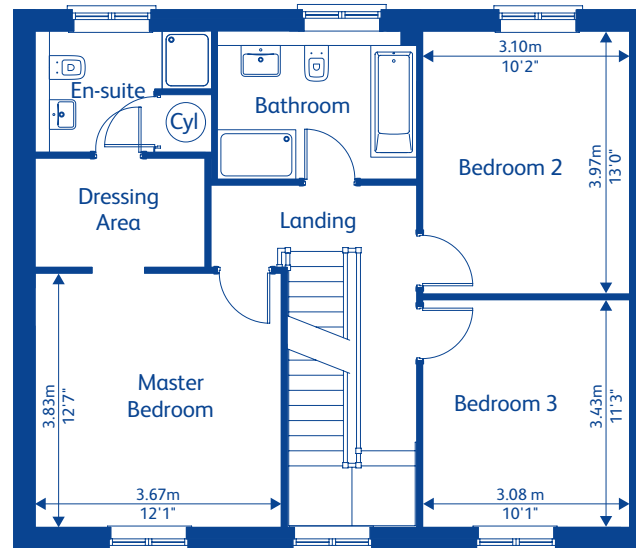
Computer generated image of the Wallingford

Wallingford

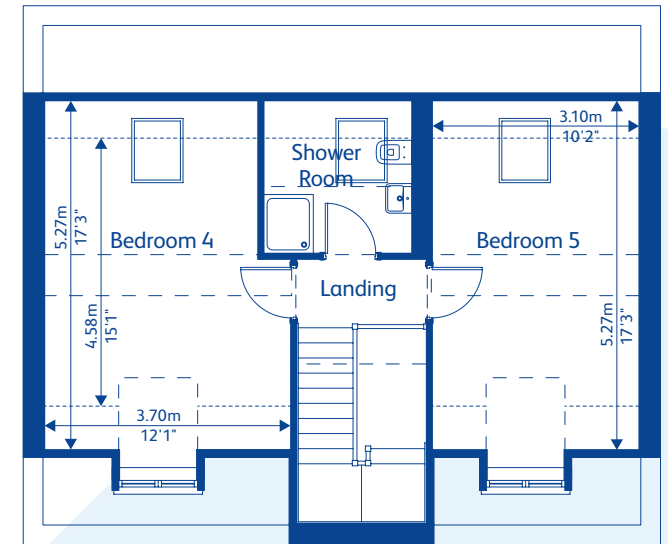
5 bedroom detached home with double detached garage



Ground Floor



First Floor



Second Floor

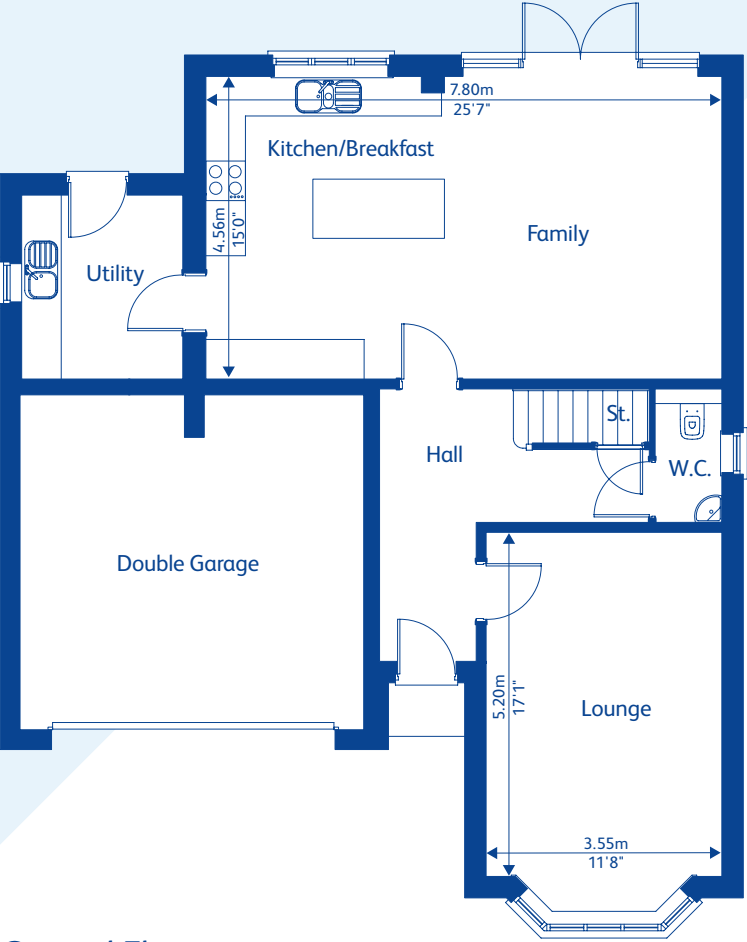
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



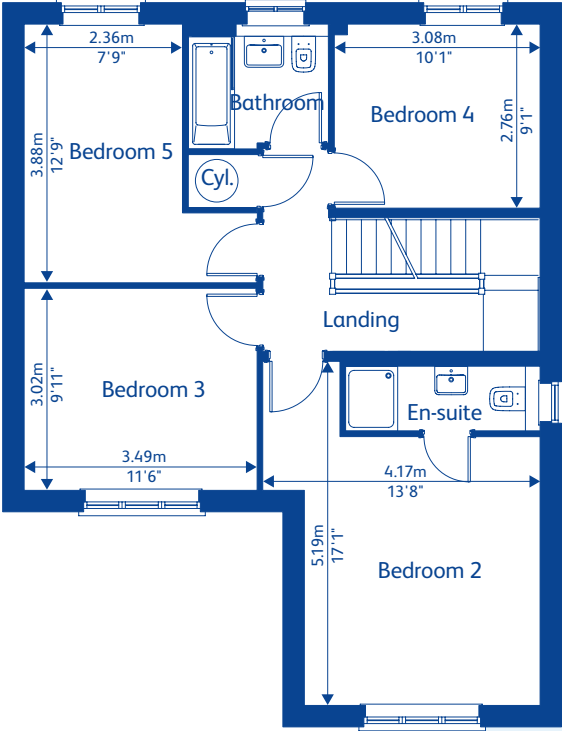
Computer generated image of the Regency II

Regency II

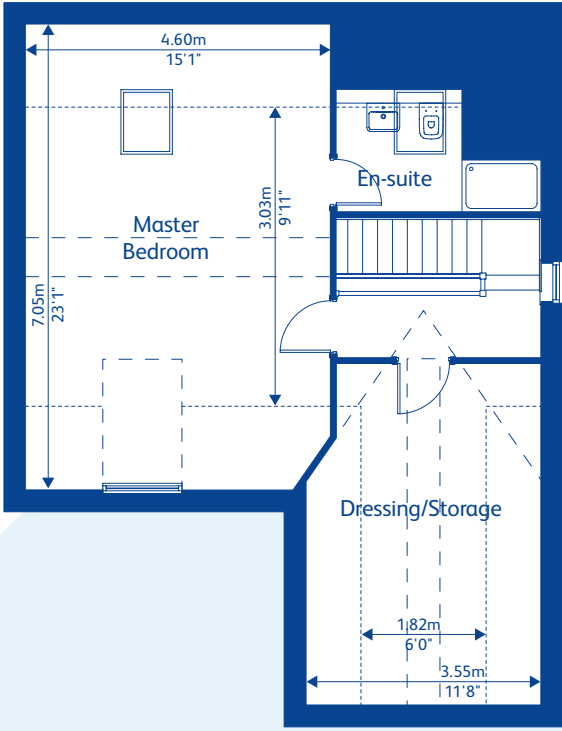
5 bedroom detached home with double garage



Ground Floor



First Floor



Second Floor

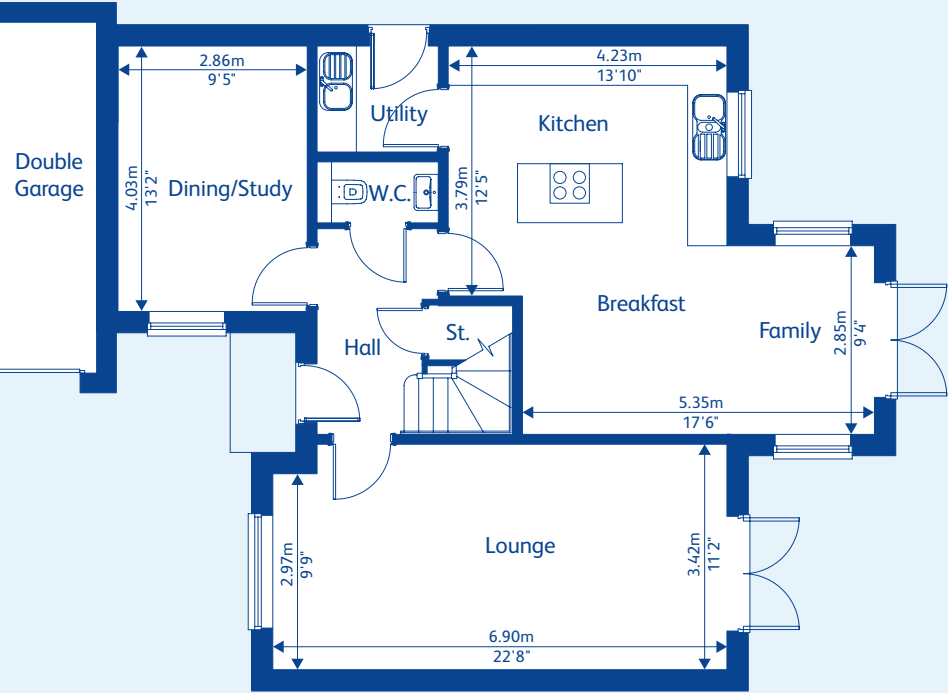
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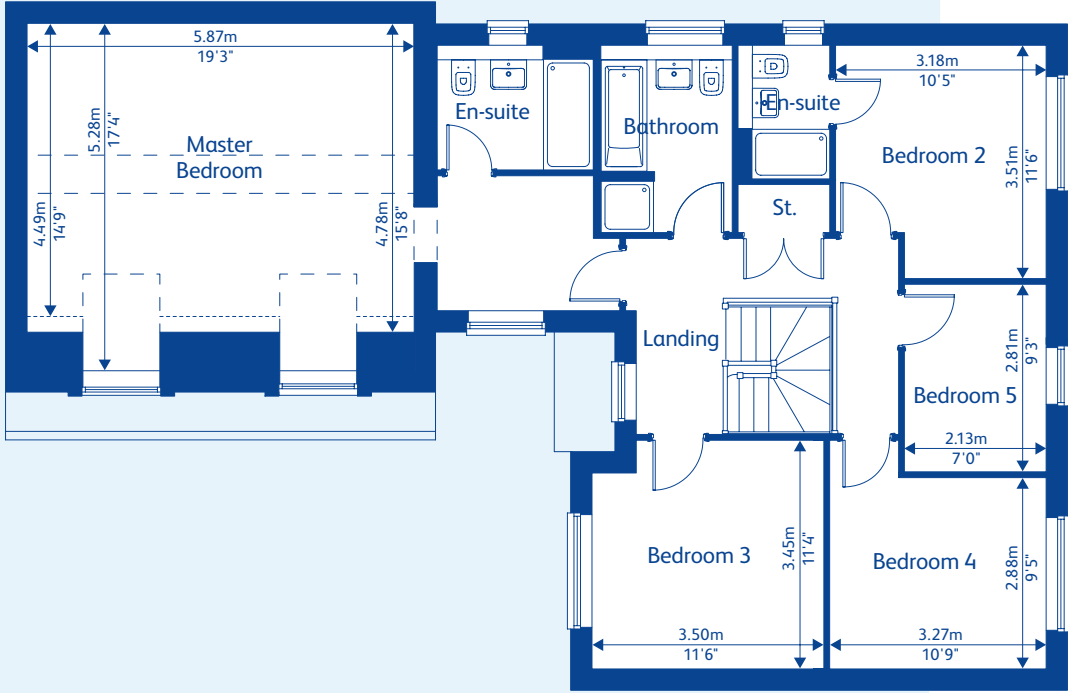
Computer generated image of the Kingswood

Kingswood

5 bedroom detached home with double garage



Ground Floor



First Floor

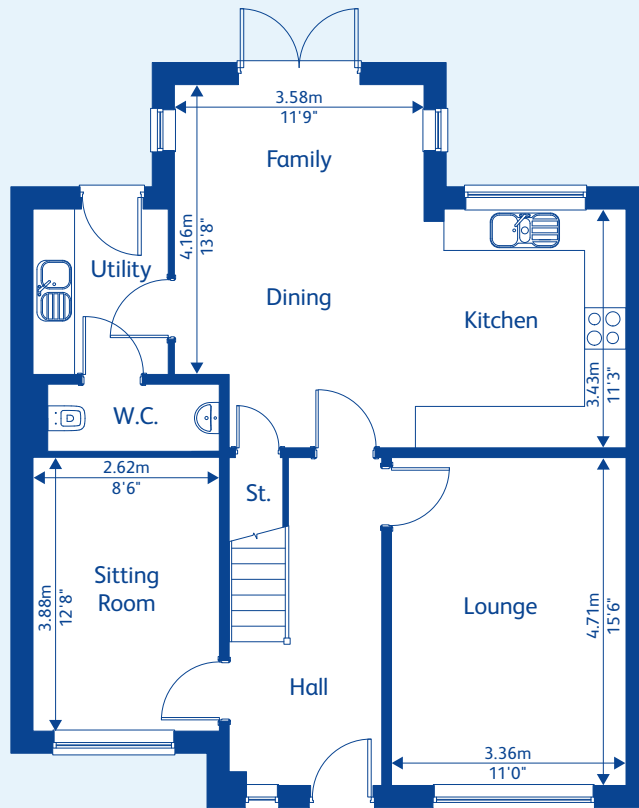
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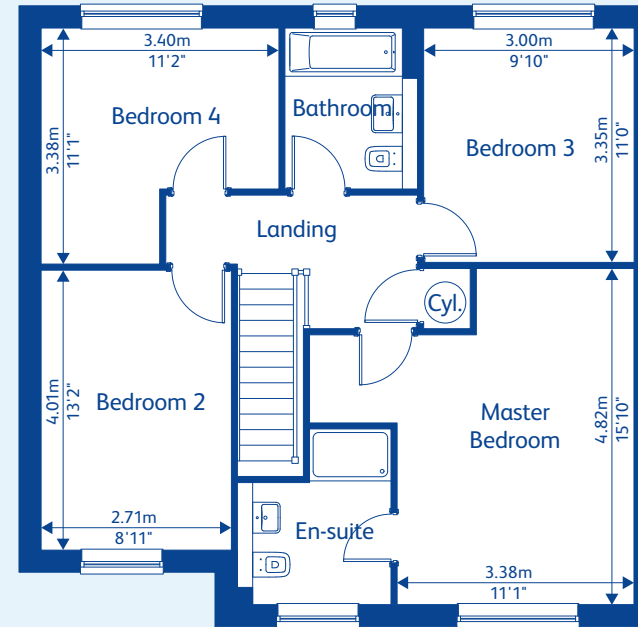
Computer generated image of the Arley

Arley

4 bedroom detached home



Ground Floor



First Floor

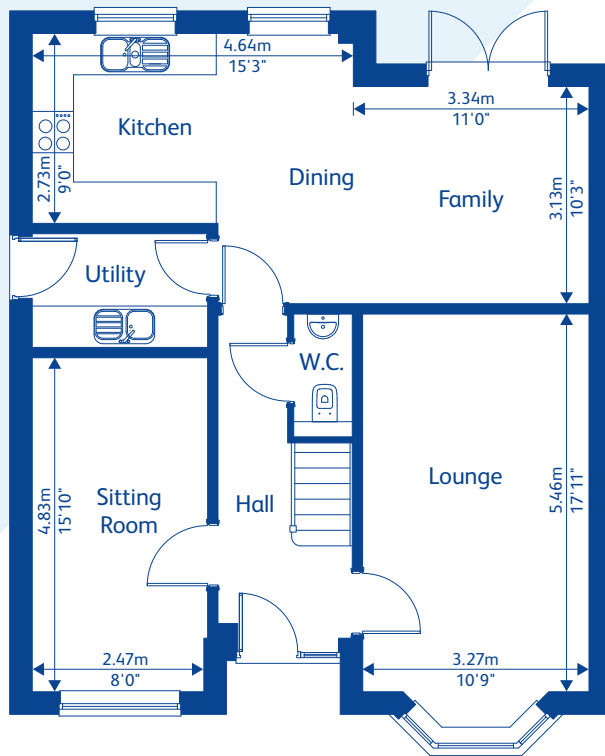
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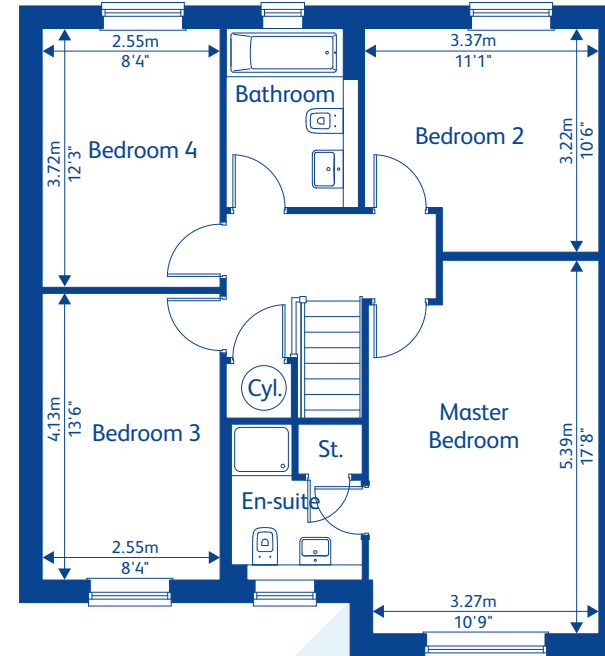
Computer generated image of the Tabley

Tabley

4 bedroom detached home



Ground Floor



First Floor

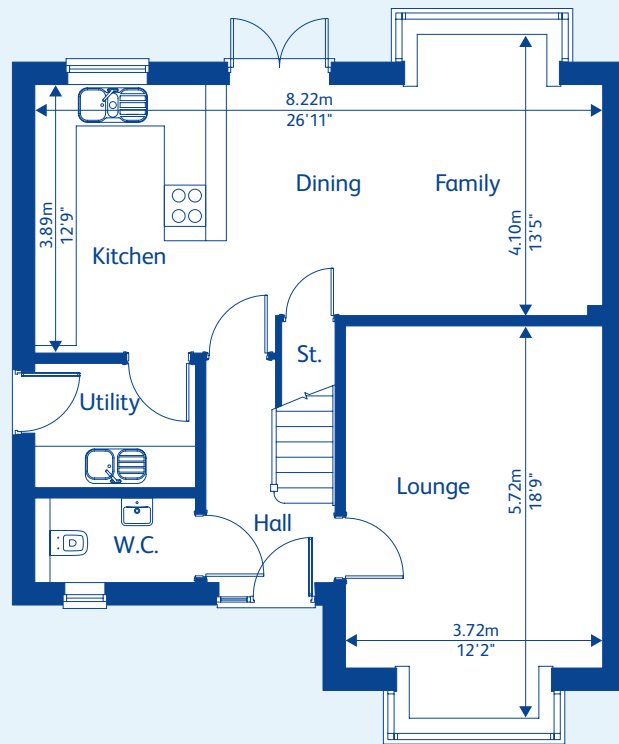
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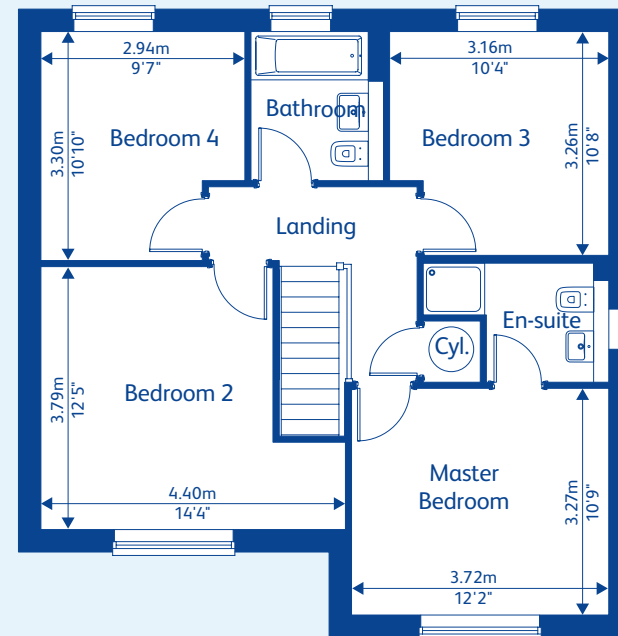
Computer generated image of the Reynold

Reynold

4 bedroom detached home with detached garage



Ground Floor



First Floor

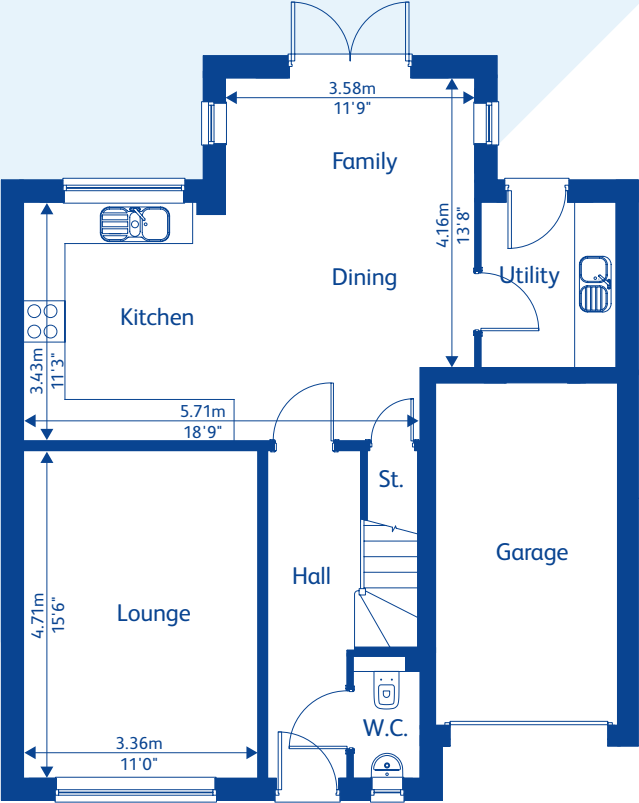
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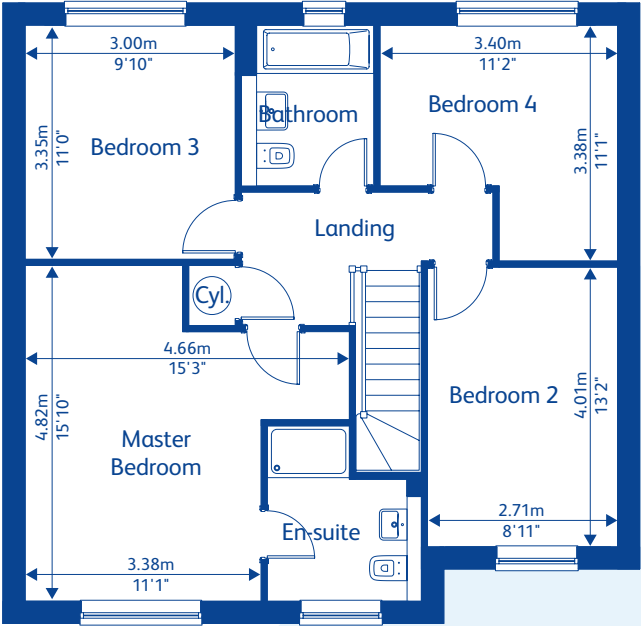
Computer generated image of the Belgrave

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

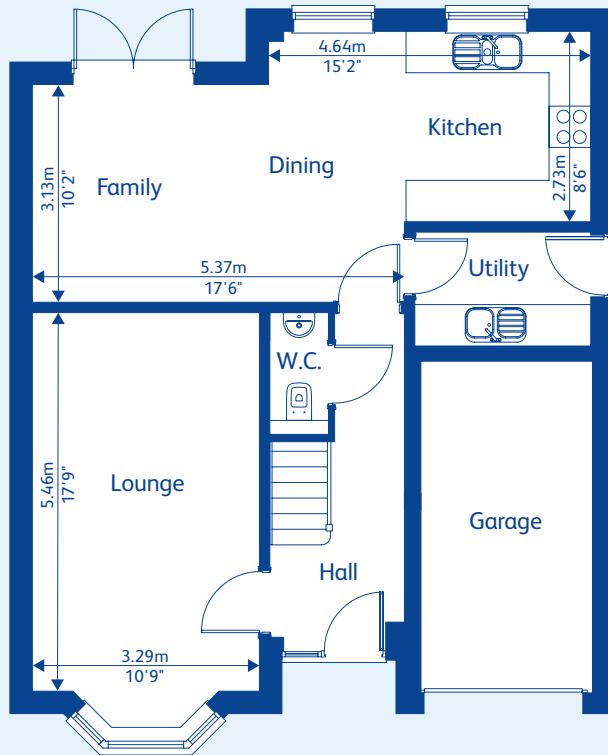
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Plot 6 has additional side windows. Please speak to the Sales Executive for full details.



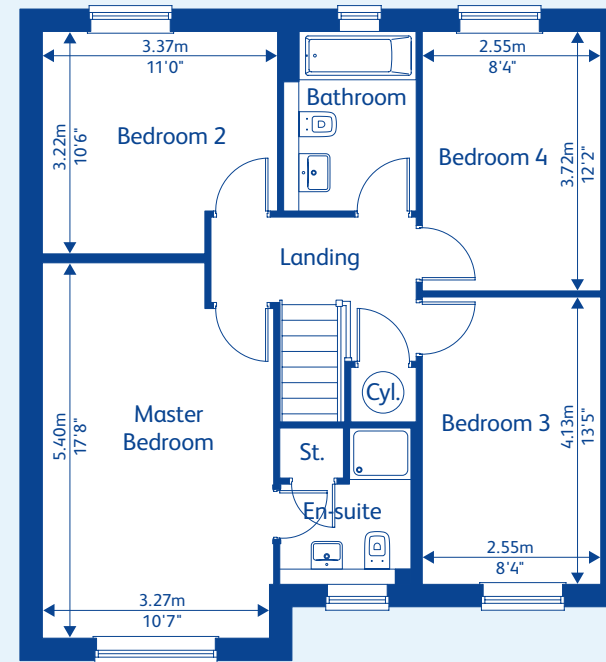
Computer generated image of the Hatton

Hatton

4 bedroom detached home with garage



Ground Floor



First Floor

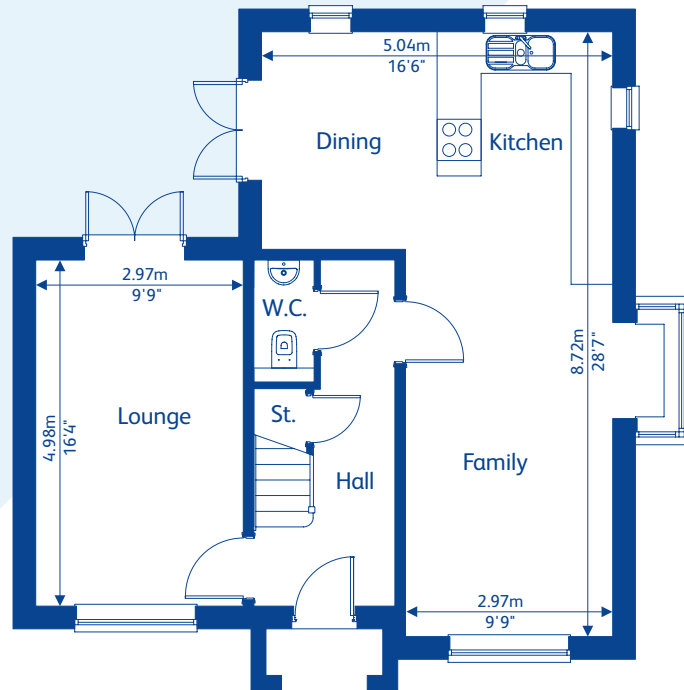
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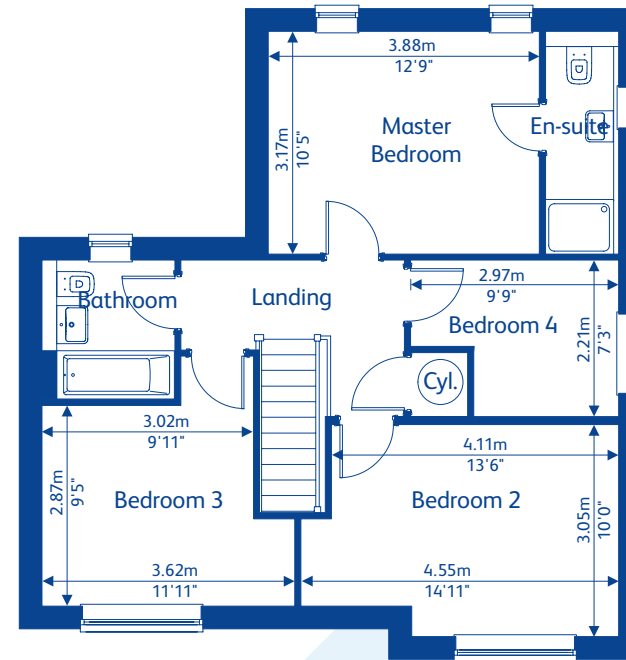
Computer generated image of the Brantwood II

Brantwood II

4 bedroom detached home with garage



Ground Floor



First Floor

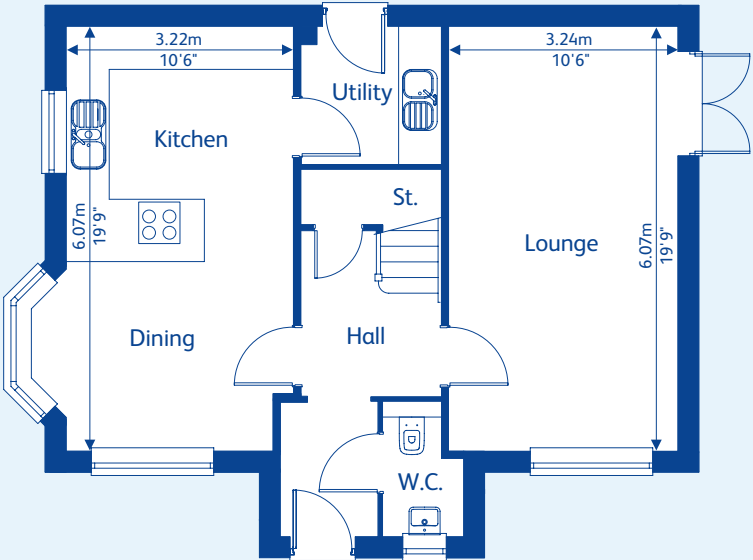
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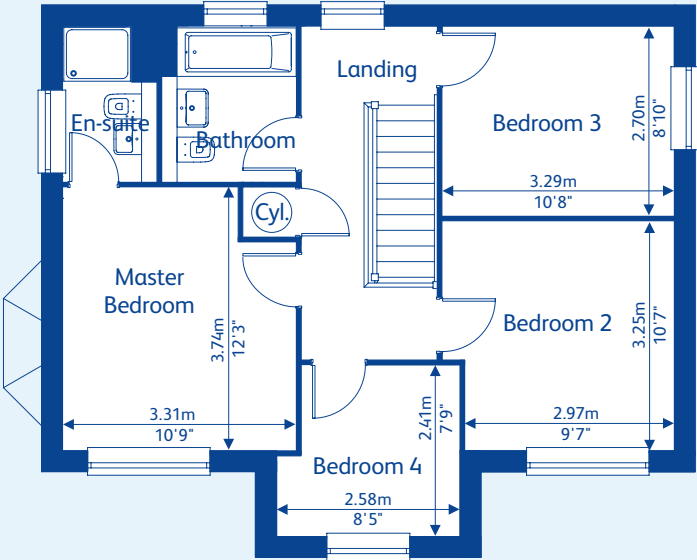
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage



Ground Floor



First Floor

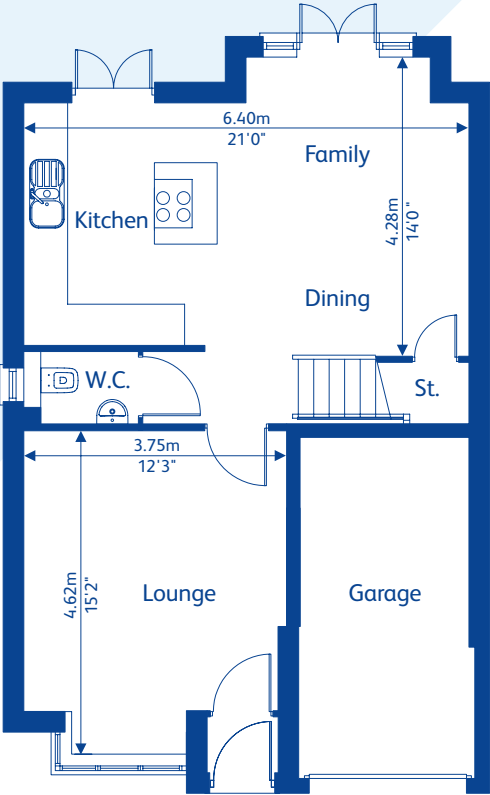
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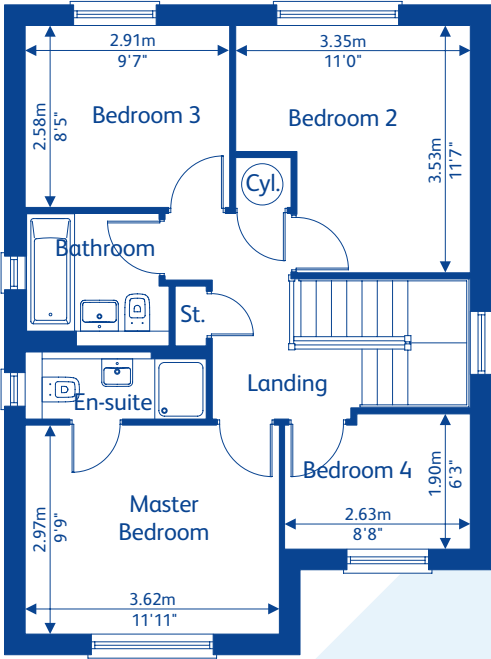
Computer generated image of the Bowes

Bowes

4 bedroom detached home with garage



Ground Floor



First Floor

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Specification

All the homes at Jubilee Gardens 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 and stainless steel 4 ring gas hob
- ◆ Zanussi stainless steel chimney hood or Prima island hood
- ◆ Zanussi integrated fridge freezer
- ◆ Polished chrome ceiling downlights

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI system, by use of either a system boiler and cylinder or combination boiler (house type dependent), the warmth is radiated through your home by 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 effect 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 and heat detectors fitted where required

External features

All plots on this development will have in-roof PV panels.

1.8m timber screen fencing is provided with brick walls and lower level timber knee rail 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.

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
- ◆ 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
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

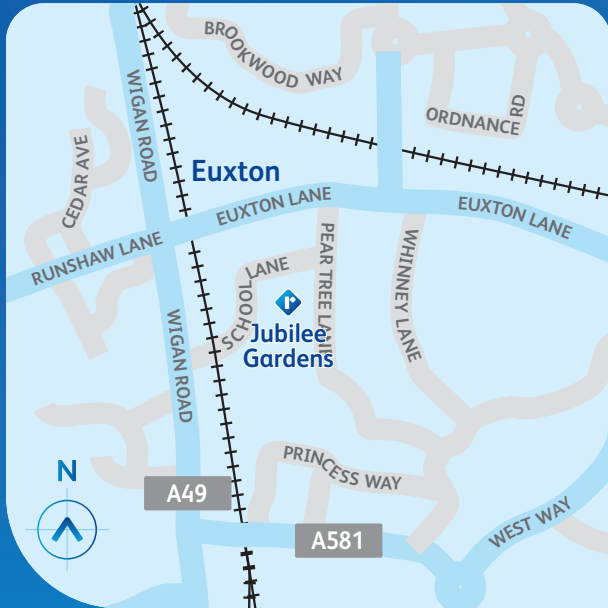
Upgrade your home

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



Jubilee Gardens Euxton

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