

DEVELOPMENTS
BY

OneVision
HOUSING

STONEBROOK MEADOWS



STONEBROOK MEADOWS

One Vision Housing are delighted to present an exclusive collection of beautiful new build homes in Garstang, offering an exceptional lifestyle surrounded by the stunning Lancashire countryside.

Discover an stunning collection of two and three bedroom homes, designed for modern living and built to last, every home features a high-specification throughout, including designer kitchens, bi-fold doors, turfed gardens, and a premium finish. Surrounded by beautiful Lancashire countryside, you'll enjoy rural living while remaining close to local amenities and transport links.



STONEBROOK MEADOWS

THE AREA

Off Nateby Crossing Lane, Garstang,
Preston, PR3 0JJ

Stonebrook Meadows is situated on the edge of the delightful market town of Garstang, blending peaceful Lancashire countryside living with exceptional convenience.

A short distance from the centre, you can enjoy all the town has to offer, from a range of supermarkets and eateries to traditional country pubs and cafés. Garstang maintains a strong community spirit, regularly hosting a popular weekly market and various country shows throughout the year.

For commuters, the location just off the A6 is unbeatable. Benefit from excellent transport links, with easy access to the cities of Preston and Lancaster, and quick routes to the M6/M55 for effortless travel across the region.

- Garstang Community Primary School - 0.1 miles
- The Bellflower Pub and Kitchen - 0.2 miles
- St Mary and St Michael Catholic Primary School - 1.0 miles
- Lancaster University - 7.3 miles
- Preston Train Station - 12.1 miles



WHY ONE VISION HOUSING?

HOUSING SPECIALISTS

One Vision Housing is an award-winning housing provider with over 14,000 homes across the North West.

Operating as a not-for-profit organisation, we believe in providing good quality, affordable homes and help to create thriving and inclusive communities.

From the moment you choose your new OVH home, until you move in, we'll support you every step of the way to make the process as easy and enjoyable as possible.



SHARED OWNERSHIP EXPLAINED

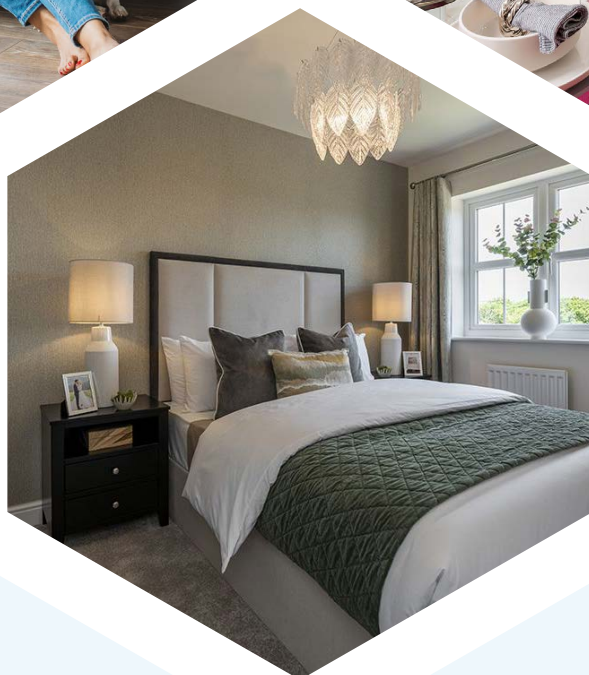
What is Shared Ownership?

Shared Ownership is a scheme that will enable you to buy a share of your home – meaning a smaller mortgage and a reduced deposit.

Initially, shares will be available from 10% to 75% of the property value, depending on affordability.

After your first share purchase, you can then either gradually increase your shares over time (this is called staircasing) or purchase the remaining shares outright.

For more details on our Shared Ownership schemes, please visit ovh.org.uk/buy





THE FRASER THREE BEDROOM HOUSE

About the house

Designed with modern living in mind, this property boasts open plan living spaces, ideal for first-time homeowners or those seeking to downsize.

The kitchen/dining area features a U-shaped kitchen benefiting from a large window, making it bright and airy. The living room is spacious with a window and French doors, letting in lots of light and opening up to the patio area in the backyard, perfect for socialising with family and friends.

With two spacious double bedrooms, and if you don't need the third one, it could easily be turned into a fun home office or play area. In the bathroom, there's a luxurious double-ended bath with a shower overhead, featuring chic Porcelanosa tiles and modern white fixtures.

Externally, you've got an inviting front door canopy and a block paved driveway, adding to its curb appeal.

Features

- 816 sqm
- Light and airy lounge with French doors
- Open plan kitchen/dining area
- Integrated oven, hob and hood
- Spacious double bedrooms
- Turfed garden with paved patio
- Off Road Parking

THE FRASER

FLOOR PLAN



Room sizes

Living Room: 15'4" x 10'3"
 Kitchen/Diner: 8'3" x 15'8"

Bedroom 1: 8'3" x 13'11"
 Bedroom 2: 8'3" x 12'0"
 Bedroom 3: 6'9" x 10'3"

Tenure	Plots
Shared Ownership	TBC



THE BAILEY TWO BEDROOM HOUSE

About the house

The two-bedroom Bailey offers a smart, open-plan layout perfect for modern life.

The ground floor features a bright L-shaped kitchen/dining area with space for a four-seater table and a useful storage cupboard, ideal for use as a pantry. A separate, light-filled lounge provides a comfortable space for relaxing, complete with French doors that open out to the garden, seamlessly extending your living space outdoors. A downstairs WC adds convenience.

Upstairs, the generously sized main bedroom has plenty of room for built-in wardrobes and a dressing table. The family bathroom boasts a stylish double-ended bath with an over-bath shower, finished with designer Porcelanosa tiles. Additional storage is available on the landing with a built-in cupboard.

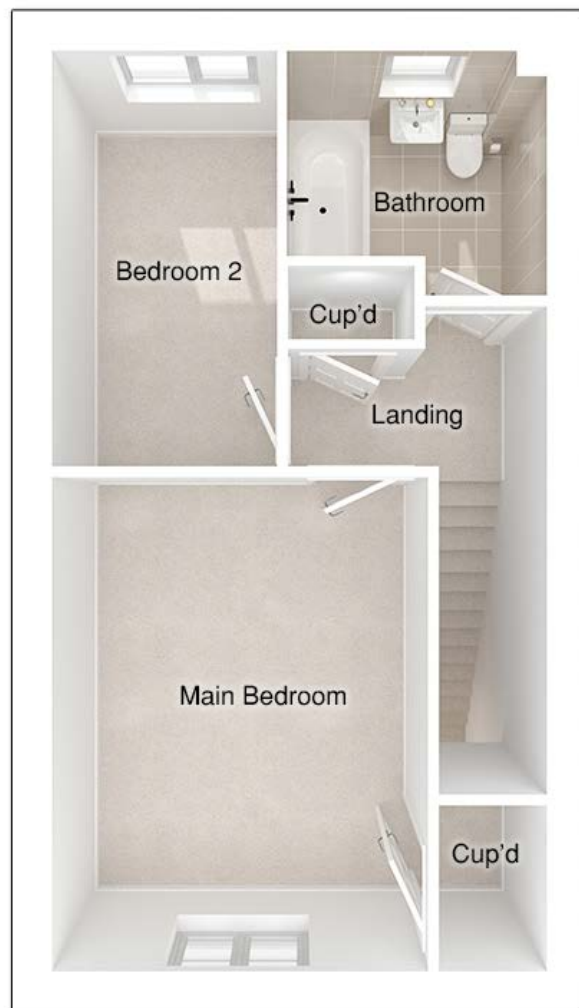
Externally, the home features a characterful front door canopy and a block paved driveway. The rear garden is fully finished with turf, a paved patio, and fencing for privacy.

Features

- Formal lounge with French doors to the garden
- Integrated hob, oven and extractor
- Spacious main bedroom
- Double ended bath with over bath shower
- Driveway parking

THE BAILEY

FLOOR PLAN



Room sizes

Lounge: 13'5" x 9'1"

Kitchen/Diner: 9'11" x 15'8"

Bedroom 1: 10'2" x 13'5"

Bedroom 2: 6'2" x 11'3"

Tenure	Plots
Shared Ownership	TBC

STONEBROOK MEADOWS

SITE PLAN



Customers should note that all plans and images are for illustrative purposes only. All dimensions indicated are approximate and any furniture layout is for illustrative purposes also. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot, if you are unsure or for further clarification, please speak to a member of our Sales Team for more information.