



# Ashton Grange

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Wyresdale Road, Lancaster LA1 3JJ

A select development of  
three and four bedroom semi-detached  
and detached homes

BY



H I G H B R O O K  
H O M E S

*Building Excellence*





## THE ART OF FINE HOME BUILDING

At Highbrook Homes, we don't just build houses—we create places you'll be proud to call home. Guided by a clear vision; to offer expertly designed spaces that support modern living from day one.

As a family-owned business with years of experience, we believe a home should work as beautifully as it looks. From intelligent layouts and timeless finishes, blending practicality with lasting elegance.

Our homes are crafted to elevate everyday life. Generous, light-filled rooms bring people together, while open-plan living and seamless garden connections make life simpler, more joyful, and more connected. Designed to grow with you, these spaces adapt to the moments that matter most.

**Experience the warmth of a home built with care—for comfort, for living, and for the memories you'll make. Discover your Highbrook Home today.**



## DISCOVER THE DIFFERENCE AT ASHTON GRANGE Quality Homes, exceptional lifestyle.

Set on the edge of the countryside yet just minutes from the heart of Lancaster, Ashton Grange offers a rare balance of rural calm and urban convenience.

This carefully planned development features six distinct house types across just 27 homes—each built to exacting standards with modern family living in mind. From the timeless exteriors to the carefully designed internal layouts, every detail has been shaped by a commitment to quality.

Generous open-plan living areas invite everyday connection, while bi-fold and French doors flood the space with natural light and create a seamless flow to the outdoors. Quality features such as Leicht kitchens with Bosch appliances and luxurious bathrooms with high-spec finishes are all part of the Highbrook Homes standard.

Each home sits within a well-sized plot, complemented by landscaped communal areas that enhance the Countryside setting.

**Welcome to Ashton Grange - a place where families can grow, connect, and feel at home.**



H I G H B R O O K  
H O M E S



## SPECIFICATION

- KITCHENS:** All properties will feature Leicht kitchens with Bosch appliances.
- BATHROOMS:** ROCA sanitary ware with chrome fittings.
- JOINERY:** Oak inlay internal doors and chrome ironmongery.  
Solid Oak handrails and newel post caps to staircases.
- HEATING:** Air Source Heat Pump.
- ELECTRICAL:** Ample sockets to all rooms.  
Energy efficient LED lighting.  
Fibre optic Ultra-fast broadband to all properties.
- EXTERNAL:** Block paving to driveways.  
Flagged paths and patios.  
External lighting to front and rear.  
Electric car charging point.



## SITE LAYOUT

- **CULCHETH**  
PLOTS 9, 10, 20, 21
- **HARTFORD**  
PLOTS 11, 19
- **WILLASTON**  
PLOTS 1, 3, 12
- **HAIGH**  
PLOTS 5, 8, 13
- **FORMBY**  
PLOTS 2, 4, 6, 7, 14, 15, 18
- **HESWALL**  
PLOTS 16, 17
- **TARLETON**  
PLOTS 22, 23
- **EDENFIELD**  
PLOTS 24, 25, 26, 27



Ashton Grange



**THE CULCHETH**

### 3 Bedroom Semi-Detached Home

Step into modern comfort with the Culcheth, a thoughtfully designed three-bedroom home made for contemporary living.

From the moment you enter, you're welcomed into an open-plan ground floor that flows effortlessly from kitchen to lounge, ideal for entertaining or relaxing in style. Upstairs, discover three well-proportioned bedrooms, including a private en suite to the master and a luxurious family bathroom finished to an exceptional standard.

Perfect for first-time buyers or young families looking for low-maintenance, high-quality living.



ground floor



first floor

#### ROOM DIMENSIONS

##### GROUND FLOOR

Kitchen/Diner/  
Lounge 8.23m x 4.75m 27'0" x 15'6"

##### FIRST FLOOR

Bedroom 1 3.63m x 2.75m 11'9" x 9'0"  
 Ensuite 2.75m x 1.00m 9'0" x 3'3"  
 Bedroom 2 3.35m x 2.63m 10'10" x 8'6"  
 Bedroom 3 2.03m x 2.00m 6'7" x 6'6"  
 Bathroom 2.07m x 1.89m 6'8" x 6'2"



**THE HARTFORD**

### 4 Bedroom Detached Home

Bright, bold and beautifully finished the Hartford is where family life takes centre stage. A stunning open-plan kitchen and dining area with bi-folding doors creates a light-filled hub of the home, ideal for gatherings and relaxed weekends. With an integral garage, spacious lounge, and four generous bedrooms, including a master with en suite, every detail has been designed with comfort in mind.

Make the move to effortless living in this standout detached home.



ground floor



first floor

#### ROOM DIMENSIONS

##### GROUND FLOOR

Kitchen 3.15m x 2.89m 10'3" x 9'5"  
 Family Room 4.71m x 4.29m 15'5" x 14'1"  
 Dining Room 3.67m x 3.27m 12'0" x 10'7"  
 Utility 1.77m x 1.27m 5'8" x 4'2"  
 Garage 5.95m x 2.68m 19'5" x 8'8"

##### FIRST FLOOR

Bedroom 1 4.53m x 3.67m 14'9" x 12'0"  
 Ensuite 2.44m x 1.77m 8'0" x 5'8"  
 Bedroom 2 4.01m x 2.79m 13'2" x 9'2"  
 Bedroom 3 3.54m x 2.79m 11'6" x 9'2"  
 Bedroom 4 2.89m x 2.02m 9'5" x 6'6"  
 Bathroom 2.38m x 1.85m 7'8" x 6'1"



### 4 Bedroom Detached Home

Elegant, expansive and effortlessly functional the Willaston makes a lasting first impression.

A bright and airy open-plan kitchen/dining space with bi-fold doors forms the heart of the home, complemented by a spacious lounge, utility, and integral garage. Upstairs, four generously sized bedrooms, including a master with stylish en suite, provide the perfect retreat for every member of the household.

Discover refined living in a home designed for real life, beautifully finished throughout.



ground floor



first floor

### ROOM DIMENSIONS

#### GROUND FLOOR

Kitchen	3.48m x 2.76m	11'4" x 9'0"
Diner/Family	5.04m x 4.62m	16'5" x 15'1"
Lounge	4.44m x 3.26m	14'6" x 10'7"
Utility	1.96m x 1.28m	6'4" x 4'2"
Garage	6.00m x 2.98m	19'7" x 9'8"

#### FIRST FLOOR

Bedroom 1	4.63m x 3.65m	15'2" x 11'10"
Ensuite	2.44m x 1.96m	8'0" x 6'4"
Bedroom 2	3.96m x 3.03m	12'10" x 9'9"
Bedroom 3	3.58m x 3.69m	11'7" x 12'1"
Bedroom 4	4.07m x 2.50m	13'4" x 8'2"
Bathroom	3.03m x 2.21m	9'9" x 7'3"



### 4 Bedroom Detached Home

Make space for more, the Haigh is an exceptional family home with room for work, play, and everything in between.

Enjoy a spacious lounge and an impressive kitchen/dining area with bi-fold doors opening to the garden, ideal for summer living. A separate dining room/study, utility room, and four comfortable bedrooms, including a luxurious master suite, elevate everyday life with practical elegance.

The Haigh blends lifestyle and flexibility in a home that adapts to your needs.



ground floor



first floor

### ROOM DIMENSIONS

#### GROUND FLOOR

Kitchen	5.68m x 2.92m	18'6" x 9'6"
Diner/Family	4.07m x 2.70m	13'4" x 8'9"
Lounge	5.87m x 3.61m	19'3" x 11'8"
Dining Room/Study	3.05m x 2.76m	10'0" x 9'1"
Utility	2.92m x 1.86m	9'6" x 6'1"

#### FIRST FLOOR

Bedroom 1	5.26m x 3.62m	17'3" x 11'9"
Ensuite	1.99m x 2.16m	6'5" x 7'1"
Bedroom 2	4.18m x 2.72m	13'7" x 8'9"
Bedroom 3	3.52m x 2.58m	11'5" x 8'5"
Bedroom 4	2.92m x 2.45m	9'6" x 8'0"
Bathroom	2.38m x 1.87m	7'8" x 6'1"



### 4 Bedroom Detached Home

Designed to impress the Formby brings together space, style, and substance in one outstanding family home.

A grand open-plan kitchen and dining area opens onto the garden, while a separate lounge and utility room enhance convenience and comfort. With four well-sized bedrooms, including two en suites and a family bathroom, the Formby offers space for everyone to call their own.

Step into a home where modern family life flows seamlessly.



ground floor



first floor

### ROOM DIMENSIONS

#### GROUND FLOOR

Kitchen	5.27m x 3.18m	17'3" x 10'4"
Diner/Family	4.33m x 4.85m	14'2" x 15'9"
Lounge	4.95m x 3.20m	16'2" x 10'5"
Utility	3.20m x 1.76m	10'5" x 5'8"
Garage	6.00m x 3.00m	19'7" x 9'8"

#### FIRST FLOOR

Bedroom 1	4.81m x 3.20m	15'8" x 10'5"
Ensuite	3.22m x 2.10m	10'6" x 6'9"
Bedroom 2	3.83m x 2.92m	12'6" x 9'6"
Ensuite 2	2.44m x 1.00m	8'0" x 3'3"
Bedroom 3	3.38m x 2.92m	11'1" x 9'6"
Bedroom 4	4.42m x 2.70m	14'5" x 8'9"
Bathroom	2.58m x 2.13m	8'5" x 6'10"



### 4 Bedroom Detached Home

Space, sophistication and flexibility the Heswall delivers on every level.

An expansive kitchen/dining/family space opens via bi-fold doors to the rear garden, while a separate lounge and integral garage add extra functionality. Upstairs, four bedrooms, two en suites, and a family bathroom ensure comfort and privacy for all.

Make every day exceptional in this beautifully designed, future-ready family home.



ground floor



first floor

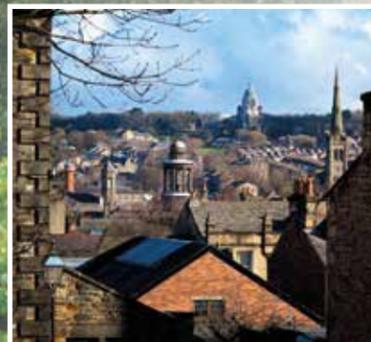
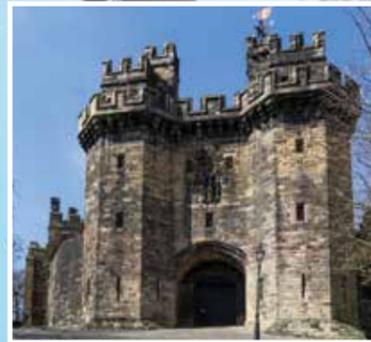
### ROOM DIMENSIONS

#### GROUND FLOOR

Kitchen/Diner	10.4m x 3.74m	34'1" x 12'3"
Lounge	4.40m x 3.62m	14'4" x 11'9"
Utility	2.23m x 1.99m	7'3" x 6'5"
Garage	6.00m x 3.85m	19'7" x 12'6"

#### FIRST FLOOR

Bedroom 1	5.77m x 3.62m	18'9" x 11'9"
Ensuite	2.47m x 1.78m	8'1" x 5'8"
Bedroom 2	4.16m x 3.85m	13'6" x 12'6"
Ensuite 2	2.44m x 1.52m	8'0" x 4'10"
Bedroom 3	3.44m x 3.45m	11'3" x 11'3"
Bedroom 4	3.46m x 2.65m	11'4" x 8'7"
Bathroom	2.58m x 1.88m	8'5" x 6'2"



## A CITY WITH AN AMAZING HERITAGE

As the county town of Lancashire, Lancaster has roots going back into time. As a university city it keeps a young and cosmopolitan outlook, and its shopping streets are a delightful mix of well-known names and unique independents.

Its castle and museums have an amazing story to tell, highlighting centuries of activity by people who created its captivating past.

Its streetscape features glorious Georgian architecture, the perfect backdrop for a lively town centre of quirky boutiques, and independent stores offering something unique alongside major High Street stores. Twice a week the Charter Market is a treasure trove of locally produced food, gifts, crafts and books. For the foodies there is a cosmopolitan dining scene with bistros and restaurants offering every conceivable cuisine.

Culture lovers are simply spoiled. The banks of the River Lune are the perfect nature stroll whilst the 54 acres of Williamson Park include a café, play area and breathtaking views of the Fylde Coast and towards the Lake District. The elegant Edwardian butterfly house and hidden follies will delight families.

For more culture head to the Peter Scott Gallery for free admission to a varied programme of changing exhibitions. It also houses Lancaster University's international art collection. For live performances head to the Nuffield Theatre where you'll always find a fantastic mix of new discoveries and established innovators presenting modern theatre, dance and art.

**Lancaster is ideally placed just a few minutes' drive from the M6 and near to other motorway links to North Wales and TransPennine routes. Its railway station is on the west coast main line for speedy journeys to London and Scotland, whilst the lure of the Lancashire coast is only half an hour away. The idyllic location and the perfect homes to enjoy it from.**



HIGHBROOK  
HOMES

**EVERYDAY LIVING, MADE SIMPLE.**

**Versatile space, endless family moments.**

Open plan family areas are the heart of the home, ideal for cooking, relaxing and spending quality time together. Seamless garden access, durable finishes and intelligent design keeps everyday life running smoothly, so you can focus on the people and moments that matter most.

**Designed to bring everyone together.**





# HIGHBROOK HOMES

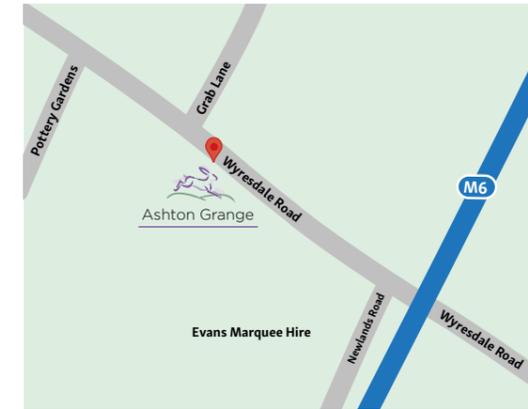
## IN STEP WITH YOU AT EVERY STAGE

At Highbrook Homes, we believe that standards are not only measured by the quality of our finish and the breadth of our specification. Just as important is the time and care we devote to our homebuyers.

We offer a customer service that is characterised by an open, inclusive approach that ensures we are continually in tune with your needs, aspirations and expectations. At every stage of the process, we consult, guide, inform and advise to make the whole experience as smooth and stress-free as possible. Buying a home is the biggest investment most of us will ever make, so every aspect deserves the utmost thought. Our customers are at the forefront of everything we do, from concept to completion and after-sale care.

THE HAIGH

## LOCAL AMENITIES



South side of Wyresdale Road,  
between Evans Marquee and  
Pottery Gardens

What3Words: ///wades.mastering.landscape

scan me for Google Maps directions



### Education

Bowerham Primary & Nursery School, Bowerham Road, Lancaster LA1 4BS  
Tel: 01524 63999

Moorside Primary School  
Bowerham Road, Lancaster LA1 4HT  
Tel: 01524 66516

Lancaster Royal Grammar School, East Road, Lancaster LA1 3EF  
Tel: 01524 580600

Lancaster Girls Grammar School, Regent Street, Lancaster LA1 1SF  
Tel: 01524 581661

Grizedale College  
Lancaster LA1 4YU  
Tel: 01524 65201

Lancaster University  
Lancaster LA1 4YW  
Tel: 01524 65201

### Doctors

Rosebank Medical Practice  
Ashton Road  
LA1 4JS  
Tel: 01524 238150

Bailrigg Health Centre  
Lancaster University  
Lancaster LA1 4ZP  
Tel: 01524 387780

### Dentists

Community Dental Services  
Ashton Road, Lancaster LA1 4RR  
Tel: 01524 583710

Brock Street Dental Practice  
8 Brock Street  
Lancaster LA1 1UU  
Tel: 01524 37324

### Library

Lancaster Central Library  
Market Square  
Lancaster LA1 1HY  
Tel: 0300 123 6703

### Post Office

1 Avondale Road  
Lancaster LA1 4BZ  
Tel: 03457 223344

### Supermarkets

Booths Supermarkets  
Hala Road, Lancaster LA1 4SG  
Tel: 01524 67415

Sainsbury's Local  
Victoria Court  
Penny Street  
Lancaster LA1 1XN  
Tel: 03300 137142

Co op Food  
Quernmore Road  
Lancaster LA1 3JT  
Tel: 01524 382996

### Recreation

Lancaster University Sports Centre, Lancaster LA1 4YQ  
Tel: 01524 510600

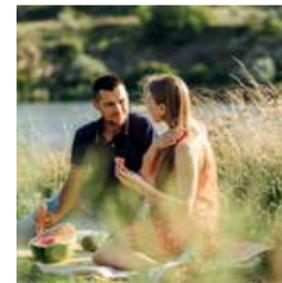
Lancaster Golf Club  
Ashton Hall, Lancaster LA2 0AJ  
Tel: 01524 751247

Lancaster Cricket & Sports Club, Lune Road, Lancaster LA1 5QU  
Tel: 01524 65087

Lancaster City Football Club  
Giant Axe West Road, Lancaster LA1 5PE  
Tel: 01524 382238



## Ashton Grange



**IMPORTANT:** While every endeavour has been taken in the publication of this information, please keep in mind that all illustrations, photography, plans and layouts are included for general guidance only.

We operate a policy of continuous product development and consequently all aspects may be subject to change and there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule).

Our new homes advisors have been fully briefed to deal with any enquiries you may have about the range of properties available, and will keep you informed of any changes where ever possible. Please do not hesitate to seek further information or clarification directly from them.



# Ashton Grange

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