THE ASCOT, HUTTON GRANGE, 216 LIVERPOOL ROAD

HUTTON, PRESTON, PR4 5HB

£799,950

FREEHOLD

• ***INCENTIVES AVAILABLE & PART EXCHANGE CONSIDERED*** • Plot 2, The Ascot, Hutton Grange • An Exclusive Development of Five Bedroom Executive Homes • Constructed by Roxford Homes - High Specification Finish Throughout • Lounge, Study/Cinema Room, Cloaks W.C & Utility Room • Stunning Open Plan Kitchen, Dining & Family Room • Five Spacious Bedrooms with Three En-Suite • Home Gym & Principal Bedroom boasts a Walk In Dressing Room • Solar Panels Installed - Low Energy Running Costs • Integral Double Garage & Driveway Parking

MARIE HOLMES

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The Ascot, Hutton Grange, 216

LEGAL FEES PAID & PART EXCHANGE CONSIDEREDMarie Holmes Estate Agents are delighted to present Hutton Grange by Roxford Homes, an exclusive development of luxurious five and six-bedroom executive homes, perfectly positioned in the sought-after village of Hutton, on the outskirts of Preston. Located close to Longton Village, with its excellent amenities, and within easy reach of highly regarded schools including Hutton Grammar School, this prestigious development offers an exceptional lifestyle in a prime residential setting.

Designed for modern family living, Hutton Grange combines timeless architecture with contemporary design and outstanding craftsmanship. Each home features spacious open-plan interiors that seamlessly connect to beautifully landscaped gardens via elegant bi-fold doors, creating the perfect space for both everyday living and entertaining.

Energy efficiency is a key feature throughout, with solar panels, advanced energy-saving systems and underfloor heating providing comfort, sustainability and reduced running costs. The result is a home that effortlessly blends luxury with practical, eco-conscious living.

The Ascot is an impressive three-storey family home offering generous and versatile accommodation. At its heart is a stunning open-plan kitchen, dining and living space, complete with a central breakfast island, premium Neff appliances, quartz worktops and bespoke cabinetry. Bi-fold doors open onto the rear garden, enhancing the sense of space and indoor-outdoor living.

Additional accommodation includes a utility room, study/cinema room, spacious lounge, gym or playroom, luxurious family bathroom and five double bedrooms. Three bedrooms benefit from en-suite shower rooms, while the superb principal suite features a walk-in dressing room and en-suite, creating a luxurious private retreat.

Externally, the property offers ample off-road parking, a driveway leading to the integrated garage, and a beautifully landscaped rear gardens.

Accommodation Comprising:

Entrance Hallway

Lounge
14'6" x 17'11" (4.41m x 5.45m)

Study/Cinema Room
14'6" x 8'1" (4.41m x 2.46m)

Kitchen/Family/Dining
30'8" x 25'8" (9.36m x 7.83m)

Utility Room
7'1" x 13'9" (2.16m x 4.19m)

Downstairs W.C
7'1" x 13'9" (2.16m x 4.19m)

First Floor

Bedroom One
14'12" x 21'12" (4.57m x 6.70m)

En-Suite
8'6" x 10'11" (2.58m x 3.32m)

Bedroom Three
13'9" x 18' (4.19m x 5.49m)

En-Suite
9'9" x 5'10" (2.96m x 1.77m)

Bedroom Four
14'6" x 11'5" (4.42m x 3.47m)

Bedroom Five
13'6" x 18'1" (4.11m x 5.51m)

Office/Gym/Playroom
10'2" x 13'11" (3.10m x 4.23m)

Family Bathroom
14'6" x 8'2" (4.42m x 2.48m)

Second Floor

Bedroom Two
14'6" x 17'7" (4.41m x 5.37m)

Dressing Room
15'6" x 17'7" (4.72m x 5.37m)

En-Suite
7'7" x 17'7" (2.30m x 5.37m)

Double Garage

Build Specification:

General
• All our houses are constructed to the latest building regulations • Communal landscaped areas, drainage and roads are managed by a management company that residents will contribute to for ongoing upkeep and maintenance • All houses sold as freehold • Traditional brick and block construction • Very high level of insulation provided throughout • Rainwater goods are black UPVC with black fascias and soffits to complete • UPVC Windows and aluminium bi-fold doors with energy efficient double glazing • Roof mounted Solar Panels for reduced energy bills

Bathrooms & En-Suites
• Modern bathroom suite with contemporary sanitaryware and chrome taps
• Low profile shower trays with fixed shower trays and fixed shower screen enclosures
• Extensive choice of wall and floor tiles
• Hansgrohe shower valves and fixed shower head with secondary handheld shower
• All other bathrooms are fully tiled with Hansgrohe valve showers with primary fixed head and secondary handheld shower
• LED Downlighters installed
• Vanity unit including basin and taps

Kitchen & Utility Room
• Professionally designed kitchens, handless matt or gloss finish with soft closing doors in a choice of colours with 20mm Quartz work surface and upstands
• AEG appliances including single oven, induction hob and downdraft extractor feature
• Full height Integrated Fridge & Freezer and dishwasher
• Choice of utility room units and laminate worktops to complement kitchen style
• Stainless steel sink with draining area and mixer taps to utility room

Central Heating
• Underfloor heating to ground floor with heating controls
• Thermostatically controlled radiators to upper floors
• Thermostatically controlled heated chrome towel rails in all bathrooms and en-suites
• Energy efficient gas central heating system with Worcester condensing boiler and hot water cylinder

Internal Finishes
• Smooth white plastered ceilings throughout
• Solid doors with 4 panels, Gloss White
• Interior walls in soft white emulsion

• Included floor coverings from our range of upgrades
• Painted staircase and spindles in Gloss White
• All internal woodwork and doors painted in Gloss White
• Feature chimney breast with integrated panoramic fire and wired for smart tv

Electrical

• Roof mounted Solar Panels
• Substantial number of chrome light switches
• Chrome power points (to include USB sockets to bedrooms and kitchen)
• Energy efficient LED Down lighters to kitchen, bathrooms and en-suites
• TV Point to lounge and all bedrooms
• Double outside socket
• Remote controlled, fully automated garage doors
• TV point to lounge and all bedrooms
• Telephone socket to lounge and master bedroom
• Smoke detector that is powered by the mains
• Doorbell Included
• Fibre broadband to property for superfast connectivity
• Power and light to the Garage

Security

• The intruder alarm system is wired and features infra red sensors and keypad to the ground floor and landing
• All windows and doors are high security doors with A++ Energy ratings
• 5 Port locking system to all external doors

External

• Graded Topsoil and turfed front and rear with paved patio
• Outside Tap Included
• Timber garden fences 1.8m high unless noted otherwise
• Tarmac entrance road to development
• Energy efficient front and rear outdoor lighting

Sustainability & Efficiency

Our homes are highly energy efficient and use the latest techniques and materials to ensure your household bills are kept to a minimum. Roof mounted Solar Panels also ensure lower running costs. Kitchen appliances are all A+ rated for efficiency

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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CHANEL

THE ASCOT, HUTTON GRANGE,

ADDITIONAL INFORMATION

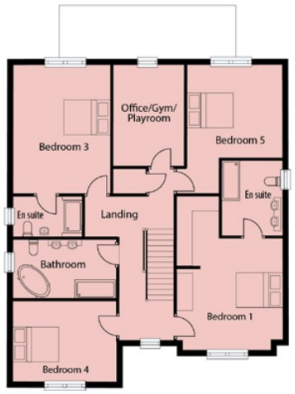
Local Authority – South Ribble Council

Council Tax – Band New Build

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating –

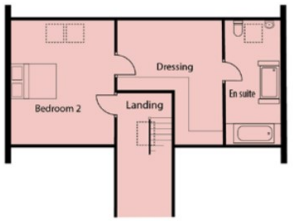


Ground Floor

	Metric	Imperial
Lounge	4.410m x 5.452m	14'5" x 17'10"
Study	4.410m x 2.463m	14'5" x 8'11"
Kitchen/Family/ Dining	9.360m x 7.835m	30'8" x 25'8"
Utility Room	2.162m x 4.195m	7'11" x 13'9"
WC	2.162m x 4.195m	7'11" x 3'11"
Garage	6.638m x 4.500m	21'7" x 14'6"

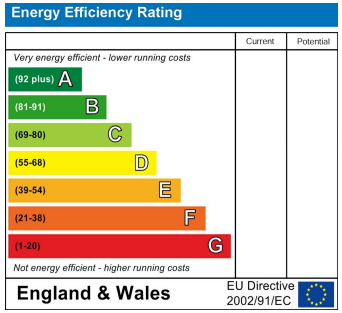
First Floor

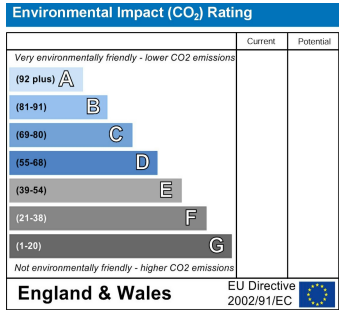
	Metric	Imperial
Bedroom 1	4.574m x 6.700m	15'0" x 21'11"
En suite	2.587m x 3.325m	8'6" x10'11"
Bedroom 3	4.190m x 5.497m	13'9" x 18'0"
En suite	2.962m x 1.775m	9'8" x 5'10"
Bedroom 5	4.113m x 5.510m	13'6" x 18'1"
Bedroom 4	4.423m x 3.476m	14'6" x 11'5"
Office/Gym/ Playroom	3.107m x 4.234m	10'2" x 14'2"
Bathroom	4.423m x 2.486m	14'6" x 8'1"



Second Floor

	Metric	Imperial
Bedroom 2	4.410m x 5.375m	14'5" x 17'7"
Dressing	4.722m x 5.375m	15'6" x 17'7"
En suite	2.302m x 5.375m	7'6" x 17'7"





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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