



ASCOT
HOMES

D'URTON RISE, BROUGHTON

A LUXURIOUS COLLECTION OF 5 BEDROOM HOMES
WITH SELECT VIEWS OVER THE BOWLAND FELLS



ESTATE AGENTS

D'Urton Rise is a luxurious development of beautifully designed new homes situated on the northern fringes of Preston, with stunning views reaching across some of Lancashire's most beautiful countryside to the Trough of Bowland.



Computer generated image of the plots 15, 16, 17 & 18





LUXURY LIVING AT ITS
FINEST
WELCOME HOME

DISCOVER THE ASCOT DIFFERENCE

Ascot Homes build a select range of premium quality homes, combining skilful design with high standards of construction and high quality materials in hand-picked locations.

At Ascot Homes we take great pride in what we do, the locations where we build, the designs we create and we believe in putting our customers first.

Our commitment to excellence in everything we do is at the heart of our company philosophy

and culture. We employ the best to deliver the best, combining traditional methodology with innovative and contemporary thinking to create long term sustainable developments, not only for people to live and enjoy now, but one that matures over time and offers a lasting legacy that everyone can benefit from for years to come.

DEVELOPMENT PLAN PHASE 3 – PLOTS 11-18

WADDINGTON

Plots 11, 15 & 17

5 bedroom detached home

DOWNHAM

Plots 13 & 14

5 bedroom detached home

SAWLEY

Plots 12, 16 & 18

5 bedroom detached home



Computer generated site plan – elevation details may differ on individual plots.

D'Urton Rise is the perfect setting for those people in search of the good life in Broughton and is nestled off the beaten track via its own private tree-lined entrance drive.



Computer generated image of the plots 12, 13 & 14





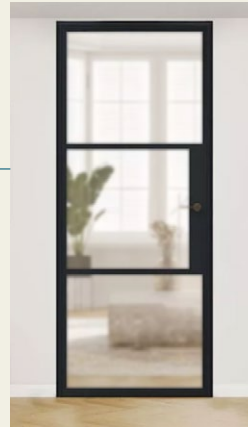
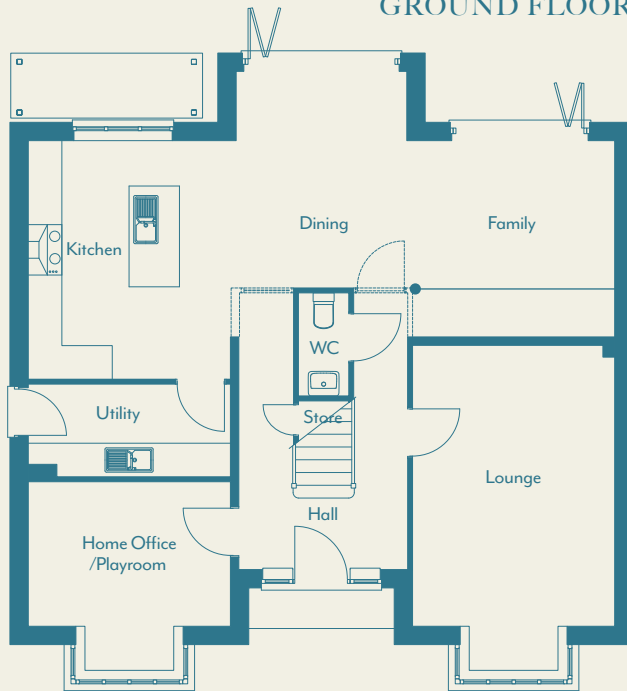
Computer generated image of the Downham

PLOT N°. 13 & 14

DOWNHAM

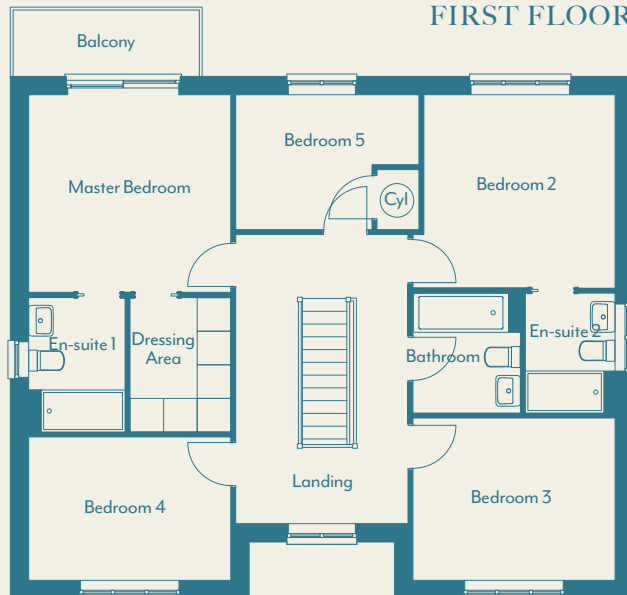
5 BEDROOM DETACHED HOME

GROUND FLOOR



Client extra option: Crittall style glazed door added and hall area closed off. Fixed glazed panel added on left of stair to match Crittall style door.

FIRST FLOOR



GROUND FLOOR

Hall	4.0 x 2.5m	13'1" x 8'2"
Lounge	5.8 x 3.6m	19'0" x 11'10"
Home Office/Playroom	2.5 x 3.6m	8'2" x 11'10"
Kitchen/Dining/Family	4.2 x 10.5m	13'9" x 34'5"
Utility	1.6 x 3.6m	5'3" x 11'10"

FIRST FLOOR

Master Bedroom	3.5 x 3.6m	11'6" x 11'10"
En-suite 1	2.4 x 1.7m	7'10" x 5'7"
Dressing Area	2.4 x 1.8m	7'10" x 5'11"
Bedroom 2	3.4 x 3.4m	11'2" x 11'2"
En-suite 2	2.1 x 1.6m	6'11" x 5'3"
Bedroom 3	2.1 x 3.6m	6'11" x 11'10"
Bedroom 4	2.5 x 3.6m	8'2" x 11'10"
Bedroom 5	2.4 x 3.2m	7'10" x 10'6"
Bathroom	2.1 x 1.9m	6'11" x 6'3"

All measurements are approximate and finished products may vary slightly.

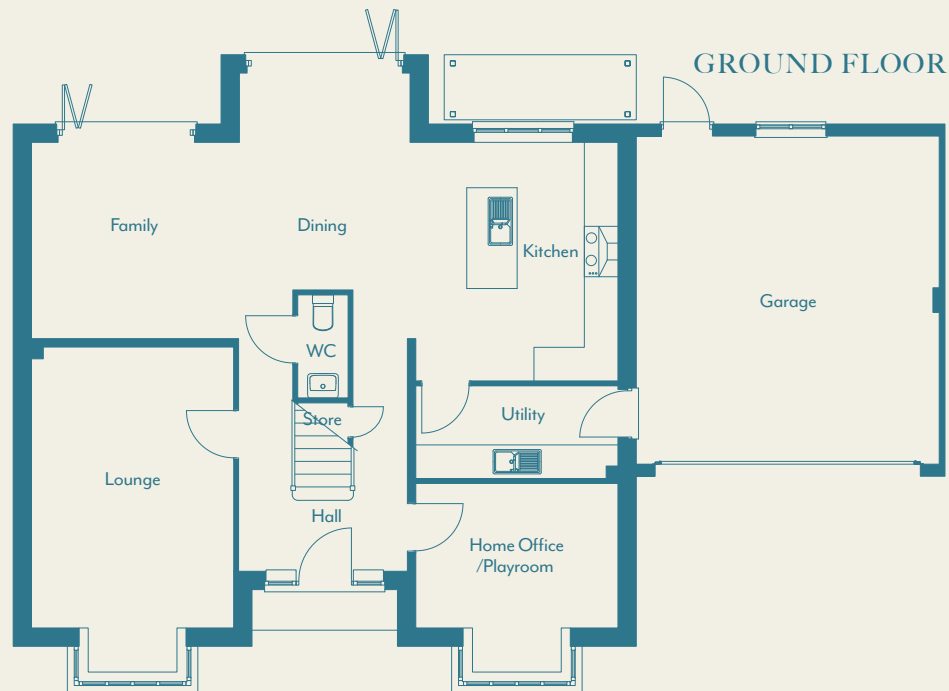


Computer generated image of the Sawley

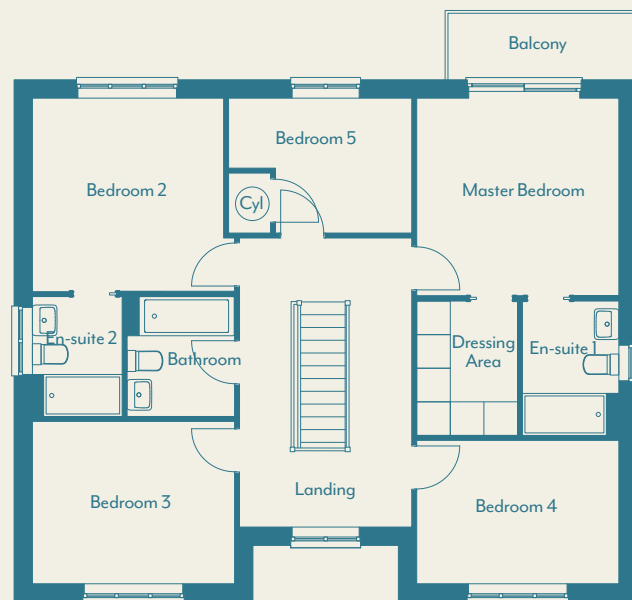
PLOT N^o. 12, 16 & 18

SAWLEY

5 BEDROOM DETACHED HOME



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Hall	4.0 x 3.0m	13'1" x 9'10"
Lounge	5.8 x 3.6m	19'0" x 11'10"
Home Office/Playroom	2.6 x 3.6m	8'6" x 11'10"
Kitchen/Dining/Family	4.2 x 10.5m	13'9" x 34'5"
Utility	1.6 x 3.6m	5'3" x 11'10"
Garage	5.6 x 5.9m	18'4" x 19'4"

FIRST FLOOR

Master Bedroom	3.5 x 3.6m	11'6" x 11'10"
En-suite 1	2.4 x 1.7m	7'10" x 5'7"
Dressing Area	2.4 x 1.8m	7'10" x 5'11"
Bedroom 2	3.4 x 3.4m	11'2" x 11'2"
En-suite 2	2.1 x 1.6m	6'11" x 5'3"
Bedroom 3	2.9 x 3.6m	9'6" x 11'10"
Bedroom 4	2.5 x 3.6m	8'2" x 11'10"
Bedroom 5	2.4 x 3.2m	7'10" x 10'6"
Bathroom	2.1 x 1.9m	6'11" x 6'3"

All measurements are approximate and finished products may vary slightly.



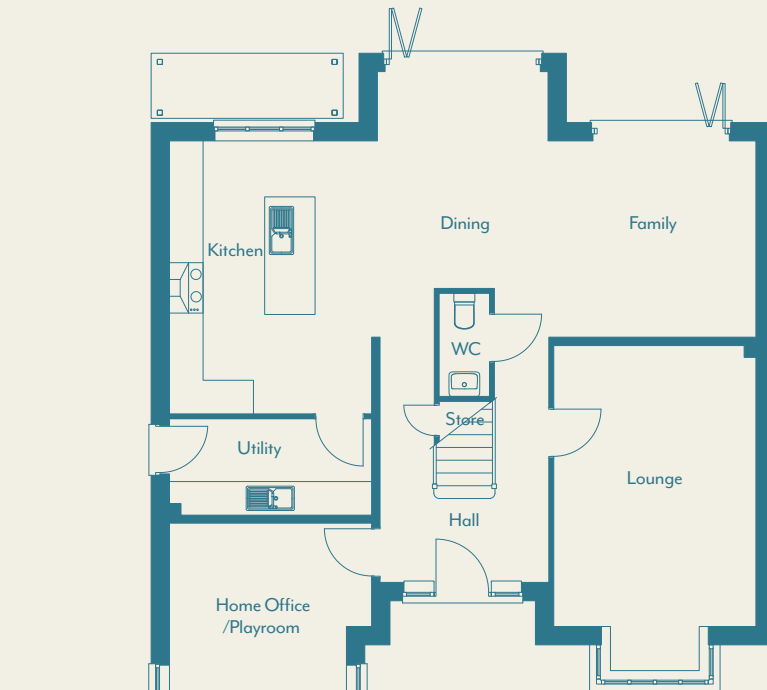
Computer generated image of the Waddington

PLOT N^o. 11, 15 & 17

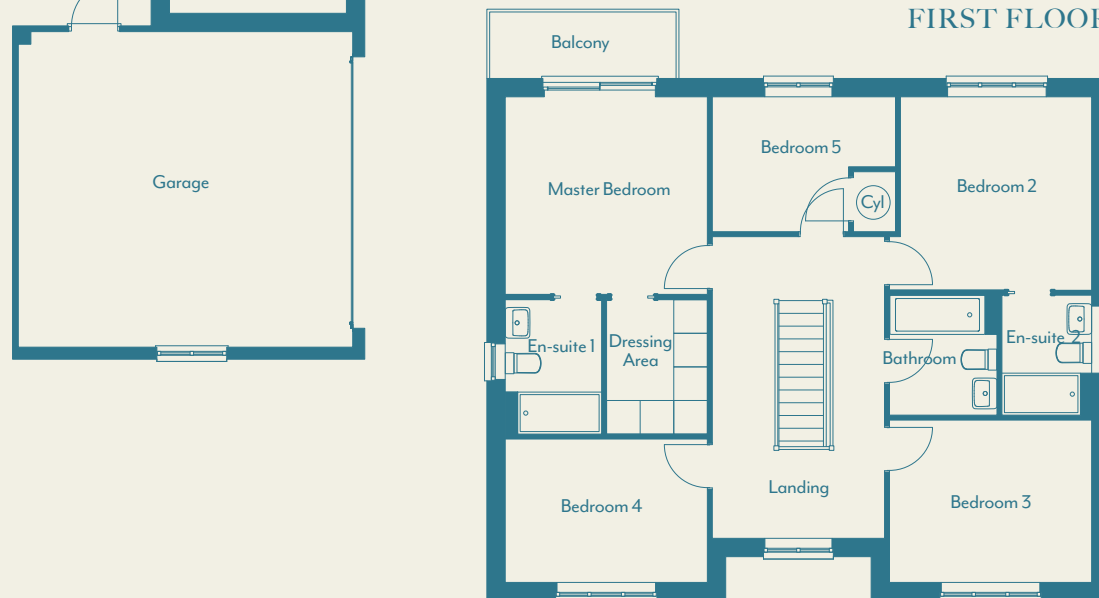
WADDINGTON

5 BEDROOM DETACHED HOME

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Hall	4.2 x 3.0m	13'9" x 9'10"
Lounge	5.8 x 3.6m	19'0" x 11'10"
Home Office/Playroom	3.6 x 3.6m	11'10" x 11'10"
Kitchen/Dining/Family	4.8 x 10.5m	15'9" x 34'5"
Utility	1.7 x 3.6m	5'7" x 11'10"
Garage	5.6 x 5.9m	18'4" x 19'4"

FIRST FLOOR

Master Bedroom	3.5 x 3.6m	11'6" x 11'10"
En-suite 1	2.4 x 1.7m	7'10" x 5'7"
Dressing Area	2.4 x 1.8m	7'10" x 5'11"
Bedroom 2	3.4 x 3.4m	11.2" x 11'2"
En-suite 2	2.1 x 1.6m	6'11" x 5'7"
Bedroom 3	3.1 x 3.6m	10'2" x 11'10"
Bedroom 4	2.5 x 3.6m	8'2" x 11'10"
Bedroom 5	2.4 x 3.2m	7'10" x 10'6"
Bathroom	2.1 x 1.9m	6'11" x 6'3"

All measurements are approximate and finished products may vary slightly.

Specification

KITCHENS

- A wide choice of German made Nolte kitchen units supplied by ESP Kitchens are available in both contemporary and traditional styles
- 20mm Quartz worktops and mitred down stand to island in kitchen and utility
- Contemporary range of Neff appliances fitted as standard including Pyrolytic slide and hide single oven, combination microwave oven and warming drawer
- Neff integrated 60/40 frost free fridge freezer
- Neff integrated dishwasher
- Bora downdraft induction hob (Stainless steel gas hob and extractor also available as an option)
- Blanco kitchen sink with Quooker boiling water tap
- White LED downlighters to kitchen and family area
- The option of kitchen appliance, sinks and taps upgrades subject to availability
- Floor tiling to kitchen and family areas

HEATING

- Highly efficient Ideal Logic system boiler with Stelflow hot water storage cylinders
- Underfloor heating to Ground Floor
- Henrad panel radiators throughout
- Instinct chrome towel radiators to bathrooms, en-suites and WC
- Modern two zone heating design with electronic control and thermostatic radiator valves
- Nest 3rd Generation programmable room thermostats

BATHROOMS & EN-SUITES

- High quality contemporary white sanitaryware and chrome fittings to all rooms
- Villeroy & Boch white sanitaryware
- Hansgrohe coolstart mixer taps to washbasin
- Hansgrohe bath filler to all baths
- Hansgrohe thermostatic concealed shower mixer valve to master suites with fixed shower head and also handheld shower
- Hansgrohe thermostatic shower wall bar shower to all other bathrooms and en-suites
- Low profile shower trays with fixed glass shower screens
- Glass shower and bath screens to all baths with shower
- Chrome heated towel rail
- White LED downlighters to bathrooms
- Bathroom fully tiled with a wide selection of porcelain wall tiles from Roccia. Upgrade options available subject to availability
- Illuminated steam free mirror to bathrooms
- Vanity units by Villeroy & Boch

INTERNAL FIXTURES, FITTINGS & FINISHES

Your new Ascot home comes with a wide range of quality contemporary fixtures and fittings throughout as standard.

- Contemporary glass and stainless-steel balustrades to staircase and landing
- Modern aluminium bi-fold doors to kitchen and family areas
- Secure composite doors to front entrance
- Modern pre-finished solid core internal doors with chrome Carlisle Brass ironmongery
- Satinwood painted skirtings and architraves

EXTERNALLY

- A development wide landscaping scheme has been produced to provide large areas of landscaped open space alongside an established woodland and pond area
- Steel and Infinity Glass balustrade to rear of Master Bedroom with sliding doors to access balcony
- Garage to all plots with automated sectional garage door
- External personnel door and path to detached garages
- Tobermore shannon block paved drives
- Porcelain inside/outside paving to rear patios
- Tobermore paving flags around plot
- Turfing and shrub planting to front and rear gardens
- 1.80m screen fencing to boundaries around plot (except to plots with boundary to field where 1.50m high stock fencing will be installed)
- External energy efficient external lighting to front door
- External power socket
- External cold-water tap
- Electric vehicle charging point

WARRANTY & SUSTAINABILITY

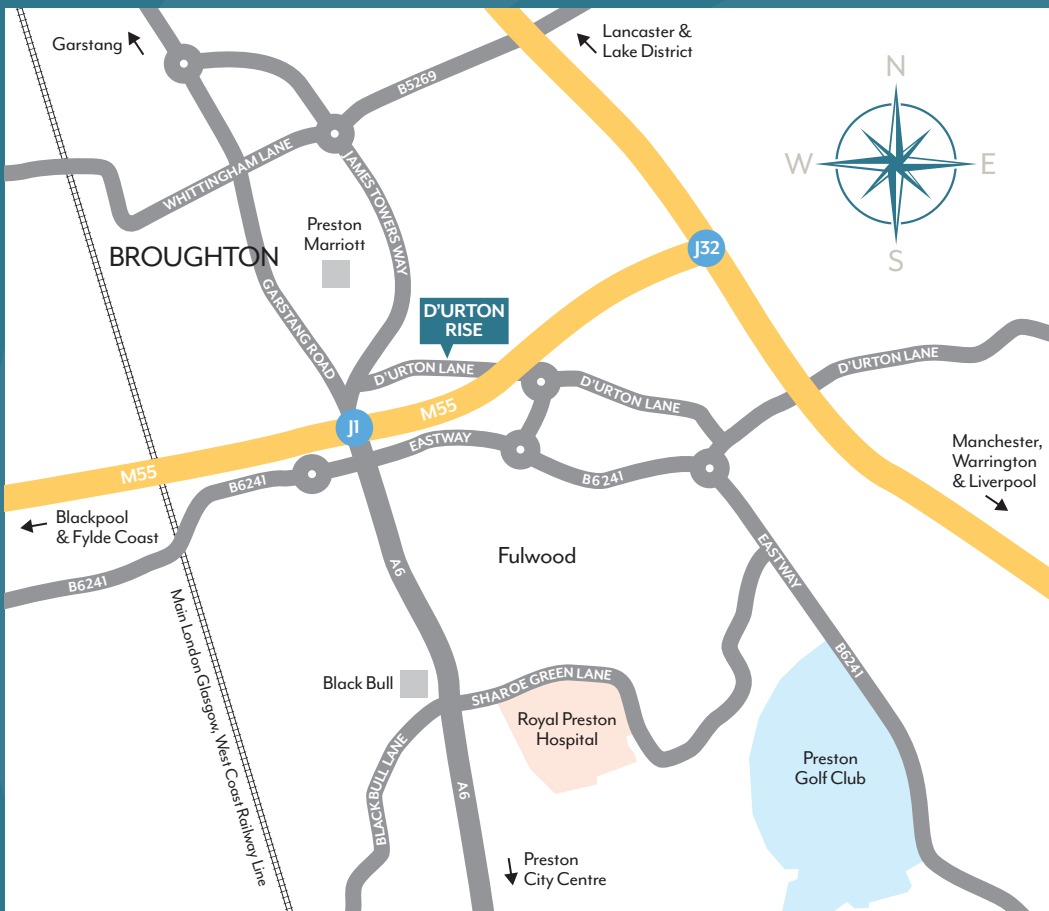


- Your new Ascot home comes complete with a ten-year warranty provided by AAA rated insurance company ICW (International Construction Warranties).
- As a member of the ICW Consumer Code for New Homes, Ascot Homes will comply with all of their obligations.
- This warranty will give you complete peace of mind that, along with the high specification this home offers, your house has been built to exacting standards and has been inspected at all stages of the build process and built to a very high standard.
- With a reduction in the impact on the environment and climate change in mind, we are addressing several sustainability principles at Ascot Homes and consider all aspects of the build process. Wherever possible we have chosen sustainable materials and build highly efficient well insulated homes.
- Your new home comes with photovoltaic solar panels to reduce energy usage utilising the power of the sun.
- Water wastage has been significantly reduced by installing cisterns and showers that effectively reduce flow rates. A sustainable surface water drainage system has been installed on site to ensure none is sent to the main sewer system.
- An effective waste management system has been implemented on site during construction, to reduce the amount of waste produced and to increase the percentage of construction waste recycled.



ATTENTION TO
DETAIL
SPECIFICATION





ASCOT
HOMES

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D'Urton Lane,
Broughton,
Preston PR3 5LD

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ALL SALES ENQUIRIES



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Homes
England

The information and images contained in this brochure are for guidance only and does not constitute a contract or warranty. Ascot Homes operate a policy of continuous product development, therefore features and specification may vary from time to time in accordance with Planning Authorities and Building Regulations.