

Tootle Green

Longridge

*A fabulous new development
of 2, 3, 4 & 5 bedroom homes*

A development by

**Taylor
Wimpey**




Welcome to
Tootle Green

Tootle Green is an exclusive new development of 2, 3, 4 & 5 bedroom homes nestled away in the beautiful Lancashire town of Longridge.

Longridge town sits at the foot of Longridge Fell, the summit of which offers gorgeous views of the Fylde Coast, the Yorkshire dales and the towns and villages to the south - a truly idyllic rural setting.

Affordable homes

 **The Dadford**
3 bedroom mews/
semi-detached home
Plots: 27, 28, 117, 120, 127,
130, 183, 184


 **The Beckford**
2 bedroom
mews home
Plots: 29, 30, 118, 119, 128,
129, 185, 186


 **The Dilworth**
2 bedroom semi-
detached bungalow
Plots: 92-101


2 bedroom homes

 **The Beckford**
2 bedroom
mews home
Plots: 21, 22, 66, 67, 89,
90, 123, 124

3 bedroom homes


 **The Milldale**
3 bedroom
semi-detached home
Plots: 69, 84, 109, 125,
132, 136, 140, 147, 162,
181, 188, 195


 **The Gosford**
3 bedroom
semi-detached home
Plots: 2, 15, 16, 19, 20, 24,
25, 37, 38, 64, 65, 70, 80,
81, 83, 102, 103, 108, 121,
122, 126, 131, 137, 141, 146,
149, 150, 156, 157, 163,
168, 169, 182, 187, 194

 **The Aldenham**
3 bedroom
detached home
Plots: 23, 40, 57, 75, 77,
104, 106, 113, 115, 155,
160, 192

4 bedroom homes

 **The Lydford**
4 bedroom
semi-detached home
Plot: 3


 **The Lydford Detached**
4 bedroom
detached home
Plots: 5, 9, 33, 35, 49, 51,
56, 71, 73, 87, 107, 112,
139, 142, 143, 148, 152,
164, 177, 191

 **The Evesham**
4 bedroom
detached home
Plots: 7, 31, 48, 53, 74, 82,
88, 110, 114, 154, 167, 176,
179, 190


4 bedroom homes

 **The Chelford**
4 bedroom
detached home
Plots: 4, 8, 26, 36, 39, 63,
79, 91, 116, 144, 151, 158,
159, 174, 178

 **The Shelford**
4 bedroom
detached home
Plots: 10, 11, 14, 32, 43,
45, 54, 55, 60, 68, 72, 86,
133, 135, 138, 153, 161, 173,
175, 189

 **The Haddenham**
4 bedroom
detached home
Plots: 1, 6, 12, 17, 34, 41,
46, 50, 52, 58, 61, 76, 105,
111, 145, 165, 172, 180, 193

5 bedroom homes

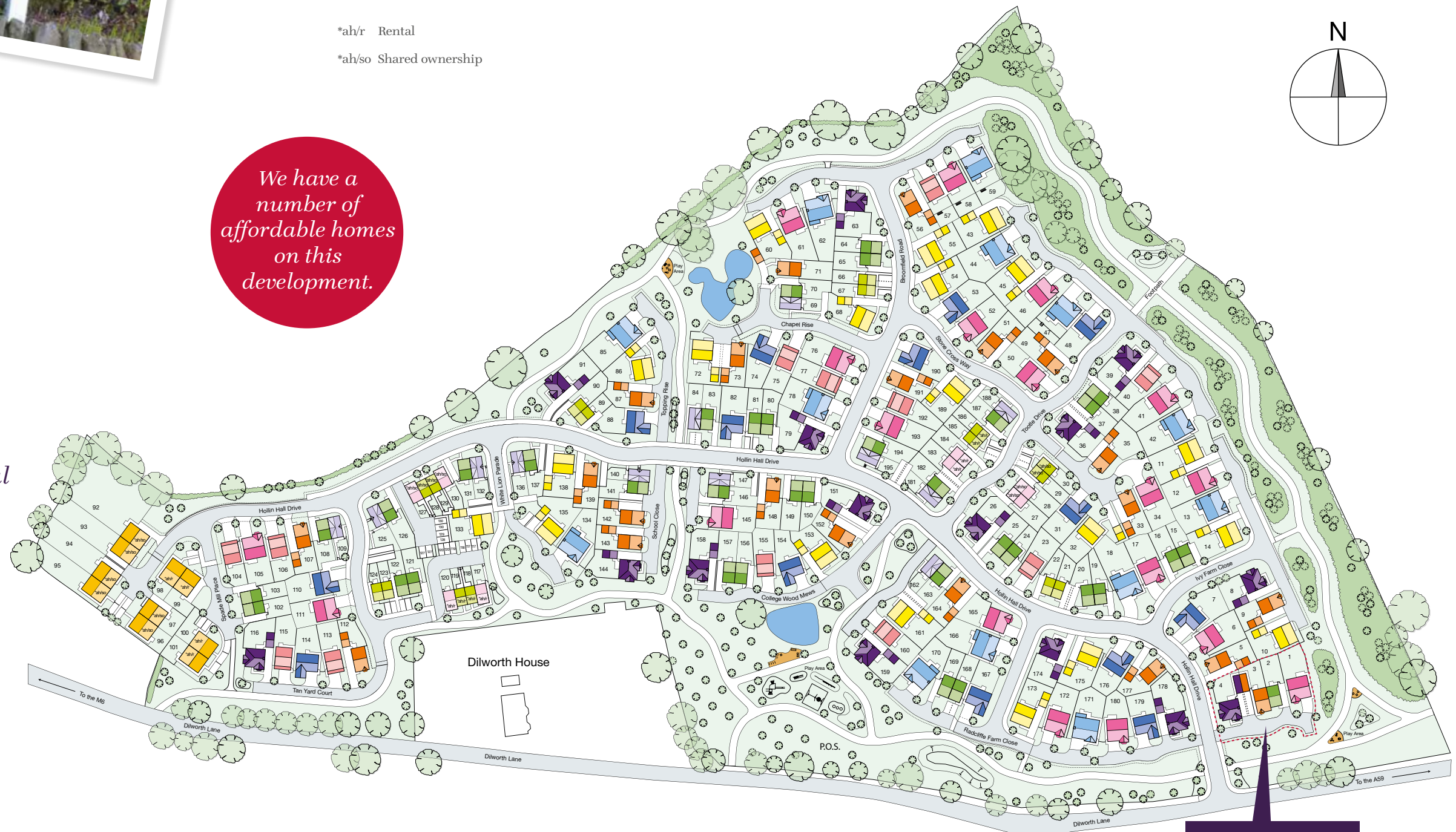
 **The Lavenham**
5 bedroom
detached home
Plots: 13, 18, 42, 44, 47,
59, 62, 78, 85, 134, 166,
170, 171

 = Play area

*ah/r Rental

*ah/so Shared ownership

We have a number of affordable homes on this development.



Hello.
You'll find our showhomes
and sales office right here

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. June 2018



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Taylor Wimpey

[facebook.com/taylorwimpey](https://www.facebook.com/taylorwimpey)
www.taylorwimpey.co.uk

How to find us

From the M6 northbound

Leave the M6 at junction 31A, taking the B6242 exit towards Preston (E)/Longridge. At the first roundabout, take the 1st exit onto the B6242, then at the next roundabout take the 3rd exit towards Longridge. At the third roundabout take the 1st exit onto Longridge Road/B6243. Follow the B6243 for approximately 3.3 miles, then at the roundabout take the 2nd exit onto Chapel Hill. Follow the road for approximately 0.7 miles, then turn right onto Dilworth Lane. After approximately 0.1 miles you will arrive at Tootle Green on your left hand side.

From the M6 southbound

Leave the M6 at junction 32, taking the A6 exit to Preston. At the roundabout, take the 1st exit onto Garstang Road/A6, then take the 1st left onto the B6241. Follow the B6241 for approximately 1.3 miles, going straight over one roundabout. At the second roundabout take the 1st exit onto Haighton Green Lane. Follow the road for approximately 1.8 miles, then turn left onto Brabiner Lane. Continue to the T-junction, then turn right onto the B5269. Continue along the B5269 for approximately 1.9 miles and you will arrive at Tootle Green on your left hand side.

Tootle Green

Dilworth Lane, Longridge,
Lancashire

Satnav postcode: PR3 3UF

Sales hotline

01772 281 719

Taylor Wimpey Manchester
 1 Lumsdale Road, Stretford,
 Manchester M32 0UT

Regional Office: 0161 864 8900



Buff brick



The 2 bedroom Beckford is a superb choice for couples and young families alike.

The entrance hallway leads to the open-plan living room with dining area which opens through French doors to the private rear garden. The kitchen overlooks the front of the property and a guest cloakroom completes the ground floor.

Two generous bedrooms are found upstairs along with a main bathroom and useful storage cupboard.



Ground Floor

Kitchen
1858mm x 3025mm 6'1" x 9'11"

Living/Dining Room
3984mm x 3737mm 13'1" x 12'3"

WC
900mm x 1588mm 2'11" x 5'2"



First Floor

Bedroom 1
3984mm x 2560mm 13'1" x 8'5"

Bedroom 2
3984mm x 2189mm 13'1" x 7'2"

Family Bathroom
1875mm x 1925mm 6'2" x 6'4"

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The Milldale *3 bedroom semi-detached home*



The 3 bedroom Milldale semi-detached home offers ample living space and is ideal for growing families and couples looking for a larger home.

A large living room opening through French doors to the private garden, and a separate kitchen/dining room provide two ideal spaces for relaxing and entertaining. A guest cloakroom is also located on the ground floor.

Upstairs, the landing leads to two generous bedrooms, including one with an en suite shower room. A further well proportioned bedroom can alternatively be used as a nursery or a guest room, while a main bathroom completes the first floor accommodation.



Ground Floor

Kitchen/Dining Room

4620mm x 2968mm 15'2" x 9'9"

Living Room

4620mm x 3339mm 15'2" x 10'11"



First Floor

Bedroom 1

2832mm x 3339mm 9'3" x 10'11"

En-suite

1700mm x 1975mm 5'7" x 6'6"

Bedroom 2

2615mm x 3030mm 8'7" x 9'11"

Bedroom 3

1917mm x 3030mm 6'3" x 9'11"

Family Bathroom

1700mm x 2420mm 5'7" x 7'11"

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The Gosford 3 bedroom semi-detached home



Stone



Buff brick



Red brick

The 3 bedroom Gosford home provides a light and airy living space which would suit families or couples looking for a larger home.

A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized living room, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could also provide a dedicated work space or play room.





Ground Floor

Kitchen/Dining Area

4724mm x 2878mm 15'6" x 9'5"

Living Room

3692mm x 4266mm 12'1" x 14'0"

WC

1850mm x 1030mm 6'1" x 3'5"



First Floor

Bedroom 1

2962mm x 2833mm 9'9" x 9'4"

En-suite

1675mm x 1757mm 5'6" x 5'9"

Bedroom 2

2630mm x 3307mm 8'8" x 10'10"

Bedroom 3

2006mm x 3551mm 6'7" x 11'8"

Family Bathroom

1700mm x 2035mm 5'7" x 6'8"

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The Aldenham *3 bedroom detached home*



Stone

Red brick



Buff brick



The Aldenham is a traditional 3 bedroom house with an integral garage, which would suit couples or families.

The entrance hallway leads to a fitted kitchen and a living room opening through French doors to the private rear garden. There's also a separate dining room for formal entertaining and a useful guest cloakroom downstairs.

Upstairs, the landing leads to an en-suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom and a convenient storage cupboard.



Ground Floor

Kitchen
3000mm x 2963mm 9'10" x 9'9"

Living Room
3185mm x 4327mm 10'5" x 14'2"

Dining Room
2626mm x 3100mm 8'7" x 10'2"



First Floor

Bedroom 1
3173mm x 4103mm 10'5" x 13'6"

En-suite
1504mm x 2085mm 4'11" x 6'10"

Bedroom 2
3573mm x 2994mm 11'9" x 9'10"

Bedroom 3
2675mm x 2995mm 8'9" x 9'10"

Family Bathroom
1963mm x 2085mm 6'5" x 6'10"

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* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. June 2016



Buff brick



Redbrick

Stone

The 4 bedroom Lydford is well suited to those stepping up the property ladder who want the kitchen to be the hub of their home life.

Located off the entrance hallway is a kitchen/dining room that is the focal point of the property and which provides access to the private rear garden through French doors. Also on the ground floor are a living room, a guest cloakroom and a handy utility room.

The en-suite master bedroom features plenty of space and is located to the rear of the house, off the upstairs landing. A second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.



Ground Floor

Kitchen/Dining Area

5364mm x 3380mm 17'7" x 11'1"

Living Room

3272mm x 4498mm 10'9" x 14'9"

Utility

1545mm x 1234mm 5'1" x 4'1"

WC

1639mm x 1234mm 5'5" x 4'1"



First Floor

Bedroom 1

3172mm x 3793mm 10'5" x 12'5"

En-suite

1193mm x 1237mm 3'11" x 4'1"

Bedroom 2

3172mm x 3357mm 10'5" x 11'0"

Bedroom 3

2104mm x 3301mm 6'11" x 10'10"

Bedroom 4

2104mm x 2230mm 6'11" x 7'4"

Family Bathroom

1891mm x 2025mm 6'2" x 6'8"

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Red brick

Stone



Buff brick



The 4 bedroom Evesham home provides ample living space which would be ideal for modern family life.

The fitted kitchen with dining area features French doors leading to the rear garden giving the room a light and airy feel. The spacious living room is located at the front of the property.

The master bedroom is on the first floor and benefits from an en-suite shower room for added privacy. There are three further double bedrooms off the central landing, plus the stylish family bathroom.



Ground Floor

Kitchen

2468mm x 2860mm 8'1" x 9'5"

Living Room

3840mm x 4535mm 12'7" x 14'11"

Dining Area

2922mm x 2860mm 9'7" x 9'5"



First Floor

Bedroom 1

3840mm x 4536mm 12'7" x 14'11"

En-suite

2375mm x 1611mm 7'10" x 5'3"

Bedroom 2

3251mm x 3328mm 10'8" x 10'11"

Bedroom 3

3163mm x 2890mm 10'5" x 9'6"

Bedroom 4

2774mm x 2637mm 9'1" x 8'8"

Family Bathroom

1978mm x 2922mm 6'5" x 9'7"

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The Chelford *4 bedroom detached home*



The Chelford is a well proportioned 4 bedroom home which offers plenty of space for flexible family living.

The fitted kitchen with breakfast area features French doors leading to the rear garden giving the room a light and airy feel. There is also a utility room for extra convenience. The spacious living room overlooks the front of the home, whilst for family gatherings and entertaining guests there is a separate dining room.

The master bedroom is on the first floor and benefits from an en-suite shower room for added privacy. Three further bedrooms are located off the central landing as is the stylish family bathroom.



Ground Floor

Kitchen	3335mm x 2887mm	10'11" x 9'6"
Breakfast Area	2648mm x 2887mm	8'8" x 9'6"
Living Room	3615mm x 5078mm	11'10" x 16'8"
Dining Room	2707mm x 3053mm	8'11" x 10'0"
Utility	1595mm x 2887mm	5'3" x 9'6"



First Floor

Bedroom 1	3615mm x 3490mm	11'10" x 11'5"
En-suite	2219mm x 1500mm	7'3" x 4'11"
Bedroom 2	2707mm x 3053mm	8'11" x 10'0"
Bedroom 3	2750mm x 2949mm	9'0" x 9'8"
Bedroom 4	2639mm x 2019mm	8'8" x 6'7"
Family Bathroom	2100mm x 1892mm	6'11" x 6'2"

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The Shelford *4 bedroom detached home*



Buff brick

Red brick



Stone



The 4 bedroom Shelford detached home features modern, flexible living areas making it perfect for growing families and couples looking for a bigger home.

The central entrance hallway leads to a spacious kitchen/dining room, which has French doors to the private rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage cupboard.

An en-suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.



Ground Floor

Kitchen/Dining Room

8100mm x 3241mm 26'7" x 10'8"

Living Room

3881mm x 4740mm 12'9" x 15'7"

Study

2103mm x 2642mm 6'11" x 8'8"

WC

2103mm x 1630mm 6'11" x 5'4"



First Floor

Bedroom 1

3881mm x 3768mm 12'9" x 12'4"

En-suite

1975mm x 1659mm 6'6" x 5'5"

Bedroom 2

3079mm x 4224mm 10'1" x 13'10"

Bedroom 3

3097mm x 3438mm 10'2" x 11'3"

Bedroom 4

2753mm x 3894mm 9'0" x 12'9"

Family Bathroom

2075mm x 1900mm 6'10" x 6'3"

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The Haddenham *4 bedroom detached home*



Stone



Buff brick

Red brick

The 4 bedroom Haddenham is an ideal choice for families looking for a spacious and flexible layout in their new home.

The entrance hallway leads to a living room with bay window to the front of the property, as well as a spacious kitchen/dining room which opens through French doors to the private rear garden. A utility room offers further access to the garden, while a guest cloakroom and an integral garage also occupy the ground floor.

Two en-suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and a useful storage cupboard.



Ground Floor

Kitchen	3000mm x 3900mm	9'10" x 12'10"
Living Room	3440mm x 5935mm	11'3" x 19'6"
Dining Area	3300mm x 3340mm	10'10" x 10'11"
Utility	1738mm x 3300mm	5'8" x 10'10"



First Floor

Bedroom 1	4040mm x 4860mm	13'3" x 15'11"
En-suite 1	1780mm x 1218mm	5'10" x 4'0"
Bedroom 2	4037mm x 3825mm	13'3" x 12'7"
En-suite 2	2262mm x 1385mm	7'5" x 4'7"
Bedroom 3	3278mm x 3229mm	10'9" x 10'7"
Bedroom 4	2786mm x 3229mm	9'2" x 10'7"
Family Bathroom	1925mm x 1700mm	6'4" x 5'7"



The Lavenham *5 bedroom detached home*



The Lavenham is a large 5 bedroom detached house with two floors of generous living space, including an integrated double garage.

The entrance hallway of this impressive home leads through to a good sized living room, a spacious kitchen/breakfast room for relaxed family mealtimes, and a separate dining room for more formal occasions.

Both the living room and the kitchen offer access through French doors to the private rear garden. A useful utility room, a guest cloakroom and the integral double garage complete the ground floor accommodation.

Upstairs, a master bedroom with en-suite shower room can be found off the light and airy central landing. The first floor also features a second en-suite bedroom which would be ideal for an older child or guests, plus three further generous bedrooms and a family bathroom.



Ground Floor

Kitchen/Breakfast Area
5690mm x 3301mm 18'8" x 10'10"

Living Room
3900mm x 5257mm 12'10" x 17'3"

Dining Room
3063mm x 3200mm 10'1" x 10'6"

Utility
1763mm x 1650mm 5'9" x 5'5"



First Floor

Bedroom 1
4533mm x 3806mm 14'10" x 12'6"

En-suite 1
1312mm x 3521mm 4'4" x 11'7"

Bedroom 2
3812mm x 3521mm 12'6" x 11'7"

En-suite 2
2004mm x 1953mm 6'7" x 6'5"

Bedroom 3
3402mm x 2689mm 11'2" x 8'10"

Bedroom 4
3282mm x 2688mm 10'9" x 8'10"

Bedroom 5
2848mm x 2999mm 9'4" x 9'10"

Family Bathroom
1700mm x 1940mm 5'7" x 6'4"

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