



SAXON FIELDS
EUXTON, CHORLEY



Welcome to Saxon Fields

Located on the fringe of the Lancashire countryside, bordering the desirable village of Euxton in Chorley, Saxon Fields offers a stunning range of two, three and four bedroom homes.

Each home at Saxon Fields has been thoughtfully designed with you in mind, from the external features such as stunning brick detailing and turfed rear gardens, through to the contemporary living spaces inside with open plan living areas.

Nestled on the eastern edge of Euxton, Saxon Fields provides the best of both worlds, close enough to enjoy the hustle and bustle of Chorley and benefit from the amenities and attractions of the town, but within easy reach of the idyllic Lancashire countryside.





Enjoying Life in Chorley & Lancashire

Situated at the foot of the West-Pennine Moors, Chorley is a thriving town in the heart of the Lancashire countryside. There are no shortage of local beauty spots to discover, including Astley Hall and Park, a spectacular country house which also serves as a museum and art gallery.

Yarrow Valley Country Park is a firm favourite amongst locals, with guided walks for every agility level and stunning views over Birkacre Big Lodge lake and plenty of green space to explore. With a range of action packed play areas for children of all ages and an on-site café, it's perfect for a family day out.

Chorley is also served by three golf courses, Yarrow Valley Golf Course, Duxbury Park Golf Course and most notably, Chorley Golf Course. A stunning course set in 127 acres of moorland which offers stunning views as far afield as the South Lakes and North Wales.

The local area around Saxon Fields is dotted with pubs and eateries, where you can sample local delights and experience Chorley's warm sense of community. Hartwood Hall Pub and Grill is just an eight minute walk from the development, and the Astley Village Inn is also within walking distance, with both serving a great range of food and a selection of ales.

Location & Lifestyle

Where we decide to build our homes is important to us as we know there's more to creating the perfect home than just the property itself.

Our locations are chosen to continue the strength of local community and to meet your modern lifestyle expectations.

Our offer is always to believe that everyone should have the opportunity to purchase their own home, and so we offer a range of purchase options including Shared Ownership as a method to purchase your very own home.



Transport

Saxon Fields is perfectly placed for those wishing to commute across the North West. The M61 is within a five minute drive of the development, providing access to Preston, Bolton, and connections to the M6 towards Lancaster and Liverpool, the M65 to Blackburn and Burnley, and M60 to Manchester.

Locally, the A6 connects Saxon Fields to the south of Chorley, passing through the town centre and provides easy access to local amenities.

Chorley is served by two local train stations, Buckshaw Parkway and Chorley Train Station, with regular services including direct lines to Blackpool, Stockport and Manchester.

Both Manchester Airport and Liverpool John Lennon Airport are within an hours drive from Saxon Fields.



Shopping

Locally, Highfield Industrial Estate offers a variety of high street names, including Aldi, B&Q and Currys. You'll also find access to DIY suppliers, general homewares and accessories and independent eateries, as well as Chorley in Bloom Community Garden. At the same time, Chorley high street offers Morrison's, Asda, Aldi, Marks & Spencer Food Hall and Booths.

In addition to the Chorley Markets in the town centre, a specialist Food and Craft market is hosted once a month offering local produce and hand crafted items.

For a unique shopping experience, Heskin Hall Shopping Village is a great day out, a community of independent shops and businesses, the shopping village also hosts the nationally acclaimed Hepplestone Fine Art Gallery, Two Birds Tea Room and a great range of independent boutiques.

Leisure and Attractions

There are numerous activities to get involved with in Chorley, locally, the Anglezarke Reservoir offers a 4.5 mile looped trail for walking and fishing opportunities, Rivington Reservoir and Duxbury Weir also have ample trails for hiking and cycling and are within a short distance from Saxon Fields.

Chorley Town Centre hosts a range of cafés, bars, restaurants and shops to enjoy, with the Reel Cinema showing blockbuster film releases and the Escape Entertainment venue which features bowling and adventure golf to keep the whole family entertained.

For the outdoor adventurer, Go Ape Rivington is just fifteen minutes drive from Saxon Fields, push yourself beyond your comfort zone with a challenging course of treetop obstacles, with the added benefit of offering stunning views of the reservoir, the high ropes and ziplines will get your adrenaline flowing.



Education



At Laurus, we understand the importance of education, and being close to excellent schools is a key factor for many families when considering buying a new home.

Saxon Fields is situated close to a number of well performing schools, including Buckshaw Primary School and St Joseph's Primary School. For secondary education, St Michaels CofE Secondary School, Parklands High School and Albany Academy are all nearby.

There is also plenty of choice for those wanting higher education close to home, with the University of Central Lancashire, University of Lancaster, Edge Hill University and University of Bolton all within a 30 minute drive from Saxon Fields. The Universities of Manchester, Salford and Liverpool are all within an hours commute of the development.

Why buy a new home?

There are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer a variety of ways to buy, but they are also designed for modern-day lifestyles.

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



Registered developer



THE BERKELEY
3 BEDROOM HOME



Less DIY

We all lead busy lives, and when we're relaxing, we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, a new boiler, a new kitchen, a new bathroom, and fresh finishes.

Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration, taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we can offer you flexibility in the design and the opportunity to personalise your home before it's even built!

Built for modern living

Our new homes have been designed with you in mind. We've considered it all with more focus on family rooms, entertaining and multi-function living spaces, and open plan living.

Peace of mind

All our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home. We also adopt the Consumer Code for Housebuilders to ensure that you're fully supported throughout your buying journey.

Stress-free buying

As soon as a new-build home is built, it's ready to move in straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

Save more

Today's new build homes are built to the latest environmental standards with far fewer carbon emissions than older properties. Not only good news for the planet but you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.



The difference in a Laurus Home

Location and Lifestyle



We believe that there should be a home for everyone, and we pride ourselves on creating homes you need, where you need them.

We think everyone deserves a special place to live, so we design homes for all. From stylish, urban apartments for young professionals to larger, family-sized homes in semi-rural settings. We offer a range of purchase options including Shared Ownership and Help to Buy.

Interior Design



We're committed to creating high quality, contemporary living spaces. Our homes offer well thought out kitchens, designed for practicality and durability as well as aesthetics, living areas with an abundance of natural light and spacious master bedrooms.

Each Laurus home includes an exceptional specification which boasts a carefully selected range of stylish Symphony kitchens, sleek integrated appliances, modern white sanitaryware and Porcelanosa tiles.

Design and Landscaping



Our new homes have been designed with you in mind. With more focus on family rooms, entertaining and multi-function living spaces and open plan living, we've considered it all. We choose award-winning architects as our partners. Together, we create living spaces with plenty of space and attention to detail, making homes that welcome everyone and are a joy to live in.

It's not only our interiors we design with you in mind but our outdoor space too. We work alongside landscape architects to complete our homes with landscaped front and back turf gardens, so your home extends further.

Buying your home with Laurus means you're choosing a developer who puts care, thought and attention to detail into every property – and which puts you, our customer, at the centre of all we do.

Each Laurus home goes through a robust quality assurance process to make sure everything is just right before you move into your new home.





Customer Care

We never forget that choosing your home is a huge decision. That's why our expert team is on hand to support you, provide information and make the whole process straightforward. From our first conversation to moving in day and beyond, we're here to help whenever you need us.

We recognise that issues may arise on occasion. Whilst we hope they don't, we're committed to putting things right and addressing any concerns or issues you may have as quickly as possible.

Our dedicated Customer Care team are on hand to help if any problems arise. You can contact them by email at customercare@laurushomes.co.uk or by telephone on **0161 968 0107**.

The details and specification in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure.

For full information on the fittings, fixtures and finishes please refer to the 'Specification' insert. Speak to your Sales Advisor for further information.

The interior images shown are for illustrative purposes only. They do not depict the D'Urton Grange development, but have been included to give an indication of the quality and finish achieved on every Laurus Home.

Options to buy

Shared Ownership

As a government-backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means you can often have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

The Benefits of Shared Ownership:



A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy*.



A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



Owning 100%

Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.



Your home

Because you're buying your home you can personalise it and make it your own.

* You can claim a discount (relief) so you do not pay any tax up to £300,000 and 5% on the portion from £300,001 to £500,000. You're eligible if you, and anyone else you're buying with, are first-time buyers and you complete your purchase on or after 22 November 2017. If the price is over £500,000, you follow the rules for people who've bought a home before. Subject to Government policy as of April 2020 and is subject to change. Speak to your Sales Advisor for more information.

Making a difference in your community

At Laurus Homes, we do more than just build homes. We strive to create neighbourhoods that benefit the community and the wider society, and we put this at the heart of everything we do.

Our community-focused and profit-for-purpose approach to every project mean we make positive differences in people's lives and act as a catalyst for regeneration. In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects. We think everyone deserves a special place to live, so we design homes for all.

We re-invest our profits to achieve social, community and environmental benefits, meaning we grow the communities we need, where you need them.



Buying Process





SAXON FIELDS

EUXTON, CHORLEY

SITE PLAN

SAXON FIELDS

EUXTON, CHORLEY



2 bedroom homes

 The **Abbey**

3 bedroom homes

 The **Cavendish**

 The **Suffolk**

 The **Carnaby**

 The **Grosvenor**

 The **Fitzroy**

 The **Berkeley**

 The **Merrion**

 The **Kingsley**

4 bedroom homes

 The **Belgrave**

 The **Richmond**

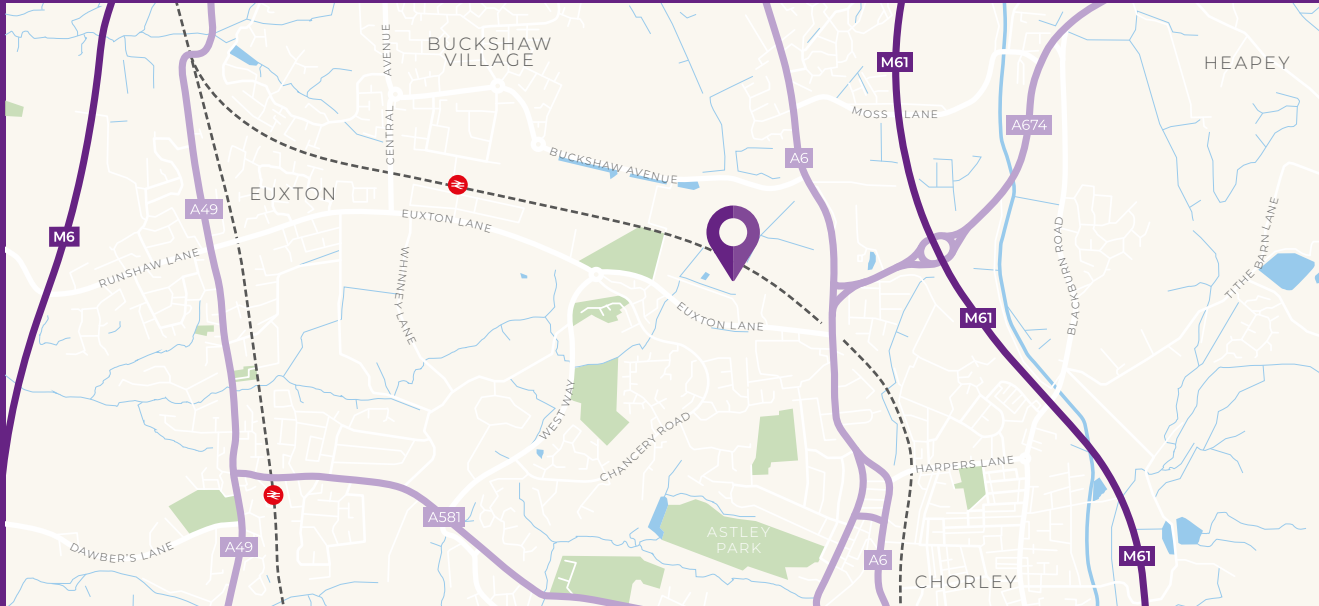
 The **Oxford**

 The **Piccadilly**

 Affordable Rent

* Plots are available to purchase through Shared Ownership.
 NB. This site plan is indicative and to be used for plot identification purposes only.
 Speak to the Sales Advisor for more detailed information regarding specific plots, site layout and landscaping.

How to find us



ADDRESS

Saxon Fields
Euxton Lane
Euxton
Chorley
PR7 1PS

CALL

0161 968 0545

EMAIL

saxonfields@laurushomes.co.uk

FROM CHORLEY

Heading north from Chorley Town Centre take the A6/Clifford Street and continue straight onto Water Street. Continue heading north onto A6/Preston Street and remain heading north for approximately half a mile. At the roundabout take the first exit onto Euxton Lane/B5252. Continue along Euxton Lane and the development will be on your right.

FROM M61 SOUTHBOUND

Heading south on the M61 take the exit at Junction 8 towards Chorley (A6). At the roundabout take the 3rd exit onto A674. At the next roundabout take the second exit onto Preston Road/A6. At the third roundabout take the 2nd exit into Euxton Lane/B5252. Continue along Euxton Lane and the development will be on your right.



laurushomes.co.uk





SAXON
FIELDS

THE
PICCADILLY

4 BEDROOM DETACHED HOME (1,356ft²)



THE PICCADILLY

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

126m² 1,356ft²

GROUND FLOOR

Kitchen/Dining
3.49m x 7.03m 11'5" x 23'0"

Utility
3.16m x 1.69m 10'4" x 5'6"

Cloakroom/WC
0.90m x 1.69m 2'11" x 5'6"

Living Room
4.63m x 3.53m 15'2" x 11'7"

FIRST FLOOR

Master Bedroom
4.05m x 3.48m 13'3" x 11'5"

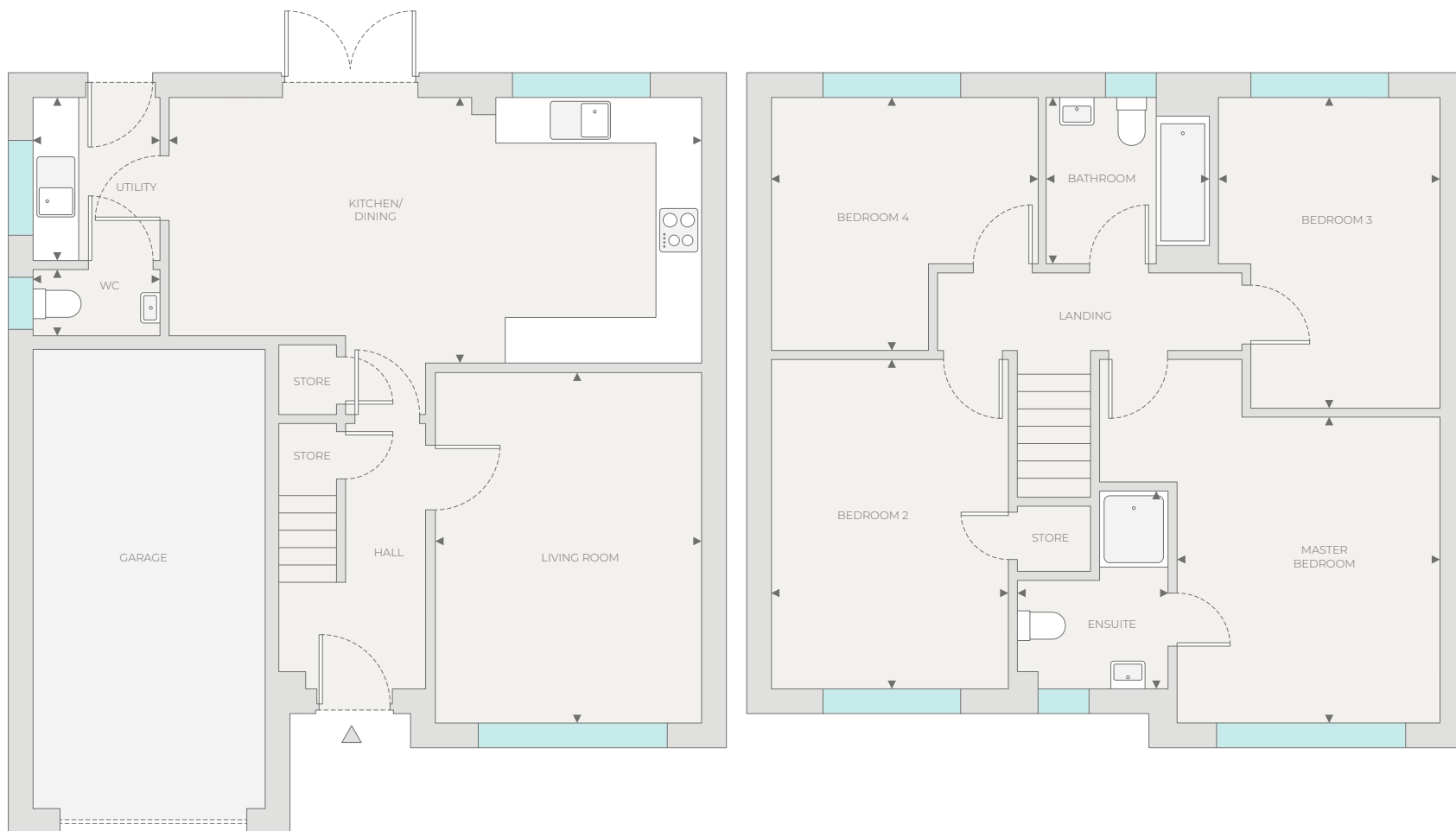
EnSuite
2.63m x 2.01m 8'7" x 6'7"

Bedroom 2
4.36m x 3.14m 14'3" x 10'3"

Bedroom 3
4.11m x 2.93m 13'5" x 9'7"

Bedroom 4
3.35m x 3.53m 10'11" x 11'7"

Bathroom
2.21m x 2.25m 7'3" x 7'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
OXFORD

4 BEDROOM DETACHED HOME (1,335ft²)



THE OXFORD

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

124m² 1,335ft²

GROUND FLOOR

Kitchen/Dining
3.70m x 8.59m 12'1" x 28'2"

Utility
1.74m x 1.91m 5'8" x 6'3"

Cloakroom/WC
1.74m x 1.23m 5'8" x 4'0"

Living Room
4.69m x 3.19m 15'4" x 10'5"

Study
2.81m x 3.20m 9'2" x 10'6"

FIRST FLOOR

Master Bedroom
3.76m x 3.20m 12'4" x 10'6"

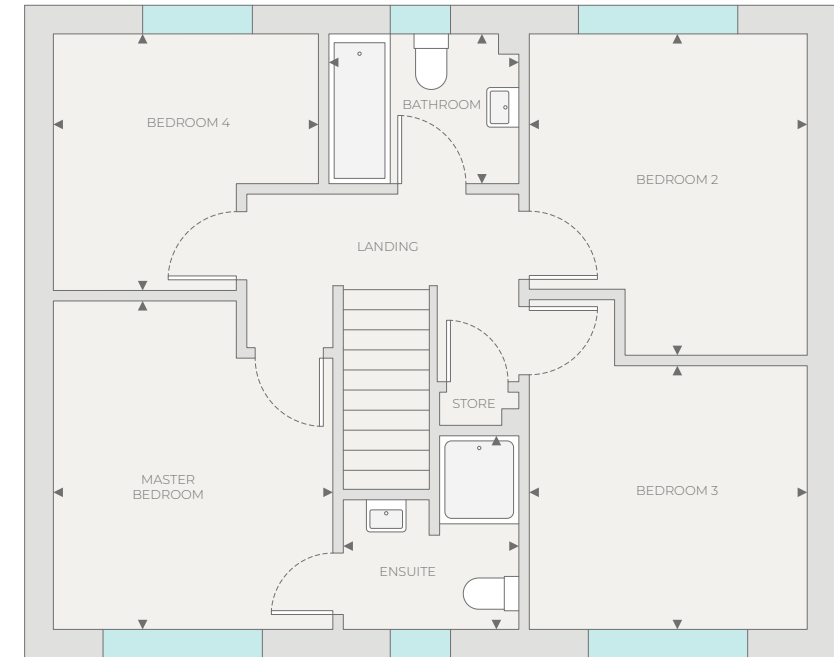
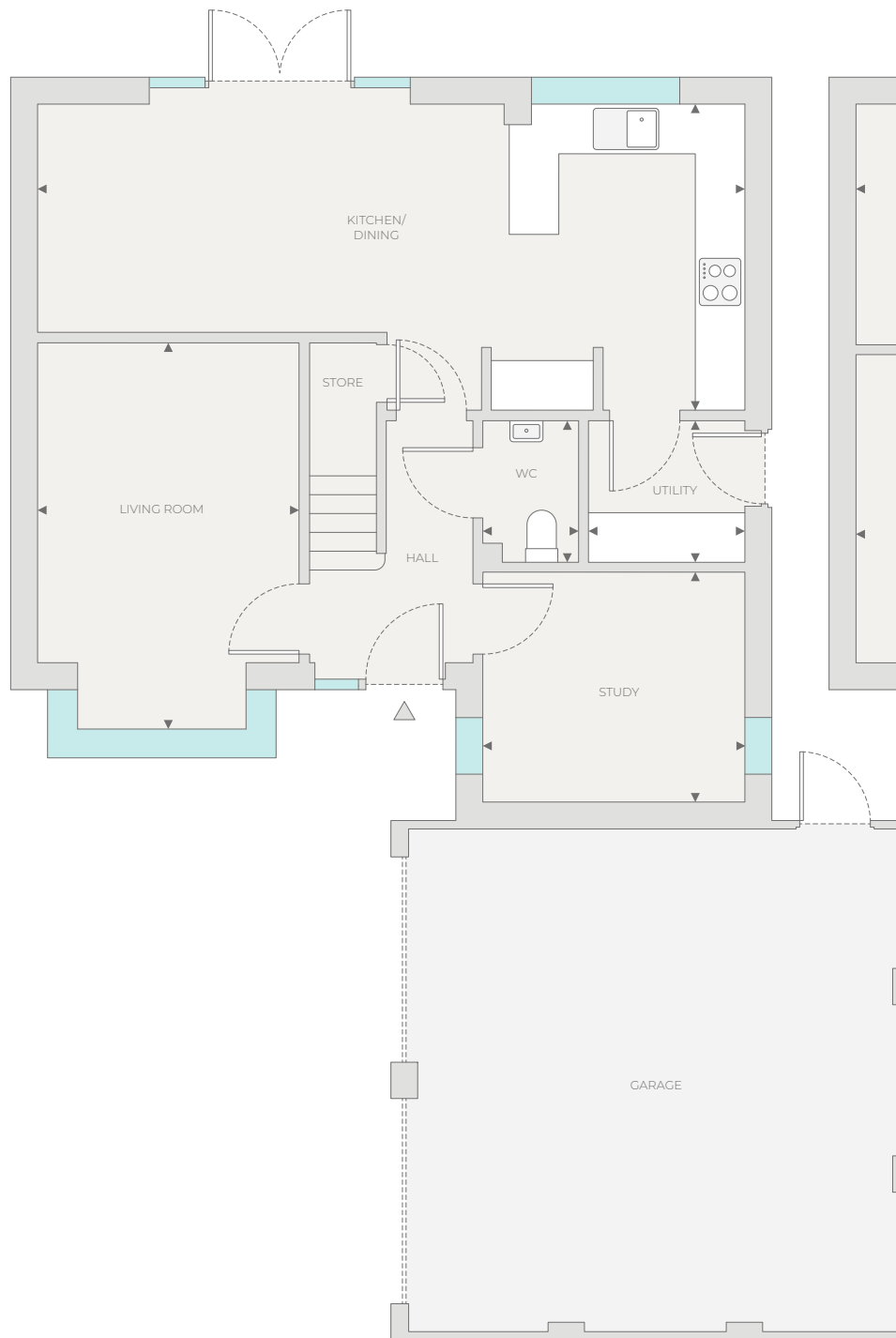
EnSuite
2.22m x 2.02m 7'3" x 6'7"

Bedroom 2
3.68m x 3.18m 12'1" x 10'5"

Bedroom 3
3.02m x 3.18m 9'11" x 10'5"

Bedroom 4
2.94m x 3.04m 9'7" x 9'11"

Bathroom
1.73m x 2.18m 5'8" x 7'2"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
RICHMOND

4 BEDROOM DETACHED HOME (1,249ft²)



THE RICHMOND

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

116m² 1,249ft²

GROUND FLOOR

Kitchen/Dining
3.77m x 8.03m 12'4" x 26'4"

Utility
1.70m x 2.27m 5'7" x 7'5"

Cloakroom/WC
1.10m x 2.27m 3'7" x 7'5"

Living Room
4.61m x 4.20m 15'1" x 13'9"

FIRST FLOOR

Master Bedroom
3.42m x 4.00m 11'2" x 13'1"

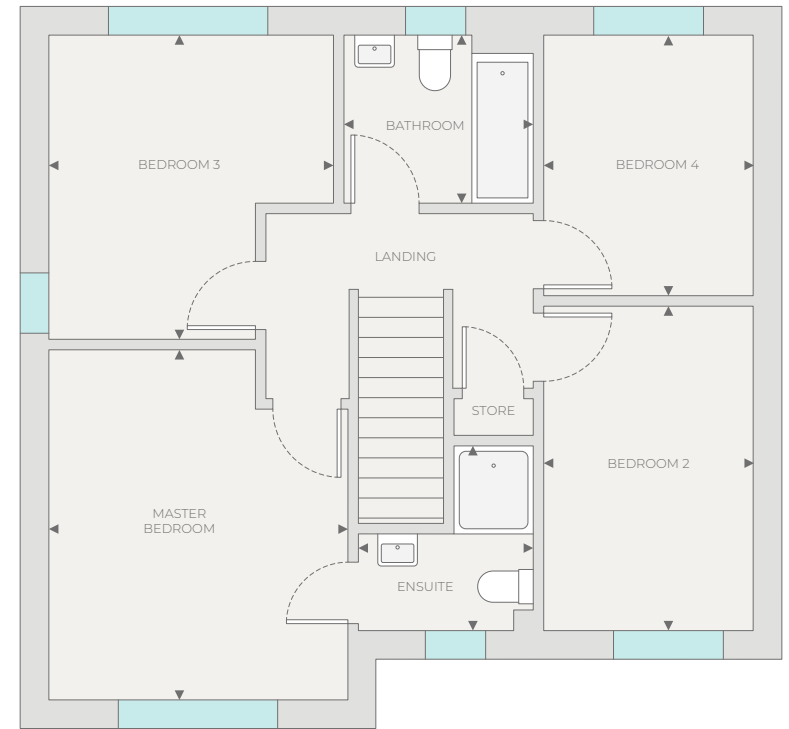
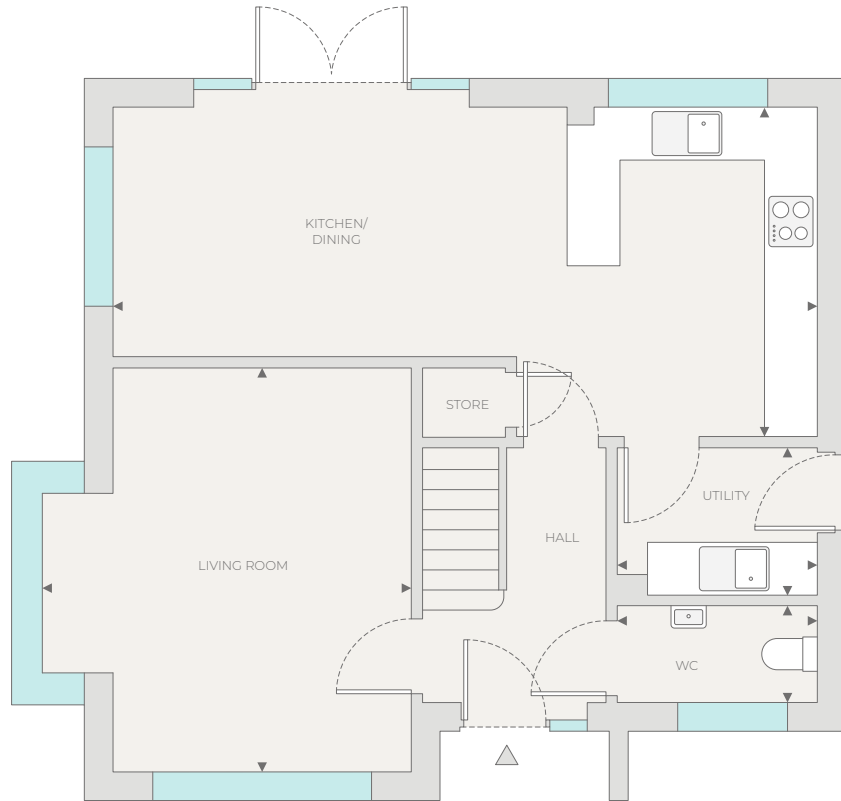
EnSuite
1.12m x 2.01m 3'8" x 6'7"

Bedroom 2
3.71m x 2.41m 12'2" x 7'11"

Bedroom 3
3.48m x 3.26m 11'5" x 10'8"

Bedroom 4
2.99m x 2.41m 9'9" x 7'11"

Bathroom
1.93m x 2.18m 6'4" x 7'2"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
BELGRAVE

4 BEDROOM DETACHED HOME (1,206ft²)



THE BELGRAVE

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

112m² 1,206ft²

GROUND FLOOR

Kitchen/Dining
3.68m x 6.34m 12'1" x 20'9"

Utility
1.31m x 1.52m 4'3" x 4'11"

Cloakroom/WC
1.20m x 1.52m 3'11" x 4'11"

Living Room
5.65m x 2.91m 18'6" x 9'6"

FIRST FLOOR

Master Bedroom
3.05m x 3.90m 10'0" x 12'9"

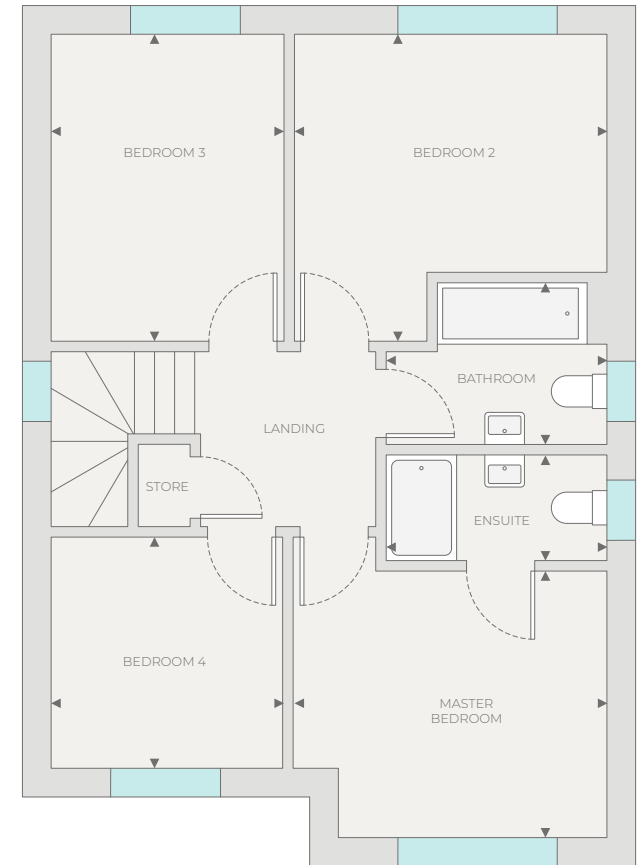
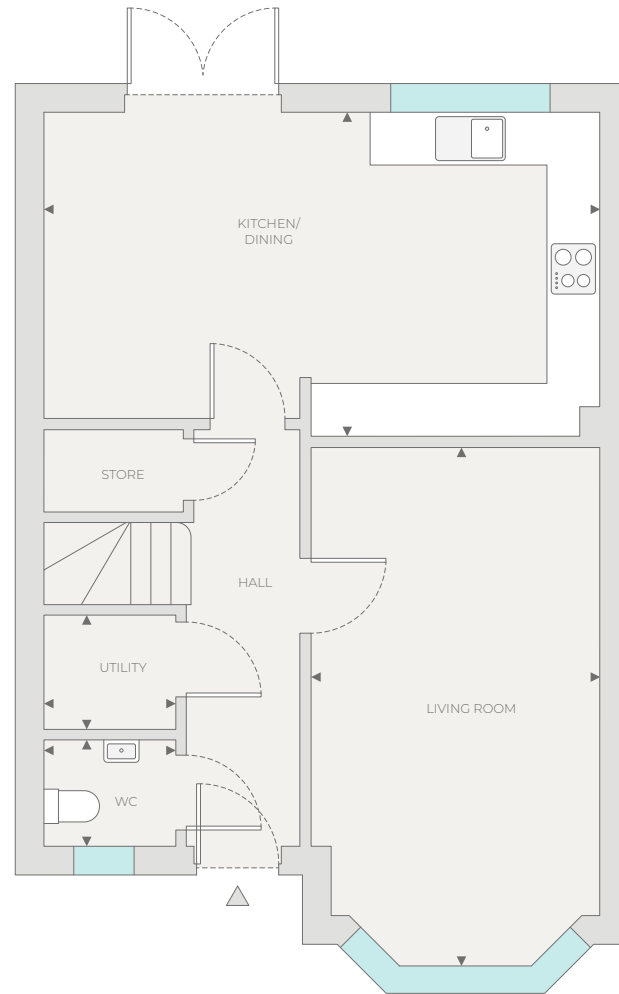
EnSuite
1.23m x 2.55m 4'0" x 8'8"

Bedroom 2
3.51m x 3.57m 11'6" x 11'8"

Bedroom 3
3.51m x 2.67m 11'6" x 8'9"

Bedroom 4
2.65m x 2.67m 8'8" x 8'9"

Bathroom
1.86m x 2.55m 6'1" x 8'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF



SAXON
FIELDS

THE
KINGSLEY

3 BEDROOM SEMI-DETACHED HOME (1,173ft²)



THE KINGSLEY

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

109m² 1,173ft²

GROUND FLOOR

Kitchen/Dining
2.62m x 4.56m 8'7" x 14'11"

Cloakroom/WC
1.93m x 0.94m 6'4" x 3'1"

Living Room
4.84m x 3.20m 15'10" x 10'6"

FIRST FLOOR

Bedroom 2
3.67m x 4.84m 12'0" x 15'10"

Bedroom 3
4.15m x 2.60m 13'7" x 8'6"

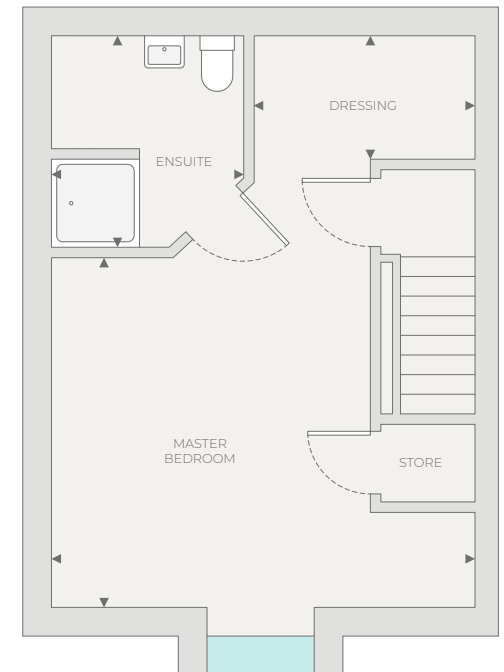
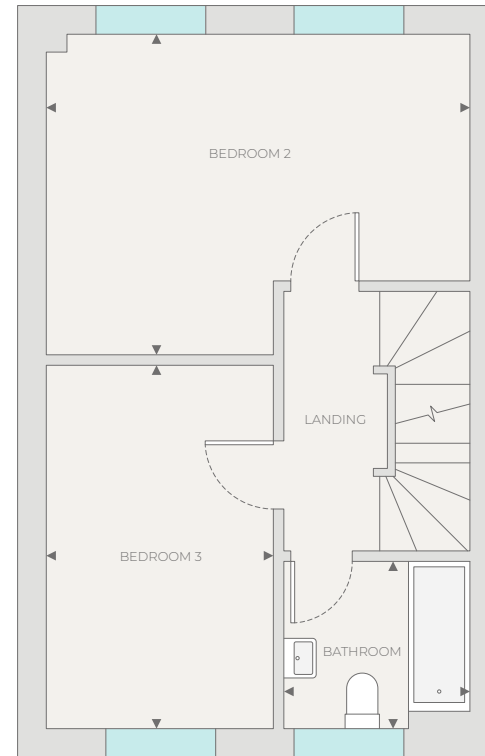
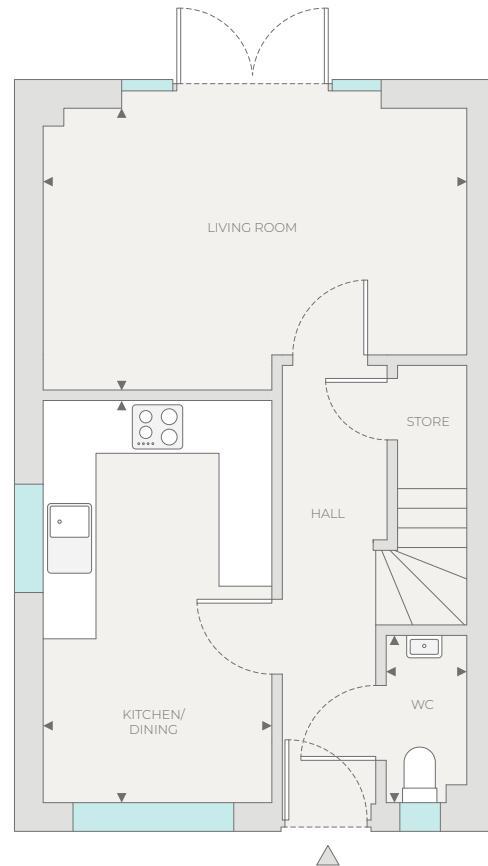
Bathroom
1.92m x 2.14m 6'3" x 7'0"

SECOND FLOOR

Master Bedroom
4.00m x 4.84m 13'1" x 15'10"

Dressing Room
1.43m x 2.53m 4'8" x 8'3"

EnSuite
2.43m x 2.21m 7'11" x 7'3"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF



SAXON
FIELDS

THE
MERRION

3 BEDROOM DETACHED HOME (1,152ft²)



THE MERRION

3 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

107m² 1,152ft²

GROUND FLOOR

Kitchen/Dining
3.64m x 6.11m 11'11" x 20'0"

Cloakroom/WC
1.92m x 1.06m 6'3" x 3'5"

Laundry
0.75m x 1.31m 2'5" x 4'30"

Living Room
5.63m x 3.75m 18'5" x 12'3"

FIRST FLOOR

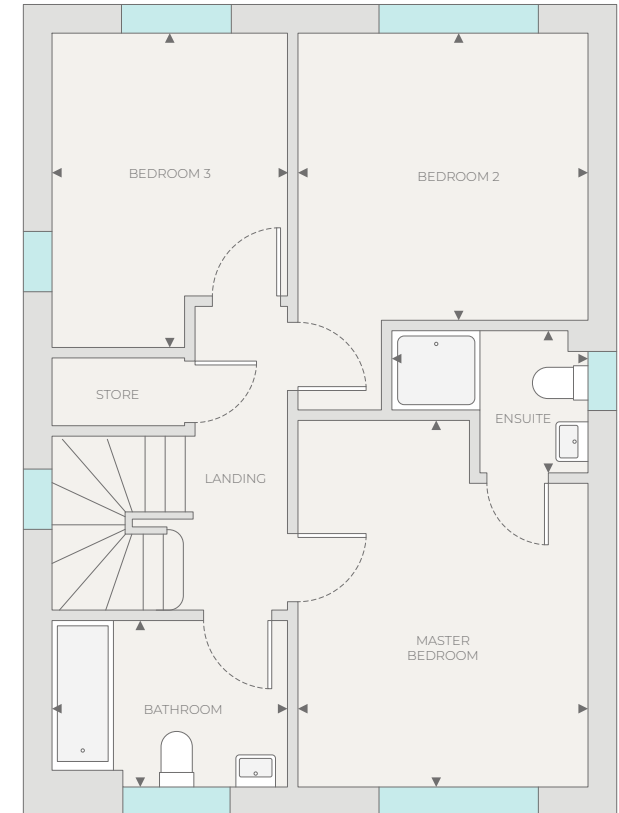
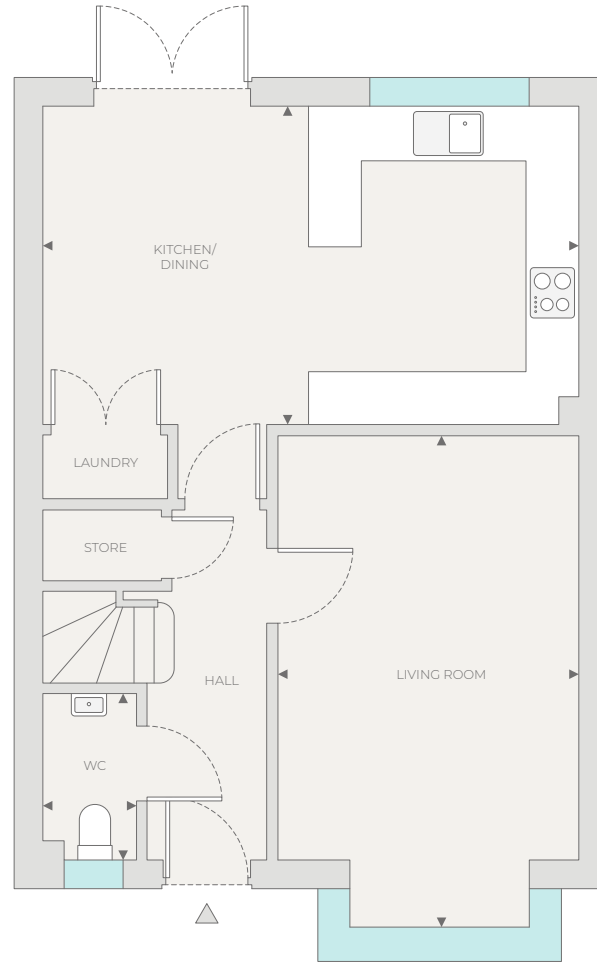
Master Bedroom
4.19m x 3.32m 13'9" x 10'10"

EnSuite
1.64m x 2.25m 5'4" x 7'4"

Bedroom 2
3.29m x 3.32m 10'9" x 10'10"

Bedroom 3
3.60m x 2.70m 11'9" x 8'10"

Bathroom
1.92m x 2.70m 6'3" x 8'10"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
BERKELEY

3 BEDROOM DETACHED HOME (1,109ft²)



THE BERKELEY

3 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

103m² 1,109ft²

GROUND FLOOR

Kitchen/Dining
3.35m x 7.19m 11'0" x 23'7"

Utility
2.28m x 1.87m 7'5" x 6'1"

Cloakroom/WC
1.09m x 1.52m 3'7" x 4'11"

Living Room
4.88m x 3.19m 16'0" x 10'5"

FIRST FLOOR

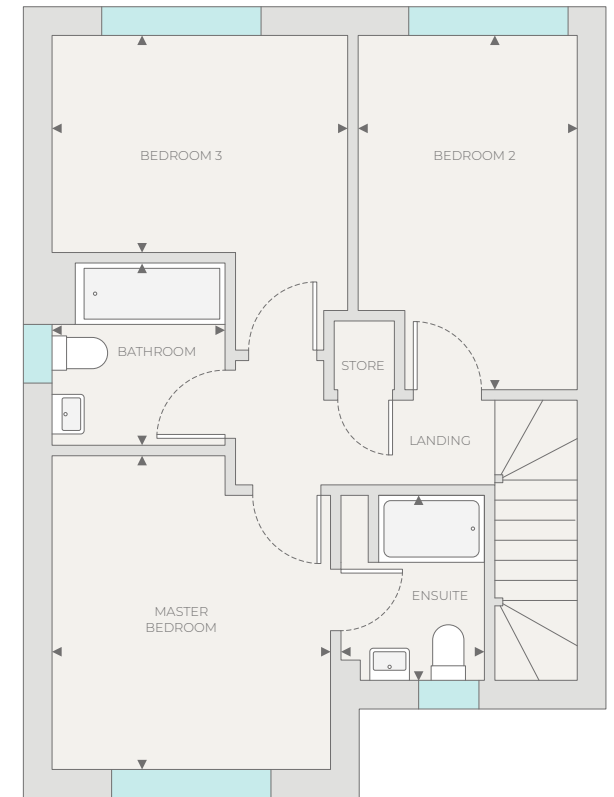
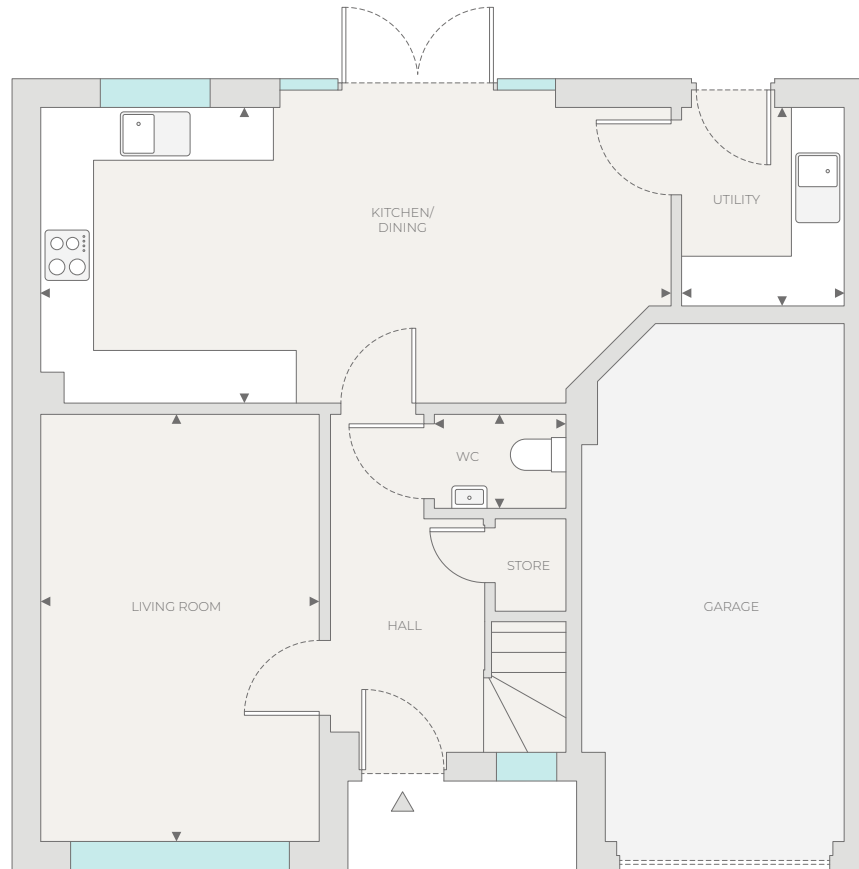
Master Bedroom
3.59m x 3.19m 11'9" x 10'5"

EnSuite
2.13m x 1.65m 7'0" x 5'5"

Bedroom 2
4.05m x 2.52m 13'3" x 8'3"

Bedroom 3
2.49m x 3.38m 8'2" x 11'1"

Bathroom
2.10m x 1.99m 6'10" x 6'6"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF



SAXON
FIELDS

THE
FITZROY

3 BEDROOM DETACHED HOME (1,044ft²)



THE FITZROY

3 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

97m² 1,044ft²

GROUND FLOOR

Kitchen/Dining
3.35m x 6.34m 11'0" x 20'9"

Cloakroom/WC
1.77m x 0.89m 5'9" x 2'11"

Living Room
4.43m x 3.74m 14'6" x 12'3"

FIRST FLOOR

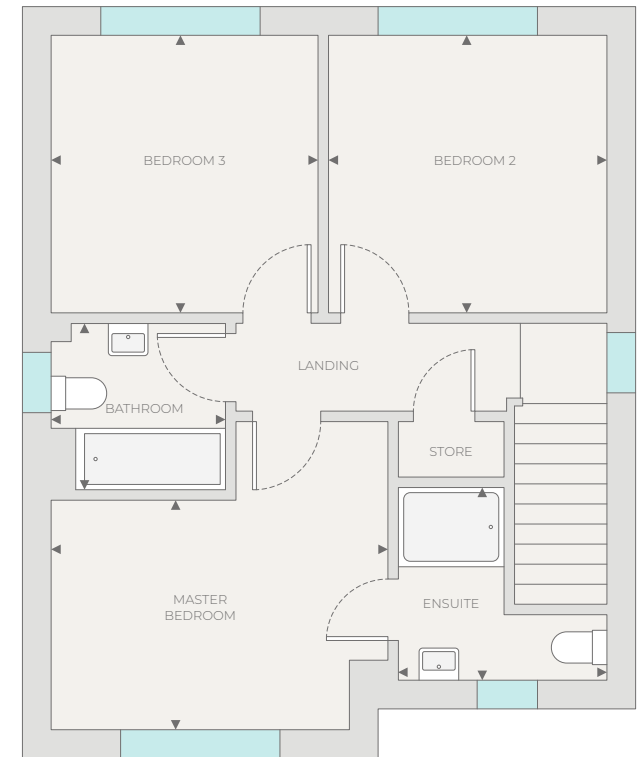
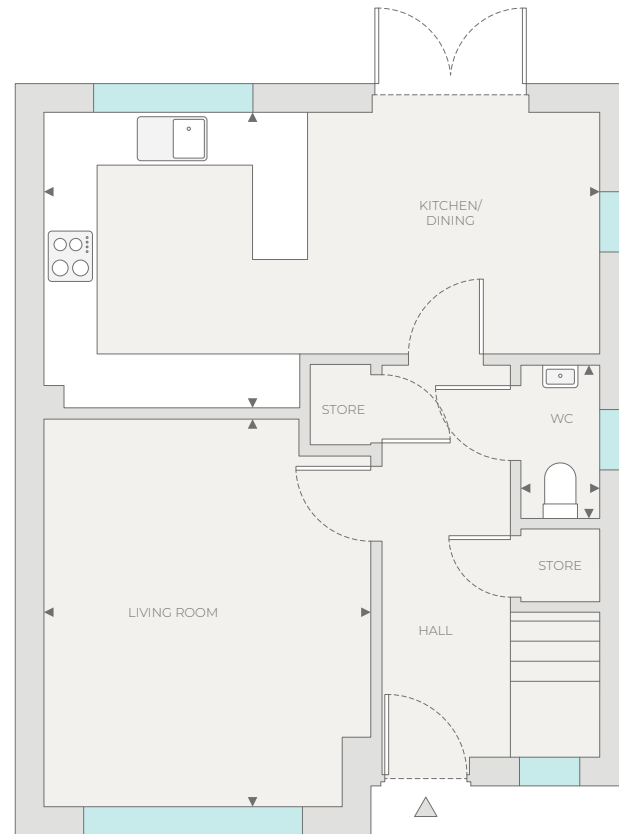
Master Bedroom
2.63m x 3.85m 8'7" x 12'7"

EnSuite
2.21m x 2.61m 7'3" x 8'6"

Bedroom 2
3.18m x 3.19m 10'5" x 10'5"

Bedroom 3
3.18m x 3.06m 10'5" x 10'0"

Bathroom
1.92m x 2.01m 6'3" x 6'7"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
GROSVENOR

3 BEDROOM DETACHED HOME (1,012ft²)



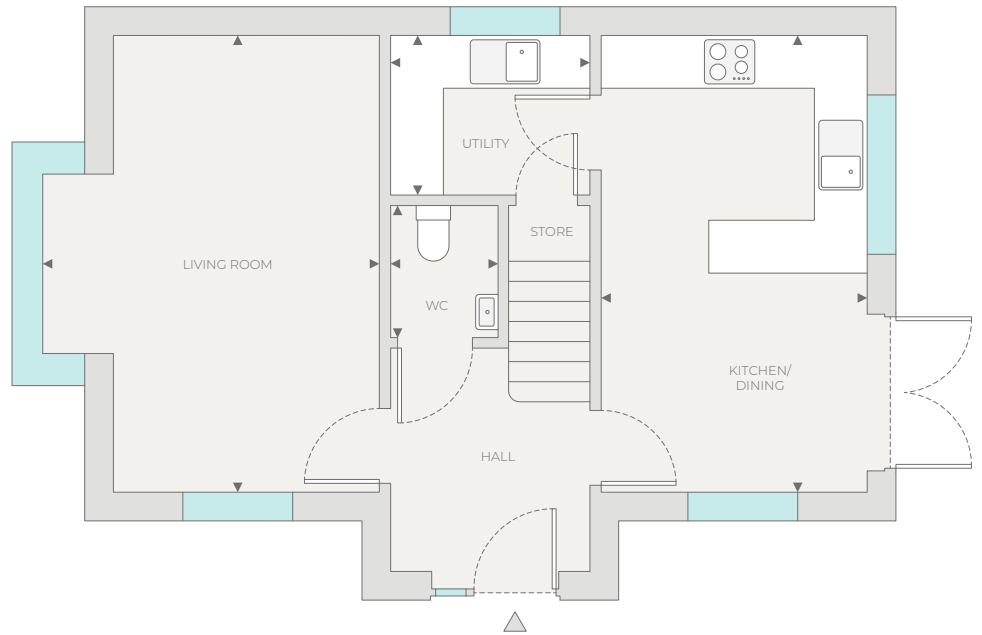
laurus

homes



THE GROSVENOR

3 BEDROOM
DETACHED HOME



OVERALL PLOT SIZE

94m² 1,012ft²

GROUND FLOOR

Kitchen/Dining
5.21m x 3.02m 17'2" x 9'11"

Utility
1.84m x 2.29m 6'0" x 7'6"

Cloakroom/WC
1.53m x 1.22m 5'0" x 4'0"

Living Room
5.21m x 3.83m 17'2" x 12'6"

FIRST FLOOR

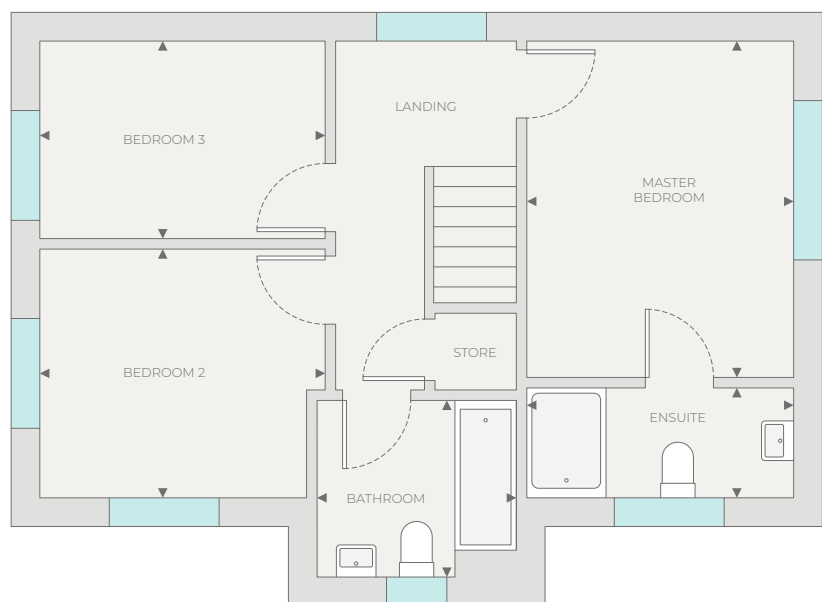
Master Bedroom
3.85m x 3.06m 12'7" x 10'0"

EnSuite
1.27m x 3.06m 4'2" x 10'0"

Bedroom 2
2.85m x 3.27m 9'4" x 10'8"

Bedroom 3
2.27m x 3.27m 7'5" x 10'8"

Bathroom
2.03m x 2.29m 6'8" x 7'6"





SAXON
FIELDS

THE
CARNABY

3 BEDROOM SEMI-DETACHED HOME (958ft²)



THE CARNABY

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

89m² 958ft²

GROUND FLOOR

Kitchen/Dining
3.12m x 5.73m 10'3" x 18'9"

Cloakroom/WC
1.95m x 0.92m 6'4" x 3'0"

Living Room
4.55m x 3.25m 14'11" x 10'8"

FIRST FLOOR

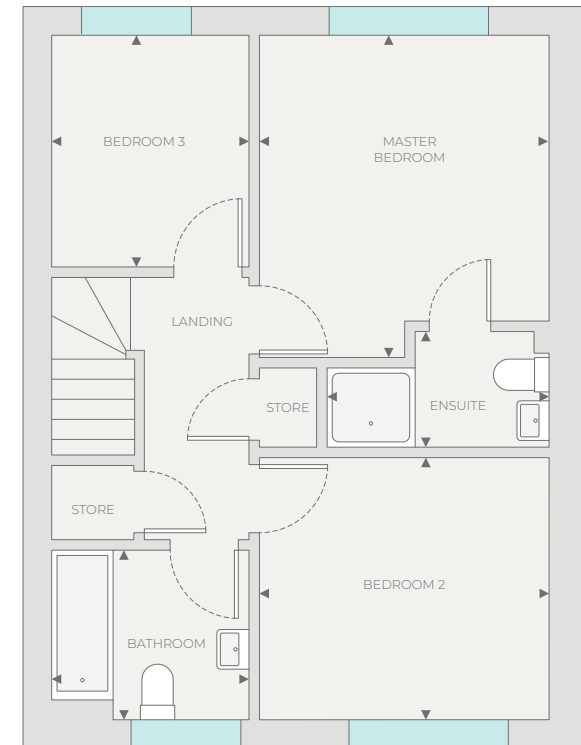
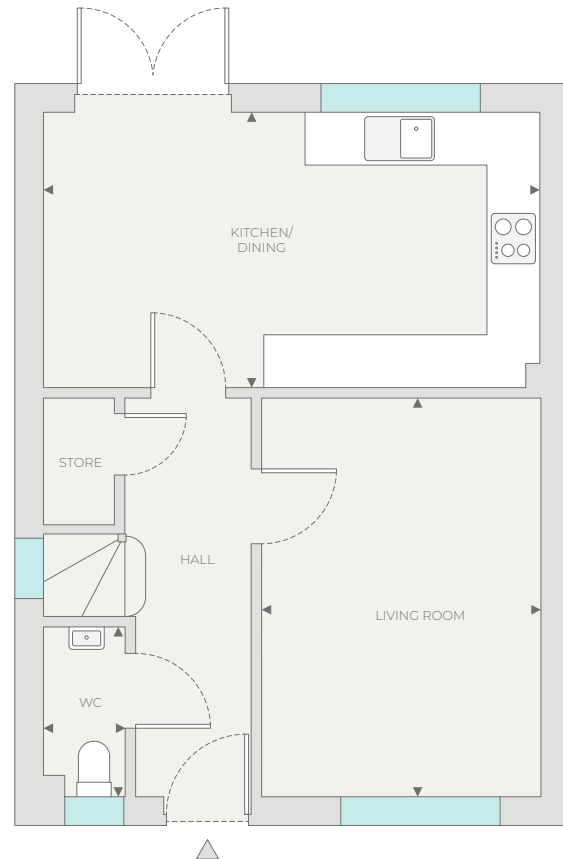
Master Bedroom
3.69m x 3.37m 12'1" x 11'0"

EnSuite
1.34m x 2.60m 4'4" x 8'6"

Bedroom 2
3.00m x 3.37m 9'10" x 11'0"

Bedroom 3
2.66m x 2.27m 8'8" x 7'5"

Bathroom
1.95m x 2.27m 6'4" x 7'5"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
SUFFOLK

3 BEDROOM SEMI-DETACHED HOME (947ft²)



THE SUFFOLK

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

88m² 947ft²

GROUND FLOOR

Kitchen/Dining
5.65m x 2.80m 18'6" x 9'2"

Cloakroom/WC
1.99m x 0.98m 6'6" x 3'2"

Living Room
5.65m x 2.80m 18'6" x 9'2"

FIRST FLOOR

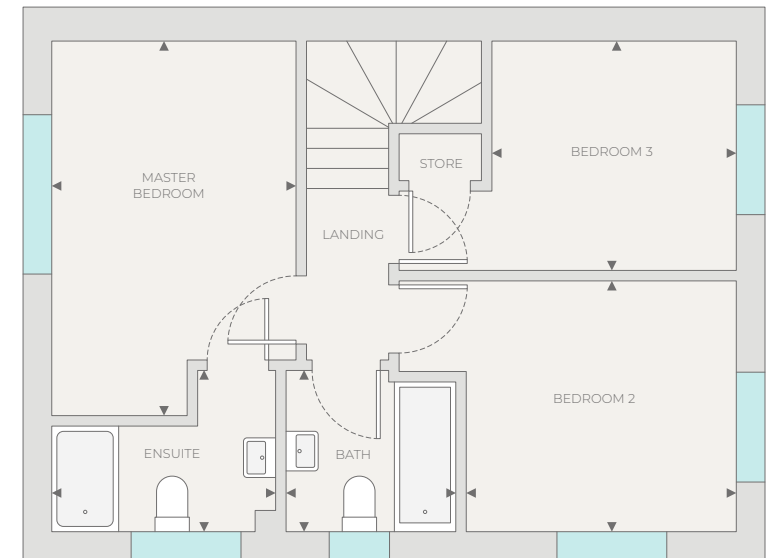
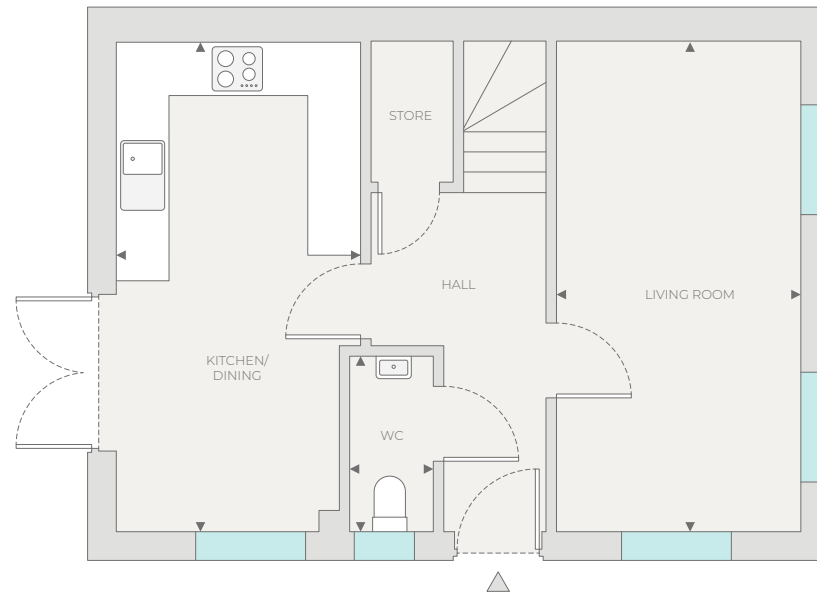
Master Bedroom
4.33m x 2.80m 14'2" x 9'2"

EnSuite
1.86m x 2.57m 6'1" x 8'5"

Bedroom 2
2.87m x 3.09m 9'5" x 10'1"

Bedroom 3
2.68m x 2.82m 8'9" x 9'3"

Bathroom
1.86m x 1.95m 6'1" x 6'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
CAVENDISH

3 BEDROOM SEMI-DETACHED HOME (926ft²)



THE CAVENDISH

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

86m² 926ft²

GROUND FLOOR

Kitchen/Dining
3.46m x 5.33m 11'4" x 17'6"

Cloakroom/WC
2.09m x 0.91m 6'10" x 3'0"

Living Room
4.44m x 3.02m 14'7" x 9'11"

FIRST FLOOR

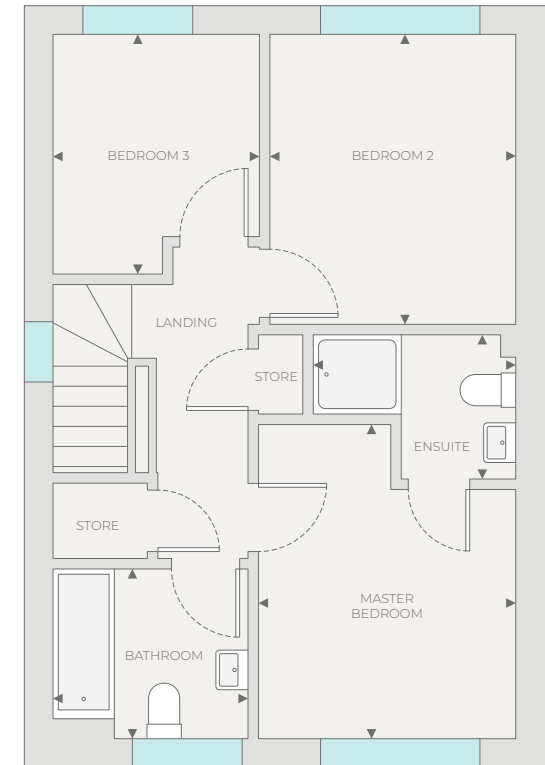
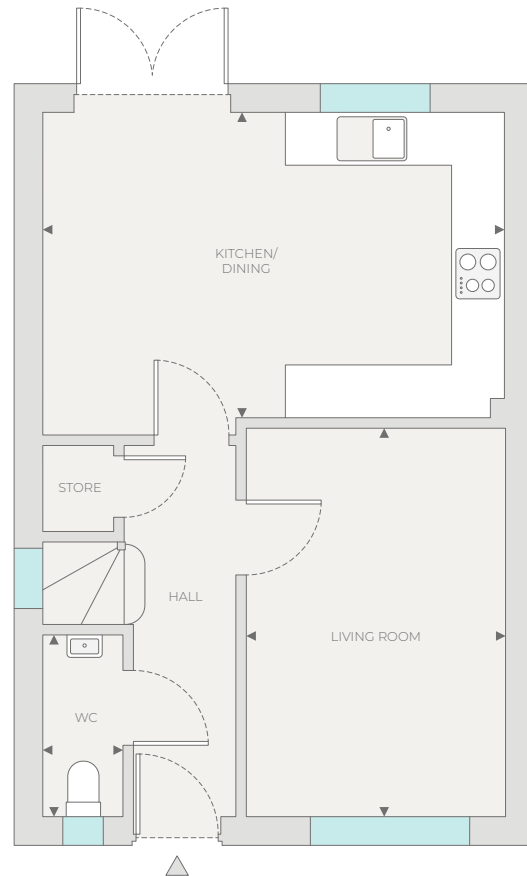
Master Bedroom
3.59m x 3.00m 11'9" x 9'10"

EnSuite
1.66m x 2.38m 5'5" x 7'9"

Bedroom 2
3.32m x 2.87m 10'10" x 9'5"

Bedroom 3
2.75m x 2.37m 9'0" x 7'9"

Bathroom
1.95m x 2.24m 6'4" x 7'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF





SAXON
FIELDS

THE
ABBEY

2 BEDROOM SEMI-DETACHED HOME (770ft²)



THE ABBEY

2 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

71.5m² 770ft²

GROUND FLOOR

Kitchen/Dining
2.36m x 5.05m 7'9" x 16'7"

Cloakroom/WC
1.85m x 0.89m 6'1" x 2'11"

Living Room
4.28m x 4.13m 14'0" x 13'6"

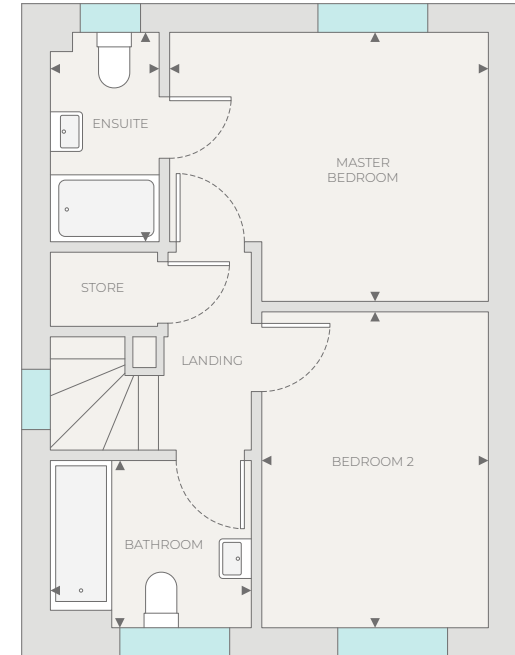
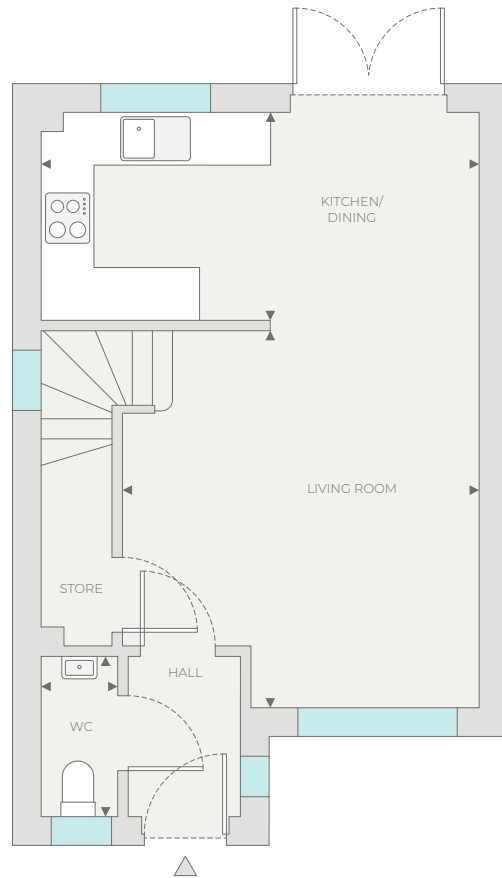
FIRST FLOOR

Master Bedroom
3.08m x 3.70m 10'1" x 12'1"

EnSuite
2.40m x 1.26m 7'10" x 4'1"

Bedroom 2
3.61m x 2.65m 11'10" x 8'8"

Bathroom
1.92m x 2.31m 6'3" x 7'7"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN
COLOUR REF



	Abbey	Cavendish	Suffolk	Carnaby	Grosvenor	Fitzroy	Berkeley	Merrion	Kingsley	Belgrave	Richmond	Oxford	Piccadilly
Kitchen													
Contemporary range of kitchens	•	•	•	•	•	•	•	•	•	•	•	•	•
Laminate worktops and upstands - 40mm	•	•	•	•	•	•	•	•	•	•	•	•	•
Electric single fan oven & ceramic 60mm 4 ring hob	•	•	•	•	•	•	•	•					
Electric double fan oven & ceramic 80mm 5 ring hob										•	•	•	•
Under cupboard LED lighting	•	•	•	•	•	•	•	•	•	•	•	•	•
Stainless steel chimney hood	•	•	•	•	•	•	•	•	•	•	•	•	•
Glass splashback	•	•	•	•	•	•	•	•	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•	•	•	•	•	•	•	•
Plumbing for washing machine	•	•	•	•	•	•	•	•	•	•	•	•	•
Housing unit for boiler	•	•	•	•	•	•	•	•	•	•	•	•	•
Main Bathroom													
Contemporary white sanitaryware with chrome taps	•	•	•	•	•	•	•	•	•	•	•	•	•
Thermostatic bar shower valve with shower screen enclosure complete with glass	•	•	•	•	•	•	•	•	•	•	•	•	•
Full height Porcelanosa tiling to bath/shower, splashback to basin	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•	•	•	•	•	•	•
En-Suites													
Contemporary white sanitaryware with chrome taps	•	•	•	•	•	•	•	•	•	•	•	•	•
Shower & enclosure complete with glass door	•	•	•	•	•	•	•	•	•	•	•	•	•
Full height Porcelanosa tiling to shower area, splashback to basin	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•	•	•	•	•	•	•
WC/Cloakroom													
Contemporary white sanitaryware with chrome taps	•	•	•	•	•	•	•	•	•	•	•	•	•
Porcelanosa tiled splashback	•	•	•	•	•	•	•	•	•	•	•	•	•
General Internal Features													
Chrome ironmongery to ground floor	•	•	•	•	•	•	•	•	•	•	•	•	•
White sockets and switches	•	•	•	•	•	•	•	•	•	•	•	•	•
Gas central heating with thermostatically controlled radiator valve	•	•	•	•	•	•	•	•	•	•	•	•	•
Media plate with TV point to living room, TV point to master bedroom and kitchen/diner where applicable	•	•	•	•	•	•	•	•	•	•	•	•	•
BT point	•	•	•	•	•	•	•	•	•	•	•	•	•
Mains operated smoke detectors	•	•	•	•	•	•	•	•	•	•	•	•	•
White pre-finished internal doors	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites	•	•	•	•	•	•	•	•	•	•	•	•	•
French doors to rear garden	•	•	•	•	•	•	•	•	•	•	•	•	•

General External Features	Abbey	Cavendish	Suffolk	Carnaby	Grosvenor	Fitzroy	Berkeley	Merrion	Kingsley	Belgrave	Richmond	Oxford	Piccadilly
Rear garden fencing as shown on site layout	•	•	•	•	•	•	•	•	•	•	•	•	•
Turf to rear garden	•	•	•	•	•	•	•	•	•	•	•	•	•
Landscaping to front garden	•	•	•	•	•	•	•	•	•	•	•	•	•
NHBC 10 year building warranty	•	•	•	•	•	•	•	•	•	•	•	•	•
Light to the front and rear	•	•	•	•	•	•	•	•	•	•	•	•	•
Outdoor tap	•	•	•	•	•	•	•	•	•	•	•	•	•
Door bell	•	•	•	•	•	•	•	•	•	•	•	•	•
Feature anthracite grey front door	•	•	•	•	•	•	•	•	•	•	•	•	•

ADDRESS

Saxon Fields
Euxton Lane
Euxton
Chorley
PR7 1PS

CONTACT US

0161 968 0545
laurushomes.co.uk
saxonfields@laurushomes.co.uk



BUILT FOR BETTER LIVING

