



THE PADDOCKS

L O N G T O N

**An exclusive development of nine 3, 4 & 5
bedroom homes**

create homes™

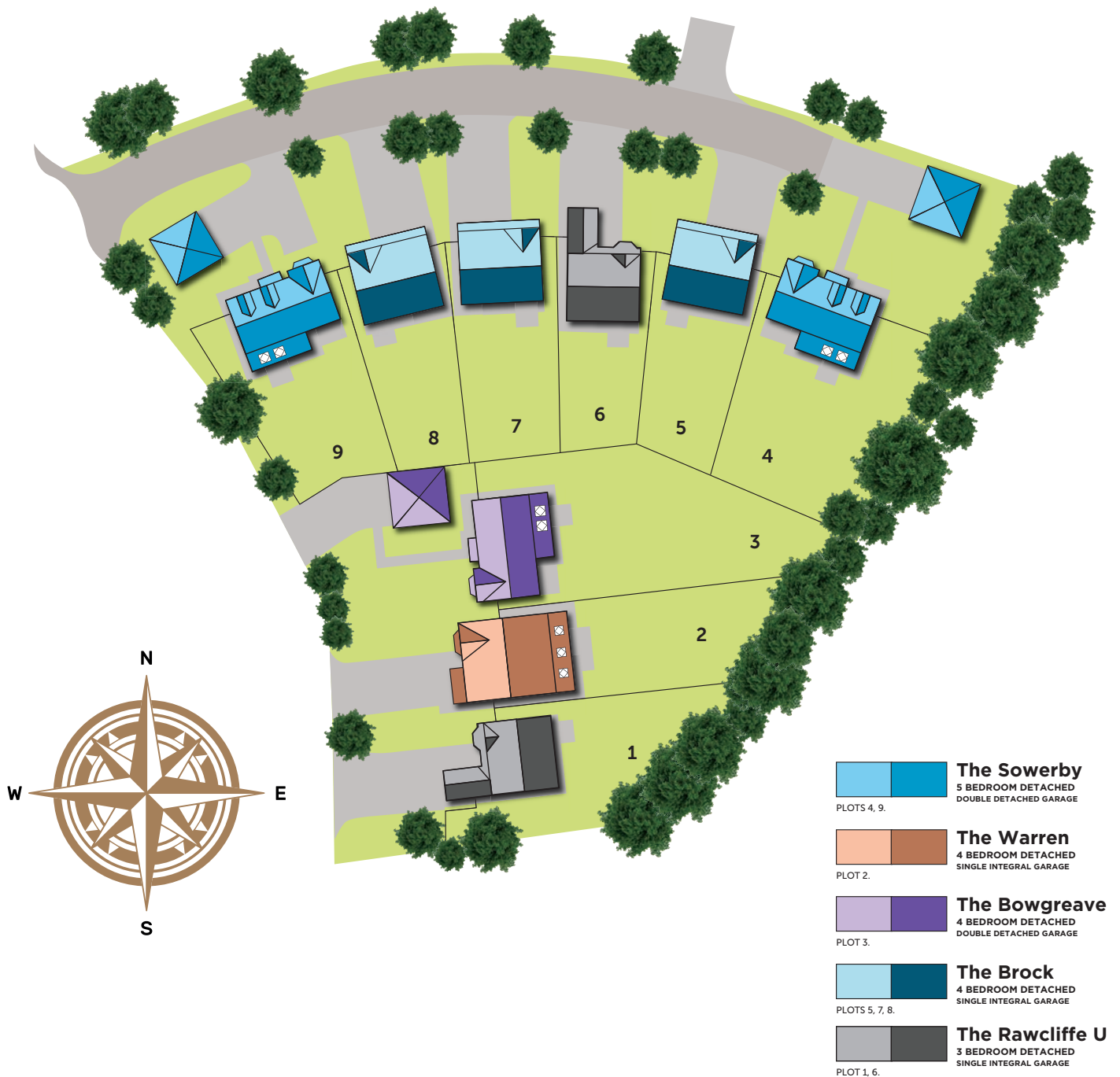


THE PADDOCKS

L O N G T O N

CHAPEL LANE, LONGTON PR4 5NA

An exclusive development of nine 3, 4 & 5 bedroom homes



Artist impressions are for illustrative purposes only.



Rawcliffe U

111m² - 1,191ft²



3 bedroom detached home with single integral garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Open plan kitchen/dining area with French doors leading to a generous garden

Spacious lounge with bay window aspect

Utility and downstairs WC

3 double bedrooms with master ensuite

Fully turfed front and rear gardens



GROUND FLOOR

Lounge 3.154m x 4.756m 10' 4" x 15' 7"	Kitchen 2.990m x 3.384m 9' 8" x 11' 10"	WC 2.168m x 1.151m 7' 11" x 3' 7"
Dining 4.720m x 2.440m 15' 4" x 8' 0"	Utility 3.187m x 1.628m 10' 4" x 5' 3"	Garage 3.273m x 5.963m 10' 7" x 19' 3"



FIRST FLOOR

Bedroom 1 4.130m x 3.165m 13' 5" x 10' 3"	Bedroom 3 3.511m x 2.784m 11' 5" x 9' 13"	Ensuite 1 3.124m x 1.395m 10' 2" x 4' 5"
Bedroom 2 5.200m x 2.562m 17' 1" x 8' 4"	Bathroom 2.441m x 2.117m 7' 9" x 6' 9"	

Benefits include...

Integral garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.
 See Create Homes specification sheet for details.

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.



Brock

117m² - 1263ft²



4 bedroom detached home with single integral garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Open plan kitchen/dining/family area with French doors leading to a generous garden

Spacious lounge with bay window aspect

Utility and downstairs cloakroom

4 double bedrooms with master ensuite

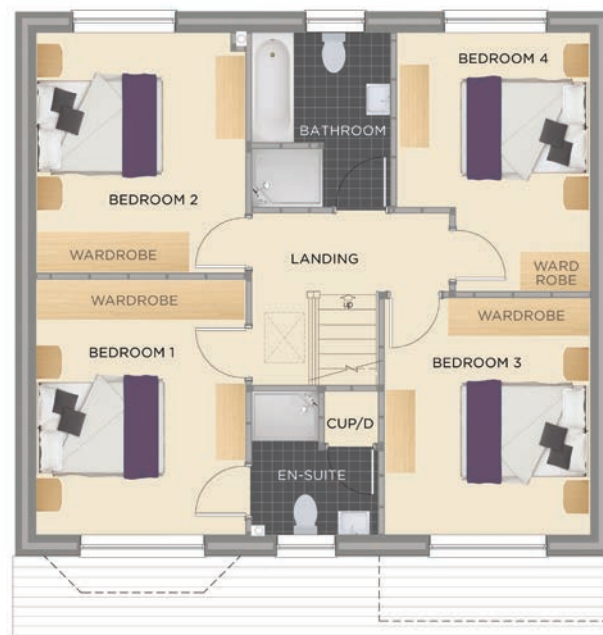
Large family bathroom with separate shower

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GROUND FLOOR

Lounge 3.268m x 4.680m 10' 8" x 15' 4"	Utility 1.627m x 2.608m 5' 3" x 8' 6"	WC 0.887m x 1.965m 2' 9" x 6' 5"
Kitchen/Dining 6.913m x 3.683m 22' 6" x 12' 0"	Garage 3.385m x 6.110m 11' 1" x 20' 0"	



FIRST FLOOR

Bedroom 1 3.271m x 3.990m 10' 7" x 13' 0"	Bedroom 3 3.219m x 3.707m 10' 5" x 12' 1"	Bathroom 2.170m x 2.737m 7' 1" x 8' 9"
Bedroom 2 3.271m x 3.764m 10' 7" x 12' 3"	Bedroom 4 3.031m x 4.046m 9' 9" x 13' 2"	Ensuite 1 1.982m x 2.259m 6' 5" x 7' 4"

Benefits include...

Integral garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.
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Bowgreave

145m² - 1,556ft²



4 bedroom detached home with separate double garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Large kitchen/dining and family area with French doors leading to a generous garden

Spacious lounge with bay window aspect

Utility and downstairs WC

Fully tiled flooring to bathroom, ensuites and WC

Large family bathroom with separate shower



GROUND FLOOR

Lounge 3.615m x 6.585m 11' 10" x 21' 7"	Kitchen/Dining 8.048m x 4.210m 26' 5" x 13' 8"	WC 1.329m x 1.500m 4' 3" x 4' 11"
Utility 2.333m x 1.723m 7' 6" x 5' 6"	Family Area 2.700m x 2.937m 8' 18" x 9' 6"	



FIRST FLOOR

Bedroom 1 3.482m x 3.885m 11' 5" x 12' 9"	Bedroom 3 3.569m x 3.047m 11' 7" x 9' 12"	Bathroom 2.635m x 2.390m 8' 8" x 7' 8"
Bedroom 2 3.570m x 2.907m 11' 9" x 9' 6"	Bedroom 4 2.349m x 2.631m 7' 8" x 8' 8"	En Suite 1 1.254m x 2.957m 4' 1" x 9' 7"

Benefits include...

Detached double garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty ... and so much more.
 See Create Homes specification sheet for details.

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Warren

165m² - 1,772ft²



4 bedroom detached home with integral single garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Large kitchen/dining and family area with sliding doors leading to a generous garden

Skylights to kitchen providing beautiful natural light

En-suites to both master and bedroom two

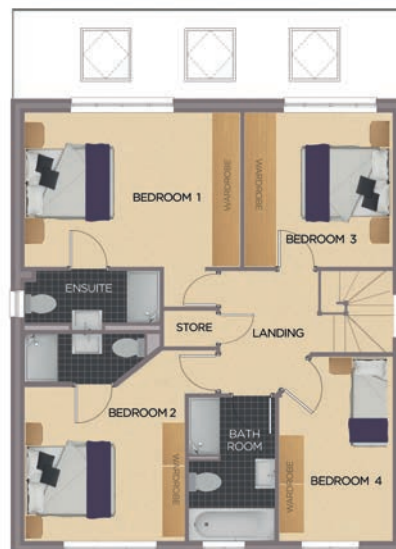
Fully tiled flooring to bathroom, en-suites and WC

Large family bathroom with separate shower



GROUND FLOOR

Lounge 3.820m x 6.019m 12' 6" x 19' 7"	Utility 2.375m x 1.783m 7' 7" x 7' 3"	Garage 3.385m x 6.000m 11' 1" x 19' 6"
WC 1.375m x 1.783m 4' 5" x 5' 10"	Kitchen/Family/ Dining 8.278m x 5.417m 27' 5" x 17' 9"	



FIRST FLOOR

Bedroom 1 4.937m x 3.435m 16' 2" x 11' 2"	Bedroom 4 2.750m x 3.911m 9' 0" x 12' 8"	Ensuite 1 2.947m x 1.129m 9' 6" x 3' 7"
Bedroom 2 3.562m x 3.388m 11' 6" x 11' 1"	Bath Room 1.929m x 2.865m 6' 3" x 9' 4"	Ensuite 2 3.138m x 1.125m 10' 2" x 3' 6"
Bedroom 3 3.378m x 3.410m 11' 0" x 11' 1"		

Benefits include...

Integral garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | Sliding Doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.
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Sowerby

185m² - 1,992ft²



5 bedroom detached home with separate double garage

Beautifully designed SieMatic kitchen with integrated NEFF appliances and wine cooler

Open plan kitchen/dining/family area with French doors leading to a generous garden

Stunning master suite with dressing area and ensuite

Grand entrance hall

Utility and downstairs cloakroom

Large family bathroom with separate shower



GROUND FLOOR

Lounge 3.615m x 6.585m 11' 10" x 21' 7"	Utility 2.233m x 1.723m 7' 3" x 4' 3"	WC 1.329m x 1.500m 4' 5" x 4' 11"
Kitchen/Dining 8.048m x 4.210m 26' 5" x 13' 8"	Family Area 2.700m x 2.937m 8' 10" x 9' 9"	

FIRST FLOOR



Bedroom 2 3.482m x 3.885m 11' 5" x 12' 9"	Bedroom 4 3.569m x 3.047m 11' 8" x 9' 12"	Bathroom 2.635m x 2.390m 8' 8" x 7' 8"
Bedroom 3 3.570m x 2.907m 11' 9" x 9' 6"	Bedroom 5 2.349m x 2.631m 7' 8" x 8' 8"	Ensuite 2 1.254m x 2.957m 4' 1" x 9' 7"

SECOND FLOOR



Bedroom 1 4.787m x 3.430m 15' 9" x 11' 2"	Ensuite 1 2.115m x 3.035m 6' 11" x 9' 11"	Dressing 3.571m x 1.873m 11' 7" x 6' 1"
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Benefits include...

Detached double garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens
 Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail
 LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room
 Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.
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LUXURY SPECIFICATION

We've thought of everything, so you don't have to!

Each property at The Paddocks is built to the highest quality and finished with a luxury specification, including designer kitchens by SieMatic, elegant bathrooms by Vitra and high-end fixtures and fittings. Each home is light and spacious, with large open-plan areas providing a comfortable and modern living experience.

Externally, the generous secure gardens and private driveways provide intimacy, while the garages come complete with an automated door and high-speed car charging point.

The Photovoltaic solar panels and economic heating systems also give you the confidence that your new home is energy efficient, as well as very beautiful.

QUALITY IN EVERY DETAIL...

DOORS, JOINERY
& FINISHES

		Rawcliffe U	Brock	Warren	Bowgreave	Sowerby
Sliding/French Doors	PVC-u French doors	✓	✓	-	✓	✓
	PVC Sliding Door	-	-	✓	-	-
External doors - front	Black composite door	✓	✓	✓	✓	✓
External doors - back/side	PVC-u door	✓	✓	✓	✓	✓
Internal doors	Shaker 4 panel textured oak internal doors	✓	✓	✓	✓	✓
Staircase	White gloss painted staircase with oak stained handrail and newel caps	✓	✓	✓	✓	✓
Ceilings	2 coats of matt emulsion in White	✓	✓	✓	✓	✓
Walls	2 coats of breathable matt emulsion in Nude	✓	✓	✓	✓	✓

HEATING

Central Heating	Full gas central heating Worcester Bosch system - combination boiler	✓	-	-	-	-
	Full gas central heating Worcester Bosch system - boiler with mains pressure hot water cylinder	-	✓	✓	✓	✓
	Dual zone gas central heating system - radiators fitted with thermostatic valves	✓	✓	✓	✓	✓
Radiators	Tri Zone gas central heating system - radiators fitted with thermostatic valves	✓	✓	✓	✓	✓
Shower	Mains feed thermostat shower to ensuite	✓	✓	✓	✓	✓
	Mains feed thermostat shower to bathroom	✓	✓	✓	✓	✓
Towel rail	Heated towel rails	✓	✓	✓	✓	✓

KITCHEN AND APPLIANCES

		Rawcliffe U	Brock	Warren	Bowgreave	Sowerby
Kitchen Units	Selection of quality kitchen doors by Siematic	✓	✓	✓	✓	✓
Worktops/Upstands	Quadra 38mm laminated worktop	✓	✓	✓	✓	✓
	100mm laminated upstand to match worktop	✓	✓	✓	✓	✓
Splashback	Stainless steel splashback behind hob	✓	-	-	-	-
Pop Up Sockets	Pop up electrical sockets to kitchen islands	-	-	-	✓	✓
Feature lighting	LED under unit lighting to kitchen wall units	✓	✓	✓	✓	✓
Oven	NEFF integrated single oven with slide and hide door	✓	✓	✓	✓	✓
	NEFF integrated combination oven	✓	✓	✓	✓	✓
Hob	NEFF 75cm 5 ring gas hob	✓	✓	✓	✓	✓
Cooker hood	Electrolux stainless steel chimney hood	✓	-	-	-	-
	NEFF stainless steel chimney hood	✓	-	-	-	-
	Feature ceiling extract bulkhead with recessed LED lighting	-	✓	✓	✓	✓
Integrated appliances	NEFF integrated dishwasher	✓	✓	✓	✓	✓
	Zanussi integrated frost free Fridge / freezer	✓	✓	✓	✓	✓
	Essentials 300mm Wine Cooler	✓	✓	✓	✓	✓

TILING AND SANITARY

Sanitary	White Vitra S20 Sanitary	✓	✓	✓	✓	✓
Brassware	Hansgrohe brassware - Gold Package	-	-	-	-	✓
	Hansgrohe brassware - Silver Package	-	✓	✓	✓	-
	Hansgrohe brassware - Bronze Package	✓	-	-	-	-
Wall tiles to bathroom	Full height tiling by Porcelanosa to shower enclosures	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa behind sanitary	✓	✓	✓	✓	✓
Wall tiles to en-suite	Full height tiling by Porcelanosa to shower enclosures	✓	✓	✓	✓	✓
	Half height tiling by Porcelanosa behind sanitary	✓	✓	✓	✓	✓
Wall tiles to WC	Porcelanosa two 30 x 60 tile splashback to WHB	✓	✓	✓	✓	✓
Floor tiles	Floor tiling by Porcelanosa to bathroom, en-suites and WC	✓	✓	✓	✓	✓

ELECTRICAL

Electrical sockets / switch plates	Double sockets with USB points to habitable rooms	✓	✓	✓	✓	✓
	Brushed steel switches & sockets to kitchen/dining areas	✓	✓	✓	✓	✓
Security Alarm	Professionally installed security alarm	✓	✓	✓	✓	✓
Smoke Alarm	Professionally installed smoke alarm	✓	✓	✓	✓	✓
TV Point	Professionally installed TV aerial	✓	✓	✓	✓	✓
	TV points to selected areas as per plot design	✓	✓	✓	✓	✓
CAT 5 Cabling	CAT 5 Cable from Fibre Optic BT Masterbox to Lounge & Bedroom 1	✓	✓	✓	✓	✓
BT/Phone Point	Fibre optic to BT Masterbox	✓	✓	✓	✓	✓
Downlighters to Kitchens and Wet rooms	LED downlighters to kitchen, bathroom, en-suite and WC	✓	✓	✓	✓	✓
In-Roof Photovoltaic System	PV Solar Panels to rear roof	✓	✓	✓	✓	✓
Doorbell	Bell push with transformer	✓	✓	✓	✓	✓

EXTERNAL WORKS

Fencing and gates	1.8m close boarded timber fencing with capping rail	✓	✓	✓	✓	✓
Front Garden	Landscaping and turf to front gardens	✓	✓	✓	✓	✓
Rear Garden	Turf to rear gardens	✓	✓	✓	✓	✓
	Patio to rear gardens	✓	✓	✓	✓	✓
Outside tap	External bib-tap	✓	✓	✓	✓	✓
External lights	Half lantern lighting to entry locations	✓	✓	✓	✓	✓
Driveway	Extensive multi car block paved private drives	✓	✓	✓	✓	✓
Garages	Single power socket and pendant light to garages	✓	✓	✓	✓	✓
Garage Door	Automated black and white window retractable garage door	✓	✓	✓	✓	✓
Car Charging Point	7Kwh Fast car charging point	✓	✓	✓	✓	✓

Create Homes reserve the right to update the specification accordingly. For further details please discuss with your Sales Executive.



THE PADDOCKS

L O N G T O N

CHAPEL LANE, LONGTON PR4 5NA

HOW TO FIND US



PERFECTLY PLACED

Located a few short miles from Preston, Longton is an attractive village in the heart of South Ribble. With rural character, including areas of woodland, agricultural land and many outlying farms, it provides a stunning location for our intimate development, The Paddocks.

Set in a quiet, semi-rural area and situated on the old Longton Equestrian Centre, The Paddocks is within the catchment area of a host of excellent schools, both Primary and Secondary, including the highly recommended Hutton Grammar School & Bishop Rawthorne, therefore providing the perfect location for bringing up young families.

With excellent network routes to Manchester and Liverpool, The Paddocks is an ideal choice, not only for semi-rural family life, but also as an excellent commuter base.



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