

P E N N I N G T O N
G A R D E N S

TABLEY LANE, HIGHER BARTLE



A COMMITMENT TO QUALITY

PRINGLE

A DEDICATION TO DETAIL

HOMES



ABOUT US

Pringle Homes was founded in 1981 and has been designing, building and converting residential properties in Lancashire and other areas of the North West of England ever since.

With a pedigree of over 30 years in the property market, and having built an enviable reputation, Pringle Homes remains a family run business with an unmatched commitment to quality of design, build and finish across its property portfolio.

Managing Director Mark Fleuriot says, 'As a family run business with a focus on luxury detached residences, we are committed to providing our customers with exemplary service and new homes that are constructed and finished to the highest standard.'

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P E N N I N G T O N
G A R D E N S

WELCOME TO PENNINGTON GARDENS CONTEMPORARY LIVING IN BEAUTIFUL SURROUNDINGS

Pennington Gardens is a prestigious development of just thirteen 4 & 5 bedroom family homes. Situated in the beautiful semi-rural area of Higher Bartle, residents benefit from quick and easy access to Preston City Centre, motorway links, fantastic local schooling and a wide variety of amenities.

GENERAL SPECIFICATIONS

The properties will be constructed to exacting Pringle Homes' standards. Traditional Arts and Crafts designs mixed with the contemporary features of energy efficiency and low cost maintenance provide the owner with a high standard of living, whilst meeting the demands of modern life. All our houses are freehold.

- For energy efficiency, we include high levels of insulation, LED internal and external lighting and all our appliances are rated A or above. All houses achieve over 85 on an Energy Performance Certificate, giving you significant savings on your monthly energy bills.
- For low cost maintenance all houses include uPVC windows, bi-fold doors and detailing. Some house types also include uPVC French doors and self-coloured render where applicable.
- For security, all external doors have multipoint locking systems and integrated alarms are included.
- Bathrooms consist of Duravit sanitaryware & vanity units. Hansgrohe taps and Hansgrohe showers with low profile shower trays are fitted as standard. Also included in the bathrooms are illuminated steam-free heated mirrors.
- The heating system uses a gas fuelled energy efficient boiler with pressurised cylinder.
- Underfloor heating to the ground floor and radiators to upper floors.
- Electric vehicle battery charging unit installed in the garage offering convenience and the most cost effective way to recharge.





DETAILING

We pride ourselves on offering our customers a substantial selection of customisation options and upgrades. A comprehensive list is available upon reservation.

- Choose from a wide range of professionally designed kitchen styles and quartz work surfaces. Included as standard is a single oven, microwave combi-oven, gas-on-glass hob, a stainless steel extractor, 70/30 fridge freezers and an integrated dishwasher.
- Choose from a wide range of wall and floor tiles for the kitchen/dining/family area, downstairs cloaks and bathrooms.
- A large choice of fireplaces is also available, with the ability to choose between an electric or gas fire. A wood burning stove is an option for all house types excluding The Wollaston.
- Staircases have a contemporary mix of ash and satin white finish.
- Oak veneered internal doors.
- Satin chrome sockets and switches.
- Externally, the front gardens are landscaped, rear gardens are turfed. Fencing is included as standard for your privacy and security. Driveways are block paved.

LOCATIONS




MOONS BRIDGE MARINA


THE BROUGHTON INN


THE ITALIAN ORCHARD

M6
32.5 miles to Manchester ↓


BROUGHTON HIGH SCHOOL


PRESTON MARRIOTT HOTEL


STANNES PRIMARY SCHOOL


WHEATSHEAF PUB


BROUGHTON IN AMOUNDERNESS PRIMARY SCHOOL


WOODPLUMPTON TENNIS CLUB


PRESTON GRASSHOPPERS


HOTEL IBIS PRESTON


ST. CLARE'S CATHOLIC SCHOOL


HARRIS PRIMARY SCHOOL


OUR LADYS & ST. EDWARDS PRIMARY


ASHBRIDGE NURSERY


THE GUILD MERCHANT


SAINSBURYS SUPERMARKET

3.4 miles to Preston Town Centre ↓


THE BLACK BULL PUB


PRESTON ROYAL HOSPITAL


BOOTH'S SUPERMARKET


FULWOOD LEISURE CENTRE

BIRD'S-EYE VIEW

1. The Turner
2. The Frobisher
3. The Wollaston

4. The Kingsley
5. The Haworth
6. The Wollaston

7. The Lowther
8. The Kingsley
9. The Haworth

10. The Lowther
11. The Frobisher
12. The Wollaston

13. The Haworth

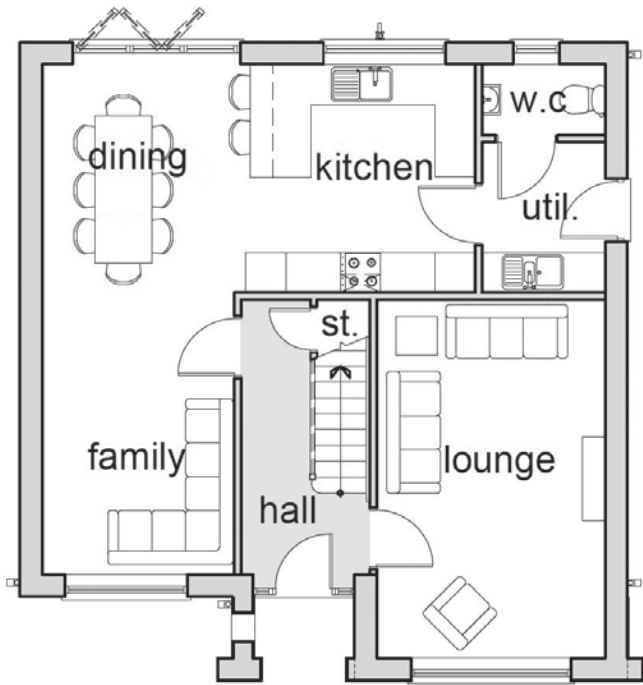


THE WOLLASTON

As the only 3 storey house type on the development, The Wollaston spoils you with floor space. The ground floor boasts an impressively large kitchen/family/dining room with a professionally designed kitchen that truly sets the scene for quality time with family and friends.

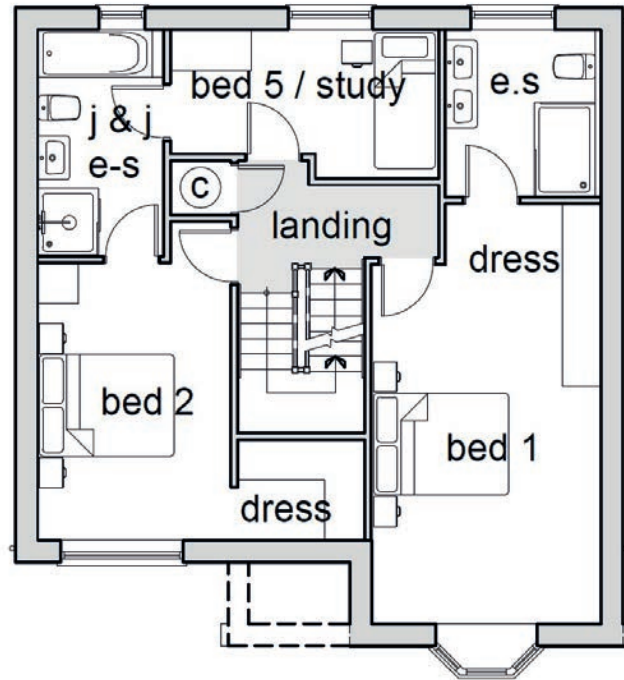
The welcoming and generously proportioned family lounge is a stunning space for relaxing family time or more formal entertaining. Additional ground floor features include a well-sited utility room and cloakroom, whilst externally a detached double garage and driveway parking offer convenience.

The first and second floors accommodate 4 substantial bedrooms and a study/5th bedroom. With its luxurious en-suite, his-and-hers sinks, ample wardrobe space and feature bay window, the first floor master bedroom is a perfect restful space. Bedroom 2 is an ideal guest suite or teenager's room, benefitting from plenty of space, a walk in wardrobe and a stylish Jack and Jill bathroom connecting to Bed 5/Study. The second floor shower room provides comprehensive facilities for the remaining two double bedrooms.



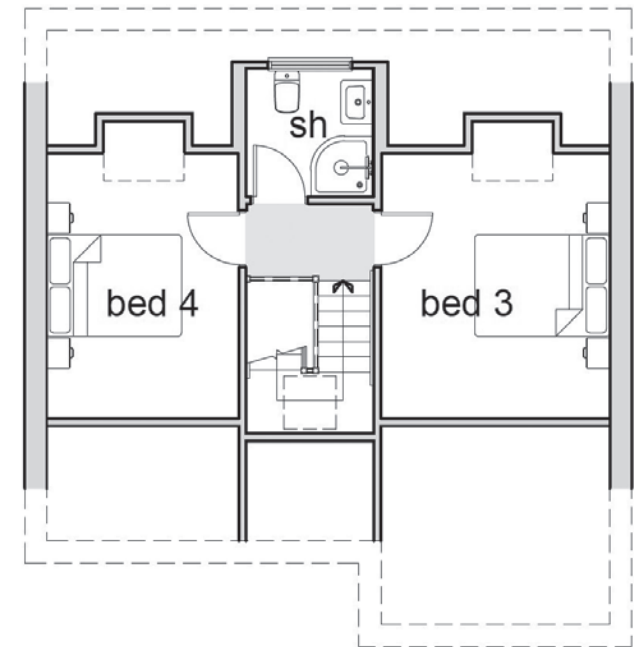
GROUND FLOOR

Kitchen/Dining	6.41m x 3.37m (Max)	21'00" x 11'01"
Family	2.82m x 4.17m	9'03" x 13'08"
Lounge	3.39m x 5.31m	11'01" x 17'05"
WC	1.82m x 1.05m	6'00" x 3'05"
Utility	1.82m x 2.22m	6'00" x 7'04"



FIRST FLOOR

Master Bedroom	3.39m x 6.21m (Max)	11'01" x 20'05"
En-Suite	2.30m x 2.47m	07'07" x 08'01"
Bedroom 2	2.86m x 4.10m	09'05" x 13'06"
J & J En-Suite	1.86m x 3.35m	06'01" x 11'00"
Bedroom 5/Study	3.97m x 2.19m	13'01" x 07'03"



SECOND FLOOR

Bedroom 3	3.37m x 3.92m	11'01" x 12'11"
Bedroom 4	2.83m x 3.92m	09'04" x 12'11"
Shower Room	1.90 x 1.90m	06'03" x 06'03"



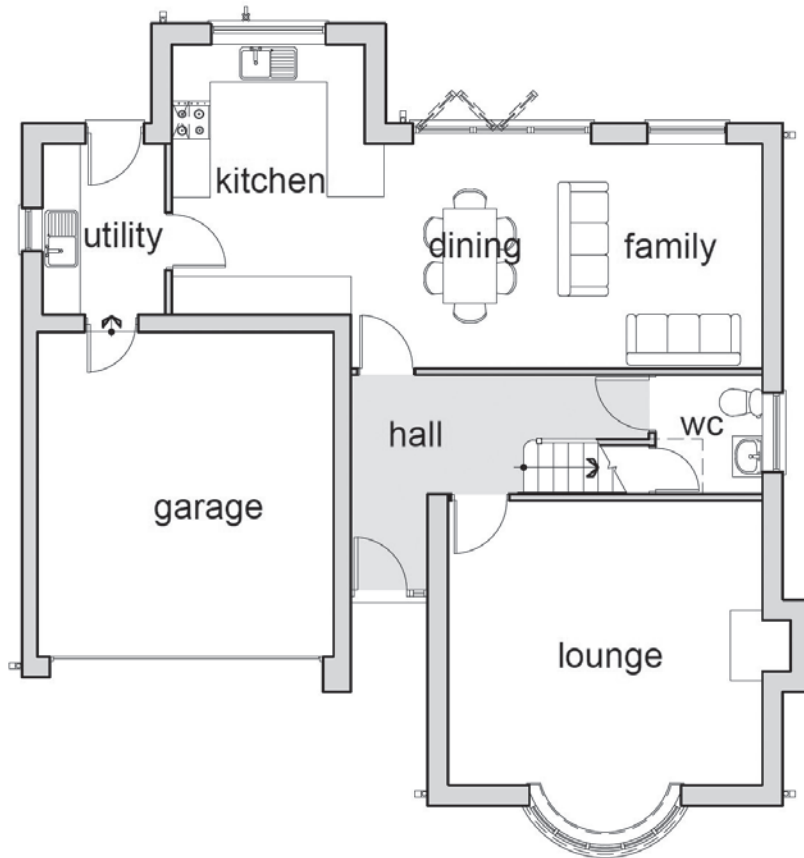
THE KINGSLEY

The Kingsley is our best-selling home and the original template for Pringle Homes' Arts and Crafts design inspiration. A sensational 4/5 bedroom detached family house that exceeds expectations for modern living. An impressive and welcoming entrance hall leads to the large family lounge with striking bay window.

The stylish kitchen is fitted with integrated appliances and easily encompasses a spacious dining/family area. Bi-fold doors open onto the rear garden giving access to the ample outside space. The Kingsley benefits from

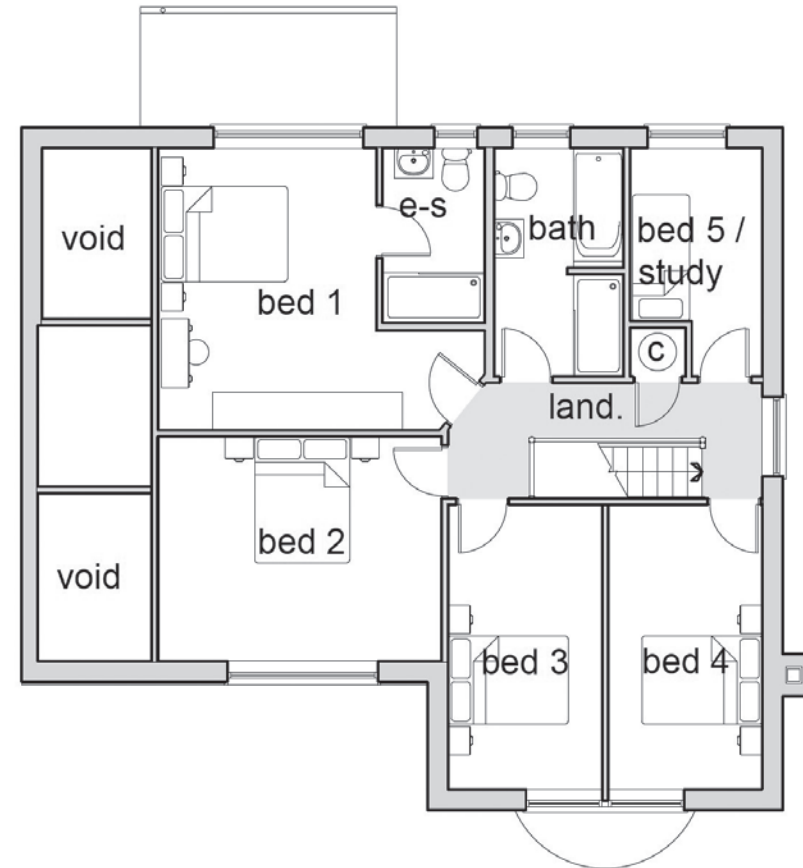
added practicality with a ground floor cloakroom and separate utility room with access into the integral garage.

Upstairs, the first floor boasts 4 bedrooms, with a 5th bedroom/study. The contemporary family bathroom is complete with large shower and separate bath. The magnificent master bedroom enjoys views to the rear with an elegant en-suite featuring a fixed screen walk-in shower. A further 3 generous double bedrooms all have a spacious feel and complete the perfect family home.



GROUND FLOOR

Garage	4.60m x 5.14m	15'01" x 16'10"
Kitchen	3.05m x 4.27m	10'00" x 14'00"
Family/Dining	6.50m x 3.55m	21'04" x 11'08"
Lounge	4.96m x 4.50m	16'03" x 14'09"
WC	1.68m x 1.89m	05'06" x 06'02"
Utility	1.94m x 2.70m	06'05" x 08'10"



FIRST FLOOR

Master Bedroom	5.16m x 4.46m (Max)	16'11" x 14'08"
En-Suite	1.61m x 2.76m	05'04" x 09'01"
Bedroom 2	4.48m x 3.55m	14'09" x 11'08"
Bedroom 3	2.43m x 4.50m	08'00" x 14'09"
Bedroom 4	2.43m x 4.50m	08'00" x 14'09"
Bedroom 5/Study	2.08m x 3.61m (Max)	06'10" x 11'10"
Family Bathroom	2.05m x 3.61m (Max)	06'09" x 11'10"



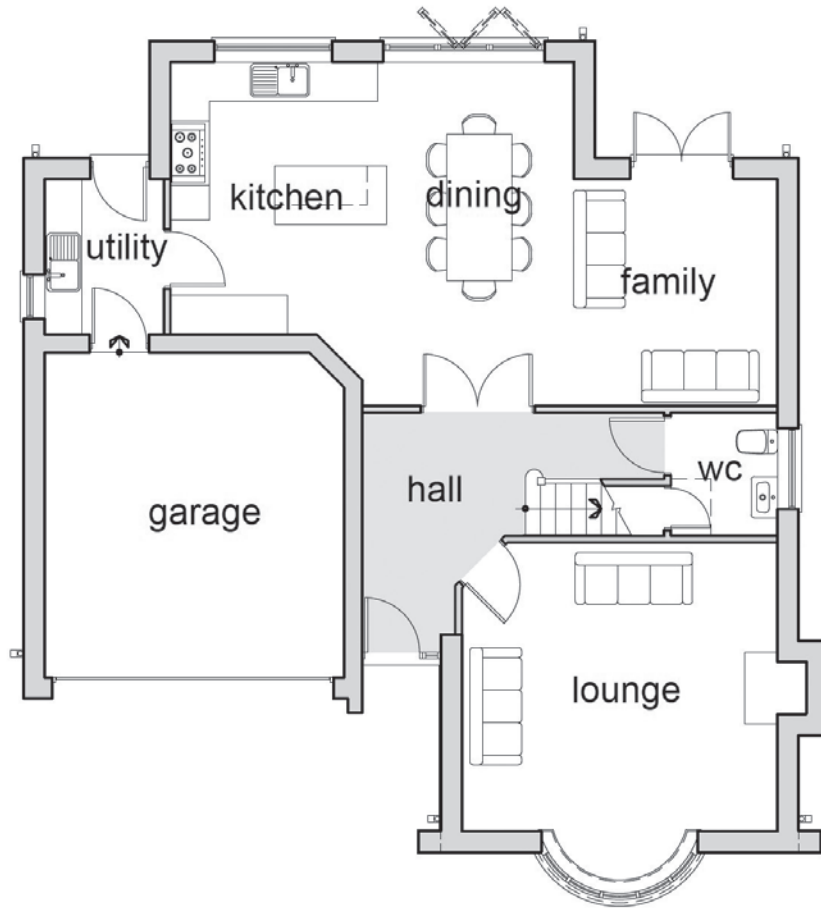
THE FROBISHER

A beautifully proportioned family home featuring buttress walls, a feature bay window and large integral garage. This partially rendered property exudes character and distinction. The Frobisher evolved from our Kingsley house type and now includes an extra en-suite and additional living space all round.

Bi-fold doors are included in the large open plan kitchen/family/dining room, flooding this exceptionally large living space with natural light and providing easy access to the outside space.

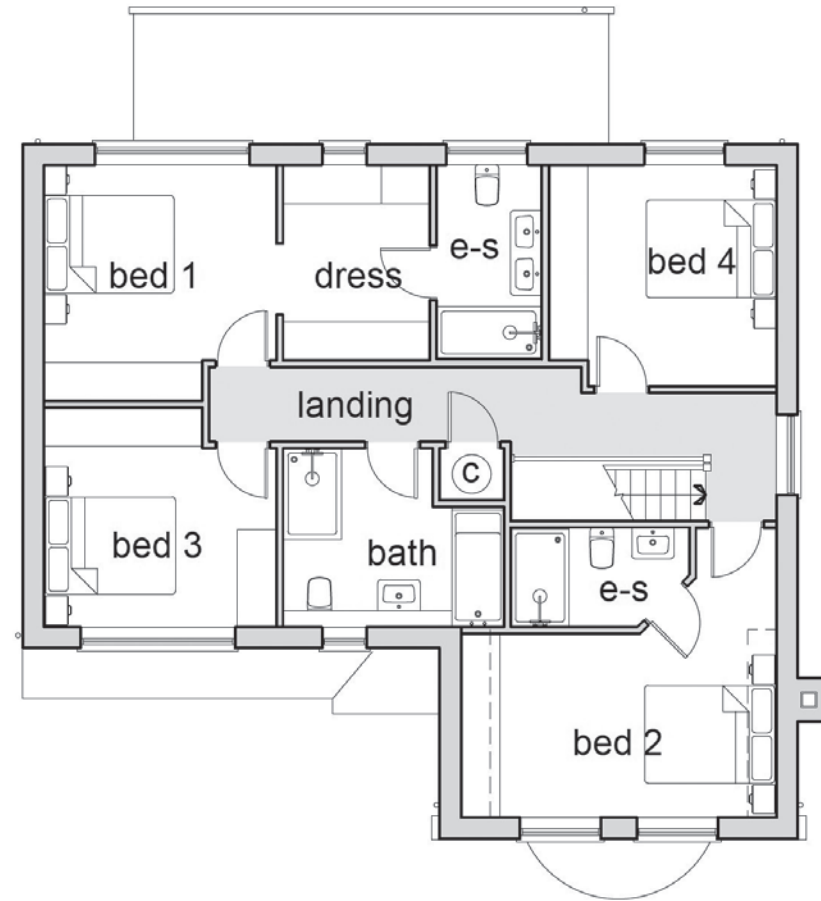
The expansive lounge, spacious hallway and useful utility room all ensure that the Frobisher is an ideal family home, a suitable contender for those requiring a little more space than the previously detailed Kingsley.

Upstairs has 4 double bedrooms. The magnificent master suite boasts a generous dressing room and en-suite shower room. Bedroom 2 also has a stylish en-suite shower room. The impressive family bathroom, with both bath and roomy shower, provides luxurious facilities for the further 2 bedrooms. This home can be modified into a 5 bedroom home at an early build stage if required.



GROUND FLOOR

Garage	4.60m x 4.99m	15'01" x 16'05"
Kitchen/Dining	6.20m x 5.29m (Max)	20'04" x 17'04"
Family	3.12m x 3.49m	10'03" x 11'05"
Lounge	4.85 x 4.44m	15'11" x 14'07"
WC	1.64 X 1.89m	05'05" x 06'03"
Utility	1.83 x 2.39m	06'00" x 07'10"



FIRST FLOOR

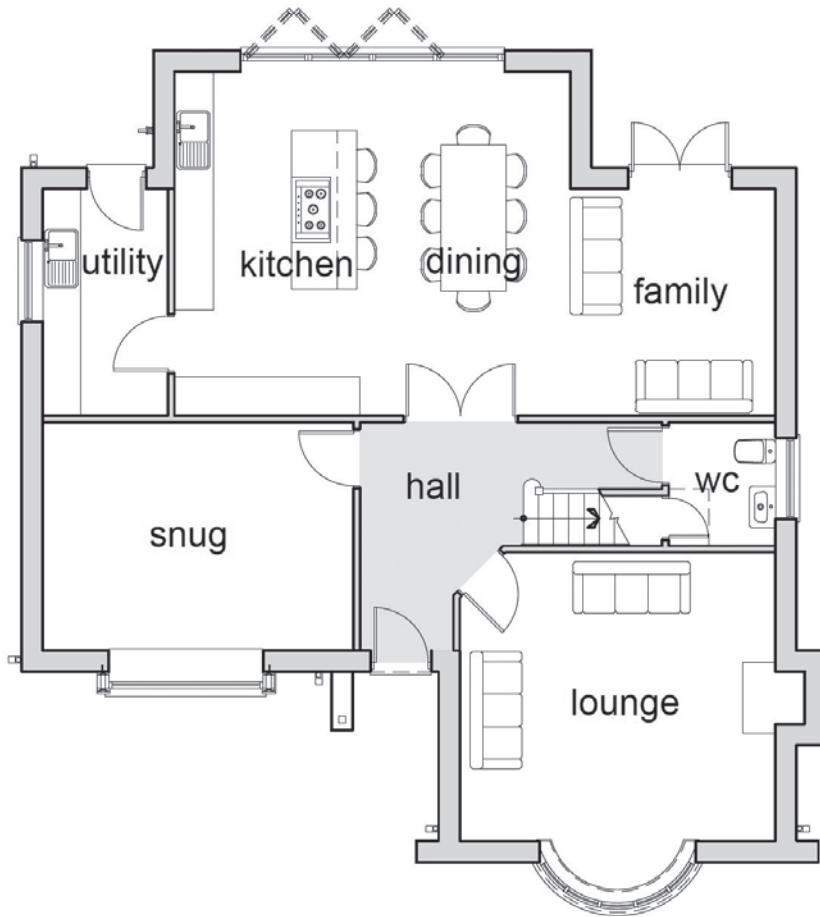
Master Bedroom	3.57m x 3.62m (Max)	11'09" x 11'11"
Dressing Room	2.26m x 3.00m	07'05" x 09'10"
En-Suite	1.62m x 3.00m	05'04" x 09'10"
Bedroom 2	4.85m x 4.45m (Max)	15'11" x 14'07"
En-Suite	2.84m x 1.52m	09'04" x 05'00"
Bedroom 3	3.57m x 3.37m	11'09" x 11'01"
Bedroom 4	3.50m x 3.40m	11'06" x 11'02"
Family Bathroom	3.40m x 2.75m (Max)	11'02" x 09'00"



THE HAWORTH

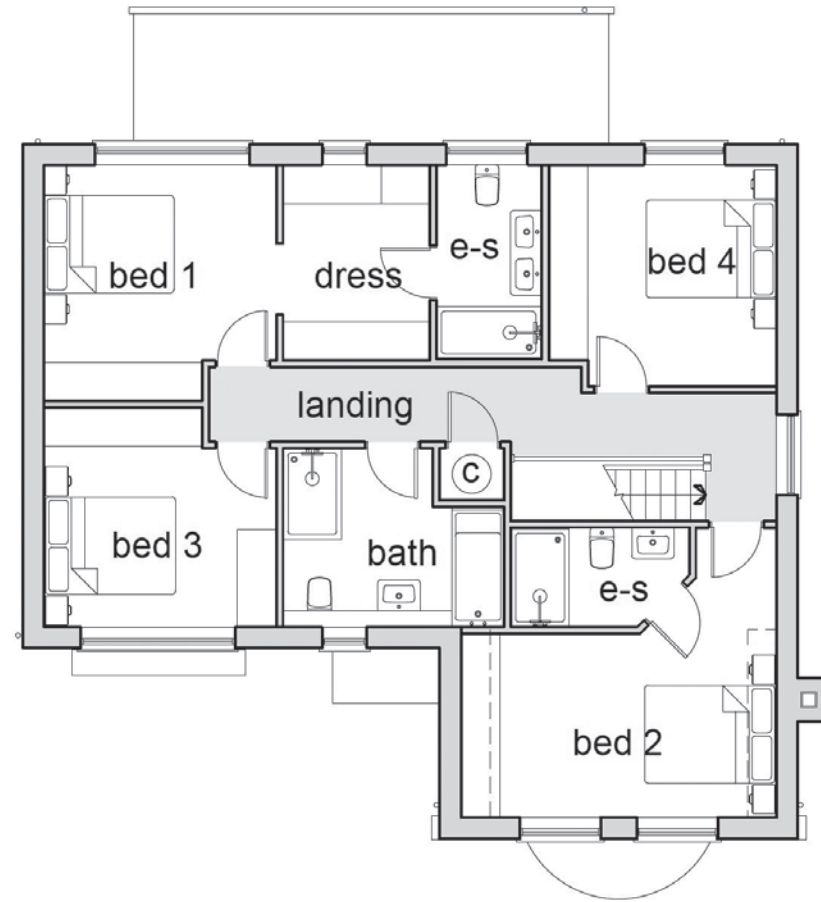
A distinctive Pringle home, the Haworth has been recently updated and improved. With hipped roof detail, buttress walls and delightfully proportioned bay window to the lounge, this is a home of real charm. The ground floor now hosts a generously sized kitchen/family/dining room with large island and breakfast bar, a real “wow factor” feature of this new home. The substantial bi-fold doors open onto a sizeable patio with turfed garden beyond, making for the perfect living space, whether entertaining, dining or relaxing.

To the first floor there are 4 large double bedrooms. The master suite benefits from a dressing room and luxurious en-suite with a large shower area. Bedroom 2 also benefits from a spacious en-suite with large shower. The further 2 bedrooms are serviced by the generously proportioned family bathroom. This home can be modified into a 5 bedroom home at an early build stage if required.



GROUND FLOOR

Kitchen/Dining	6.09m x 5.29m	20'00" x 17'04"
Family	3.150m x 3.49m	10'04" x 11'05"
Lounge	4.85m x 4.44m	15'11" x 14'07"
WC	1.64 x 1.89m	05'05" x 06'03"
Utility	1.92 x 3.49m	06'04" x 11'05"
Snug	4.77m x 3.51m	15'08" x 11'06"



FIRST FLOOR

Master Bedroom	3.57m x 3.62m	11'09" x 11'11"
Dressing Room	2.26m x 3.0m	07'05" x 09'10"
En-Suite	1.62m x 3.00m	05'04" x 09'10"
Bedroom 2	4.85m x 4.45m (Max)	15'11" x 14'07"
En-Suite	2.84m x 1.52m	09'04" x 05'00"
Bedroom 3	3.57m x 3.37m	11'09" x 11'01"
Bedroom 4	3.50m x 3.40m	11'06" x 11'02"
Family Bathroom	3.40m x 2.75m (Max)	11'02" x 09'00"

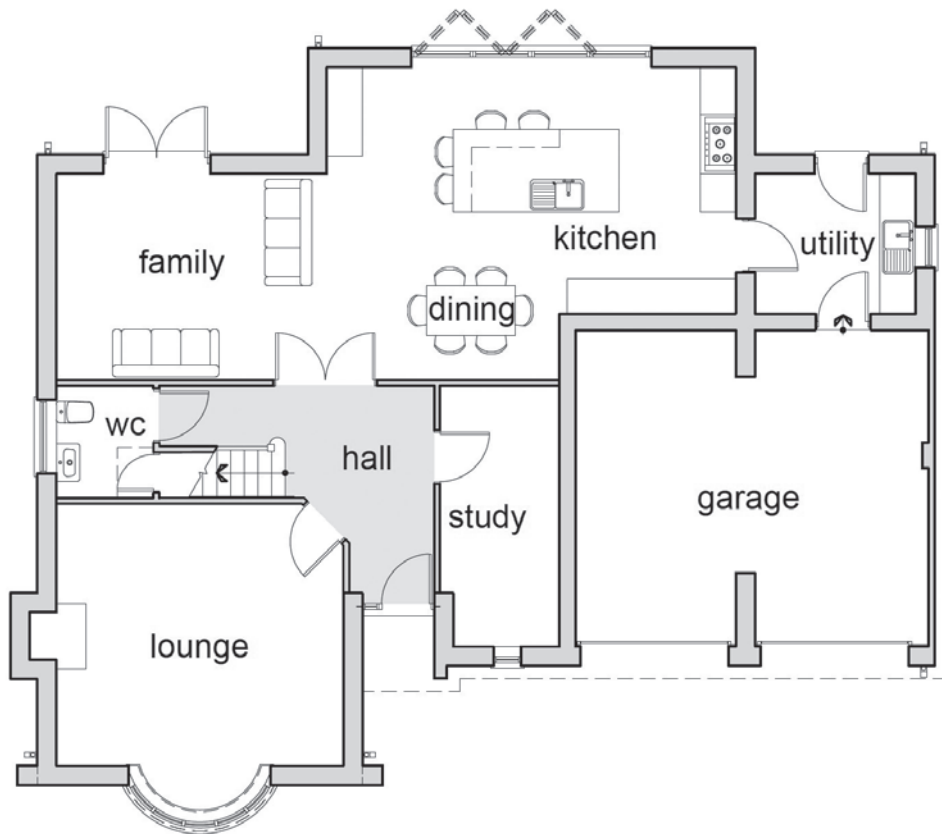


THE LOWTHER

A stunning 4 bedroom executive detached family home with double integral garage, this property is imposing and characterful. From the rendered buttress walls incorporating an attractive ground floor bay window to the traditional style porch entrance, the Lowther has cemented itself as a fantastically proportioned Arts & Crafts style family home.

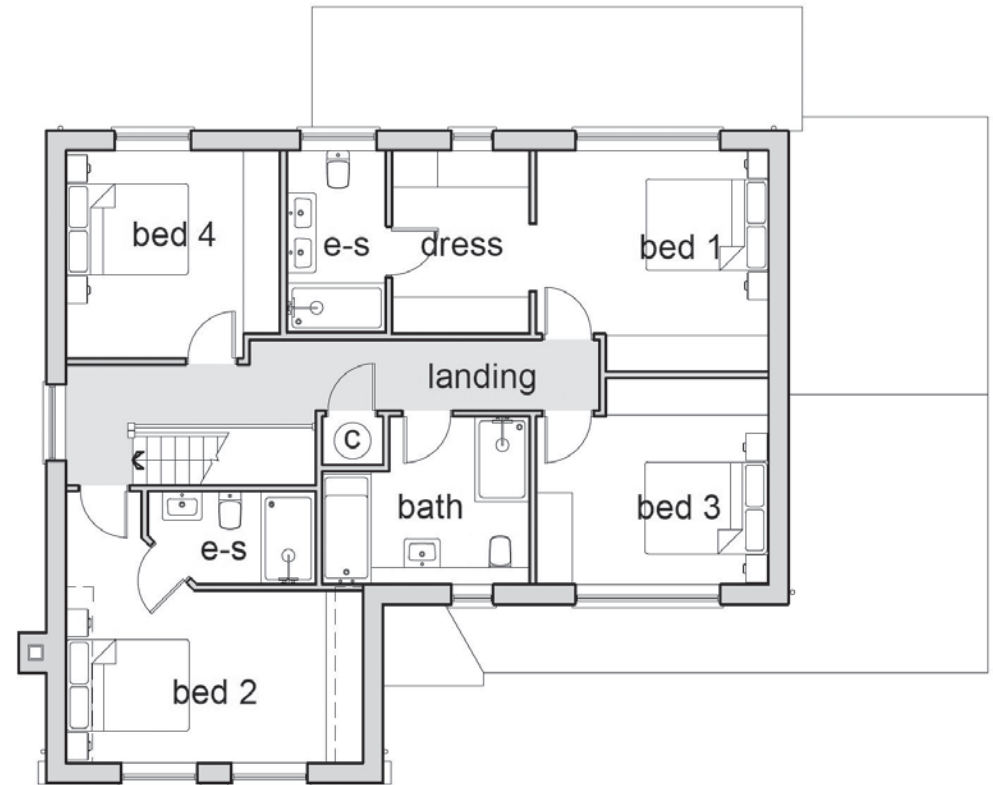
The ground floor features an expansive kitchen/family/dining area with bi-fold doors. These open up the rear of the property to the ample outside space. A useful utility room, quiet study and formal front lounge area make up the rest of the ground floor.

Upstairs there are 4 large bedrooms accessed from the spacious galleried landing. The master suite boasts a generous dressing room leading to a luxurious en-suite with large shower enclosure. The second bedroom also has a generous en-suite facility. There is also a spacious family bathroom with both bath and separate walk-in shower. This home can be modified into a 5 bedroom home at an early build stage if required.



GROUND FLOOR

Garage	5.97m x 5.35m	19'07" x 17'07"
Kitchen/Dining	6.91m x 5.29m (Max)	22'08" x 17'04"
Family	4.57m x 3.49m	15'00" x 11'05"
Lounge	4.85m x 4.44m	15'11" x 14'07"
WC	1.64m x 1.89m	05'05" x 06'03"
Utility	2.71m x 2.39m	08'11" x 07'10"



FIRST FLOOR

Master Bedroom	3.80m x 3.62m (Max)	12'06" x 11'11"
Dressing Room	2.26m x 3.00m	07'05" x 09'10"
En-Suite	1.61m x 3.00m	05'04" x 09'10"
Bedroom 2	4.85m x 4.45m (Max)	15'11" x 14'07"
En-Suite	2.84m x 1.52m	09'04" x 05'00"
Bedroom 3	3.80m x 3.37m	12'06" x 11'01"
Bedroom 4	3.50m x 3.40m (Max)	11'06" x 11'02"
Family Bathroom	3.40m x 2.75m (Max)	11'02" x 09'00"



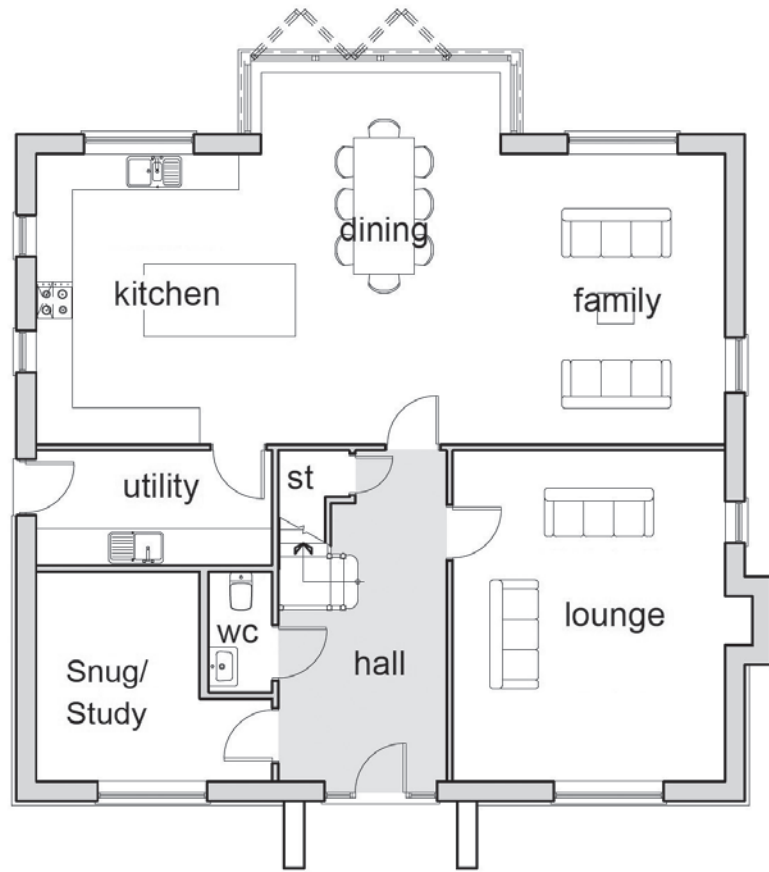
THE TURNER

The Turner is a bespoke home and one of which we are particularly proud. As the largest home on the development, it boasts a spectacular kitchen/dining/family area along the rear of the property, with a set of bi-fold doors opening up onto the extensive patio and garden giving an indoors/outdoors feel. The property includes a wide hallway, creating a grand entrance, whilst the snug and lounge are perfect family rooms for cosy nights in and snoozy Sundays.

Upstairs, the impressive master suite with expansive dressing area offers an abundance of space. The en-suite easily accommodates double sinks,

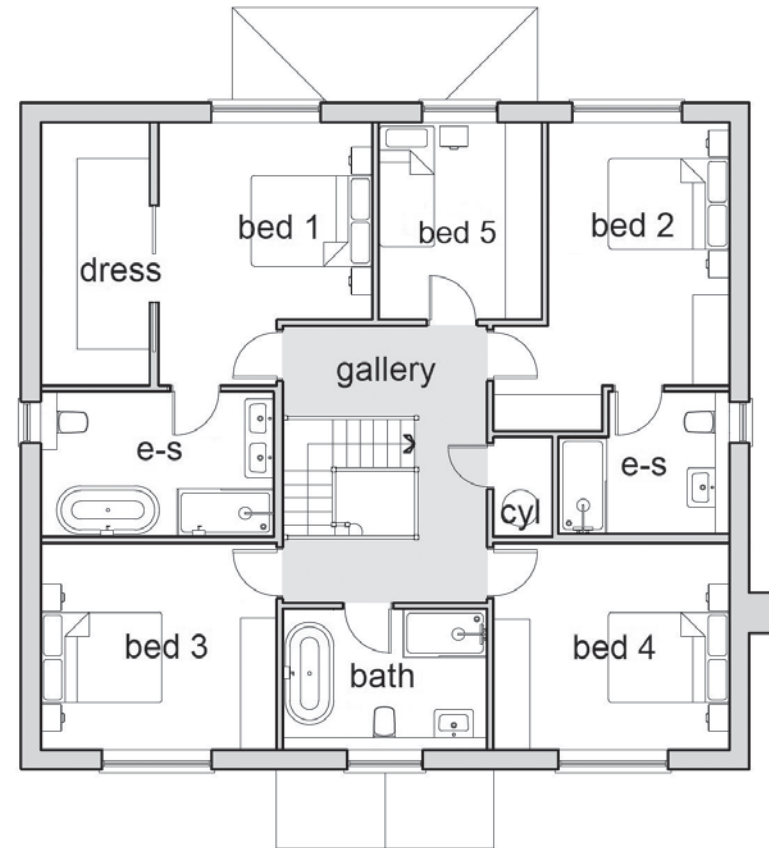
walk in shower enclosure and sumptuous bath. The second bedroom also incorporates a large en-suite whilst two further double bedrooms and a 5th bedroom are serviced by a generously-sized family bathroom.

The external area of this family home incorporates a private block paved driveway leading up to the double garage, giving plenty of parking space for family and friends. The beautifully landscaped front garden and turfed rear lawn frame this unique and bespoke property.



GROUND FLOOR

Lounge	4.50m x 5.46m	14'09" x 17'11"
Kitchen/Dining/Family	11.37m x 4.80m (Max)	37'04" x 15'09"
Snug	3.90m x 3.46m	12'10" x 11'04"
Utility	3.90m x 1.90m	12'10" x 06'03"
W/C	1.05m x 2.00m	03'05" x 06'07"
Garage		



FIRST FLOOR

Master Bedroom	3.52m x 4.35m (Max)	11'07" x 14'03"
Dressing Area	1.80m x 4.35m	05'11" x 14'03"
En-Suite	3.85m x 2.40m	12'08" x 07'10"
Bedroom 2	3.00m x 4.35m (Max)	09'10" x 14'03"
En-Suite	2.82m x 2.35m	09'03" x 07'09"
Bedroom 3	3.90m x 3.41m	12'10" x 11'02"
Bedroom 4	3.90m x 3.41m	12'10" x 11'02"
Study/Bedroom 5	2.70m x 3.26m	08'10" x 10'08"
Family Bathroom	3.37m x 2.32m	11'01" x 07'07"

EDUCATION

The Pennington Gardens development is located within the catchment area for many highly rated local schools and nurseries.

There are 10 primary schools located within a 1.6 mile radius of Pennington Gardens, all proudly rated either “Outstanding” or “Good” by Ofsted. There are also 10 secondary schools within a 3.4 mile radius, rated “Outstanding” or “Good” by Ofsted, the closest of which being Broughton High School and Our Lady’s Catholic High School at 1.5 miles, both rated “Outstanding” by Ofsted.

For Further Education, Pennington Gardens is located within 5 miles of The University of Central Lancashire, which is one of the UK’s largest universities and Myerscough College, which has some of the best facilities in the UK, specialising in education and training for the land-based and sports industries.





TRANSPORT

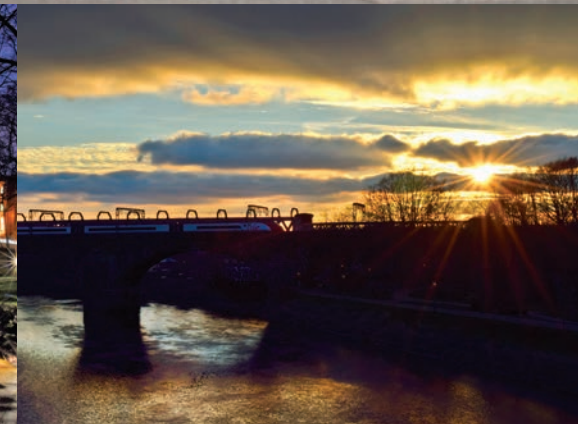
Pennington Gardens is located just 3.4 miles from Preston City Centre and train station. Regular main line services operate to Blackpool, Edinburgh, and most impressively, London Euston, in less than 2.5 hours. The motorway network is also easily accessible with the M6 connecting commuters to Manchester, Liverpool or the Lake District. For those who prefer wings instead of wheels, both Manchester and Liverpool airports are less than 1 hour away. Current and planned major infrastructure works in the area are sure to improve transport links even further.



LEISURE

From its semi-rural position there is access to a diverse amount of leisure activities. Just 6 miles north on the A6, the Flower Bowl offers a premium cinema, a curling rink, ten pin bowling, golf simulators, a covered outdoor crazy golf course, Blooms Restaurant, The Ocean Fish and Chip Restaurant and The Oasis Coffee Shop. Preston Docklands (3 miles), once Europe's largest single dock base, offers entertainment, restaurants and shopping. Keen cyclists can join the Guild Wheel, a 26 mile long cycle route uncovering the hidden treasures that Preston has to offer and running through the heart of the award winning Brockholes Nature Reserve.

The Preston Grasshoppers Rugby Club is based locally and you can watch the local team play or join their cycle club, The Hoppers Rollers. If squash, tennis or crown green bowling is your sport, then you'll be happy to know that Woodplumpton & District Tennis Club is just a 2 minute journey from Pennington Gardens. Fulwood has a leisure centre with swimming pool & fitness complex. Improve your golf skills at the nearby Preston Golf Club, where you can practice on the driving range or enjoy a game on their 18 hole course, set in 120 acres of parkland.





AMENITIES

Ashbridge Nursery at Maxy Farm, only 2 minutes drive from Pennington Gardens, is a new nursery providing care and first class education for children in the area. The nursery is part of the highly acclaimed Ashbridge Group. Royal Preston Hospital, dentists and opticians are all accessible within a 15 minute drive from this development. Local amenities including banks, supermarkets, pharmacies, Post Office, clothing boutiques and hairdressers are available in Fulwood, just 11 minutes drive away.

SHOPPING

Preston City Centre is just 3.5 miles away from Pennington Gardens and offers high street stores and impressive shopping centres such as the St Georges Centre and Fishergate Centre. Deepdale Retail Park is a 12 minute drive away and offers great shopping at well-known high street stores. Only 600m away is a brand new Sainsbury's Local convenience store.

Located just 6 miles north on the A6 is the fabulous Barton Grange. If ever a Garden Centre had the 'Wow Factor', this is it! With stunning indoor displays and superb all-weather plant area, you'll find ideas, inspiration and lots of advice from friendly gardening experts. There is a Farm Shop, Cook Shop, cafe and lots of free parking, all surrounded by lovely Lancashire countryside.



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