



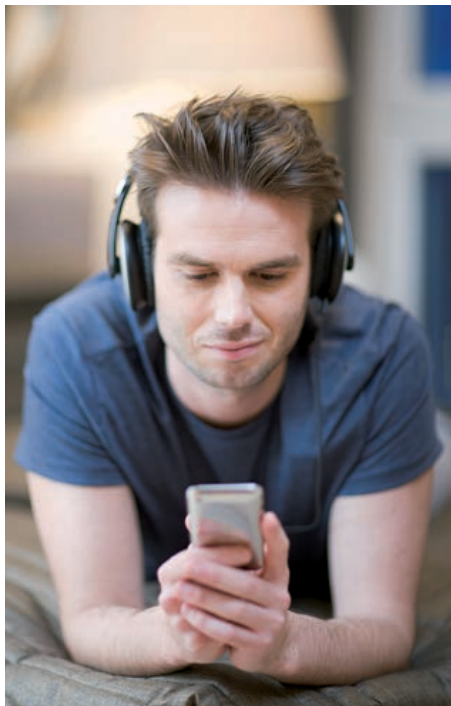
# Montgomerie Gardens Clitheroe

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be*<sup>®</sup>

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# Plot information

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Existing Development



Woone Lane

Light Industrial Units

Footpath Link

Primrose Road

43

## Welcome to Montgomerie Gardens

On the southern edge of the ancient market town of Clitheroe, with miles of open farmland in one direction and the picturesque town centre just a ten-minute walk away in the other, Montgomerie Gardens offers a selection of two, three and four bedroom homes in a quite exceptional location. In the heart of the Ribble valley, adjacent to the vast Forest of Bowland, Clitheroe is the perfect place to reconnect with changing seasons and natural surroundings.

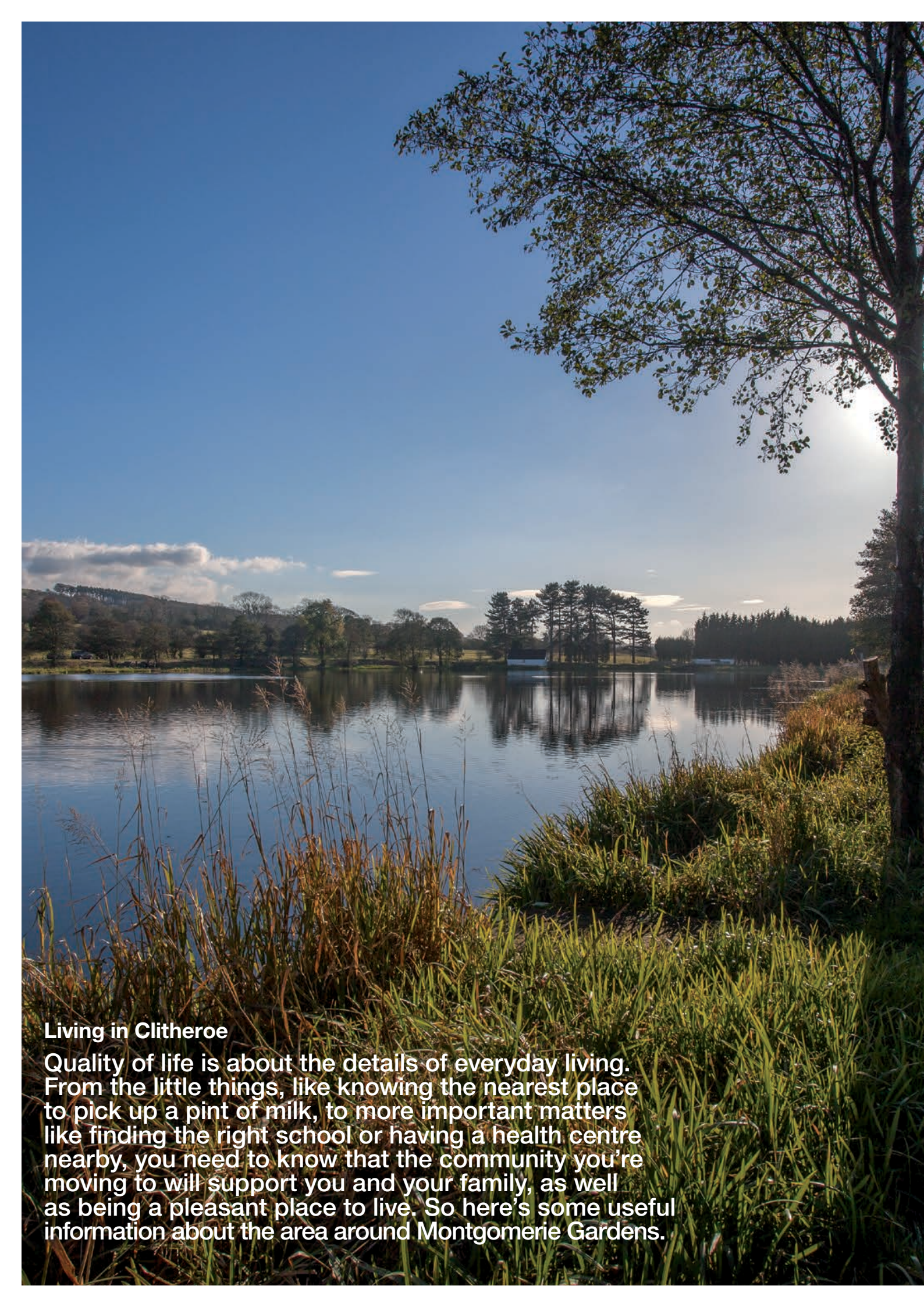


### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2013, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



## **Living in Clitheroe**

**Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Montgomerie Gardens.**



### Local Roots

With a remarkably small 12th Century Norman Castle standing sentinel over its picturesque streets, Clitheroe has a history dating back well beyond 1283, the date of its charter. A little to the north west lies the spot identified as the geographical centre of the British mainland, while Pendle Hill, forever associated with the Lancashire witch trials, sits on the town's western edge.

### Arts & Entertainment

The Grand at Clitheroe, a recently completed multi-million pound venue in the town centre, provides state-of-the-art facilities for both cinema and live entertainment, from rock music to pantomime. Clitheroe Castle houses a museum of local history, geology and heritage, and the town's independent art galleries are complemented by a fascinating sculpture trail.

### Transport

Clitheroe is around seven miles from the M65 motorway, and there are rail services, approximately hourly, into Manchester Victoria station. The journey takes around an hour and ten minutes. The town has a good bus network passing within 300 yards of Montgomerie Gardens and serving the town and the surrounding rural area. The bus and rail interchange in the town centre has earned several awards for its integrated services.

### Leisure & Recreation

The Forest of Bowland provides endless opportunities for exploring beautiful and remote landscapes, from afternoon strolls to long-distance rambles like the 70-mile Ribble Way, including trails suitable for wheelchair users, and the Forest has a particularly rich diversity of bird life. There is a CrossFit fitness centre a few minutes walk from Montgomerie Gardens, and Clitheroe also has a 1200 square metre all-concrete skatepark. The local Golf Club features a widely admired parkland course with challenging water hazards.

### Shopping

The delightful town centre presents a wide selection of independent retailers, including the family-owned Dawson's Department Store, as well as many national chains. The town is proud of its reputation for food, with excellent speciality shops including Cowman's Famous Sausage Shop. There is a Sainsbury's supermarket around half a mile from Montgomerie Gardens.

### Education & Health

Nearby schools include St James C of E Primary and St Michael and St John's RC Primary, and Ribblesdale High Technology College, a large secondary modern school with a good reputation, is around half a mile away. There are two large medical practices in Clitheroe, both situated in Railway View Road, and four dental practices in the town centre.

### Useful Contacts

Clitheroe Bus and Rail Interchange  
Railway View Road  
01200 429 832

The Grand at Clitheroe  
18 York Street  
01200 421 599

Clitheroe Castle Museum  
Castle Street  
01200 424 568

Clitheroe Golf Club  
Whalley Road  
01200 422 618

The Castle Medical Group  
Clitheroe Health Centre  
Railway View Road  
01200 413 535

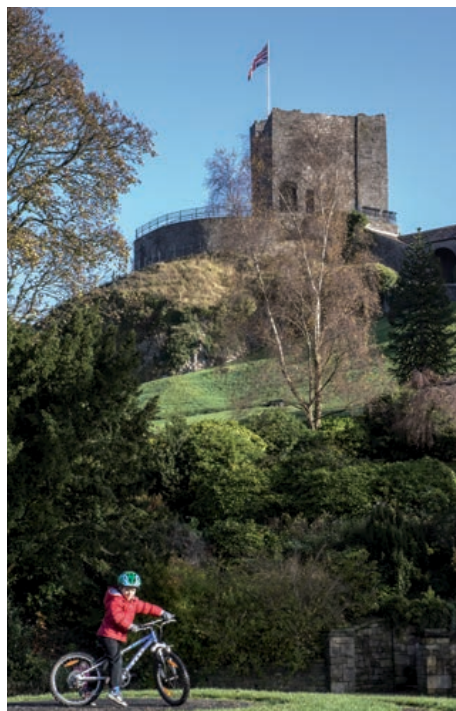
Pendleside Medical Practice  
Railway View Road  
01200 413 600

St James C of E Primary School  
Greenacre Street  
01200 423 599

St Michael and St John's Primary School  
Lowergate  
01200 422 560

Ribblesdale High Technology College  
Queens Road  
01200 422 563

Clitheroe Royal Grammar School  
Main School  
Chatburn Road  
01200 423 379







# Glenmuir

## 4 Bed

### Plots

24, 27\*, 32, 33, 44\*, 49\*, 50\*, 92, 126\*

### Overview

From the bay-windowed elegance of the living room and the superb kitchen with its separate utility room right through to the feature landing and master bedroom and en-suite, the Glenmuir perfectly blends practicality with style.

### Key Features

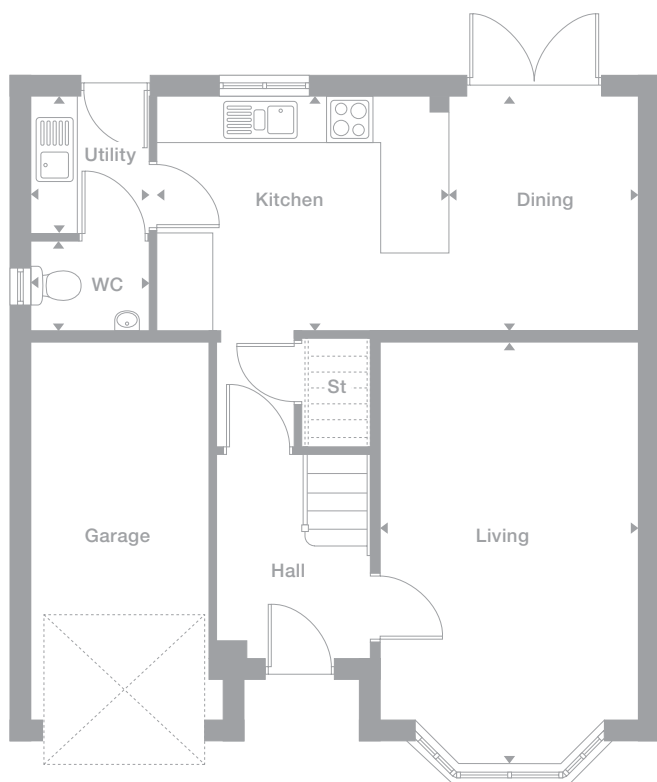
Feature Bay Window  
Utility Room  
Downstairs WC  
Storage Cupboards  
French Doors  
Integral Garage  
Large Kitchen/Dining

### Total Floor Space

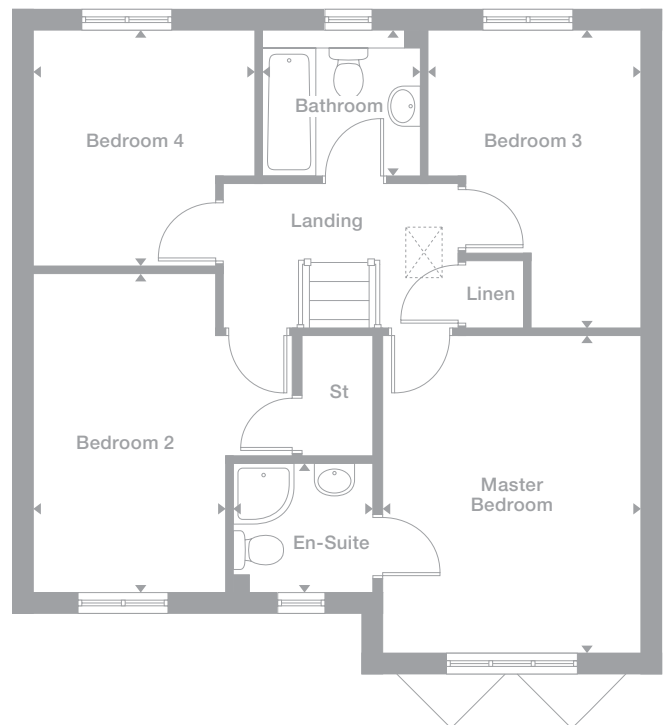
113.8m<sup>2</sup> (1,225 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living 3.392m x 5.583m max 11'2" x 18'4"	Utility 1.543m x 1.810m 5'1" x 5'11"
Dining 2.490m x 3.077m 8'2" x 10'1"	WC 1.543m x 1.172m 5'1" x 3'10"
Kitchen 3.866m x 3.077m 12'8" x 10'1"	

#### First Floor

Master Bedroom 3.392m x 4.187m 11'2" x 13'9"	Bedroom 3 2.790m x 3.905m 9'2" x 12'10"
En-Suite 1.830m x 1.685m 6'0" x 5'6"	Bedroom 4 2.915m x 3.095m 9'7" x 10'2"
Bedroom 2 2.527m x 4.182m 8'3" x 13'9"	Bathroom 2.094m x 1.902m 6'10" x 6'3"

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\* Plots are a mirror image of plans shown above

## 4 Bed

## Beckett Plus

### Plots

22, 23\*, 93, 95\*

### Key Features

Dining/Kitchen  
Family Room  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

116.9m<sup>2</sup> (1,258 sq ft)

### Overview

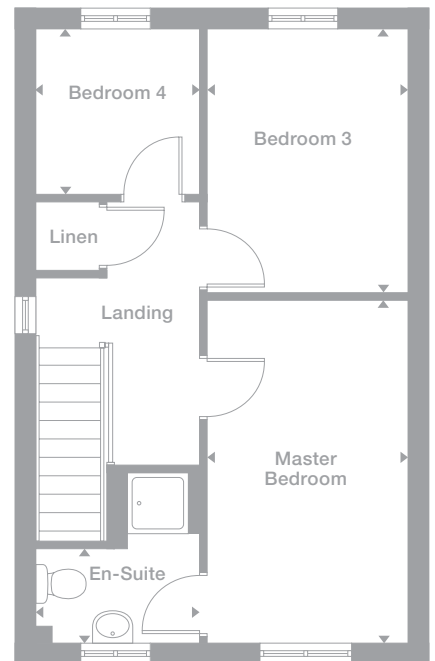
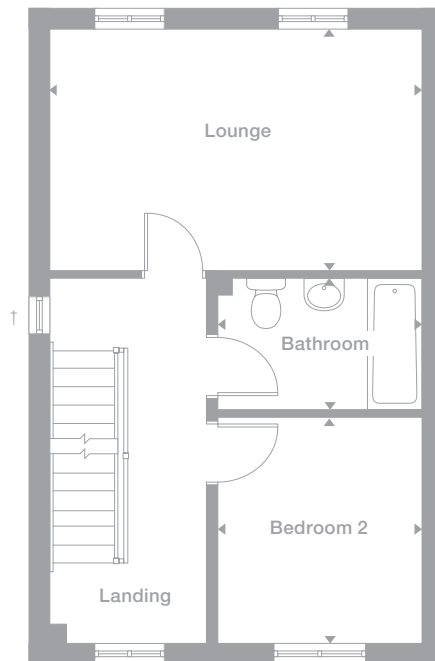
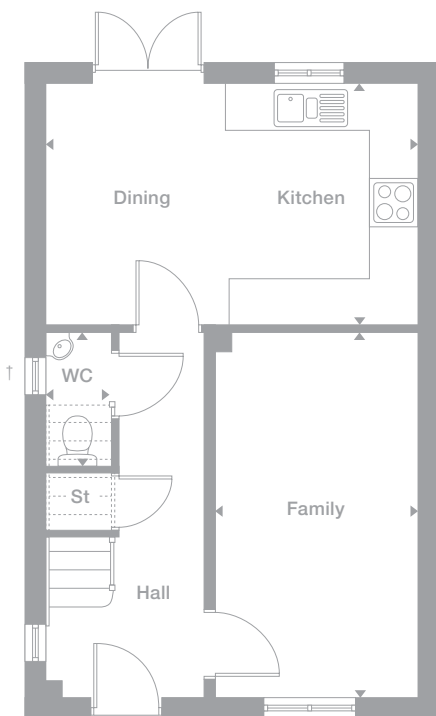
A large family room on the ground floor adds enormous flexibility. The perfect place to relax with friends, favourite music or computer games, it could also be used to create a formal dining room.



### Ground Floor

### First Floor

### Second Floor



### Room Dimensions

#### Ground Floor

Family  
2.625m x 4.750m  
8'7" x 15'7"

Dining/Kitchen  
4.840m x 3.150m  
15'11" x 10'4"

WC  
0.855m x 1.770m  
2'10" x 5'10"

#### First Floor

Lounge  
4.840m x 3.150m  
15'11" x 10'4"

Bathroom  
2.625m x 1.700m  
8'7" x 5'7"

Bedroom 2  
2.625m x 2.950m  
8'7" x 9'8"

#### Second Floor

Master Bedroom  
2.600m x 4.500m  
8'6" x 14'9"

En-Suite  
2.140m x 1.225m  
7'0" x 4'0"

Bedroom 3  
2.600m x 3.450m  
8'6" x 11'4"

Bedroom 4  
2.140m x 2.150m  
7'0" x 7'1"

\* Plots are a mirror image of plans shown above

† Windows omitted on plot 93

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# Beckett

## 4 Bed

### Plots

15, 16\*, 19, 20, 21\*,  
72, 73, 74\*, 94

### Overview

The french doors add a focal point to the dining area and make it a special setting for leisurely entertaining on summer evenings. An en-suite shower adds a dash of luxury to the master bedroom.

### Key Features

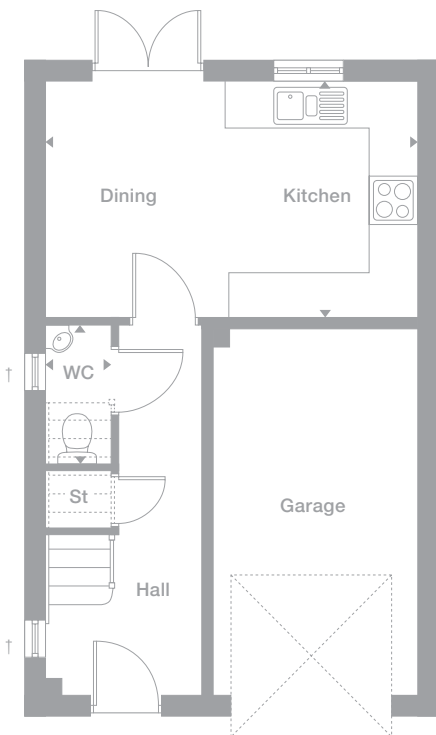
Master Bed En-Suite  
Integral Garage  
Downstairs WC

### Total Floor Space

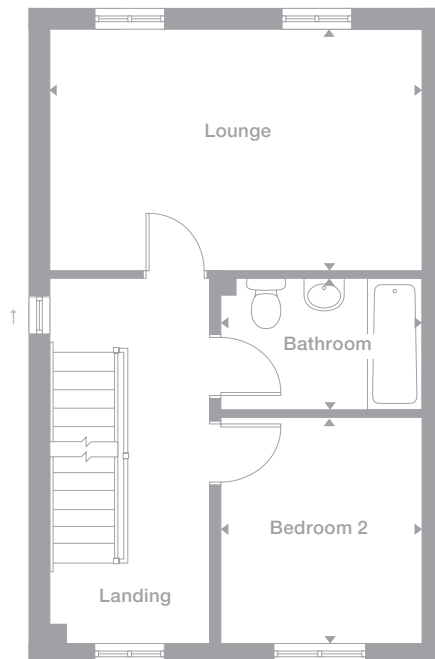
102.9m<sup>2</sup> (1,108 sq ft)



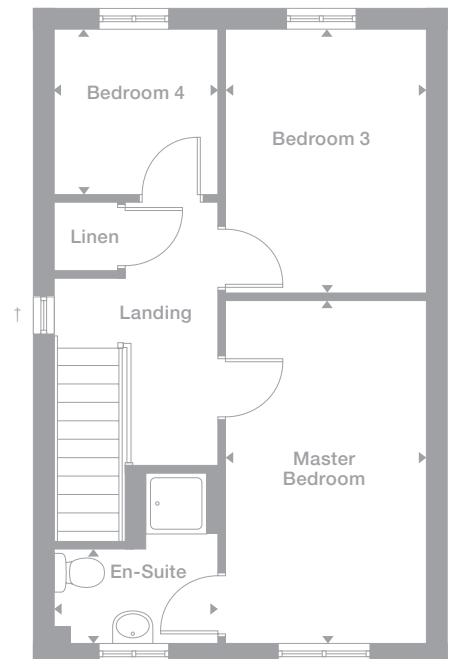
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Dining/Kitchen  
4.840m x 3.105m  
15'11" x 10'2"

#### WC

0.855m x 1.815m  
2'10" x 5'11"

#### First Floor

Lounge  
4.840m x 3.105m  
15'11" x 10'4"

#### Bathroom

2.625m x 1.700m  
8'7" x 5'7"

#### Bedroom 2

2.625m x 2.950m  
8'7" x 9'8"

#### Second Floor

Master Bedroom  
2.600m x 4.500m  
8'6" x 14'9"

#### En-Suite

2.140m x 1.225m  
7'0" x 4'0"

#### Bedroom 3

2.600m x 3.450m  
8'6" x 11'4"

#### Bedroom 4

2.140m x 2.150m  
7'0" x 7'1"

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\* Plots are a mirror image of plans shown above

† Windows omitted on plots 20, 73 and 94



## 4 Bed

## Rolland

### Plots

17, 18\*, 34, 42, 43, 54\*, 55, 77, 78\*, 83, 84\*, 91\*, 96\*, 107\*, 108, 125\*

### Key Features

French Doors  
Master Bed En-Suite  
Under Stair Storage  
Downstairs WC  
Kitchen/Dining

### Total Floor Space

100.9m<sup>2</sup> (1,086 sq ft)

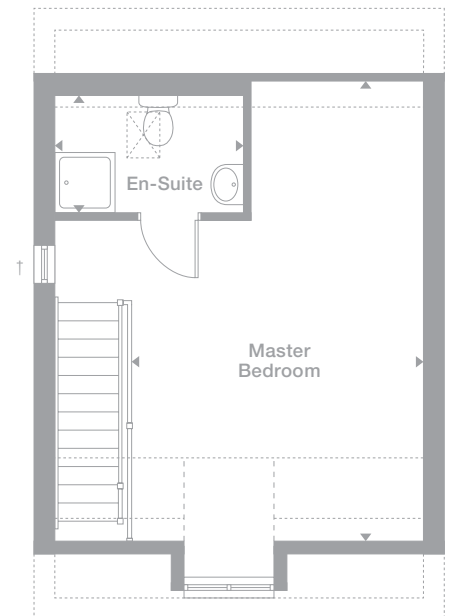
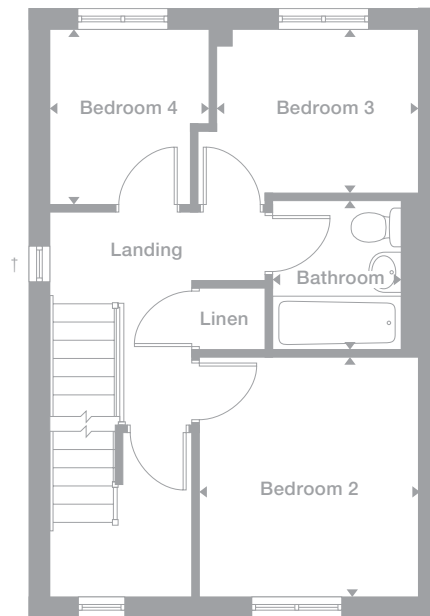
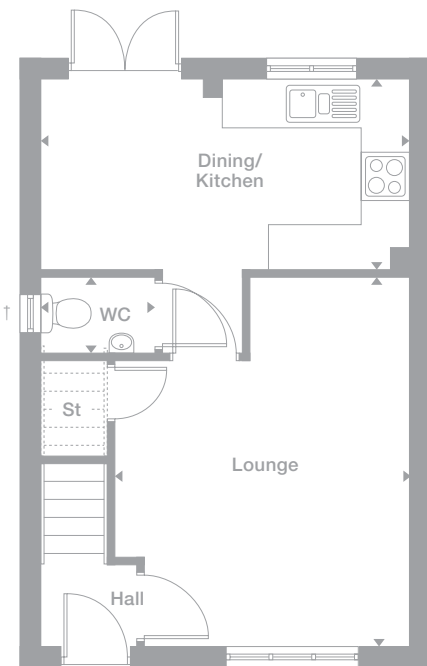
### Overview

From the stylishly practical ground floor layout to the large dormer master suite, the Rolland merges character with luxury. The fourth bedroom could be used to create a home office or studio space.

### Ground Floor

### First Floor

### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.865m max x 4.860m max  
12'8" x 15'11"

Dining/Kitchen  
4.820m x 2.470m  
15'10" x 8'1"

WC  
1.500m x 1.000m  
4'11" x 3'3"

#### First Floor

Bedroom 2  
2.865m x 3.144m  
9'5" x 10'4"

Bedroom 3  
2.639m x 2.134m  
8'8" x 7'0"

Bedroom 4  
2.081m x 2.274m  
6'10" x 7'6"

Bathroom  
1.700m x 1.952m  
5'7" x 6'5"

#### Second Floor

Master Bedroom  
3.808m x 4.243m to 1.2 HL  
12'6" x 13'11"

En-Suite  
2.466m x 1.554m to 1.31 HL  
8'1" x 5'1"

\* Plots are a mirror image of plans shown above

† Windows omitted on plots 54, 77, 78, 83, 84 and 108

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# Tolkien

## 3 Bed

### Plots

13\*, 14, 46\*, 47, 52, 53\*,  
58\*, 59, 75\*, 76, 79\*, 80,  
97\*, 98, 110, 111\*

### Overview

The master bedroom, with its entrance vestibule and internal staircase ascending to a charming, dormer-windowed room with an en-suite shower, is a delightful finishing touch to a comfortable, practical family home.

### Key Features

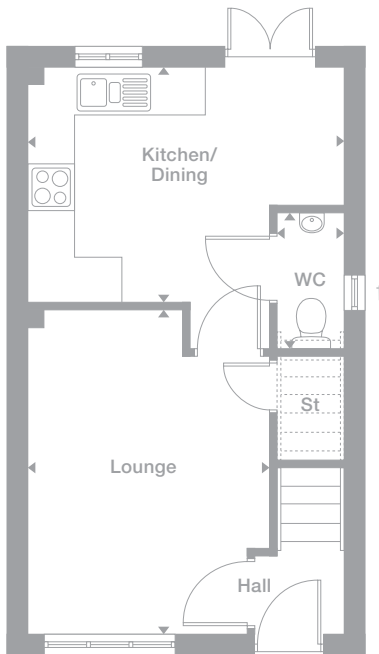
French Doors  
Master Bed En-Suite  
Dormer Window  
Downstairs WC  
Under Stair Storage

### Total Floor Space

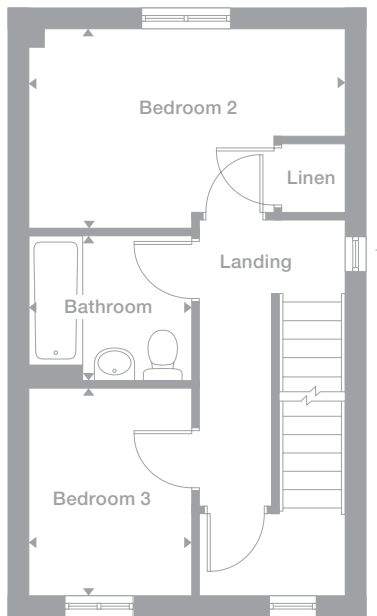
82.9m<sup>2</sup> (892 sq ft)



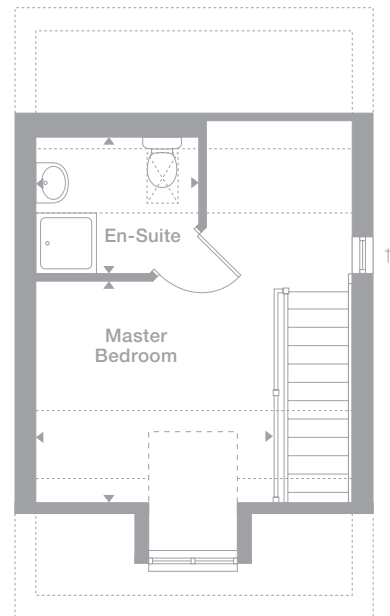
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.185m x 4.255m  
10'5" x 14'0"

**Kitchen/Dining**  
4.140m x 3.075m  
13'7" x 10'1"

**WC**  
0.855m x 1.800m  
2'10" x 5'11"

#### First Floor

**Bedroom 2**  
4.140m x 2.596m  
13'7" x 8'6"

**Bedroom 3**  
2.135m x 2.724m  
7'0" x 8'11"

**Bathroom**  
2.135m x 1.910m  
7'0" x 6'3"

#### Second Floor

**Master Bedroom**  
3.128m x 2.897m to 1.194 HL  
10'3" x 9'6"

**En-Suite**  
2.140m x 1.802m to 1.194 HL  
7'0" x 5'11"

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† Windows omitted on plots 46, 53, 76, 79 and 110

\* Plots are a mirror image of plans shown above



3 Bed

Kipling

Plots  
25, 26\*

**Key Features**

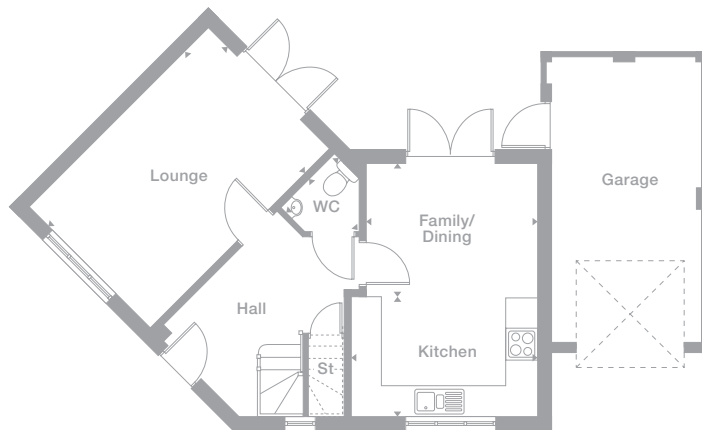
- Downstairs WC
- Feature Entrance Hall
- Dual French Doors
- Master Bed En-Suite
- Single Garage
- Downstairs Cloakroom
- Feature Storage
- 3 Large Bedrooms

**Total Floor Space**  
95.4m<sup>2</sup> (1,027 sq ft)

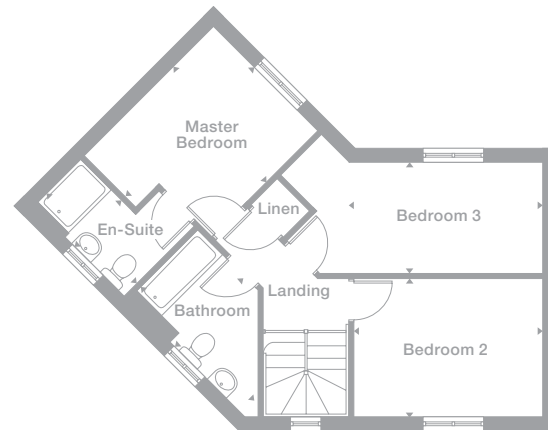
**Overview**

The quality and character of this truly distinguished home is clear as soon as you enter the generously sized hexagonal hall with its feature staircase. Twin french doors add a special appeal to the triangular garden.

**Ground Floor**



**First Floor**



**Room Dimensions**

**Ground Floor**

- Lounge  
3.320m x 4.964m  
10'11" x 16'3"
- Family/Dining  
3.350m x 2.639m  
11'0" x 8'8"
- Kitchen  
3.650m x 2.325m  
12'0" x 7'8"
- WC  
1.445m max x 1.489m  
4'9" x 4'11"

**First Floor**

- Master Bedroom  
2.871m x 3.558m max  
9'5" x 11'8"
- En-Suite  
2.477m x 1.276m  
8'2" x 4'2"
- Bedroom 2  
3.700m x 2.704m  
12'2" x 8'10"
- Bedroom 3  
4.427m x 2.160m  
14'6" x 7'1"
- Bathroom  
3.253m max x 1.926m  
10'8" x 6'4"

\* Plots are a mirror image of plans shown above

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# Orwell

# 3 Bed

## Plots

35\*, 38, 45\*, 51

## Overview

The sheltered entrance of the Orwell, and the bay window, that makes the subtly L-shaped lounge an elegant interior, are typical of the thoughtful details to be found throughout this impressive home.

## Key Features

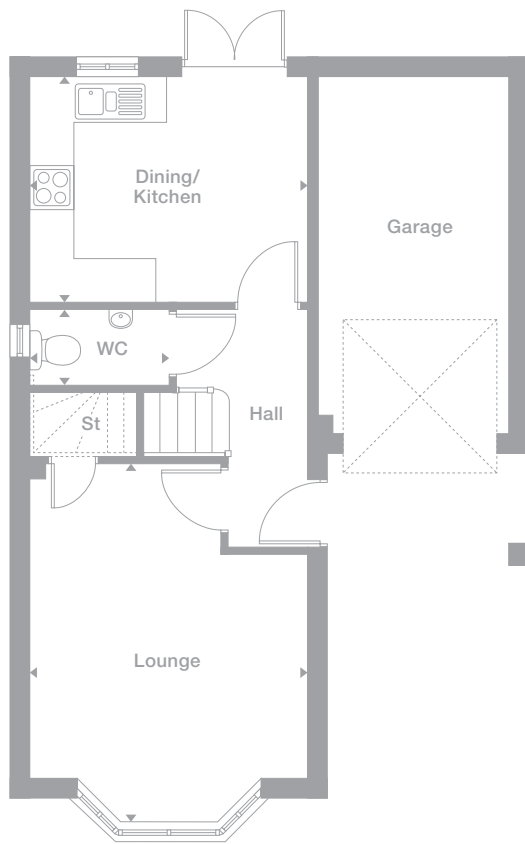
Integral Garage  
3 Large Bedrooms  
Bay Window  
Fronted Lounge  
Large Dining/Kitchen  
French Doors  
Downstairs WC  
Master Bed En-Suite

## Total Floor Space

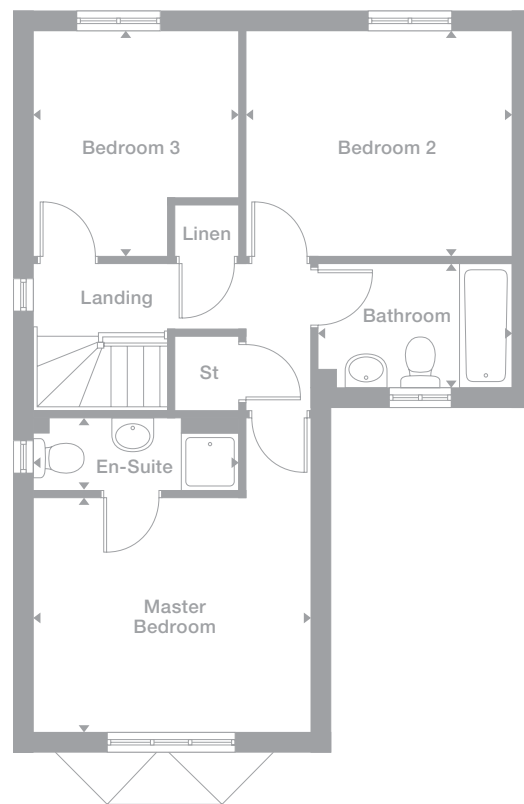
89.2m<sup>2</sup> (960 sq ft)



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.850m x 4.943m  
12'8" x 16'3"

Dining/Kitchen  
3.805m x 3.100m  
12'6" x 10'2"

WC  
1.915m x 1.013m  
6'3" x 3'4"

### First Floor

Master Bedroom  
3.850m x 3.240m  
12'8" x 10'8"

En-Suite  
2.850m x 1.010m  
9'4" x 3'4"

Bedroom 2  
3.675m x 3.100m  
12'1" x 10'2"

Bedroom 3  
2.850m x 3.100m  
9'4" x 10'2"

Bathroom  
2.675m x 1.700m  
8'9" x 5'7"

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\* Plots are a mirror image of plans shown above





## 3 Bed

## Cooper

**Plots**  
101

### Key Features

3 Bedrooms  
French Doors  
Master Bed En-Suite  
Garage  
Downstairs WC  
Large Dining/Kitchen  
Feature Staircase

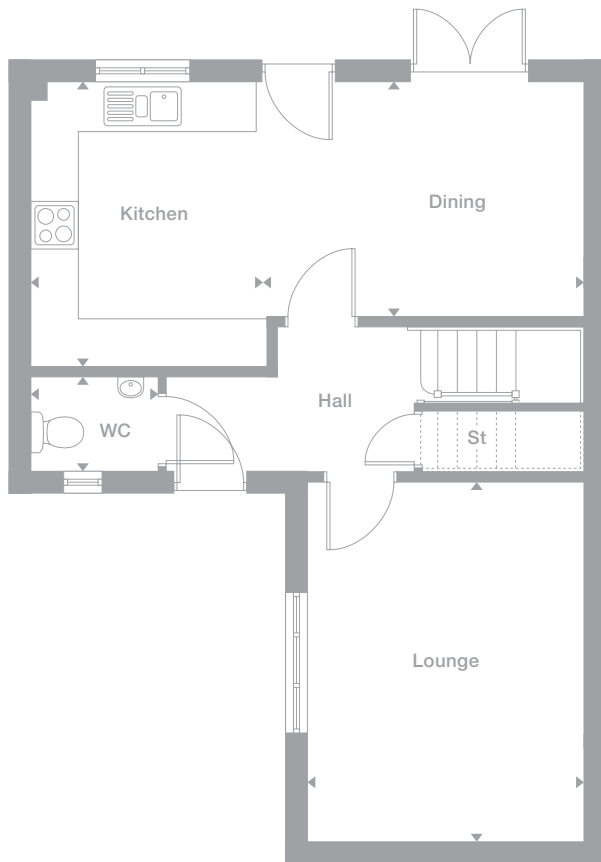
### Total Floor Space

99.6m<sup>2</sup> (1,070 sq ft)

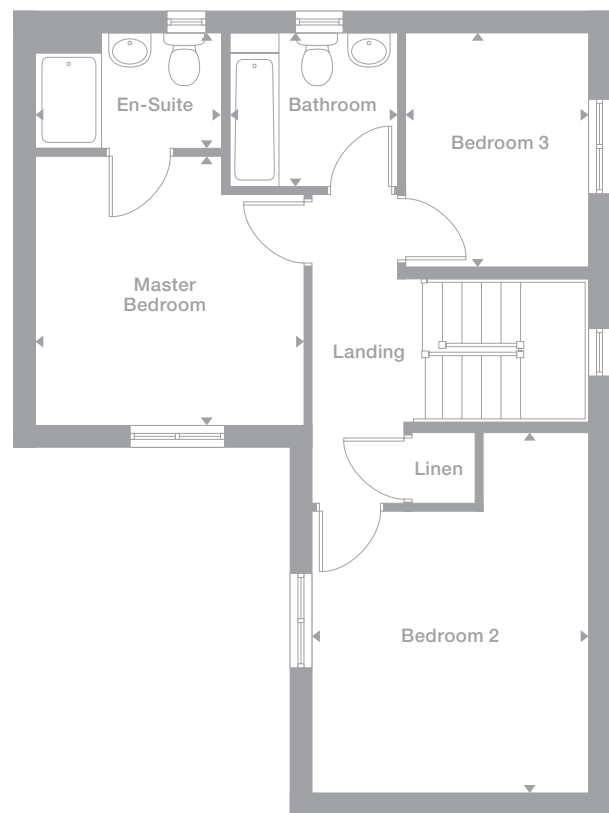
### Overview

The magnificent kitchen/dining room not only presents an impressive setting for entertaining, it will make planning and preparing meals a pleasure. The spacious lounge offers a place to relax while the three good-sized bedrooms provide privacy for the whole family.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.450m x 4.500m  
11'4" x 14'9"

Dining  
4.100m x 2.900m  
13'5" x 9'6"

Kitchen  
2.840m x 3.550m  
9'4" x 11'8"

WC  
1.600m x 1.150m  
5'3" x 3'9"

#### First Floor

Master Bedroom  
3.390m x 3.350m  
11'1" x 11'0"

En-Suite  
2.330m x 1.400m  
7'8" x 4'7"

Bedroom 2  
3.450m x 3.510m  
11'4" x 11'6"

Bedroom 3  
2.275m x 2.900m  
7'6" x 9'6"

Bathroom  
2.135m x 1.900m  
7'0" x 6'3"

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# Carron A

# 3 Bed

## Plots

28, 29\*, 37

## Overview

The entrance vestibule opens on to an invitingly angled hallway that brings an unexpected feature to the living room. The winding staircase leads to three distinctive bedrooms, creating a home of immense character that is a joy to explore.

## Key Features

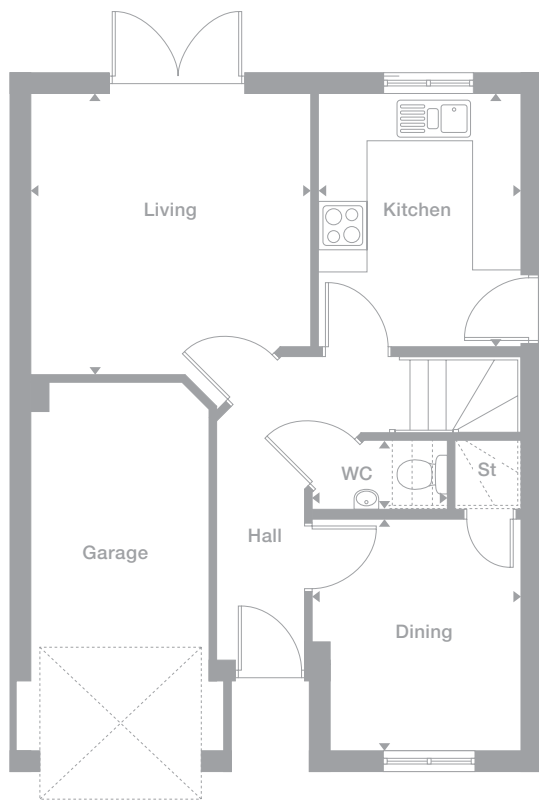
Integral Garage  
French Doors  
En-Suite Shower Room  
Downstairs WC  
Feature Staircase

## Total Floor Space

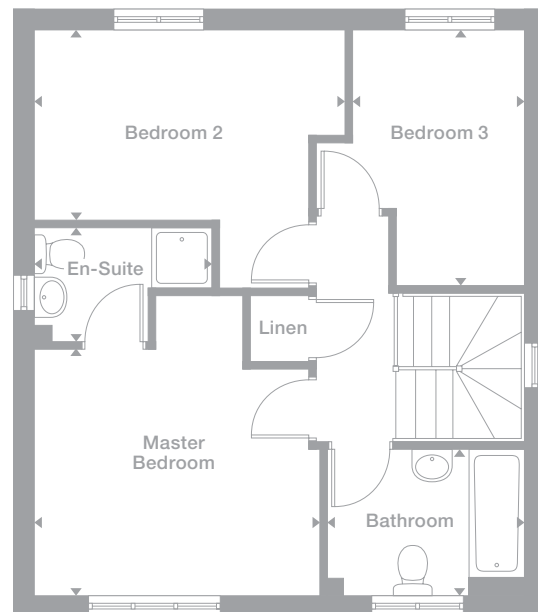
88.9m<sup>2</sup> (957 sq ft)



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living  
3.690m x 3.617m  
12'1" x 11'10"

Dining  
2.736m x 3.038m  
9'0" x 10'0"

Kitchen  
2.629m x 3.312m  
8'8" x 10'10"

WC  
1.806m x 0.900m  
5'11" x 2'11"

### First Floor

Master Bedroom  
3.743m x 3.228m  
12'3" x 10'7"

En-Suite  
2.330m x 1.500m  
7'8" x 4'11"

Bedroom 2  
4.074m x 2.497m  
13'4" x 8'2"

Bedroom 3  
2.245m x 3.362m  
7'4" x 11'0"

Bathroom  
2.574m x 1.889m  
8'5" x 6'2"

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\* Plots are a mirror image of plans shown above



## 3 Bed

## Carron B

### Plots

30\*, 31, 36\*, 48, 99\*, 100

### Key Features

Integral Garage  
French Doors  
En-Suite Shower Room  
Downstairs WC  
Feature Staircase

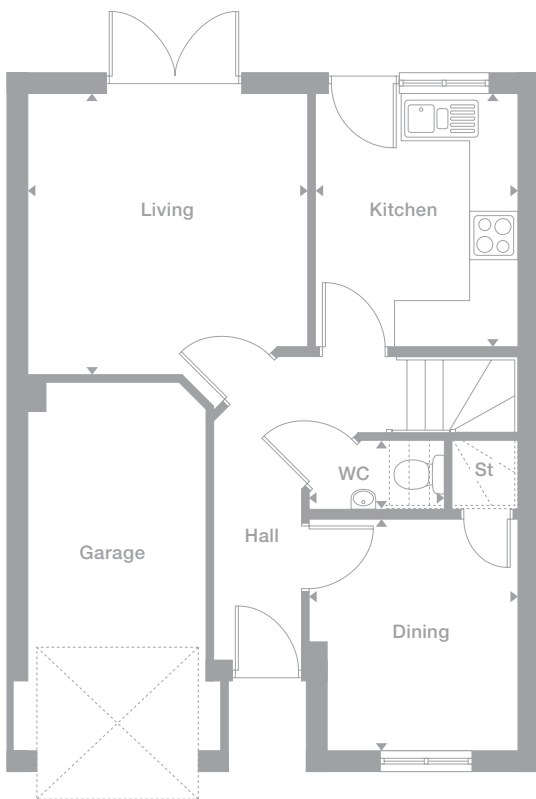
### Total Floor Space

88.9m<sup>2</sup> (957 sq ft)

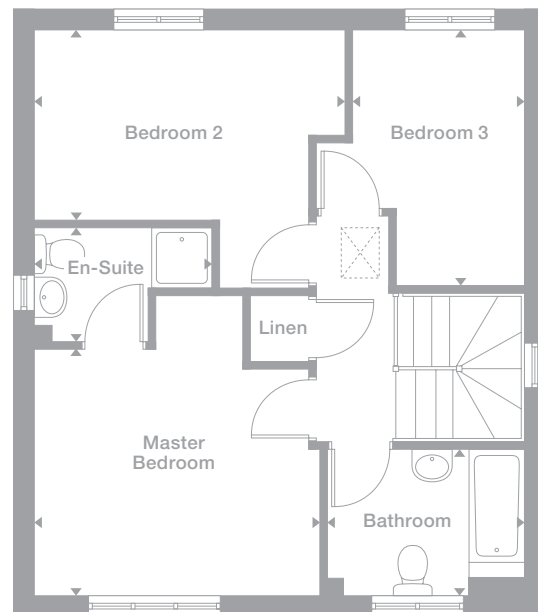
### Overview

In addition to the separate dining room, this family home benefits from a living room with french doors opening on to the rear garden. With a feature staircase leading to three distinctive bedrooms including the luxurious master bedroom suite, this is a home of immense character.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
3.690m x 3.617m  
12'1" x 11'10"

Dining  
2.736m x 3.038m  
9'0" x 10'0"

Kitchen  
2.629m x 3.312m  
8'8" x 10'10"

WC  
1.806m x 0.900m  
5'11" x 2'11"

#### First Floor

Master Bedroom  
3.743m x 3.228m  
12'3" x 10'7"

En-Suite  
2.330m x 1.500m  
7'8" x 4'11"

Bedroom 2  
4.074m x 2.497m  
13'4" x 8'2"

Bedroom 3  
2.245m x 3.362m  
7'4" x 11'0"

Bathroom  
2.574m x 1.889m  
8'5" x 6'2"

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\* Plots are a mirror image of plans shown above

# Hawthorne

## 3 Bed

### Plots

64, 65\*, 66\*, 67, 69, 70\*, 105\*, 106, 112\*, 113

### Overview

From the downstairs WC to the large built-in wardrobe in the master bedroom suite, every detail demonstrates the thought and attention that has gone into making this an exceptionally comfortable home.

### Key Features

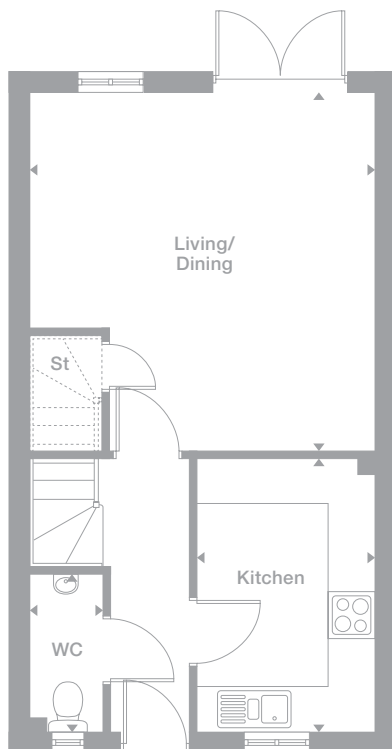
French Doors  
Master Bed En-Suite  
Downstairs Storage  
Downstairs WC  
Master Bed Wardrobe

### Total Floor Space

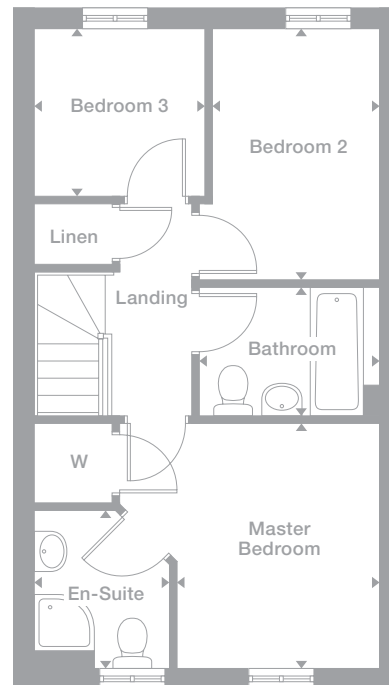
76.1m<sup>2</sup> (819 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.514m max x 4.804m max  
14'10" x 15'9"

Kitchen  
2.334m x 3.720m  
7'8" x 12'2"

WC  
0.930m x 2.060m  
3'1" x 6'9"

#### First Floor

Master Bedroom  
2.664m x 3.200m  
8'9" x 10'7"

En-Suite  
1.750m x 2.060m  
5'9" x 6'9"

Bedroom 2  
2.200m x 3.304m  
7'3" x 10'10"

Bedroom 3  
2.214m x 2.204m  
7'3" x 7'3"

Bathroom  
2.170m x 1.700m  
7'1" x 5'7"

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\* Plots are a mirror image of plans shown above

## 3 Bed

## Hurston



### Plots

56, 57\*, 81, 82\*, 103, 104\*, 114\*, 115\*, 116

### Key Features

French Doors  
Master Bed En-Suite  
Under Stair Storage  
Master Bed Wardrobes  
Linen Cupboard  
Downstairs WC  
Kitchen/Dining Room

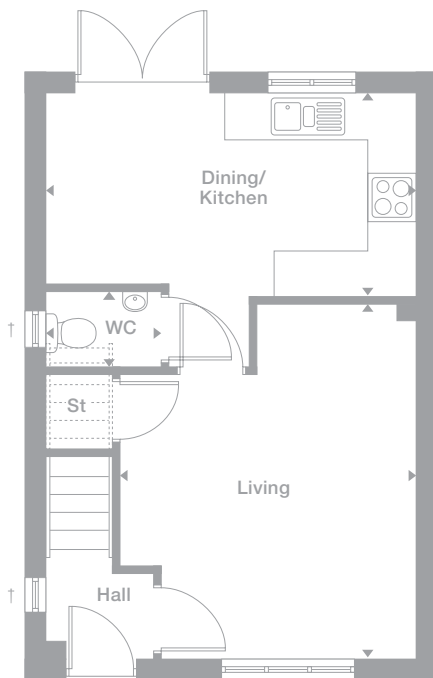
### Total Floor Space

71.6m<sup>2</sup> (771 sq ft)

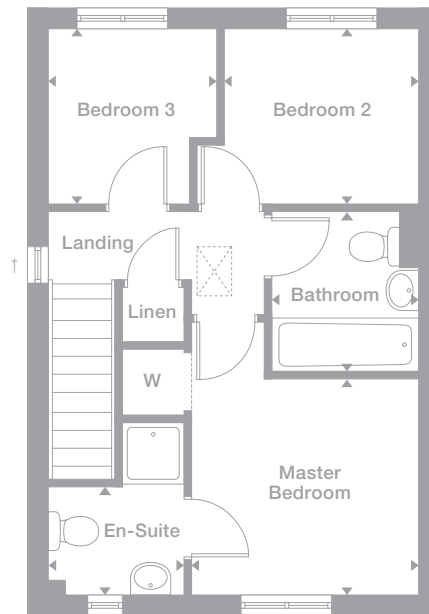
### Overview

Maximising both convenience and visual appeal, the arrangement of the living and dining rooms gives the Hurston an engaging, distinctive personality. An en-suite shower and built-in wardrobe add a dash of luxury to the master bedroom.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
3.865m max x 4.660m max  
12'8" x 15'3"

Dining/Kitchen  
4.820m x 2.670m max  
15'10" x 8'9"

WC  
1.500m x 1.000m  
4'11" x 3'3"

#### First Floor

Master Bedroom  
2.965m x 2.840m max  
9'9" x 9'4"

En-Suite  
1.755m x 1.400m  
5'9" x 4'7"

Bedroom 2  
2.520m x 2.290m  
8'3" x 7'6"

Bedroom 3  
2.200m max x 2.290m  
7'3" x 7'6"

Bathroom  
1.700m x 2.100m  
5'7" x 6'11"

† Windows omitted on plot 115

\* Plots are a mirror image of plans shown above

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## 2 Bed

## Yare

### Plots

39, 40, 41\*

### Key Features

Downstairs WC  
French Doors  
Storage Cupboards  
Downstairs Cloakroom  
Large Master Bedroom  
Garden

### Total Floor Space

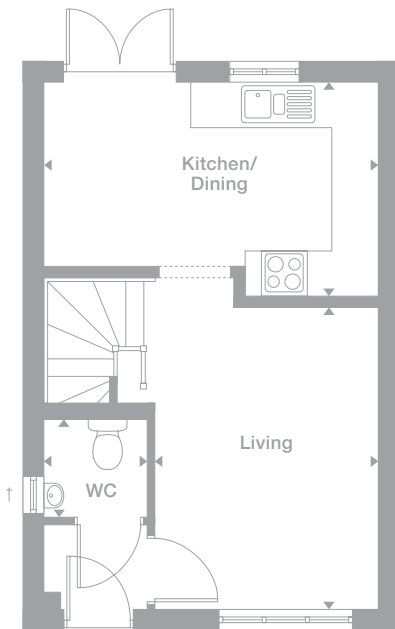
88.9m<sup>2</sup> (657 sq ft)

### Overview

The cleverly designed staircase opening directly from the living room, and the entrance leading through to the kitchen dining area with its french doors, give the Yare a welcoming atmosphere of light and space.



### Ground Floor



### Room Dimensions

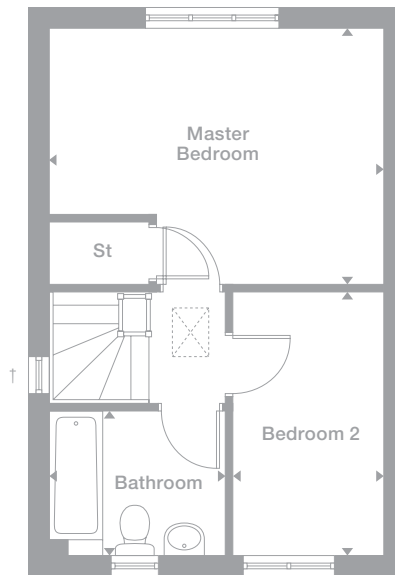
#### Ground Floor

Living  
2.950m max x 3.963m  
9'8" x 13'0"

Kitchen/Dining  
4.390m x 2.835m max  
14'5" x 9'4"

WC  
1.340m x 1.288m  
4'5" x 4'2"

### First Floor



#### First Floor

Master Bedroom  
4.390m x 3.360m  
14'5" x 11'0"

Bedroom 2  
1.979m x 3.488m  
6'6" x 11'5"

Bathroom  
2.311m x 1.911m  
7'7" x 6'3"

† Windows omitted on plot 40

\* Plots are a mirror image of plans shown above

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# Elder

# 2 Bed

### Plots

60, 61\*, 62, 63\*, 68, 71\*

### Overview

Features like the garden access that makes outdoor dining such a tempting option in the barbecue season, and the generous storage space, add an extra layer of appeal to a stylish modern home.

### Key Features

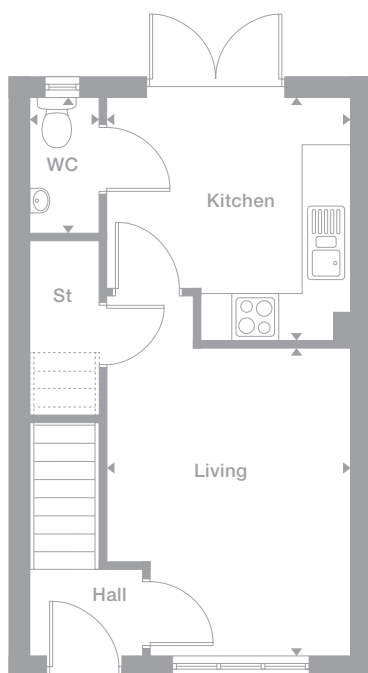
French Doors  
Downstairs WC  
Storage Cupboards  
Garden

### Total Floor Space

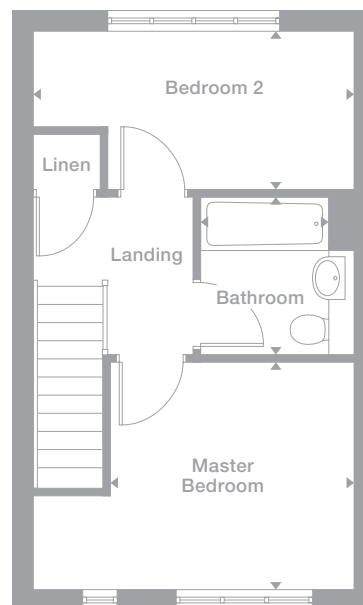
62.8m<sup>2</sup> (676 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
3.199m max x 4.052m  
10'6" x 13'4"

Kitchen  
3.199m x 3.190m  
10'6" x 10'6"

WC  
0.955m x 1.810m  
3'2" x 5'11"

#### First Floor

Master Bedroom  
4.247m max x 3.005m max  
13'11" x 9'10"

Bedroom 2  
4.247m max x 2.121m max  
13'11" x 7'0"

Bathroom  
2.000m x 2.080m  
6'7" x 6'10"

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\* Plots are a mirror image of plans shown above





## 2 Bed

## Twain

### Plots

102, 109, 123, 124

### Key Features

Bright Feature Landing  
Open Plan Living Area  
Storage Cupboards  
Integral Garage

### Total Floor Space

Plots 102, 109, 123

56.1m<sup>2</sup> (604 sq ft)

Plot 124

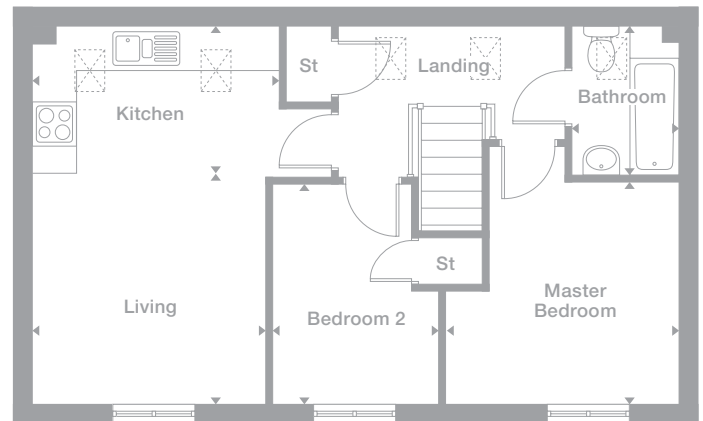
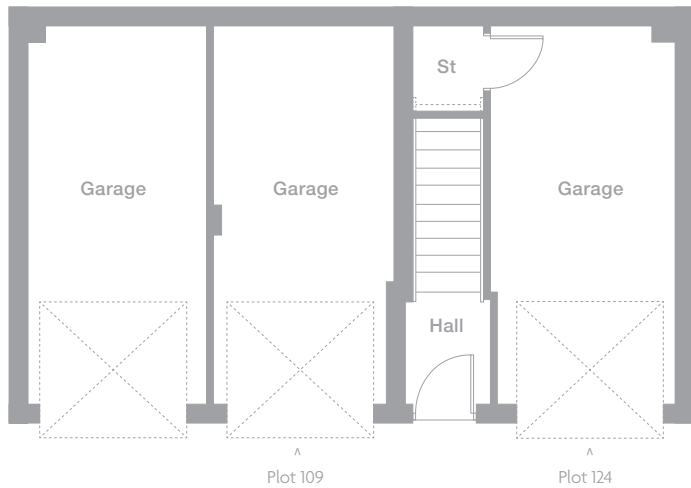
60.9m<sup>2</sup> (655 sq ft)

### Overview

Dual aspect windows and an alcove-style entrance add great appeal to the well-planned practicality of the open plan living area, and the downstairs store is perfect for things like golf clubs or camping gear.

### Ground Floor

### First Floor



### Room Dimensions

#### First Floor

Living  
3.360m x 3.270m  
11'0" x 10'9"

Kitchen  
3.545m x 2.161m  
11'8" x 7'1"

Master Bedroom  
3.363m x 3.221m  
11'0" x 10'7"

Bedroom 2  
2.412m x 3.170m  
7'11" x 10'5"

Bathroom  
1.534m x 2.108m  
5'0" x 6'11"

Please note Plot 124 is a Twain Special. The dimensions and external structure will vary to that which is shown above for the Twain. Please speak to the Sales Adviser for details.

> Drive through to Plots 109 and 124

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# Kirkmere

## 2 Bed

### Plots

85, 86\*, 87, 88\*, 89, 90\*

### Overview

The crisp contemporary architecture of these generously proportioned apartments is given additional luxury by en-suite facilities in the master bedroom, complementing a spacious bathroom. The open-plan living area is beautifully lit by windows in opposing walls.

### Key Features

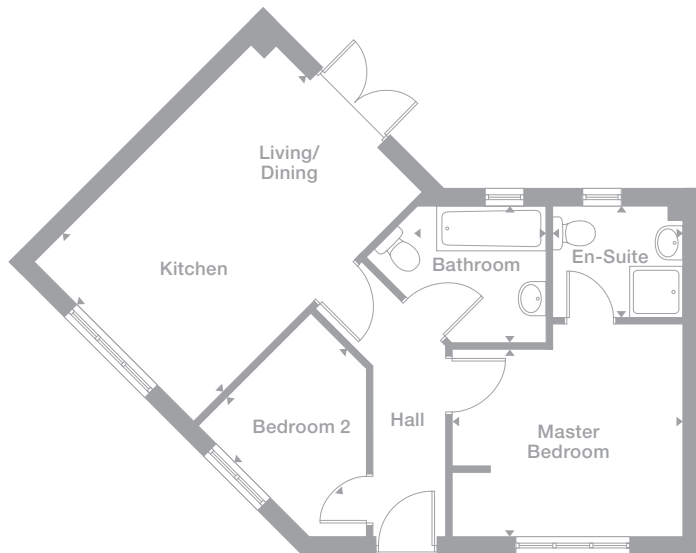
En-suite Master Bedroom  
Open Plan Living  
Allocated Parking

### Total Floor Space

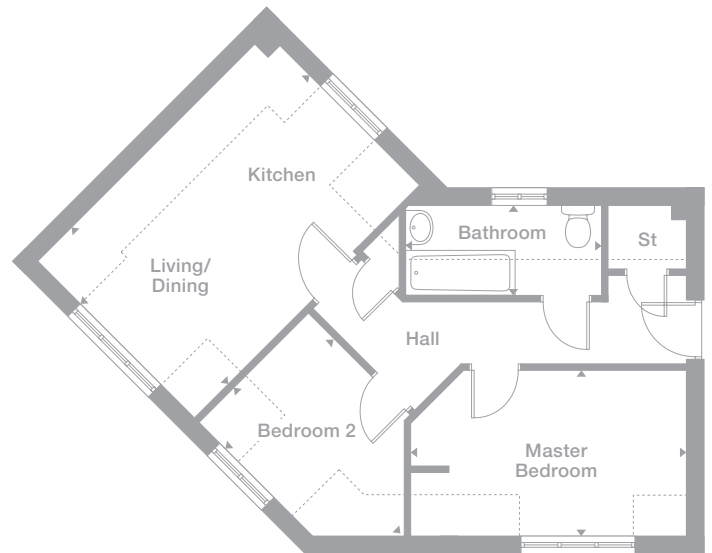
48.5m<sup>2</sup> (522 sq ft)



### Ground Floor



### First/Second Floor



### Room Dimensions

#### Ground Floor

Living/Dining/Kitchen  
4.980m x 3.455m  
16'4" x 11'4"

#### Master Bedroom

3.561m x 3.276m  
11'8" x 10'9"

#### En-Suite

1.998m x 1.716m  
6'7" x 5'8"

#### Bedroom 2

2.423m x 2.456m  
7'11" x 8'1"

#### Bathroom

2.799m x 2.107m  
9'2" x 6'11"

#### First/Second Floor

Living/Dining/Kitchen  
4.980m x 3.452m  
16'4" x 11'4"

#### Master Bedroom

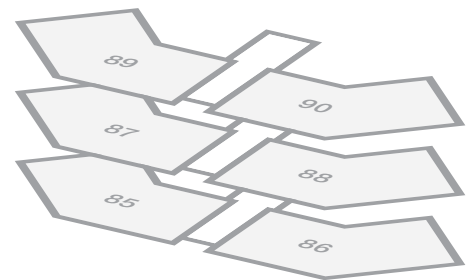
4.272m x 2.521m  
14'0" x 8'3"

#### Bedroom 2

3.419m x 3.156m  
11'3" x 10'4"

#### Bathroom

3.039m x 1.382m  
10'0" x 4'6"



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---- Sloping ceiling to second floor only

\* Plots are a mirror image of plans shown above



## 2 Bed

## Blakemere/ Carrington

### Plots

117, 118\*, 119, 120\*, 121, 122\*

### Key Features

L-Shaped Hallway  
Open Plan Living  
En-suite Shower-room  
Fitted Wardrobes

### Total Floor Space

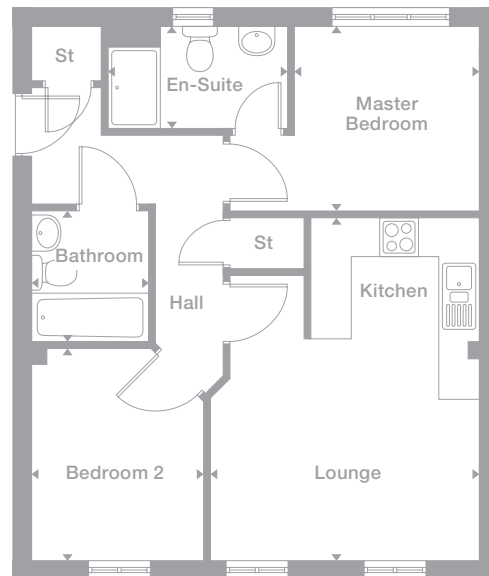
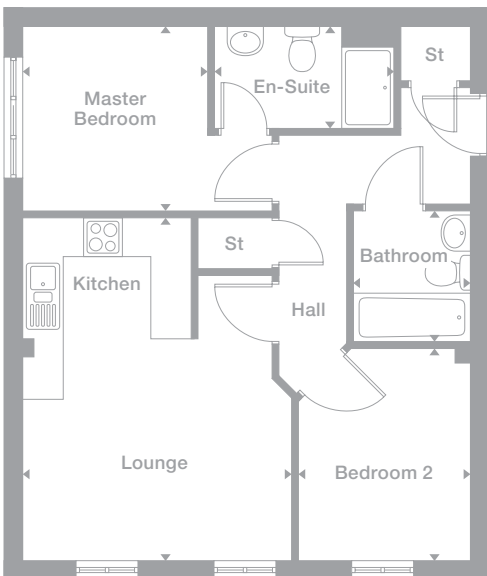
**Carrington**  
51.3m<sup>2</sup> (552 sq ft)  
**Blakemere**  
51.3m<sup>2</sup> (552 sq ft)

### Overview

The contemporary open-plan design offers the convenience demanded by the busy professional while clearly distinguishing between the kitchen and leisure spaces. The many practical features include an en-suite shower and a useful cupboard by the entrance.

### Carrington

### Blakemere



### Room Dimensions

#### Carrington

Lounge/Kitchen  
5.029m x 3.964m  
16'6" x 13'0"

Master Bedroom  
2.739m x 2.692m  
9'0" x 8'10"

En-Suite  
1.492m x 2.637m  
4'11" x 8'8"

Bedroom 2  
3.069m x 2.510m  
10'1" x 8'3"

Bathroom  
1.954m x 1.690m  
6'5" x 5'7"

#### Blakemere

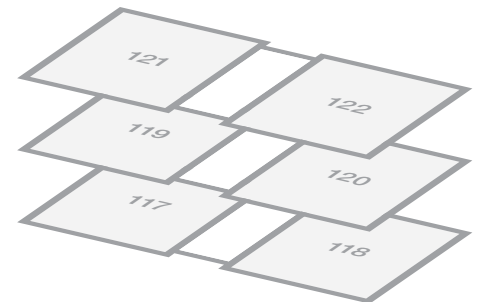
Lounge/Kitchen  
5.029m x 3.964m  
16'6" x 13'0"

Master Bedroom  
2.739m x 2.692m  
9'0" x 8'10"

En-Suite  
1.492m x 2.637m  
4'11" x 8'8"

Bedroom 2  
3.069m x 2.510m  
10'1" x 8'3"

Bathroom  
1.954m x 1.690m  
6'5" x 5'7"



\* Plots are a mirror image of plans shown above

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## Plots

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

## Overview

With a range of individual attractions that includes en-suite showers, triple-windowed L-shaped living areas or convenient storage by the front door, all of these apartments share an architectural approach that brings the best of today's design to everyday living.

## Key Features

Storage  
Open Plan Living  
En-Suite to Hounslea  
Allocated Parking

## Total Floor Space

**Hounslea**  
59.1m<sup>2</sup> (636 sq ft)

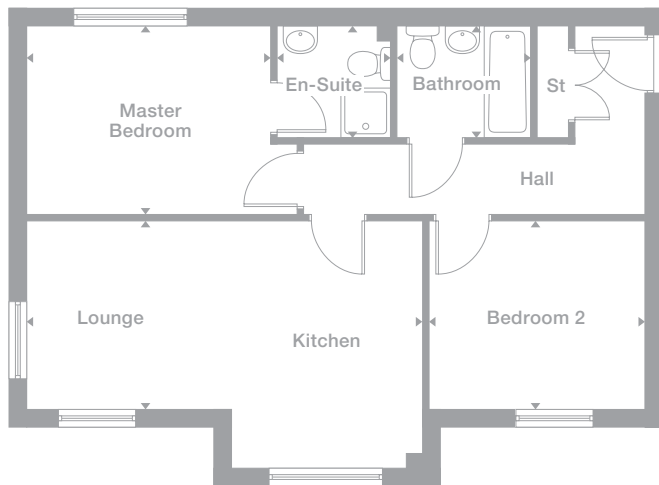
**Ross**  
50.7m<sup>2</sup> (546 sq ft)

**Noakes**  
49.2m<sup>2</sup> (531 sq ft)

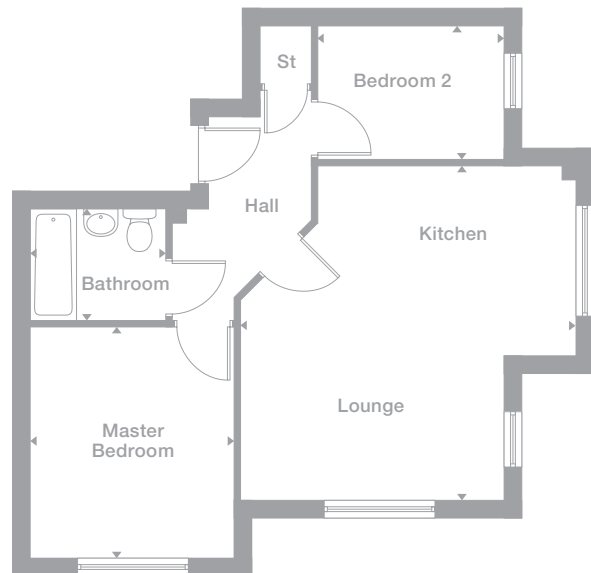
**Moorhead**  
56.5m<sup>2</sup> (608 sq ft)



## Hounslea - Plots 1, 4, 7



## Ross - Plots 2, 5, 8, 11



## Room Dimensions

### Hounslea

Lounge/Kitchen  
6.079m x 3.813m  
19'11" x 12'6"

Master Bedroom  
3.762m x 2.926m  
12'4" x 9'7"

Bedroom 2  
3.383m x 2.926m  
11'1" x 9'7"

Bathroom  
1.718m x 2.097m  
5'8" x 6'11"

En-Suite  
1.718m x 1.764m  
5'8" x 5'9"

### Ross

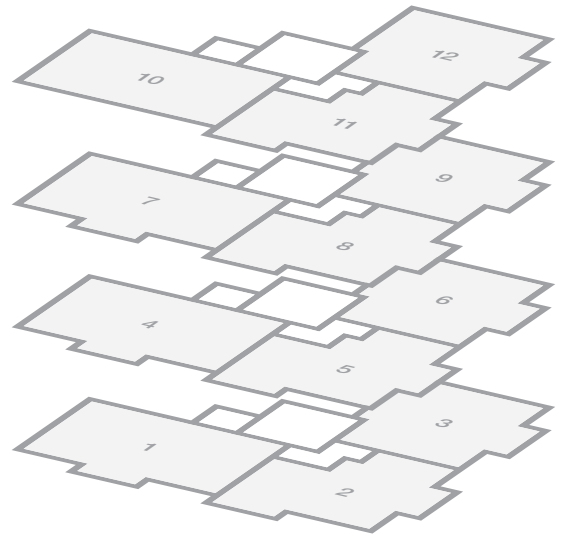
Lounge/Kitchen  
5.167m x 5.234m max  
16'11" x 17'2"

Master Bedroom  
3.577m x 3.143m  
11'9" x 10'4"

Bedroom 2  
2.891m x 2.085m  
9'6" x 6'10"

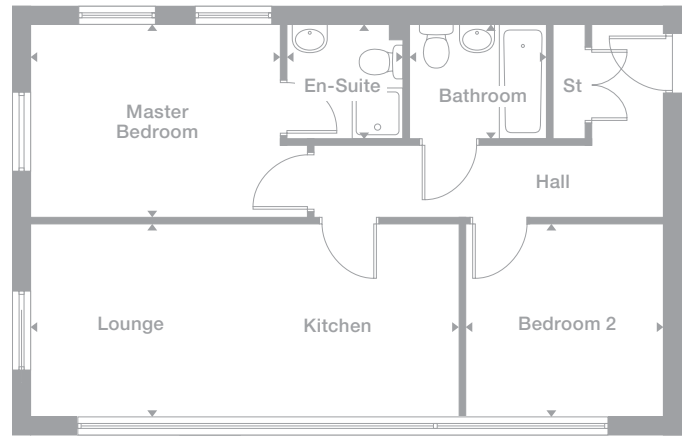
Bathroom  
1.718m x 2.084m  
5'8" x 6'10"

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**Noakes** - Plots 3, 6, 9, 12

**Moorhead** - Plot 10



**Room Dimensions**

**Noakes**

Lounge/Kitchen  
4.152m x 5.167m  
13'7" x 16'11"

Master Bedroom  
3.392m x 3.334m  
11'2" x 10'11"

Bedroom 2  
2.085m x 3.027m  
6'10" x 9'11"

Bathroom  
2.097m x 2.234m  
6'11" x 7'4"

**Moorhead**

Lounge/Kitchen  
6.705m x 2.979m  
22'0" x 9'9"

Master Bedroom  
3.762m x 2.871m  
12'4" x 9'5"

En-Suite  
1.718m x 1.764m  
5'9" x 5'8"

Bedroom 2  
2.925m x 2.756m  
9'7" x 9'1"

Bathroom  
1.718m x 2.097m  
5'8" x 6'11"

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# Specification

	Glenmuir	Beckett Plus	Beckett	Rolland	Tolkien	Kipling	Orwell	Cooper	Carron	Hawthorne	Hurston	Yare	Elder	Twain	Apartments
<b>Kitchen and Utilities</b>															
Electrolux stainless steel 60cm chimney style extractor hood	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux stainless steel and glass 90cm chimney style extractor hood	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel single fan oven	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel double fan oven	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Electrolux/Zanussi stainless steel 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No washing machine but a plumbed space and electric point will be provided	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	-	-
Electrolux/Zanussi Integrated washer/dryer to apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
Electrolux/Zanussi Integrated washing machine	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Electrolux/Zanussi Integrated fridge freezer fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No dish washer but a plumbed space and electric point will be provided	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi integrated dishwasher (slimline dishwasher to Carron house type)	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Circular LED downlights to underside of wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
LED chrome downlights	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Three spot track ceiling light with LED lamps	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
White plastic switches and sockets	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets to all visible sockets and switches (to kitchen only)	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Stainless steel 1 1/2 sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All kitchen units to be from Symphony selected ranges (soft closure to all doors and drawers)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm bullnosed edge work surface 100mm upstand	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
40mm PVC edged work surface 100mm upstand	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Window cills only will be tiled in plain white tiles.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
<b>Bathrooms</b>															
Shaver point (white) fitted to en-suite	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
1 complete shower fitted (houses without en-suite shower will have shower fitted over the bath and a bath screen)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grohe brassware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Cube sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower area and half tiling to appliance walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drum style LED light fitting to bathroom, en-suite and cloakrooms/WC (where applicable)	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Chrome LED downlighters to bathroom and en-suite. Drum style LED fitting to cloakroom/WC	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
150mm splash back above basins to cloakroom/WC	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	-	-
Half height tiling to appliance walls of cloakroom/WC	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
<b>Electrical</b>															
Two TV sockets to be fitted as standard (this will be in the lounge and master bedroom)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone socket provided to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Sky+ ready digital TV aerial point (no provision for cable or sky connection external company to fit)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
Front porch light ready fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Telephone door entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Double socket and batten light will be provided to garages within plot boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

- ✓ Standard
- Optional Extra
- Not Available

	Glenmuir	Beckett Plus	Beckett	Rolland	Tolkien	Kipling	Orwell	Cooper	Carron	Hawthorne	Hurston	Yare	Elder	Twain	Apartments
<b>Security</b>															
Prefinished black GRP front door fitted with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Double point locking with an audio door entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
<b>Heating</b>															
All windows will be PVCu double glazed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to en-suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓
<b>Décor</b>															
Smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Wardrobes fitted to master bedroom to match internal doors	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Wardrobes fitted to master bedroom with sliding proprietary doors	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Woodwork finished white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls finished (white crown)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
4 panel ladder 'style hollow core internal doors fitted as standard (where there is no requirement for fire doors)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Flush oak effect veneered doors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Chrome lever handle door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
144mm skirting and 57mm architrave ovolo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
94mm skirting and 57mm architrave pencil round	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
<b>External</b>															
1,800mm closeboard fencing to external boundaries except where walls/railings shown with 900mm high divisional fencing between plots	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	-
1,800mm closeboard fencing to external boundaries except where walls/railings shown with 1,800mm high divisional fencing between plots	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
Turfing to front garden only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Outside cold water tap to be fitted as standard	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
Garage doors prefinished in black (where applicable)	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	✓	-

Conservatories are optional depending on plot and build stage, please refer to site plan.

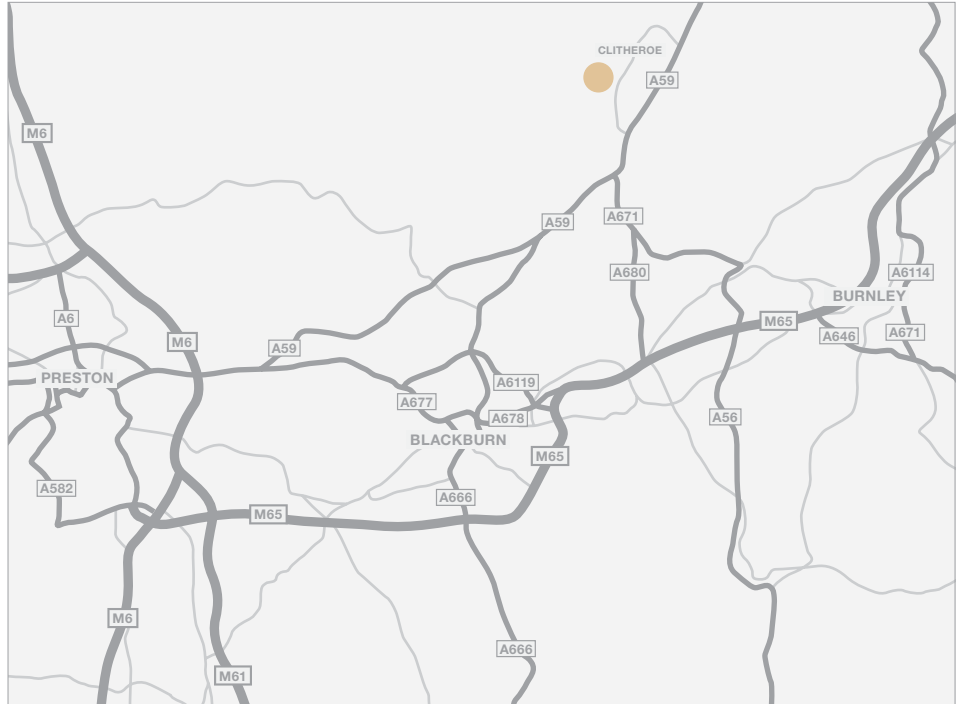
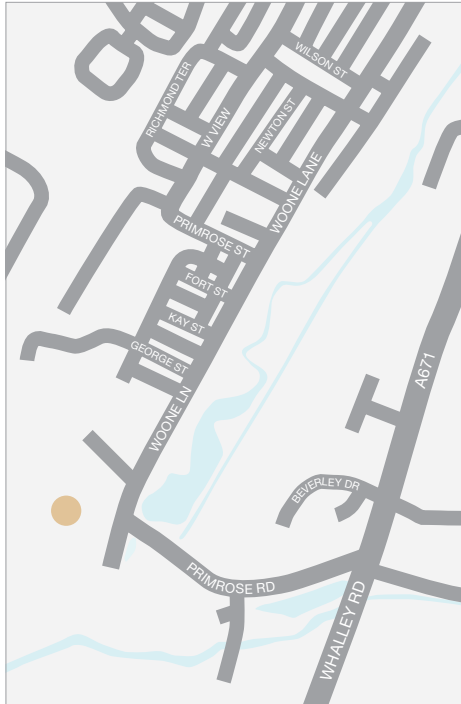
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## How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8526



### From the A57 (Southbound)

Exit the A57 to join the A671 following signs for Clitheroe. At the first roundabout take the first exit to stay on the A671, passing Clitheroe Hospital on the left. At the mini-roundabout, with the BP petrol station on the left, take the first exit to stay on the A671 into Waterloo Road, signposted for Whalley. Follow Waterloo Road as it curves to the right and carry straight on at the next two mini-roundabouts. At the third mini-roundabout, with the Whalley Road long-stay car park on the right, take the first exit, following signs for Whalley. Seven hundred yards after the last mini-roundabout, turn right into Primrose Road. Follow Primrose Road as it bends round to the right, and the entrance to Montgomerie Gardens is on the left.

### From the A57 (Northbound)

Exit the A57 at the roundabout to join the A671 following signs for Clitheroe. After just over a mile, after passing the 30mph signs on the edge of Clitheroe, take the first left into Primrose Road. Follow Primrose Road as it bends round to the right, and the entrance to Montgomerie Gardens is on the left.

Sat Nav: BB7 1BS Woone Lane

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### a better place<sup>\*</sup>

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