



The Cedars, New Longton, Preston

Offers Over £460,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, located within a quiet and highly sought-after cul-de-sac in the desirable semi-rural village of New Longton, Lancashire. This beautifully presented property offers a perfect blend of modern luxury and comfortable family living, with contemporary features throughout and a versatile layout ideal for today's lifestyle. The home enjoys close proximity to excellent local amenities, including well-regarded primary schools, independent shops, and welcoming pubs. There are also convenient bus links to Preston and Longton, while the M6, M61, and M65 motorways are all easily accessible for commuters. Nearby Preston and Leyland offer an extended range of retail, leisure, and dining options, while the surrounding countryside provides lovely walks and outdoor spaces to enjoy.

Stepping inside, you are welcomed by a bright entrance hall finished in neutral décor that sets the tone for the home's immaculate presentation. The spacious lounge benefits from large sliding doors opening onto the rear garden, filling the room with natural light and creating a relaxing, airy atmosphere. The heart of the home is the bespoke open-plan kitchen and sitting area, fitted with composite stone worktops, a central island, and high-spec built-in appliances, including a double fridge/freezer, two ovens, microwave, plate warmer, wine cooler, dishwasher, Siemens induction hob, and Quooker tap. Tri-sliding doors lead directly to the garden, ideal for summer entertaining. The space also enjoys underfloor heating and electric window blinds, adding to the luxurious feel. Completing the ground floor is a formal dining room, utility room, and a contemporary WC.

To the first floor, a large and bright landing leads to four generously sized double bedrooms. The master bedroom features a stylish ensuite shower room, while the family bathroom offers a four-piece suite with modern fixtures and underfloor heating.

Externally, the property sits behind a newly laid driveway with parking for up to three cars, leading to a double garage. The rear garden is beautifully landscaped with a paved seating area, neat lawn, and a raised wooden patio, all framed by mature trees, shrubs, and plants. Additional features include new fascias, soffits, barge boards, and downpipes, alongside a garden shed for extra storage.

This truly impressive home combines modern luxury with a peaceful village setting — the perfect family retreat offering both comfort and style.













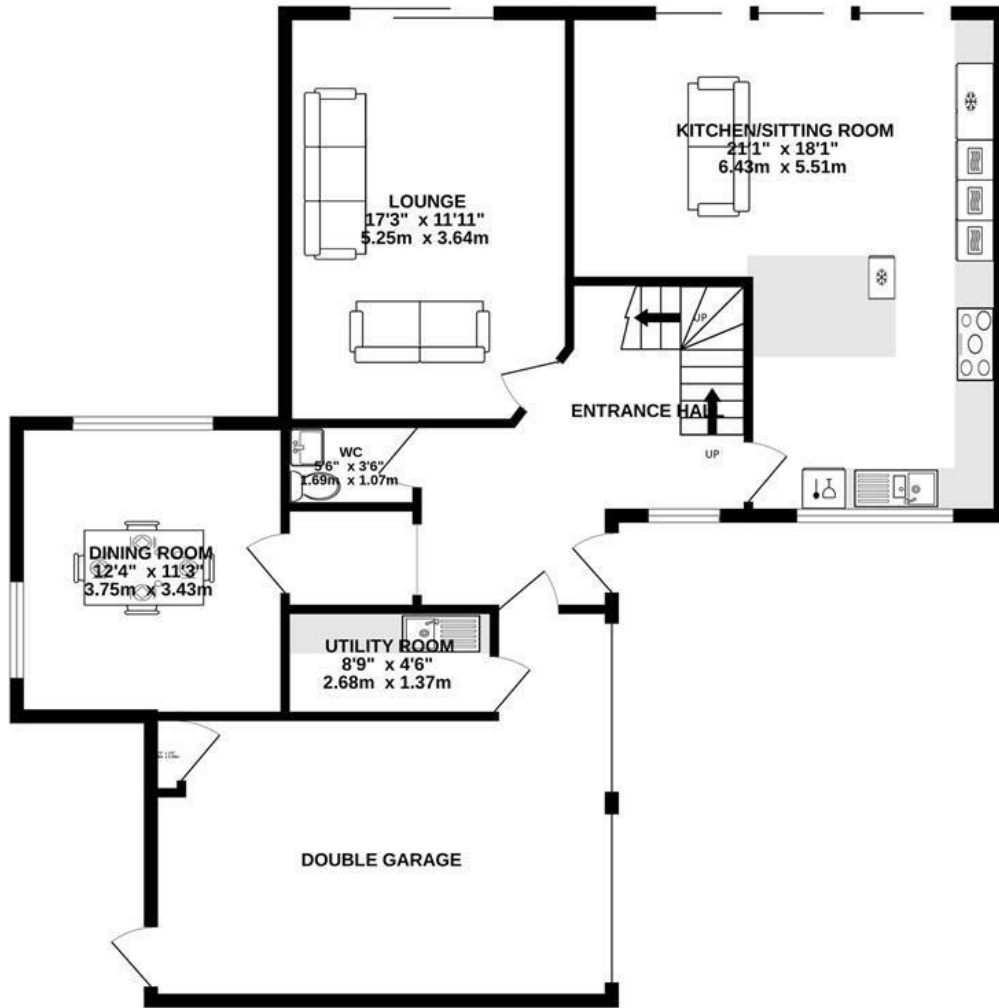




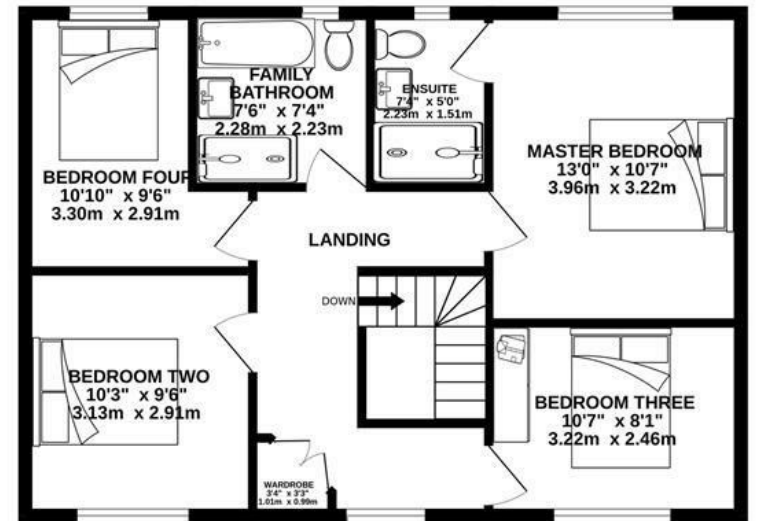




GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

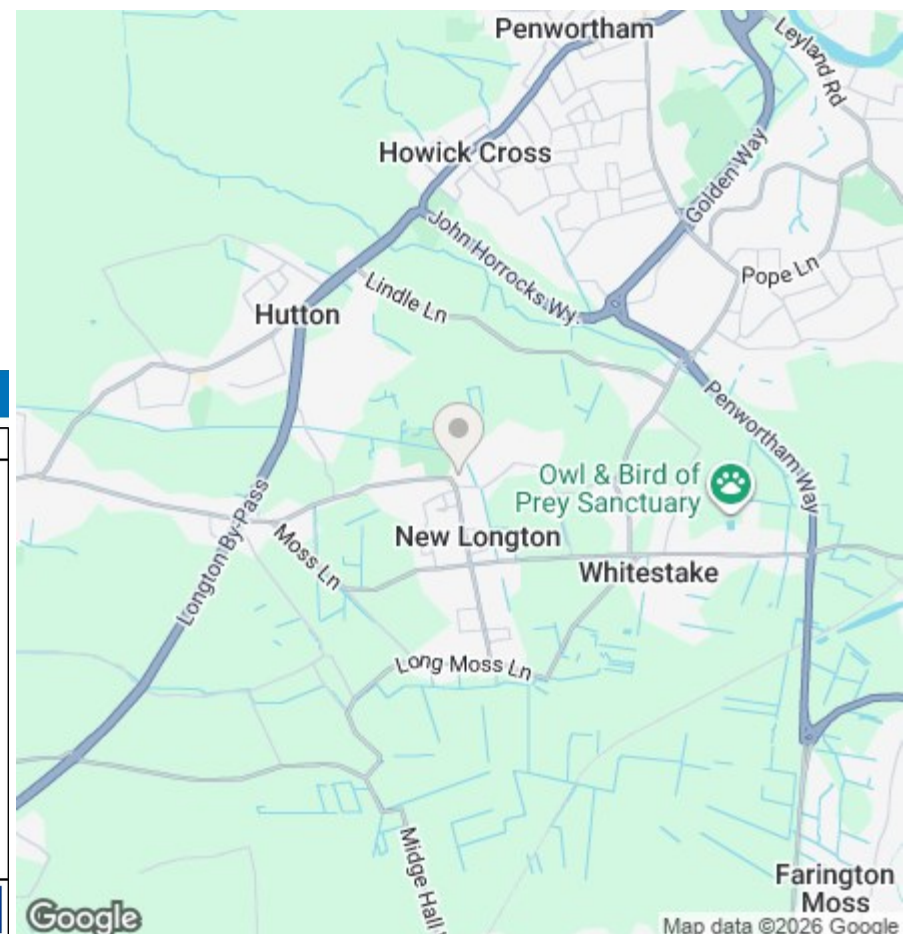


TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	