



## Part Exchange Weekend

7th & 8th February

**Liverpool Road, Hutton, Preston**

**Offers Over £824,950**

PART EXCHANGE WEEKEND SAT 7TH FEB & SUN 8TH FEB 11-4PM Prize draw for all visitors  
One lucky visitor will win £1000 worth of John Lewis vouchers direct from the developer.

Plot 3 - The Cavendish - Luxury 5 Bedroom 3 Bathroom Home

Ben Rose Estate Agents are delighted to present to the market Hutton Grange by Roxford Homes, an exclusive collection of luxurious five and six-bedroom executive homes, set within the sought-after village of Hutton, just outside Preston. Designed for the discerning homeowner, these properties blend timeless elegance with cutting-edge modernity, offering an unrivaled living experience. Close to Longton Village and its amenities, as well as fantastic schools like Hutton Grammar School, this development is located in a truly prime area.

Designed for the discerning homeowner, these properties blend timeless elegance with cutting-edge modernity, offering an unrivaled living experience. Each home is a masterpiece of design and craftsmanship, featuring expansive, open-plan interiors that flow seamlessly into beautifully landscaped gardens through elegant bi-fold doors. Perfect for family life and entertaining, these versatile spaces provide the ultimate in comfort and sophistication. Each plot is equipped with advanced energy-efficient systems and solar panels, offering eco-conscious living while reducing energy bills. The combination of state-of-the-art technology with opulent design ensures a home that is both environmentally friendly and indulgently comfortable, boosted even further by underfloor heating throughout.

Offering a similar format to the Stratford, The Cavendish boasts a large, airy living kitchen with an impressive open-plan layout that includes generous dining space and breakfast island, alongside Neff appliances, Quartz countertops, and custom cabinetry. As the hub of family life, this stunning living space also overlooks the rear garden through bi-fold doors.

The front of the property features a spacious lounge while the exceptional upstairs accommodation includes five double bedrooms plus a second bedroom with en-suite shower room and a master bedroom enjoying an en-suite with bath.































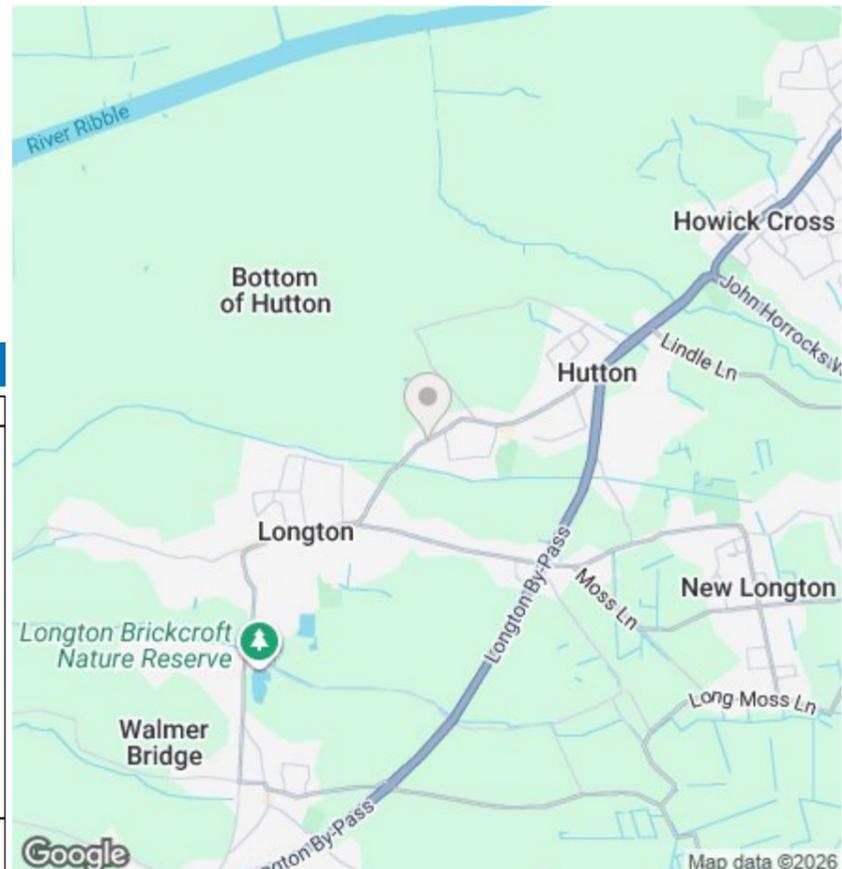
### Ground Floor

	Metric	Imperial
Lounge	4410m x 5452m	14'5" x 17'10"
Study	4410m x 2463m	14'5" x 8'11"
Kitchen/Family/Dining	9360m x 7835m	30'8" x 25'8"
Utility Room	2162m x 4195m	7'11" x 13'9"
WC	2162m x 4195m	7'11" x 3'11"

### First Floor

	Metric	Imperial
Bedroom 1	4574m x 6700m	15'0" x 21'11"
En suite	2587m x 3325m	8'6" x 10'11"
Bedroom 2	4190m x 5497m	13'9" x 18'0"
En suite	2962m x 1775m	9'8" x 5'10"
Bedroom 3	4113m x 5510m	13'6" x 18'1"
Bathroom 4	4423m x 3476m	14'6" x 11'5"
Bathroom 5	3107m x 4234m	10'2" x 14'2"
Bath	4423m x 2561m	14'6" x 8'5"

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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