

WYCHNOR MEADOW, FULWOOD

AN EXCLUSIVE DEVELOPMENT OF THREE, FOUR & FIVE BEDROOM,
LUXURY FAMILY HOMES SET IN THE LEAFY SUBURB
OF FULWOOD, NEAR PRESTON IN LANCASHIRE



FULWOOD, PRESTON

Wychnor Meadow is situated in the heart of the leafy Lancashire suburb of Fulwood which lies on the outskirts of the City of Preston.

The site is located nearby to both the M55 & M6 motorways, and along with excellent public transport links, provides fantastic transport opportunities to the surrounding area & beyond with the City of Manchester just 40 minutes away.

Living at **Wychnor Meadow** would allow you to experience traditional rural life with the nearby open countryside & space complimented by a host of local facilities from shopping & leisure to sports & dining.

The range of well-respected local schools provides the quality education you will look for should you wish to move into a luxury family home at **Wychnor Meadow**.



For more information please contact **Fellows Homes**, Unit 6, Swansey Mill, Mill Lane, Whittle-le-Woods, Chorley, Lancashire, PR6 7HX
Telephone: 01257 231693 or 01772 863721 **Email:** sales@fellowshomes.co.uk **Website:** www.fellowshomes.co.uk



FELLOWS HOMES

The developer have been constructing bespoke design and build houses for over 30 years, bringing customers' aspirations to life.

The company has now brought that expertise and know-how to the luxury family home market at **Wychnor Meadow.**

Designed around you, we ensure each and every home is bespoke to the family that buys it.

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WYCHNOR MEADOW, FULWOOD

Wychnor Meadow is an exclusive development of three, four & five bedroom, luxury family homes set in the heart of the leafy suburb of Fulwood in Lancashire.

Each beautiful plot features front & rear gardens with either integral or detached garages.



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WYCHNOR MEADOW



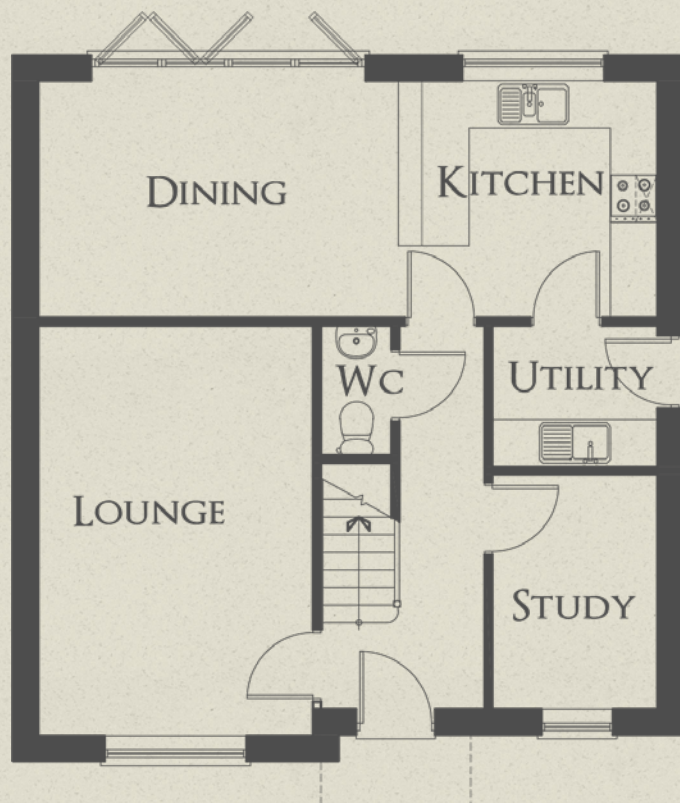
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THE BRINDLE



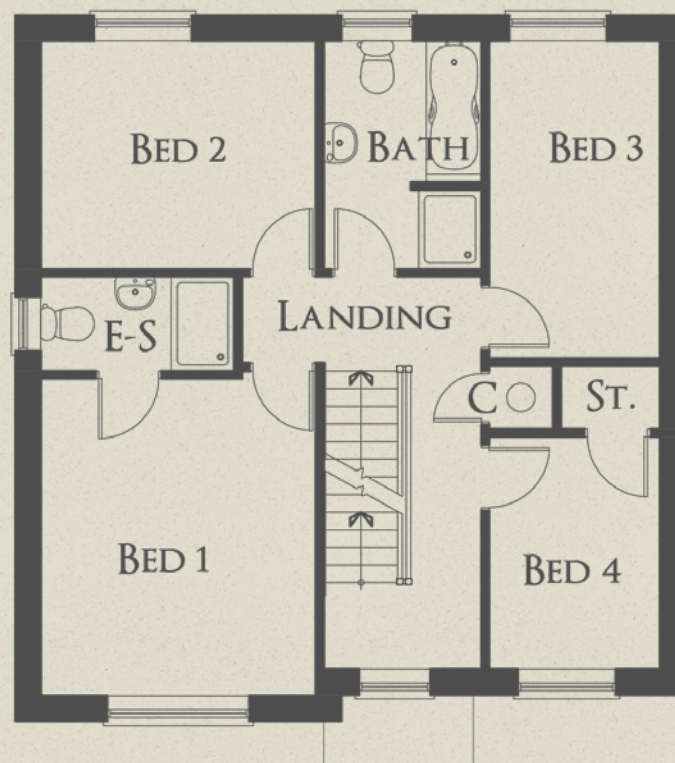
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THE BRINDLE



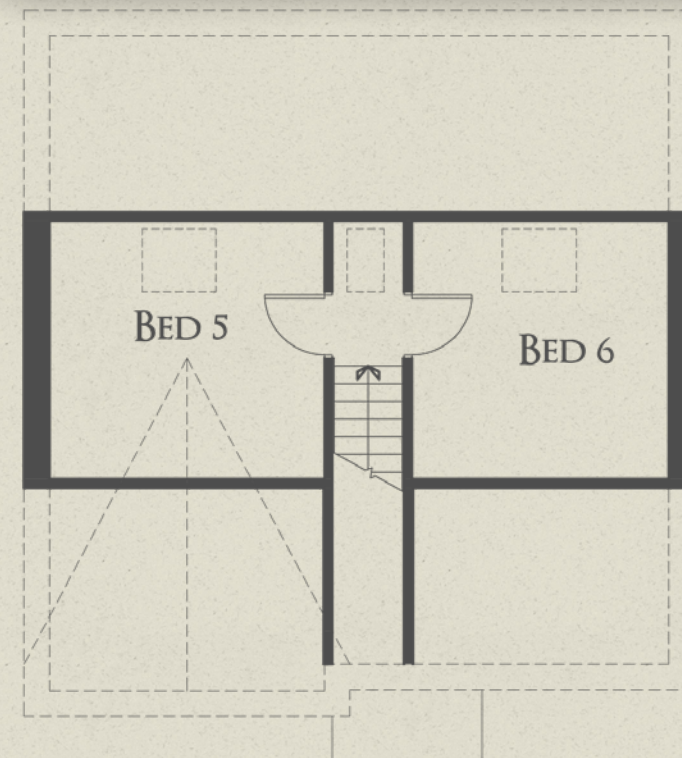
Ground Floor

Kitchen / Dining	7890 x 3016	25'11" x 09'11"
Lounge	3503 x 5225	11'06" x 17'02"
Study	2100 x 2988	06'11" x 09'10"
Utility	2100 x 1800	06'11" x 05'11"
WC	900 x 1650	02'11" x 05'05"



First Floor

Bed 1	3503 x 4037	11'06" x 13'03"
E-S	2463 x 1200	08'01" x 03'11"
Bed 2	3503 x 2903	11'06" x 09'06"
Bed 3	2176 x 4043	07'02" x 13'03"
Bed 4	2176 x 2960	07'02" x 09'09"
Bath	2011 x 2903	06'07" x 09'06"



Second Floor

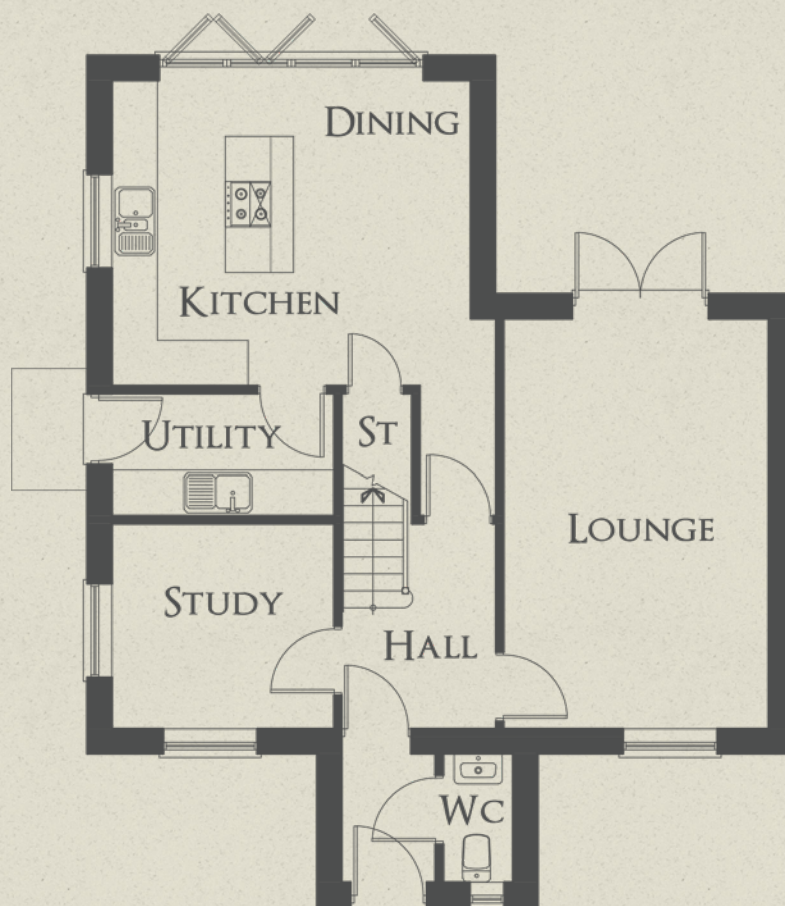
Bed 5	3503 x 3284	11'06" x 10'09"
Bed 6	3272 x 3284	10'09" x 10'09"

THE BELMONT



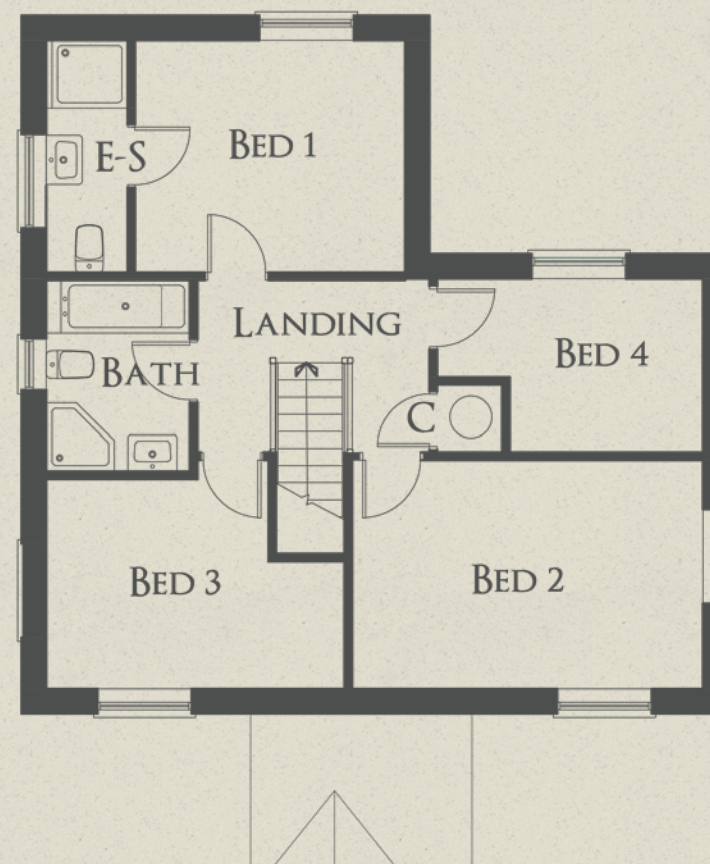
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THE BELMONT



Ground Floor

Kitchen / Dining	5075 x 4040	16'08" x 13'03"
Lounge	3502 x 5415	11'06" x 17'09"
Study	2937 x 2715	09'08" x 08'11"
Utility	2937 x 1610	09'08" x 05'03"
WC	925 x 1700	03'00" x 05'07"



First Floor

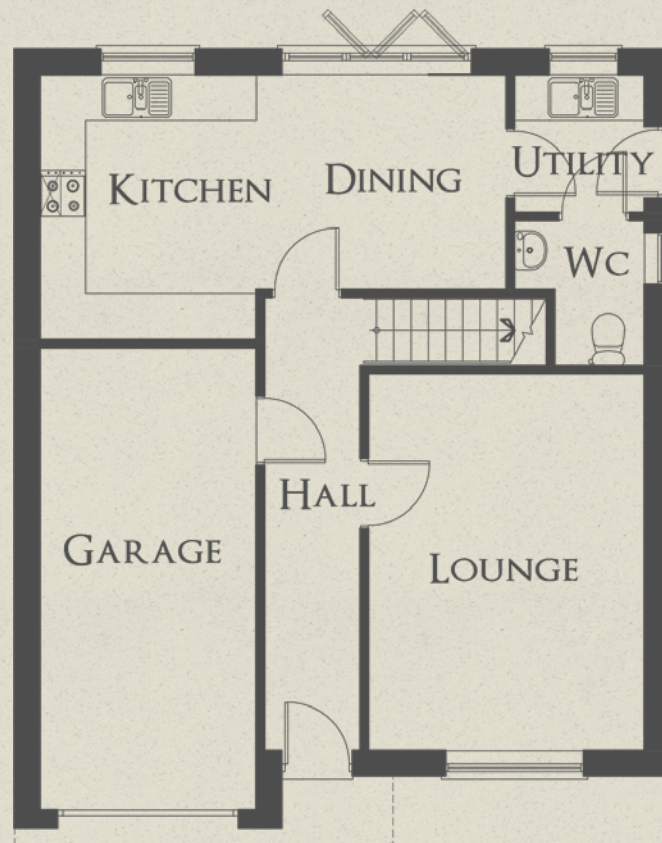
Bed 1	3564 x 3070	11'08" x 10'01"
E-S	1075 x 3070	03'06" x 10'01"
Bed 2	4635 x 3025	15'02" x 09'11"
Bed 3	3943 x 2775	12'11" x 09'01"
Bed 4	3514 x 2290	11'06" x 07'06"
Bath	1897 x 2520	06'03" x 08'03"

THE WITHNELL



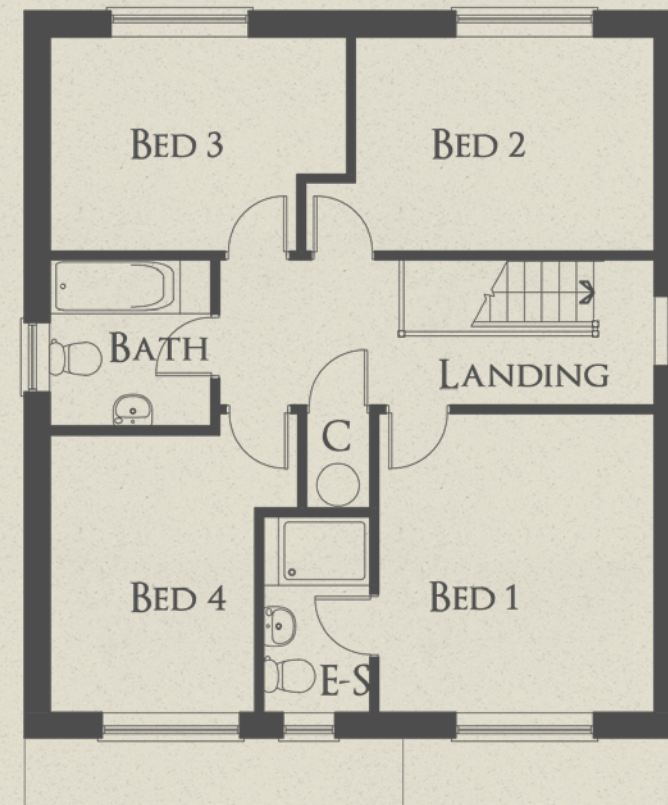
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THE WITHNELL



Ground Floor

Kitchen / Dining	6090 x 3450	20'00" x 11'04"
Lounge	3606 x 4900	11'10" x 16'01"
Utility	1700 x 1800	05'07" x 05'11"
WC	1700 x 1890	05'07" x 06'02"
Garage	2828 x 6015	09'03" x 19'09"



First Floor

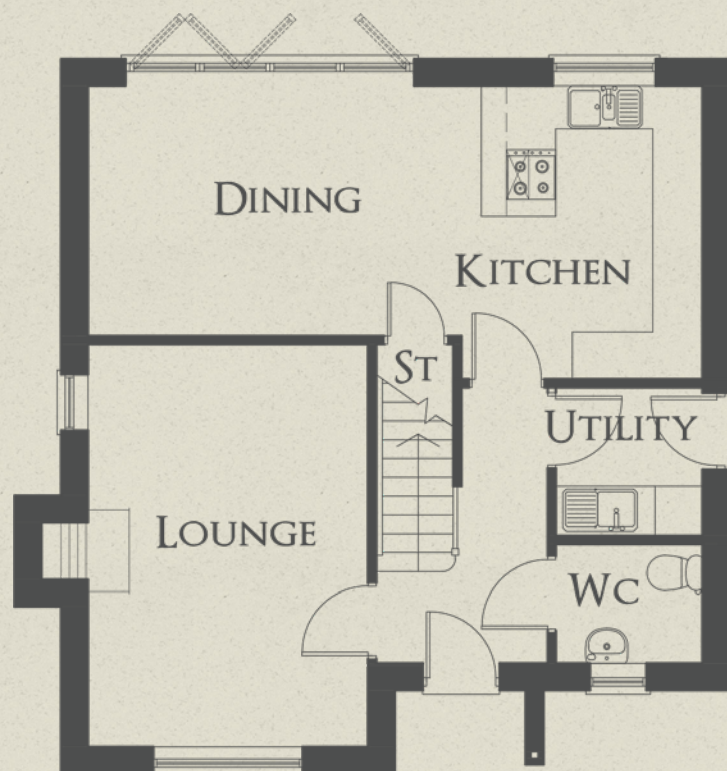
Bed 1	3605 x 3890	11'10" x 12'09"
En-Suite	1400 x 2551	04'07" x 08'04"
Bed 2	4560 x 2800	15'00" x 09'02"
Bed 3	3880 x 2800	12'09" x 09'02"
Bed 4	3245 x 3615	10'08" x 11'10"
Bath	2110 x 2175	06'11" x 07'02"

THE ASTLEY



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THE ASTLEY



Ground Floor

Kitchen / Dining	7440 x 3027	24'05" x 09'11"
Lounge	3390 x 4875	11'01" x 16'00"
Utility	1775 x 1800	05'10" x 05'11"
WC	1775 x 1440	05'10" x 04'09"



First Floor

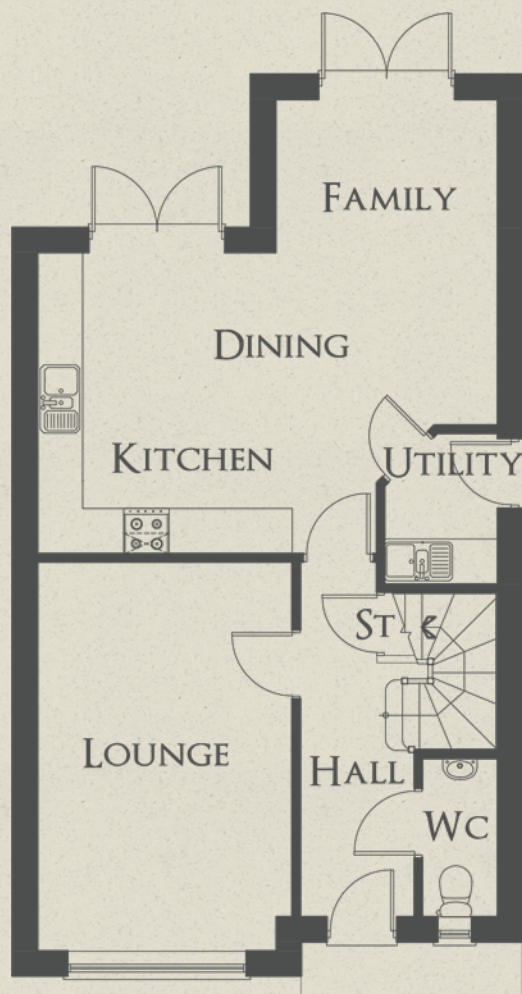
Bed 1	3390 x 3587	11'01" x 11'09"
E-S	2365 x 1175	07'09" x 03'10"
Bed 2	2941 x 3850	09'08" x 12'08"
Bed 3	2595 x 3041	08'06" x 10'00"
Bed 4	2365 x 3041	07'09" x 10'00"
Bath	2281 x 2066	07'06" x 06'09"

THE HOUGHTON



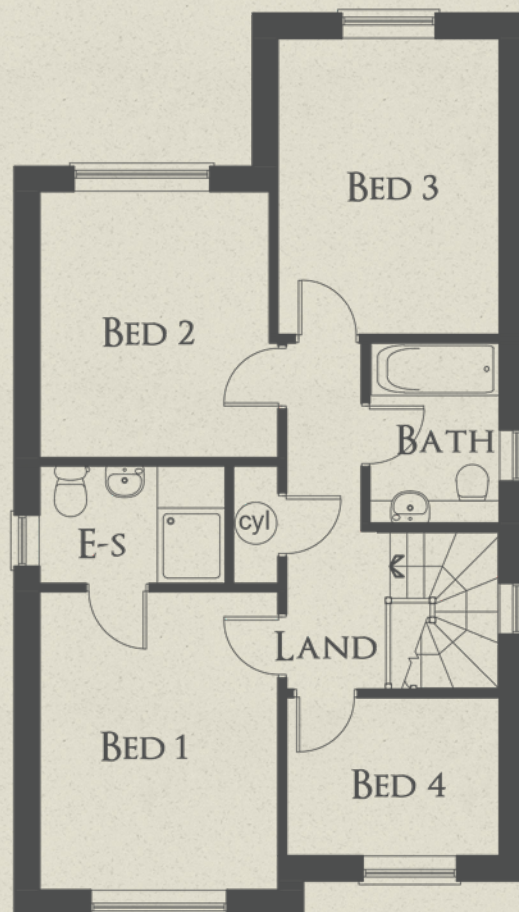
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THE HOUGHTON



Ground Floor

Kitchen	4490 x 3990	14'09" x 13'01"
Family / Dining	2940 x 4315	09'08" x 14'02"
Lounge	3374 x 5150	11'01" x 16'11"
Utility	1500 x 2000	04'11" x 06'07"
WC	1000 x 2100	03'03" x 06'11"



First Floor

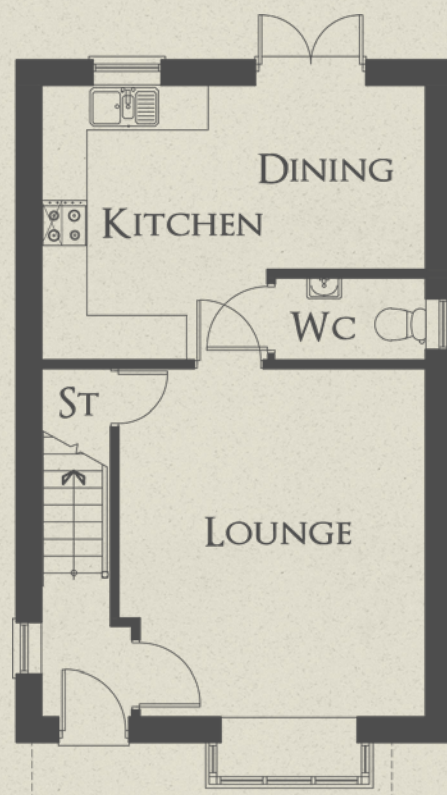
Bed 1	3165 x 3950	10'05" x 13'00"
E-S	2465 x 1564	08'01" x 05'02"
Bed 2	3165 x 3526	10'05" x 11'07"
Bed 3	2940 x 3925	09'08" x 12'11"
Bed 4	2825 x 2100	09'03" x 06'11"
Bath	1725 x 2390	05'08" x 07'10"

THE CLAYTON



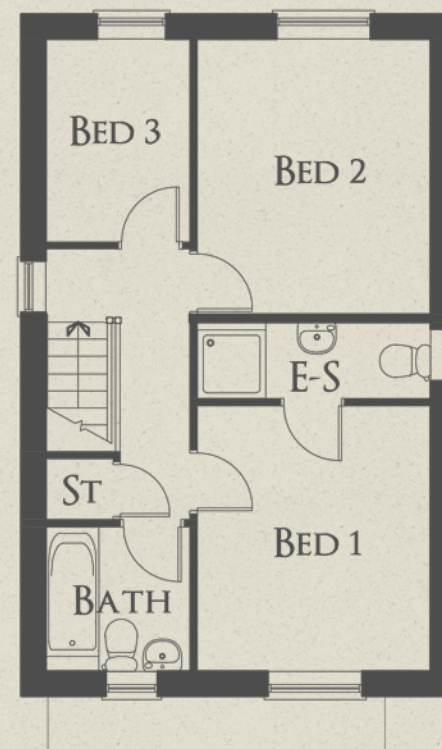
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THE CLAYTON



Ground Floor

Kitchen / Dining	5078 x 3640	16'08" x 11'11"
Lounge	4060 x 4600	13'04" x 15'01"
WC	1995 x 1100	06'07" x 03'07"



First Floor

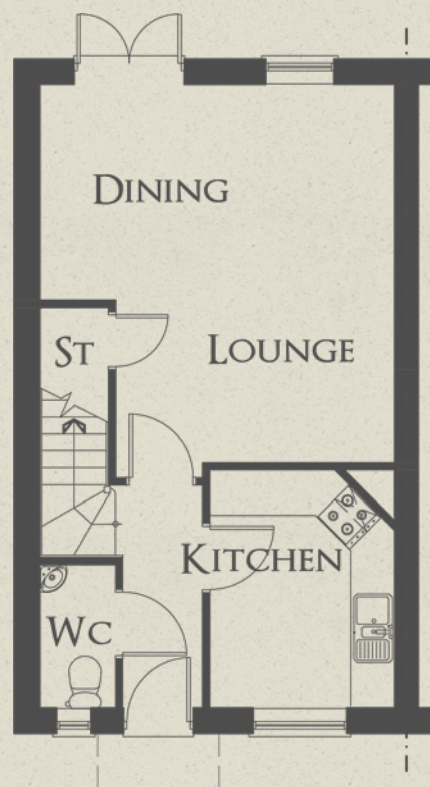
Bed 1	3078 x 3500	10'01" x 11'06"
E-S	3078 x 1000	10'01" x 03'03"
Bed 2	3078 x 3640	10'01" x 11'11"
Bed 3	1900 x 2675	06'03" x 08'09"
Bath	1900 x 1900	06'03" x 06'03"

THE WHITTLE



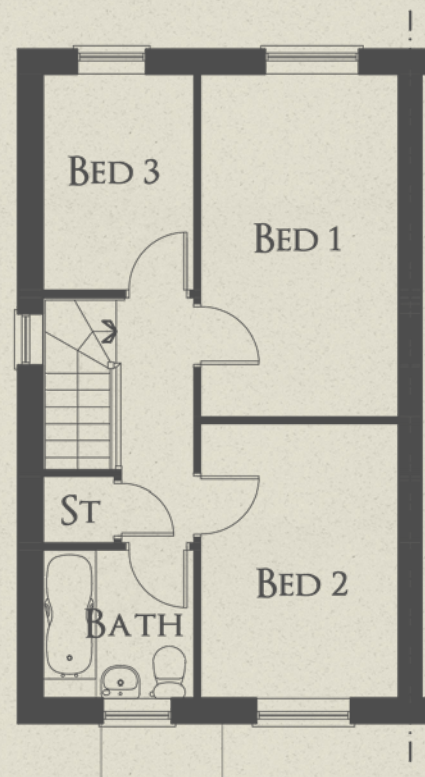
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THE WHITTLE



Ground Floor

Kitchen	2442 x 3137	08'00" x 10'04"
Dining	4694 x 2849	15'05" x 09'04"
Lounge	3681 x 2341	12'01" x 07'08"
WC	1003 x 2341	03'03" x 07'08"



First Floor

Bed 1	2608 x 4513	08'07" x 14'10"
Bed 2	2608 x 3614	08'07" x 11'10"
Bed 3	1987 x 2847	06'06" x 09'04"
Bath	1988 x 1950	06'06" x 06'05"

YOUR HOME, YOUR CHOICE

Fellows Homes believe that your house should be just as you want it when you move in. We want you to turn the key and be in your perfect home, designed and decorated for you.

Fellows Homes Design is a unique opportunity for you to be involved in the finishing process of your home at no additional cost.

This service includes;

- Choice of kitchen styles and worktop finishes.
- Choice of bathroom tiles & finishes.
- Choice of skirting boards, architraves, stair spindle finishes, internal door style & door furniture.
- Choice of carpets and painted individual wall colours.
- Rear gardens to be turfed and fenced and front gardens to be landscaped.



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KEY SPECIFICATION

Alongside the Fellows Home Design service, each **Fellows Homes** property comes with a luxury standard specification which includes;

Lounge

- Choice of brushed steel or chrome electrical sockets.

Kitchens

- Keller kitchens with a choice of kitchen door styles.
- Choice of acrylic work tops.
- Bosch oven, microwave, induction or gas hob.
- Integrated fridge/freezer & dishwasher.

Bathroom and En-Suites

- Chrome heated towel rails & LED down lights.
- Feature mirror over vanity unit.

Downstairs Cloak Room

- Feature mirror over sink.

Security & Safety

- Fully installed intruder alarm.

External Features

- External electric socket and water bib tap.

General Features

- Powder coated bi fold doors.
- Polished oak internal doors and handrails to stairs.
- Mains powered electric vehicle charging point.

SPECIFICATION

Applies to Brindle, Belmont, Withnell, Astley, Houghton house types.

Lounge

- Pre-wired for Sky television & telephone point.
- Choice of brushed steel or chrome electrical sockets.
- Choice of floor finishes.

Kitchens

- Keller kitchens with a choice of kitchen door styles & colours.
- Choice of acrylic work tops.
- Contemporary granite sink & mixer taps.
- Bosch oven, microwave & induction/gas hob.
- Integrated fridge/freezer & dishwasher.
- Contemporary extractor hood.
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units.
- Chrome LED downlights.

Bathrooms & En-Suites

- Roca white 3 piece with vanity unit to sink.
- Thermostatic shower in enclosure/over bath with glazed screen.
- Chrome heated towel rails.
- Full height tiling to shower enclosure & half

height elsewhere.

- Choice of ceramic tiles to wall & floors.
- Chrome LED down lights.
- Feature mirror over vanity unit.

Downstairs Cloak Room

- Contemporary white bathroom suite.
- Chrome LED downlights.
- Choice of wall & floor tiles.
- Feature mirror over sink.

Bedrooms

- Pre-wired for Sky television.
- Telephone point to master bedroom.
- Two way lighting to master bedroom.
- Choice of floor finishes.

Security & Safety

- Fully installed intruder alarm.
- Mains powered smoke & heat detectors.
- Multi-locking systems to all external doors.
- PIR activated security lights to rear.
- Security light to entrance door.

External Features

- Front & rear gardens turfed.
- Close boarded fence to rear garden.
- Generous flagged patio area.
- External electric socket to rear garden.
- External water bib tap.

General Features

- uPVC double glazed windows.
- Powder coated bifold doors.
- Contemporary composite entrance door.
- Photovoltaic solar panels to roof.
- 10 year NHBC warranty.
- Polished oak doors to all rooms.
- Polished oak handrails to stairs.

Bespoke Design

- Choice of kitchen & work tops.
- Choice of wall & floor tiles.
- Choice of carpets/floor finishes.
- Choice of internal hardwood doors.
- Choice of internal skirting & architraves.
- Choice of wall colours.
- Choice of electrical sockets & switches.

Garage

- Lighting and power points.
- Mains powered electric vehicle charging point.

SPECIFICATION

Applies to Whittle & Clayton house types.

Lounge

- Pre-wired for Sky television & telephone point.
- Choice of brushed steel or chrome electrical sockets.
- Choice of floor finishes.

Kitchens

- Keller kitchens with a choice of kitchen door styles & colours.
- Choice of laminated work tops.
- Stainless steel under drawn sink & mixer taps.
- Bosch oven & induction/gas hob.
- Integrated fridge/freezer.
- Contemporary extractor hood.
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units.
- Chrome LED downlights.

Bathrooms & En-Suites

- Roca white 3 piece with vanity unit to sink.
- Thermostatic shower in enclosure/over bath with glazed screen.
- Chrome heated towel rails.
- Full height tiling to shower enclosure & half height elsewhere.

- Choice of ceramic tiles to wall & floors.
- Chrome LED down lights.
- Feature mirror over vanity unit.

Downstairs Cloak Room

- Contemporary white bathroom suite.
- Chrome LED downlights.
- Choice of wall & floor tiles.
- Feature mirror over sink.

Bedrooms

- Pre-wired for Sky television.
- Telephone point to master bedroom.
- Two way lighting to master bedroom.
- Choice of floor finishes.

Security & Safety

- Fully installed intruder alarm.
- Mains powered smoke & heat detectors.
- Multi-locking systems to all external doors.
- PIR activated security lights to rear.
- Security light to entrance door.

External Features

- Front & rear gardens turfed.
- Close boarded fence to rear garden.
- Generous flagged patio area.
- External electric socket to rear garden.
- External water bib tap.

General Features

- uPVC double glazed windows.
- uPVC double glazed French doors.
- Contemporary composite entrance door.
- Photovoltaic solar panels to roof.
- 10 year NHBC warranty.
- Polished oak doors to all rooms.
- Polished oak handrails to stairs.

Bespoke Design

- Choice of kitchen & work tops.
- Choice of wall & floor tiles.
- Choice of carpets/floor finishes.
- Choice of internal hardwood doors.
- Choice of internal skirting & architraves.
- Choice of wall colours.
- Choice of electrical sockets & switches.

Garage

- Lighting and power points.
- Mains powered electric vehicle charging point.

HOW TO BUY

Agency Scheme

Our appointed Estate Agents will market your property for you with no estate agents fees to pay. It does not matter whether you are up-sizing or down-sizing, let us help you sell your old house as well as buy your new one.

Help to Buy

Help to Buy is a Government backed scheme only available on new-build homes. With an interest free 20% equity loan you can get a 75% mortgage but you still own 100% of your new home. Just to help out a bit more, deposits are from as little as 5%.

Part Exchange

If you have a house to sell you could take advantage of our part exchange scheme (selected plots only - limits apply). We can offer up to 100% part exchange of your property's market value, leaving you at liberty to move into your new home.

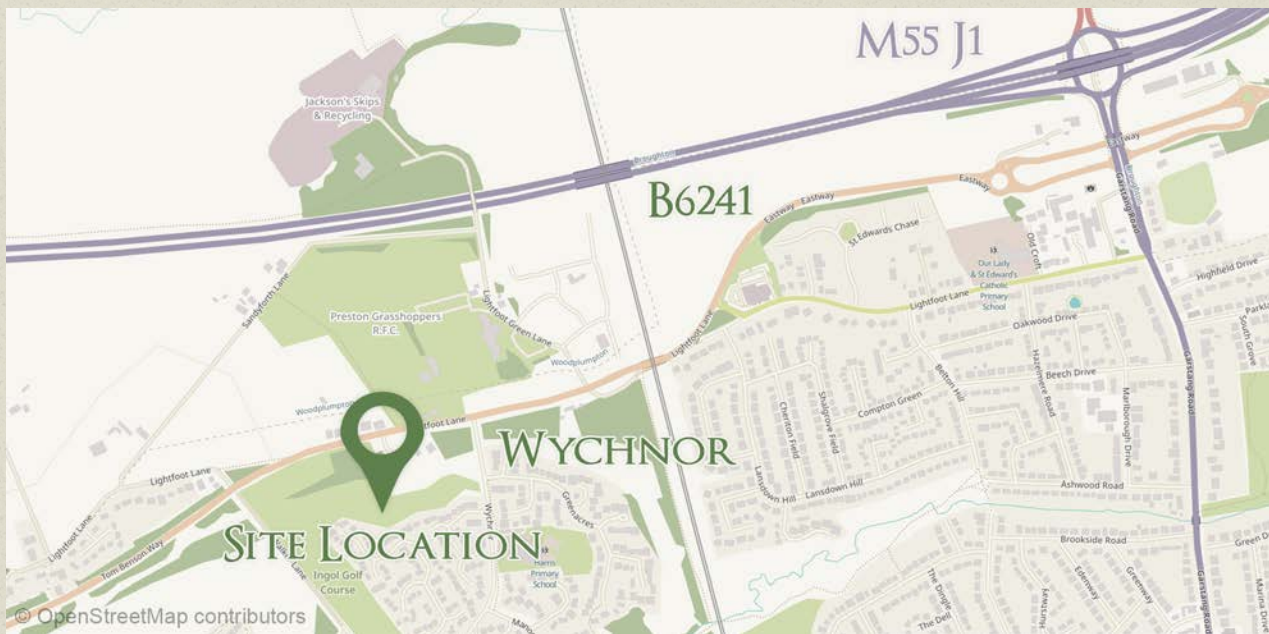
Legal Fees paid

To help you spend a little more on your new home, we will pay your legal fees for you.

Fellows Homes give notice that all content and information within the 'Wychnor Meadow' sales documents are for guidance only and are subject to change. No information featured within the sales documents constitutes or forms part of a contract and intending purchasers should not rely on the content of the sales documents as statements or representations of fact. For more specific and detailed information regarding any aspect of the 'Wychnor Meadow' development please contact the Fellows Homes sales team.



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WHERE TO FIND US

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Wychnor

Fulwood

Preston

Lancashire

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