



Specialising in exclusive luxury developments, our locations are carefully selected to combine the charm of rural life with the benefit of local amenities.

Care is taken to ensure that each development enhances and complements its surroundings. Built in the Arts & Crafts style, a Westchurch Home offers a combination of classic design features with a contemporary internal layout and finishes to suit today's lifestyle.

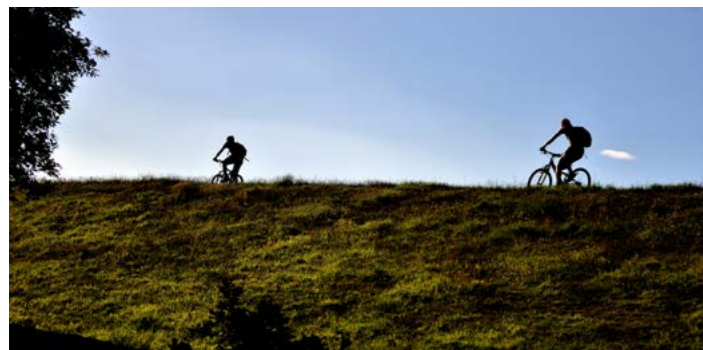
Lostock Hall Gardens

Offering a limited collection of thirteen spacious 4 & 5 bedroom, expertly and artistically crafted houses, located in the exclusive area of Lostock.



Lostock Hall Gardens

Tucked away in the leafy suburbs of the historic town of Bolton with views of the famous “Winter Hill”, our Lostock Hall Gardens development offers a delightful secluded location alongside aspirational living within popular Lostock and Heaton.



Set against the dramatic back-drop of the West Pennine Moors, Lostock Hall Gardens benefits from excellent facilities and amenities in the nearby town of Bolton, whilst retaining a desirable, exclusive and private location.

Lostock, which can be dated back to the Middle Ages is nestled amongst historically prime agricultural lands, between the towns of Westhoughton, Horwich and Bolton. With Smithills Hall Country Park, and Lever Country Park, nearby, plus the rolling fairways of Regents Park and Bolton Golf Clubs, it is easy to see that its charm is retained.

Close by, Lostock Station which opened in 1852, has its own story to tell; through its closure by Beeching in 1966, it was re-opened in 1988 and renamed Lostock Junction. To this day, it continues to be a well-used station on the Preston to Manchester line.

Dating back to the 14th Century, the local town of Bolton has its history inter-woven with the textile industry both before and after the industrial revolution. A 19th Century boomtown, Bolton became the hub of the British cotton industry and was renowned worldwide.

Nowadays, Bolton town centre is proud of its industrial heritage and many of the Victorian landmarks remain, including the Town Hall and Civic Centre, The Market Hall and Churchgate. These historical treasures attract an increasing tourist trade, for those who wish to visit the numerous museums, theatres, monuments, National Trust sites which are sprinkled across the town and surrounding areas.

Bolton, which is still a bustling market town, boasts a plethora of shopping facilities, from the town's award-winning Bolton Market and The Market Place, to the more modern Middlebrook Retail Park on its outskirts. There is a wealth of choice for supermarkets, chain brands and independent retailers within a four-mile radius. Every August, the annual award-winning Bolton Food and Drink Festival offers a “four-day foodie fest”.

For unrivalled sports facilities, look no further than the Jason Kenny Centre at Bolton One. The centre offers a fully modernised fitness centre and swimming pool for the young and old, with numerous local clubs and societies making it their home.

Residents of Lostock Hall Gardens can take advantage of the superb range of excellent schools on the doorstep. For Secondary Education students, there is Bolton School which has been awarded outstanding as a leading independent day school.



Lostock Hall Gardens offers excellent transport links with the M61, M60, M65 and M66 nearby. Nearby both Lostock and Horwich Parkway Train stations, offer regular services to Manchester, Preston and Blackpool. Manchester Airport is a thirty-minute drive and offers flights to destinations worldwide. Liverpool Airport is also within an hour's drive.



The Westchurch Specification

Inspired by the Arts and Crafts movement, Lostock Hall Gardens is a collection of contemporary homes that recall traditional building forms and craftsmanship. Our properties embrace both classic architectural design and high specification open plan living to fulfil modern living requirements.

“The Arts and Crafts movement was an English design movement beginning in the late 19th century and spanning around 40 years. With respect to the built form, the movement celebrated simple, traditional designs, the use of natural materials as well as a return to individual craftsmanship.”

Our collection of homes take inspiration from this era. With their steep rooflines, our properties are individually styled with a mix of brickwork and render, stone heads and cills and extensive glazing. The hanging tile detail and finials also typical of the period.

Each property benefits from landscaped gardens as well as an impressive block paved driveway. The oak effect composite front door is matched by the up and over double garage door giving a stylish finish to the property.



Our new homes are decorated in neutral colours and benefit from large family living spaces. The design of our open plan kitchen and family room with our choice of bi-fold doors maximise the light, space and flow of the entire ground floor. Our Nolte kitchens are both modern and practical, with a sophisticated design completing a dynamic living space. The combination of Neff appliances, stainless steel finishes, quality work surfaces and tiling delivers a statement kitchen in which to live or entertain.

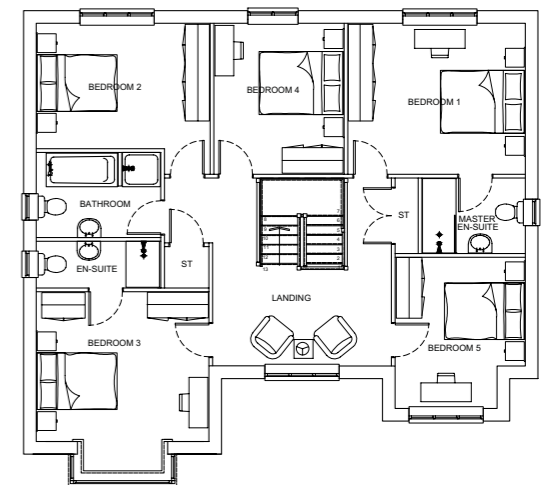
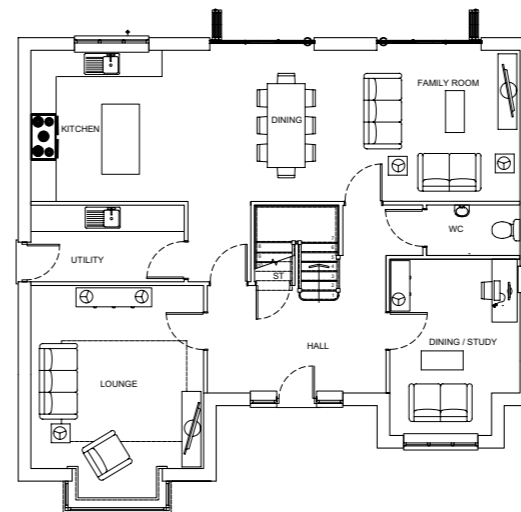
All bathrooms and en-suites feature Villeroy and Boch sanitary ware complete with Handsgrohe chrome fixtures and our favoured Cementi wall tiles give a contemporary feel to the rooms.

Our homes are constructed with energy efficiency and economy in mind, incorporating environmentally friendly features such as efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems.

Should you reserve early enough in the build process, you will be able to choose from a good range of flooring, fixtures and fittings. All of our homes benefit from a 10 year Premier Guarantee warranty, giving you peace of mind from day one.

- ### Specification Highlights
- Block paving to driveways
 - Up and over oak effect garage door
 - Oak effect composite front door
 - Bi-fold doors to rear of property
 - Double-glazed windows throughout
 - Veritas alarm system
 - USB points throughout
 - Oak handrails and newel post caps to staircase
 - Nolte Kitchen units and worktops, including soft closers and Lemans space filler corner cabinet
 - Neff stainless steel 5-ring gas hob, single oven with slide and hide feature, integrated fridge/freezer, integrated dishwasher, integrated microwave with grill and oven feature
 - Villeroy and Boch sanitary ware & Handsgrohe chrome fixtures
 - Extensive Cementi wall tiling
 - 10 year warranty

The Chartwell



Development Plan

- The Chartwell
- The Avebury
- The Harewood
- The Cliveden

Key Features

- Open plan kitchen/family room
- 3 reception rooms
- Ample storage
- Stunning galleried first floor landing
- 5 bedrooms (2 ensuite)
- Utility room with external access
- External garage

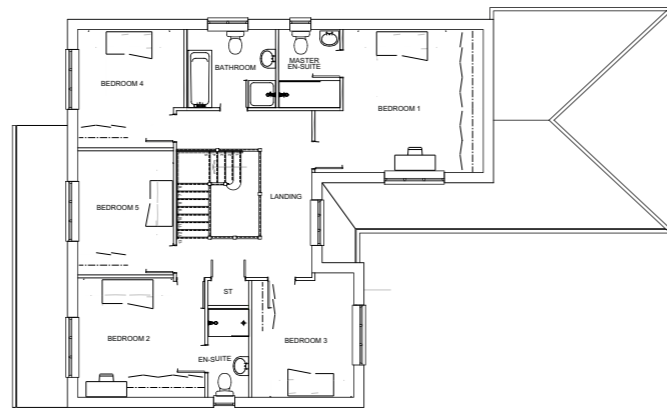
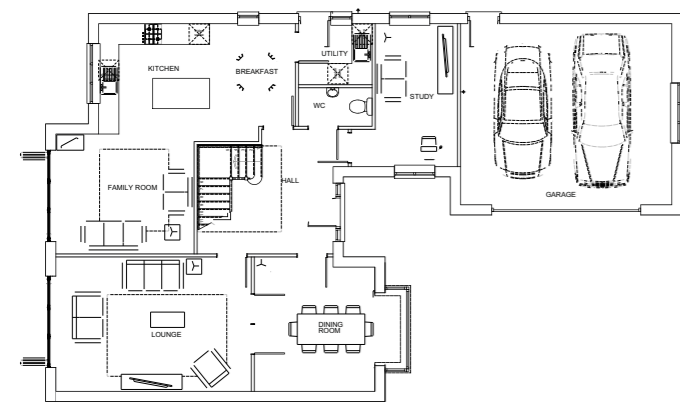
Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Dining/study	4.1 (max)	3.1 (max)	13'5"	10'2"
Utility	3.7	1.8	12'2"	5'11"
Kitchen/family	11.6	3.6	38'1"	11'10"
Lounge	5.2 (inc. bay)	4.1	17'1"	13'5"
WC	2.2	1.3	7'3"	4'3"

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.2	3.6	13'9"	11'10"
Ensuite	2.5	1.8	8'2"	5'11"
Bed 2	4.1 (max)	3.6 (max)	13'5"	11'10"
Bed 3	4.3 (inc. bay)	4.1	14'1"	13'5"
Ensuite	3.00	1.1	9'11"	3'7"
Bath	3.0	2.0	9'11"	6'7"
Bed 4	3.6	3.1	11'10"	10'2"
Bed 5	3.6	3.1	11'10"	10'2"

The Avebury



Key Features

- "L" shaped open plan kitchen/dining/family room
- 3 reception rooms
- Separate utility room with external access
- 5 bedrooms (2 en-suite)
- Integral double garage
- Bi-fold doors leading to gardens from family room and lounge.

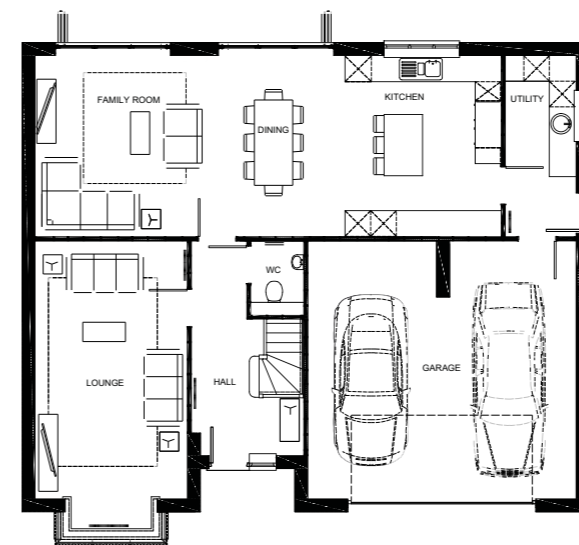
Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Dining	4.6 (inc. bay)	4.0	15'1"	13'1"
Utility	2.2	1.2	7'2"	3'11"
Kitchen/family	5.8 (max)	6.8 (max)	19'0"	22'3"
Lounge	5.8	4.0	19'0"	13'1"
WC	2.2	1.1	7'2"	3'7"
Study	3.5 (max)	4.2 (max)	11'5"	13'9"

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	5.0 (max)	4.2 (max)	16'4"	13'9"
Ensuite	1.8	2.4	5'11"	7'10"
Bed 2	3.8	3.5	12'5"	11'5"
Ensuite	1.2	2.6	8'6"	8'6"
Bed 3	3.0	3.7	9'10"	12'2"
Bath	2.6	2.4	8'6"	7'10"
Bed 4	3.1	3.5	10'2"	11'5"
Bed 5	2.8	3.7	9'2"	12'2"

The Harewood



Key Features

- Open plan kitchen/family room
- Bay window to lounge
- Double internal garage
- 4 double bedrooms
- Ensuite master bedroom with dressing room
- Ensuite second bedroom with dressing room
- Utility room with external access

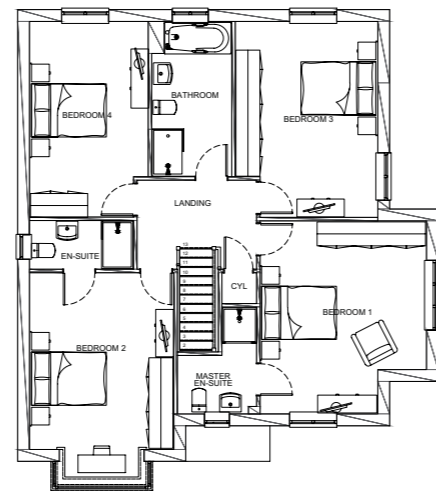
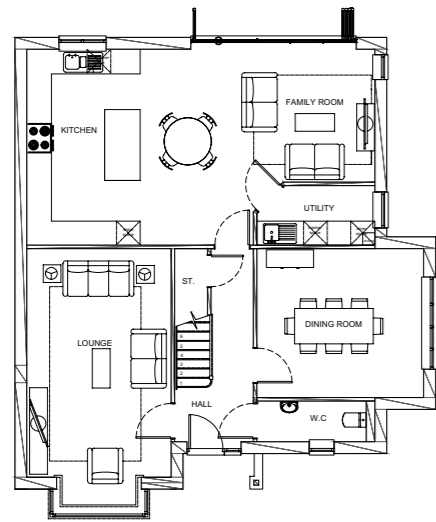
Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	6.8 (inc. bay)	3.6	22'4"	11'10"
Kitchen/family	10.9	4.2	35'9"	13'9"
Utility	4.2	1.7	13'9"	5'7"
Garage	6.3	6.00	20'8"	19'8"

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.6	3.0	15'1"	9'10"
Ensuite	3.0 (max)	2.9 (max)	9'10"	9'6"
Dressing room	3.0	2.9	9'10"	9'6"
Bed 2	4.0	3.6	13'1"	11'10"
Ensuite	2.7	1.9	8'10"	6'3"
Dressing	2.7	1.6	8'10"	5'3"
Bed 3	3.6	3.5	11'10"	11'6"
Bath	2.6	2.4	8'6"	7'10"
Bed 4	4.2 (max)	3.0 (max)	13'9"	9'10"

The Cliveden



Key Features

- Open plan kitchen/family room
- 4 bedrooms (2 ensuite)
- Separate utility
- Bay window to lounge
- Bi-fold patio doors leading to garden
- External garage

Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	6.9 (inc. bay)	3.7	22'7"	12'2"
Kitchen/family	5.0 (max)	8.8 (max)	16'4"	28'10"
Utility	3	1.5	9'10"	4'11"
Dining	3.8	4.6	12'6"	15'1"
WC	2.9	1.0	9'6"	3'3"

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.9 (max)	4.2	16'1"	13'9"
Ensuite	2.7 (max)	2.0 (max)	8'10"	6'7"
Bed 2	5.4 (inc. bay)	3.7	17'9"	12'2"
Ensuite	2.7	1.2	8'10"	3'11"
Bed 3	4.8 (max)	3.6 (max)	15'9"	11'9"
Bath	4.0	2.0	13'1"	6'7"
Bed 4	5.0 (max)	3.0 (max)	16'4"	9'10"

Prime Location

Lostock Hall Gardens

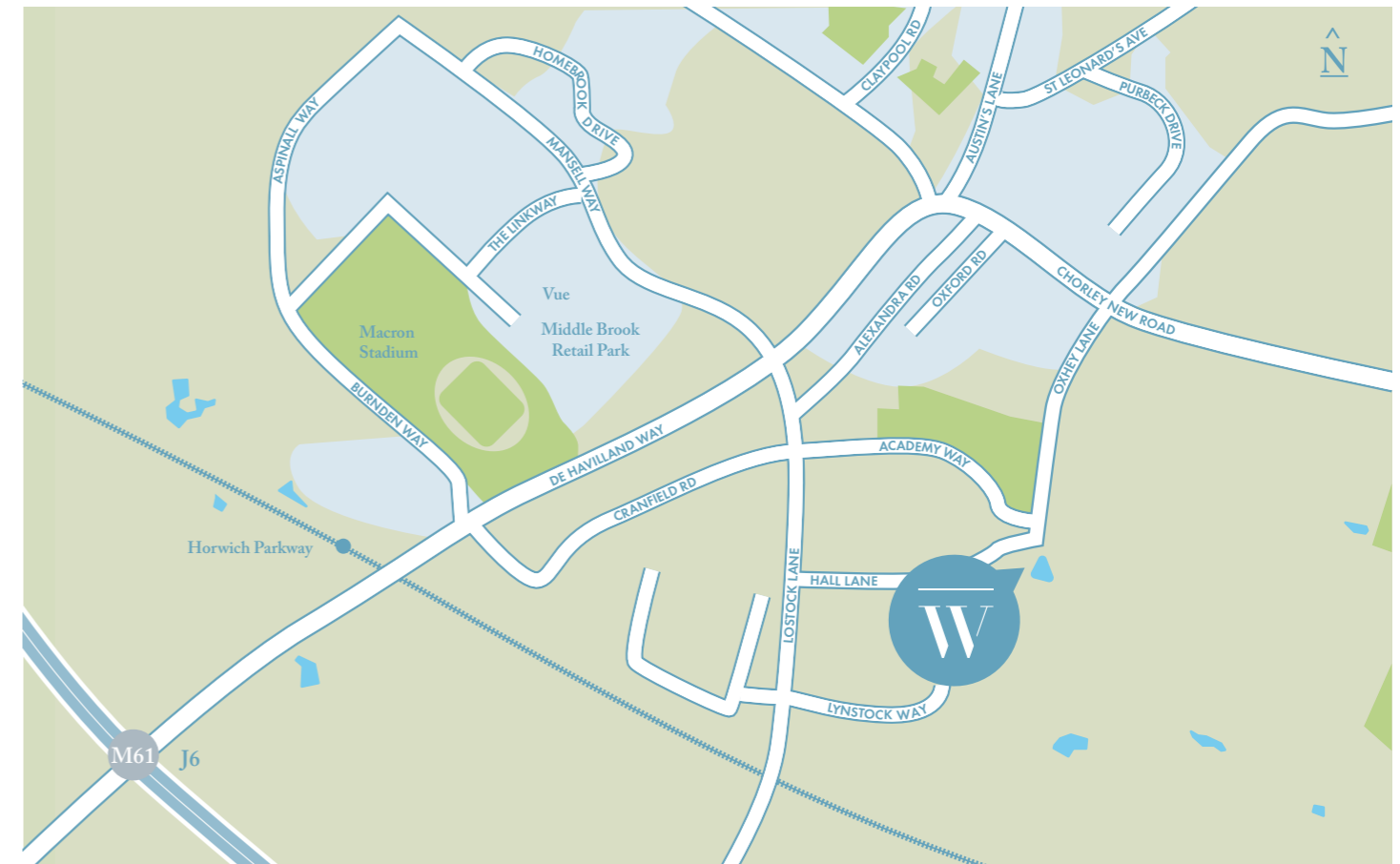
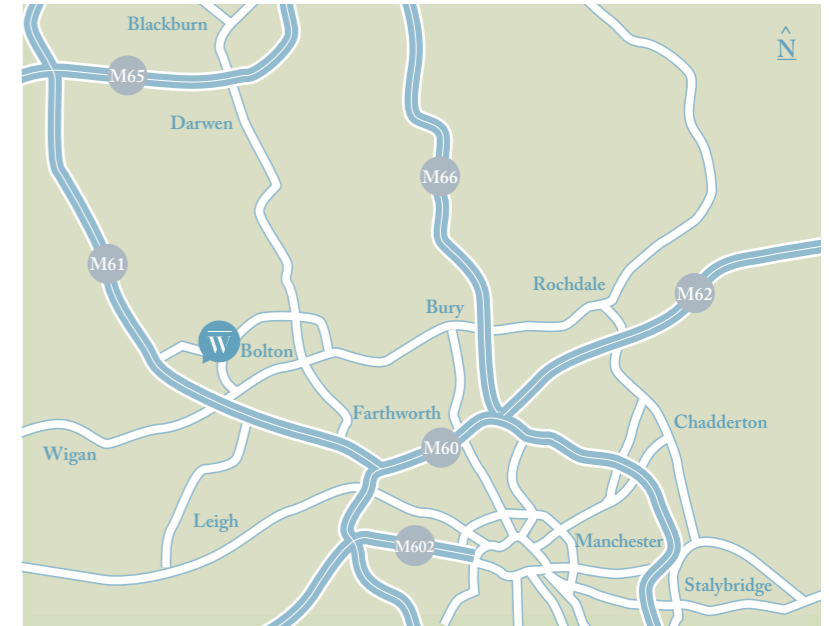
Oxhey Lane, Lostock, Bolton

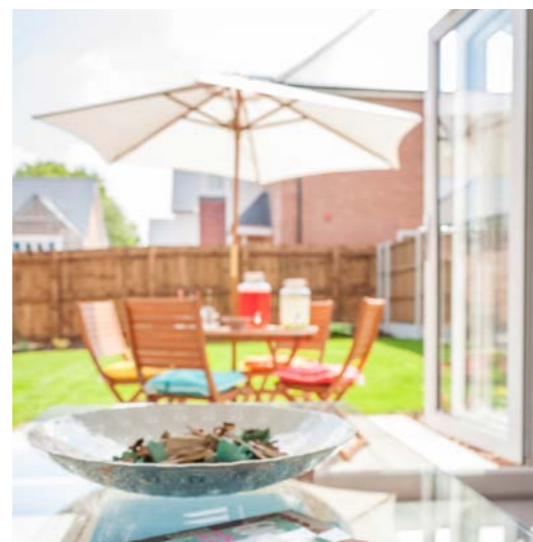
Lostock at a glance

- Lostock Junction railway station 1 mile
- Horwich Parkway 1 mile
- Doctors Surgery- Westhoughton Surgery, 1.5 miles
- CIC Bolton Community Care Practice 2 miles
- BMI Beaumont Hospital 1 mile
- Royal Bolton Hospital 4 miles
- Royal Albert Edward Infirmary 5 miles
- Dentists - Horwich 1.5 miles
- Supermarkets 1 mile
- PO/Cash Machine ½ mile
- Bank branches 3 mile
- Links to M61, M66, M65 and M60

Directions

- From M61 take junction 6 for A6027 Chorley
- At Horwich Link interchange continue onto De Havilland Way/A6027 towards Horwich
- At Roundabout continue on De Havilland Way (2nd exit)
- Continue through the lights to the Beehive roundabout and take the second exit (right) onto Chorley New Road
- Take the fourth right onto Oxhey Lane, and then bear right which becomes Mill Lane
- At the end of this road the development signage is on the right hand side. Bear right and entrance is on left.





Contemporary . Bespoke . Luxury .

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Homes

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Lostock Hall Gardens

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