



## The Copse

Walton Park

# For life

Lancet Homes is one of the leading family-run and privately owned house builders in the North West, with extensive experience in the residential property sector and construction industry.

With the backing of the Brookhouse Group, whose origins can be traced back to the 1930s, Lancet Homes is able to offer customers peace of mind and reassurance that they are working with true experts in the industry.

[Brockholes Nature Reserve, Preston →](#)





Homes for the

# whole family

**This is a stunning collection of two, three, four and five bedroom homes, set in the attractive residential area of Walton Park. Surrounded by mature trees and greenery, with excellent travel connections, The Copse is a perfect place to call home.**

**Lancet Homes offers a range of schemes to help you to move. Please speak to us for more information.**

Each home is designed with you in mind. Internally, you will find bright open spaces which offer a warm welcome to each room. Upstairs, all homes offer generous bedrooms, most with an en-suite in the master bedroom, as well as a family bathroom, and you can relax downstairs in either the spacious lounge or the kitchen/dining area, which leads out through French doors into the garden.

Externally, the homes offer private gardens and parking spaces complete with provision for electric car-charging points. The larger properties also have garages. The development itself is set in an attractive and established residential area, with a footpath offering direct access to the nearby recently upgraded children's play park.

The Copse is close to excellent transport links, with easy access to the M6 and M61, making travel to Manchester and Liverpool simple. Leyland and Preston train stations are also both around 10 minutes away, offering a regular national train service.

# Perfectly placed

The Copse is perfectly placed, benefiting from several nearby parks and green spaces, including Walton Park just a few minutes' walk from your front door. This is a lovely area, complete with wildlife pond, mature trees and a playground – perfect for a family walk, as well as being dog friendly.

Both cyclists and walkers are well catered for in the area, with plenty of countryside to explore, including Brockholes Nature Reserve. You can even join part of the famous Ribble Way, a long-distance route between the Lancashire coast and the Yorkshire Dales.

For an afternoon lunch or evening meal, the popular pub The Hunters is on your doorstep and offers home-cooked meals, cask ales and fine wines to be enjoyed either inside or on its spacious terrace.

Excellent education provision is on offer in the area. St Leonard's Primary School is just one mile away, while the local secondary school, Lostock Hall Academy, can be reached on foot in 15 minutes. There is also ample preschool provision in the area.



## Plenty for you to explore

The popular Capitol Centre Retail Park is under a mile away and offers a wide range of well-known shops, including Next, Dunelm and TK Maxx, as well as a Vue cinema. You will also find a range of popular supermarkets and further shopping options in Preston town centre, with St George's Shopping Centre alone boasting over 70 shops and places to eat and drink.

If you're feeling energetic, there are several leisure centres and gyms with swimming pools. You can also take advantage of Preston's climbing walls, 10-pin bowling alley, Laser Quest and crazy golf. If you're more suited to outdoor sports, you also have the option of a competition-standard BMX track and Penwortham Golf Club, where you can play as either a visitor or a member.

Blackpool, Lytham St Annes and Southport are all under 45 minutes away. For water activities or walking trails, The Lake District National Park, easily accessible via the M6, lies to the north.

- 1 The Old Tramway Bridge
- 2 Ribble Way
- 3 Vue Cinema
- 4 Capitol Centre Retail Park
- 5 Blackpool Beach
- 6 Lytham St Annes Beach
- 7 The Lake District National Park



A well-thought-out  
**specification**

Personalise your  
new Lancet home  
Ask a sales consultant about your options.



**Homes designed for living, with a specification that offers the perfect combination of form and function.**

Benefiting from high-quality fixtures and fittings throughout, each and every home at The Copse will be finished to the same exceptional standards which you've come to expect from a Lancet home.

For those extra-special finishing touches, we offer a range of optional extras to allow you to personalise your home, ready for you to move in. Just speak to your sales executive, who will be able to show you our full range of optional extras.



## Find out more

For more information about The Copse, please get in touch with us.

### See the show home

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Protection for new-build home buyers

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