DEVELOPMENTS BY

OneVision HOUSING

WOODBRIDGE GREEN



WOODBRIDGE GREEN

Welcome to Woodbridge Green in Lea, a beautiful collection of one, two, and three bedroom homes brought to you by One Vision Housing. Located in the popular area of Preston, these properties offer far more than your average new build.

Whether you're stepping onto the property ladder for the first time or needing more space for a growing family, these homes have been built to last and thoughtfully designed with your modern lifestyle in mind.

Set within a welcoming neighbourhood, each property boasts plenty of character. A unique mix of traditional brick and modern render exteriors come together to create a charming and vibrant street scene. Inside, you'll discover spacious, contemporary layouts that give you and your family more room to live, relax, and grow.

Finished to an exceptionally high specification throughout, you can expect premium touches without the extra cost. Fully integrated kitchen appliances and stunning bi-fold doors are already included as standard, ready for you to enjoy from day one.



WOODBRIDGE GREEN
THE AREA

Woodbridge Green, Lea Road,
Lea, Preston, PR4 0RA

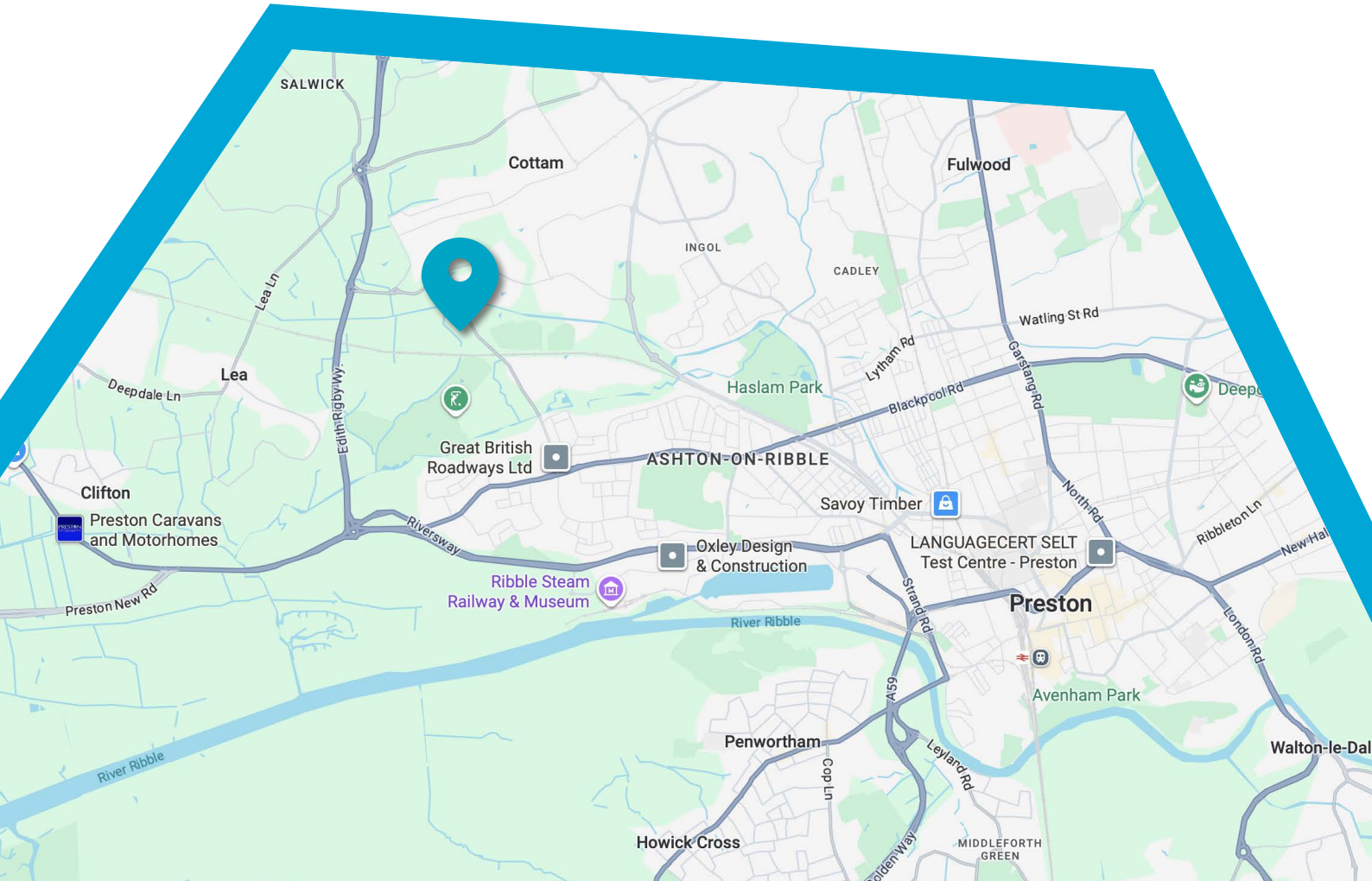
Woodbridge Green is situated in the popular area of Lea and offers an exceptional lifestyle. It provides the perfect balance of peaceful rural living and vibrant city life. The development sits on the beautiful outskirts of Preston so you can enjoy the charm of the countryside while being just five miles from the bustling city centre.

This community-focused area has everything you need right on your doorstep. Local conveniences include a post office and a shop alongside a nearby Starbucks and welcoming pubs like Lea Gate. The location is also perfect for anyone who loves the outdoors. You have easy access to the famous Preston Guild Wheel. This 21-mile greenway surrounds the city and offers beautiful walking and cycling routes to help you enjoy nature.

The development is highly convenient for commuters. Superb road links via the nearby M6 and M55 motorways make travelling across the North West simple. All of this makes Woodbridge Green a truly ideal location to settle down and raise a family.

Amenities

- Cottam Primary School: 1.5 miles
- Archbishop Temple School: 3.5 miles
- Royal Preston Hospital: 4.0 miles
- Preston City Centre: 5.0 miles



WHY ONE VISION HOUSING?
HOUSING SPECIALISTS

One Vision Housing is an award-winning housing provider with over 14,400 homes across the North West.

Operating as a not-for-profit organisation, we believe in providing good quality, affordable homes and help to create thriving and inclusive communities.

From the moment you choose your new OVH home, until you move in, we'll support you every step of the way to make the process as easy and enjoyable as possible.



SHARED OWNERSHIP EXPLAINED

What is Shared Ownership?

Shared Ownership is a scheme that will enable you to buy a share of your home – meaning a smaller mortgage and a reduced deposit.

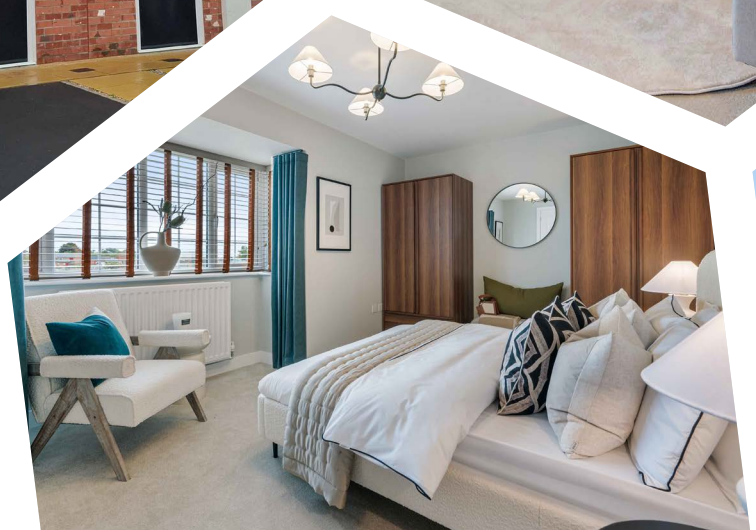
Initially, shares will be available from 10% to 75% of the property value, depending on affordability.

After your first share purchase, you can then either gradually increase your shares over time (this is called staircasing) or purchase the remaining shares outright.

For more details on our Rent to Buy and Shared Ownership schemes, please visit **ovh.org.uk/buy**











THE FRASER
THREE BEDROOM HOUSE

Designed with modern living in mind, this property boasts open plan living spaces, ideal for first-time homeowners or those seeking to downsize.

The kitchen/dining area features a fully equipped U-shaped kitchen benefiting from a large window, making it bright and airy. The living room is spacious with a window and French doors, letting in lots of light and opening up to the patio area in the backyard, perfect for socialising with family and friends.

With two spacious double bedrooms, and if you don't need the third one, it could easily be turned into a fun home office or play area. In the bathroom, there's a luxurious double-ended bath with a shower overhead, featuring chic Porcelanosa tiles and modern white fixtures.

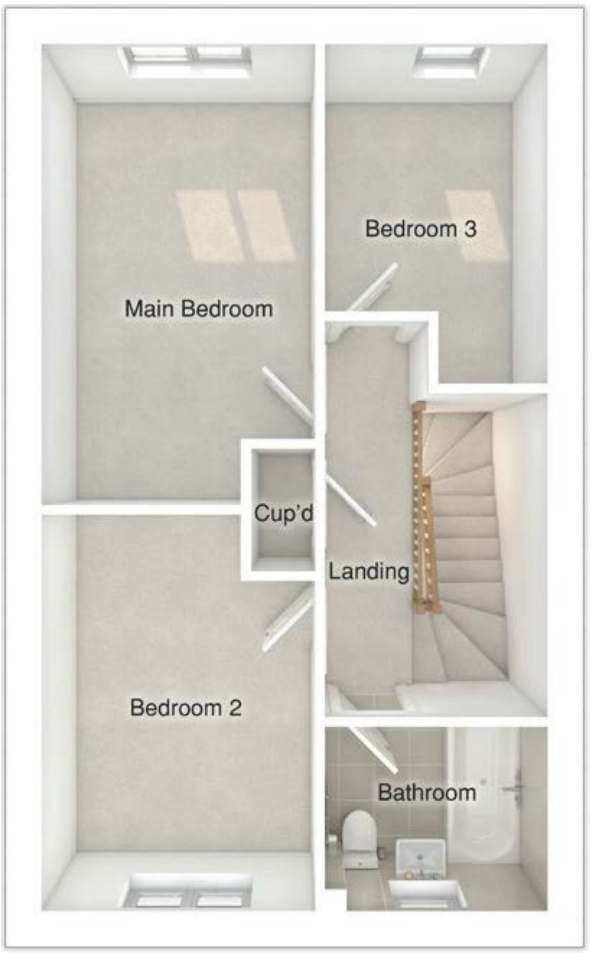
Externally, you've got an inviting front door canopy and a block paved driveway, adding to its curb appeal.

Features

- 816 sqm
- Light and airy lounge with French doors
- Open plan kitchen/dining area
- Integrated kitchen appliances
- Turfed garden with paved patio
- Block paved driveway parking

THE FRASER
FLOOR PLAN





Room sizes

Ground Floor

Living Room: 15'-4" x 10'-3
Kitchen/Diner: 8'-3" x 15'-8"

First Floor

Bedroom 1: 8'-3" x 13'-11"
Bedroom 2: 8'-3"x 12'-0"
Bedroom 3: 6'-9" x 10'-3"

Tenure	Plots
Shared Ownership	6, 7, 8, 14, 15, 27, 46, 87, 88, 100, 101, 102, 108, 109, 116, 117, 133, 134, 139, 140



THE BAILEY
TWO BEDROOM HOUSE

Step inside The Bailey, a cleverly designed 2-bedroom home that really makes the most of open-plan living. The kitchen/dining area features a handy L-shaped kitchen with plenty of room for a four-seater dining table, plus a brilliant storage cupboard that's perfect for a pantry.

You'll love the separate lounge, which easily fits a sofa and a comfy chair. With French doors and a window, this room is flooded with natural light and seamlessly extends your living space out to the garden. There's also a convenient downstairs WC.

Upstairs, the main bedroom is generously sized with space for fitted wardrobes and even a dressing table. The bathroom is a real treat, featuring a stylish double-ended bath complete with an over-bath shower and gorgeous designer Porcelanosa tiles. You'll also find an extra built-in cupboard on the landing for all your storage needs.

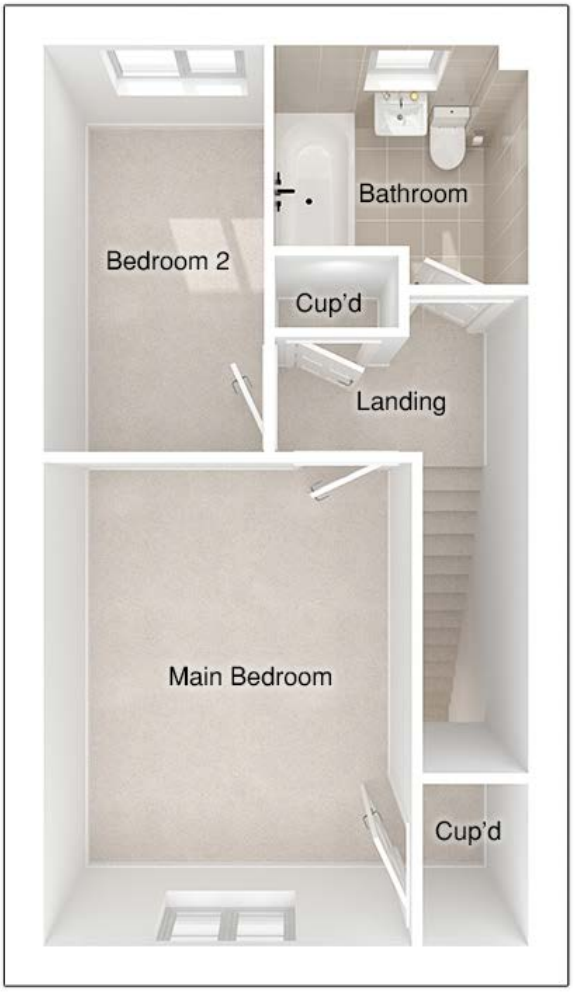
Outside, The Bailey truly stands out with its characterful features like a front door canopy and other eye-catching details, including a block-paved driveway. The garden comes complete with turf, a paved patio area, and fencing for that extra bit of privacy.

Features

- Formal lounge with French doors to the garden
- Integrated hob, oven and extractor
- Spacious main bedroom
- Double ended bath with over bath shower
- Driveway parking

THE BAILEY
FLOOR PLAN





Room sizes

Ground Floor

Lounge: 13'-5" x 9'-1"
Kitchen/Diner: 9'-11" x 15'-8"

First Floor

Main Bedroom: 10'-2" x 13'-5"
Bedroom 2: 6'-2" x 11'-3"

Tenure	Plots
Shared Ownership	135, 136, 137, 138



THE BELFORD
ONE BEDROOM APARTMENT

The Bedford is the perfect home for first-time buyers looking to step onto the property ladder or anyone wanting to downsize to a more manageable space.

Inside you will find a bright and spacious open-plan layout. The combined lounge, dining and kitchen area provides a fantastic central hub for relaxing or entertaining guests.

The property features a generously sized master bedroom designed to be a peaceful retreat. Off the central hallway there is a modern bathroom and handy built-in storage cupboards to help keep your new home completely clutter-free.

Built to high standards with modern living in mind, The Bedford offers a comfortable and practical lifestyle from the moment you move in.

Features

- Spacious open-plan kitchen, dining and lounge area
- Generously sized master bedroom
- Modern central bathroom
- Convenient built-in hallway storage
- Ideal for first-time buyers or downsizers

THE BELFORD
FLOOR PLAN



Ground Floor Layout
(Approved Document M4(2) &
NDSS Standards Compliant)



First Floor Layout

Room sizes

Ground Floor Apartment

Open Plan Living/Kitchen/Diner: 6.68m x 3.74m
Bedroom: 3.78m x 3.41m

First Floor Apartment

Open Plan Living/Kitchen/Diner: 6.68m x 3.99m
Bedroom: 3.78m x 3.66m

Tenure	Plots
Shared Ownership	10, 11, 12, 13, 16, 17, 18, 19

Customers should note that all plans and images are for illustrative purposes only. All dimensions indicated are approximate and any furniture layout is for illustrative purposes also. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot, if you are unsure or for further clarification, please speak to a member of our Sales Team for more information.

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