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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 29th September 2026



ROUND WOOD, PENWORTHAM, PRESTON, PR1

Roberts & Co

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• **Prestigious 5-Bedroom Detached Family Home | Approx. 2,200 sq ft • Extended Over Two Floors | West-Facing Rear Garden • Golf Club Outlook | Double Garage | Sought-After Penwortham Location**

Situated in one of Penwortham's most desirable locations, this impressive five-bedroom detached family home offers approximately 2,200 sq ft of spacious and versatile accommodation, having been thoughtfully extended over both floors.

A real highlight is the **west-facing rear garden, which backs directly onto the golf club**, providing a lovely open outlook, excellent privacy and plenty of afternoon and evening sunshine. To the front, a generous driveway provides parking for approximately four to five vehicles and leads to a double garage.

The welcoming accommodation includes a spacious hallway, impressive bay-fronted living room with gas fire, separate dining room, further rear reception room and a dedicated home office.

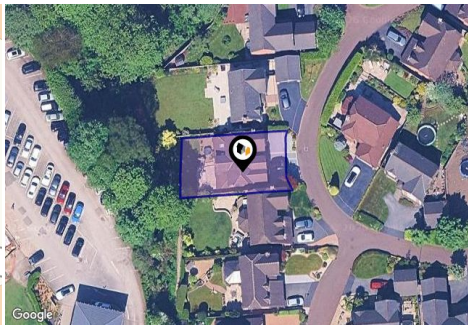
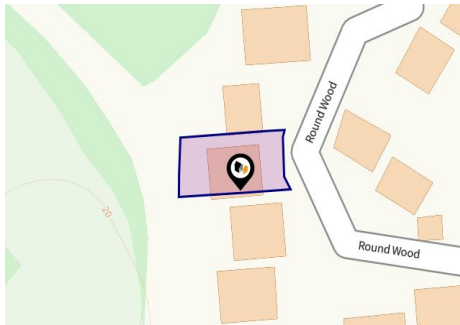
At the heart of the home is the excellent **dining kitchen**, fitted with a comprehensive range of units, double electric ovens, gas hob, integrated dishwasher and fridge. Sliding patio doors open onto the rear garden, while an additional versatile area is currently used as a gym and could easily be adapted to suit individual needs. A separate utility room adds further practicality.

Upstairs, there are **five well-proportioned bedrooms**, with the principal bedroom benefiting from fitted furniture and an en-suite. Bedrooms two, three and four are generous doubles, while bedroom five offers flexibility and fitted wardrobes. A modern family shower room completes the first floor.

The rear garden is beautifully established, with a generous patio, mature planting, raised borders and hedging, all enjoying the enviable golf club outlook.

Ideally positioned for Penwortham's excellent range of cafés, restaurants, bars, shops and everyday amenities, with well-regarded schools and convenient access to Preston and surrounding areas.

A substantial and highly versatile family home offering **five bedrooms, multiple reception spaces, impressive dining kitchen, home office, double garage, generous parking and a stunning west-facing garden overlooking the golf club** — an exceptional home in a highly sought-after Penwortham setting.



Property

Type:	Detached
Bedrooms:	5
Plot Area:	0.09 acres
Year Built :	1995
Council Tax :	Band F
Annual Estimate:	£3,528
Title Number:	LA753861

Tenure:	Freehold
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Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

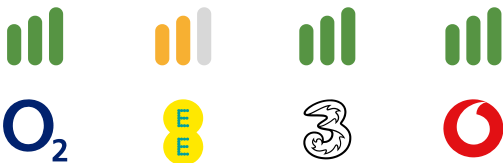
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	71 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





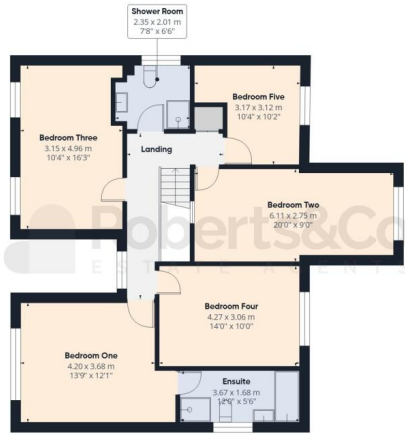




ROUND WOOD, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Approximate total area⁽¹⁾

204.4 m²
2200 ft²

Reduced headroom
0.5 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

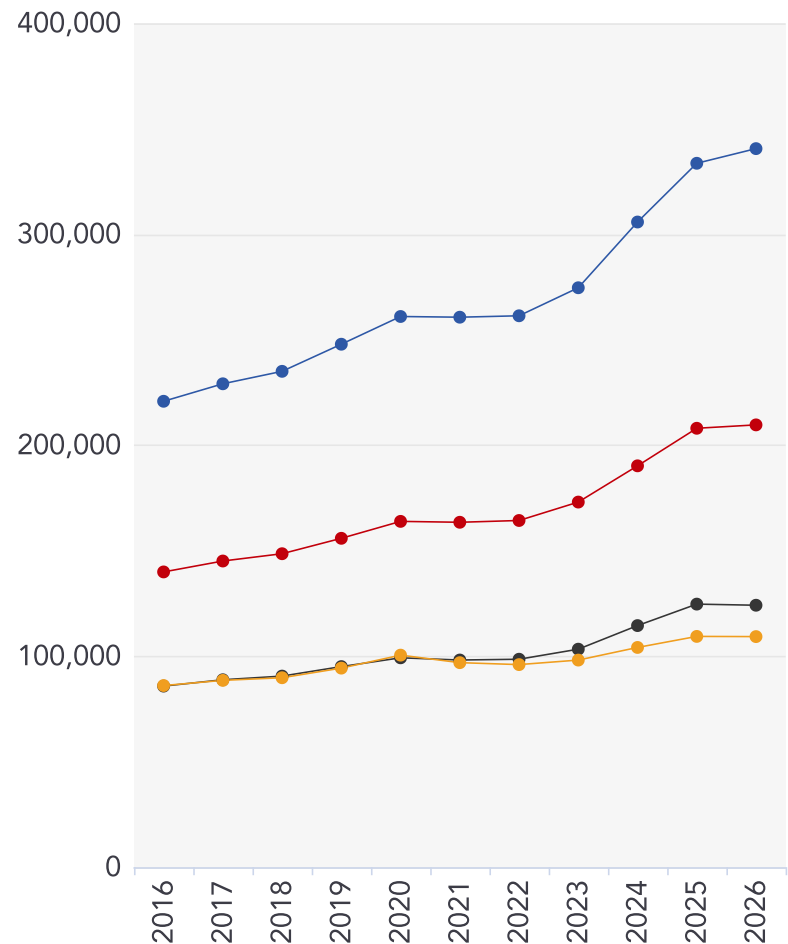
GIRAFFE360



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

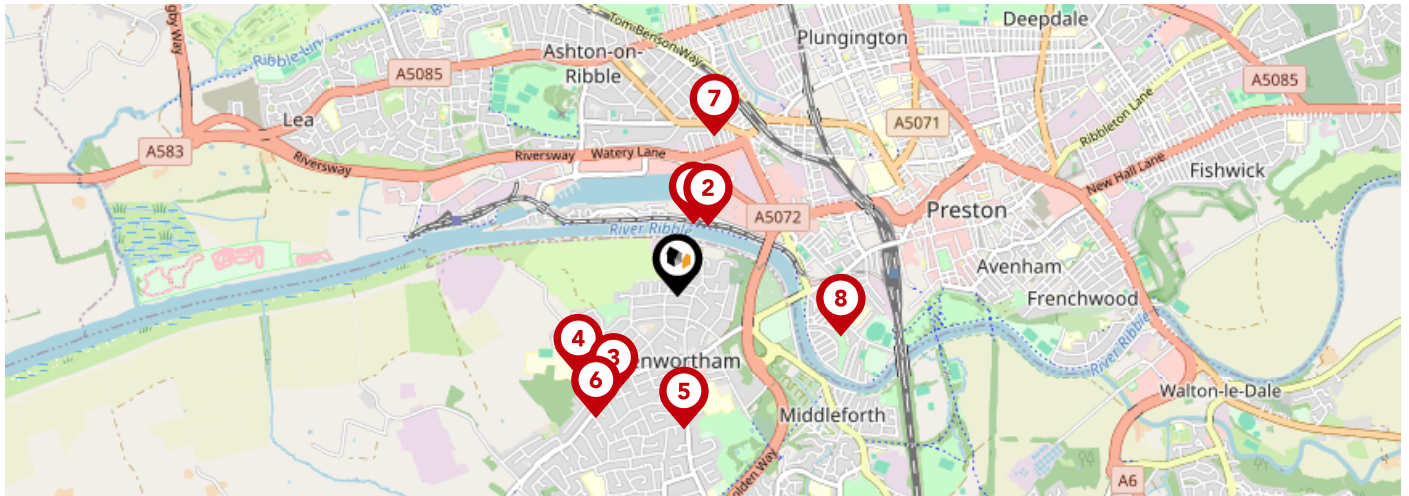
+49.8%

Terraced

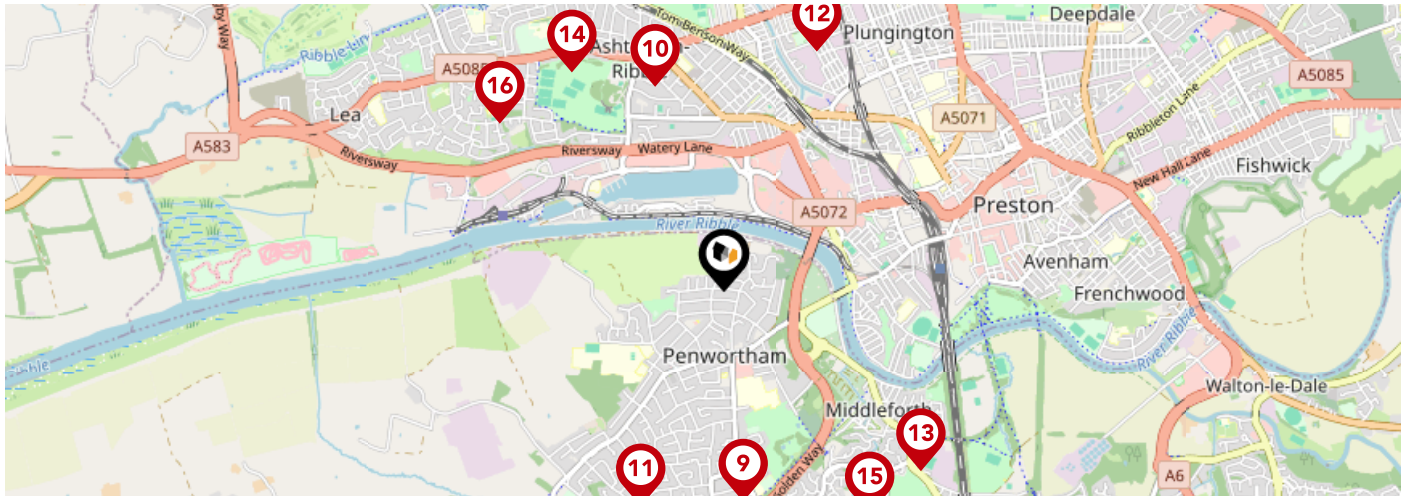
+44.66%

Flat

+26.94%



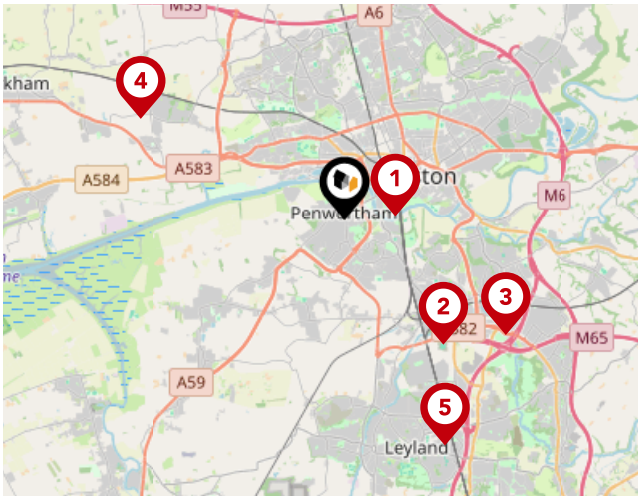
		Nursery	Primary	Secondary	College	Private
1	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.32	☐	☐	☒	☐	☐
2	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.34	☐	☐	☒	☐	☐
3	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.52	☐	☒	☐	☐	☐
4	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.56	☐	☐	☒	☐	☐
5	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.58	☐	☐	☒	☐	☐
6	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.64	☐	☒	☐	☐	☐
7	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.72	☐	☒	☐	☐	☐
8	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.92	☐	☒	☐	☐	☐
10	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:0.94	☐	☒	☐	☐	☐
11	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:1.01	☐	☒	☐	☐	☐
12	The Roebuck School Ofsted Rating: Good Pupils: 334 Distance:1.13	☐	☒	☐	☐	☐
13	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.17	☐	☒	☐	☐	☐
14	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:1.17	☐	☐	☒	☐	☐
15	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.17	☐	☒	☐	☐	☐
16	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.22	☐	☒	☐	☐	☐

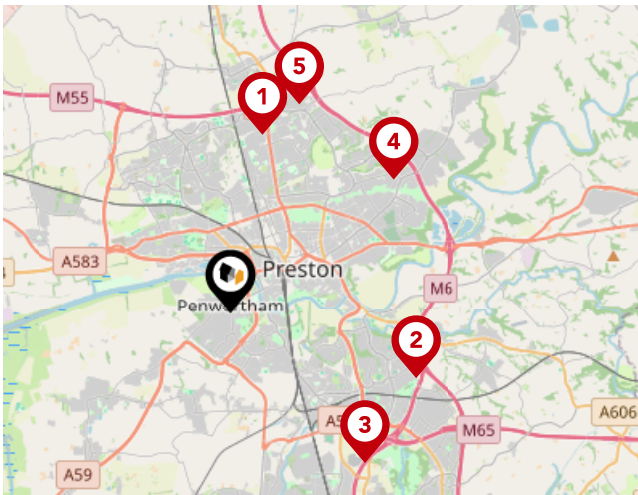
Area

Transport (National)



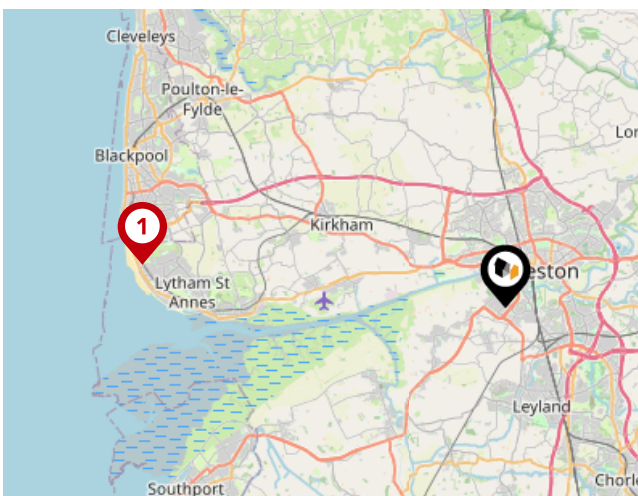
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.91 miles
2	Lostock Hall Rail Station	2.79 miles
3	Bamber Bridge Rail Station	3.47 miles
4	Salwick Rail Station	3.96 miles
5	Leyland Rail Station	4.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.16 miles
2	M6 J30	3.44 miles
3	M65 J1A	3.54 miles
4	M6 J31A	3.7 miles
5	M6 J32	3.86 miles

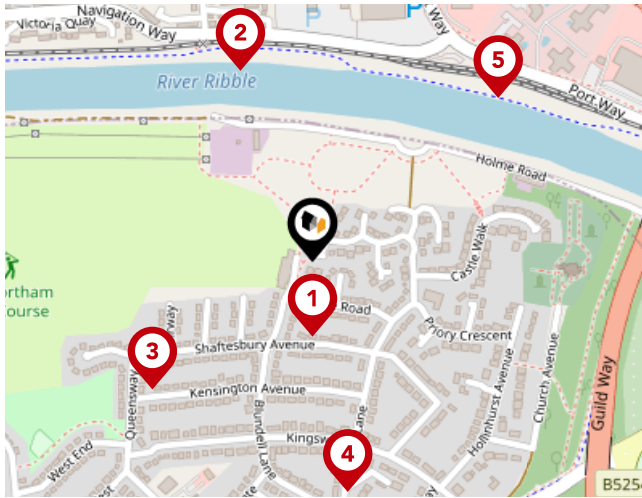


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.8 miles

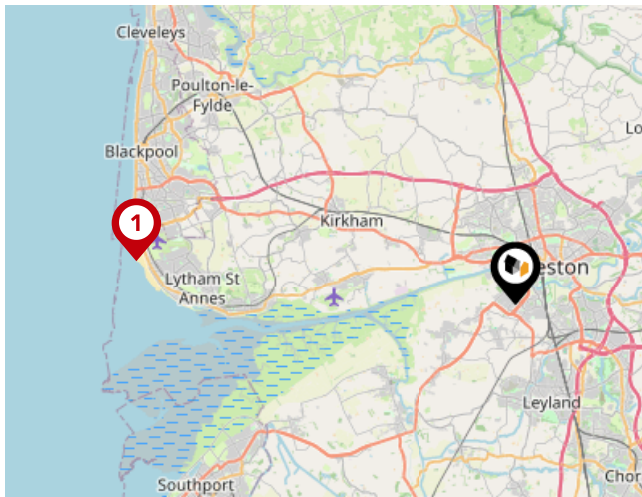
Area

Transport (Local)



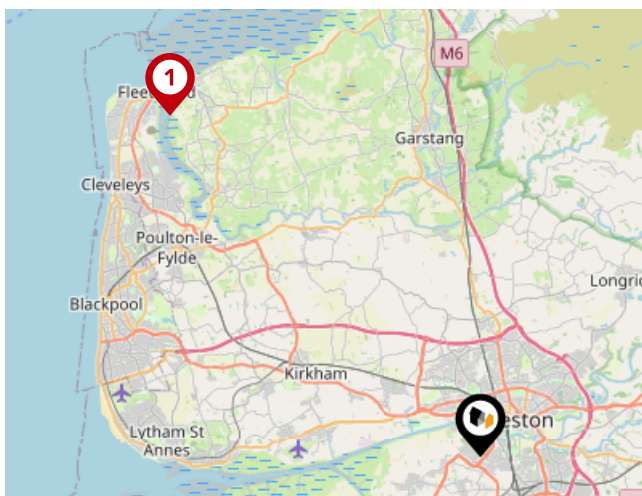
Bus Stops/Stations

Pin	Name	Distance
1	Clive Road	0.08 miles
2	Britannia Drive	0.22 miles
3	Shaftesbury Avenue	0.22 miles
4	Priory Lane	0.25 miles
5	The Pavilions	0.27 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.38 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.13 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



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/roberts_and_co_sales_lettings/

Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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