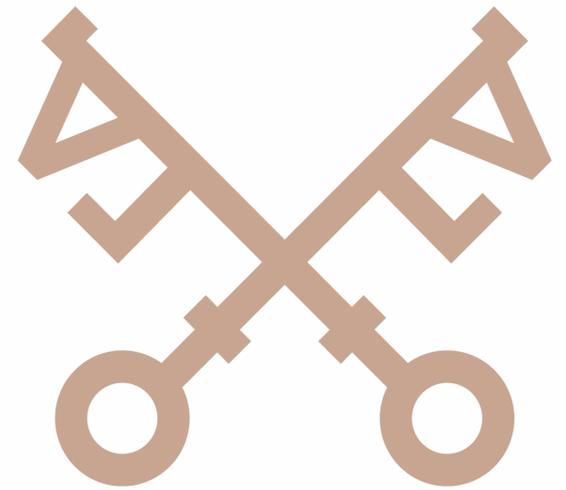




Westwood, Westbourne Drive  
Lancaster



## WESTWOOD, LANCASTER



There are houses that simply provide space—and then there are homes like Westwood, which offer a setting for a lifetime of family memories. This is a home where childhoods unfold, celebrations fill the rooms, and everyday life feels just that little bit more special.

Set back behind a deep, mature front garden and located within the sought-after Cannon Hill Conservation Area, Westwood enjoys a rare sense of privacy and calm for such a central position. It feels sheltered and peaceful, yet everything Lancaster has to offer is within easy walking distance. The railway station, city centre, shops and amenities are all close at hand, as are excellent local schools, including Lancaster Girls' Grammar School and Lancaster Royal Grammar School.

For families, it's a location that truly supports modern life. Children can walk to school and into town, and as they grow older the nearby station—with direct services to Manchester, London Euston and Edinburgh—offers independence and opportunity.



WESTWOOD



Take a closer look...



Property Type:

*Character*

*Property*

Square Footage:

*5455 sqft*

Council Tax Band:

*G*

EPC Rating:

*E*

Tenure

*Freehold*



# Why Lancaster?

SITUATED WITHIN THE CANNON HILL CONSERVATION AREA, WESTWOOD ENJOYS A LEAFY, ESTABLISHED SETTING THAT FEELS TRANQUIL AND RESIDENTIAL, YET REMAINS INCREDIBLY WELL CONNECTED. LANCASTER'S VIBRANT CULTURAL LIFE, INDEPENDENT SHOPS, RESTAURANTS AND AMENITIES ARE ALL WITHIN WALKING DISTANCE. FAMILIES BENEFIT FROM PROXIMITY TO EXCELLENT SCHOOLS, INCLUDING THE GRAMMAR SCHOOLS, AN ABUNDANCE OF HIGH QUALITY PRIMARY SCHOOLS, FAITH SCHOOLS AND LANCASTER UNIVERSITY WHICH IS IN THE TOP TEN OF INSTITUTIONS IN THE UK. THE RAILWAY STATION—JUST A SHORT STROLL AWAY—OFFERS DIRECT CONNECTIONS FOR COMMUTING, STUDY AND TRAVEL. NEARBY CANAL PATHS, THE RIVER LUNE AND SURROUNDING GREEN SPACES PROVIDE ENDLESS OPPORTUNITIES FOR OUTDOOR ADVENTURES, DOG WALKS AND FAMILY TIME IN NATURE.

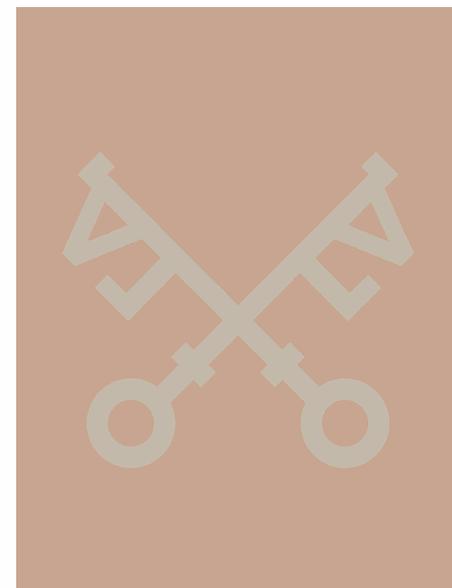
Westwood, Lancaster

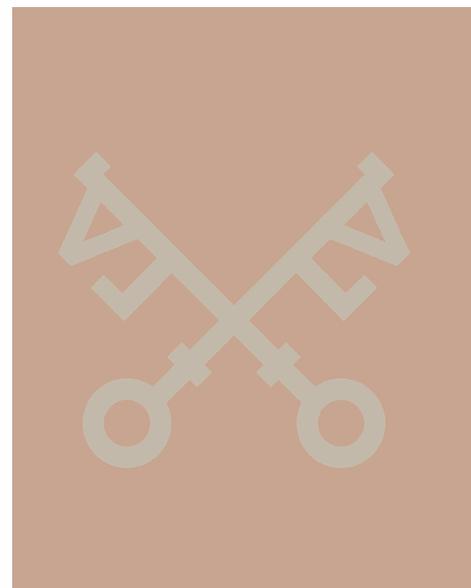




THE GARDENS WRAP AROUND THREE SIDES OF THE HOUSE, PROVIDING PRIVACY, BEAUTY AND SPACE TO PLAY. THE DEEP FRONT GARDEN SCREENS THE PROPERTY FROM THE ROAD AND CREATES A WONDERFUL SENSE OF ARRIVAL, WHILE THE PRIVATE DRIVEWAY OFFERS PARKING FOR SEVERAL CARS. TO THE SIDE, A SUNNY TERRACE BECOMES THE BACKDROP FOR SUMMER LUNCHES, BARBECUES AND EVENING DRINKS. THE REAR GARDEN SURROUNDS THE GARDEN ROOM, CREATING A GREEN AND PEACEFUL OUTLOOK AND A SAFE PLACE FOR CHILDREN TO EXPLORE, PLAY AND IMAGINE.













Zzz... 000







# WHERE CAN I FIND...



## Schooling?

Lancaster Royal Grammar School 7 Minute drive & 20 Minute Walk  
Lancaster University - 13 Minute Drive



## Somewhere Nice to Walk the Dog?

Fairfield Nature Reserve - 10 Minute Walk



## The Local Shop?

Aldi - 4 Minute Drive & 20 Minute Walk  
Spar, Willow Line - 1 Minute Drive & 5 Minute Walk



## A Refreshing Pint?

Merchants 1688 - 5 Minute Walk  
The Toll House - 15 Minute Walk



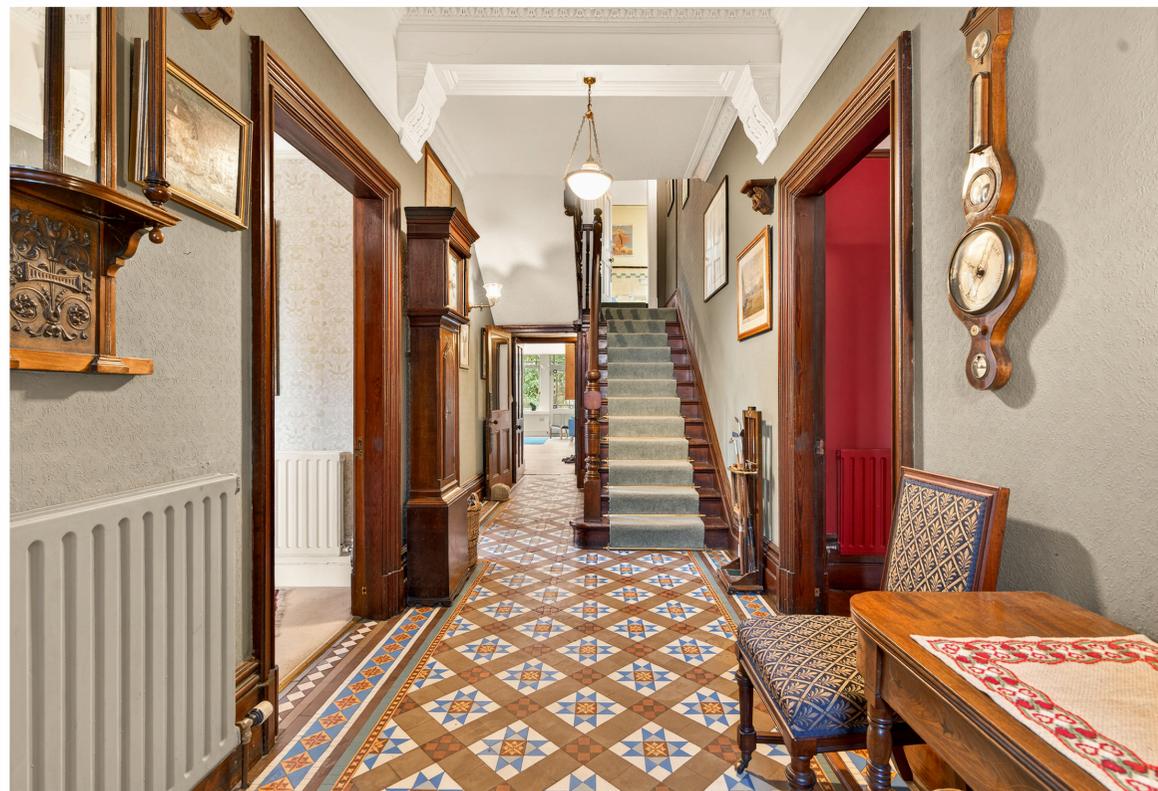
## A Delicious Meal?

Marula Monkey - 2 Minute Drive & 12 Minute Walk  
The Merchants - 5 Minute Walk



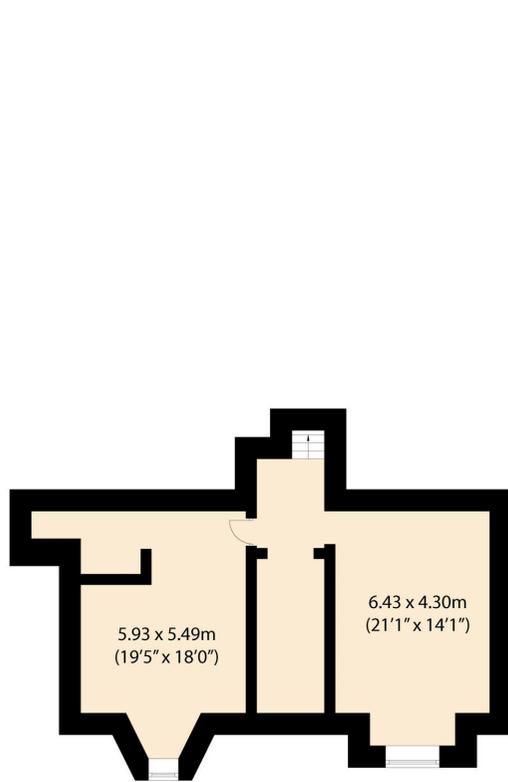
## Closest Transport Links

Bus - Pointer Stop - Right on your Doorstep  
Rail - Lancaster Station - 1 Minute Drive & 8 Minute Walk



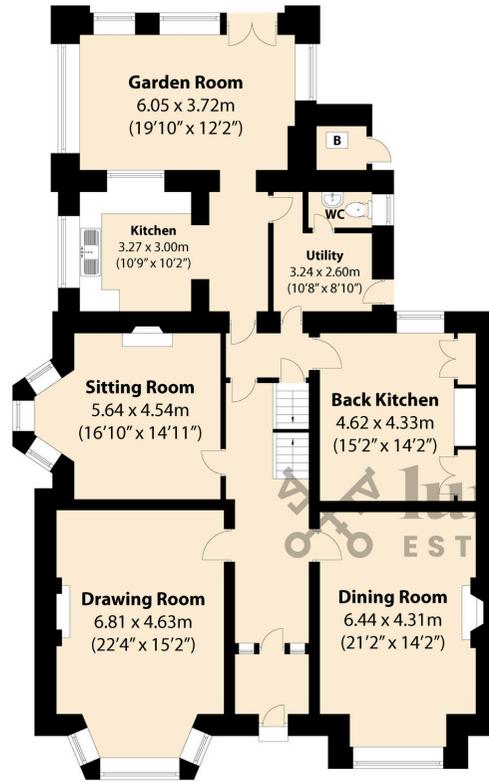
### Cellar

Approx. 71.0 sq. metres (764.3 sq. feet)



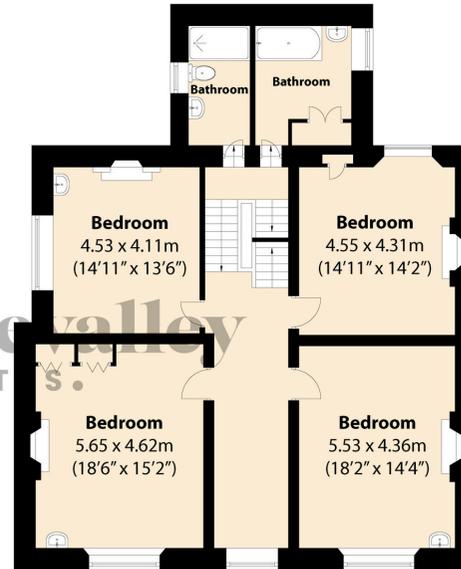
### Ground Floor

Approx. 187.2 sq. metres (2015.0 sq. feet)



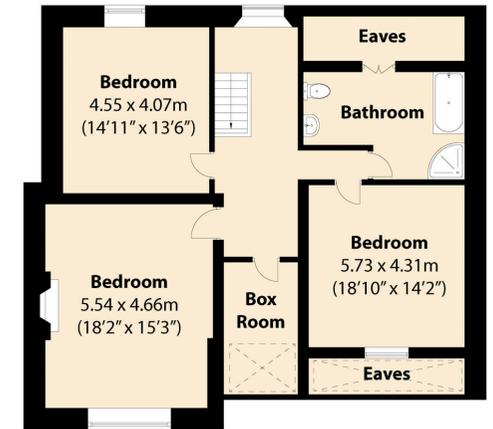
### First Floor

Approx. 136.3 sq. metres (1467.1 sq. feet)



### Second Floor

Approx. 112.3 sq. metres (1208.7 sq. feet)



Total area: approx. 506.8 sq. metres (5455.1 sq. feet)

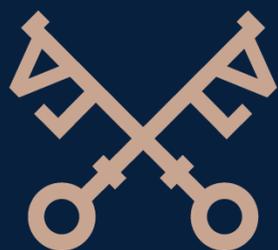
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Westwood, Westbourne Drive  
Lancaster

Westwood, Westbourne Drive, Lancaster LA1 5EE



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