



THE GRANGE
TODDINGTON



Cotswold Oak specialise in select developments throughout The Cotswolds. We take great pride in designing and building traditional homes, with a focus on quality and placemaking.



THE GRANGE
TODDINGTON

Welcome to the Grange.

This beautiful collection of 3, 4 and 5 bedroom homes is located in the Gloucestershire village of Toddington just 11 miles north of Cheltenham, between Winchcombe and Broadway, and within easy reach many of the popular landmarks that the north Cotswolds has to offer.

All of these homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.



HISTORIC LOCATION

CONNECTING TO OUTDOOR LIFE

The idyllic Cotswolds village of Toddington comprises the 'Old Town', located to the west near the church and manor, and the 'New Town' to the east where the B4077 meets the B4632. Toddington is well known for being home to the GWSR (Gloucestershire Warwickshire Steam Railway) Heritage Railway – originally built in the early 1900s to transport fruit from the Cotswolds and the Vale of Evesham – now managed by local volunteers with the narrow-gauge line running from Broadway to Cheltenham racecourse.

The area surrounding the village is still mainly agricultural with farming communities set in the unspoilt Cotswold hills and these offer endless opportunities to explore on foot, by bike or on horseback this Area of Outstanding Natural Beauty.



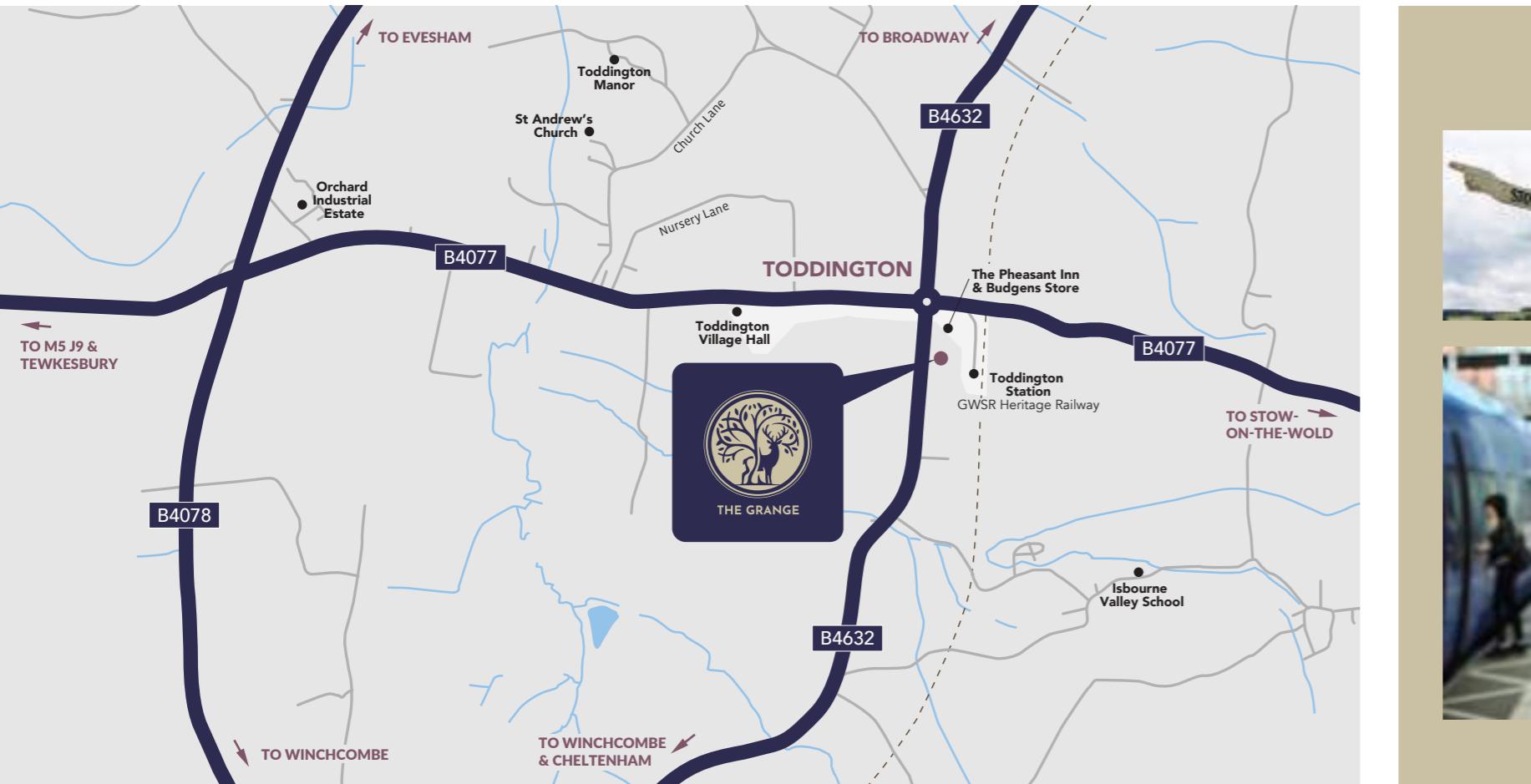
LOCAL ATTRACTIONS & SHOPPING

Apart from the church of St Andrews and village hall there is a useful Budgens village store and The Pheasant public house in Toddington. A wider range of shopping and eating amenities can be found in both Winchcombe and Broadway while it is only a 25-minute drive to the magnificent Regency spa town of Cheltenham with numerous shopping and entertainment options as well as a vibrant cultural scene.

The impressive historic attractions of Sudeley Castle and Gardens in Winchcombe, Stanway Water Gardens, Hailes Abbey and Broadway Tower are also all right on the doorstep.

EDUCATION OPTIONS

There are some excellent primary schools in the area including Isbourne Valley School, just a mile away, plus Winchcombe C of E Primary and Sedgeberrow C of E First School. The closest secondary is the popular Winchcombe School while there are a host of excellent grammar and independent schools in Cheltenham.



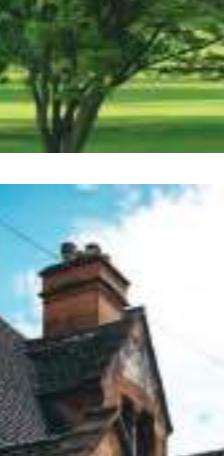
| TRAVEL DISTANCES FROM THE GRANGE | |
|-------------------------------------|------------|
| Winchcombe | 3.5 miles |
| Broadway | 6.7 miles |
| M5 junction 9 (Ashchurch) | 8.7 miles |
| Evesham | 9.3 miles |
| Tewkesbury | 10.3 miles |
| Stow-on-the-Wold | 10.8 miles |
| Cheltenham | 11.1 miles |
| Oxford | 41.0 miles |
| Birmingham Int'l. Airport | 42.6 miles |

| ASHCHURCH (FOR TEWKESBURY) STATION ~ 8.4 MILES | |
|--|-------------------------------------|
| Gloucester | 19 mins direct |
| Birmingham New Street | 42 mins direct |
| London Paddington | 2hr 20 mins (via Worcester Parkway) |

| EVESHAM STATION ~ 9.5 MILES | |
|-----------------------------|---------------------------------|
| Gloucester | 48 mins (via Worcester Parkway) |
| Birmingham New Street | 59 mins (via Worcester Parkway) |
| London Paddington | 1hr 46 mins direct |

| MORETON-IN-MARSH STATION ~ 12.7 MILES | |
|---------------------------------------|---------------------------|
| London Paddington | approx 1hr 30 mins direct |

Toddington links well with the rest of the Cotswolds including Regency Cheltenham by both road and rail.



TRANSPORT CONNECTIONS

TRAVEL OPTIONS MADE EASY

Toddington is located in the north of the Cotswolds and within easy reach of many of the popular and picturesque towns and villages the area has to offer. It's just a 5-minute drive to the nearest town at Winchcombe and then another 20 minutes on to Cheltenham. However, for traveling further afield and to connect to the national motorway network the nearest motorway is the M5 which can be accessed at junction 9 at Ashchurch, less than 9 miles away.

There are several train stations nearby, including Evesham, Ashchurch (for Tewkesbury) and Moreton-in-Marsh, with regular services to London Paddington (just 90 minutes), Birmingham and Gloucester among others.

Birmingham International is the closest airport to Bristol, East Midlands, Manchester, Luton and Heathrow airports are all around a 2-hour drive meaning international travel connections are within easy reach.



Computer generated image shows plots 21, 22 & 23

INTRODUCTION TO THE GRANGE



THE DINMORE
PLOT: 4 ~ 847 SQ FT
3-BEDROOM SEMI-DETACHED HOME



THE LAWTON
PLOTS 5 ~ 847 SQ FT
3-BEDROOM SEMI-DETACHED HOME



THE KINGSTONE
PLOT: 14 ~ 903 SQ FT
3-BEDROOM DETACHED HOME



THE BEAUFORT
PLOTS: 15 & 16 ~ 1460 SQ FT
4-BEDROOM DETACHED HOME



THE FOREMARKE
PLOT: 2 ~ 1553 SQ FT
4-BEDROOM DETACHED HOME



THE AVALON
PLOTS: 1, 3, 21, 26 & 29 ~ 1639 SQ FT
4-BEDROOM DETACHED HOME



THE ENVILE
PLOTS: 22 & 27 ~ 1750 SQ FT
5-BEDROOM DETACHED HOME



THE GROSVENOR
PLOTS: 23, 24, 25 & 28 ~ 2053 SQ FT
5-BEDROOM DETACHED HOME

There is a choice of 3, 4 and 5 bedroom homes at The Grange ranging from the compact Dinmore and Lawton, with a third bedroom that can double up as a study, through to the impressive Grosvenor with a huge kitchen/dining/family space, two additional reception rooms and a spectacular galleried landing upstairs alongside five double bedrooms.

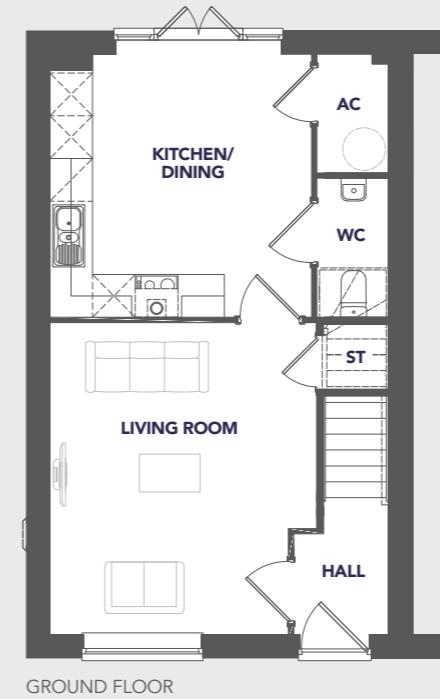




THE DINMORE
3-bedroom semi-detached home ~ plot 4

THE DINMORE

3-bedroom semi-detached home - 847 sq.ft. (78.69m²)



GROUND FLOOR

Living Room 4.41m x 3.77m 14'6" x 12'4"
Kitchen/Dining 3.72 x 3.70m 12'2" x 12'2"



FIRST FLOOR

Bedroom 1 2.95m x 2.80m 9'8" x 9'2"
Bedroom 2 3.13m x 2.72m 10'3" x 8'11"
Bathroom 2.38m x 1.73m 7'10" x 5'8"

Note: Computer Generated Illustrations are indicative only and some details may vary. All room dimensions are approximate and shown as maximums. Refer to the site layout for details of parking arrangements.
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THE LAWTON
3-bedroom semi-detached home ~ plot 5

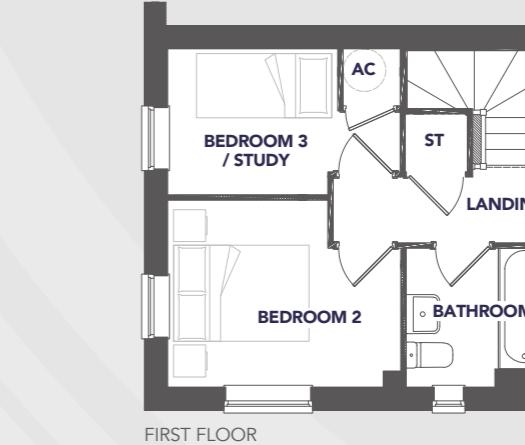
THE LAWTON

3-bedroom semi-detached home - 847 sq.ft. (78.69m²)



GROUND FLOOR

| | | |
|------------------|---------------|---------------|
| Living Room | 4.80m x 3.29m | 15'9" x 10'1" |
| Kitchen / Dining | 4.80m x 2.59m | 15'9" x 8'6" |



FIRST FLOOR

| | | |
|-------------------|---------------|----------------|
| Bedroom 1 | 2.78m x 2.75m | 9'1" x 9' |
| Bedroom 2 | 3.30m x 2.65m | 10'10" x 8'8" |
| Bedroom 3 / Study | 3.30m x 2.08m | 10'10" x 6'10" |
| Bathroom | 2.09m x 1.85m | 6'10" x 6'1" |

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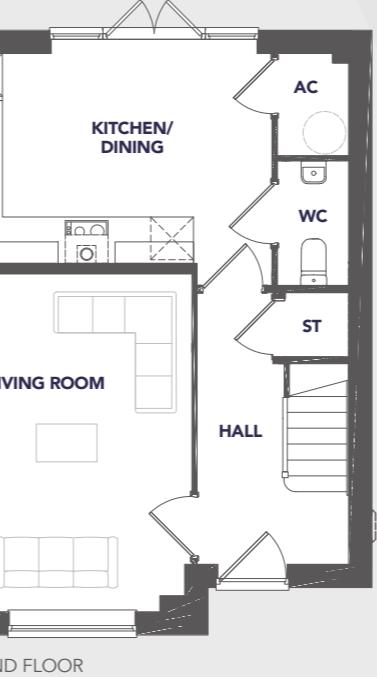


THE KINGSTONE

3-bedroom detached home ~ plot 14

THE KINGSTONE

3-bedroom detached home - 903 sq.ft. (83.89m²)



GROUND FLOOR

GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 4.79m x 3.21m | 15'9" x 10'6" |
| Kitchen/Dining | 4.41m x 3.00m | 14'6" x 9'10" |



FIRST FLOOR

FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 5.03m x 3.81m | 16'6" x 12'6" |
| Bedroom 2 | 3.14m x 2.88m | 10'4" x 9'5" |
| Bedroom 3 | 2.88m x 2.30m | 9'5" x 7' |
| Bathroom | 2.31m x 1.73m | 7'7" x 5'8" |

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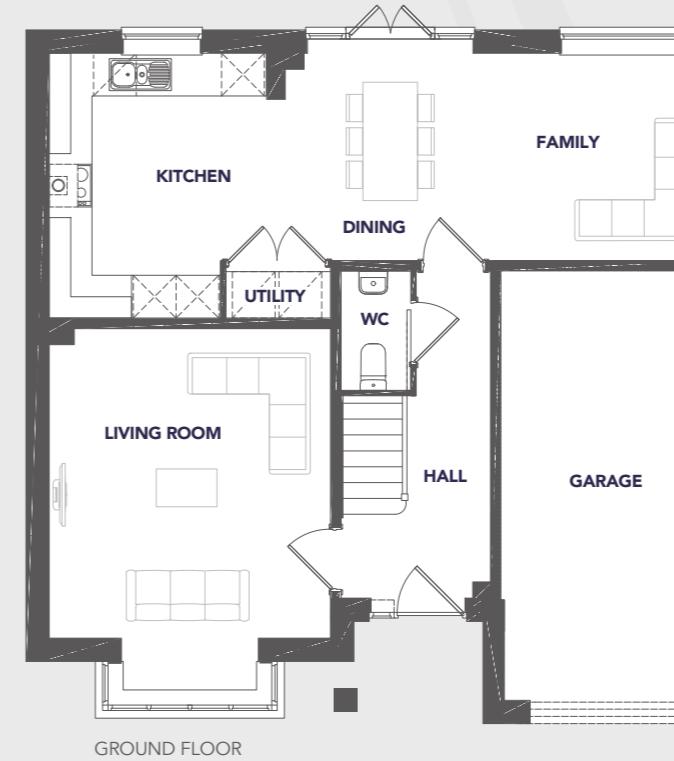


THE BEAUFORT

4-bedroom detached home ~ plots 15 & 16

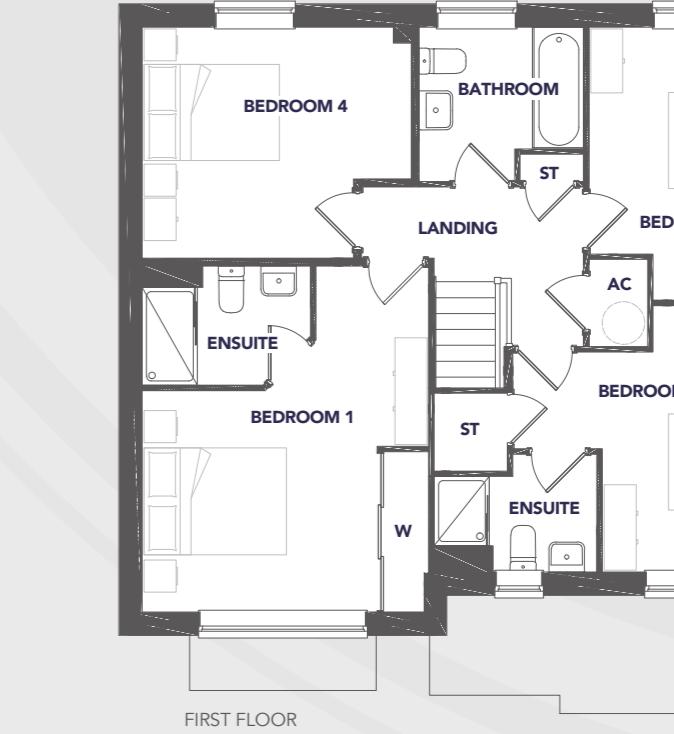
THE BEAUFORT

4-bedroom detached home - 1,460 sq.ft. (135.64m²)



GROUND FLOOR

| | | |
|---------------------------|---------------|---------------|
| Living Room | 4.40m x 4.00m | 14'5" x 13'1" |
| Kitchen / Dining / Family | 9.37m x 3.77m | 30'9" x 12'4" |



FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.88m x 4.00m | 16' x 13'1" |
| Bedroom 2 | 4.14m x 3.77m | 13'7" x 12'4" |
| Bedroom 3 | 3.86m x 3.07m | 12'8" x 10'1" |
| Bedroom 4 | 3.80m x 3.27m | 12'6" x 10'9" |
| Bathroom | 2.31m x 2.20m | 7'7" x 7'3" |

Note:
Floor plans show plots 15 & 16.

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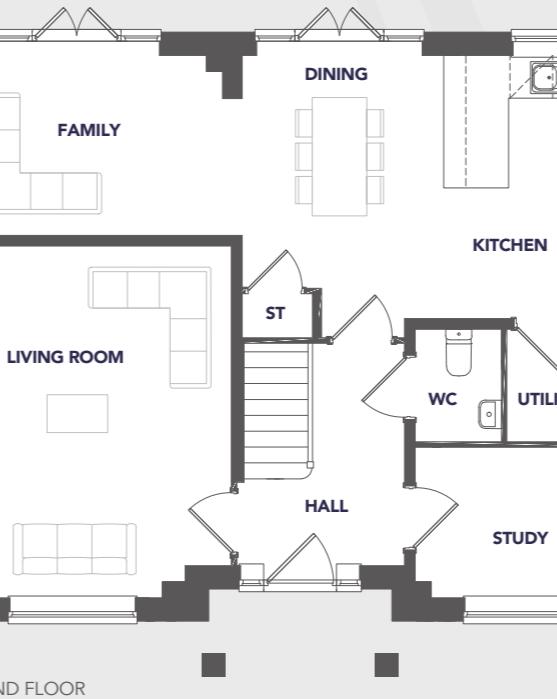


THE FOREMARKE

4-bedroom detached home ~ plot 2

THE FOREMARKE

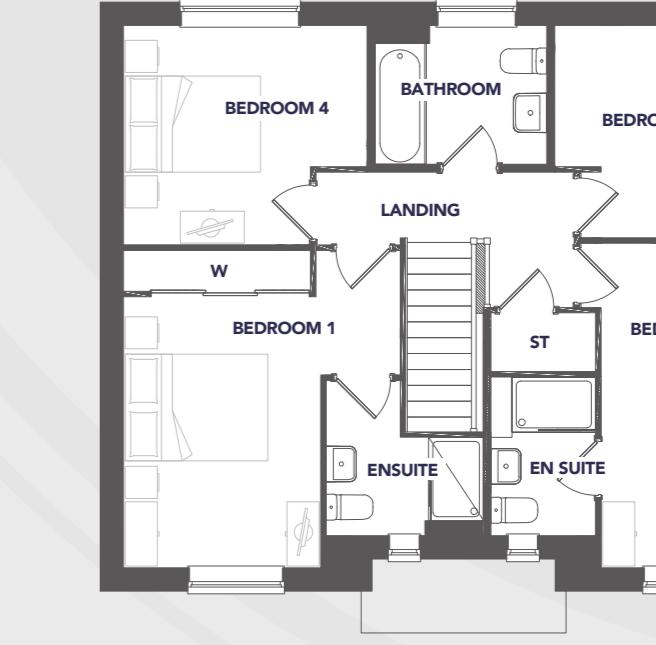
4-bedroom detached home - 1,553 sq.ft. (144.28m²)



GROUND FLOOR

GROUND FLOOR

| | | |
|---------------------------|---------------|---------------|
| Living Room | 4.99m x 3.86m | 16'4" x 12'8" |
| Kitchen / Dining / Family | 9.60m x 3.75m | 31'6" x 12'4" |
| Study | 3.21m x 2.14m | 10'6" x 7' |
| Utility | 1.90m x 1.61m | 6'3" x 5'3" |



FIRST FLOOR

FIRST FLOOR

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4.48m x 3.91m | 14'8" x 12'10" |
| Bedroom 2 | 4.58m x 3.50m | 15" x 11'6" |
| Bedroom 3 | 3.80m x 3.01m | 12'6" x 9'1" |
| Bedroom 4 | 3.45m x 3.11m | 11'4" x 10'2" |
| Bathroom | 2.40m x 1.97m | 7'10" x 6'6" |

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THE AVALON

4-bedroom detached home ~ plots 1, 3, 21, 26 & 29

THE AVALON

4-bedroom detached home - 1,639 sq.ft. (152.21 m²)



GROUND FLOOR

| | | |
|---------------------------|---------------|----------------|
| Living Room | 4.83m x 3.53m | 15'10" x 11'7" |
| Kitchen / Dining / Family | 9.42m x 4.00m | 30'11" x 13'0" |
| Study | 3.19m x 2.18m | 10'6" x 7'2" |
| Utility | 2.01m x 1.92m | 6'7" x 6'4" |



FIRST

| | |
|-----------|---------------|
| Bedroom 1 | 4.26m x 3.00m |
| Bedroom 2 | 4.33m x 3.00m |
| Bedroom 3 | 4.00m x 3.00m |
| Bedroom 4 | 3.42m x 3.00m |
| Bathroom | 2.93m x 2.00m |

Note:
Floorplan shows plots 1, 26 & 27
Plots 3 & 21 are handed.

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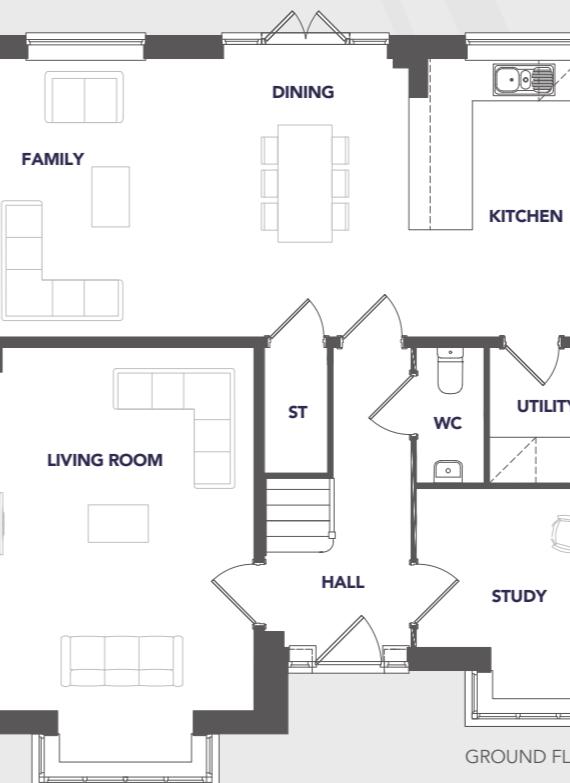


THE ENVILLE

5-bedroom detached home ~ plots 22 & 27

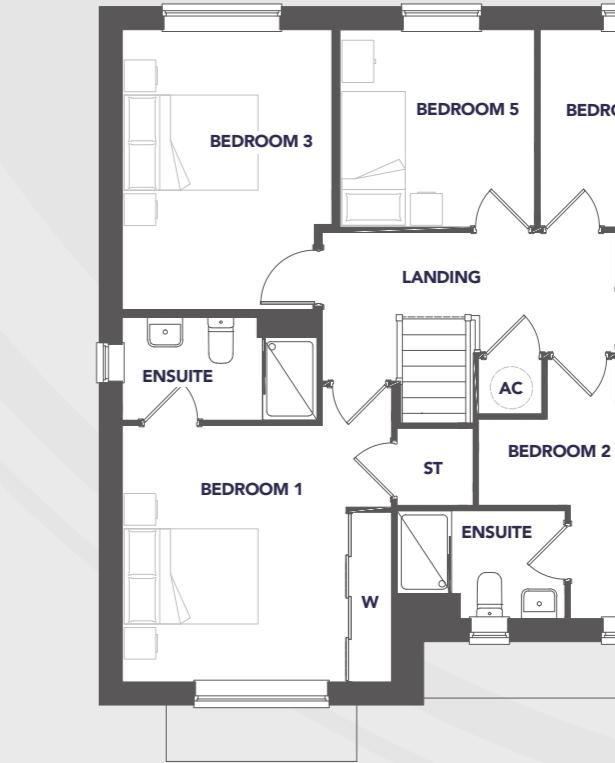
THE ENVILLE

bedroom detached home - 1,750 sq.ft. (162.58 m²)



GROUND FLOOR

| | | |
|---------------------------|---------------|----------------|
| Living Room | 5.20m x 3.82m | 17'1" x 12'6" |
| Kitchen / Dining / Family | 9.11m x 4.00m | 29'11" x 13'1" |
| Study | 2.98m x 2.28m | 9'9" x 7'6" |
| Utility | 1.95m x 1.95m | 6'5" x 6'5" |



FIRST

| | |
|-----------|-------------|
| Bedroom 1 | 4.22m x 3.8 |
| Bedroom 2 | 4.03m x 3.7 |
| Bedroom 3 | 3.99m x 3.0 |
| Bedroom 4 | 3.16m x 2.8 |
| Bedroom 5 | 2.83m x 2.7 |
| Bathroom | 2.39m x 2.0 |

Note:
Floorplan shows plots 22 &

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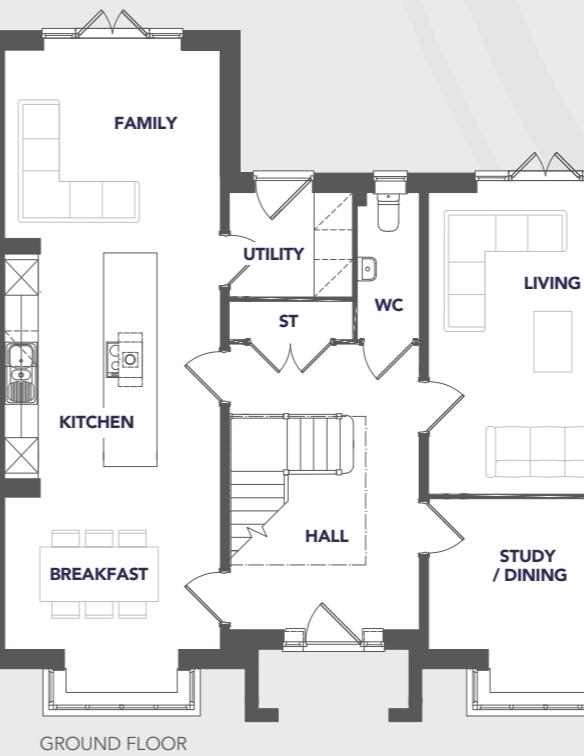


THE GROSVENOR

5-bedroom detached home ~ plots 23, 24, 25 & 28

THE GROSVENOR

5-bedroom detached home - 2,053 sq.ft. (190.73m²)



GROUND FLOOR

| | | |
|-----------------------------------|----------------|---------------|
| Living Room | 5.11m x 4.00m | 16'9" x 13'1" |
| Breakfast / Kitchen / Family Room | 10.15m x 3.69m | 33'4" x 12'1" |
| Study / Dining Room | 4.09m x 2.57m | 13'5" x 8'5" |
| Utility | 2.00m x 1.79m | 6'7" x 5'10" |



FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.96m x 3.69m | 16'3" x 12'1" |
| Bedroom 2 | 3.81m x 3.70m | 12'6" x 12'2" |
| Bedroom 3 | 3.86m x 2.63m | 12'8" x 8'8" |
| Bedroom 4 | 3.58m x 2.59m | 11'9" x 8'6" |
| Bedroom 5 | 3.06m x 2.59m | 10' x 8'6" |
| Bathroom | 2.60m x 2.37m | 8'6" x 7'9" |

Note:
Floor plan shows plots 23 & 28.
Plots 24 & 25 are heated.

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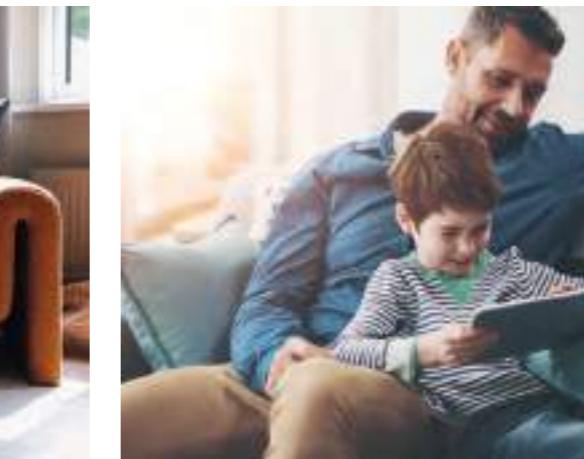
Computer generated image shows plots 1, 2 & 3



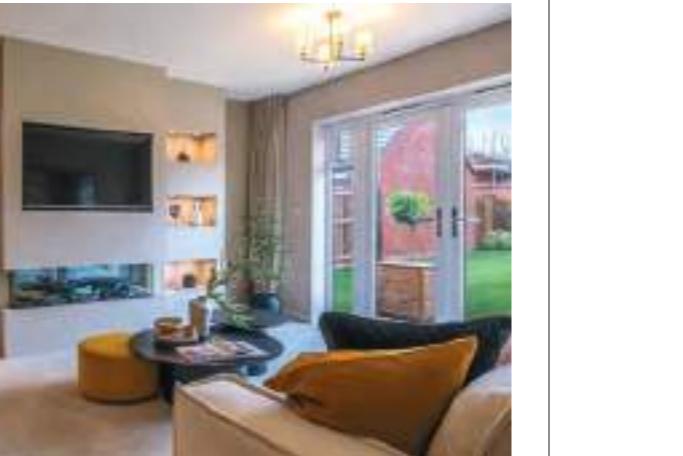
STYLISH INTERIORS FOR MODERN LIVING

The Grange is an outstanding development with an impressive specification. Built with modern living in mind - from individually designed kitchens at the heart of the home to stylish bathrooms offering a sanctuary of calm - each individual property enjoys a range of premium quality features which combine with our Signature specification to deliver truly exceptional homes.

Note: Interior pictures shown are from previous Cotswold Oak developments.



All the homes at The Grange have been crafted with quality materials to showcase the very best in design.



SUPERIOR SPECIFICATION

EXCEPTIONAL QUALITY

KITCHEN

- Fully fitted Symphony kitchen from the Gallery range
- Stone worktop with matching splashback fitted behind hob*
- Stainless steel Symphony splashback fitted behind hob
- Inset stainless steel 1.5 sink with chrome mixer tap
- Integrated AEG double oven, hood & hob
- Integrated Electrolux fridge/freezer and dishwasher
- Integrated Electrolux washer/dryer where there is no utility area/space
- Induction hob
- Karndean flooring

ELECTRICS & LIGHTING

- Under-pelmet lighting in the kitchen*
- Television points to living room and bedroom 1 where applicable
- Telephone points to living room and hallway where applicable
- Data points to living room and bedroom 1
- Downlighters to kitchen and dining, bathrooms and ensuites
- Bulkhead light to utility and cloakroom
- Pendant lighting to all other rooms

CLOAKROOM, BATHROOMS & ENSUITES

- Roca Ona wall-hung vanity unit with two drawers and contemporary Hansgrohe basin mixer to bathroom and one en-suite*

• Roca hand basin with contemporary Hansgrohe basin mixer to cloakroom

• Roca toilets with soft-closing seat

• Glass Merlyn doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer & slide rail kit, and rainwater shower head*

• Roca bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer, with Hansgrohe rainwater shower head*

• Porcelanosa tiling to include:

- Splashback behind basin in cloakroom

- Full-height Platinum tiling around bath*, and splashback behind basin in bathroom

- Full-height tiling to shower areas, and

splashback behind basin in ensuite

- Window sill tiling (where applicable)

• Heated towel rail to bathroom and ensuites

• Karndean flooring

INTERIOR AND EXTERIOR DETAILS

- Wardrobe with mirrored doors fitted to bedroom 1

• Oak faced contemporary internal doors with chrome door furniture

• Painted staircase with oak newel, caps, handrail and bottom step where possible

• Ceilings and walls painted in Dulux Timeless

• Patio area

• External tap to rear

• Mains operated doorbell

• External lights to front & rear

• External socket

• EV Charging Point

OUR SIGNATURE SPECIFICATION INCLUDES

- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel, caps and handrail where possible
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mains operated doorbell
- Mirrored wardrobes to bedroom 1
- Karndean flooring
- Roca sanitaryware
- Porcelanosa tiles





FUTURE PROOFED FOR MODERN LIVING

BUILDING SUSTAINABLE COMMUNITIES

Cotswold Oak Homes is a responsible developer that cares deeply about the effect that modern construction methods and materials can have on the environment.

We consider the levels of carbon dioxide emitted during the construction process as well as during the lifespan of each home, and by reducing our carbon emissions throughout the build we're delivering sustainable and efficient homes which are fit for the future.

Our commitment to building future proofed homes includes:

- Air Source Heat Pumps
- All homes installed with EV charging points
- Insulation below damp proof courses as per Part L Regulations
- Thermally broken energy efficient lintels *
- 500mm insulation to lofts*
- Waste water heat recovery systems to all plots
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating

* Where applicable



OUTSTANDING HOMES

CRAFTSMAN FINISH

Established in 2004, Cotswold Oak has grown over the last twenty years to become one of the most recognisable and successful construction companies in the Cotswolds and surrounding areas.

Over this time, we have delivered in excess of 250 new homes and seen families grow and flourish within a Cotswold Oak home – making memories and building futures.

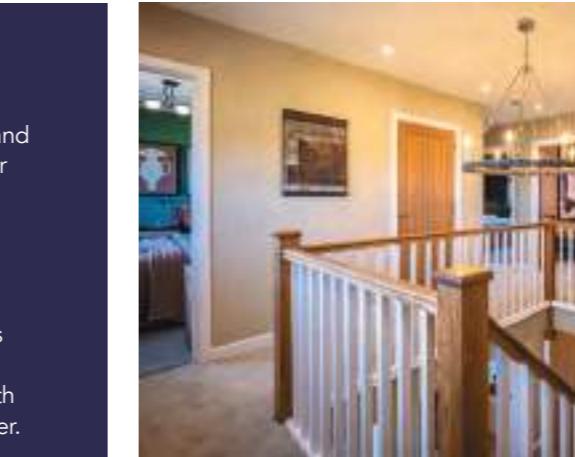


TESTIMONIAL

"First house move in 31 years and we couldn't have made a better choice than Cotswold Oak.

From our first viewing, the Cotswold Oak team have been just brilliant - from Lisa in Sales, Mark and Greg - Site Managers and onsite maintenance. The few 'snags' have been dealt with without any problem whatsoever.

We are more than happy. The house and development is just perfect for us. We would highly recommend Cotswold Oak as a developer. Our sincere thanks to all the team for making our move and new home so enjoyable."



QUALITY & CRAFTSMANSHIP

Born out of a successful Cotswold joinery business, we still craft bespoke handmade timber joinery items in our dedicated workshop using select hardwoods picked for their durability and aesthetic appearance.

Experience and skills have been gained in utilising a mix of the practice of structural oak framing using traditional techniques with modern materials.

As well as delivering outstanding homes as part of selected housing developments across the Cotswolds we are also involved in one-off bespoke construction projects working on individual buildings of outstanding quality.



THE GRANGE
TODDINGTON

Your next move to The Grange

We hope this introduction to The Grange development at Toddington has given you an insight into life in a new home from Cotswold Oak. If you have any questions or need further information, please do not hesitate to get in touch. We will be delighted to tell you more about how a new Cotswold Oak home could be your best next move.

For further information, please contact us on
sales@thegrangetoddington.co.uk





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Note: These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (i.e. $\pm 75\text{mm}$). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances, purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract and are given without responsibility on behalf of Cotswold Oak. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.



Protection for new-build home buyers

