

# Great Oldbury

Stonehouse



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## Around the local neighbourhood

- |  |  |  |
|--|--|--|
| <b>1</b> Co-op<br>GL10 3BJ                               | <b>5</b> Stonehouse Post Office<br>GL10 2NA        | <b>9</b> Stonehouse Pharmacy<br>GL10 2NA           |
| <b>2</b> Sainsbury's<br>GL5 3HG                          | <b>6</b> Maidenhill Secondary School<br>GL10 2HA   | <b>10</b> Stonehouse Football Club<br>GL10 2DG     |
| <b>3</b> Five Valleys Shopping Centre<br>GL5 1RR         | <b>7</b> Eastington Village Hall<br>GL10 3AT       | <b>11</b> Slimbridge Wetland Centre<br>GL2 7BT     |
| <b>4</b> Wycliffe College Preparatory School<br>GL10 2LD | <b>8</b> Great Oldbury Primary Academy<br>GL10 3WH | <b>12</b> Stratford Park Leisure Centre<br>GL5 4AF |

## Great Oldbury Stonehouse

A stunning collection of 1, 2, 3 and 4 bedroom homes in an exciting new community in Great Oldbury.

With its own local centre, purpose-built nursery, pre-school and Primary Academy, Great Oldbury is just a 5 minute drive from Stonehouse with its shops, pubs, restaurants, health and sports facilities. The bustling Cotswold town of Stroud, known as a haven for artists and musicians and with an impressive Farmers' Market, is about 5 miles away.

Trains run from both Stonehouse and Stroud to London Paddington, Bristol, Cheltenham, Swindon and Reading.

Junction 13 of the M5 is only one mile away giving commuters easy access to Bristol, South Wales, the M4 and north to Gloucester and Cheltenham. The A419 links the area to the A38 and Severn Valley, and east to the 'Capital of the Cotswolds,' Cirencester, a pretty 18 mile drive.

So, if you're looking for a quality new home in the glorious Gloucestershire countryside, your search ends here.

# Great Oldbury Stonehouse

## Development layout



### 4 bedroom homes

- The Mylne
- The Papworth
- The Papworth II
- The Speirs
- Sage Home

### 3 bedroom homes

- The Asher
- The Alwin
- The Becket
- Sage Home

### 2 bedroom homes

- The Cooper

### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes  
built by Linden Homes

- v** visitor space
- bcp** bin collection point
- †** timber frame construction

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



# The Asher

3 bedroom home

**Great Oldbury**

Stonehouse, Gloucestershire GL10 3FQ | 01453 358018

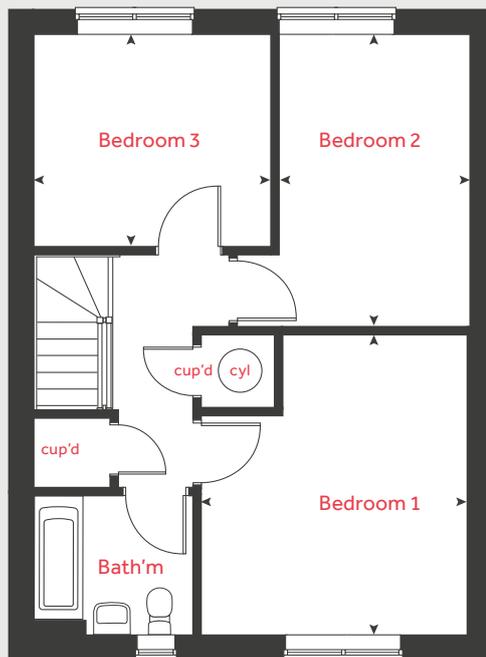
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# The Asher

3 bedroom home

## First floor



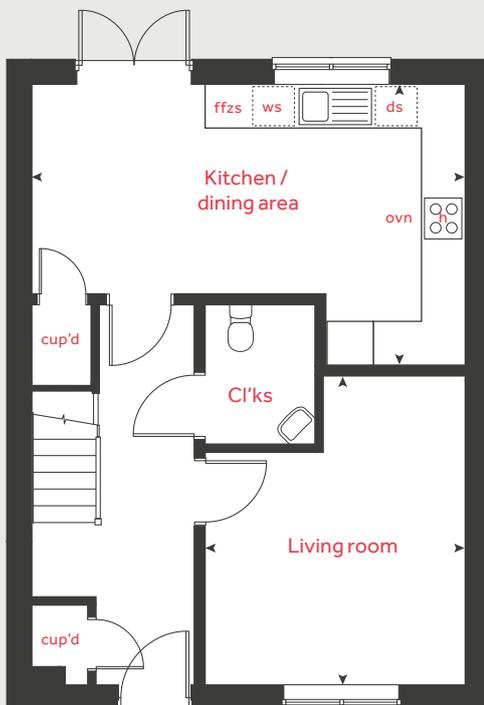
Ground floor	metres	feet / inches
Kitchen / dining area	5.71 x 3.81	18' 10" x 12' 6"
Living room	4.19 x 3.46	13' 9" x 11' 4"

## First floor

Bedroom 1	4.07 x 3.54	13' 4" x 11' 8"
Bedroom 2	3.96 x 2.57	13' 0" x 8' 5"
Bedroom 3	3.15 x 2.88	10' 4" x 9' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space	cyl	cylinder

## Ground floor



## The Asher | Part LHSTN2 |

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# The Cooper

2 bedroom home

**Great Oldbury**

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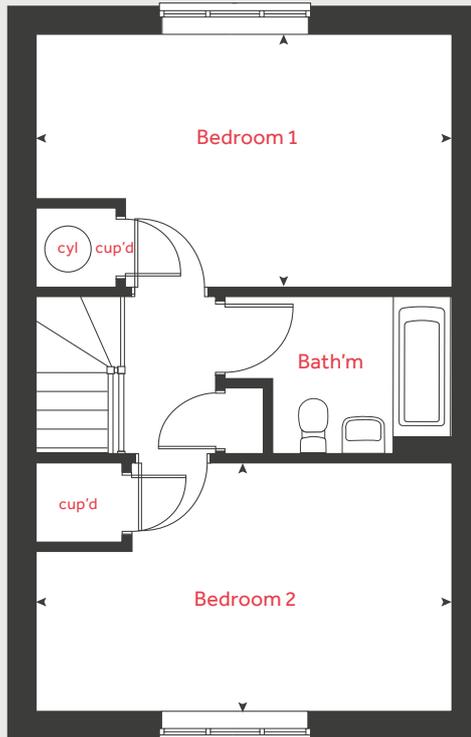
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# The Cooper

2 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.98 x 2.74	16' 4" x 9' 0"
Living room	4.85 x 3.01	15' 10" x 9' 11"

## First floor

Bedroom 1	4.96 x 3.05	16' 3" x 10' 0"
Bedroom 2	4.96 x 2.99	16' 3" x 9' 10"

<b>h</b>	hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ds</b>	dishwasher space	<b>cyl</b>	cylinder

## The Cooper | Part L HSTN2 |

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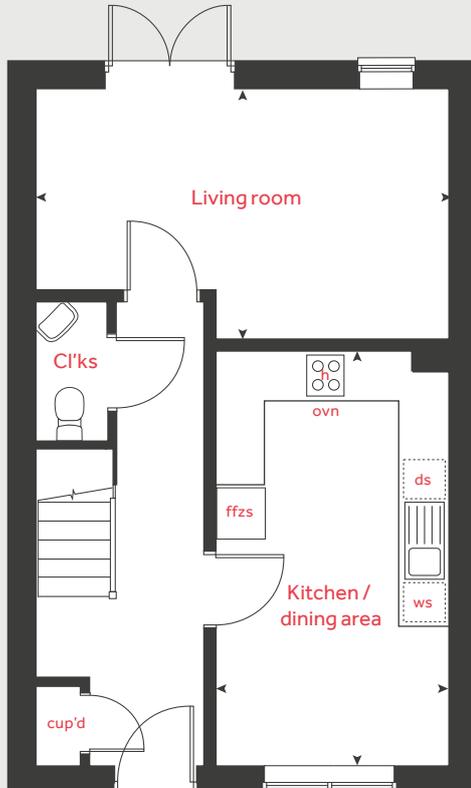
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## Ground floor



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# The Speirs

4 bedroom home

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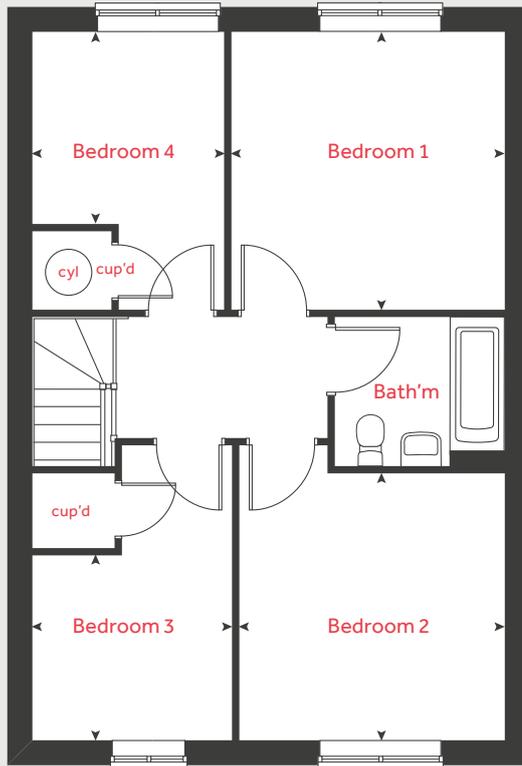
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# The Speirs

4 bedroom home

## First floor



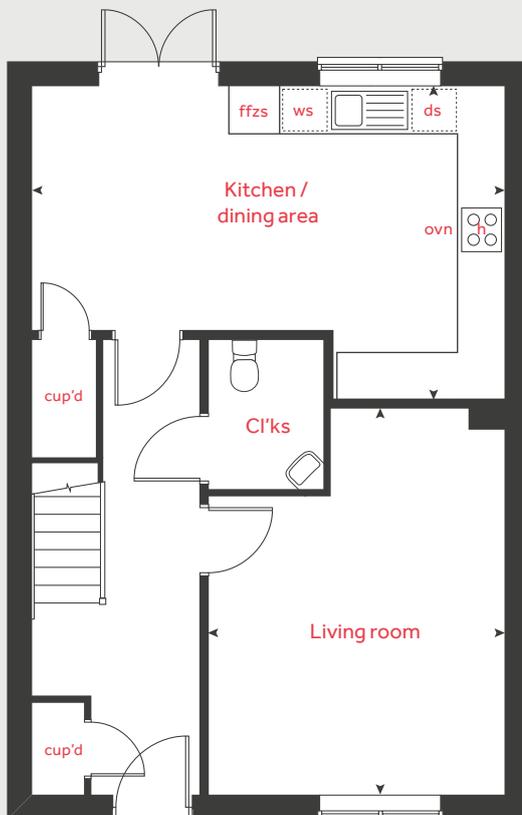
Ground floor	metres	feet / inches
Kitchen / dining area	5.97 x 3.98	19' 7" x 13' 1"
Living room	4.92 x 3.74	16' 2" x 12' 3"

## First floor

Bedroom 1	3.54 x 3.45	11' 7" x 11' 4"
Bedroom 2	3.40 x 3.35	11' 2" x 11' 0"
Bedroom 3	2.52 x 2.35	8' 3" x 7' 9"
Bedroom 4	2.44 x 2.42	8' 0" x 7' 11"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space	cyl	cylinder

## Ground floor



## The Speirs | Part L:HSTN2 |

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# The Becket

3 bedroom home

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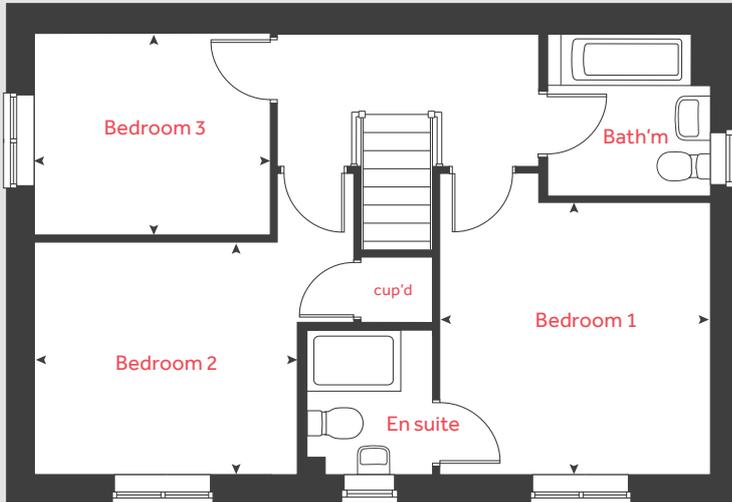
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# The Becket

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.94	18' 4" x 9' 8"
Living room	5.59 x 3.33	18' 4" x 10' 11"

### First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Becket | WSTN2 |

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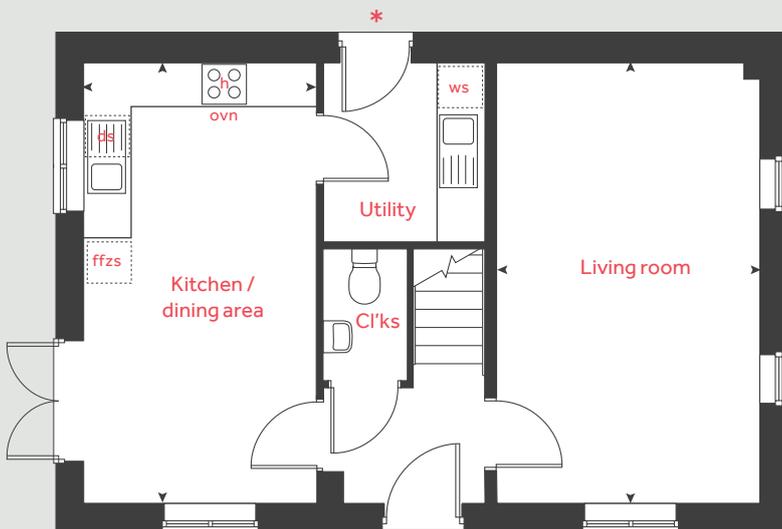
\* Door applies to selected plots only. Please see sales consultant for further details.

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### Ground floor





# The Alwin

3 bedroom home

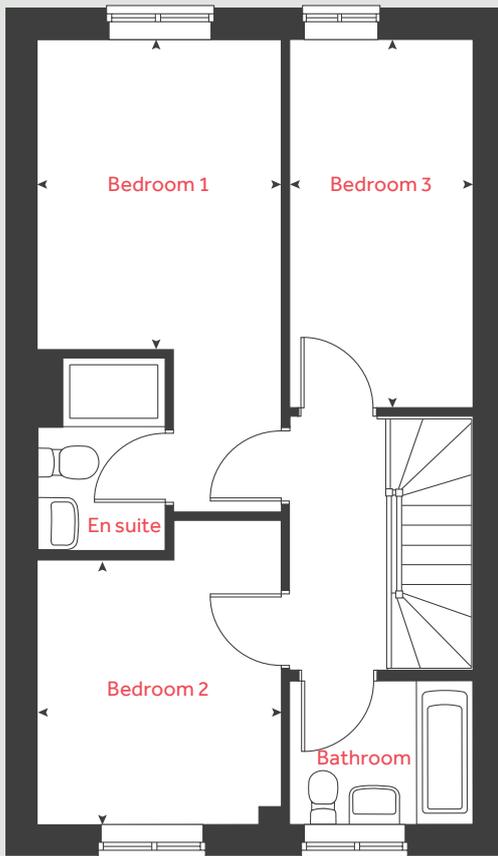
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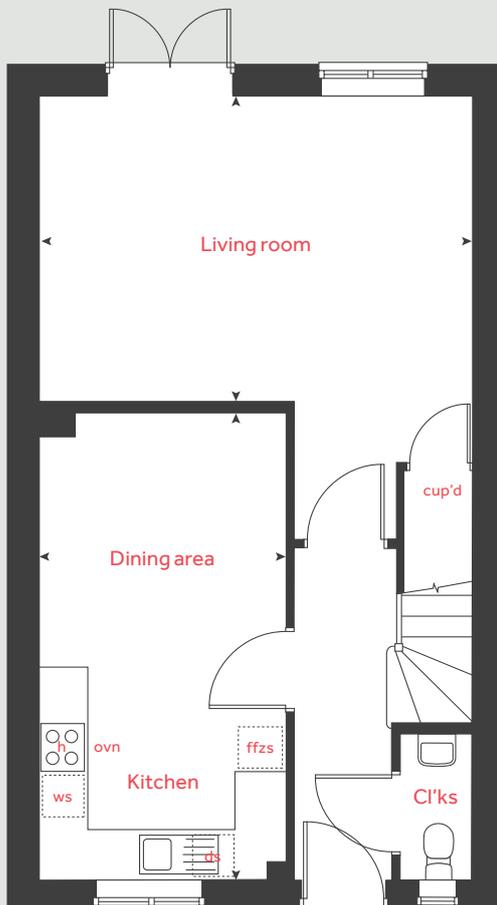
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## First floor



## Ground floor



# The Alwin

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.46 x 2.91	17' 11" x 9' 7"
Living room	5.09 x 3.63	16' 9" x 11' 11"

### First floor

Bedroom 1	3.63 x 2.86	11' 11" x 9' 4"
Bedroom 2	3.10 x 2.86	10' 2" x 9' 4"
Bedroom 3	4.34 x 2.51	14' 3" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Alwin | WSTN2 |

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# The Mylne

4 bedroom home

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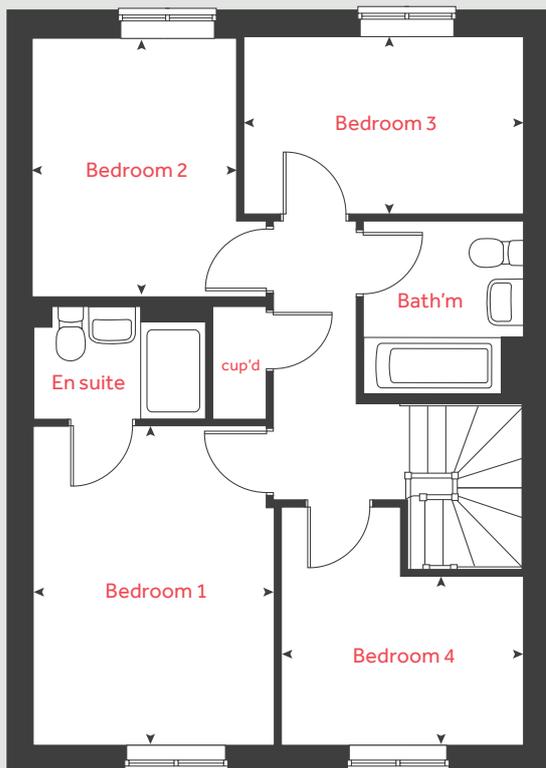
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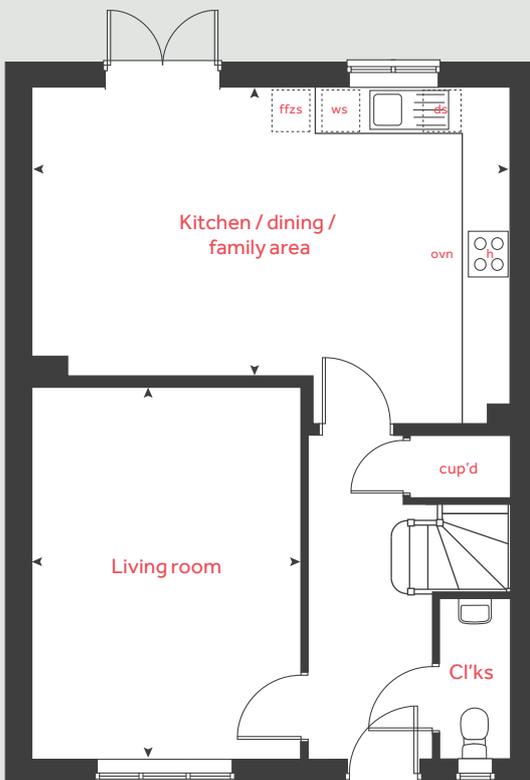
# The Mylne

4 bedroom home

## First floor



## Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.76	19' 10" x 12' 4"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.95	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Mylne | WSTN2 |

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# The Papworth

4 bedroom home

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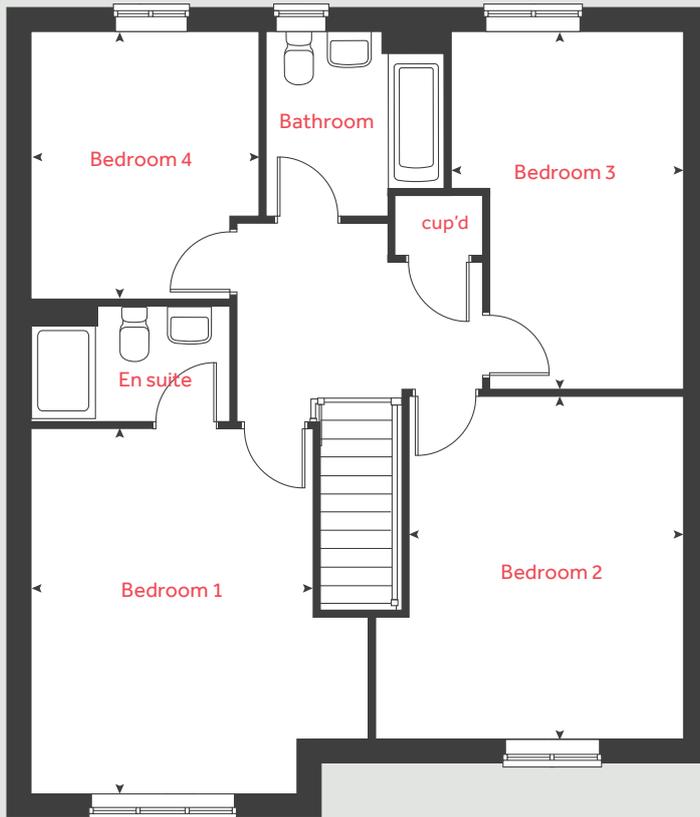
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# The Papworth

4 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	4.45 x 3.05	14' 7" x 10' 0"
Dining / family area	5.02 x 3.85	16' 6" x 12' 8"
Living room	5.51 x 3.49	18' 1" x 11' 5"
Study	2.40 x 2.36	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.55 x 3.49	14' 11" x 11' 5"
Bedroom 2	4.28 x 3.39	14' 1" x 11' 1"
Bedroom 3	4.46 x 2.87	14' 8" x 9' 5"
Bedroom 4	3.33 x 2.81	10' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Papworth | WSTN2 |

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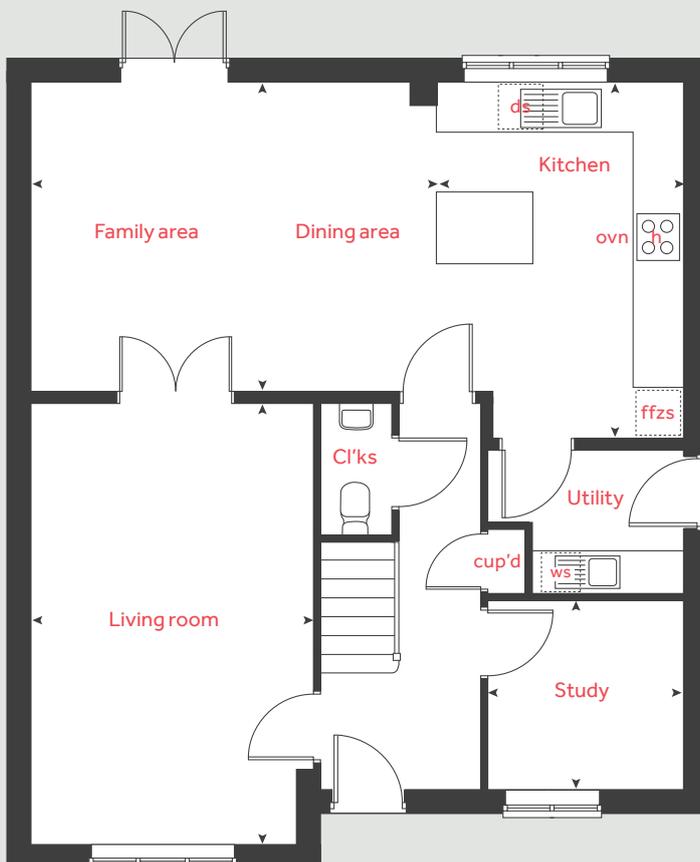
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## Ground floor



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# The Papworth II

4 bedroom home

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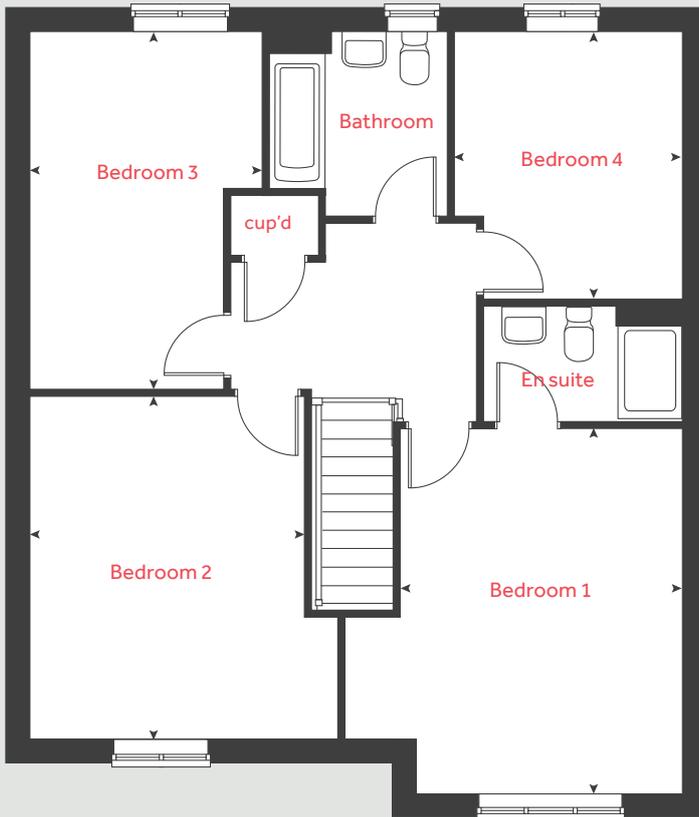
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# The Papworth II

4 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen	4.45 x 3.05	14' 7" x 10' 0"
Dining / family area	5.02 x 3.85	16' 6" x 12' 8"
Living room	5.51 x 3.49	18' 1" x 11' 5"
Study	2.40 x 2.36	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.55 x 3.49	14' 11" x 11' 5"
Bedroom 2	4.28 x 3.39	14' 1" x 11' 1"
Bedroom 3	4.46 x 2.87	14' 8" x 9' 5"
Bedroom 4	3.33 x 2.81	10' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Papworth II | WSTN2 |

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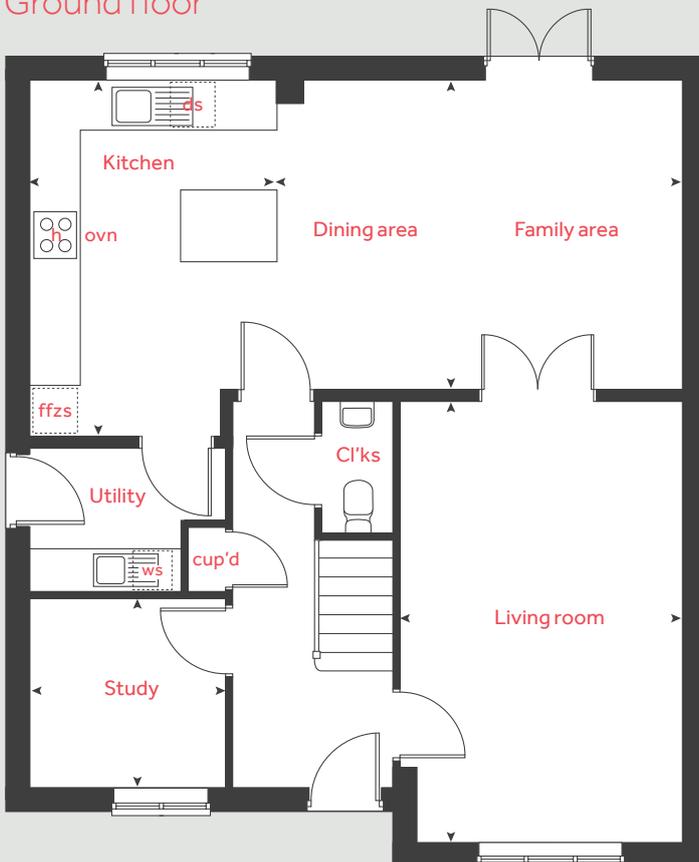
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## Ground floor



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# Specification

**Great Oldbury**

Stonehouse, Gloucestershire GL10 3FQ | **01453 358018**

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# Great Oldbury

## Stonehouse

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



### Kitchen

	2 bedroom The Cooper	3 bedroom The Asher The Becket The Alwin	4 bedroom The Mlyne The Papworth The Papworth II The Speirs
Symphony Konzept range kitchen with laminate worktop	■	■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■ ■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■ ■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■
Indesit hob (60cm) with built-in double high level oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■
White pendant light holder	■	■ ■ ■	■ ■ ■ ■
Fridge / freezer space	■	■ ■ ■	■ ■ ■ ■
50/50 fridge / freezer			■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility		■	■ ■

### Bathrooms and en suite(s)

Contemporary white sanitary ware	■	■ ■ ■	■ ■ ■ ■
Close coupled WC to cloakroom	■	■ ■ ■	■ ■ ■ ■
Low profile show tray with glass enclosure to en suite		■ ■	■ ■ ■
Shower over bath	■	■	■ ■
Handheld hair wash attachment in bathroom		■ ■	■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*		■ ■	■ ■ ■
White batten light holder	■	■ ■ ■	■ ■ ■ ■
Waste water heat recovery system	■	■ ■ ■	■ ■ ■ ■

### Doors and Windows

	2 bedroom The Cooper	3 bedroom The Asher The Becket The Alwin	4 bedroom The Mlyne The Papworth The Papworth II The Speirs
Front door with multi-point security locking system and security chain	■	■ ■ ■	■ ■ ■ ■
PVCu double glazing to windows	■	■ ■ ■	■ ■ ■ ■
Double glazed PVCu French doors	■	■ ■ ■	■ ■ ■ ■
Internal doors to be ladder door style	■	■ ■ ■	■ ■ ■ ■
Paving outside French doors and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■ ■

### General

PV solar panels		■ ■ ■	■ ■ ■ ■
White painted walls and smooth white ceilings	■	■ ■ ■	■ ■ ■ ■
TV point to lounge and family room (where applicable)	■	■ ■ ■	■ ■ ■ ■
Master telephone socket to lounge and study where applicable	■	■ ■ ■	■ ■ ■ ■
Combi-boiler with heating control and room thermostat(s)		■ ■ ■	■ ■ ■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■	■ ■ ■ ■
Air source heat pump with heating control and room thermostat(s)*	■	■ ■ ■	■ ■ ■ ■
Contemporary lantern to front door and wiring only to the rear door	■	■ ■ ■	■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■	■ ■ ■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■ ■	■ ■ ■
Power to garage (where in curtilage of the plot)			■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■ ■	■ ■ ■ ■
Electric vehicle charging point	■	■ ■ ■	■ ■ ■ ■
NHBC Buildmark cover	■	■ ■ ■	■ ■ ■ ■
First two years' customer service support from Linden Homes	■	■ ■ ■	■ ■ ■ ■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

**Vistry Cotswolds region**

Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire GL52 8GD. T: 01242 388502

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## 4 bedroom Sage Home

Homes 357-359, 368, 369, 380, 383,  
384 & 385



built  
by

Linden  
HOMES

# 4 bedroom Sage Home

Homes 357-359,  
368, 369, 380,  
383-385

Ground floor	metres	feet / inches
Kitchen / dining / family	6.04 x 3.76	19' 10" x 12' 4"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.95	12' 11" x 9' 8"
Bedroom 2	3.20 x 2.52	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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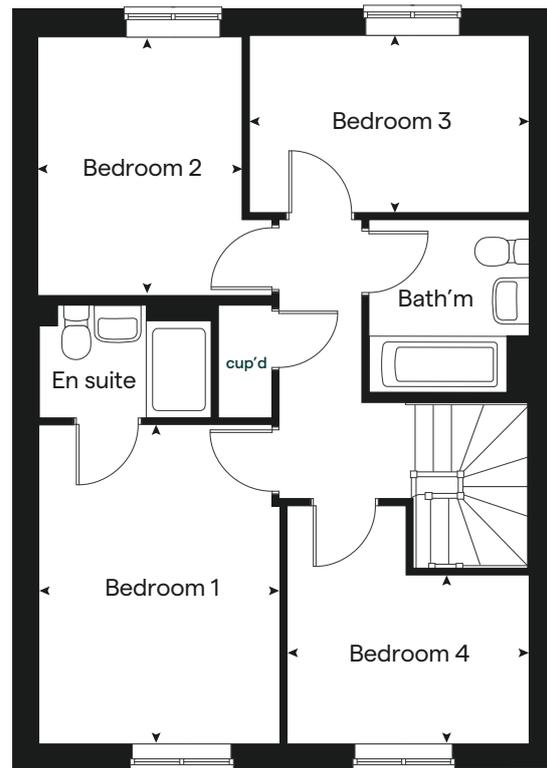
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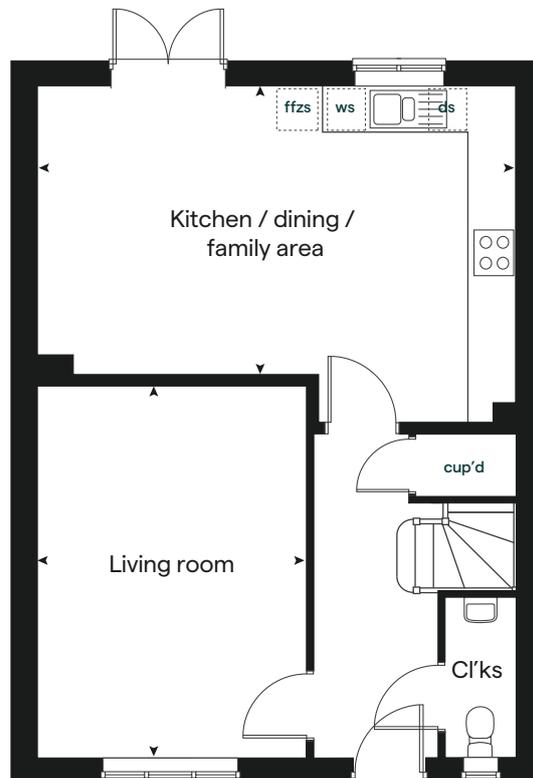
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**Linden**  
HOMES

## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 362-366, 381, 392 & 393



built  
by

Linden  
HOMES

# 3 bedroom Sage Home

Homes 362-366,  
381, 392 & 393

Ground floor	metres	feet / inches
Kitchen / dining area	5.46 x 2.91	17' 11" x 9' 7"
Living room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.63 x 2.86	11' 11" x 9' 4"
Bedroom 2	3.10 x 2.86	10' 2" x 9' 4"
Bedroom 3	4.34 x 2.51	14' 3" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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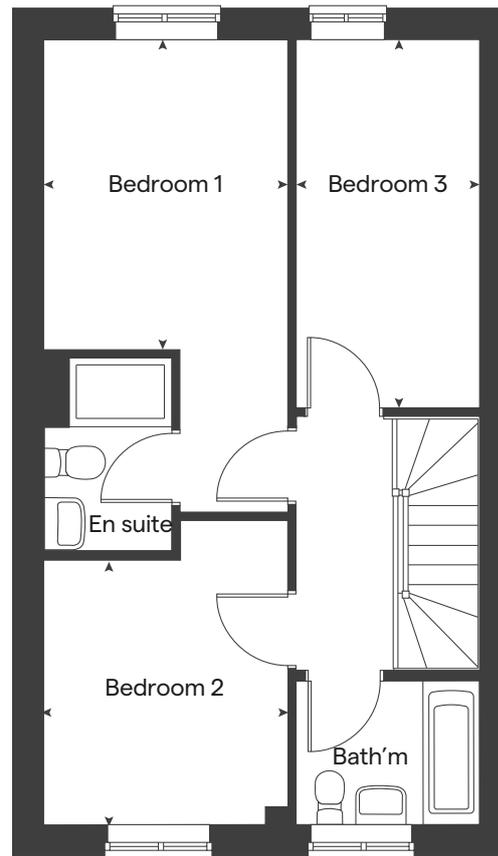
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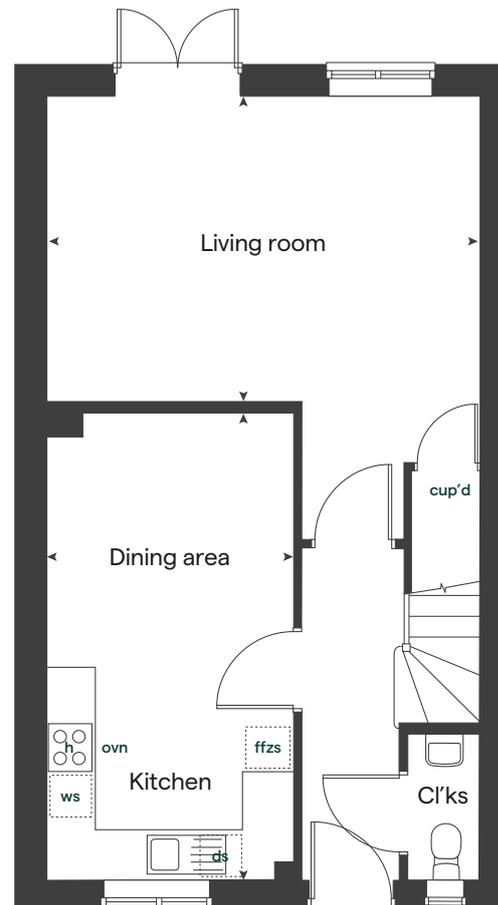
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## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 356, 367, 370, 371, 379,  
389, 390 & 391



built  
by

Linden  
HOMES

# 3 bedroom Sage Home

Homes 356, 367,  
370, 371, 379,  
389, 390 & 391

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.94	18' 4" x 9' 8"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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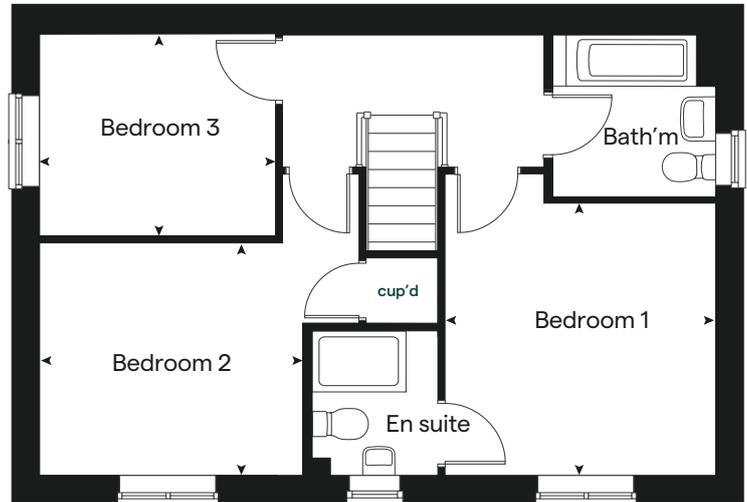
\* Door applies to selected plots only. Please see sales consultant for further details.

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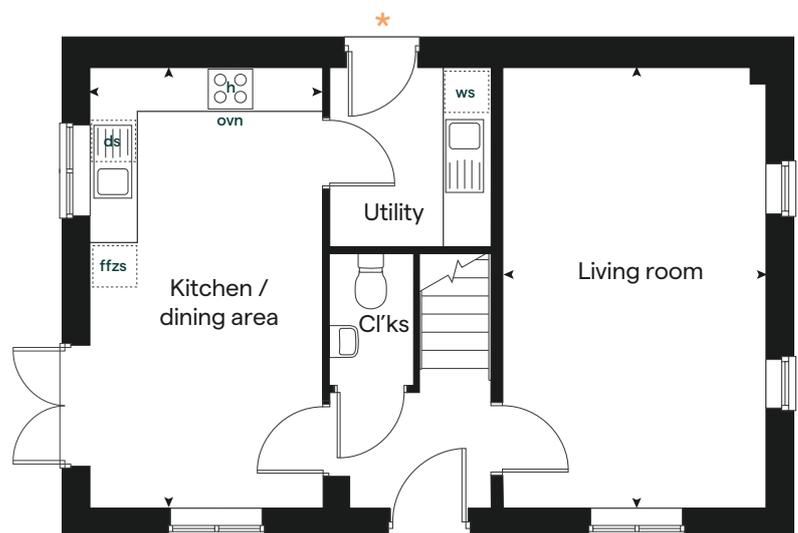
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## First floor



## Ground floor



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# Great Oldbury

Stonehouse

## Specification



Sage  
Homes

built  
by

Linden  
HOMES

# Great Oldbury

## Stonehouse

Use this guide to see what features are included in your new home.



### 3 bedroom

Homes 356, 367, 370, 371, 379, 389, 390 & 391

Homes 357-359, 368, 369, 380, 383, 384 & 385

### 4 bedroom

Homes 357-359, 368, 369, 380, 383, 384 & 385

### Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	■		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■
White pendant light holder	■	■	■
Fridge / freezer space	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■	■
Space for washing machine with plumbing and electrics in utility	■		

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■
Handheld hair wash attachment in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■
Water waste heat recovery system	■	■	■

### 3 bedroom

Homes 356, 367, 370, 371, 379, 389, 390 & 391

Homes 357-359, 368, 369, 380, 383, 384 & 385

### 4 bedroom

Homes 357-359, 368, 369, 380, 383, 384 & 385

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■

### General

PV solar panels	■	■	■
White painted walls and smooth white ceilings	■	■	■
TV point to lounge and family room (where applicable)	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■
Power to garage (where in curtilage of the plot)	■		■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
Electric Vehicle charging point	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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