



# Oaklands Gloucestershire

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HOME BUILDERS  
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# Oaklands Gloucestershire

A collection of 2, 3 & 4 bedroom homes close to the historic city of Gloucester.

These brand new homes are located near to the Cotswold Area of Outstanding Natural Beauty, yet also within easy reach of Gloucester.

Close to home you will find supermarkets, shops, a doctor's surgery, village hall, community centre, health and fitness club and a library.

The banks of the nearby Gloucester and Sharpness Canal and the scenic 250-acre Robinswood Hill Country Park are both perfect for a relaxing stroll.

Parents will be pleased to find Ofsted-rated schools for all ages nearby.

Oaklands is only a few minutes' drive from the M5 junction 12 for easy commuting to Cheltenham, Bristol, Worcester and Birmingham. Gloucester train station is just 15 minutes away by car and offers connections to London Paddington, Bristol, Worcester, Cardiff and Swindon.

## Oaklands

Hunts Grove, Gloucestershire GL2 4EE | 01452 402 662

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# Development layout



## 4 bedroom home

- The Aslin
- The Leverton
- The Leverton II
- The Mylne
- The Pembroke

## 3 bedroom home

- The Becket
- The Becket II
- The Elmslie
- The Eveleigh

## 2 bedroom home

- The Ashbee

bc bin collection point  
▶ garage entrance

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.





# The Ashbee 2 bedroom home

Home 167

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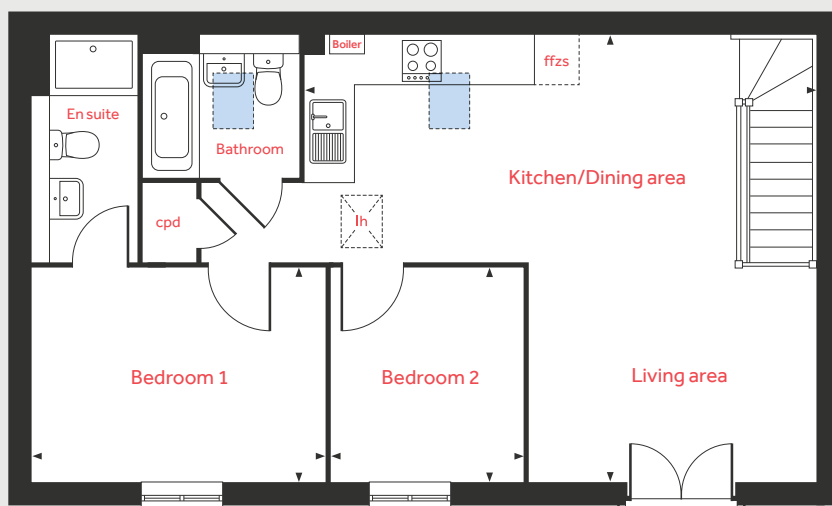
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# The Ashbee

2 bedroom home

Home 167

## First floor



### First floor

#### Kitchen/Dining/Living area

6.93m x 6.04m 22'9" x 19'9"

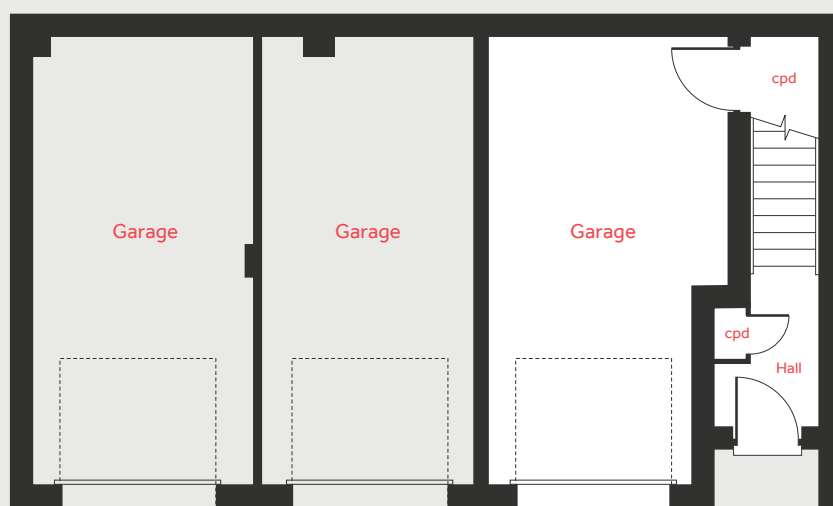
#### Bedroom 1

4.00m x 2.90m 13'1" x 9'6"

#### Bedroom 2

2.90m x 2.60m 9'6" x 8'6"

## Ground floor



lh	loft hatch	■	velux window
cpd	cupboard	◀ ▶	measuring points
ffzs	space for fridge freezer		

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# The Becket 3 bedroom home

Homes 113, 117, 143 & 168

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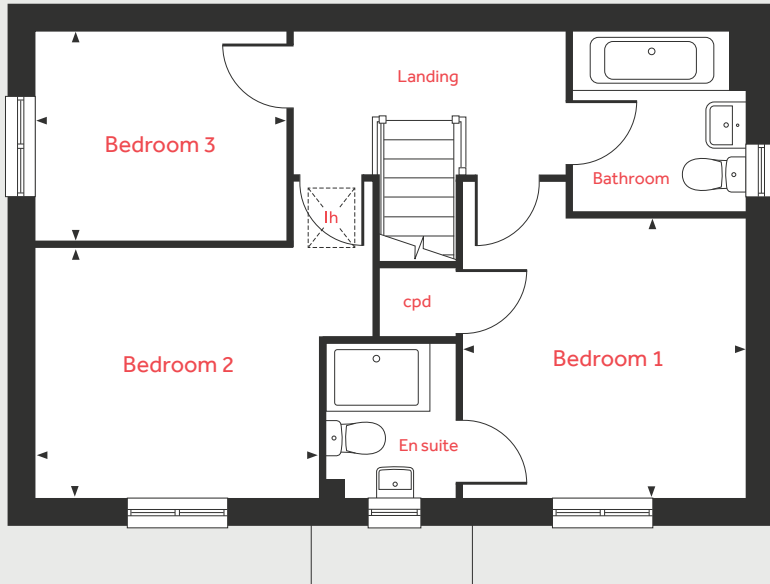


# The Becket

3 bedroom home

Homes 113, 117, 143 & 168

## First floor



## Ground floor

### Living room

5.59m x 3.33m 18'4" x 10'11"

### Kitchen/Dining area

5.59m x 2.93m 18'4" x 9'8"

## First floor

### Bedroom 1

3.41m x 3.36m 11'2" x 11'1"

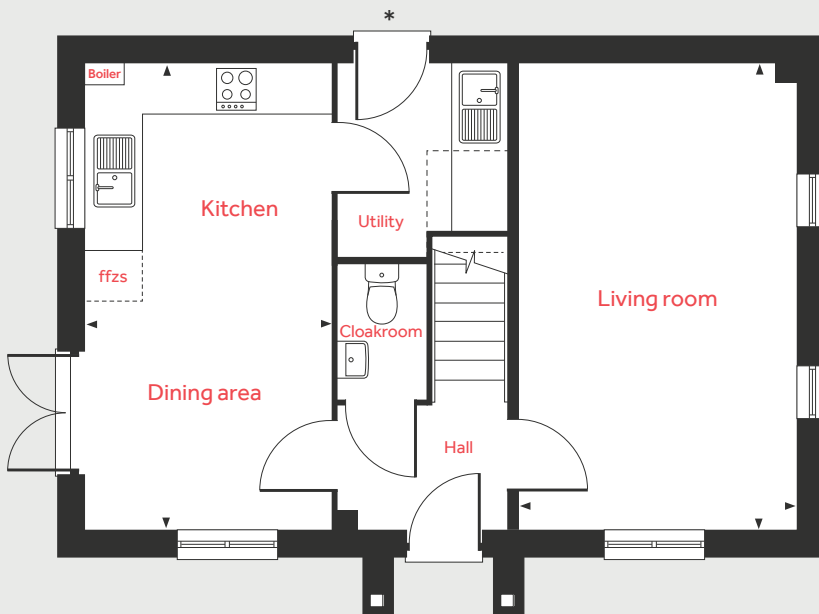
### Bedroom 2

3.33m x 3.00m 10'11" x 9'10"

### Bedroom 3

2.99m x 2.51m 9'10" x 8'2"

## Ground floor



lh	loft hatch	◀ ▶	measuring points
cpd	cupboard	- - -	reduced ceiling height
ffzs	space for fridge freezer		

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\*Door to specific homes only.

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## The Becket II 3 bedroom home

Homes 87, 134, 139, 154 & 159

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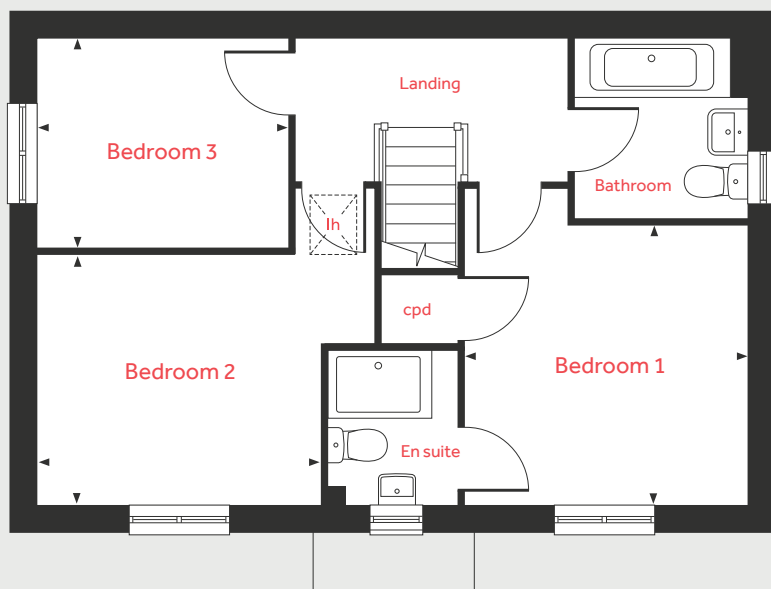


# The Becket II

3 bedroom home

Homes 87, 134, 139, 154 & 159

First floor



## Ground floor

### Living room

5.59m x 3.33m 18'4" x 10'11"

### Kitchen/Dining area

5.59m x 2.93m 18'4" x 9'8"

## First floor

### Bedroom 1

3.41m x 3.36m 11'2" x 11'1"

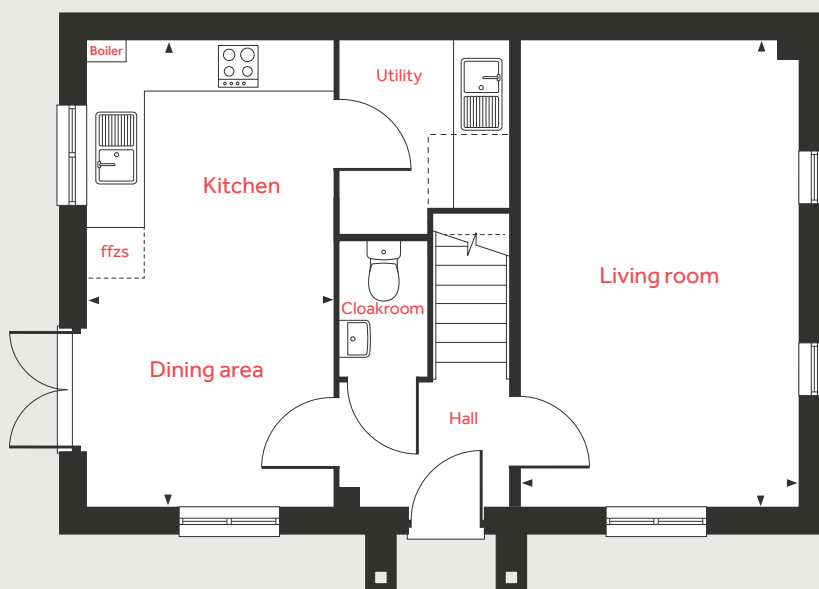
### Bedroom 2

3.33m x 3.00m 10'11" x 9'10"

### Bedroom 3

2.99m x 2.51m 9'10" x 8'2"

Ground floor



lh	loft hatch	◀ ▶	measuring points
cpd	cupboard	- - -	reduced ceiling height
ffzs	space for fridge freezer		

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## The Elmslie 3 bedroom home

Homes 109, 110, 121, 122, 128, 129, 130,  
131, 141, 142, 152, 153, 158, 160 & 161

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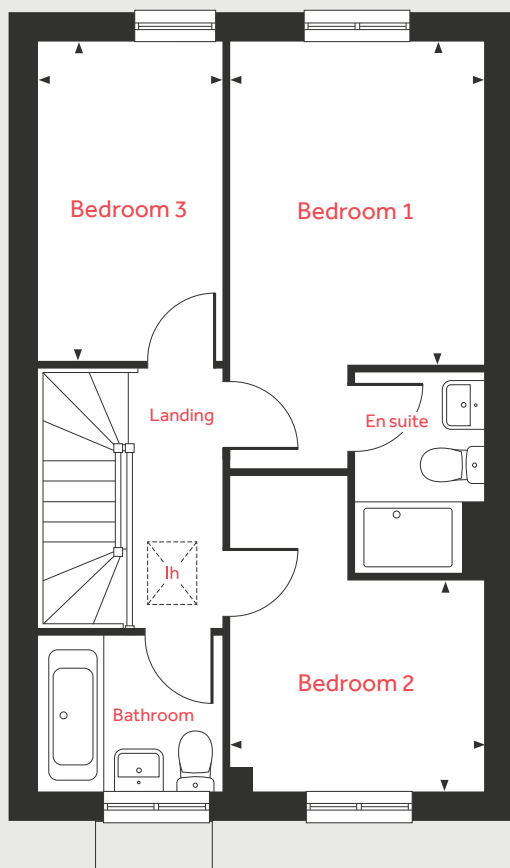
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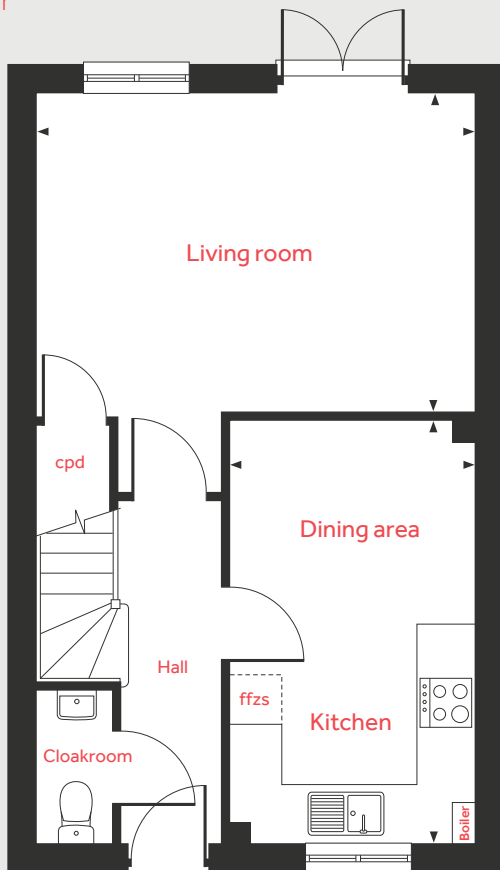
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## First floor



## Ground floor



# The Elmslie

## 3 bedroom home

Homes 109, 110, 121, 122, 128, 129, 130, 131, 141, 142, 152, 153, 158, 160 & 161

### Ground floor

#### Living room

5.09m x 3.65m 16'8" x 12'0"

#### Kitchen/Dining area

4.78m x 2.91m 15'8" x 9'6"

### First floor

#### Bedroom 1

3.67m x 2.87m 12'0" x 9'5"

#### Bedroom 2

2.87m x 2.40m 9'5" x 7'10"

#### Bedroom 3

3.66m x 2.15m 12'0" x 7'1"

lh	loft hatch	ffzs	space for fridge freezer
cpd	cupboard	◀ ▶	measuring points

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## The Eveleigh 3 bedroom home

Homes 86, 111, 112, 118, 119, 120, 125, 126, 127, 132, 133, 135, 138, 149, 150, 151, 155, 164, 165 & 166

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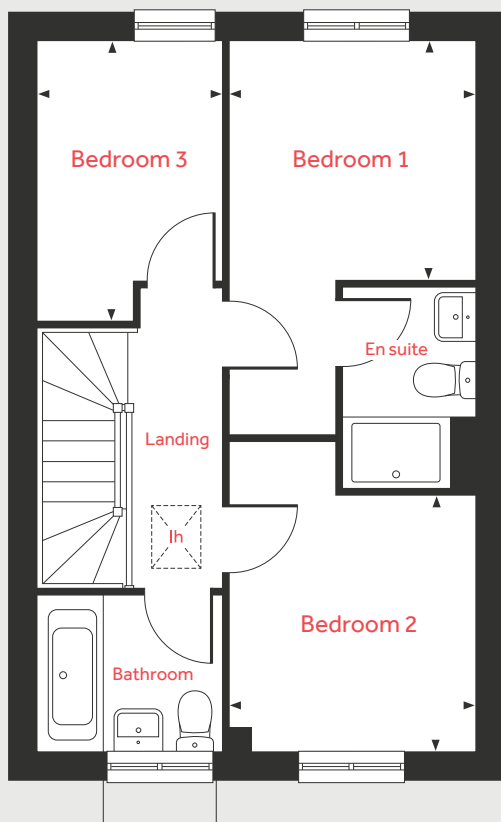
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## First floor



# The Eveleigh

## 3 bedroom home

Homes 86, 111, 112, 118, 119, 120, 125, 126, 127, 132, 133, 135, 138, 149, 150, 151, 155, 164, 165 & 166

### Ground floor

#### Living room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/Dining area

4.78m x 2.80m 15'8" x 9'2"

### First floor

#### Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

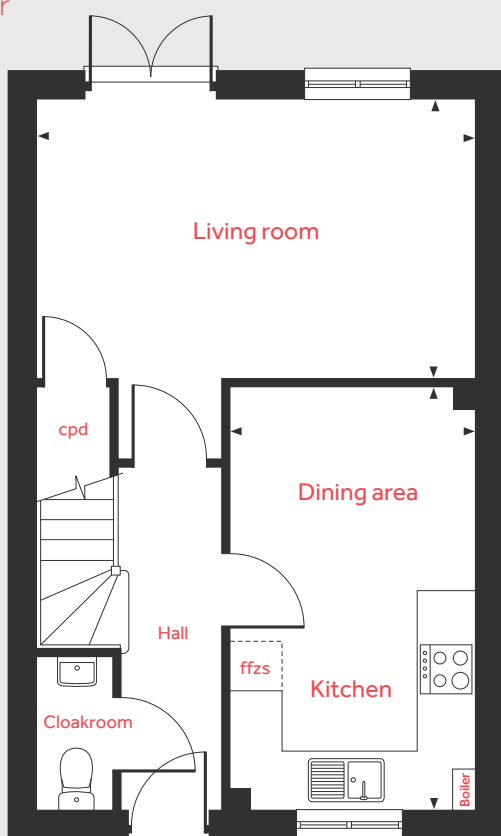
#### Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

#### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

## Ground floor



lh	loft hatch	ffzs	space for fridge freezer
cpd	cupboard	◀ ▶	measuring points

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## The Aslin 4 bedroom home

Homes 84, 85, 136, 137, 156 & 157

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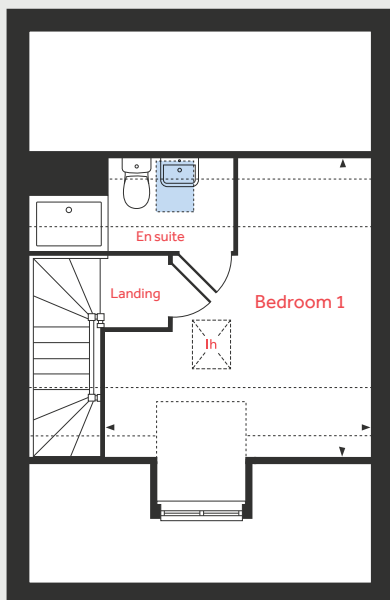
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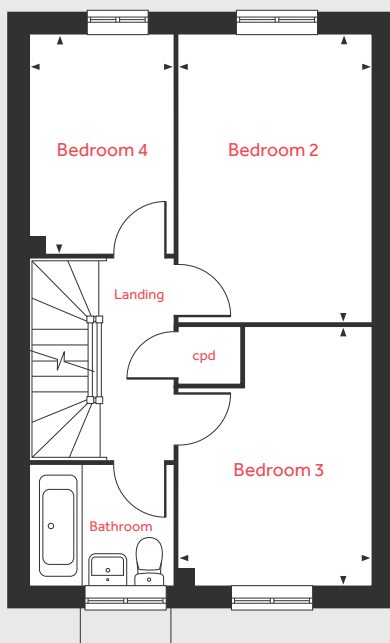
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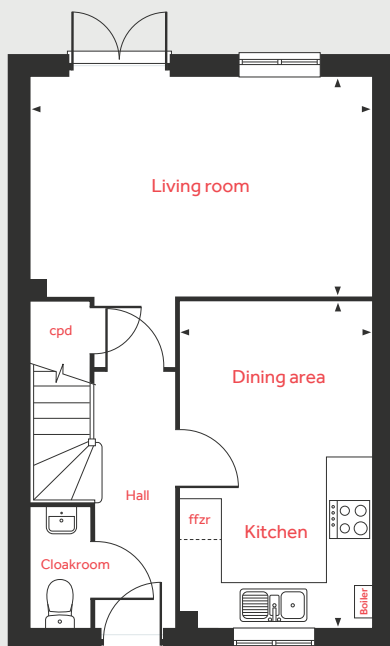
## Second floor



## First floor



## Ground floor



# The Aslin

## 4 bedroom home

Homes 84, 85, 136, 137, 156 & 157

### Ground floor

#### Living room

4.98m x 3.21m 16'4" x 10'6"

#### Kitchen/Dining area

4.78m x 2.80m 15'8" x 9'2"

### First floor

#### Bedroom 2

4.21m x 2.80m 13'9" x 9'2"

#### Bedroom 3

3.78m x 2.80m 12'5" x 9'2"

#### Bedroom 4

3.20m x 2.10m 10'6" x 7'0"

### Second floor

#### Bedroom 1

4.23m x 3.89m 14'1" x 12'9"

lh	loft hatch	■	velux window
cpd	cupboard	◀ ▶	measuring points
ffzr	integrated fridge freezer	---	reduced ceiling height

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# The Leverton 4 bedroom home

Homes 106, 108 & 124

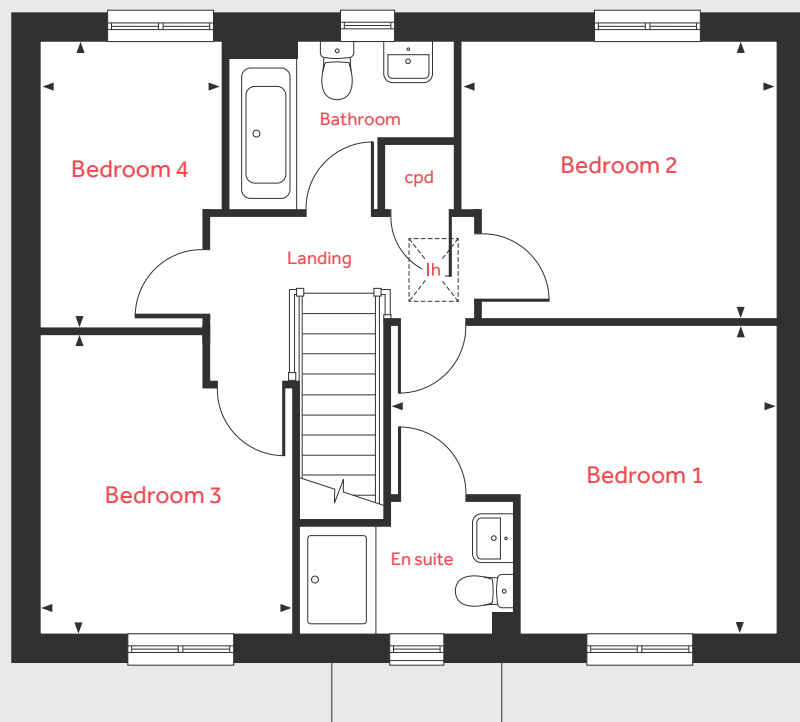
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## First floor



## Ground floor



# The Leverton

4 bedroom home

Homes 106, 108 & 124

### Ground floor

#### Living room

4.81m x 3.39m 15'9" x 11'1"

#### Kitchen

3.00m x 2.77m 9'10" x 9'1"

#### Dining area

3.91m x 2.81m 12'10" x 9'2"

#### Study

3.39m x 1.82m 11'1" x 5'11"

### First floor

#### Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

#### Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

#### Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

#### Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

lh loft hatch ffzr integrated fridge freezer  
cpd cupboard measuring points

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## The Leverton II 4 bedroom home

Homes 93, 94, 100, 101, 123, 144, 148 & 163

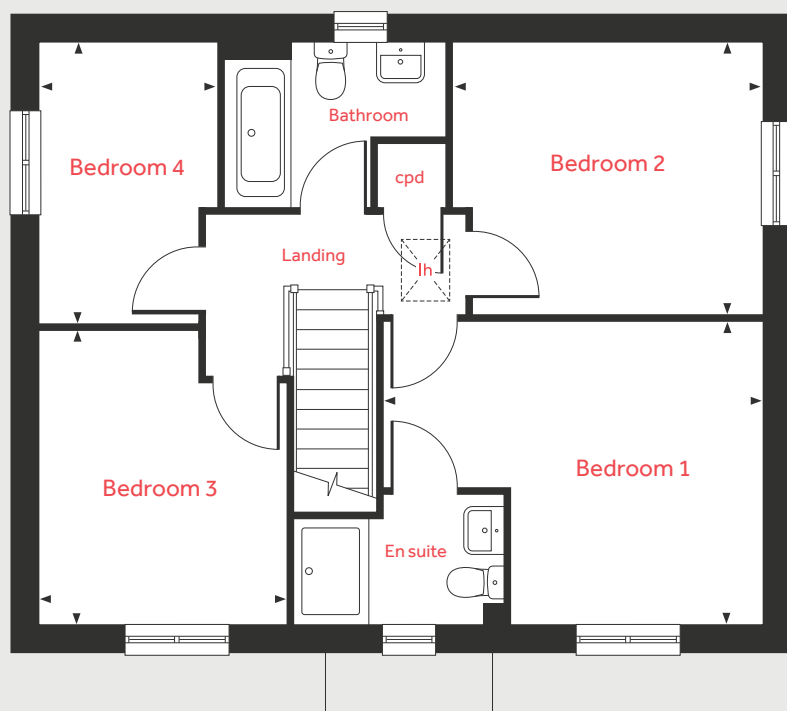
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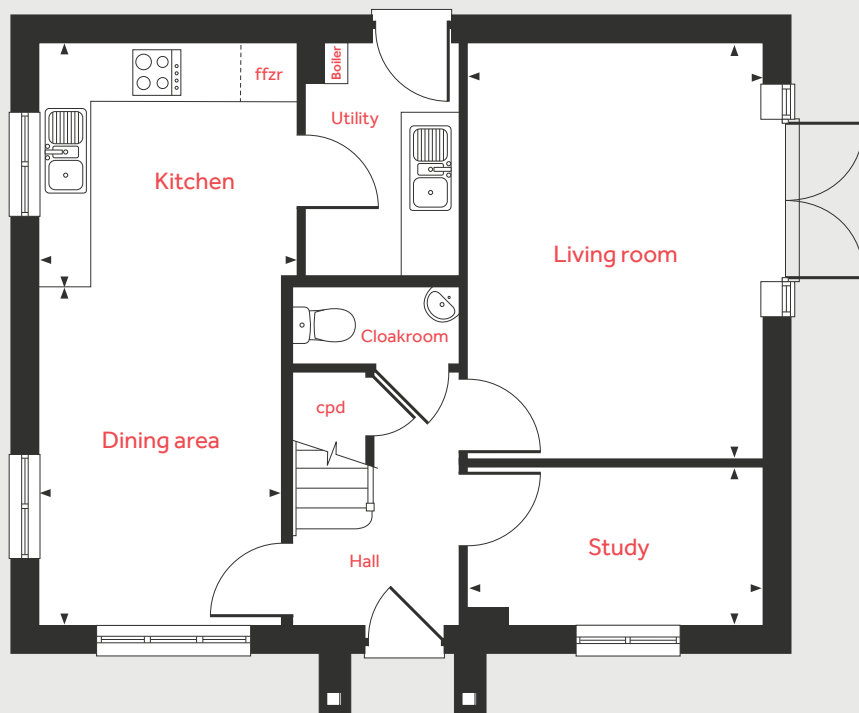
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## First floor



## Ground floor



# The Leverton II

4 bedroom home

Homes 93, 94, 100, 101, 123, 144, 148 & 163

### Ground floor

#### Living room

4.81m x 3.39m 15'9" x 11'1"

#### Kitchen

3.00m x 2.80m 9'10" x 9'2"

#### Dining area

3.91m x 2.81m 12'10" x 9'2"

#### Study

3.39m x 1.82m 11'1" x 5'11"

### First floor

#### Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

#### Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

#### Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

#### Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

lh loft hatch ffzr integrated fridge freezer  
cpd cupboard measuring points

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## The Mylne 4 bedroom home

Homes 88, 89, 90, 91, 92, 96, 98, 99, 102, 104,  
105, 115, 116 & 147

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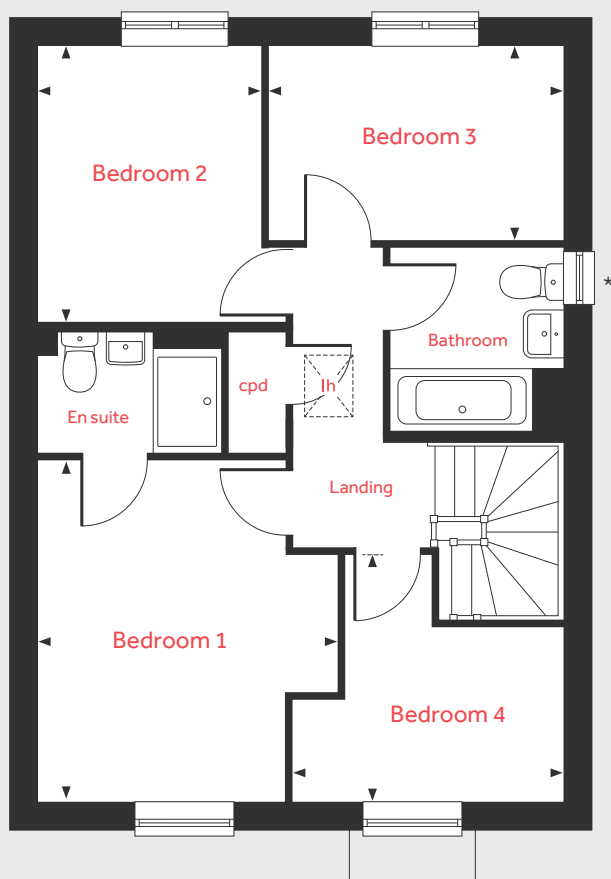
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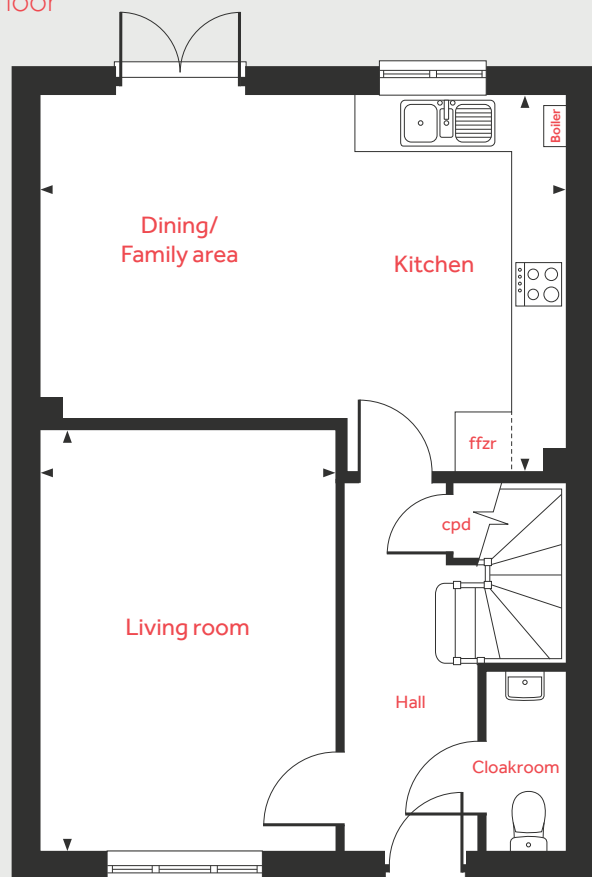
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## First floor



## Ground floor



# The Mylne

## 4 bedroom home

Homes 88, 89, 90, 91, 92, 96, 98, 99, 102, 104, 105, 115, 116 & 147

### Ground floor

#### Living room

4.83m x 3.39m 15'10" x 11'1"

#### Kitchen/Dining/Family area

6.04m x 4.37m 19'9" x 14'4"

### First floor

#### Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

#### Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

#### Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

#### Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

lh	loft hatch	ffzr	integrated fridge freezer
cpd	cupboard	◀ ▶	measuring points

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# The Pembroke 4 bedroom home

Homes 95, 97, 103, 107, 114, 140, 145, 146 & 162

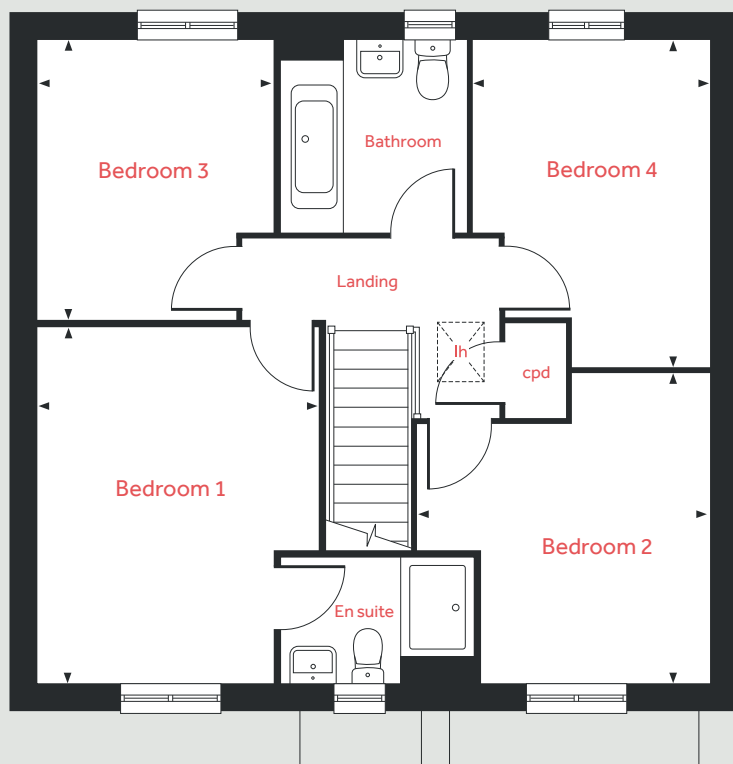
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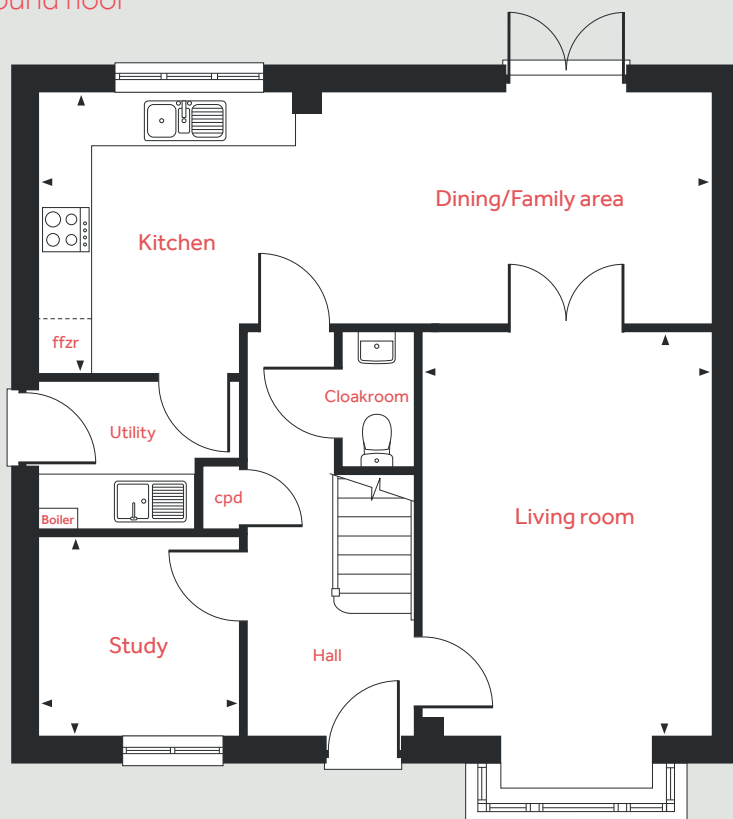
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## First floor



## Ground floor



# The Pembroke

4 bedroom home

Homes 95, 97, 103, 107, 114, 140, 145, 146 & 162

### Ground floor

#### Living room

4.83m x 3.50m 15'10" x 11'5"

#### Kitchen/Dining/Family area

8.06m x 3.34m 26'5" x 10'11"

#### Study

2.41m x 2.37m 7'11" x 7'9"

### First floor

#### Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

#### Bedroom 2

3.72m x 2.75m 12'2" x 9'0"

#### Bedroom 3

3.35m x 2.86m 10'9" x 9'3"

#### Bedroom 4

3.92m x 2.81m 12'8" x 9'2"

lh loft hatch ffzr integrated fridge freezer  
cpd cupboard < > measuring points

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# Specification

We give you so much more

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# Specification

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes

3 bedroom homes

4 bedroom homes

### Kitchens

Symphony Konzept fitted kitchen with worktops, upstands and stainless steel splashback behind hob	■	■	■
Drawer unit with soft-close drawers	■	■	■
Indesit single stainless steel under worktop electric oven	■	■	
Indesit double stainless steel under worktop electric oven			■
Indesit stainless steel gas hob	■	■	■
Integrated hood	■	■	
Stainless steel chimney hood			■
Indesit Integrated 70/30 fridge/freezer (detached homes only)			■
Space for dishwasher	■	■	■
Space for washer machine	■	■	■
Stainless steel sink with chrome mixer tap	■	■	
1½ bowl stainless steel sink with chrome mixer tap			■
Track lighting or similar	■	■	■

### Bathroom, en suite and cloakroom

Contemporary white sanitaryware with chrome fittings	■	■	■
Tiling to walls above bath	■	■	■
Full height tiling to shower enclosure	■	■	■
Splashback tiling above basin	■	■	■

### Electrical

White pendant lights throughout (batten holder in cloakroom, bathroom and en suite)	■	■	■
BT point in living room	■	■	■
BT points to living room and family room (where applicable)			■
White switch plates and sockets	■	■	■
Multimedia plate to living room	■	■	■
Electric to garage (only within curtilage of plot)	■	■	■

### General

Walls and ceilings in white emulsion	■	■	■
Internal woodwork in gloss white	■	■	■
White internal doors with satin finish handles	■	■	■
White gloss staircase with white newel caps and handrails	■	■	■
Gas fired combi or system boiler	■	■	■
Boiler with hot water cylinder	■	■	■
External door with multipoint locking system and doorbell	■	■	■
Low energy external light to front door	■	■	■
Smoke alarm and carbon monoxide alarm	■	■	■
Outside tap	■	■	■

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## Around the local neighbourhood

- |                                      |  |   |
|--------------------------------------|--|---|
| <b>1</b> Tesco Express               | <b>5</b> Lloyds Pharmacy                           | <b>9</b> Severn Vale School                 |
| <b>2</b> Asda                        | <b>6</b> Hardwicke Post Office                     | <b>10</b> Quedgeley Health and Fitness Club |
| <b>3</b> Quedgeley Retail park       | <b>7</b> Waterwells Primary Academy and Pre-School | <b>11</b> Quedgeley Wanderers Football Club |
| <b>4</b> Severn Vale Shopping Centre | <b>8</b> Hunts Grove Primary Academy               | <b>12</b> Hardwicke Village Hall            |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
VCOT01/December 2020.

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