



WILLOWSIDE GRANGE

WITHINGTON • CHELTENHAM



CASTLETHORPE HOMES

WELCOME TO WILLOWSIDE GRANGE

A select development of just five impressive homes, set in an outstanding location in the village of Withington in the Cotswolds with far reaching views to paddocks at the rear.





Once home to a number of farm buildings Willowside Grange is now being transformed to a different arrangement with one new-build farmhouse, two new-build stone semi-detached homes and two new-build Dutch barns.

Traditional finish

The new homes will be built largely of Cotswold stone, re-using some stone from the old farm buildings, to blend in with the surrounding properties and give a traditional country appearance to the outside.

Internally, you can expect a contemporary high specification design and finish, mixed with some of the traditional charm you find in older homes to give a perfect combination for modern country living.

The two completely new Dutch Barns will sit on their own and enjoy commanding views across open fields. Offering impressive indoor living space these homes will also have a modern and sustainable appearance from the outside.

Country living

These outstanding new homes at Willowside Grange present a rare opportunity to own a unique home in a truly fantastic location. Surrounded by beautiful countryside it gives you the best of both worlds - shops and facilities are only a short distance away but the village also allows for a more peaceful and laid-back pace of Cotswold country life.



THE LOCATION & LIFESTYLE

Enjoy a fabulous outdoor lifestyle at Willowside Grange with something for everyone.



Photo: Murray Harding



12th century church of St Michael and All Angels

The small village of Withington is set in a peaceful rural location at the heart of the Cotswolds. Within easy reach of Cheltenham and Cirencester, it is typical of many beautiful villages in the area that enjoy the backdrop of the golden stone and rolling hills ('the wolds') that define this part of the country.

Local facilities and history

The village of Withington is part of the rural parish south-east of Cheltenham that also includes hamlets at Foxcote, Hilcot, Little Colesbourne and Cassey Compton. The village itself dates back to 737 AD and has a range of local facilities including a public house, village hall and church.

The Mill Inn, at the heart of the village, is a beautiful, quintessential Cotswold inn with open fires, original features and a popular riverside beer garden, with the River Coln running through, so a big attraction all year round. The ground rises up from the river to form the upper end of the village and here stands the Grade 1 listed church of St Michael and All Angels.

Another site of historical interest nearby, lying just a few miles to the south-east, is Chedworth Roman Villa which provides a unique insight into life during the Roman period in Britain. Rediscovered by the Victorians over 150 years ago the complex of buildings boasts two bath suites with intricate mosaics and a museum of artefacts found during excavation.

Shopping and entertainment

The busy nearby Regency town of Cheltenham offers everything you need from shopping and restaurants to education and entertainment. Sophisticated boutiques and food shops sit alongside larger stores and supermarkets including Waitrose and John Lewis while the choice of top class education options means the town is the envy of much of the rest of the country.

The cosmopolitan Cheltenham lifestyle is further endorsed by a unique festival vibe with annual literature, music and science festivals attracting visitors from across the world. It is also well known for its racing with regular meets during the year although the biggest jump-racing event happens every March at Gold Cup week.

Although within easy reach of the shops and facilities in Cheltenham and Cirencester, the quaint village setting of Withington lends itself to a countryside lifestyle. There are plenty of opportunities for country walks and cycle rides to make the most of the outdoors and explore local footpaths and trails to surrounding villages and beyond. Withington is actually a well-known location for equestrian users and there are a couple of leading national hunt racecourse trainers with stables nearby so horses can often be seen going through the village and sometimes jockeys and stable staff in the pub.

Excellent connections

Withington is ideally positioned in a beautiful country location but with easy access to the A40 (3 miles) to take you either west to Cheltenham or east to Oxford while Cirencester is just 10 miles due south. The nearest train station is at Cheltenham Spa (9.4 miles) with direct trains into London Paddington taking just under two hours.

Photo: Louis Gill



Local stables at Ravenswell Farm

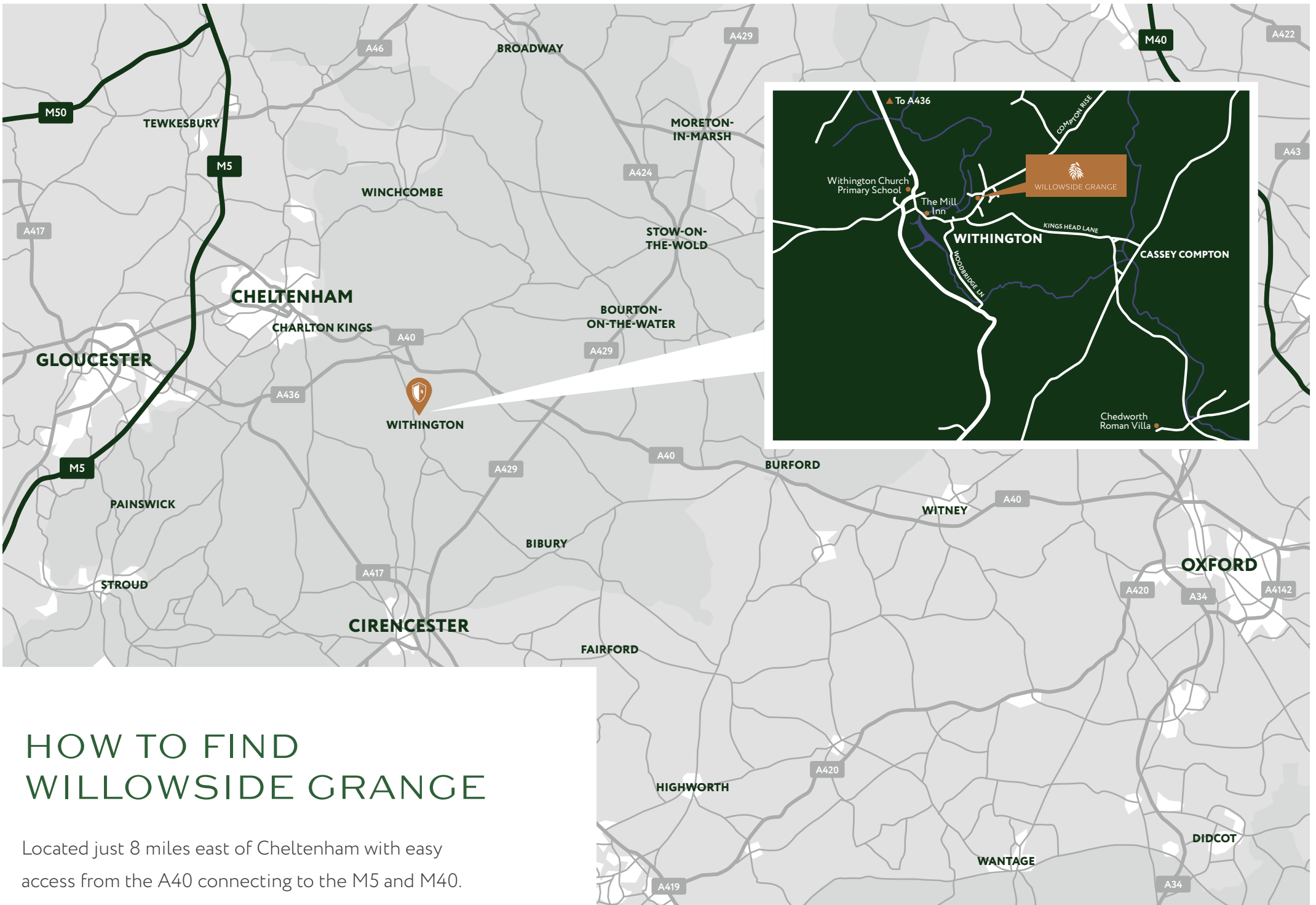
Photo: Richard Collier



Chedworth Roman Villa



The Mill Inn



HOW TO FIND WILLOWSIDE GRANGE

Located just 8 miles east of Cheltenham with easy access from the A40 connecting to the M5 and M40.



SITE PLAN

Willowside Grange

Withington
Cheltenham
Gloucestershire
GL54 4DA



- 1 THE STIRRUPS**
- 2 BRIDLE COTTAGE**
2* ~ Home Office and Double Garage
- 3 KIMBLEWICK COTTAGE**
3* ~ Home Office and Double Garage
- 4 THE MARTINGALES**
- 5 THE HAYRICK**

SUDS ~ Sustainable Drainage Systems

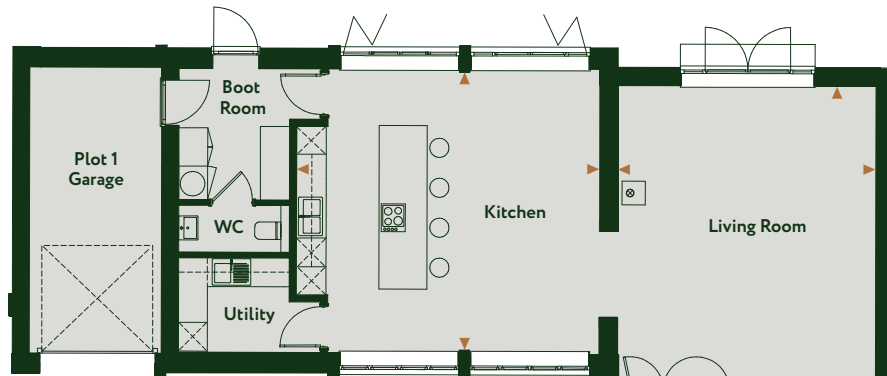
NOTE: This site plan is intended for guidance only and the accuracy of this information should not be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



PLOT 1

THE STIRRUPS

4 BEDROOM FAMILY HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

- Kitchen**
6.30m x 5.90m (20'8" x 19'6")
- Dining**
5.34m x 5.29m (17'6" x 17'4")
- Living Room**
6.33m x 5.33m (20'9" x 17'6")
- Home Office**
5.34m x 3.84m (17'6" x 12'7")
- Bedroom 4**
4.00m x 3.82m (13'2" x 12'6")



FIRST FLOOR

- Main Bedroom**
4.15m x 4.00m (13'7" x 13'1")
- Bedroom 2**
4.15m x 4.07m (13'7" x 13'4")
- Bedroom 3**
6.50m x 3.54m (21'4" x 11'7")

PLEASE NOTE: Floor plans are not to scale and dimensions are for guidance only so should not be relied upon for flooring or furniture placement. Illustration shown is a computer generated image and indicative only so colours, finishes, landscaping and other details may vary. Kitchen and bathroom layouts are indicative only. Please check with Sales Advisor or Agent for details.

⊗ Log burner

⏏ Velux windows



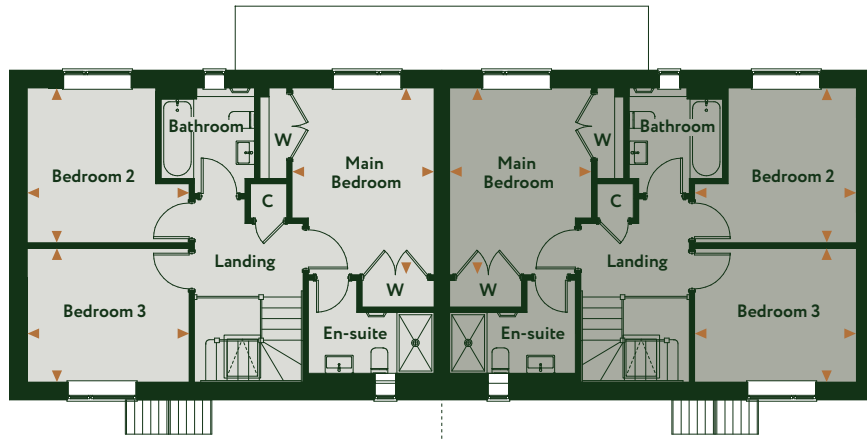
Double garages and entrances to home offices for plots 2 & 3 on opposite side of courtyard.



PLOTS 2 & 3

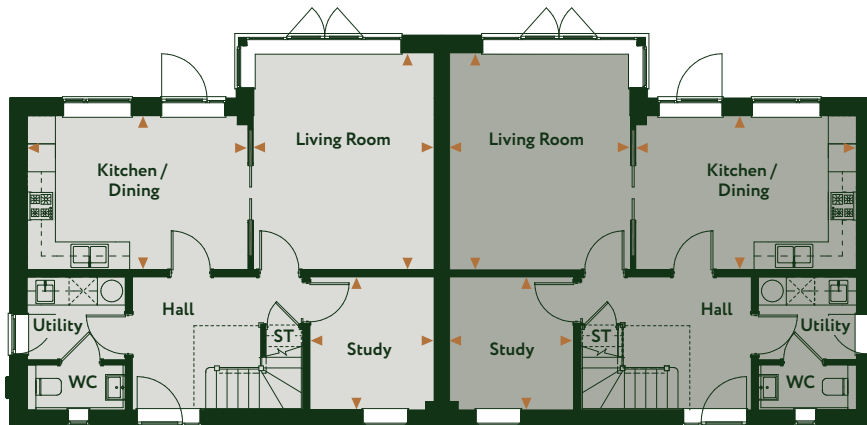
BRIDLE COTTAGE & KIMBLEWICK COTTAGE

3 BEDROOM FAMILY HOMES



FIRST FLOOR - PLOT 2

FIRST FLOOR - PLOT 3



GROUND FLOOR - PLOT 2

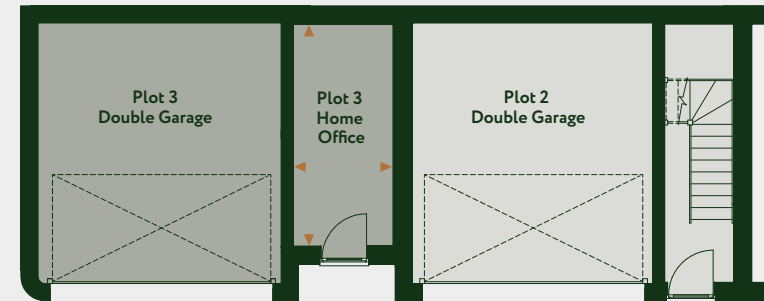
GROUND FLOOR - PLOT 3

DOUBLE GARAGE & HOME OFFICE

Located on opposite side of courtyard - see site plan for details.



FIRST FLOOR - PLOT 2



GROUND FLOOR - PLOT 3

GROUND FLOOR - PLOT 2

GROUND FLOOR

Kitchen/Dining

4.72m x 3.30m (15'6" x 10'10")

Living Room

4.65m x 3.87m (15'3" x 12'8")

Study

2.85m x 2.66m (9'4" x 8'9")

FIRST FLOOR

Main Bedroom

4.00m x 3.04m (13'1" x 9'10")

Bedroom 2

3.32m x 3.46m (13'2" x 11'4")

Bedroom 3

3.46m x 2.87m (11'4" x 9'5")

Home Office - plot 2

4.97m x 4.05m (16'4" x 13'3")

Home Office - plot 3

4.57m x 2.05m (15'0" x 6'9")

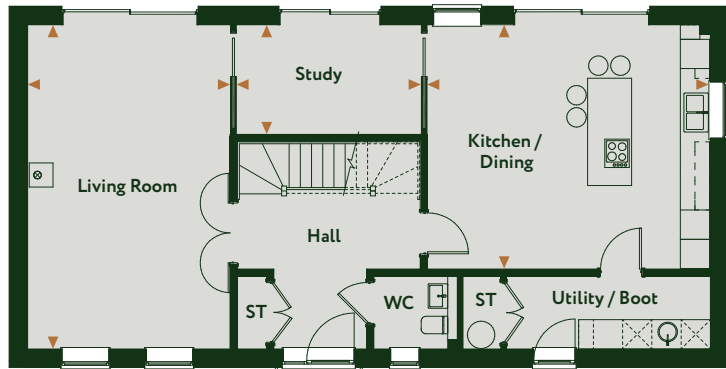
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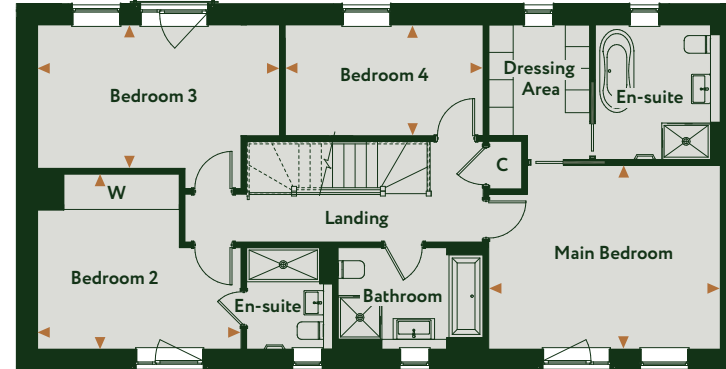
PLOT 4

THE MARTINGALES

4 BEDROOM FAMILY HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining

5.80m x 5.00m (19'0" x 16'5")

Study

3.80m x 2.25m (12'6" x 7'5")

Living Room

6.65m x 4.15m (21'10" x 13'7")

FIRST FLOOR

Main Bedroom

4.75m x 3.77m (15'7" x 12'4")

Bedroom 3

4.96m x 2.94m (16'3" x 9'8")

Bedroom 2

4.17m x 3.59m (13'8" x 11'9")

Bedroom 4

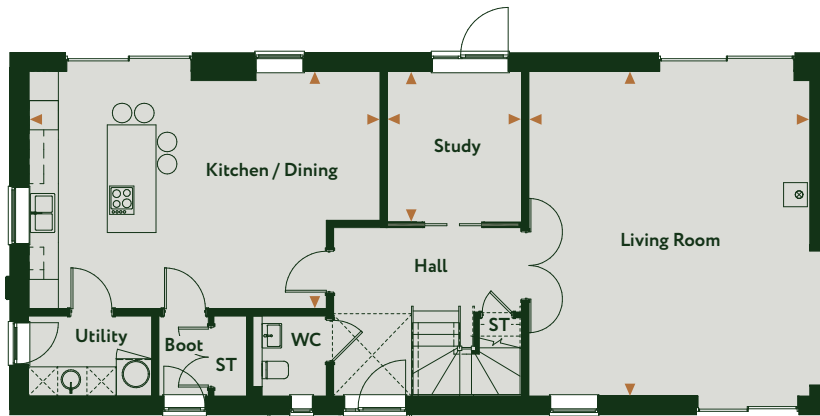
4.06m x 2.27m (13'4" x 7'5")



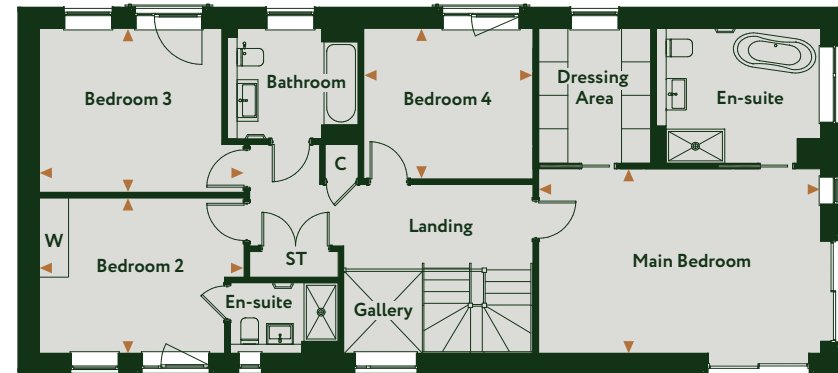
PLOT 5

THE HAYRICK

4 BEDROOM FAMILY HOME



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining

7.20m x 4.86m (23'7" x 15'11")

Study

3.05m x 2.75m (10'0" x 9'0")

Living Room

6.65m x 5.75m (21'10" x 18'10")

FIRST FLOOR

Main Bedroom

5.77m x 3.77m (18'11" x 12'4")

Bedroom 3

4.20m x 3.36m (13'9" x 11'0")

Bedroom 2

4.20m x 3.18m (13'9" x 10'5")

Bedroom 4

3.47m x 3.08m (11'5" x 10'1")

SPECIFICATION

All properties include a range of high-quality fixtures and fittings as standard. See below for details of some of the items you can enjoy as part of your new life at Willowside Grange. If you have any questions please do not hesitate to ask for more information.

KITCHEN

- Contemporary two-tone shaker style units (plots 1, 2 & 3)
- Plain slab units (plots 4 & 5)
- Stone worktops
- Under cabinet lighting
- Traditional extractor style hood (plots 2 & 3)
- Downdraft extractor (plots 1, 4 & 5)
- Wine cooler (plots 4 & 5)
- Integrated dishwasher
- Double bowl under mount sink
- Hot water tap
- Separate segregated recycle bins
- Cornice to units
- Central island with seating (plots 1, 4 & 5)
- Larder fridge (plots 1, 4 & 5)
- Integrated fridge/freezer (plots 2 & 3)
- Larder freezer (plots 4 & 5)
- Double oven

UTILITY ROOM

- Contemporary shaker style units (plots 1, 2 & 3)
- Plain slab units (plots 4 & 5)
- Laminate worktop
- Single bowl sink
- Larder freezer (plot 1)
- Integrated tumble dryer (plots 1, 4 & 5)
- Integrated washing machine (plots 1, 4 & 5)
- Freestanding washer dryer (plots 2 & 3)

BATHROOM/ENSUITE/ CLOAKROOM

- Wall hung vanity unit with two drawers
- White sanitary ware
- Minoli of Oxford ceramic and porcelain floor & wall tiling
- Shower over bath with glass shower screens
- Walk in shower cubicle to en-suites

INTERNAL FINISHES

- Natural oak internal doors
- Aluminium double-glazed windows (plots 4 & 5)
- Timber double-glazed windows (plots 1, 2 & 3)
- Main staircase in natural oak
- Wardrobes to main bedroom (plots 2 & 3)
- Wardrobes to main bedroom and bedroom 2 (plots 1, 4 & 5)
- Dulux paint to walls
- Log burner to living room (plots 1, 4 & 5)

HEATING & ELECTRICAL

- Underfloor heating to all ground floor rooms, bathrooms and en-suites
- Chrome towel radiators to bathrooms en-suites and cloakrooms
- Radiators to all other rooms
- Electric smoke detectors with battery backup

- TV points to lounge with wiring for Sky Q or other digital service
- Photovoltaic panels to roof
- Wastewater heat recovery
- Air source heat pump

EXTERNAL

- External tap
- External lighting and socket
- Electric car charging point
- Power and lighting in garage (plots 1, 2 & 3)
- Alarm system fully installed
- Manually operated timber gates (plot 1)
- Automated/sliding timber gates (plots 4 & 5)
- Turf to rear garden
- Sheds/cycle storage

NB: An estate management company has been set up to manage communal areas and landscaping and a charge applies to each resident (see Sales Advisor or Agent for details).

Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.





...and you are never hope you have
the courage to start all over again.
- F. Scott Fitzgerald

LIVING BETTER BY DESIGN

Creating intimate, sympathetic, select developments, our team considers every facet that makes a home - and the surrounding community - somewhere truly special to live.



QUALITY COMMUNITY SUSTAINABILITY

Based in Oxfordshire and serving some of the most attractive and historic villages, towns and cities across Oxfordshire, the Cotswolds and surrounding areas, Castlethorpe Homes is redefining the design, choice, and quality standards of new build homes.

Our homeowners sit at the heart of everything we do. All Castlethorpe Homes schemes reflect the ever-changing needs of our buyers: the latest technology, maybe somewhere to work from home, better layout or more outside space. Whatever the reason for moving home, our new homes factor in as much of your 'wish list' as possible. We embrace proven, innovative construction methods that maximise energy efficiency whilst minimising lifetime maintenance costs. Creating positive, uplifting outside spaces and environments is just as important to us as specifying the finest internal materials and finishes.

Operating in established locations around historic hubs we aim to sympathetically create new homes that complement their local surroundings. Privately owned, we have the time and willingness to listen and the professional experience to deliver.





CASTLETHORPE HOMES

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