



Two luxury Cotswold homes



Computer generated image indicative only





Edge of village with large garden

## ARLINGTON HOUSE, TODDINGTON GLOUCESTERSHIRE

Designed and built to exacting specification Arlington House is a detached 5 bedroom family home of 3240 sq ft built of local Cotswold stone and brick, traditional in style yet with a focus on energy efficiency and sustainability.

Gated entrance to private driveway giving access to a garage and ample parking for several cars. The large garden lies to the west and extends to over half an acre.

**HAYMAN-JOYCE**

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Views to the front to Cleeve Hill







## STOCKWELL HOUSE, TODDINGTON GLOUCESTERSHIRE

Designed and built to exacting specification Stockwell House is a detached 5 bedroom contemporary home of 2500 sq ft built of local Cotswold stone and brick, traditional in style yet with a focus on energy efficiency and sustainability.

Gated entrance to private drive giving access to a garage and parking for several cars. The private garden lies to the side and rear of the house with expansive terrace.

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## A COTSWOLD COUNTRY VILLAGE

In the heart of the Cotswolds and surrounded by green fields, Toddington occupies a picturesque countryside setting, with a small but close knit community.

The village has developed over the years from the olde town in Church Lane where the Grade I listed St Andrew's Church and Toddington Manor are located to the new town.

The Pheasant pub offers dining on your doorstep, serving a menu of seasonal dishes next door to which is the Spar convenient store providing for everyday shopping needs.

Toddington is famous for being the home to the Locomotive Departments and the North Gloucestershire Narrow Gauge Railway where steam train enthusiasts can travel to Broadway and Cheltenham.

When it comes to keeping active, the area is a haven for ramblers thanks to rolling green hills and tree-lined horizons, with many different walking routes to explore



## TRAVELLING

Toddington is situated just over 8.5 miles from junction 9 of the M5, linking Worcester and Birmingham to the north and heading southeast to Gloucester, Stroud and Bristol.

Trains from the nearby Evesham and Cheltenham Spa station reach Birmingham and Bristol in under 40 minutes, with direct routes to Cardiff, Nottingham, Leeds and Manchester departing regularly. In the summer months, travel to Cheltenham in style on the GWSR steam train that runs from Cheltenham racecourse to Broadway.

If you're heading further afield, Toddington lies almost equidistant between the airports of Birmingham and

Bristol, both of which fly to a selection of international destinations. We understand that 40% affordable housing provision will be sought.



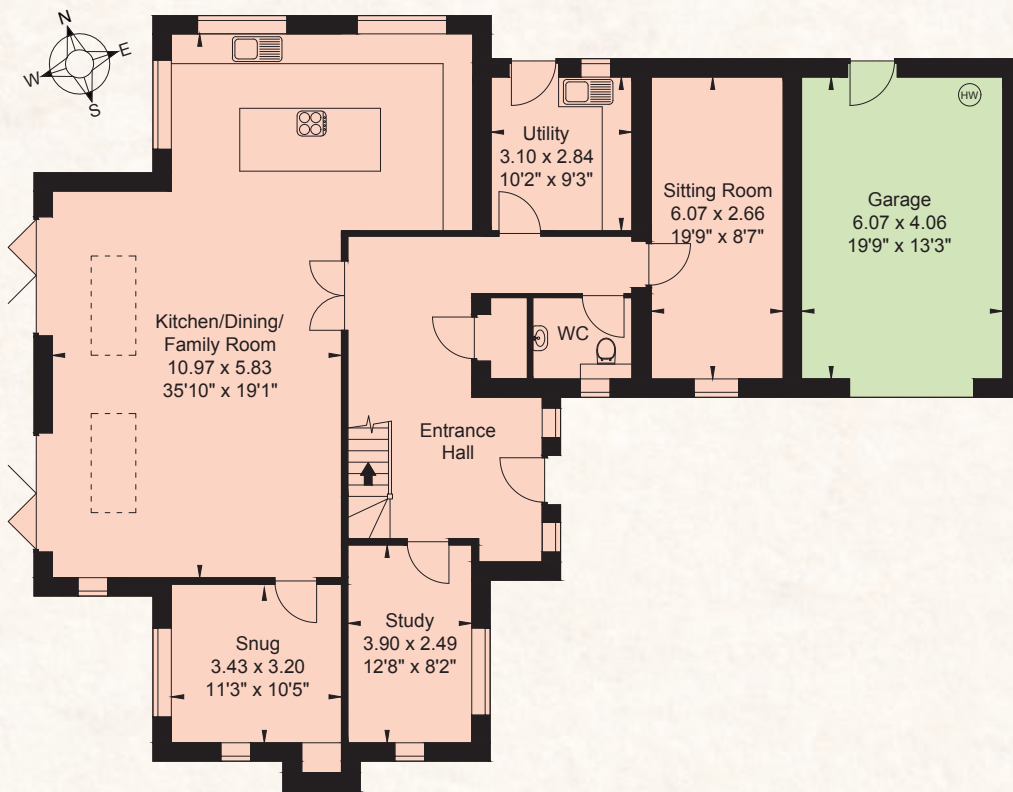
## EDUCATIONAL OPPORTUNITY

Toddington has access to an excellent selection of state and private schools catering for children aged 4 to 11, Toddington Primary School is in the village. For older children, Winchcombe School is a mixed secondary school in the neighbouring town.

In addition, the nearby town of Cheltenham has a number of independent schools including The Richard Pate School and Berkhamstead School, which both take children from ages 3 to 11. St Edward's Preparatory School also provides day schooling for children aged 11 to 18, while top independent boarding school, Cheltenham College, accommodates 13 to 18-year-olds.

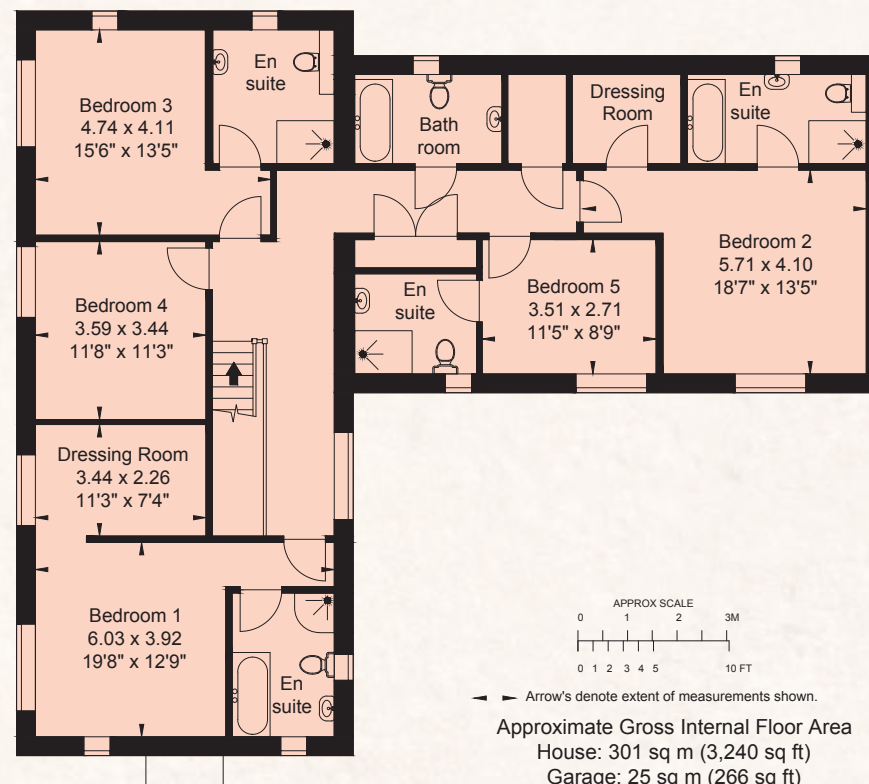




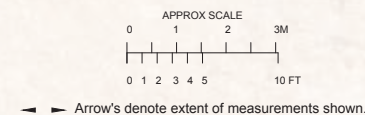


Ground Floor

Arlington House



First Floor



**Approximate Gross Internal Floor Area**

House: 301 sq m (3,240 sq ft)

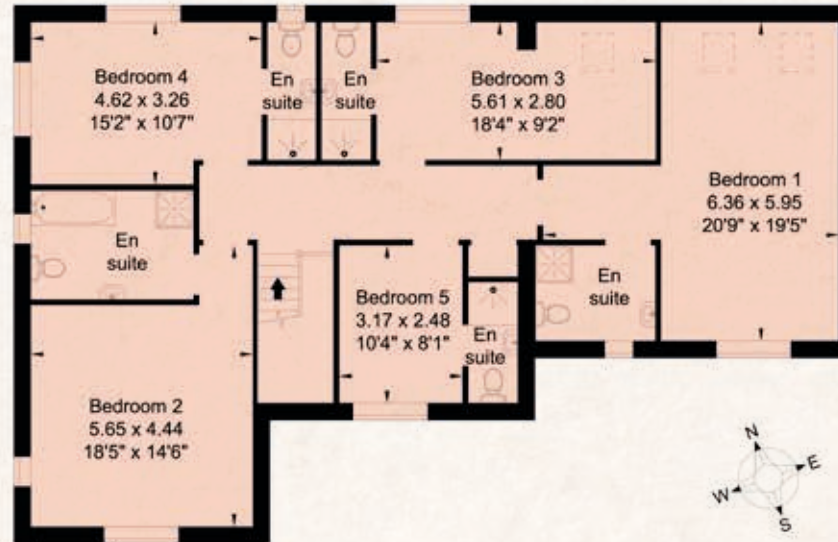
Garage: 25 sq m (266 sq ft)

Total: 326 sq m (3,506 sq ft)

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First Floor



## Stockwell House Toddington



Arrow's denote extent of measurements shown.

Approximate Gross Internal Floor Area

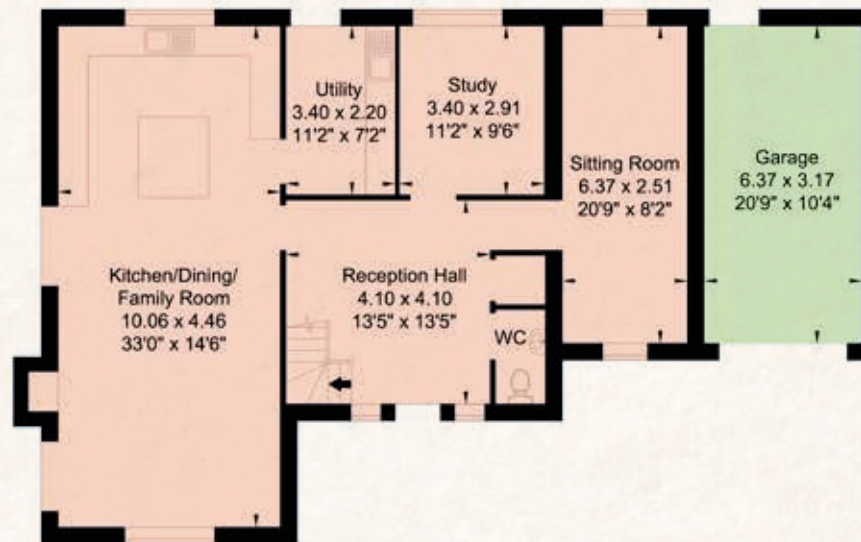
House: 232 sq m (2,500 sq ft)

Garage: 20 sq m (217 sq ft)

Total: 252 sq m (2,717 sq ft)

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not be relied upon as a statement of fact.  
Property surveyed during construction phase.



Ground Floor

# SPECIFICATION

## FINISHES & FEATURES

Wrights of Campden Cotswold Stone, quoins, lintels, sills and coping stones with Cardinal Cotswold roof tiles

Internal doors in Premium oak with chrome furniture

Bespoke oak staircase with oak handrail and glass panels

Karndean Knight Tile wood planks to ground floor and carpets to upper floors

Daikin air source heating

Underfloor heating to the ground floor

Radiators and thermostatic valves to upper floors

Automated gated driveway

## KITCHEN

Individually designed kitchen with hand painted, solid wood doors

Quartz or Granite worktops

Neff integrated appliances to include induction hob, double oven, dishwasher and fridge freezer

In-sink food waste disposal unit

Utility to each home to accommodate washing machine and tumble dryer

## BATHROOM & EN-SUITES

White contemporary sanitary ware with Vado fittings

Contemporary full tiled bathrooms with porcelain and ceramic tiling to walls and floors

Under-basin vanity drawers

Illuminated, heated mirrors to bathroom

Wall-hung rimless WC with soft-close seat

## MEDIA & COMMUNICATIONS

Gigaclear superfast broadband available to each property

CAT 6 infrastructure to TV points for high definition/data distribution

Integrated digital television reception system

## ELECTRICAL & LIGHTING

Contemporary style sockets and switches throughout

LED downlighters to kitchen and bathrooms

USB sockets for mobile charging

Lighting to external doors with PIR sensors

Hormann vertical remote-control garage door.

Power and light to garage

## ENVIRONMENTAL DETAILS

A-rated appliances and dual-flush mechanism to toilets

Daikin air source heating system – an efficient and environmentally-friendly heating system to help lower carbon footprint and energy bills

Double glazed Smart aluminium windows and sliding doors, providing a high level of thermal insulation & reduced heat loss

Drainage to private sewage treatment system

High levels of insulation within roof spaces and walls

## EXTERNAL DETAIL

Turfed garden areas with paved patios and pathways

Cotswold stone driveway

Secure timber fencing to rear of property

External waterproof sockets and water tap

## SECURITY & PEACE OF MIND

10-year Warranty

Automated gated driveway

Dusk to dawn sensors on external lighting





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