

HERITAGE

- REDROW -

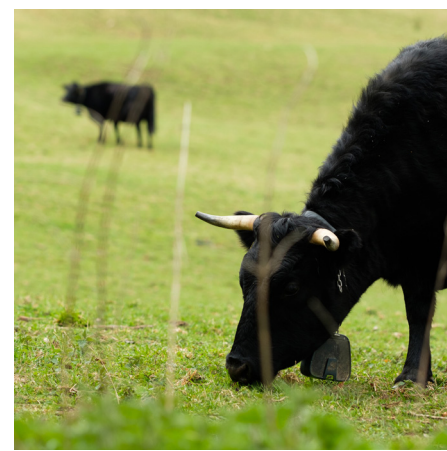
THE ALDERS AT GREAT OLDBURY

STONEHOUSE





WELCOME TO THE ALDERS AT GREAT OLDBURY



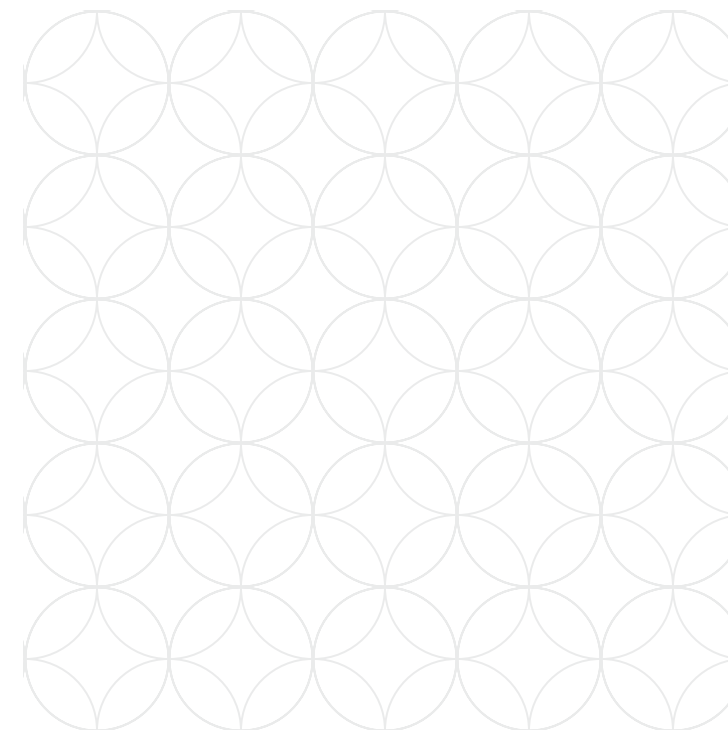
A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN THE CHARMING TOWN OF STONEHOUSE

Set on the edges of the magnificent cathedral city of Gloucester but nestling in a peaceful town with a distinct character of its own, The Alders at Great Oldbury is a development which will appeal to buyers of all kinds. These elegant 3, 4 and 5 bedroom Heritage Collection homes are also located within easy reach of the M5 motorway, making commuting effortless, but also in close proximity to plentiful amenities and a good selection of schools too.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

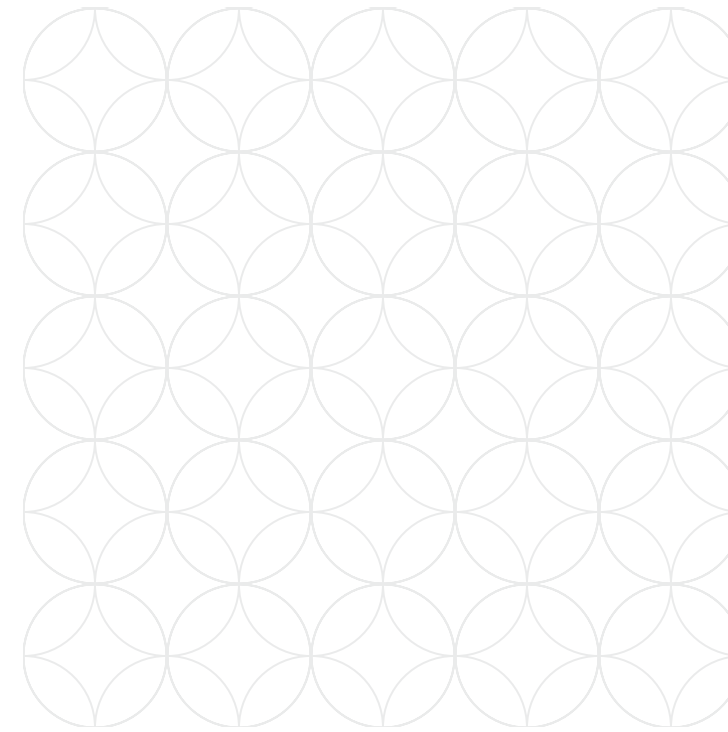


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

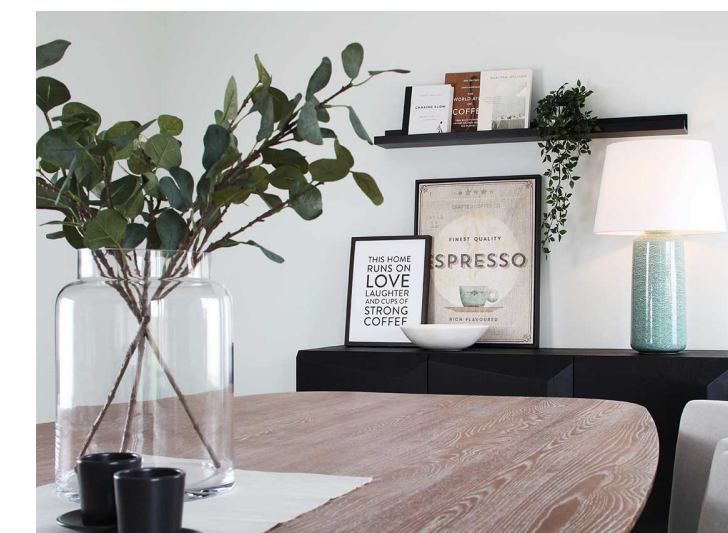
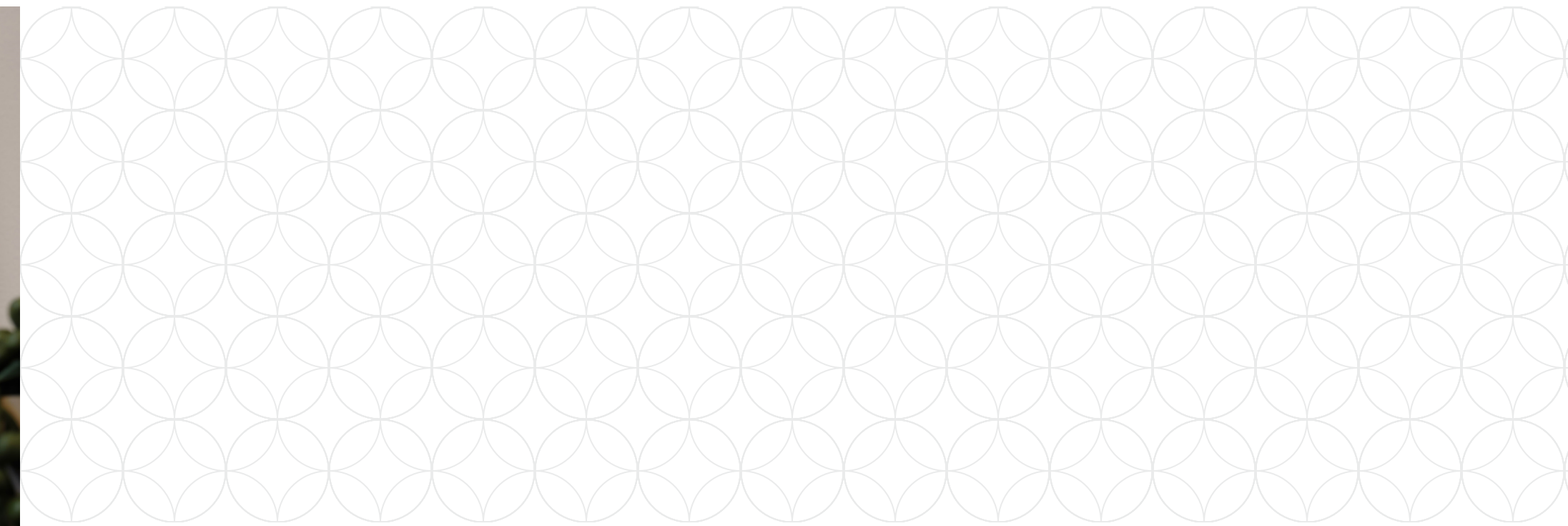
BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME **TOGETHER**

Great Oldbury's enviable location means shopping and leisure will always be easy and straightforward. You'll find a wide variety of shops located within a 20 minute drive of home, from the supermarkets for your daily essentials to a range of quirky boutiques in Stonehouse or Stroud.

Those looking to spend time together wining and dining can look forward to an eclectic eating and drinking out scene, with a range of good pubs and restaurants in and around the area. Local pubs offer a good selection of real ales, hearty home cooked food and often music nights with local talent. Stroud itself offers an especially vibrant scene, with restaurants serving everything from tasty Thai and Turkish fare to flavours from Italy, India and Japan.



ENJOY A HEALTHY **LIFESTYLE**

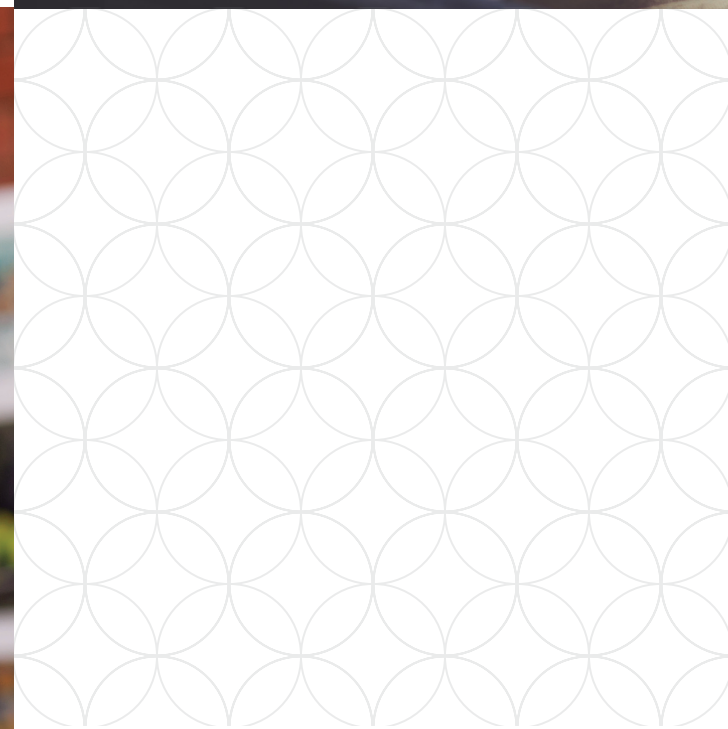
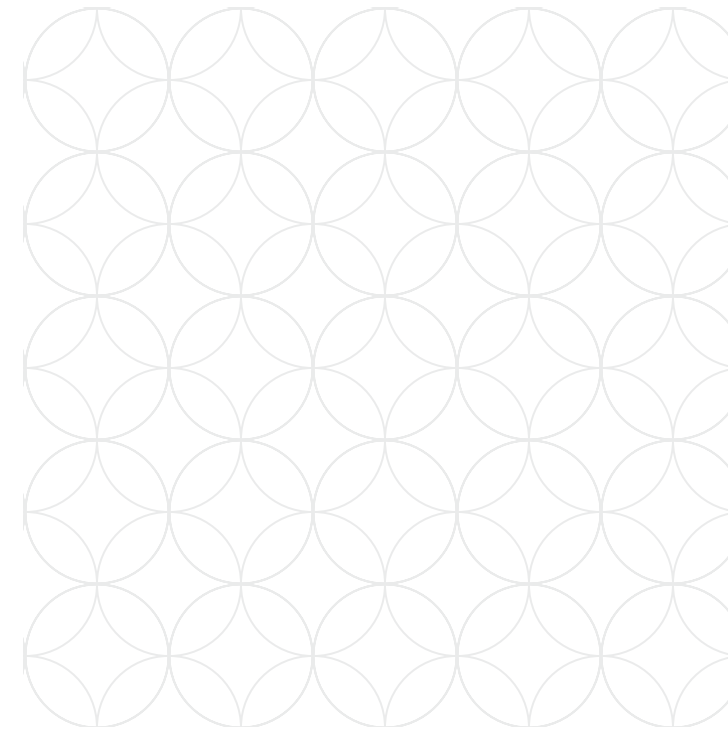
For those seeking sport, fun and fitness there is no shortage of options. You can chose from a variety of local Leisure Centres and Spas, offering facilities such as swimming pool, gym, fitness studio and spa. Local town, Dursley is home to Stinchcombe Hill Golf Club, which, with its breath-taking views is ideal for a round or two.

For family days out, there are plenty of options such as Cattle Country Farm Park in Berkeley, which offers extensive indoor and outdoor play areas, a boating lake and a host of animals to meet. Alternatively, take a stroll through the picturesque hills and meadows of The Cotswolds AONB which is right on your doorstep, or explore the nearby magnificent Gloucester Cathedral or Medieval Berkeley Castle, both well worth a visit

MORE OPPORTUNITIES

Parents of growing families will be pleased to find a good range of schools for children at all stages of their educational journeys.

Great Oldbury Primary School opened in September 2021 and is just half a mile from home, while for older students, Marling School in Stroud is less than four miles away and is rated 'Outstanding' by Ofsted. Stroud High School is a similar distance from home and is also highly rated, while independent Wycliffe College in Stonehouse also comes well recommended.



LESS TIME TRAVELLING

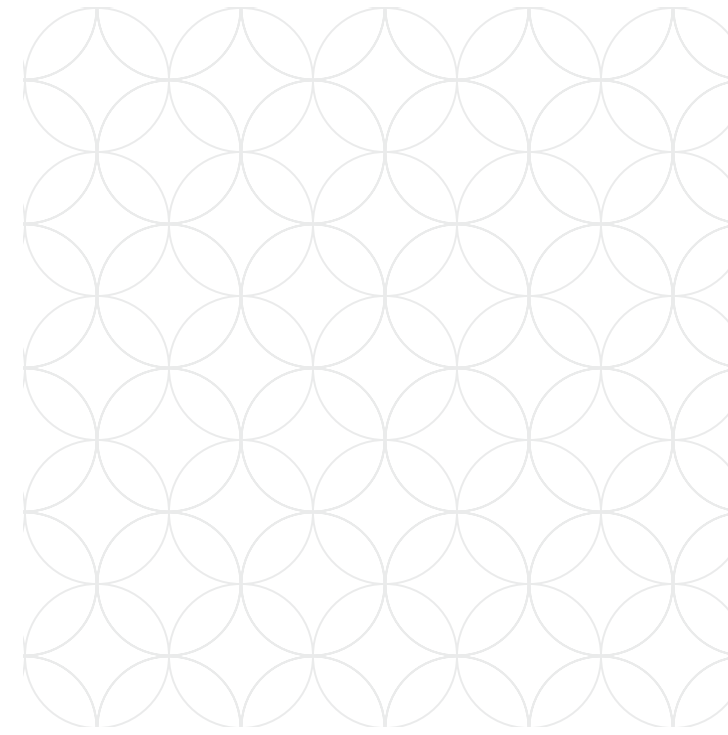
Transport connections are excellent, whether you're looking to travel by road or rail. Junction 13 of the M5 motorway is just minutes away for onward journeys to Bristol (43 minutes), Gloucester (25 minutes), Cheltenham (28 minutes) and Birmingham (1 hour and 35 minutes).

For rail travel, Stonehouse train station is around 7 minutes away in the car and offers services to Gloucester (18 minutes), Cheltenham (27 minutes) and London Paddington (1 hour and 35 minutes).

For air travel, Bristol Airport is 51 minutes away, Gloucestershire Airport is 21 minutes and Cardiff Airport 1 hour and 35 minutes.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Alders at Great Oldbury**.



SO YOU GET MORE OUT

- Public Green Spaces
- Children's Play Area
- Cycleways & Footpaths
- Affordable Homes
- Local Retail Centre



SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.





PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

100mm high matching upstand above work surfaces.

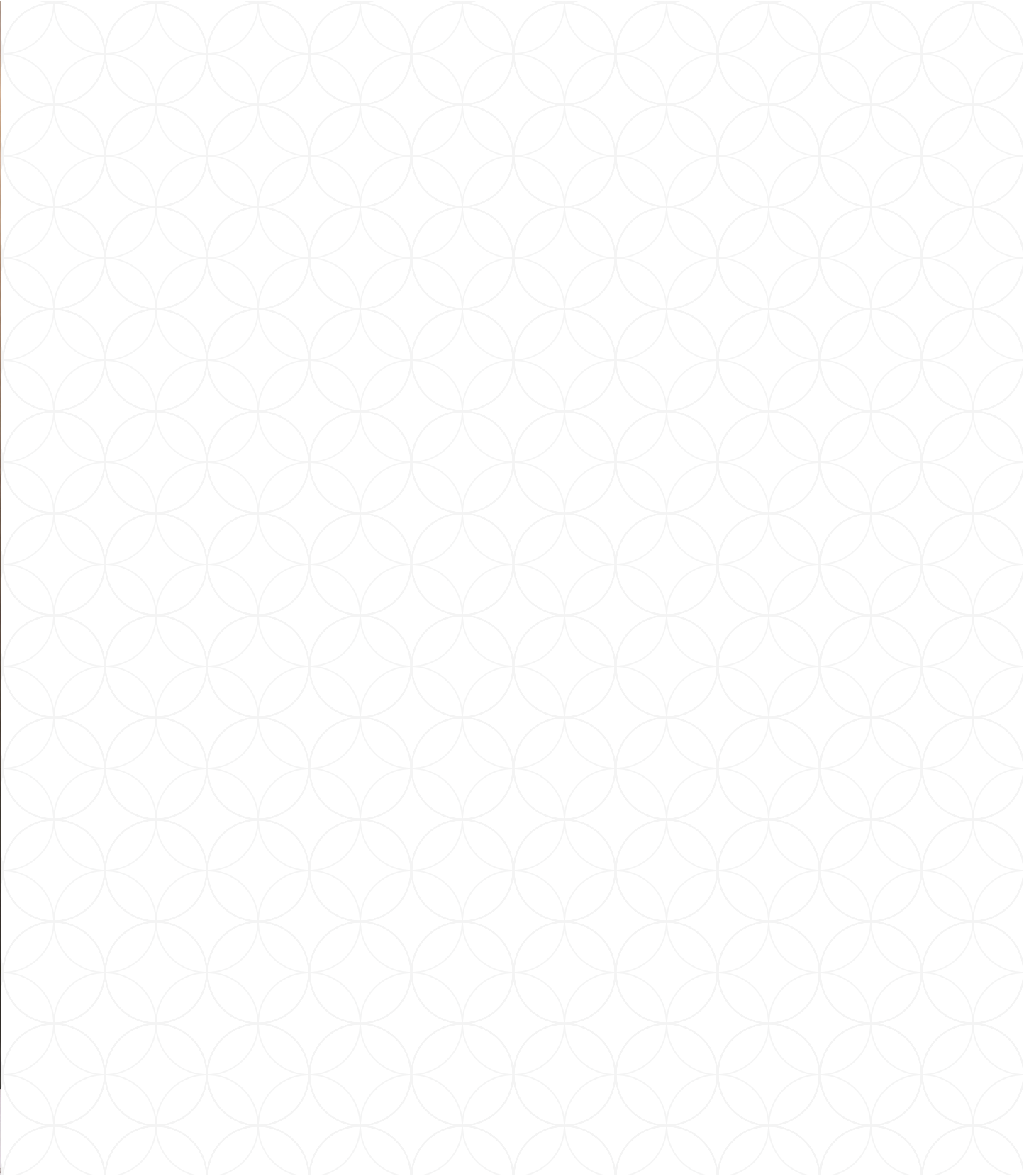
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

Appliances

- Ceramic or Gas Hob
- Double Oven
- Cooker Hood
- Integrated Fridge Freezer



INTERIOR

Walls

Crown Trade Covermatt White emulsion paint finish.

Internal Doors

Two panelled 'Cambridge' style door finished in Satin White.

Internal Door Furniture

Mitred Lever Handle door furniture in polished or satin chrome effect.

Architrave

Torus Profile MDF finished in Satin White.

Skirting Boards

Torus Profile MDF, satin white paint finish to match architrave.

Staircase

Timber Staircase with plain newels and balustrades finished in Satin White and Light Ash handrail.

Ceilings

Crown Trade Covermatt White emulsion paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Arc by Sottini.

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

Basin Tessino mixer tap with single lever control complete with click plug waste.

Bath Tessino Mixer tap with single lever control complete with click plug waste.

Bath

Tempo bath with Uniline panel.

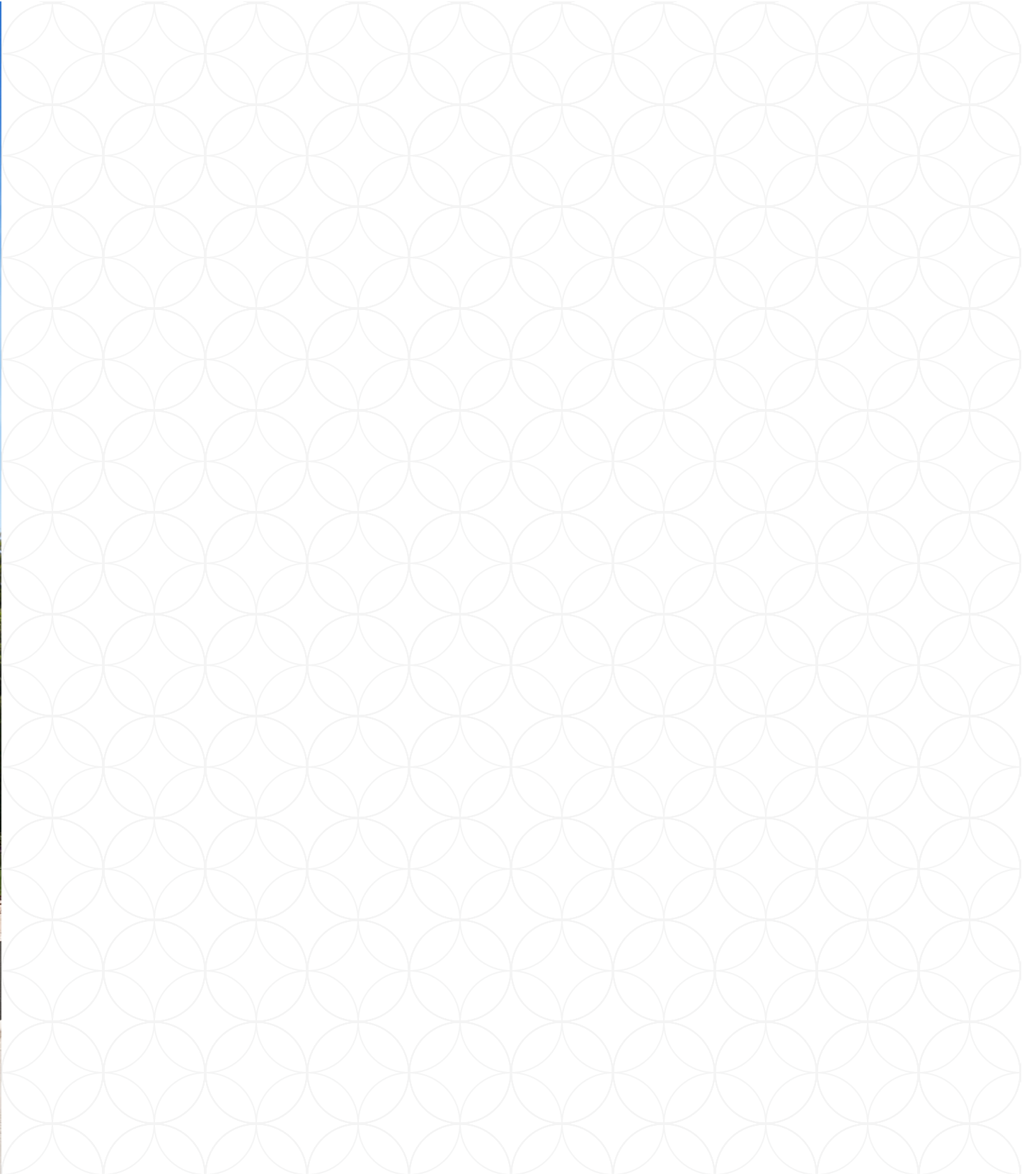
Wall Tiles to Cloakroom,
Bathroom & En-suite

Full height tiling to bath and shower areas and Mirror splash back to sink. Tile splash back to cloakroom. all as indicated on drawings, please refer to Sales Consultant for further details.

Shaver Socket to En-suite

(where applicable)

White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCu square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed PVCu windows in white finish.

Patio Doors

PVCu French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally. Painted in plot specific heritage colour.

Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Mains Wired Bell Push Door Bell.

External Lights

Traditionally styled Coach Lantern in Black.

Garage

Steel up and over door. Door finish to match the Heritage Front Door colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

Tarmac drive (or as shown on external works layout).

Patio/Paving

Urbex Urbex Buff Riven or equal approved concrete flags laid as indicated on drawing.

External Fencing

Rear Garden 1.8m Clad Timber Board & Gate to rear.

Garden

Front Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear Topsoil laid across the garden.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code

1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.



1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



THE ALDERS AT GREAT OLDBURY

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Grove Lane, Stonehouse, Gloucestershire GL10 3SJ

Discover a better way to live
redrow.co.uk