

GRANGE COUNTRY HOMES

GRANDBOROUGH

NINE STYLISH, CONTEMPORARY 2-4 BEDROOM HOMES (FREEHOLD),
DESIGNED TO EXACTING STANDARDS

GRANGE COUNTRY HOMES

GRANDBOROUGH





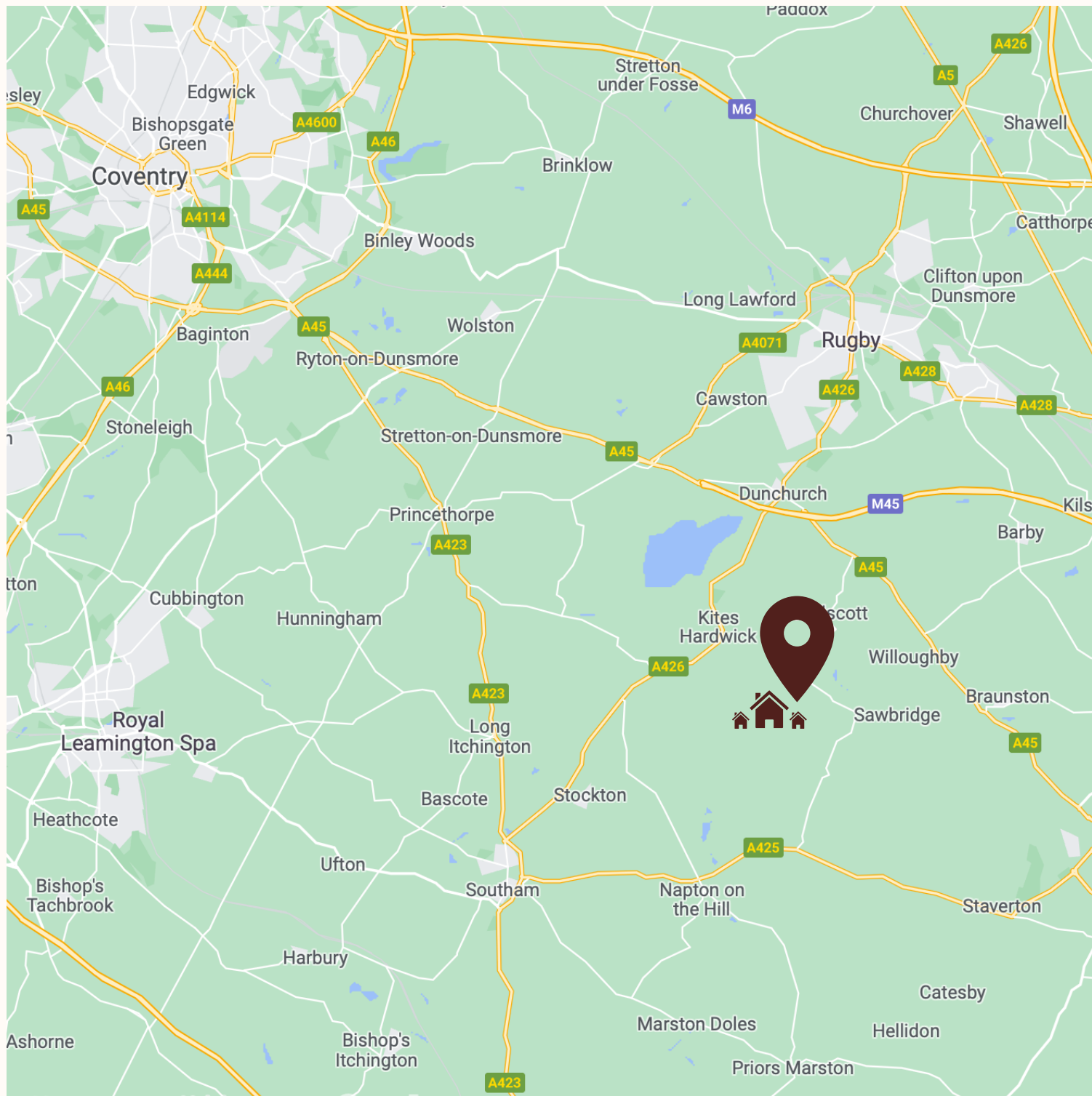
We don't only build houses, We create homes.

All of our homes have carefully selected, high quality specifications and finishes throughout. Our brands combine excellence in design with the functionality and contemporary style that modern life demands.

Employing the latest in energy saving technology, we make our homes significantly more efficient to reduce your annual running costs.

Our aim is to exceed your expectations!





PERFECTEDLY
LOCATED

CV23 8DN

Set in North
Warwickshire,
Grandborough is within
easy reach of Rugby,
Northampton, Coventry,
Banbury, Leamington
Spa, Stratford upon Avon
and Warwick. It is just a
short drive to the nearby
M45, so you will always
be well connected to the
Midlands, London and
beyond.



LOCAL PRIMARY SCHOOLS

Leamington Hastings Church of England Academy
Dunchurch Infant School
Dunchurch Boughton CofE Junior School
Braunston Church of England Primary School
Barby Church of England Primary School
Bilton CofE Junior School
Stockton Primary School
St Lawrence CofE Primary School
Bawnmore Community Infant School
Bilton Infant School

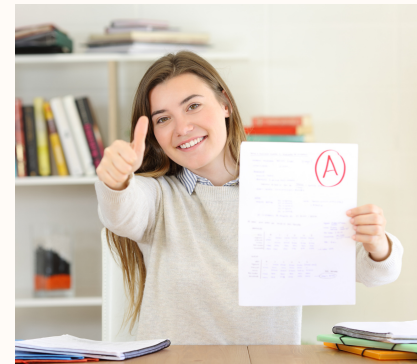
2.3 miles
2.8 miles
2.8 miles
3.2 miles
3.7 miles
3.8 miles
3.8 miles
3.9 miles
3.9 miles
4.2 miles



LOCAL SECONDARY SCHOOLS

Rugby High School
Rugby Free Secondary School
Bilton School
Harris Church of England Academy
Ashlawn School
Lawrence Sheriff School
Southam College
The Parker E-ACT Academy
The Avon Valley School and Performing Arts College
Princethorpe College

3.8 miles
4.4 miles
4.5 miles
4.6 miles
4.7 miles
5.2 miles
5.5 miles
5.5 miles
6.1 miles
6.5 miles



HEALTH

NEAREST OPTICIANS

Mobile Eyes Opticians	5.0 miles
Boots-Rugby - Market St	5.3 miles
Vision Express	5.3 miles
Janet Porter Opticians	5.3 miles
Specsavers Opticians	5.4 miles
Scrivens Opticians	5.4 miles

NEAREST DENTAL PRACTICES

Time for Teeth Ltd	2.5 miles
Paddox Dental Practice	4.9 miles
Atwal & Barot Practice	5.2 miles
Dorset House Dental	5.2 miles
Mr & Mrs See	5.3 miles

DOCTORS' SURGERIES

Dunchurch Surgery	2.8 miles
Bilton Green Surgery	4.3 miles
Bennfield Surgery	5.2 miles
Central Surgery	5.2 miles
Westside Medical Centre	5.2 miles
Whitehall Medical Practice	5.2 miles
Clifton Road Surgery	5.3 miles
Southam Surgery	5.4 miles
Monksfield Surgery	5.5 miles
Market Quarter Medical	5.7 miles



TRAVEL & AMENITIES

BY CAR

Leamington-Spa	12.2 miles
Warwick	17.7 miles
Banbury	19.9 miles
Stratford-upon-Avon	26.8 miles

BY TRAIN

Rugby	5.8 miles
Long Buckby	8.3 miles
Leamington Spa	11.1 miles
Coventry	12.9 miles
Banbury	19.9 miles
Warwick Parkway	21.1 miles
Rugby to London Euston	(52 mins)
Rugby to Birmingham	(35 mins)

PUBS

Shoulder of Mutton	(3 min walk)
Blue Lias Inn	5.1 miles
Boathouse Canalside Pub	3.9 miles
Admiral Nelson Public House	5.1 miles

SHOPPING

Rugby Central (Market mall)	7.1 miles
Elliott's Field Retail Park	8.1 miles
Warwickshire Shopping Park	13.6 miles
Bicester Retail Village	40.1 miles

SUPERMARKETS

Sainsbury's supermarket	5.2 miles
Tesco Express	5.7 miles
Asda	7.1 miles



ST. PETER'S CHURCH

GRANDBOROUGH

Service this Sunday

Service 10.30am

FARMERS
MARKET
HERE This THURSDAY
10.00 - 12.30

CHURCH ROAD



S P E C I F I C A T I O N

Internal Features and Finishes

- 1.1 Zoned underfloor heating to ground floor
- 1.2 Central heating with radiators and thermostatic radiator valves to first floor
- 1.3 Oak veneered internal doors with stylish chrome ironmongery
- 1.4 Bi-fold doors to all plots except 2 and 3
- 1.5 Luxury vinyl tiles to ground floors

External Features and Finishes

- 2.1 Houses built in contemporary red brick using solid traditional methods
- 2.2 Modern electrically operated garage doors to all plots with garages
- 2.3 Gravel drives and parking areas
- 2.4 Turfed front and rear gardens with bespoke landscaping to whole site to compliment the existing natural spinney and surrounding trees
- 2.5 Plots separated with timber 1800 high fencing with traditional iron railings to frontages along the private road
- 2.6 Feature porches to all plots
- 2.7 Water taps to rear patio areas which are mainly south facing and very private



Kitchen

- 3.1 Individually designed, high-quality contemporary kitchens
- 3.2 Quartz stone worktops to kitchens in plots 5 to 9
- 3.3 25mm square edge laminate worktop to kitchens in plots 1 to 4
- 3.4 High-quality single oven to all plots
- 3.5 Combi oven, microwaves to plots 5-8 and warming plate to plot 9
- 3.6 Feature stainless steel cooker hood to all plots
- 3.7 Integrated fridge/freezer (70/30) to all plots
- 3.8 Integrated dishwasher to all homes
- 3.9 Built in washer dryer to plots 1 to 4 and washing machine to plots 5 to 8



Security

- 4.1 PIR sensors to all external lights

SPECIFICATION

Bathroom

- 5.1 Stylish white sanitaryware with contemporary chrome taps
- 5.2 Chrome thermostatic shower valves and fittings to all bathrooms
- 5.3 Vanity unit to bedroom 1 ensuite (where space permits)
- 5.4 Heated chrome towel rail to bathroom
- 5.5 Luxury vinyl tiles to bathroom and ensuite floors. Porcelanosa wall tiles to all bathrooms and ensuites

Electrical and Multi-Media

- 6.1 Full fibre broadband to each property
- 6.2 USB charging sockets to main rooms
- 6.3 TV point to all bedrooms, living room & kitchen/dining/family
- 6.4 BT point to a convenient location
- 6.5 LED downlights throughout
- 6.6 External feature lights to front and back doors
- 6.7 Electric vehicle charging point, double socket, and lighting to garages
- 6.8 External waterproof socket to rear of all plots

Environmental

- 7.1 Central heating and hot water provided by air source heat pumps
- 7.2 Sustainable storm water drainage system
- 7.3 High levels of insulation to walls, floors & roof spaces
- 7.4 Double glazed windows & doors providing high levels of thermal insulation and reduced heat loss
- 7.5 Low energy lighting throughout
- 7.6 Rainwater butts
- 7.7 Retrofit solar panel installation available

Additional Features to Various Plots

- 8.1 Please contact your sales representative for upgrade options







SUSTAINABILITY ATTRIBUTES

INSULATION AND THERMAL POSITIONING

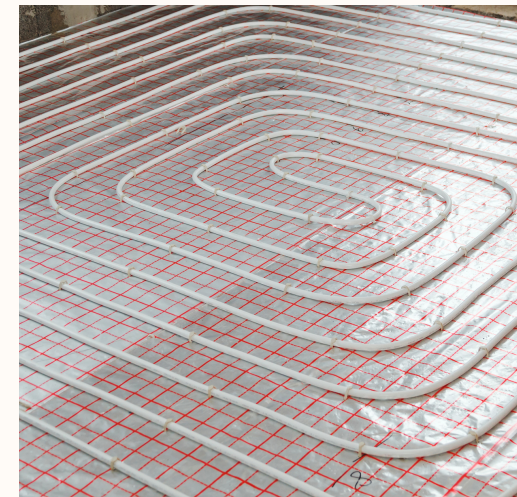
- 1.1 We insulate your roof space with high performance insulation to standards in excess of building regulations
- 1.2 We also insulate your ground floor slab to complete an unbroken thermal envelope.
- 1.3 We pay particular attention to the prevention of gaps around windows, doors, floor boards and in the roof space.

HEAT PUMP AND INTELLIGENT HEAT CONTROL

- 2.1 For every 1kW of electricity used to power the pump, you get 3kW of heat.
- 2.2 The systems absorb low grade heat from the external air, and raises its temperature efficiently to be suitable to heat water for space heating and hot water.
- 2.3 The systems provide water temperatures of up to 55°C (without a backup electric heater) in ambient temperatures as low as -3°C.

UNDER FLOOR HEATING

- 3.1 In a world of rising energy costs underfloor heating is the most cost-effective controllable way to heat a home
- 3.2 UFH gently and evenly warms the ground floor through a network of hot water pipes
- 3.3 Water temperatures in UFH can run as low as 35°C
- 3.4 No hotspots or cold draughts



DISCLAIMER

Images

Computer Generated Images are indicative only. Artists' impressions are drawn from an imaginary viewpoint within an open space and are intended to give an impression of the house design. Photographs are from previous developments. Neither the artists' impressions nor the photographs are intended to give an accurate description of any specific property offered for sale, its setting or its surroundings. Specification

The details outlined are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

Development Layouts

These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds.

Floorplans

Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only. Total areas are provided as gross internal areas. Dimensions are for guidance only and all measurements and areas may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract.

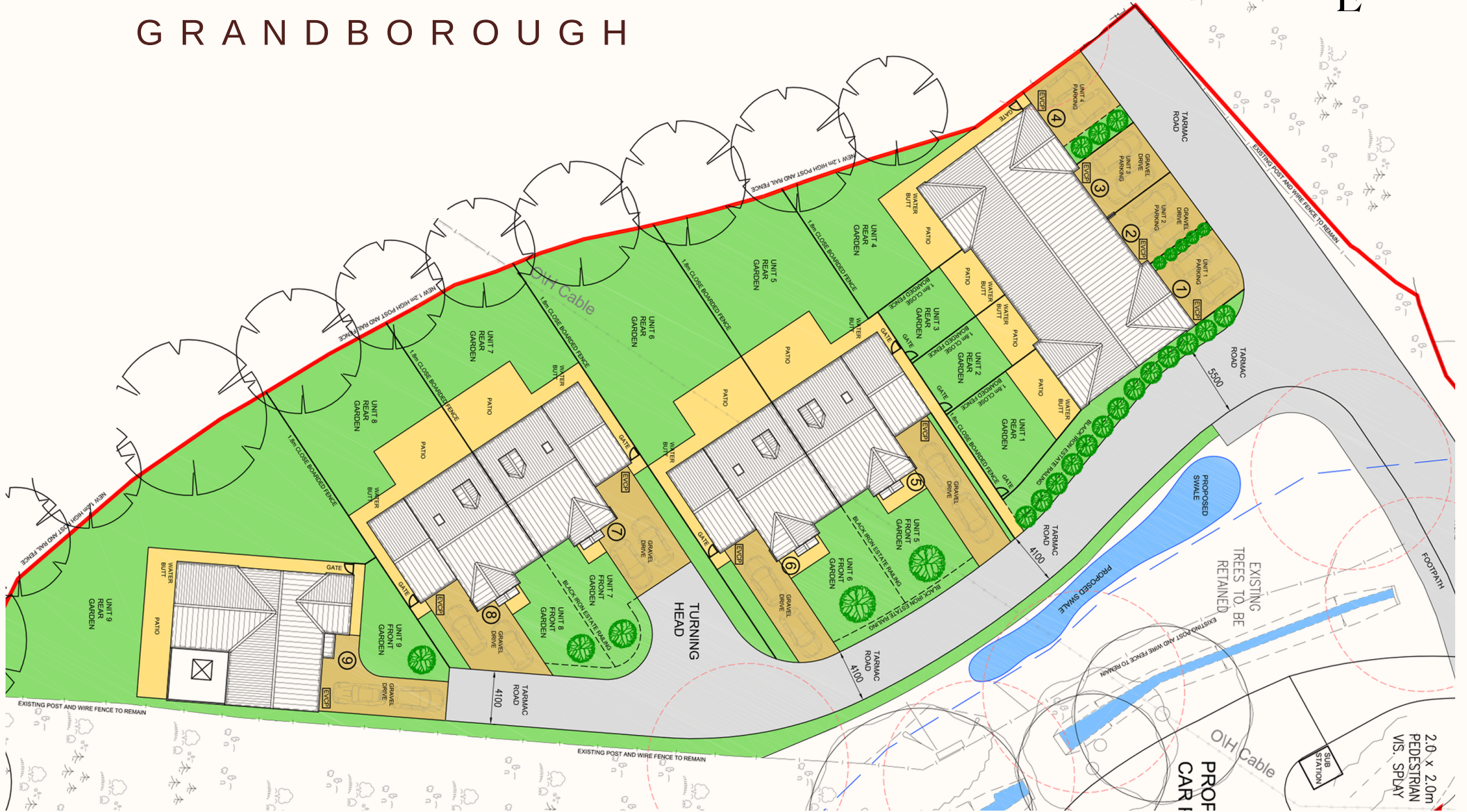
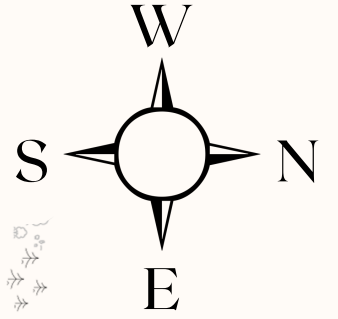


WARRANTY DETAILS

We will provide all purchasers with a 10 year warranty, for our low maintenance homes.

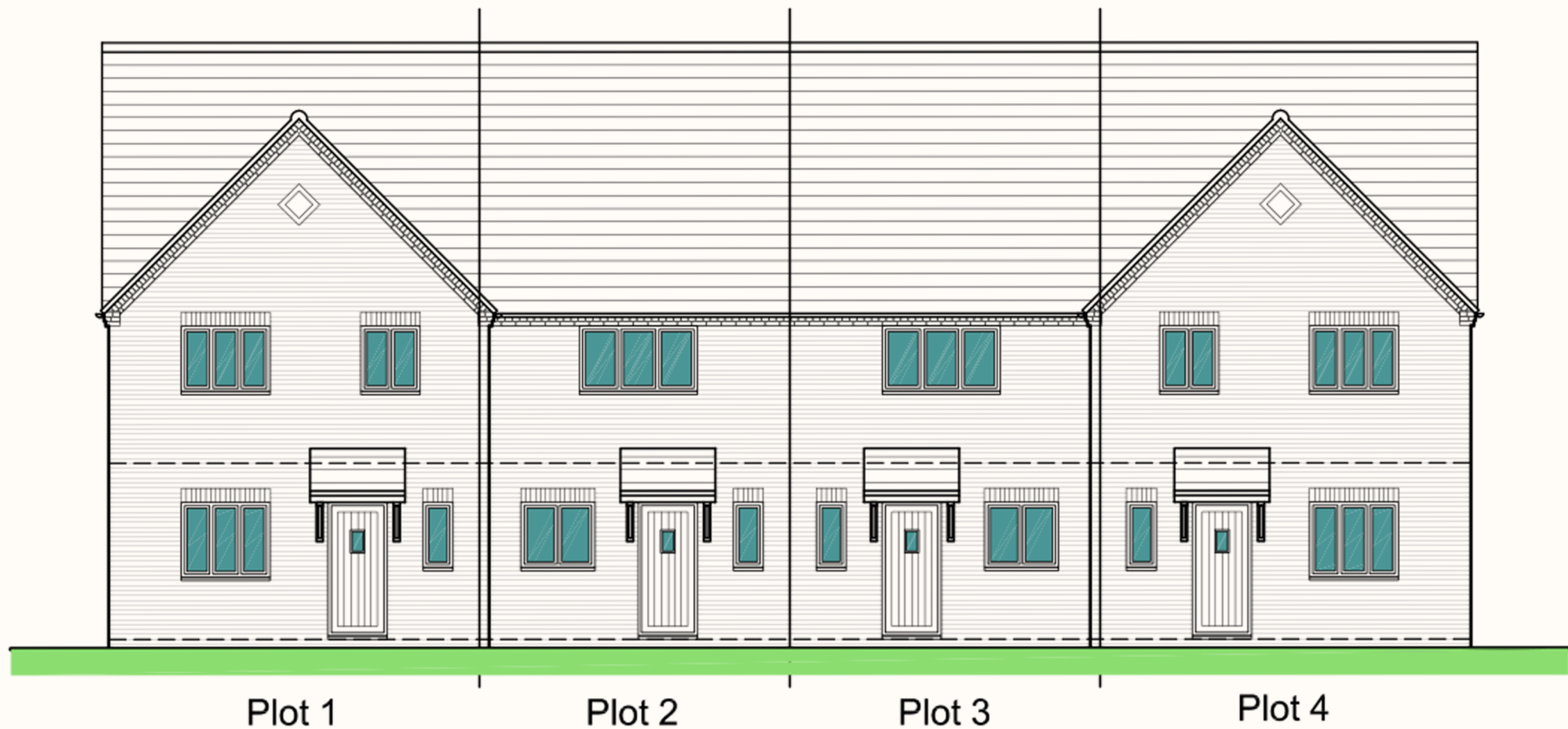
SITE PLAN

GRANDBOROUGH



FRONT ELEVATION

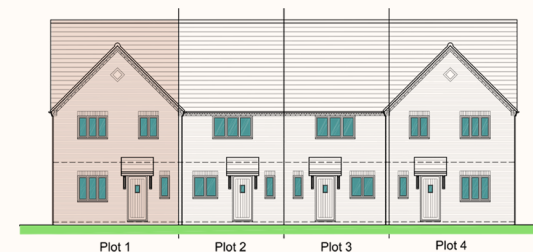
GRANDBOROUGH | PLOTS 1 - 4



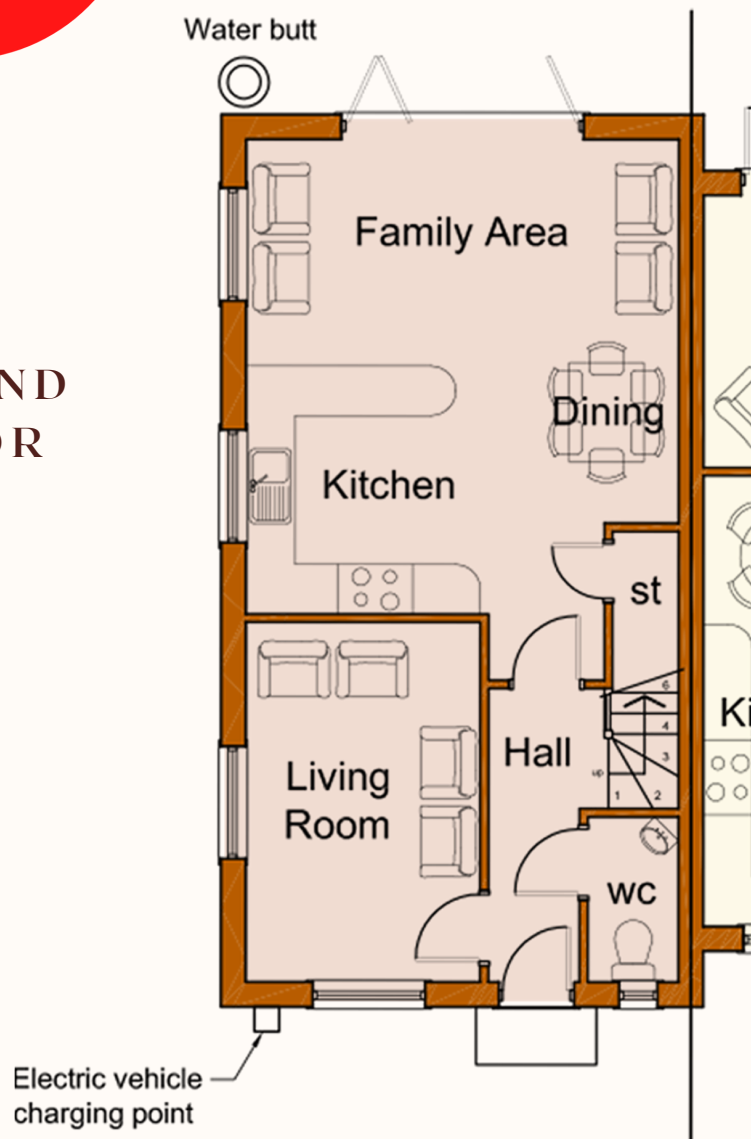


PLOT 1

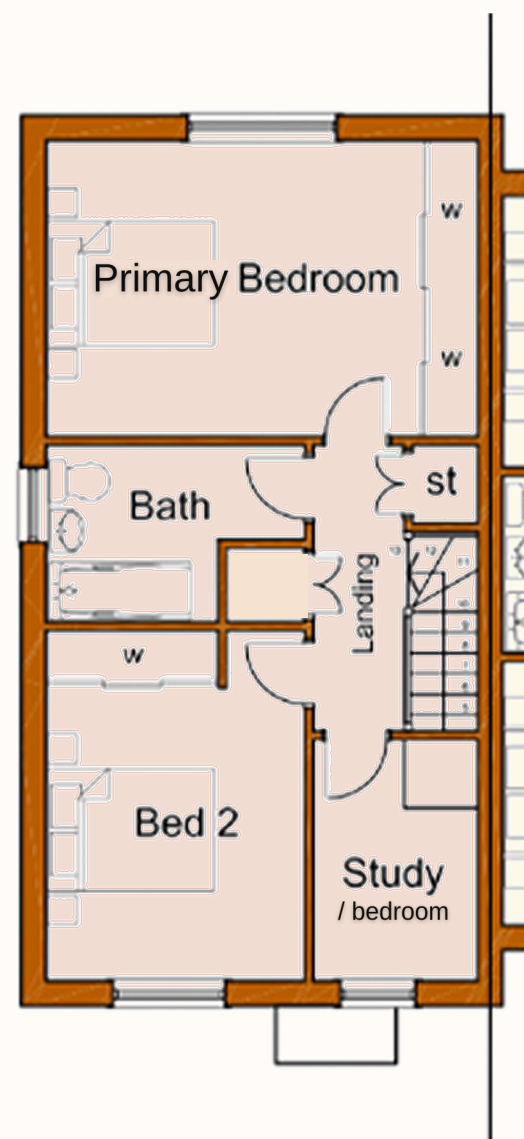
2 BED+ STUDY - 106.8 SQM / 1150 SQFT



GROUND
FLOOR



FIRST
FLOOR



2 BED - 78.8 SQM / 848 SQFT

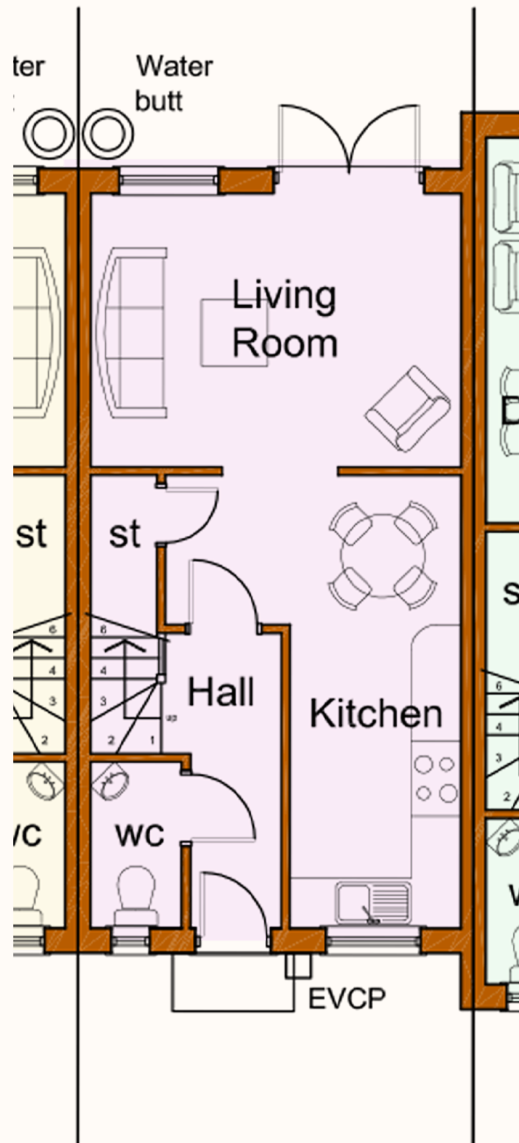


PLOT 3

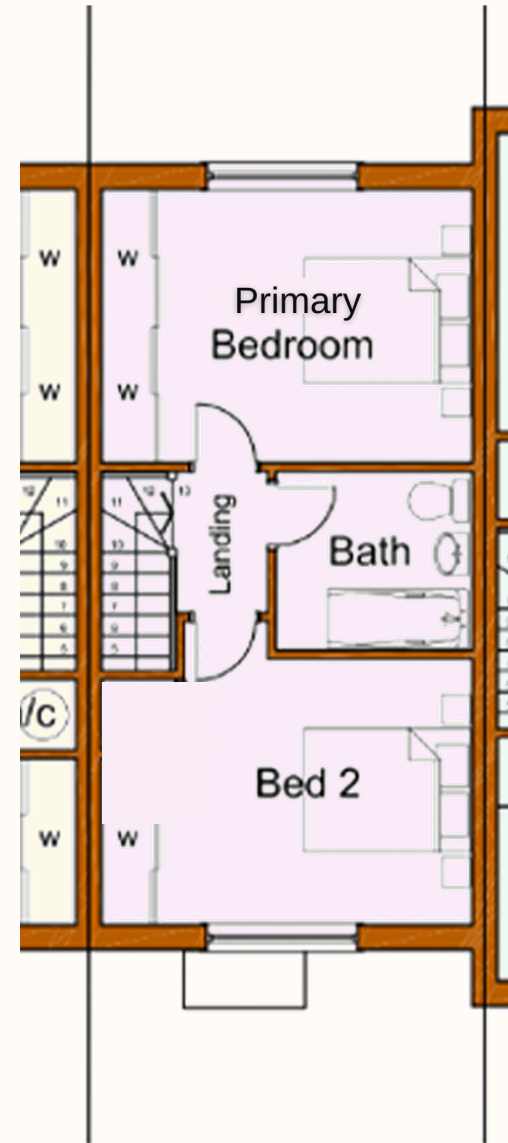
2 BED - 78.8 SQM / 848 SQFT



GROUND
FLOOR



FIRST
FLOOR



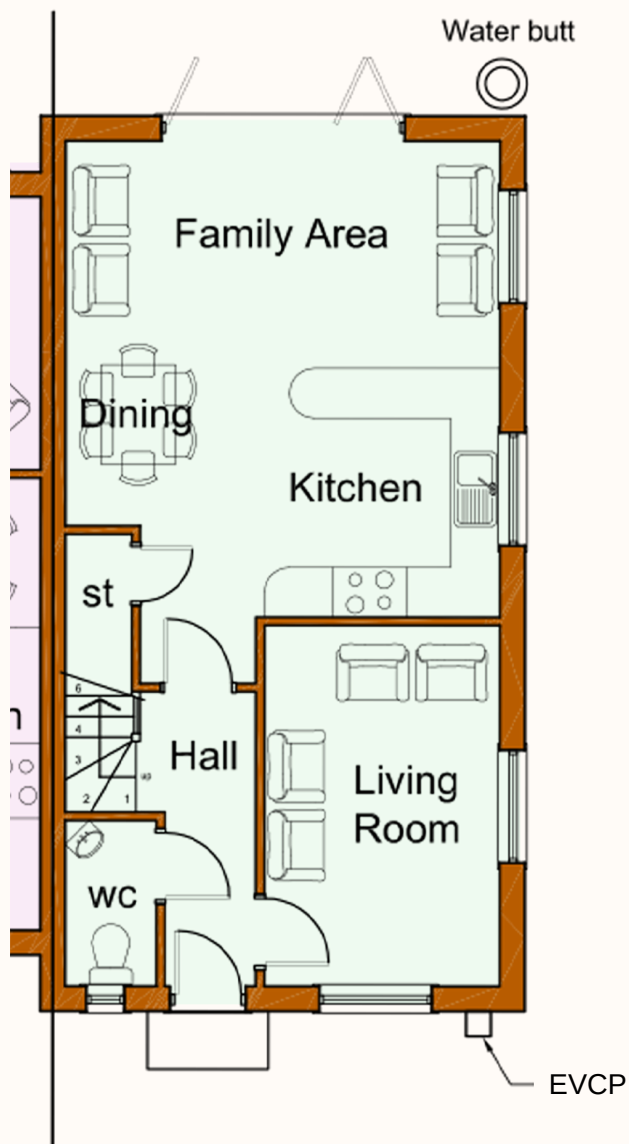


PLOT 4

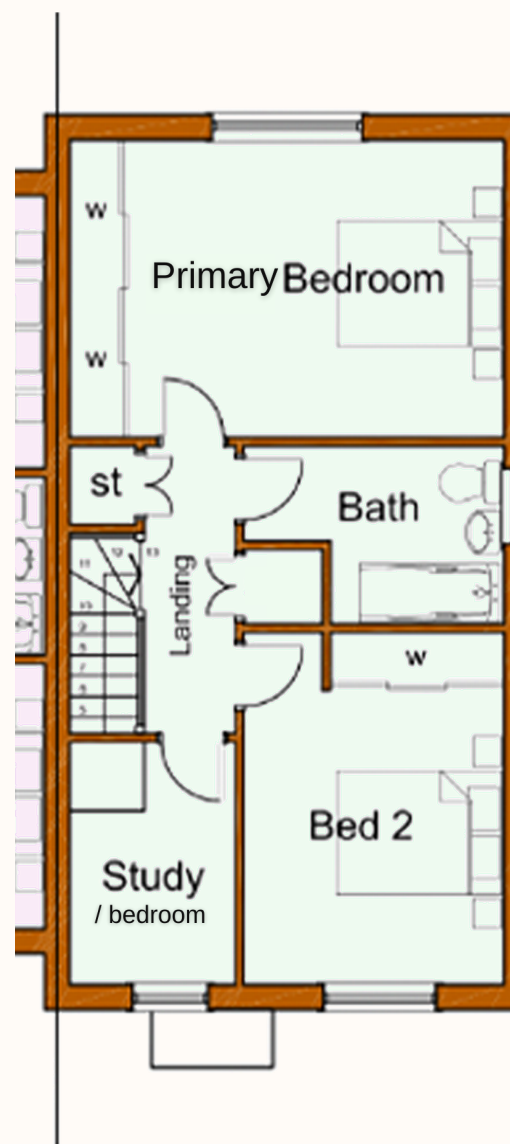
2 BED+ STUDY - 106.8 SQM / 1150 SQFT



GROUND
FLOOR

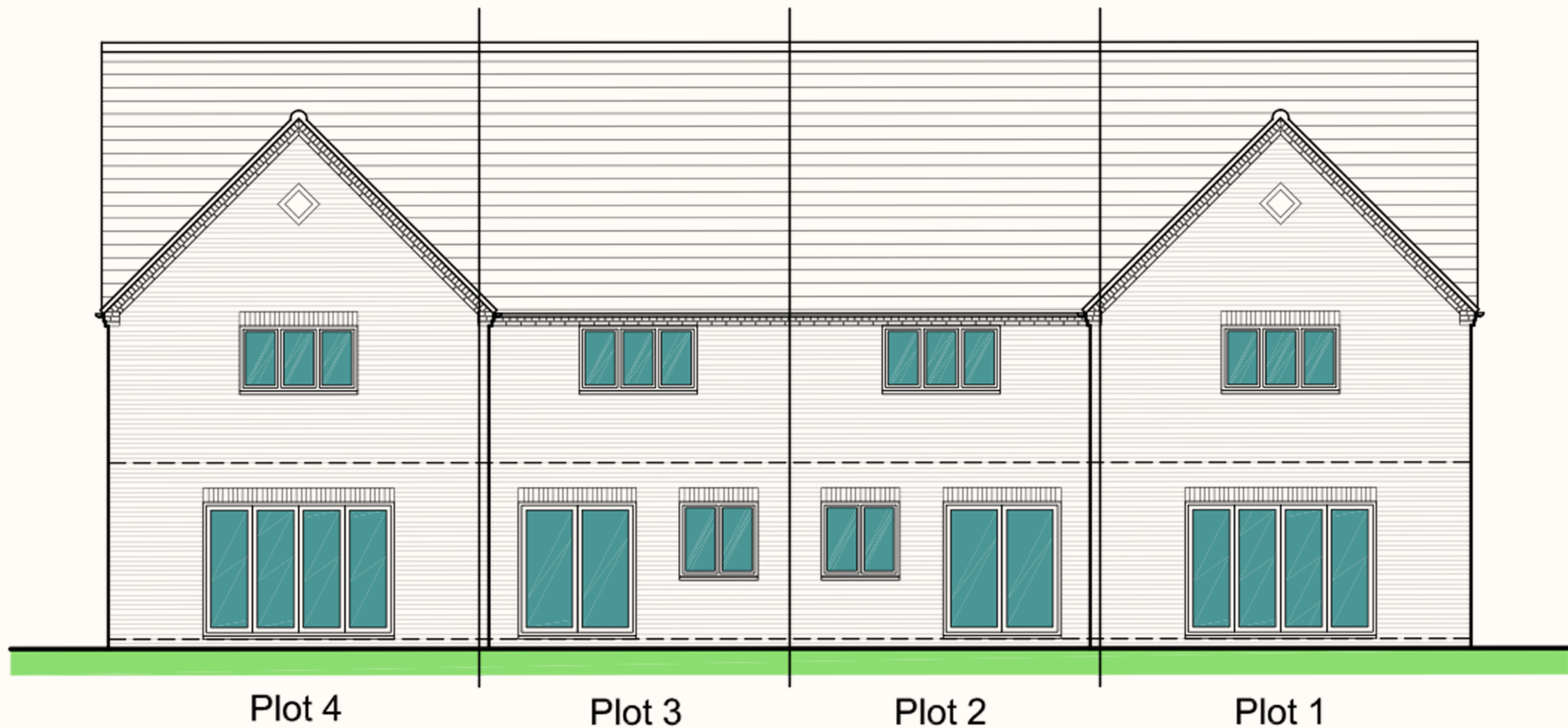


FIRST
FLOOR



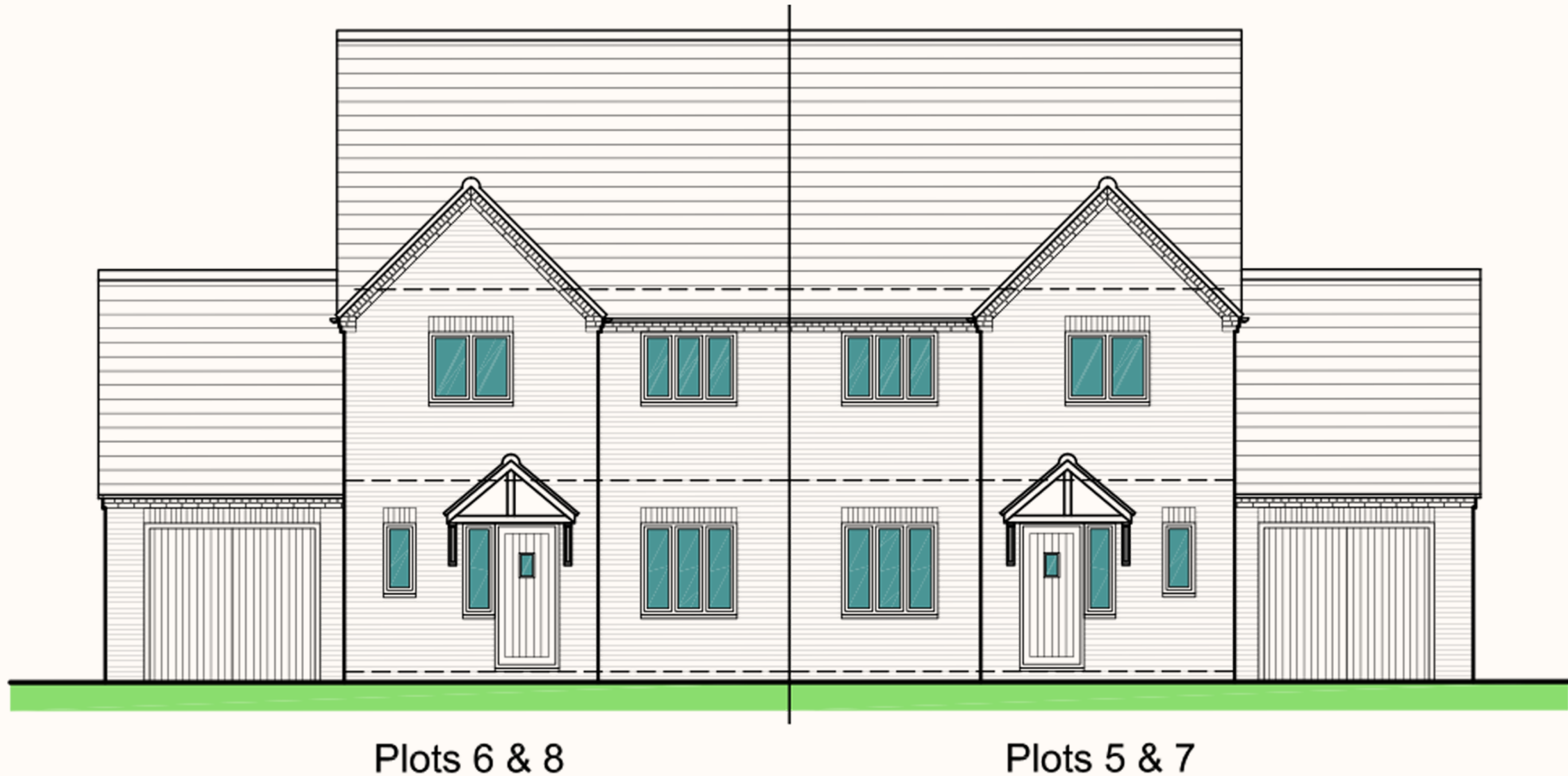
REAR ELEVATION

GRANDBOROUGH | PLOTS 1 - 4



FRONT ELEVATION

GRANDBOROUGH | PLOTS 5 - 8

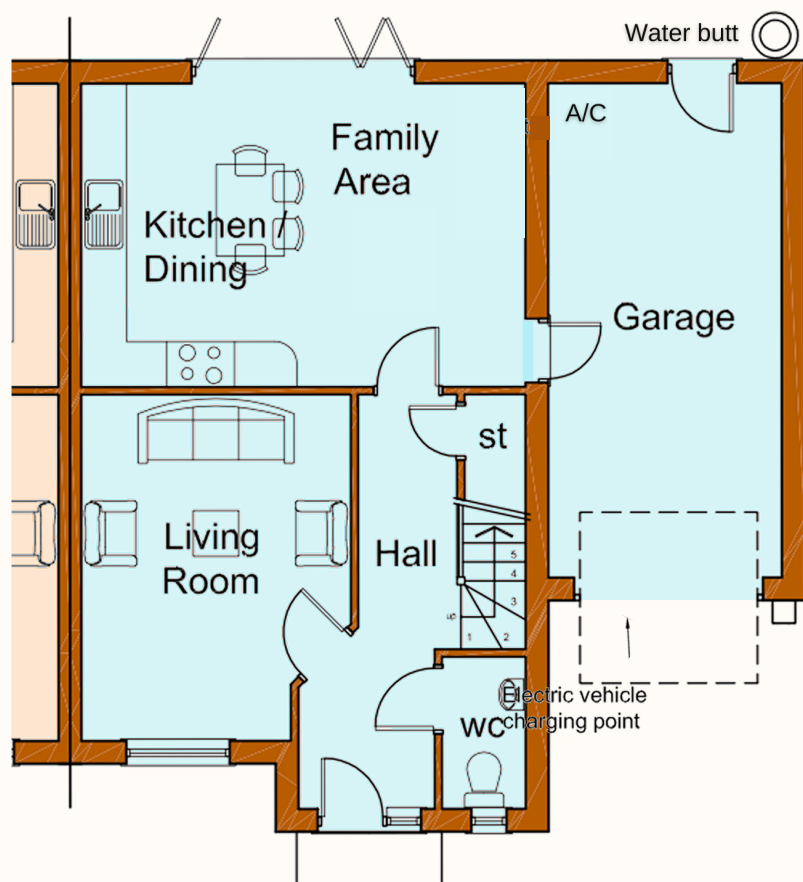




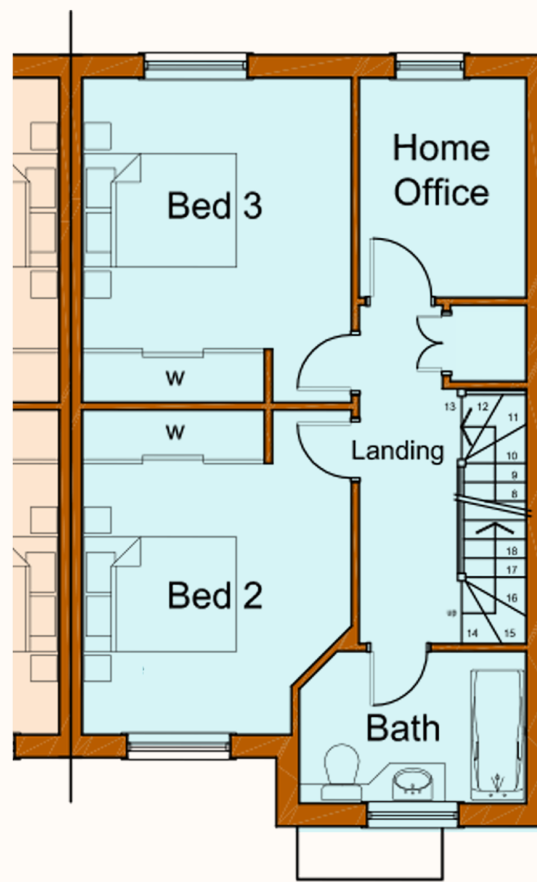
PLOTS 5 & 7

3 BED - 136.9 SQM / 1474 SQFT

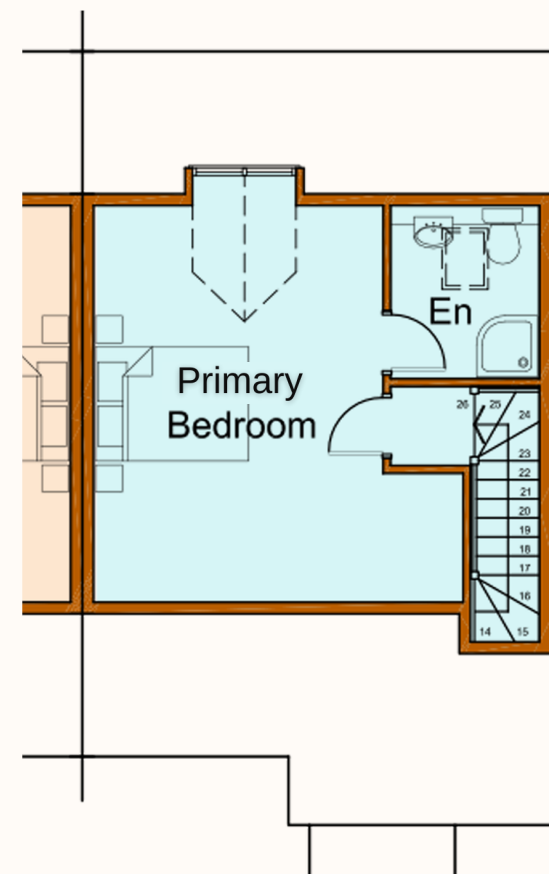
AREA EXCLUDES GARAGE



GROUND
FLOOR



FIRST
FLOOR



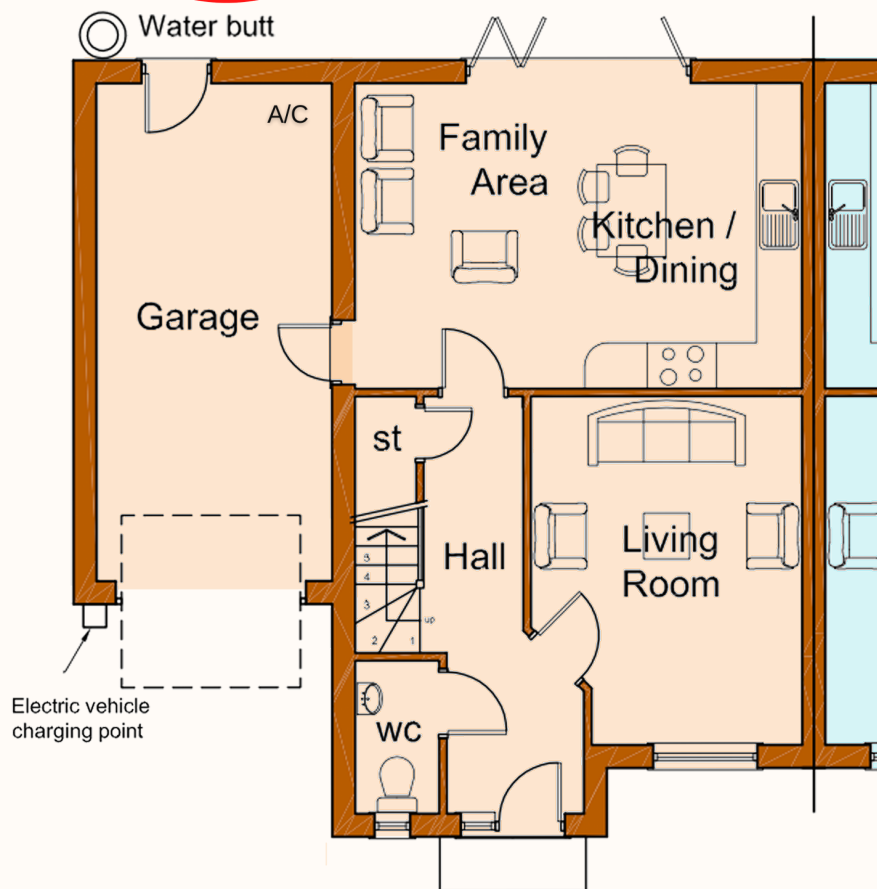
SECOND
FLOOR



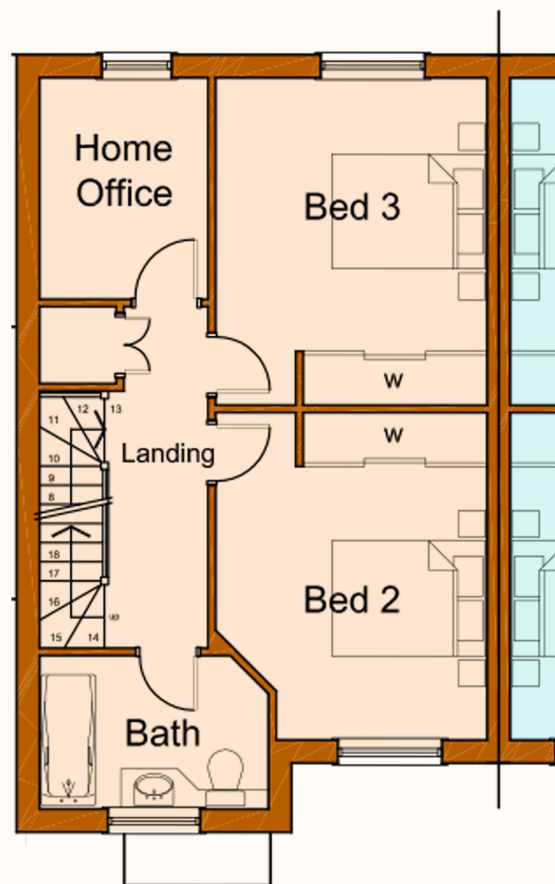
PLOTS 6 & 8

3 BED - 136.9 SQM / 1474 SQFT

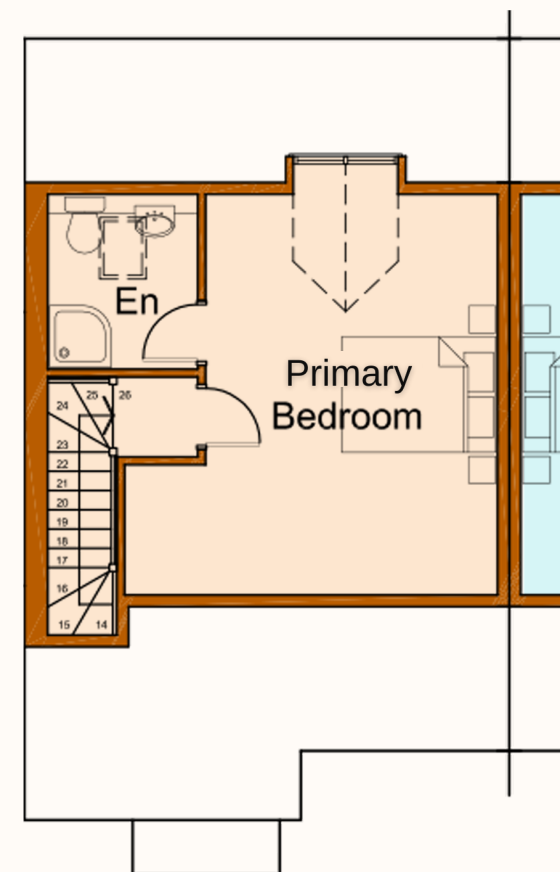
AREA EXCLUDES GARAGE



GROUND
FLOOR



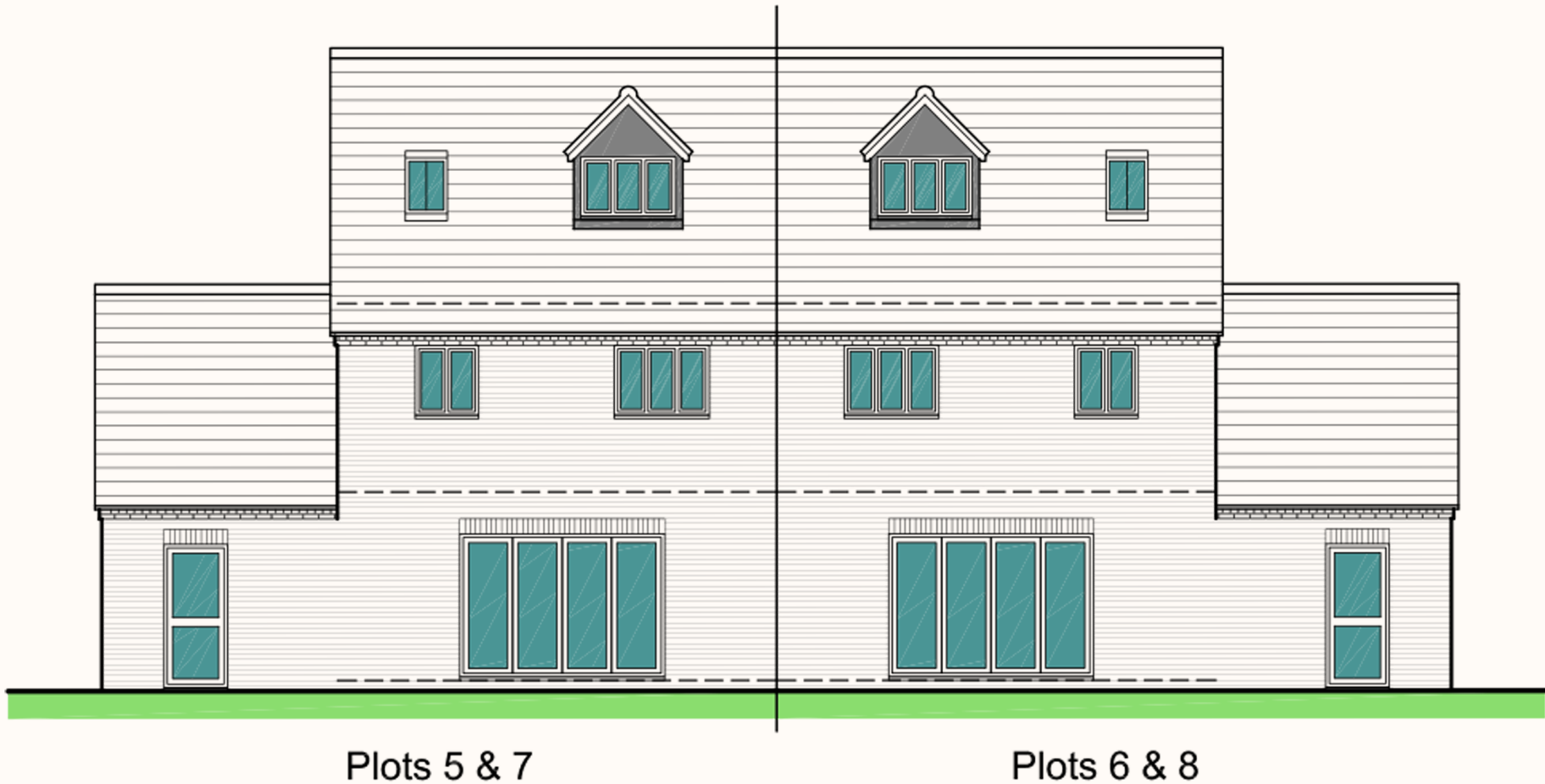
FIRST
FLOOR



SECOND
FLOOR

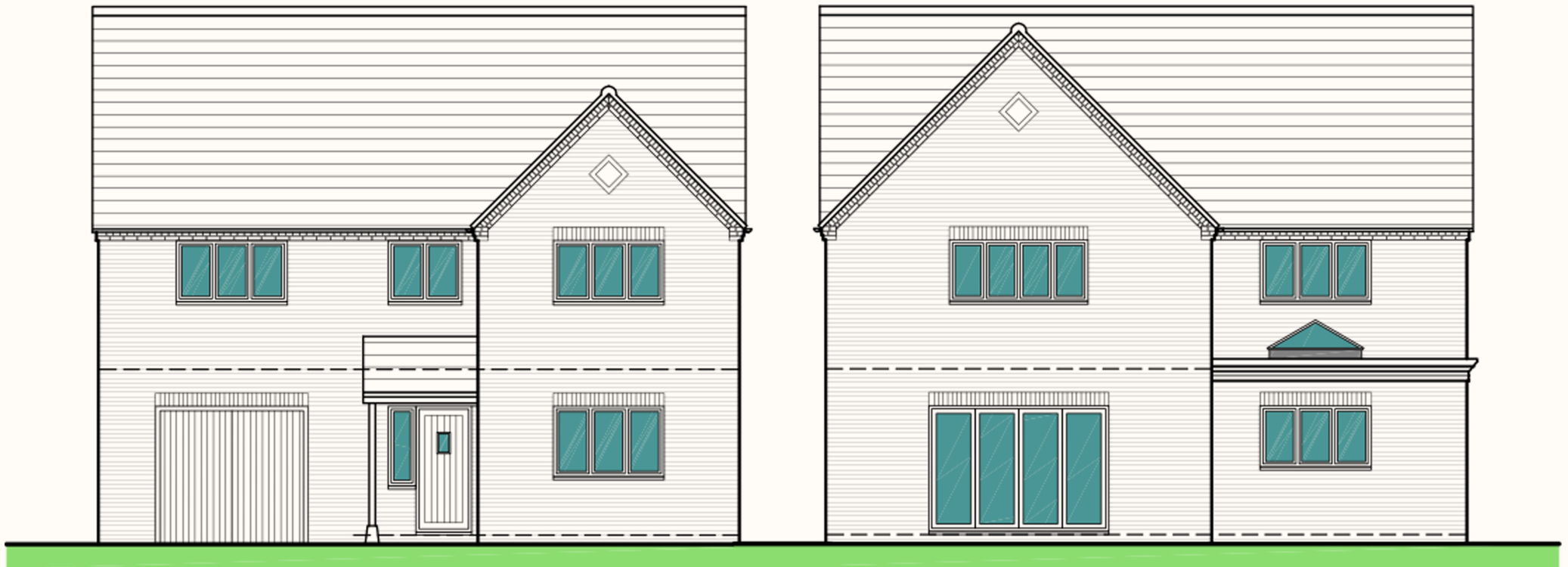
REAR ELEVATION

GRANDBOROUGH | PLOTS 5 - 8



FRONT & REAR ELEVATION

GRANDBOROUGH | PLOT 9



FRONT ELEVATION

REAR ELEVATION



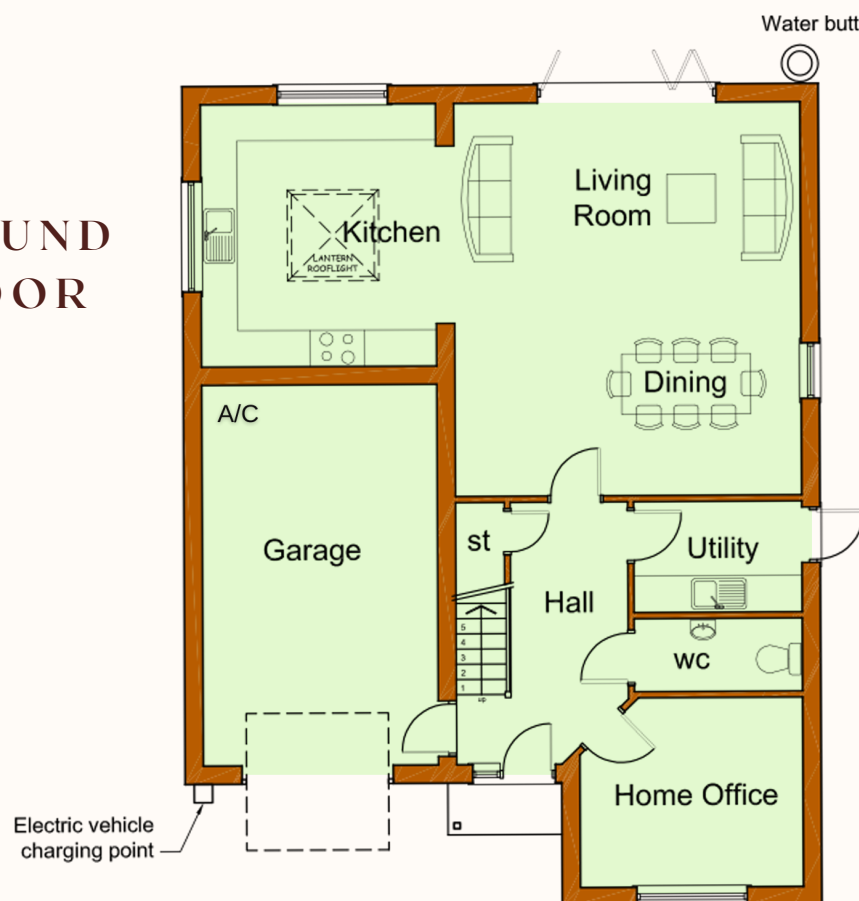
PLOT 9



4 BED + HOME OFFICE - 182.4 SQM / 1963 SQFT

AREA EXCLUDES GARAGE

GROUND
FLOOR



FIRST
FLOOR





RUGBY

STRATFORD
UPON AVON

WARWICKSHIRE



ROYAL
LEAMINGTON
SPA





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GRANGE COUNTRY HOMES

GRANDBOROUGH



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