

Green Oaks

Quedgeley



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Around the local neighbourhood

- | | | |
|--|--|--|
| 1 Tesco Express
GL2 2GT | 5 Kingsway health centre
GL2 2FY | 9 Kingsway Manor Farm Park
GL2 2AU |
| 2 Asda
GL2 2SN | 6 Kingsway primary school
GL2 2ZZ | 10 Kingsway community centre
GL2 2GT |
| 3 Kingsway local centre
GL2 2GT | 7 Waterwells primary school
GL2 2FX | 11 Buckenham Walk tennis courts
GL2 2ES |
| 4 The Olympus Centre retail park
GL2 4QL | 8 Severn Vale secondary school
GL2 4PR | 12 Quedgeley health and fitness club
GL2 4PR |

Green Oaks Quedgeley

A collection of 2, 3 and 4 bedroom homes close to the vibrant city of Gloucester and with excellent transport links.

This exciting new development in Quedgeley is on the outskirts of the historic Cathedral city of Gloucester and perfectly placed for easy access to the M5.

There are convenience shops, supermarkets, schools, medical, sports and leisure facilities close by and the city centre is a 15 minute bus, or car drive away. The popular Gloucester Quays designer outlet and scenic docks area with its restaurants, bars, cinema and open air markets is only 4 miles away.

The beautiful Cotswolds, an Area of Outstanding Natural Beauty, is only a few miles' drive, as is the scenic Severn Estuary and Robinswood Hill Country Park. Trains from the city centre's railway station run to Bristol, Bath, Cheltenham, Worcester, Swindon, London Paddington and Cardiff. For international travel, Bristol Airport is just 43 miles away.

Green Oaks Quedgeley



4 bedroom home

- The Aldridge
- The Foulston
- The Knightley
- The Pembroke
- The Leverton
- The Harford

3 bedroom home

- The Alwin
- The Becket
- The Elmslie

2 bedroom home

- The Ashbee

- Affordable housing

bcp bin collection point gg gas governor
ss substation v visitor parking space

Please note: Hedgehog highways apply to fences.
Please see sales consultant for further details.

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 see our sales consultant for further details.

Green Oaks

Quedgeley

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



Kitchen

2 bedroom
The Ashbee

3 bedroom
The Eimisle
The Becket
The Alwin

4 bedroom
The Harford
The Aldridge
The Leverton
The Foulston
The Pembroke
The Knightley

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■			■		■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■					
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■	■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■			■		■	■	

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■

Bedrooms

Dressing area to bedroom 1									■
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Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■

2 bedroom
The Ashbee

3 bedroom
The Eimisle
The Becket
The Alwin

4 bedroom
The Harford
The Aldridge
The Leverton
The Foulston
The Pembroke
The Knightley

■ Fitted as standard - included in the property
* Subject to stage of construction



The Becket

3 bedroom home

Green Oaks

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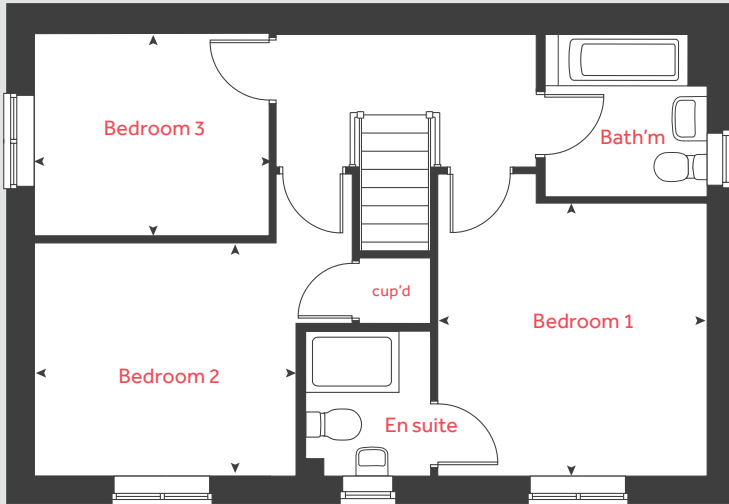
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.90m 18' 4" x 9' 6"

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

First floor

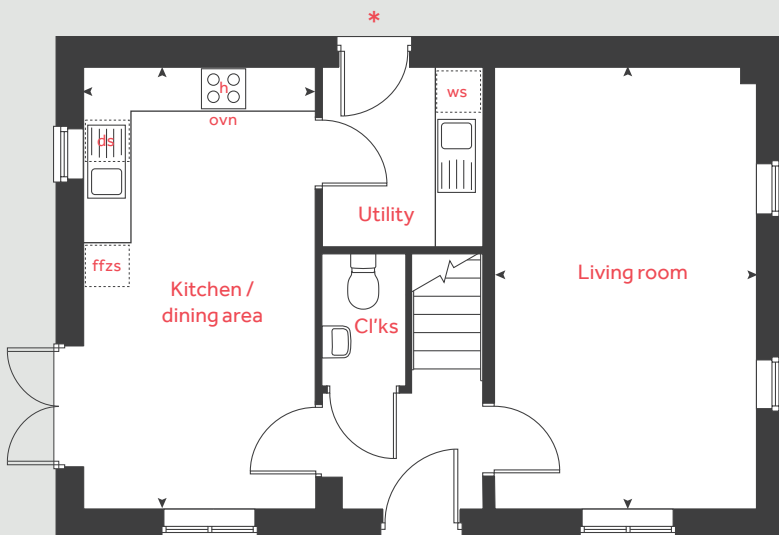
Bedroom 1
3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



* Utility door applies to selected plots only.
Please see sales consultant for further details.

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Elmslie

3 bedroom home

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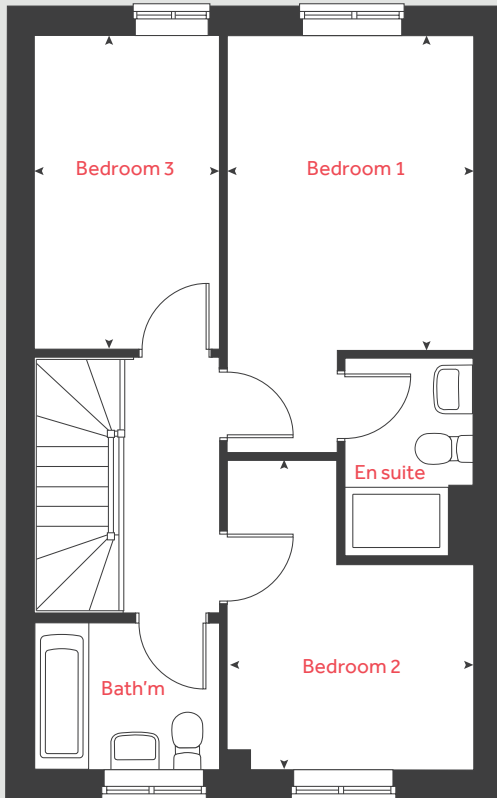
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

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

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

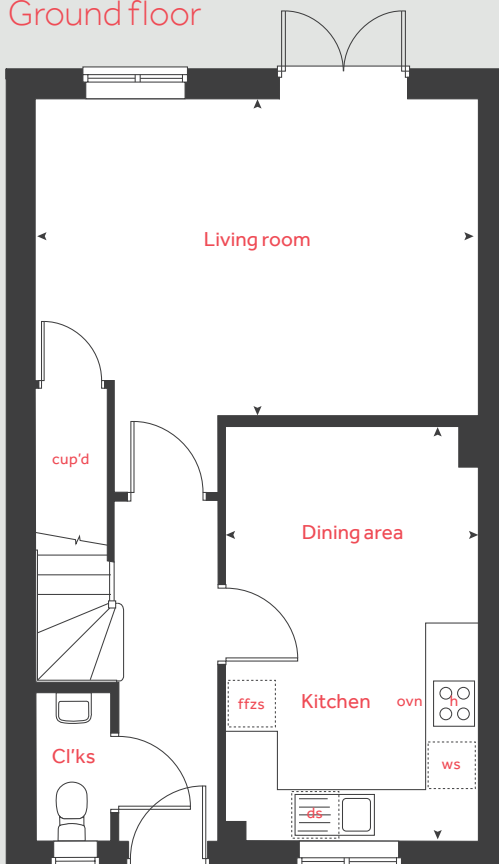
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Alwin

3 bedroom home

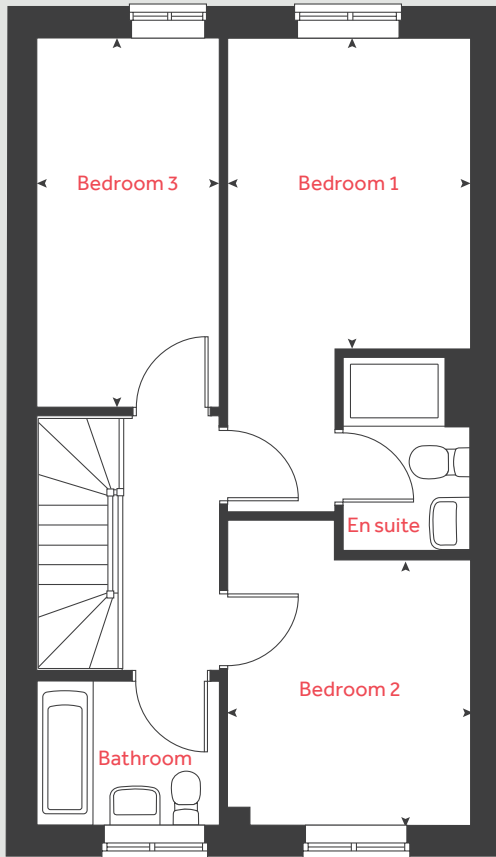
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First floor



The Alwin

3 bedroom home

Ground floor

Kitchen / dining area
5.46m x 2.91m 19' 7" x 9' 7"

Living room
5.90m x 3.63m 19' 4" x 11' 11"

First floor

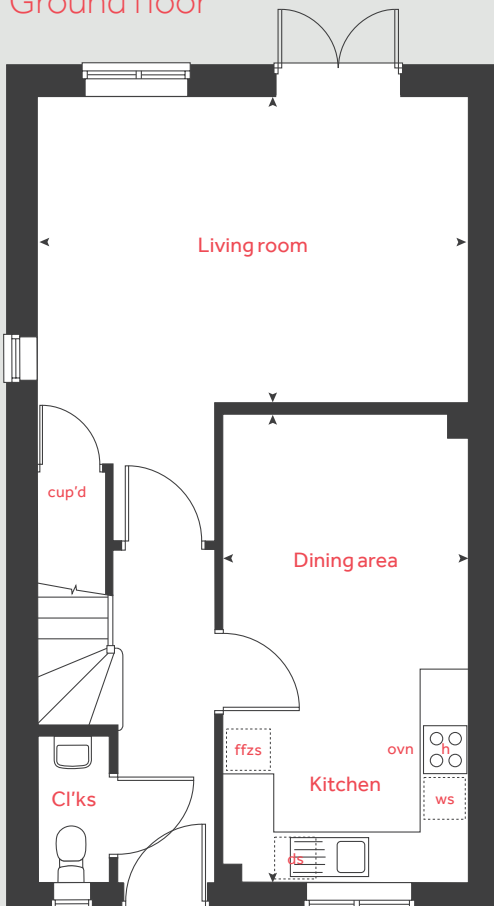
Bedroom 1
3.63m x 2.86m 11' 11" x 9' 4"

Bedroom 2
2.86m x 2.37m 9' 4" x 7' 9"

Bedroom 3
4.34m x 2.51m 14' 3" x 8' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Aldridge

4 bedroom home

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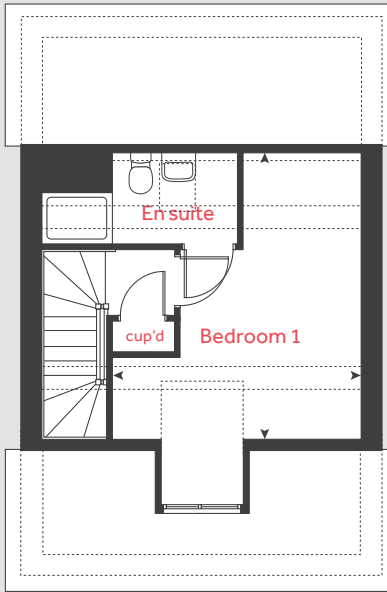
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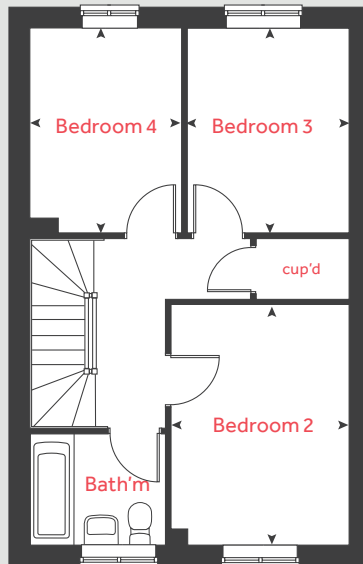
The Aldridge

4 bedroom home

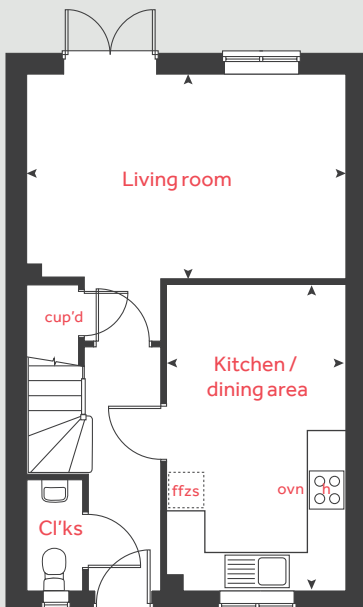
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 8" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 2
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3
3.19m x 2.52m 10' 6" x 8' 5"

Bedroom 4
3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.29m x 3.88m 14' 1" x 12' 9"

h hob cup'd cupboard
ovn oven < > measuring points
ffzs fridge freezer space

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The Foulston

4 bedroom home

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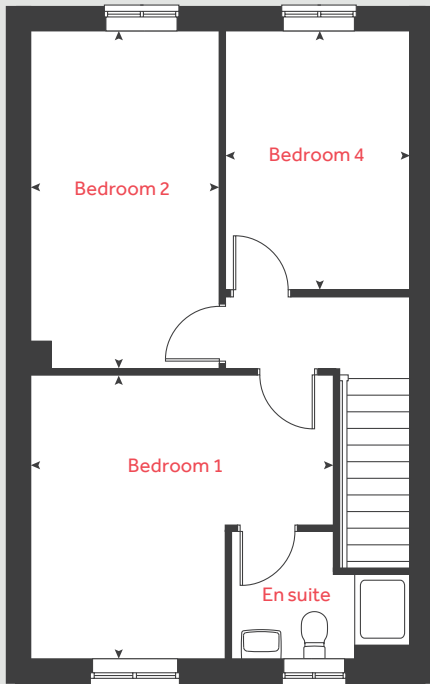
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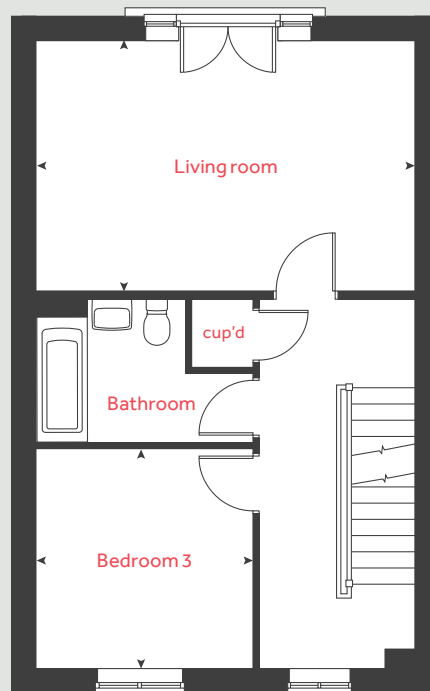
The Foulston

4 bedroom home

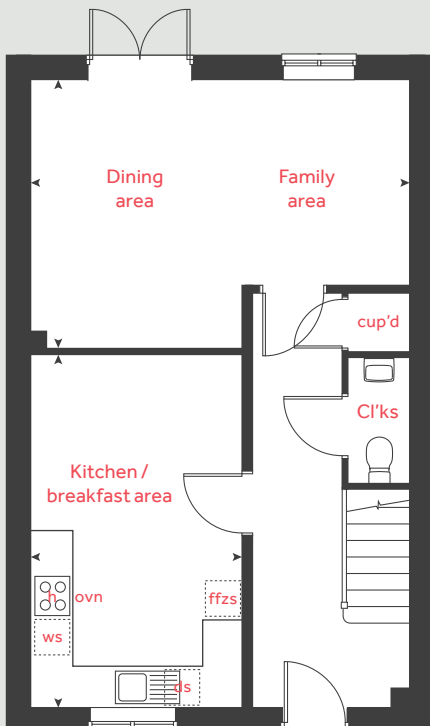
Second floor



First floor



Ground floor



Ground floor

Kitchen / breakfast area
4.98m x 3.01m 16' 4" x 9' 10"

Family / dining area
5.32m x 3.79m 17' 5" x 12' 5"

First floor

Living room
5.32m x 3.52m 17' 5" x 11' 7"

Bedroom 3
3.11m x 3.03m 10' 2" x 9' 11"

Second floor

Bedroom 1
4.22m x 4.02m 13' 10" x 13' 2"

Bedroom 2
4.72m x 2.62m 15' 6" x 8' 7"

Bedroom 4
3.62m x 2.62m 11' 10" x 8' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

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The Pembroke

4 bedroom home

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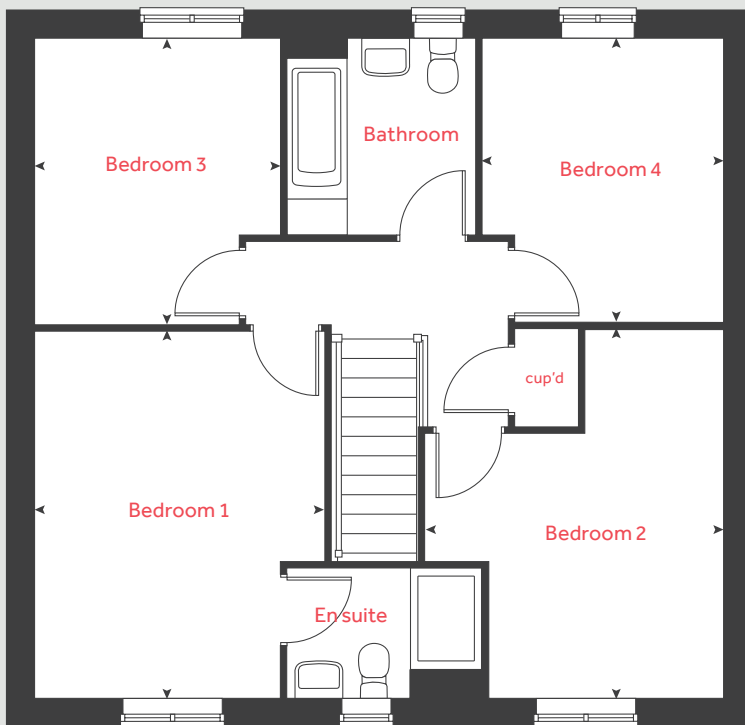
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The Pembroke

4 bedroom home

First floor



Ground floor

Kitchen / family / dining area
8.07m x 3.36m 26' 6" x 11' 0"

Living room
4.83m x 3.48m 15' 10" x 11' 5"

Study
2.40m x 2.35m 7' 11" x 7' 9"

First floor

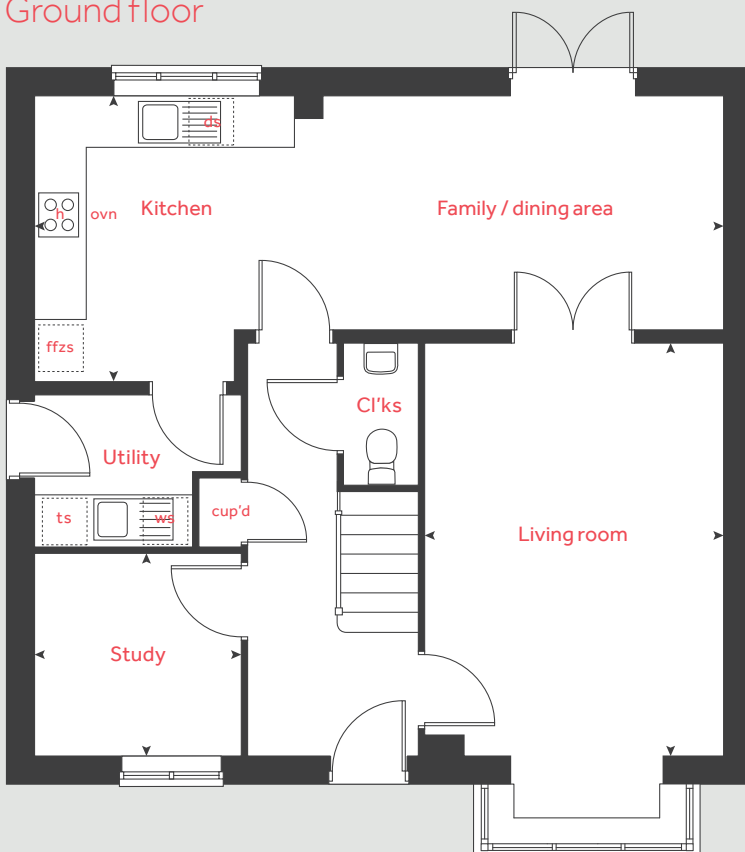
Bedroom 1
4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2
4.31m x 2.73m 14' 2" x 9' 0"

Bedroom 3
3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4
3.32m x 2.81m 10' 11" x 9' 3"

Ground floor



h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

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The Knightley

4 bedroom home

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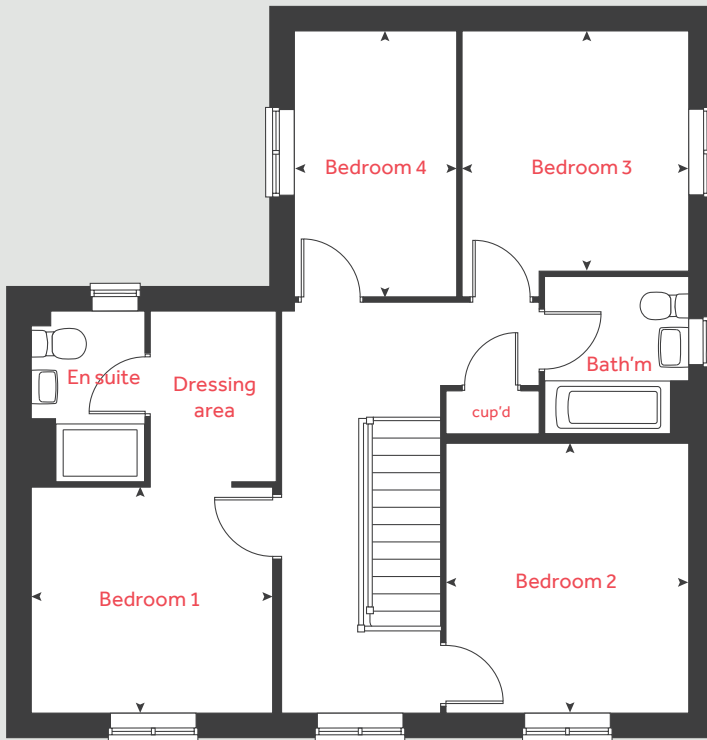
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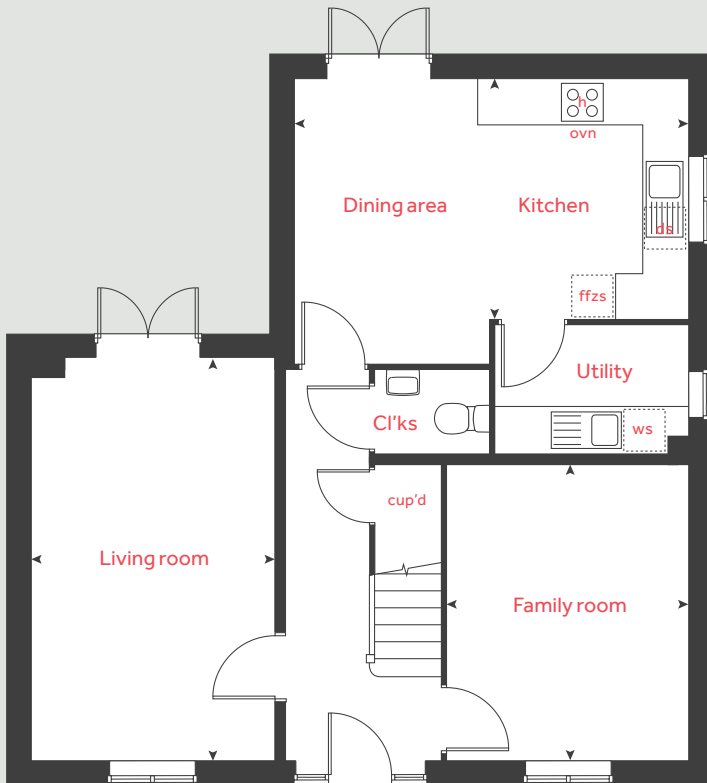
The Knightley

4 bedroom home

First floor



Ground floor



Ground floor

Kitchen / dining area
5.25m x 3.20m 17' 2" x 10' 5"

Living room
5.36m x 3.22m 17' 7" x 10' 7"

Family room
3.93m x 3.21m 12' 10" x 10' 5"

First floor

Bedroom 1
3.20m x 2.98m 10' 6" x 9' 10"

Bedroom 2
3.58m x 3.21m 10' 7" x 11' 9"

Bedroom 3
3.17m x 3.01m 10' 5" x 9' 11"

Bedroom 4
3.52m x 2.15m 11' 7" x 7' 1"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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