

the hollies
GNOSALL

A collection of 4 & 5 bedroom homes
in Gnosall, Staffordshire ST20 0EW.


Linden
HOMES

NATIONAL STRENGTH, LOCALLY DELIVERED

Linden Homes is an award winning, national Housebuilder with a reputation for building quality homes across the UK. We are known for creating successful, sustainable developments which people are proud to call home.

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and Housebuilding companies, carrying out major building and infrastructure projects across the UK.

We work with local communities and residents in order to create developments and homes that complement the local surroundings and make a positive contribution to the community.

In addition, as a responsible Housebuilder, we are committed to promoting sustainability, encouraging the use of environmentally friendly materials and features within our homes.



CUSTOMER EXPERIENCE

Customers are at the forefront of our business and we are constantly striving to improve our levels of service across the whole business. From the moment you register where possible you will be kept up to date with the progress of the development you're interested in. Our website features extensive detail including virtual tours, local area information and current availability for you to browse at your convenience.

Our customer charter describes our commitment to providing you with a first-class service and outlines the warranties and guarantees we provide with every home we build.

THE RIGHT ADVICE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with leading Independent Financial Advisors (IFAs) who specialise in new homes mortgages. They can provide advice and help on all financial aspects of buying a new home. For more information visit [lindenhomes.co.uk/mortgage-advice](https://www.lindenhomes.co.uk/mortgage-advice)



Welcome to Gnosall



A collection of 4 & 5 bedroom homes in Gnosall, Staffordshire ST20 0EW.

A collection of 4 & 5 bedroom homes in Gnosall, between Newport and Stafford Staffordshire, ST20 0EW.

The Hollies is a stunning development of 4 & 5 bedroom, high-specification homes on the northern outskirts of the picturesque village of Gnosall. This is an ideal location for those looking to enjoy a rural lifestyle, yet with easy access to the attractions of the towns of Newport, Stafford and beyond.

Gnosall High Street has a range of independent shops, a small supermarket, post office and welcoming pubs.

The surrounding countryside is perfect for walks and cycling, and there is a popular open space and wildlife area in the heart of the parish. The village primary school is 12 minutes walk from The Hollies, and there are excellent High Schools

in nearby Newport including Newport Girls High School and Adams Grammar School, both Ofsted-ranked 'Outstanding'.

Gnosall has excellent road links, with access to the A518, providing onward connections to the A41 and M6. Stafford train station is 6.6 miles away. Both Newport and Stafford are a short drive away, for shopping, entertainments and leisure amenities.



There's plenty to discover a short drive from The Hollies.

Stafford Castle and visitor centre (5.6 miles) is a popular local landmark, and the backdrop for outdoor Shakespeare plays in the summer, while there are other outdoor events all year round at the Staffordshire County Showground (9.6 miles). Animal lovers will enjoy The Wolseley Centre near Rugeley (14 miles) and the Family Fun Farm Adventure at Lower Drayton Farm (9.5 miles).

A short walk from home, The Acres is a 25 acre public open space, much loved by the locals in Gnosall, for picnics and 'letting off steam'. Further afield, around 30 miles to the north, The Peak District National Park is a magnet for walkers, cyclists and lovers of the peaceful, wide open spaces.

All journey times and distances are approximate.

6 MILES TO STAFFORD STATION

76 MINUTES TRAIN JOURNEY TO LONDON EUSTON

31 MINUTES TRAIN JOURNEY TO BIRMINGHAM NEW STREET

7 MILES DRIVE TO M6 (JUNCTION 14)

38 MILES DRIVE TO BIRMINGHAM CITY CENTRE

41 MILES TO BIRMINGHAM INTERNATIONAL AIRPORT



- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|------------------------|
| ● The Inkberry
5 bedroom home | ● The Blackthorn
4 bedroom home | ● The Tayberry
4 bedroom home | * Affordable Housing |
| ● The Winterberry
5 bedroom home | ● The Elder
4 bedroom home | ● The Honeysuckle
3 bedroom home | ss Sub Station |
| ● The Bilberry
4 bedroom home | ● The Hawthorn
4 bedroom home | ● The Cedar
2 bedroom home | bs Bin Store Area |
| ● The Bindwood
4 bedroom home | ● The Mulberry
4 bedroom home | ● The Juniper
2 bedroom home | bc Bin Collection Area |
| | | | ▶ Garage Entrance |

Siteplan 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 ask your Sales Executive for specific details.

The Inkberry – 5 bedroom home

Ground Floor

Living Room	6.16m x 4.13m	20'3" x 13'7"
Kitchen/Dining/Family Room	11.89m x 4.59m	39'0" x 15'1"
Study	3.90m x 2.37m	12'10" x 7'9"

First Floor

Bedroom 1	4.31m x 3.90m	14'2" x 12'10"
Bedroom 2	4.13m x 3.27m	13'7" x 10'9"
Bedroom 3	4.13m x 3.15m	13'7" x 10'4"
Bedroom 4	3.90m x 2.83m	12'10" x 9'3"
Bedroom 5	3.67m x 3.15m	12'0" x 10'4"



Please note, floor plans 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 product 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 ask your Sales Executive.



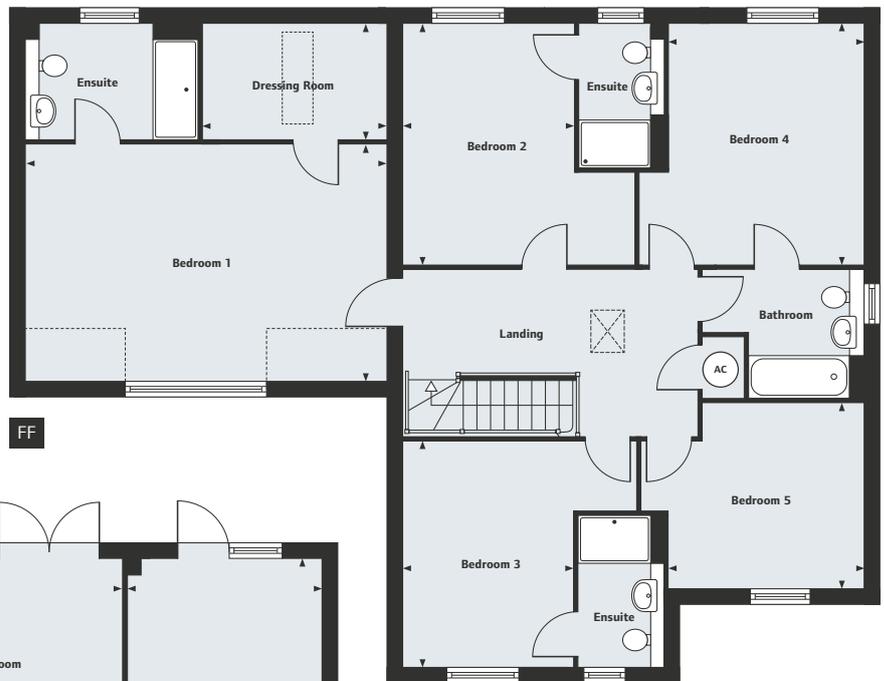
The Winterberry – 5 bedroom home

Ground Floor

Living Room	4.35m x 3.91m	14'3" x 12'10"
Kitchen/Family Room	9.53m x 3.23m	31'3" x 10'7"
Dining Room	3.97m x 2.67m	13'0" x 8'9"

First Floor

Bedroom 1	6.04m x 4.02m	19'10" x 13'2"
Dressing Room	3.04m x 1.92m	10'0" x 6'4"
Bedroom 2	4.06m x 2.85m	13'4" x 9'4"
Bedroom 3	3.81m x 2.83m	12'6" x 9'3"
Bedroom 4	4.06m x 3.28m	13'4" x 10'9"
Bedroom 5	3.27m x 3.12m	10'9" x 10'3"



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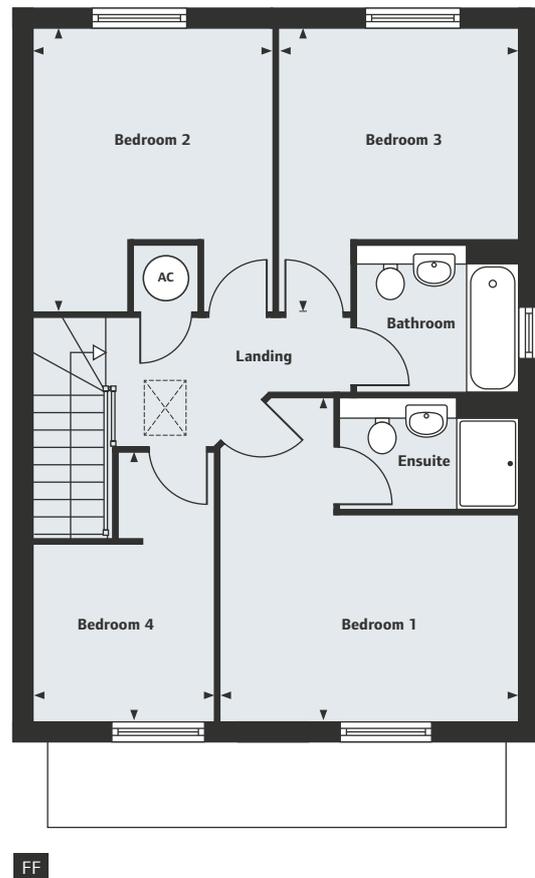
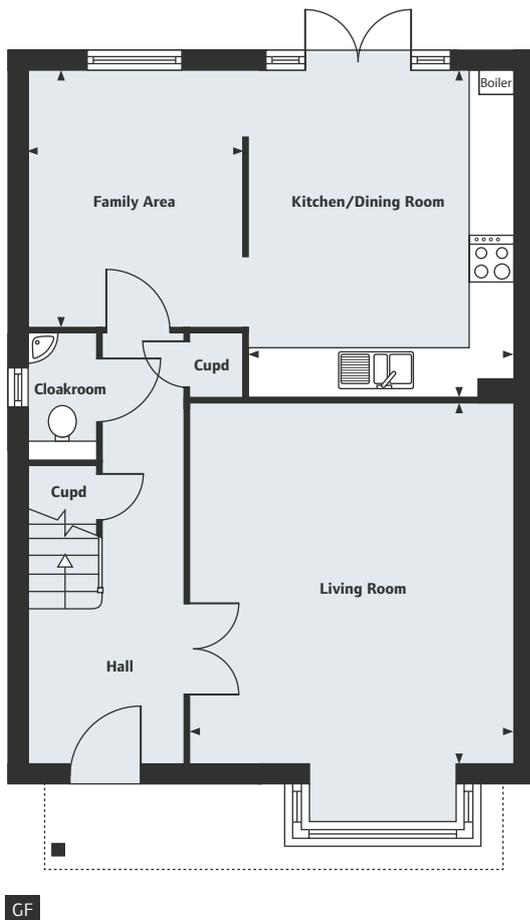
The Bilberry – 4 bedroom home

Ground Floor

Living Room	4.72m x 4.23m	15'6" x 13'11"
Kitchen/Dining Room	4.32m x 3.47m	14'2" x 11'5"
Family Area	3.37m x 2.82m	11'1" x 9'3"

First Floor

Bedroom 1	4.28m x 3.92m	14'1" x 12'10"
Bedroom 2	3.75m x 3.13m	12'4" x 10'3"
Bedroom 3	3.75m x 3.15m	12'4" x 10'4"
Bedroom 4	3.56m x 2.35m	11'8" x 7'9"





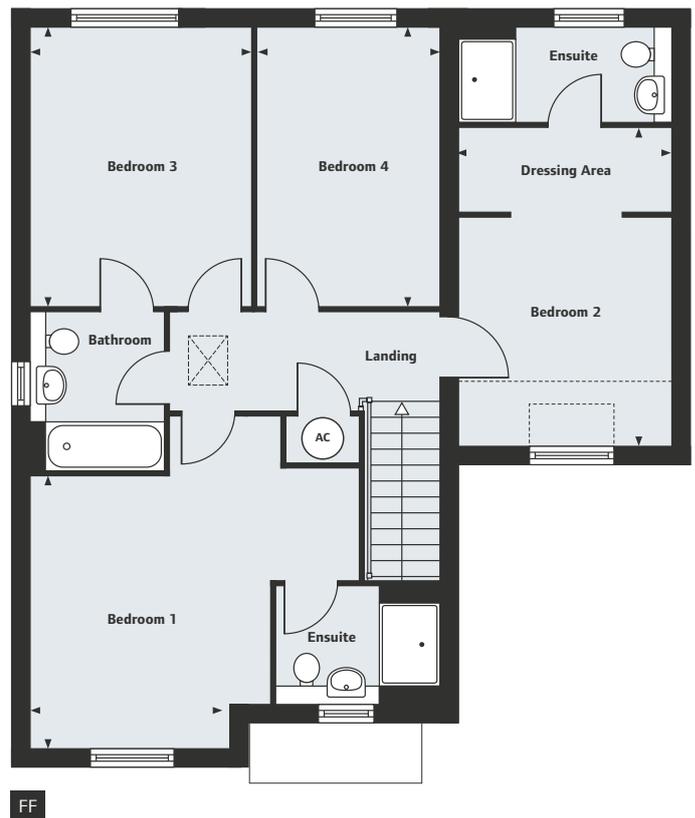
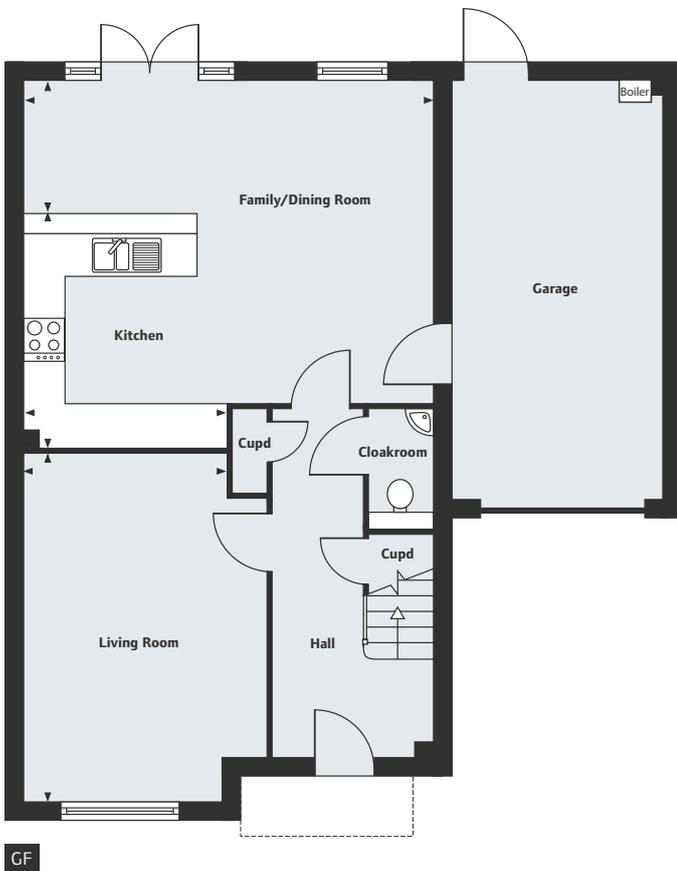
The Bindwood – 4 bedroom home

Ground Floor

Living Room	5.05m x 2.91m	16'7" x 9'7"
Kitchen	3.36m x 2.91m	11'0" x 9'7"
Family/Dining Room	5.81m x 1.92m	19'1" x 6'4"

First Floor

Bedroom 1	3.93m x 2.78m	12'11" x 9'1"
Bedroom 2	4.54m x 3.00m	14'11" x 9'10"
Bedroom 3	3.17m x 3.16m	10'5" x 10'4"
Bedroom 4	4.06m x 2.55m	13'4" x 8'4"



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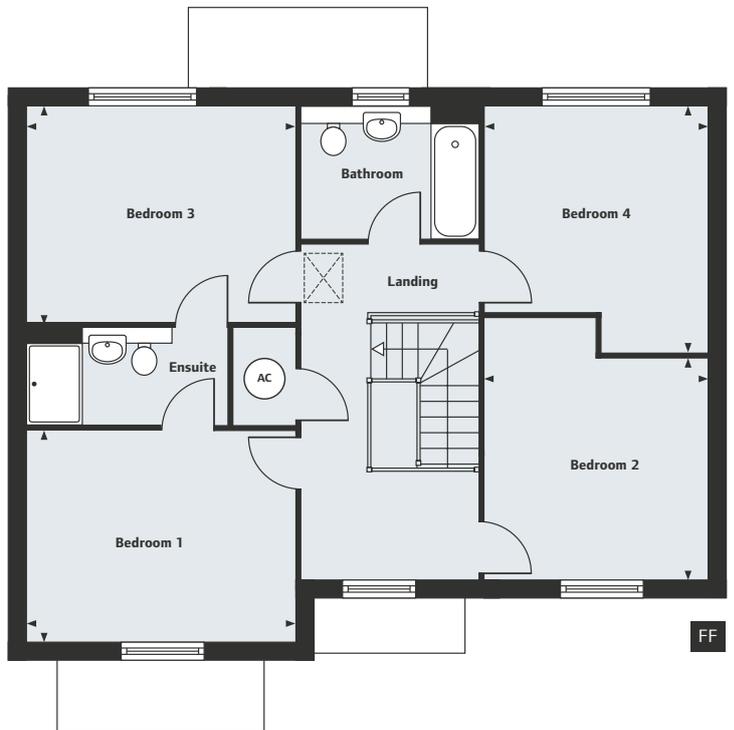
The Blackthorn – 4 bedroom home

Ground Floor

Living Room	4.53m x 3.90m	14'10" x 12'10"
Kitchen/Family/Dining Room	9.98m x 2.99m	32'9" x 9'10"
Study	2.19m x 1.96m	7'2" x 6'5"

First Floor

Bedroom 1	3.90m x 3.06m	12'10" x 10'0"
Bedroom 2	3.28m x 3.23m	10'9" x 10'7"
Bedroom 3	3.60m x 3.16m	11'10" x 10'4"
Bedroom 4	3.61m x 3.00m	11'10" x 9'10"



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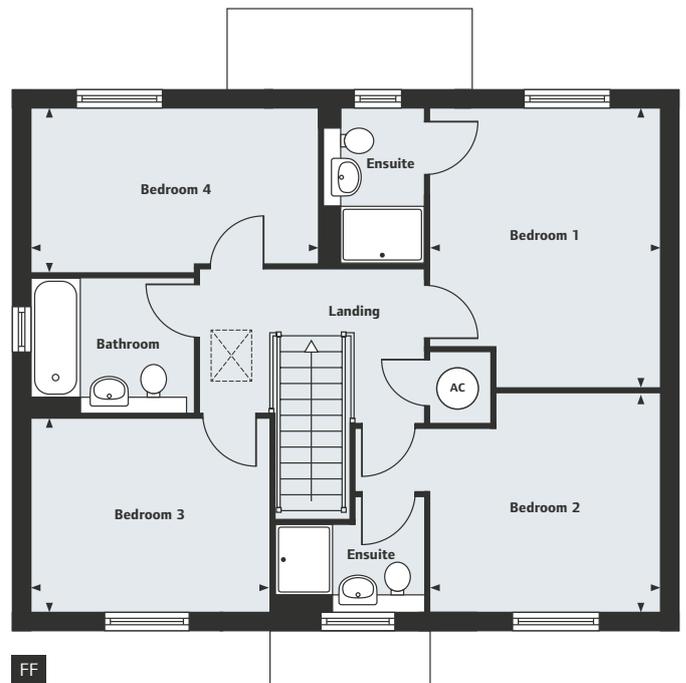
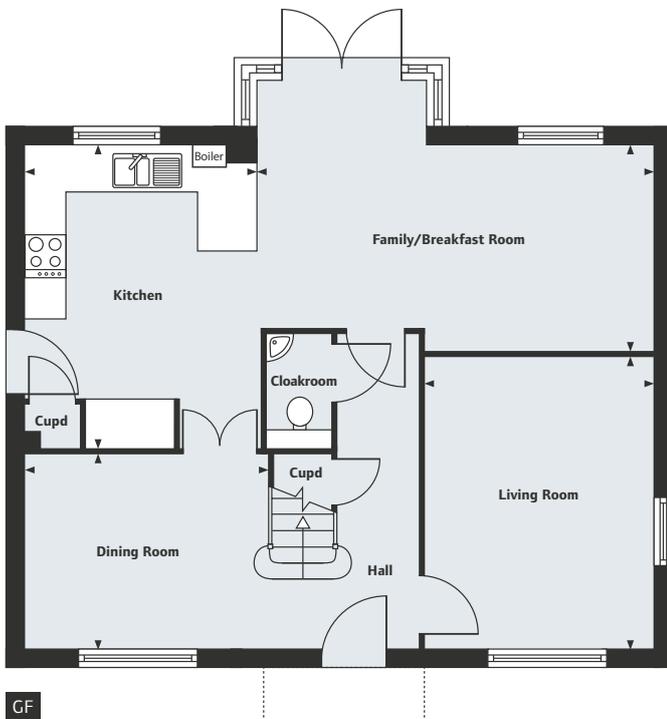
The Elder – 4 bedroom home

Ground Floor

Living Room	4.10m x 3.22m	13'5" x 10'7"
Kitchen	4.34m x 3.33m	14'3" x 10'11"
Family/Breakfast Room	5.59m x 2.92m	18'4" x 9'7"
Dining Room	3.47m x 2.73m	11'5" x 8'11"

First Floor

Bedroom 1	3.97m x 3.27m	13'0" x 10'9"
Bedroom 2	3.10m x 3.27m	10'2" x 10'9"
Bedroom 3	3.40m x 2.74m	11'2" x 9'0"
Bedroom 4	4.08m x 2.30m	13'5" x 7'7"



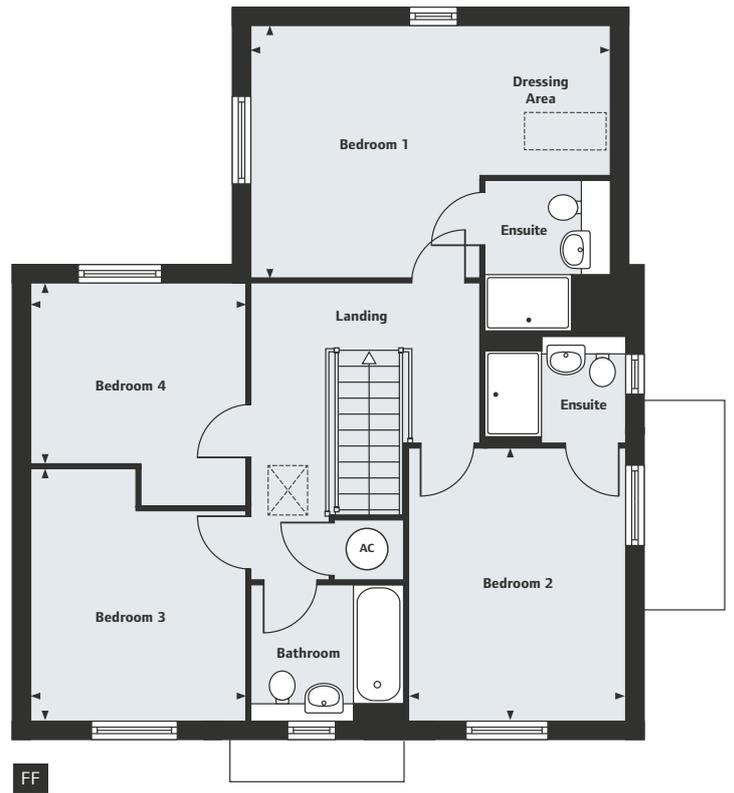
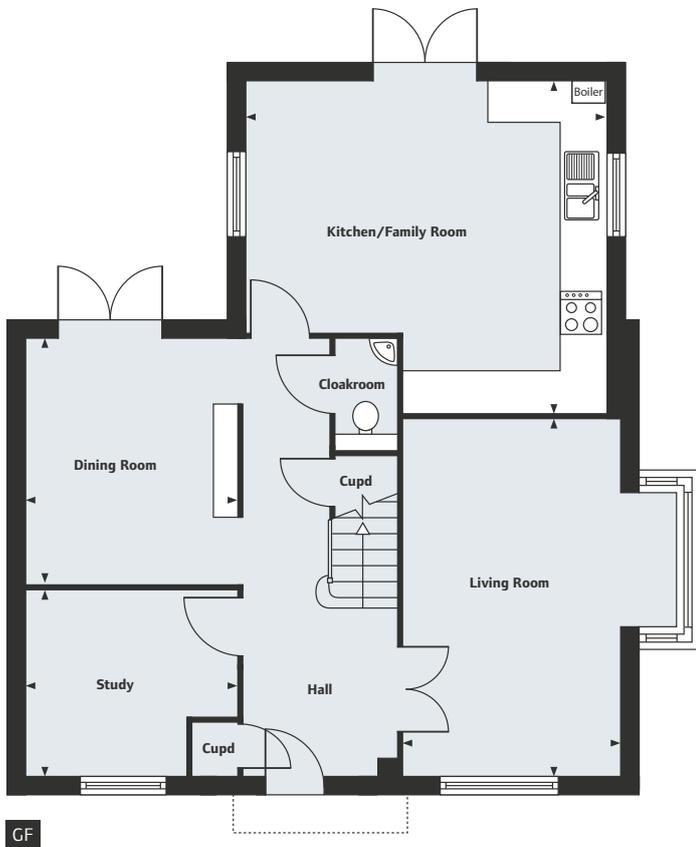
The Hawthorn – 4 bedroom home

Ground Floor

Living Room	5.12m x 3.08m	16'10" x 10'1"
Kitchen/Family Room	5.14m x 4.76m	16'10" x 15'7"
Dining Room	3.52m x 3.00m	11'7" x 9'10"
Study	3.00m x 2.65m	9'10" x 8'8"

First Floor

Bedroom 1	3.56m x 3.24m	11'8" x 10'8"
Bedroom 2	3.90m x 3.13m	12'10" x 10'3"
Bedroom 3	3.59m x 3.04m	11'9" x 10'0"
Bedroom 4	3.04m x 2.58m	10'0" x 8'6"



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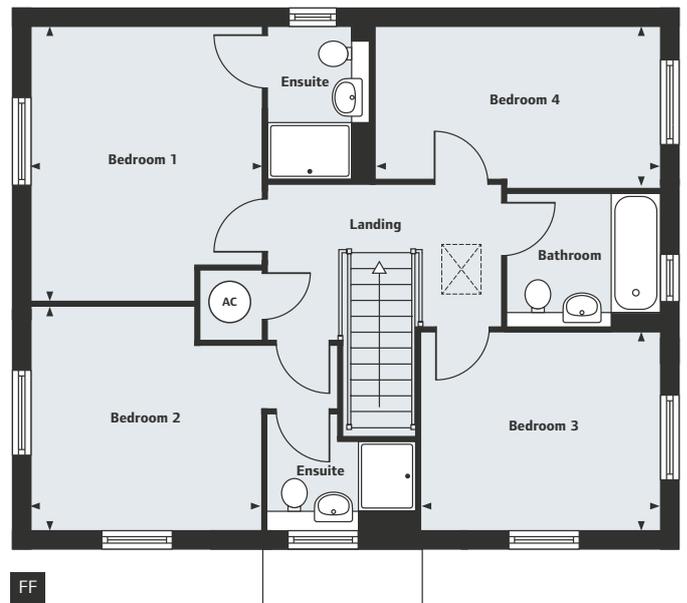
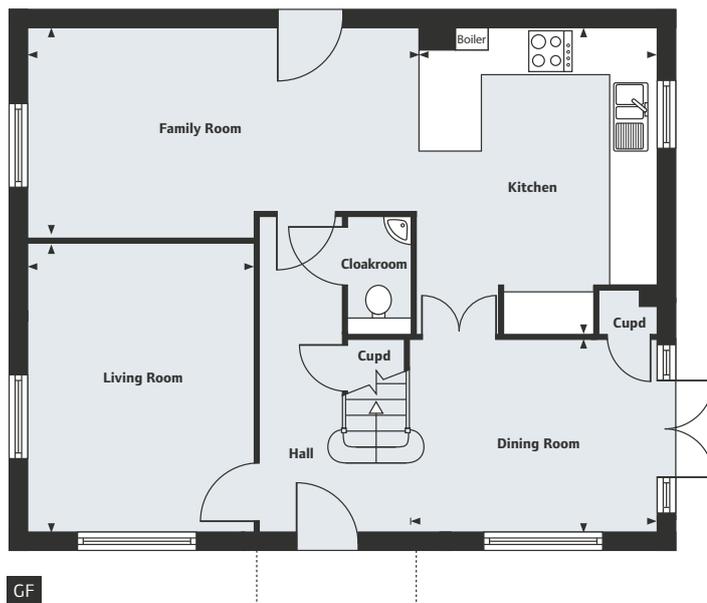
The Tayberry – 4 bedroom home

Ground Floor

Living Room	4.10m x 3.22m	13'5" x 10'7"
Kitchen	4.34m x 3.40m	14'3" x 11'2"
Dining Room	3.49m x 2.73m	11'5" x 8'11"
Family Room	5.58m x 2.92m	18'4" x 9'7"

First Floor

Bedroom 1	3.97m x 3.27m	13'0" x 10'9"
Bedroom 2	3.27m x 3.10m	10'9" x 10'2"
Bedroom 3	3.40m x 2.74m	11'2" x 9'0"
Bedroom 4	4.08m x 2.30m	13'5" x 7'7"



The Mulberry – 4 bedroom home

Ground Floor

Living Room	5.03m x 3.45m	16'6" x 11'4"
Kitchen/Dining/Family Room	5.70m x 5.03m	18'8" x 16'6"
Study	1.80m x 1.71m	5'11" x 5'7"

First Floor

Bedroom 1	6.04m x 4.02m	19'10" x 13'2"
Dressing Room	3.05m x 1.92m	10'0" x 6'4"
Bedroom 2	3.51m x 2.97m	11'6" x 9'9"
Bedroom 3	3.73m x 3.68m	12'3" x 12'1"
Bedroom 4	4.33m x 3.05m	14'2" x 10'0"



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Kitchen

Choice of door front from standard ranges	•
Soft close hinges to doors and drawers	•
Choice of 40mm worktops from standard ranges with matching upstand	•
Under unit lighting	•
1.5 stainless steel sink with chrome mixer tap	•
Built under/over double oven	•
6 burner gas hob	•
90cm cooker hood extractor	•
90cm glass or stainless steel splashback	•
Integrated Zanussi 50/50 Fridge/Freezer	•
Integrated Zanussi washing machine including plumbing and electric	•
Integrated Zanussi dish washer including plumbing and electric	•
Low energy recessed downlighters	•
Double socket with USB charger	•
Heat detectors	•

Living Room

Telephone and ADSL Broadband double sockets	•
Double socket with USB charger	•
TV, Satellite and radio socket	•

Reception Room/Diner/Dining Room

Double socket with USB charger	•
TV, Satellite and radio socket	•
Telephone socket	•

Downstairs cloakroom

White wall hung Roca sanitaryware	•
Tiled splashback to basin with chrome trim	•

Bathroom

White wall hung Roca sanitaryware	•
Full height tiling to bath area with chrome trim	•
Half height to all appliance walls with chrome trim	•
Shaver socket	•
Low energy recessed downlighters	•

Ensuites

White wall hung Roca sanitaryware	•
Thermostatic mixer shower	•
Shower enclosure with full height tiling with chrome trim	•
Half height tiling to all appliance walls with chrome trim	•
Shaver socket	•
Low energy recessed downlighters	•

Bedroom 1

TV, Satellite and radio socket	•
Telephone socket	•
Double socket with USB charger	•

Bedroom 2, 3, 4 & 5 as applicable

TV socket	•
Telephone socket	•
Double socket with USB charger	•

Electrics

Polished chrome switches and sockets	•
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External

PIR lighting to front and rear	•
Turfed front and rear gardens	•
Electric socket & tap to rear	•
Timber garage doors	•
1800mm close boarded fencing to rear	•

For all sales enquiries please call

01785 899 218

lindenhomes.co.uk/hollies