



WILLOWSIDE GRANGE

WITHINGTON • CHELTENHAM

THE MARTINGALES AND THE HAYRICK FOUR BEDROOM DETACHED HOMES



CASTLETHORPE HOMES



THE MARTINGALES AND THE HAYRICK

ARE TWO NEW BUILD DUTCH BARN
WITH BEAUTIFUL VIEWS ACROSS THE
COTSWOLD COUNTRYSIDE.

Designed for modern living, the spacious kitchen/dining rooms feature central islands, integrated appliances, and sliding doors out to the gardens with separate utility rooms for added convenience.

The bright and welcoming living rooms benefit from cozy log-burning stoves and each home has a dedicated study. Upstairs there are four double bedrooms, two with ensembles, while the main bedrooms boast walk-in dressing areas and luxurious ensembles with freestanding baths and rainfall showers.

Each property has a landscaped front and rear garden as well as driveway parking for two cars accessible via electric timber gates. Thoughtfully designed for comfort and efficiency, these homes also benefit from integrated alarm systems, EV charging points, air-source heat pumps, and solar panels.

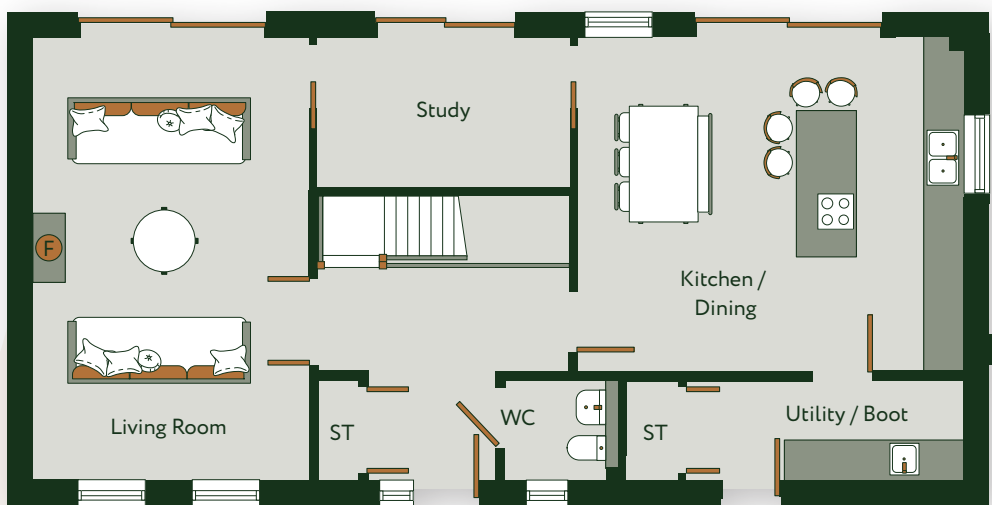
4
BED

3
BATH

1959-
2,207
SQ. FT.

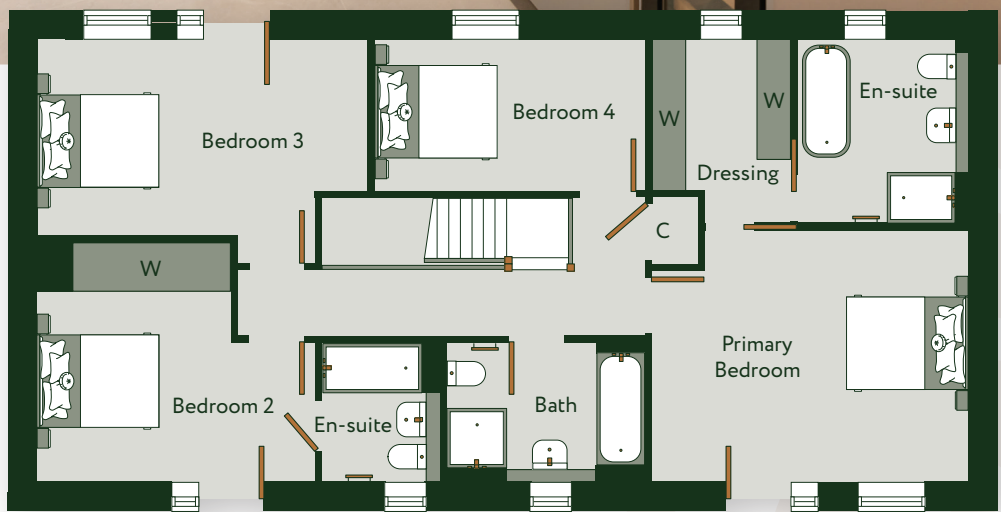
THE MARTINGALES

FLOOR PLAN - 1,959 SQ. FT.



GROUND FLOOR

Living Room	4.15m x 6.65m	13'7" x 21'10"
Kitchen/Dining	5.80m x 5.00m	19'0" x 16'5"
Study	3.80m x 2.25m	12'6" x 7'5"

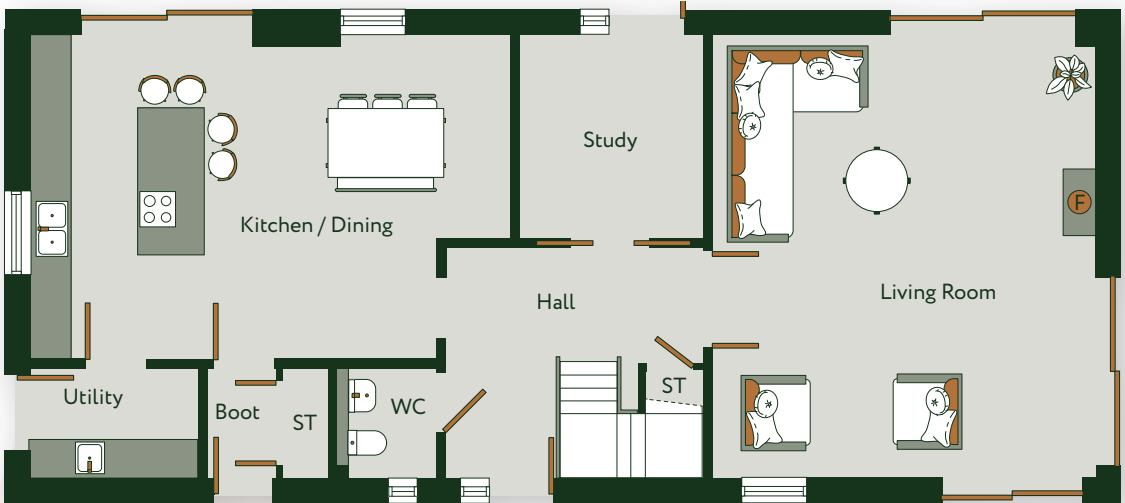


FIRST FLOOR

Primary Bedroom	4.75m x 3.77m	15'7" x 12'4"
Bedroom 2	4.17m x 3.59m	13'8" x 11'9"
Bedroom 3	4.96m x 2.94m	16'3" x 9'8"
Bedroom 4	4.06m x 2.27m	13'4" x 7'5"

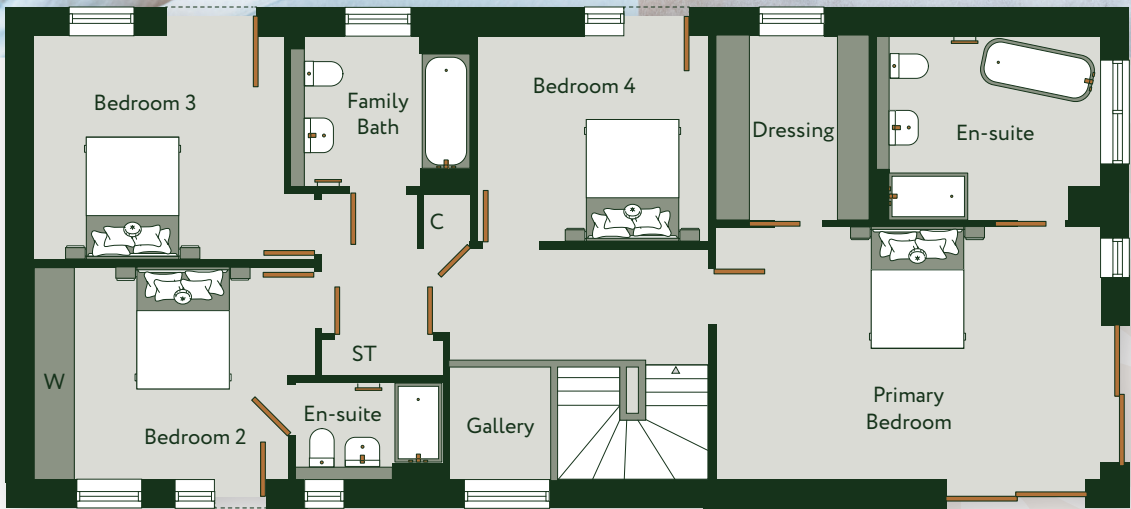
THE HAYRICK

FLOOR PLAN - 2,207 SQ. FT.



GROUND FLOOR

Living Room	6.65m x 5.75m	21'10" x 18'10"
Kitchen/Dining	7.20m x 4.86m	23'7" x 15'11"
Study	3.05m x 2.75m	10'0" x 9'0"



FIRST FLOOR

Primary Bedroom	5.77m x 3.77m	18'11" x 12'4"
Bedroom 2	4.20m x 3.18m	13'9" x 10'5"
Bedroom 3	4.20m x 3.36m	13'9" x 11'0"
Bedroom 4	3.47m x 3.08m	11'5" x 10'1"





LOCATION

Withington is a picturesque Cotswold village, known for its rural charm and strong sense of community. Surrounded by stunning countryside, it offers a peaceful setting while still being well-connected to key towns and cities. Northleach and Andoversford provide convenient local amenities, including shops, cafés, and essential services. For larger retail, dining, and entertainment options, Cheltenham (7 miles) and Cirencester (8 miles) offer a wider selection of supermarkets, high street stores, and leisure facilities. The A40 and A417 provide quick road links to Gloucester, Oxford, and Swindon, making commuting or travel simple. Cheltenham Spa station offers train services to London Paddington, Birmingham, and Bristol, ensuring strong rail connections.

SPECIFICATION

KITCHEN

- ▶ Modern two-tone cabinets
- ▶ Stone worktops
- ▶ Under cabinet lighting
- ▶ Downdraft extractor
- ▶ Integrated dishwasher
- ▶ Wine cooler
- ▶ Double bowl under mount sink
- ▶ Hot water tap
- ▶ Central island with seating area
- ▶ Larder fridge
- ▶ Larder freezer
- ▶ Double oven

UTILITY ROOM

- ▶ Single bowl sink
- ▶ Integrated washing machine
- ▶ Integrated tumble dryer

EXTERNAL FINISHES

- ▶ External tap
- ▶ External lighting and socket
- ▶ Electric car charging point
- ▶ Fully installed alarm system
- ▶ Electric gate across driveway
- ▶ Landscaped front and rear gardens

BATHROOMS

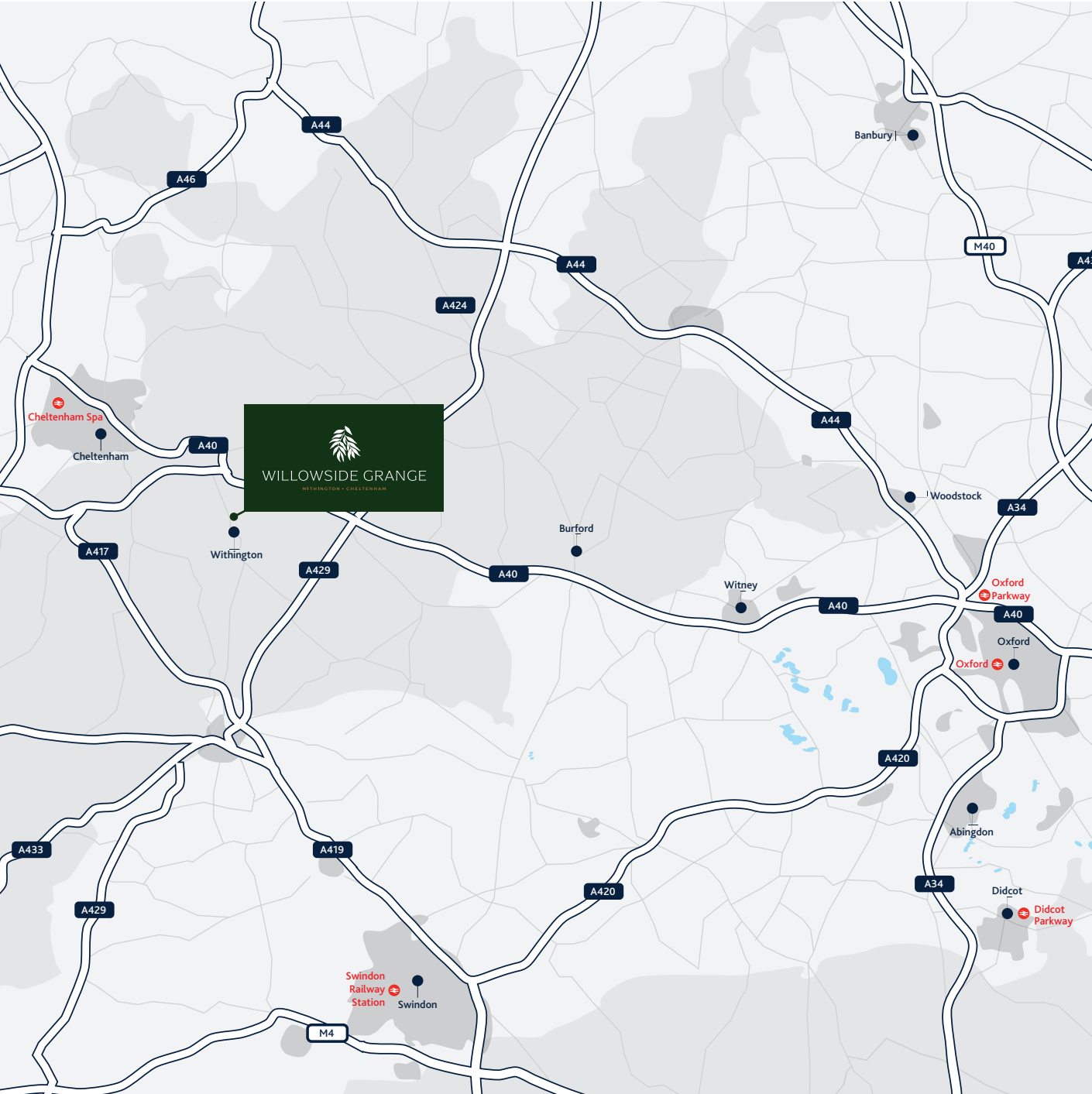
- ▶ Wall hung vanity units with two draws
- ▶ White sanitary ware
- ▶ Minoli of Oxford ceramic and porcelain floor and wall tiles

INTERNAL FINISHES

- ▶ Natural oak internal doors
- ▶ Aluminium double glazed windows
- ▶ Staircases in natural oak
- ▶ Walk in wardrobe to main bedroom
- ▶ Built in wardrobe to bedroom two
- ▶ Dulux paint to walls
- ▶ Log burner to living room

HEATING AND ELECTRICAL

- ▶ Underfloor heating to all ground floor rooms and wet areas
- ▶ Chrome towel rails to bathrooms, ensuites and cloakroom
- ▶ Radiators to all other rooms
- ▶ Electric smoke detectors with battery backup
- ▶ TV points to lounge with wiring for Sky Q or other digital services
- ▶ PV panels to the roof
- ▶ Wastewater heat recovery
- ▶ Air source heat pump





Breckon & Breckon
est.1947

VIEWINGS BY APPOINTMENT

Twining House
294 Banbury Road
Oxford, OX2 7ED

t: 01865 261 222
e: newhomes@breckon.co.uk

Watch the film and find out more at:
breckon.co.uk/willowside-grange



CASTLETHORPE HOMES

PLEASE NOTE: Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Solid thin lines denote the extent of full height ceilings. Please confirm the most up-to-date details with our sales advisor on reservation. This brochure was proudly produced for Castlethorpe Homes by Breckon & Breckon Creative. 2025



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