



LANGTOFT

An exclusive development of three, four and five bedroom homes



YOUR HOME | OUR VISION



LANGTOFT

Langtoft is a small village with a population of around 2,000 located on the edge of the Fens within the district of South Kesteven.

Located 10 miles north of Peterborough and 8 miles east of Stamford, Langtoft is also served by the nearby smaller towns of Market Deeping and Bourne, both of which have secondary schools and GP surgeries.

It is thought there has been a settlement here for thousands of years, with archaeological evidence from the Iron Age and Roman periods.

The village church of St Michael and All Angels is a grade I listed building originating from the 13th century.

A war memorial to those who fought in both World Wars can be found in the church grounds.

The village boasts a number of amenities, including a primary school, bowling green, nature reserve, play area and a thriving village hall where a number of clubs and groups meet.

A pub, general store and post office are located in the centre of the village, as well as hairdressers and a beauty salon.





RIBBLE
4 BEDROOM PLOT
15



HUMBER
4 BEDROOM PLOTS
20, 21, 30



RIBBLE
4 BEDROOM PLOT
22



TAY
4 BEDROOM PLOTS
24, 25



BAIN
4 BEDROOM PLOTS
14, 23



TAY
4 BEDROOM PLOTS
38



GWASH
5 BEDROOM PLOT
32



HARREN
4 BEDROOM PLOT
19



OUSE
4 BEDROOM PLOT
18, 36, 39



BARROWBY
5 BEDROOM PLOTS
33, 34, 37, 41



TRENT
3 BEDROOM PLOTS
26, 28



OUSE
4 BEDROOM PLOT
31




THAMES
5 BEDROOM PLOTS
16, 17, 35, 40



TRENT
3 BEDROOM PLOTS
27, 29



GWASH
5 BEDROOM PLOT
13




**AFFORDABLE
HOUSING PLOTS**



- KEY**
- RESERVED
 - AVAILABLE
 - COMPLETE
 - WEATHERBOARDED
 - BIODIVERSITY AREAS
 - Refuse/Recycling Collection Point (RCP)
 - Swales



www.ashwoodhomes.co



**WOODLAND
Rise**
LANGTOFT

This site plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries or landscaping. Building sites are dangerous places. Trained staff must accompany you whilst viewing properties, with hard hats and high visibility waistcoats being worn at all times. Please also be aware of construction plant movement whilst you are on site. Your safety matters to us.

**Stowe Road,
Langtoft**

Standard Executive Specification



General:

Chrome satin finish sockets & switches

Chrome satin finish ironmongery to all doors

Outside tap

Landscaped front garden

1.8m close-boarded fencing to rear gardens or 1.2m with hedging as applicable.

UPVC double glazed windows

System boiler & cylinder to Thames, Barrowby, Bain, Gwash, Humber, Ouse and Tay

Combi Boiler to Ribble, Harren and Trent

Underfloor Heating to ground floor areas. Radiators with thermostatic valves to first floor.

Coloured composite front doors

Panelled oak internal doors

Hardwood staircase (oak look)

Carpets throughout (except wet areas)

UPVC patio doors where applicable

Aluminium bi-fold doors kitchen/dining area where applicable

Patio area

Electrical:

Digital TV point/media panel to lounge with Sky wiring

Digital TV point to all bedrooms and Kitchen Diner

BT socket to lounge

Double socket with USB charging points to Master Bedroom

Light & double power socket to garage plus EV charger.

Downlighters throughout

Loft light

Electric power point to rear garden

Electric garage door kit

Bathroom/En-Suite/WC:

Fitted, white, vanity toilets to Bathroom and En-suites

Vanity sink units fitted to bathroom & en-suite(s)

Standard pedestal sink and toilet to downstairs Cloakroom

Invictus Hard flooring to all bathroom/cloakroom/en-suite areas

Low instep shower tray with screen to en-suites

Low instep shower tray with screen to bathroom to Thames, Tay, Bain, Humber and Ouse

Mixer shower over bath with shower screen to Ribble, Gwash, Harren, Trent and Barrowby

Extractor fan to bathroom/en-suite/WC

Shaver point to bathroom & en-suite(s)

Heated chrome towel rail to bathroom & en-suite(s)

Full height wall tiles around shower cubicles

Half height tiling around bath when separate shower cubicle in the same room

Half-height wall tiling to bathroom, en-suite & WC

Kitchen/Utility:

Choice of kitchen units

Choice of worktops

Lavinia Composite Kitchen sink

Choice of upgrade kitchen door handles

Matched end panels

Fully integrated domestic appliances. Refer to Kitchen drawings for more information.

Induction hob – 800mm width with extractor fan

Upstand & splashback to worktop

Invictus Hard flooring to Kitchen and Utility

One single oven and combination microwave oven. Refer to Kitchen drawings for more information.

Plinth and under wall unit lighting

Decoration:

White emulsion ceilings

White emulsion to all walls

Satinwood finish to interior woodwork

Pencil edge skirting & architrave

Safety & Security:

Intruder Alarm (upgrade option)

Security locks to all windows (except fire egress)

Mains fed smoke detector to hall & landing

Mains fed carbon monoxide detector to bedroom where boiler located to in a bedroom

External space lighting to front & rear of property

Dedicated energy efficient fittings

Mains fed doorbell

A Management Company at 'Woodland Rise' has been set up to oversee the day to day upkeep and maintenance of the Estate landscaping including any open spaces. The charge for the year commencing April 2024 will be £288.78 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.

Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is indicative only. Garages will all have light and power. Please speak to the sales negotiator for detailed information.

The Ribble

FOUR BEDROOM DETACHED HOUSE



The Ribble

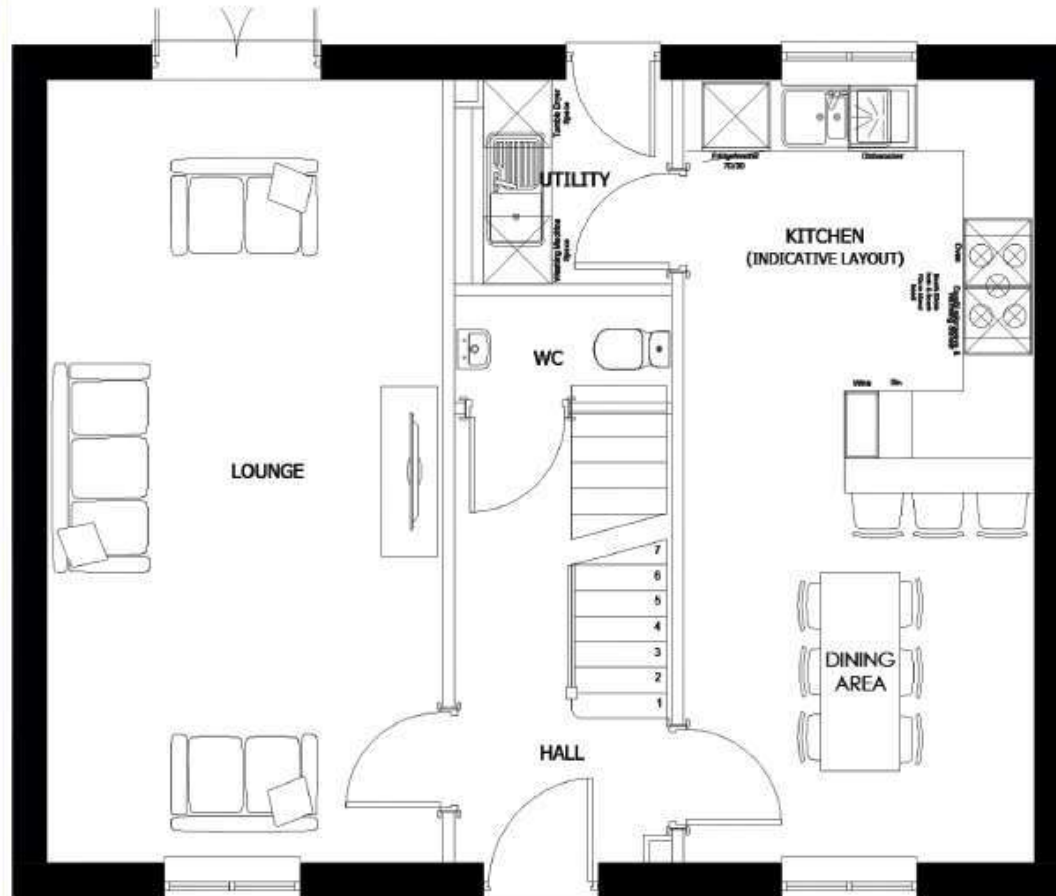
FOUR BEDROOM DETACHED HOUSE



The Ribble

FOUR BEDROOM DETACHED HOUSE

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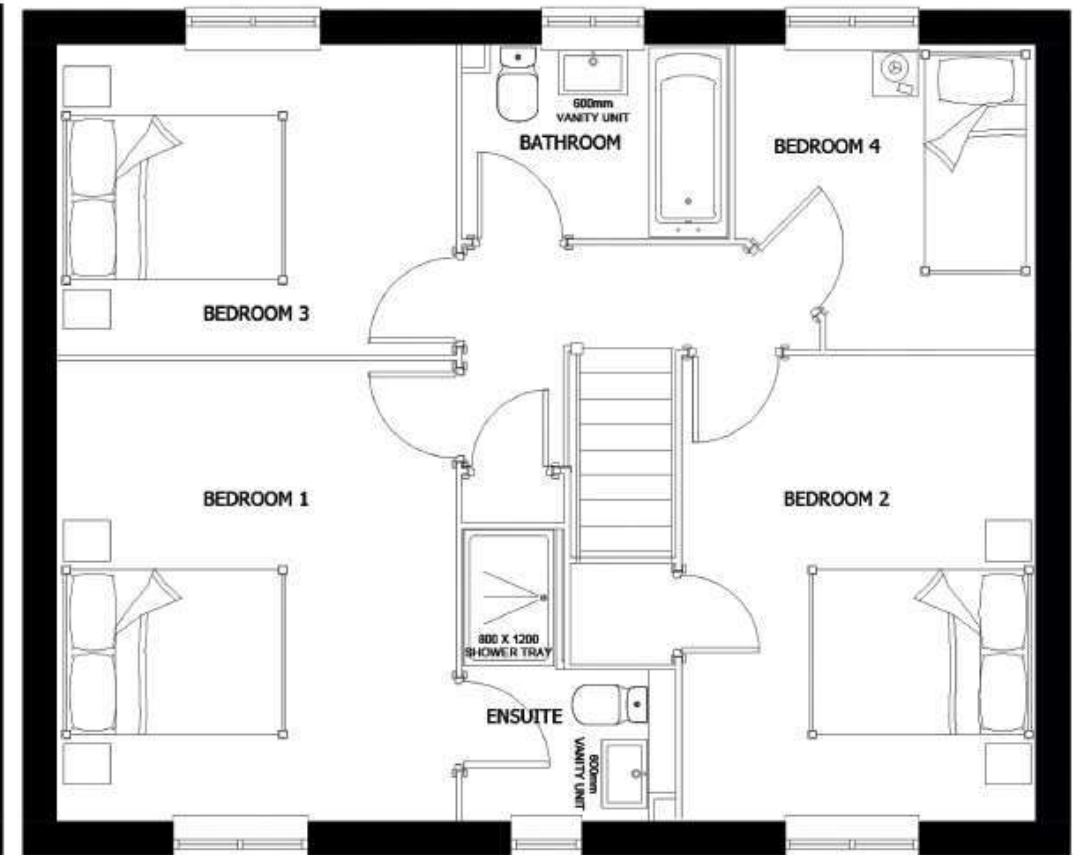


Lounge
6.87m x 3.45m
22'7" x 11'4"

Utility
1.87m x 1.75m
6'2" x 5'9"

Kitchen/Dining Area
6.87m x 3.05m
22'7" x 10'

Cloaks
1.87m x 0.9m
6'2" x 2'11"



Master Bedroom
4.06m x 3.52m
13'4" x 11'7"

Bedroom 3
3.52m x 2.72m
11'7" x 8'11"

En Suite
1.87m x 2.56m
6'2" x 8'5"

Bedroom 4
2.72m x 2.64m
8'11" x 8'8"

Bedroom 2
4.06m x 3.12m
13'4" x 10'3"

Bathroom
2.34m x 1.69m
7'8" x 5'7"

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The Bain

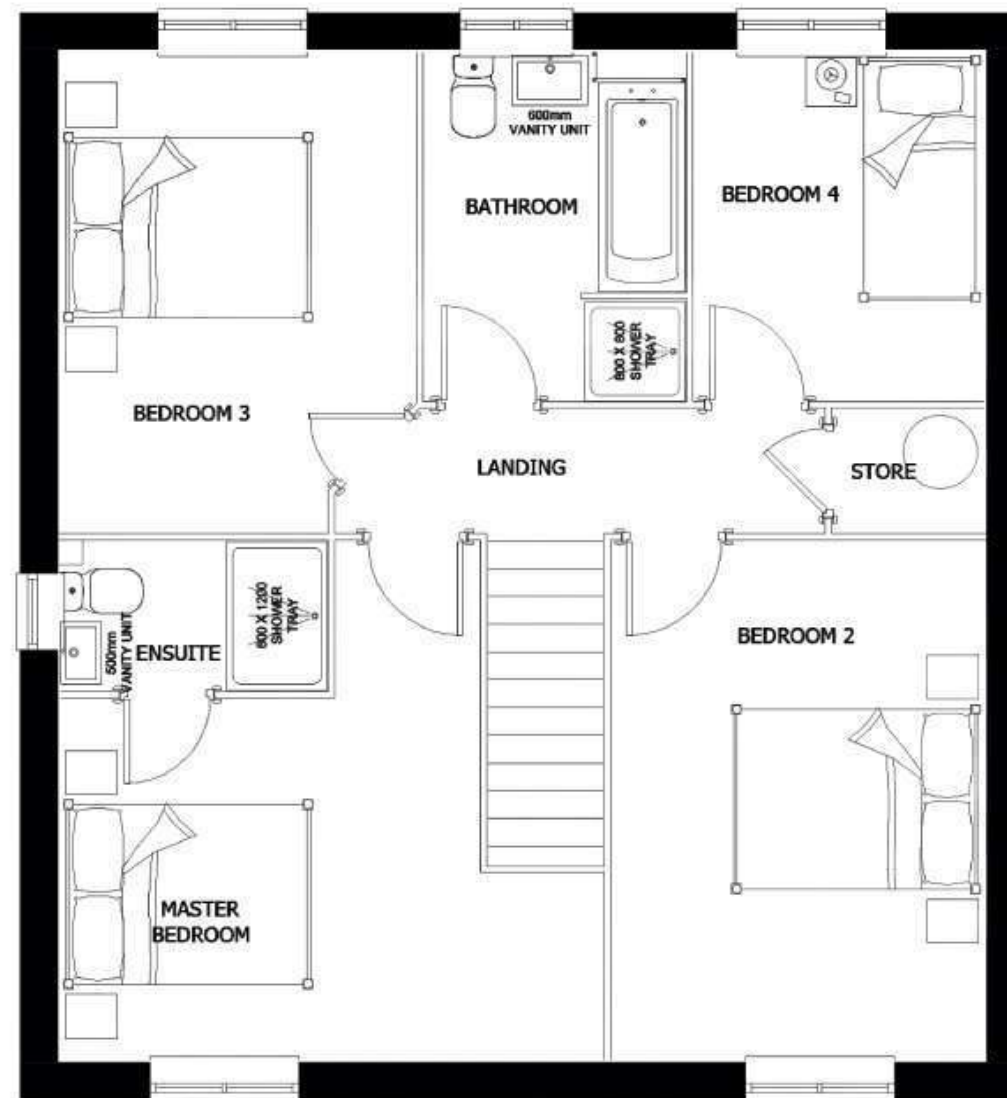
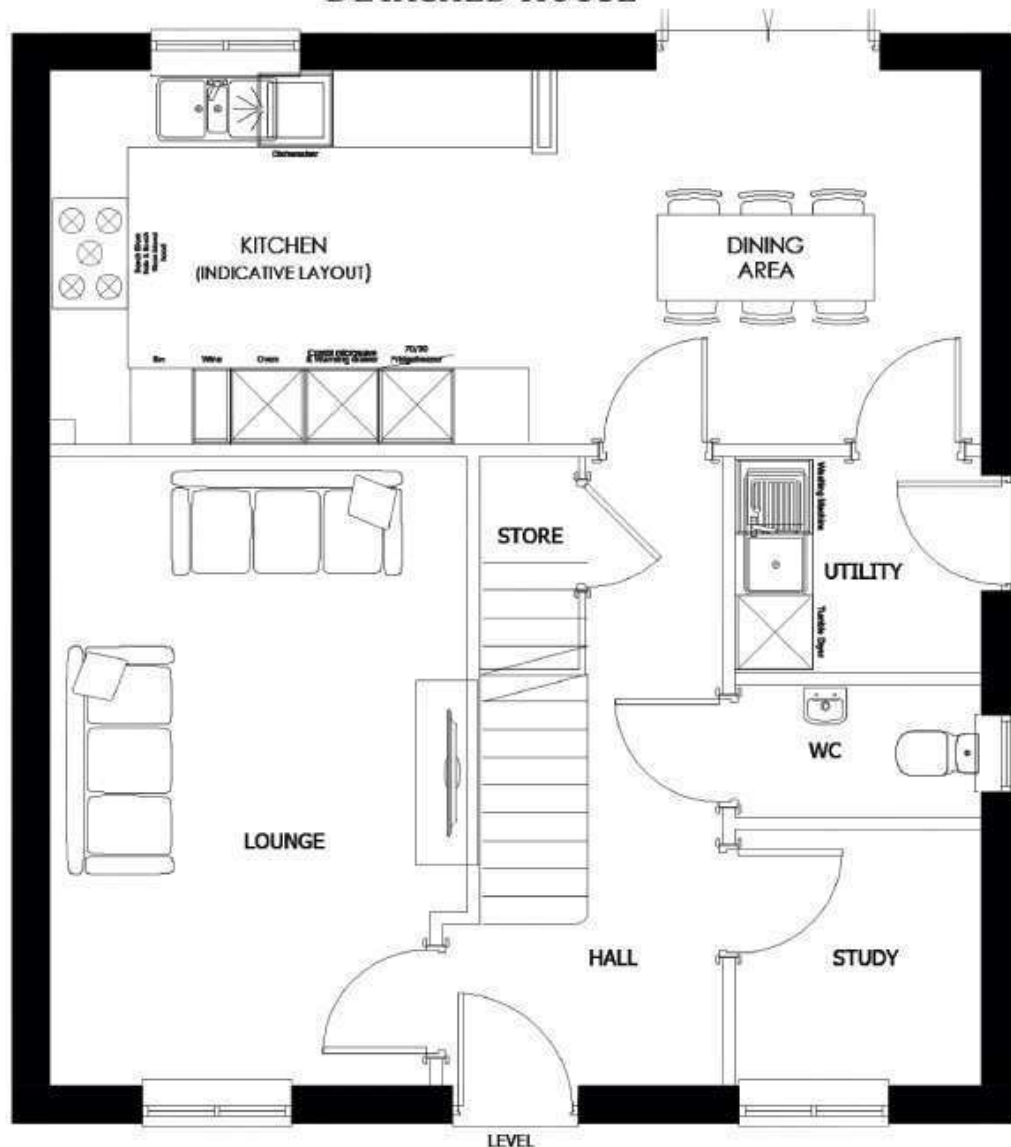
FOUR BEDROOM DETACHED HOUSE



The Bain

FOUR BEDROOM DETACHED HOUSE

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Lounge
5.02m x 3.3m
16'7" x 10'10"

Utility
1.92m x 1.7m
6'4" x 5'7"

Kitchen/Dining Area
7.43m x 2.99m
24'5" x 9'10"

Cloaks
1.92m x 1.02m
6'4" x 3'4"

Study
2.03m x 1.92m
6'8" x 6'4"

Master Bedroom
4.36m x 4.21m
14'4" x 13'10"

En Suite
2.14m x 1.17m
7' x 3'10"

Bedroom 2
4.21m x 2.99m
13'10" x 9'10"

Bedroom 3
4.21m x 2.99m
12'10" x 9'4"

Bedroom 4
2.82m x 2.32m
9'3" x 7'8"

Bathroom
2.82m x 2.1m
9'3" x 6'11"

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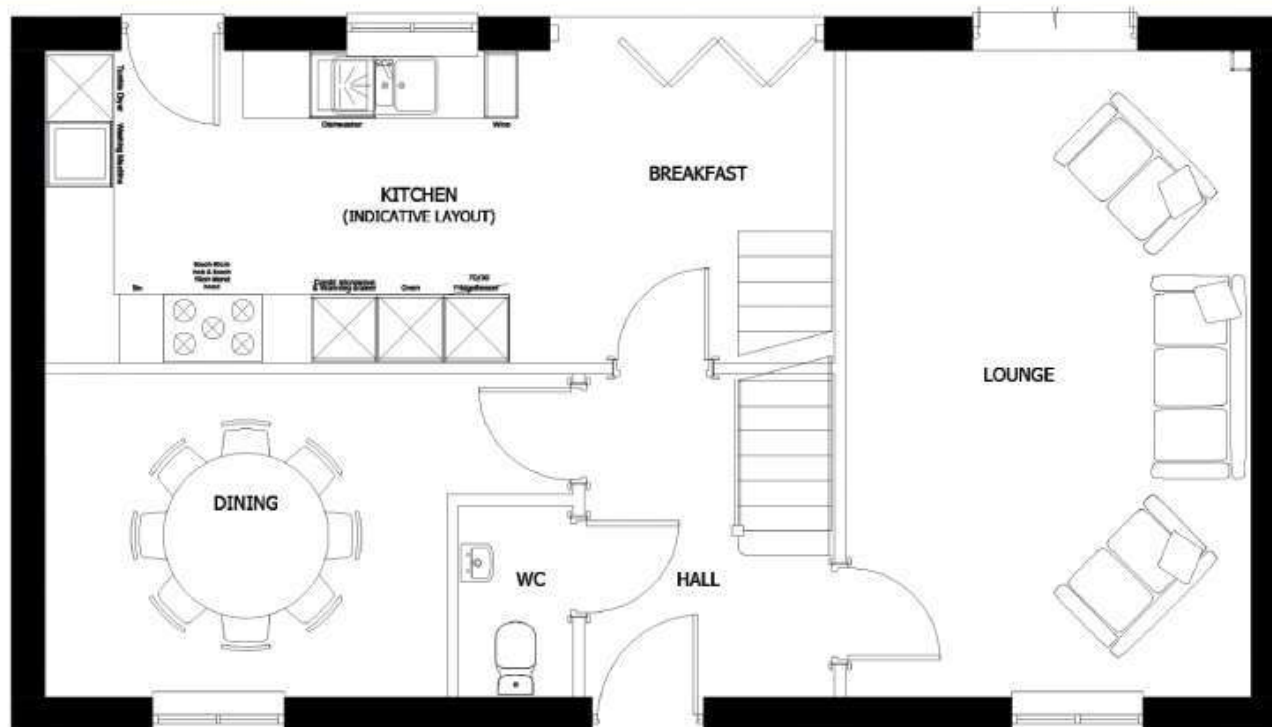
The Harren

FOUR BEDROOM DETACHED HOUSE



The Harren

FOUR BEDROOM DETACHED HOUSE



Lounge
5.84m x 3.65m
19'2" x 12'

Kitchen/Breakfast Area
7.14m x 2.8m
23'6" x 9'2"

Dining
4.76m x 2.89m
15'8" x 9'6"

Cloaks
1.7m x 1m
5'7" x 3'3"

Master Bedroom
5.84m x 3.65m
19'2" x 12'

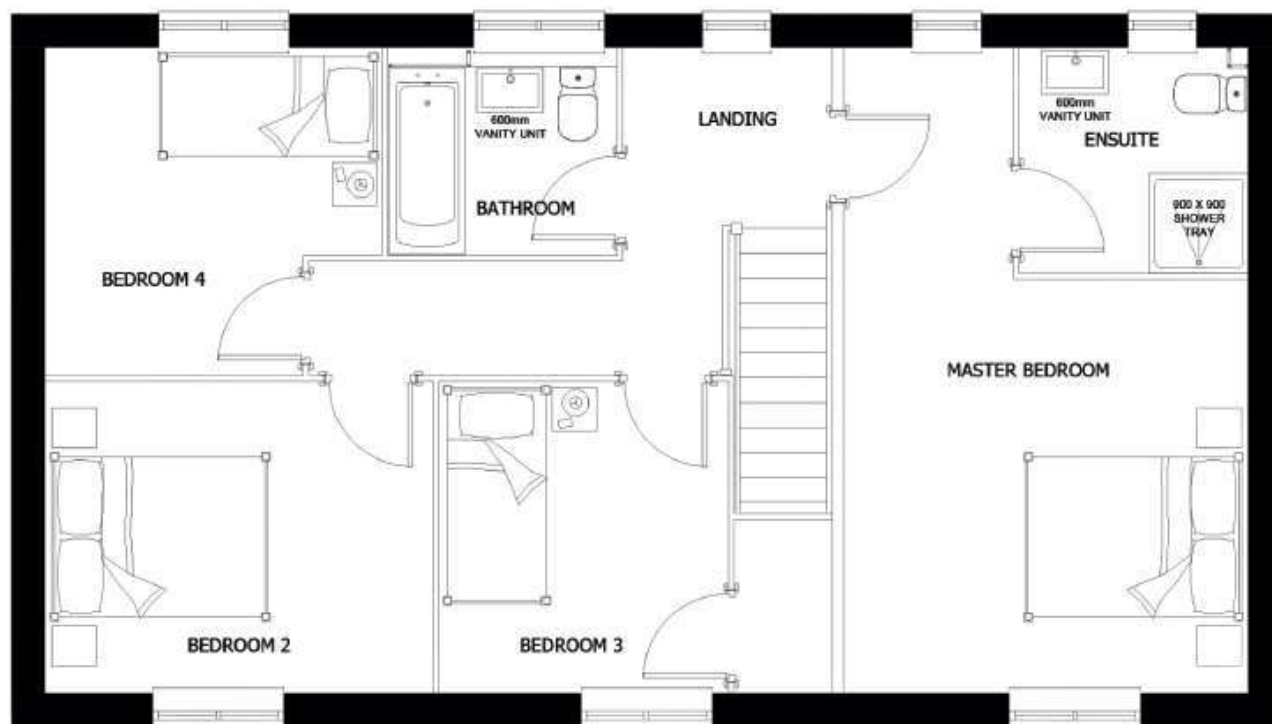
En Suite
2.06m x 2.02m
6'9" x 6'8"

Bedroom 2
3.51m x 2.8m
11'6" x 9'3"

Bedroom 3
2.8m x 2.61m
9'3" x 8'7"

Bedroom 4
3.04m x 2.96m
10'9" x 9'9"

Bathroom
2.07m x 1.86m
6'10" x 6'1"



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The Humber

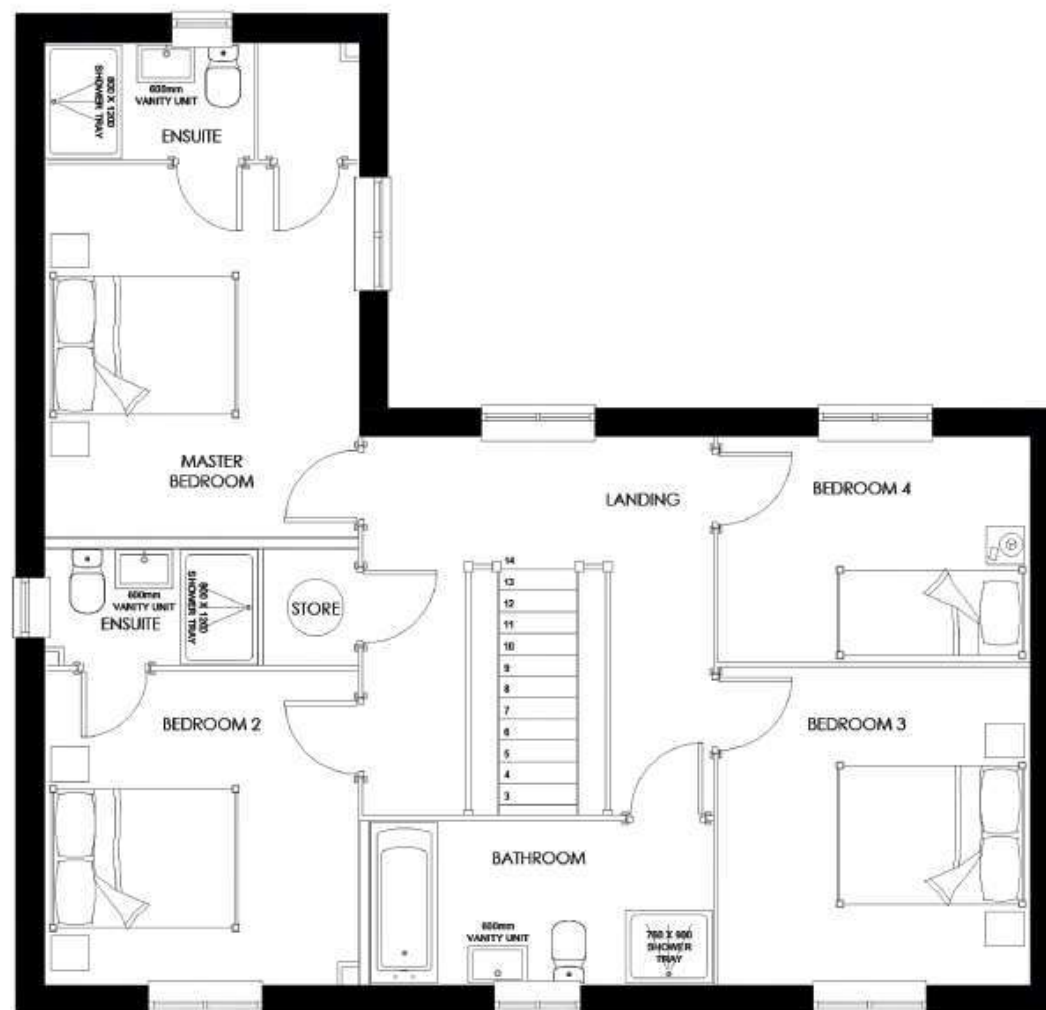
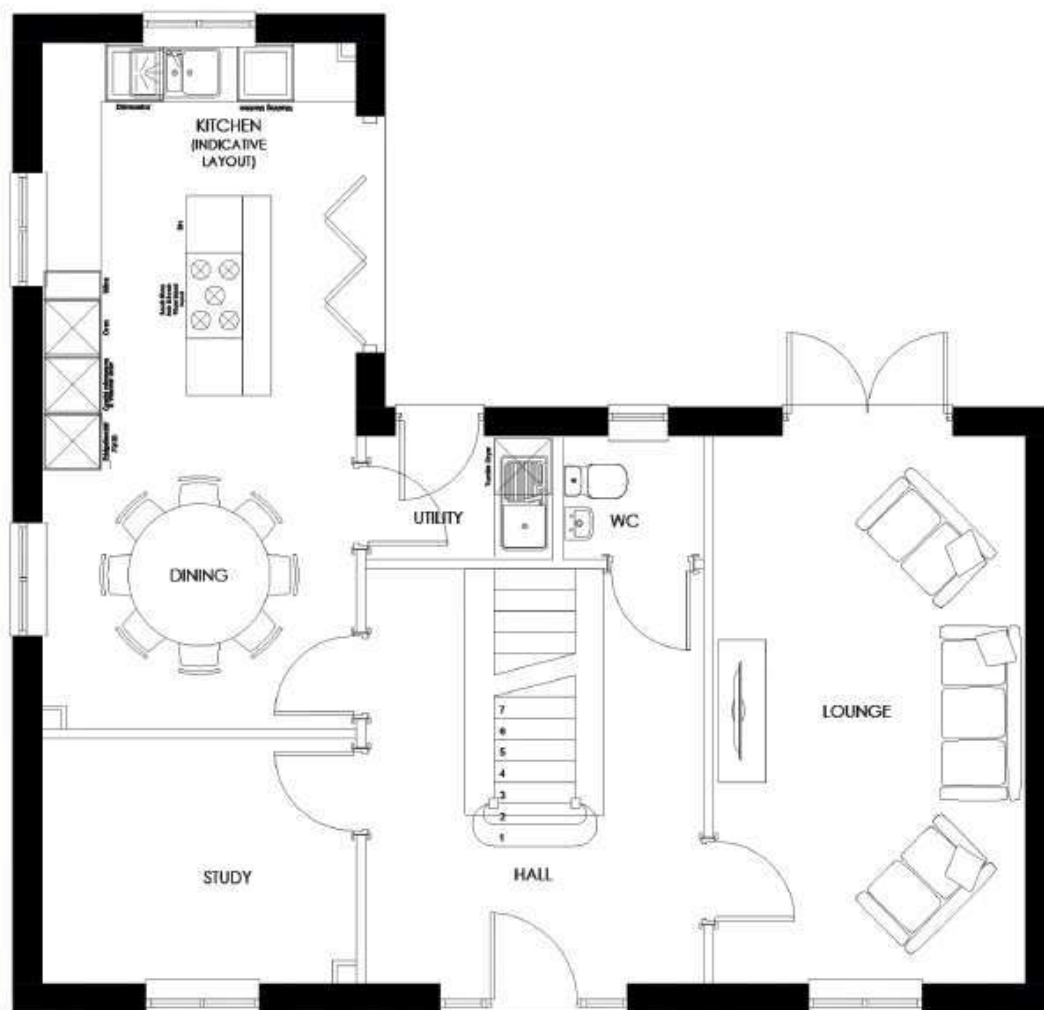
FOUR BEDROOM DETACHED HOUSE



The Humber

FOUR BEDROOM DETACHED HOUSE

Please refer to the site plan for confirmation of the plot numbers for this particular house type.



Lounge
5.74m x 3.25m
18'10" x 10'8"

Kitchen/Dining Area
7.21m x 3.27m
23.8' x 10'9"

Utility
1.93m x 1.25m
6'4" x 4'1"

Study
3.27m x 2.55m
10'9" x 8'4"

Cloaks
1.44m x 1.25m
4'9" x 4'1"

Master Bedroom
3.9m x 3.27m
12'10" x 10'9"

Bedroom 3
3.32m x 3.25m
10'11" x 10'8"

En Suite
2.17m x 1.18m
7'1" x 3'11"

Bedroom 4
3.25m x 2.34m
10'8" x 7'8"

Bedroom 2
3.28m x 3.27m
10'9" x 10'9"

Bathroom
3.59m x 1.7m
11'10" x 5'7"

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The Tay

FOUR BEDROOM DETACHED HOUSE



The Tay

FOUR BEDROOM DETACHED HOUSE



The Tay

FOUR BEDROOM DETACHED HOUSE

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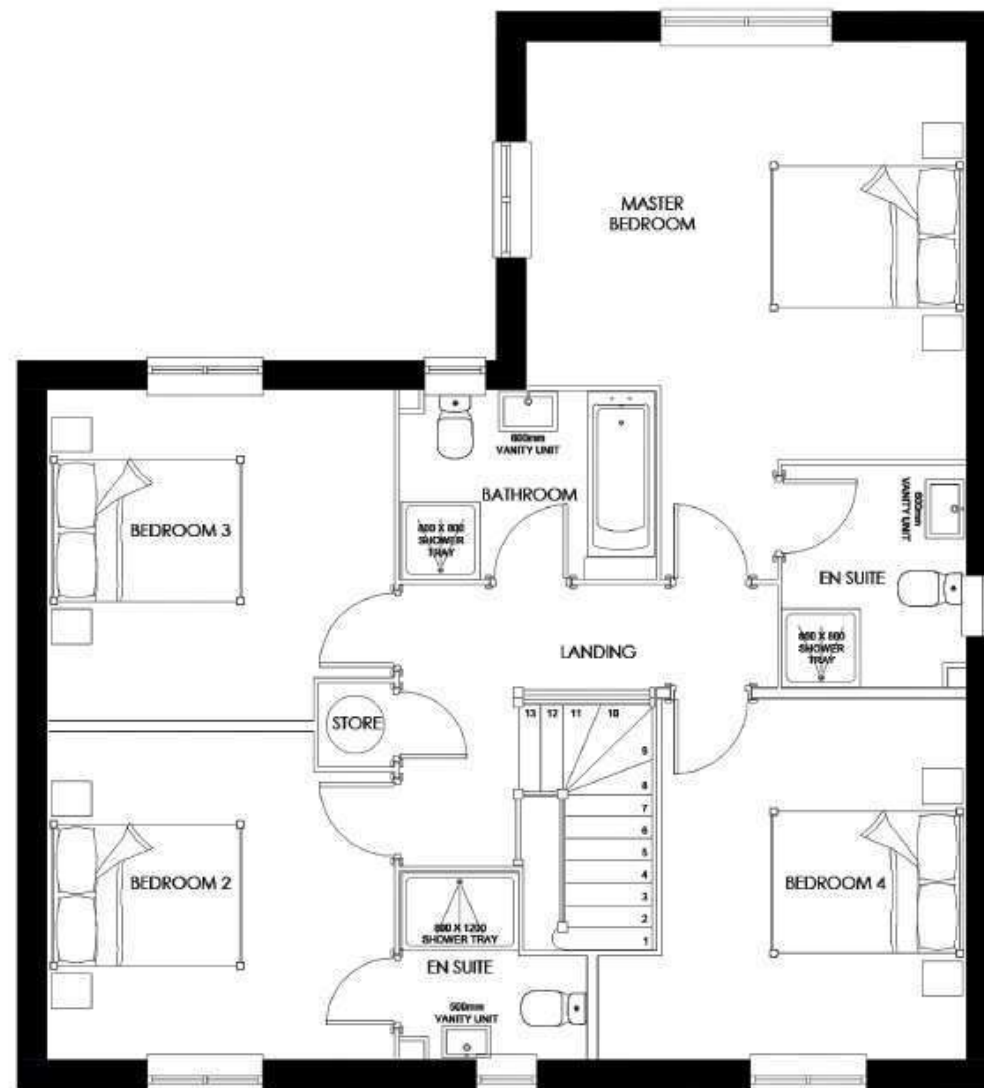
Lounge
6.89m x 3.55m
22'8" x 11'8"

Kitchen/Breakfast
6.67m x 4.06m
21'11" x 13'4"

Utility
1.95m x 1.66m
6'5" x 5'6"

Dining Room
3.7m x 3.05m
12'2" x 10'

Cloaks
1.78m x 1.54m
5'10" x 5'1"



Master Bedroom
4.51m x 4.28m
14'10" x 14'1"

En Suite
2.27m x 1.87m
7'5" x 6'2"

Bedroom 2
3.56m x 3.37m
11'9" x 11'1"

En Suite
1.91m x 1.86m
6'3" x 6'1"

Bedroom 3
3.56m x 3.39m
11'9" x 11'2"

Bedroom 4
3.82m x 3.74m
12'7" x 12'3"

Bathroom
2.58m x 1.92m
8'6" x 6'4"

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The Ouse

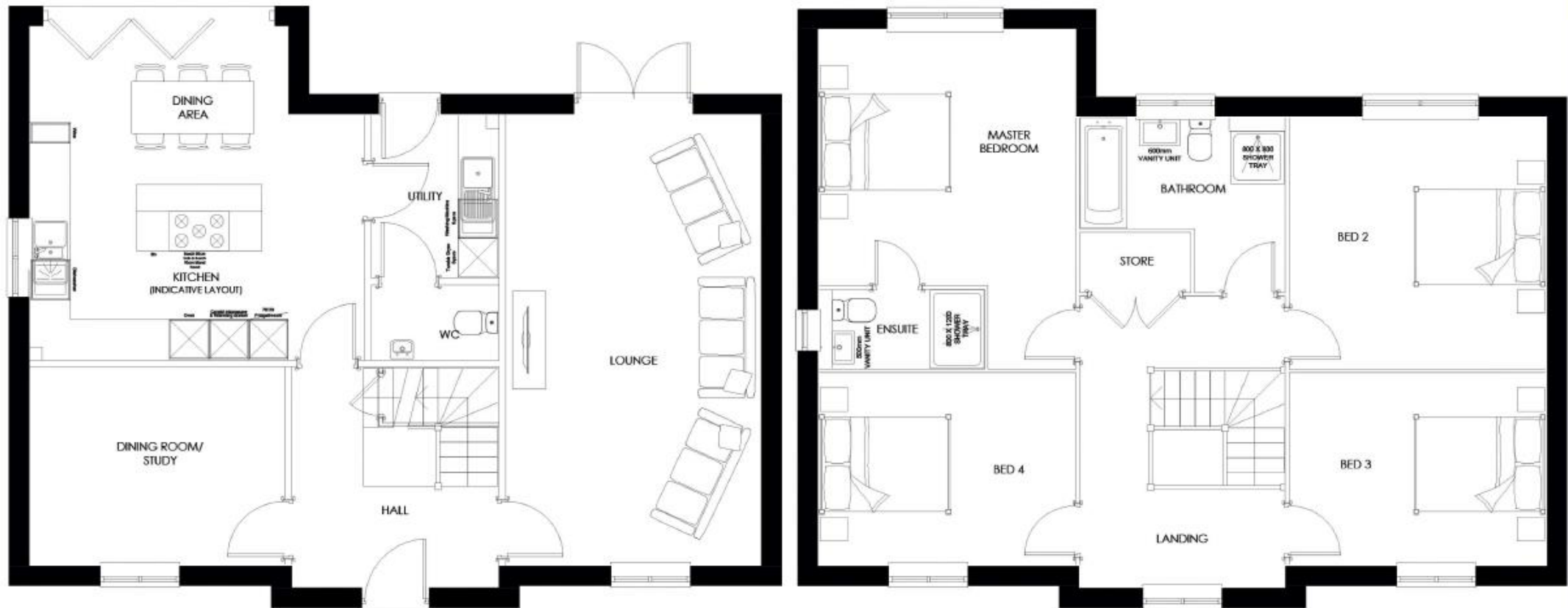
FOUR BEDROOM DETACHED HOUSE



The Ouse

FOUR BEDROOM DETACHED HOUSE

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Lounge
6.87m x 3.82m
22'7" x 12'7"

Kitchen/Dining Area
5.07m x 5.03m
16'8" x 16'6"

Utility
2.47m x 1.88m
8'1" x 6'2"

Master Bedroom
5.2m x 3.88m
17'1" x 12'9"

En Suite
2.5m x 1.21m
8'3" x 4'

Bedroom 2
3.88m x 3.85m
12'9" x 12'8"

Study/Dining
3.82m x 3m
12'7" x 9'10"

Cloaks
1.88m x 1.1m
6'2" x 3'7"

Bedroom 3
3.88m x 2.93m
12'9" x 9'8"

Bedroom 4
3.88m x 2.93m
12'9" x 9'8"

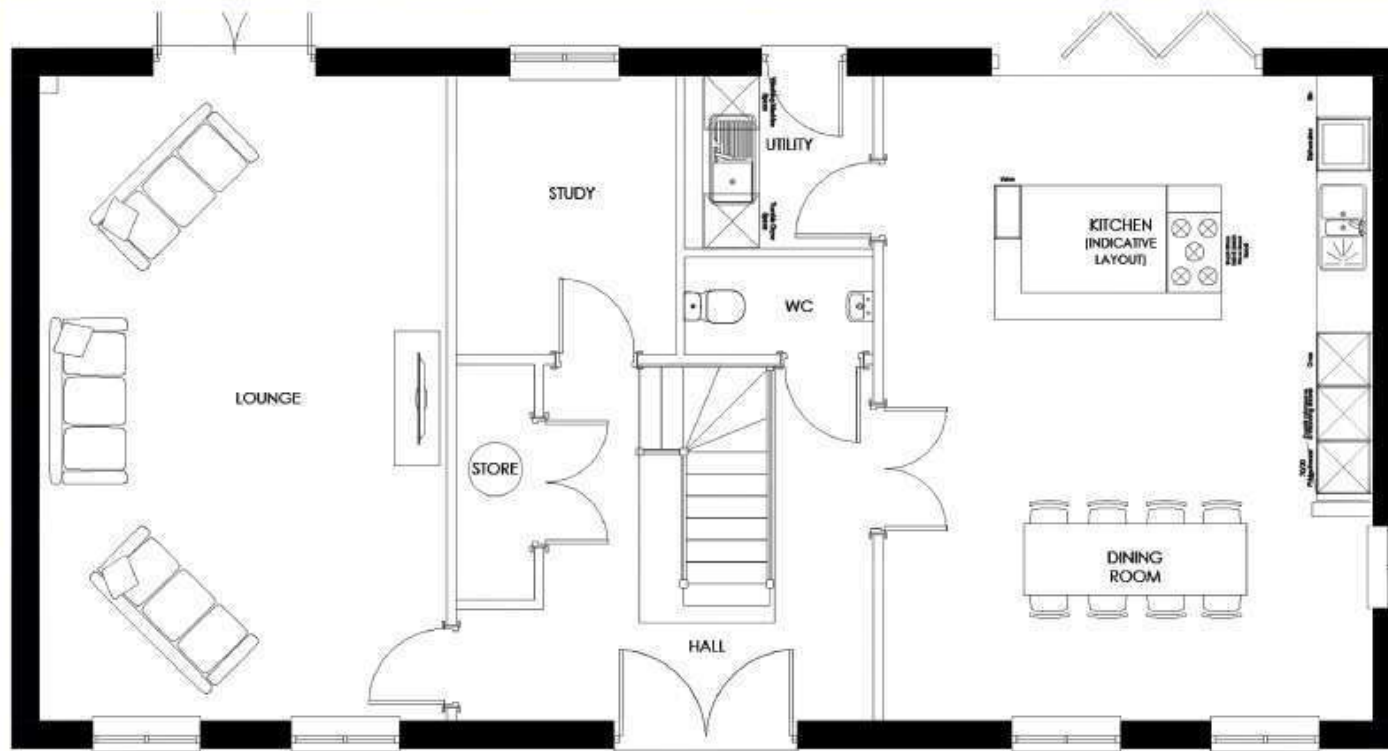
Bathroom
3.09m x 2.67m
10'2" x 8'9"

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The Barrowby

FIVE BEDROOM DETACHED HOUSE





The Barrowby

FIVE BEDROOM DETACHED HOUSE

Lounge
7.15m x 4.46m
23'6" x 14'8"

Kitchen/Dining Area
7.15m x 5.37m
23'6" x 17'8"

Study
3.07m x 2.38m
10'1" x 7'10"

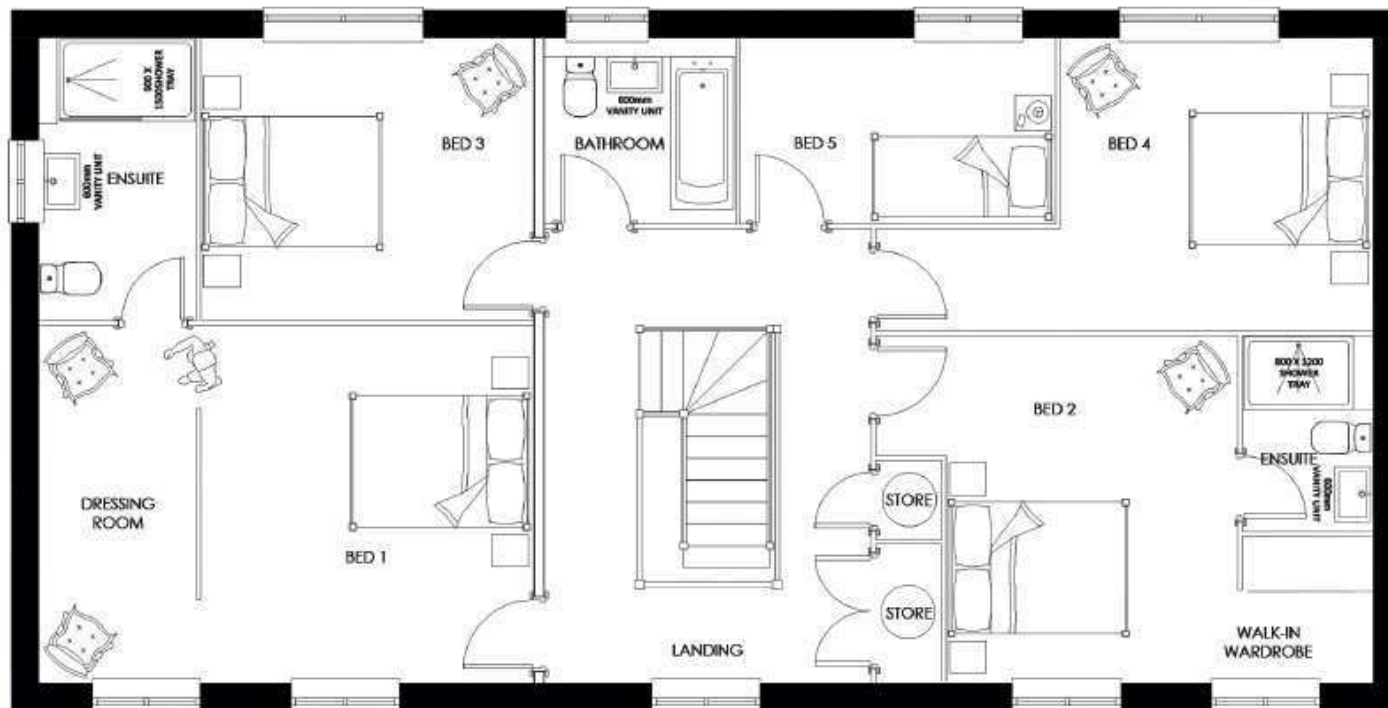
Utility
2.03m x 1.87m
6'8" x 6'2"

Cloaks
2.02m x 1.05m
6'8" x 3'5"

Master Bedroom
3.95m x 3.7m
13' x 12'2"

En Suite
3.12m x 1.7m
10'3" x 5'7"

Dressing Room
3.95m x 1.7m
13' x 5'7"



Bedroom 2
4.01m x 3.84m
13'2" x 12'7"

En Suite
2.16m x 1.36m
7'1" x 4'6"

Bedroom 3
3.7m x 3.12m
12'2" x 10'3"

Bedroom 4
5.45m* x 3.23m
17'11" x 10'7"
(*max width into doorway)

Bedroom 5
3.46m x 2.04m
11'4" x 6'9"

Bathroom
2.08m x 2.04m
6'10" x 6'9"

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The Gwash

FIVE BEDROOM DETACHED HOUSE



The Gwash

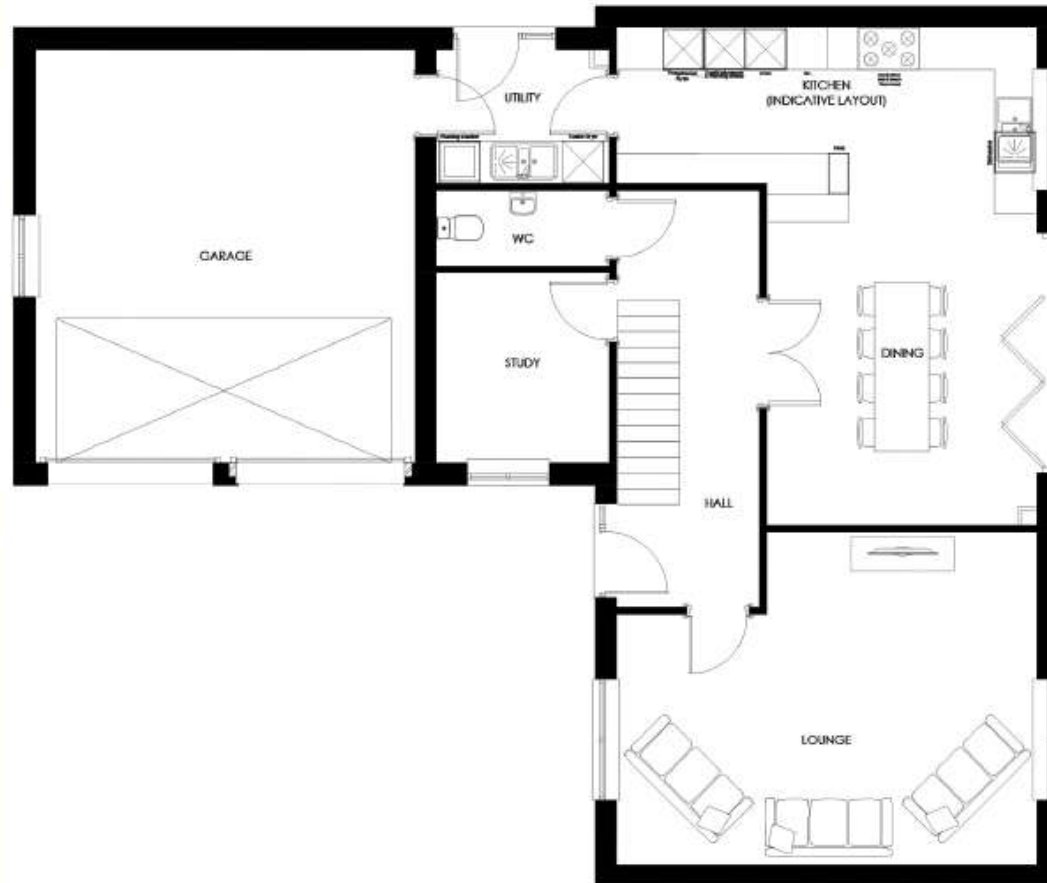
FIVE BEDROOM DETACHED HOUSE



The Gwash

FIVE BEDROOM DETACHED HOUSE

Please refer to the site plan for confirmation of the plot numbers for this particular house type.



Lounge
6.08m x 4.84m
20' x 15'11"

Kitchen/Dining Area
7.21m x 3.88m (6.08m max)
23.8' x 12'9" (20' max)

Utility
2.47m x 1.95m
8'2" x 6'5"

Study
2.76m x 2.47m
9'1" x 8'2"

Cloaks
2.47m x 1.1m
8'2" x 3'7"

Garage
6.02m x 5.53m
19'9" x 18'2"

Master Bedroom
5.97m x 5.54m
19'7" x 18'2"

En Suite
2.72m x 2.42m
8'11" x 7'11"

Dressing Room
2.8m x 2.17m
9'3" x 7'2"

Bedroom 2
3.64m x 3.58m
12' x 11'9"

En Suite
2.44m x 1.87m
8' x 6'2"

Bedroom 3
3.94m x 3.61m
12'11" x 11'10"

Bedroom 4
3.64m x 2.42m
12'1" x 7'11"

Bedroom 5
3.58m x 2.45m
11'9" x 8'2"

Bathroom
2.72m x 2.42m
8'11" x 7'11"

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The Thames

FIVE BEDROOM DETACHED HOUSE



The Thames

FIVE BEDROOM DETACHED HOUSE

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Lounge
7.7m x 4.92m
25'4" x 16'2"

Dining/Study
4.1m x 2.8m
13'6" x 9'2"

Kitchen/Dining
7.48m x 5.42m
24'7" x 17'10"

Guest Suite
5.42m x 2.97m
17'10" x 9'9"

Utility
2.33m x 1.7m
7'8" x 5'7"

WC/En Suite
2.32m x 2.28m
7'7" x 7'6"

Master Bedroom
5.42m x 4.5m
17'10" x 14'10"

Bedroom 3
4.98m x 3.81m
16'4" x 12'6"

En Suite
3.24m x 1.7m
10'8" x 5'7"

Bedroom 4
4.98m x 3.81m
16'4" x 12'6"

Bedroom 2
5.42m x 3.47m
17'10" x 11'5"

En Suite
3.75m x 1.7m
12'4" x 5'7"

Bathroom
4.11m x 1.97m
13'6" x 6'6"

Bedroom 5
5.42m x 3.07m
17'10" x 10'1"

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Disclaimer: These particulars are for illustrative purposes only. We operate a policy of continuous product development and features such as windows and radiators may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon to accurately describe every property. Computer generated images are indicative only and do not accurately depict individual plots. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture.



Stowe Road, Langtoft PE6 9NE

Woodland Rise is a beautifully presented development of 35 homes located in the rural village of Langtoft.

Situated on the A15 between Market Deeping and Bourne and just 8 miles to the east of Stamford, Langtoft is easily accessible from Peterborough, located just 10 miles away, providing road and rail links to London and the North.



Making Standards. Protecting Homeowners



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