



WOODLAND  
*Rise*

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



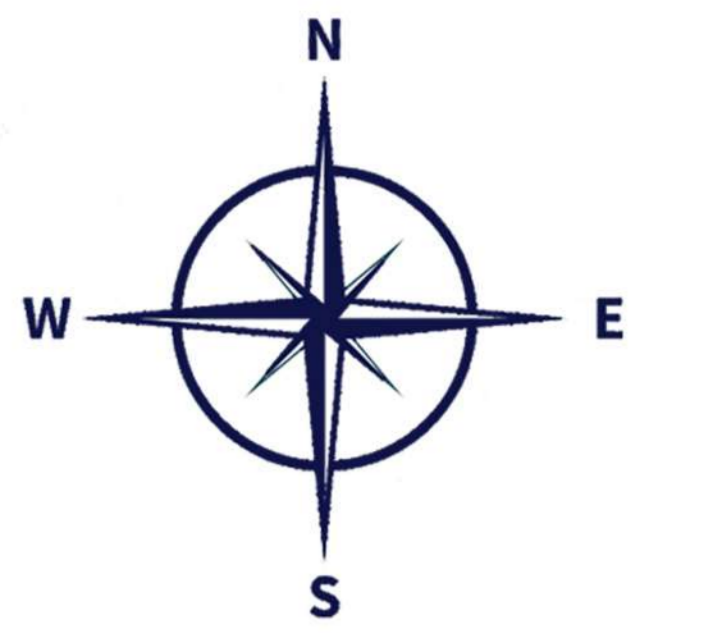
**TRENT**  
3 BEDROOM PLOTS  
27, 29



**GWASH**  
5 BEDROOM PLOT  
13



**AFFORDABLE HOUSING PLOTS**



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



[www.ashwoodhomes.co](http://www.ashwoodhomes.co)

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

---

Turf to rear (upgrade option)

---

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

---

LVT flooring to all bathroom/cloakroom 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

---

Ceramic floor tiling

---

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

---

Plinth and under wall unit LED Strip 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 2022 will be £275.59 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

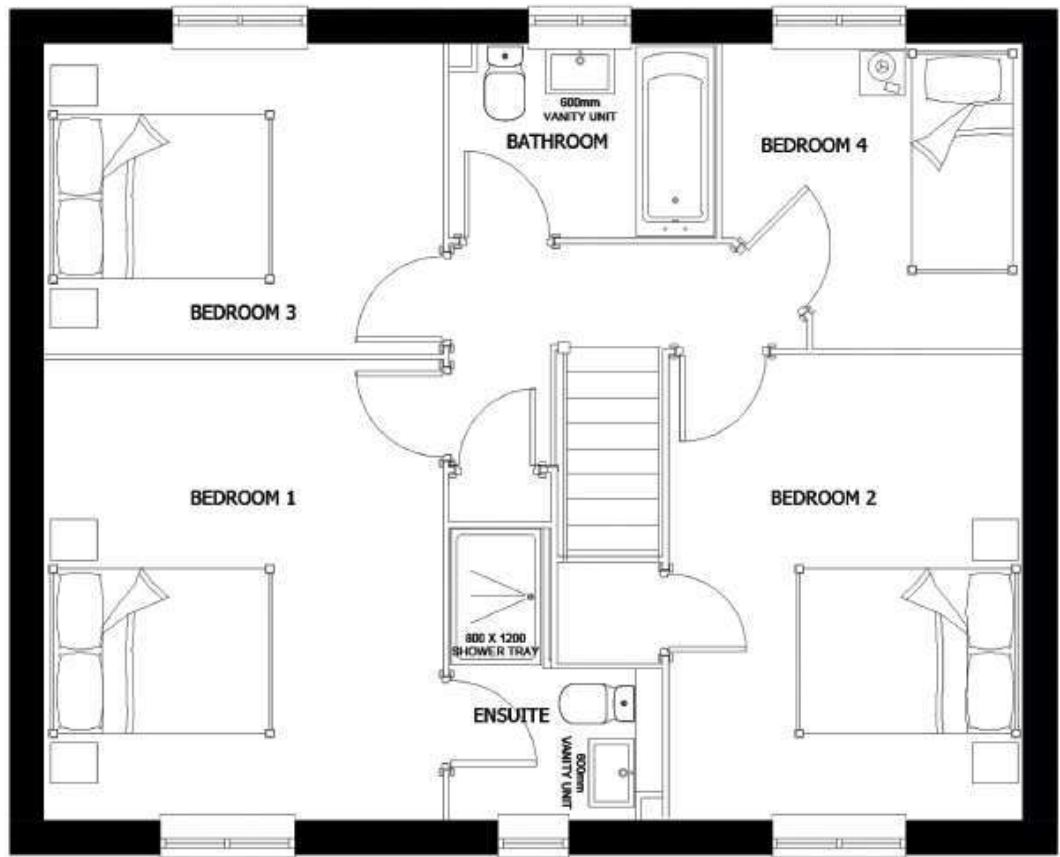
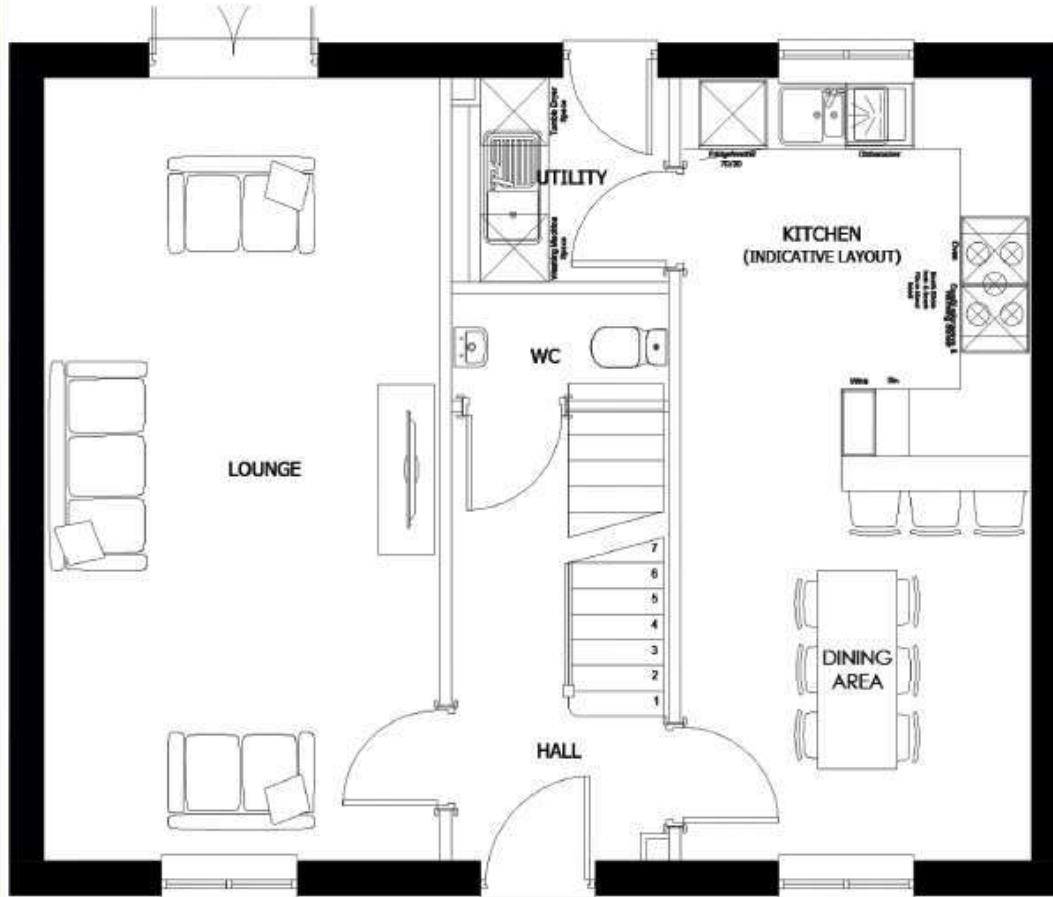
FOUR BEDROOM DETACHED HOUSE



# The Ribble

## FOUR BEDROOM DETACHED HOUSE

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



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

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

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

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

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

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

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

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

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

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

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# The Bain

FOUR BEDROOM DETACHED HOUSE

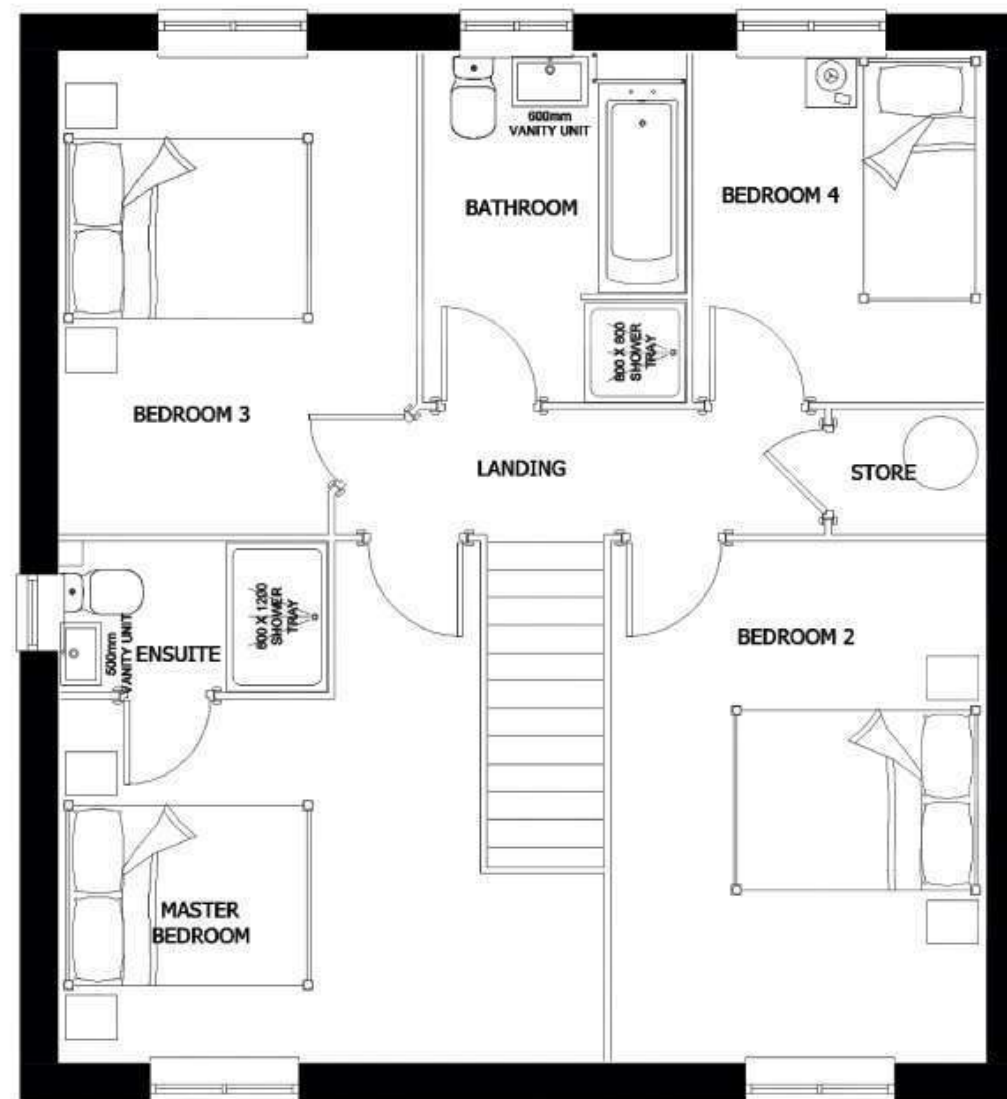
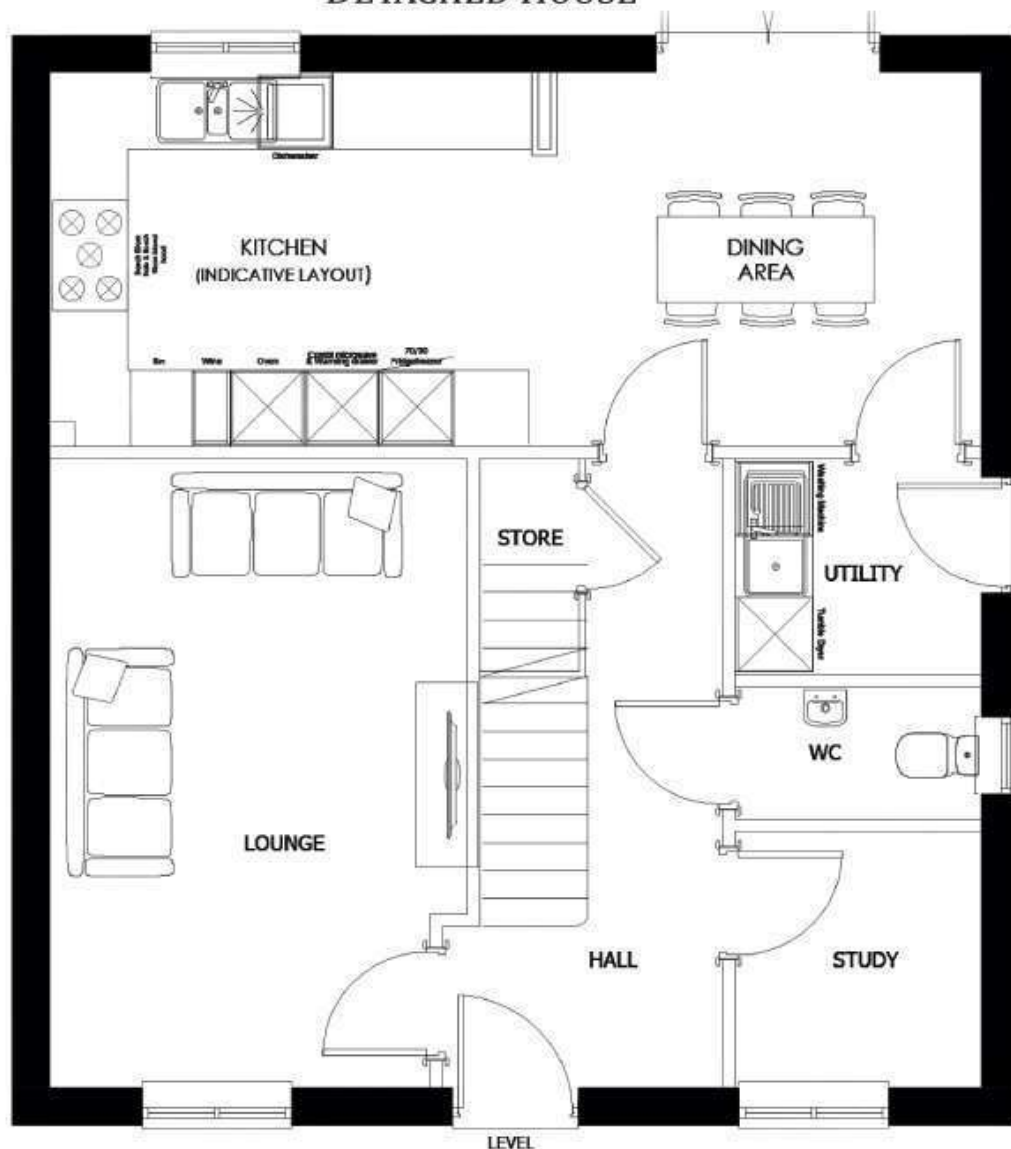




# The Bain

## 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**  
3.9m x 2.85m  
12'10" x 9'4"

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

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

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# The Harren

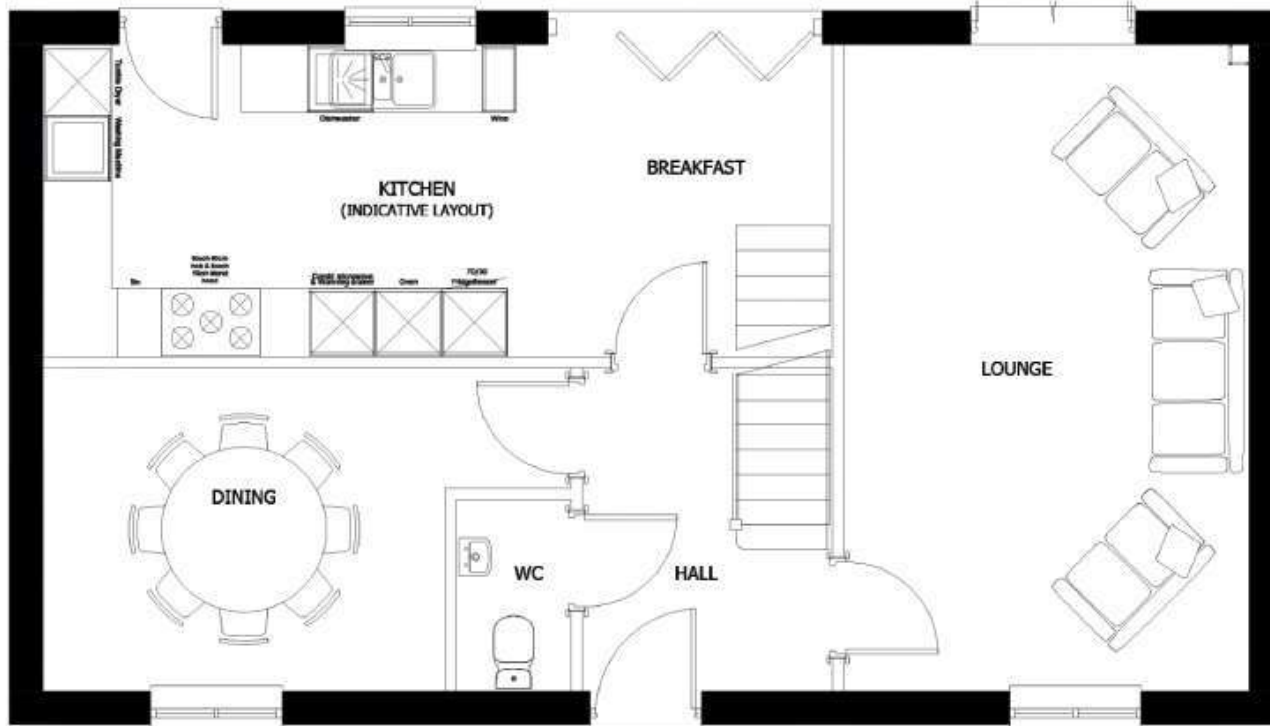
FOUR BEDROOM DETACHED HOUSE





# The Harren

## FOUR BEDROOM DETACHED HOUSE

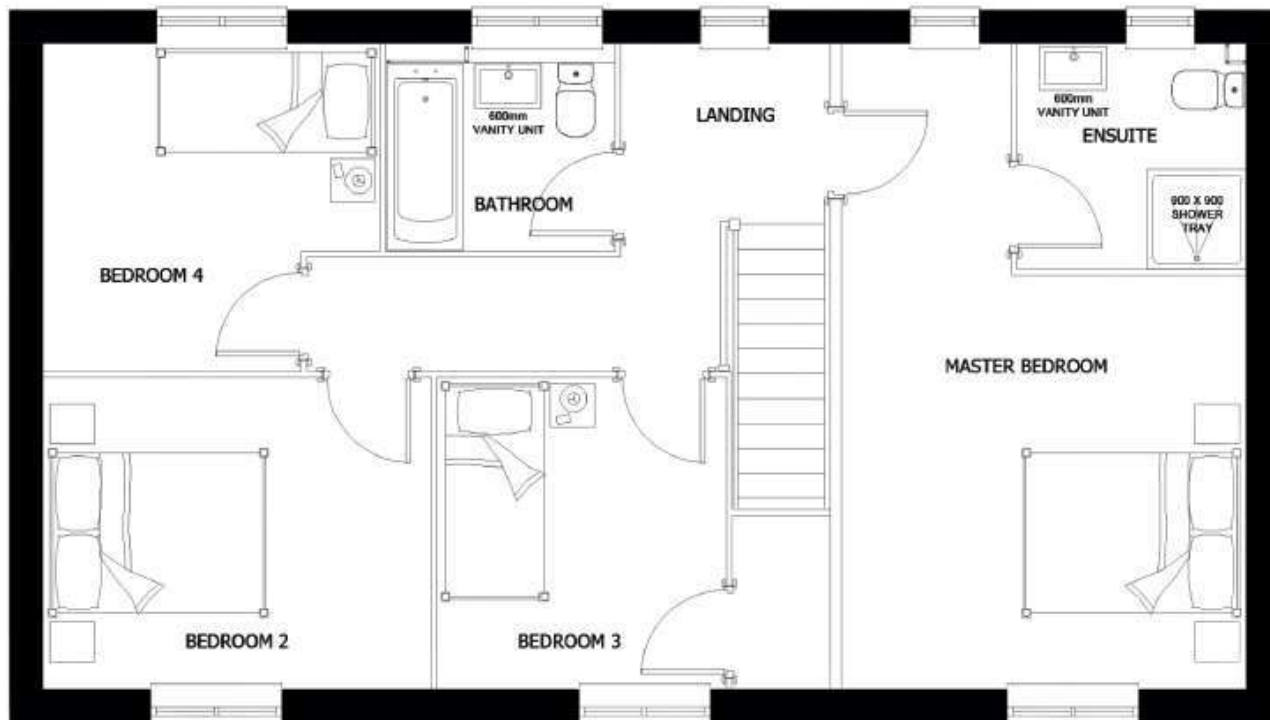


**Lounge**  
5.84m x 3.65m  
19'2" x 12'

**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

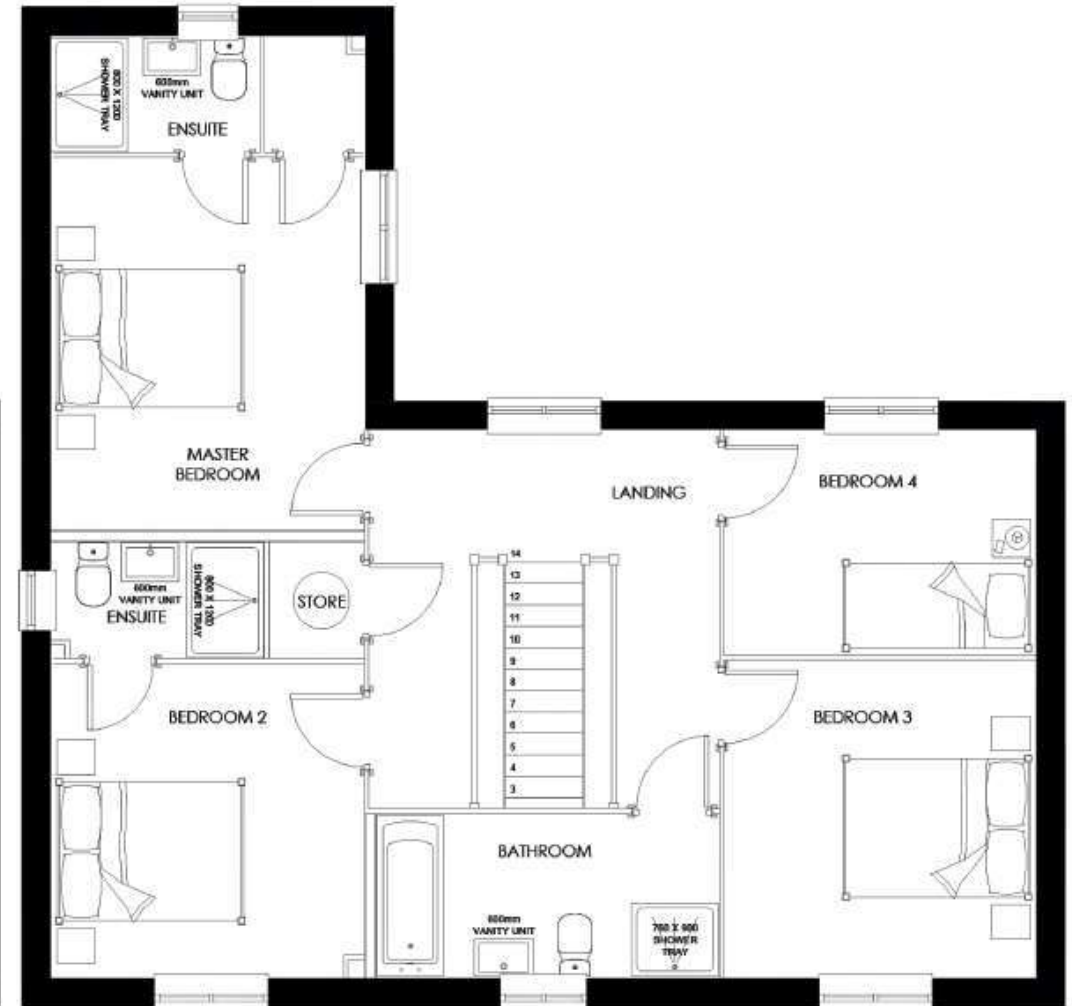
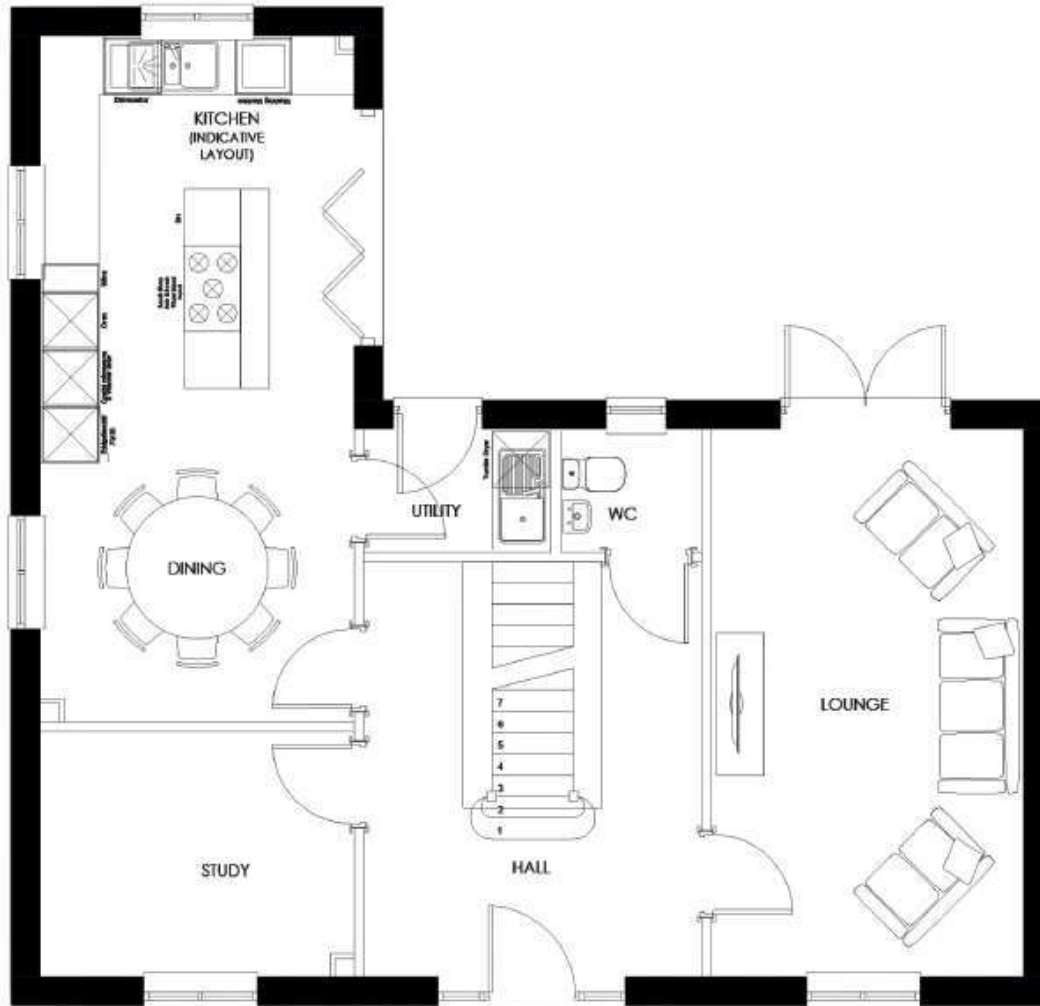
FOUR BEDROOM DETACHED HOUSE





# 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"

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

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

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

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

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

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

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

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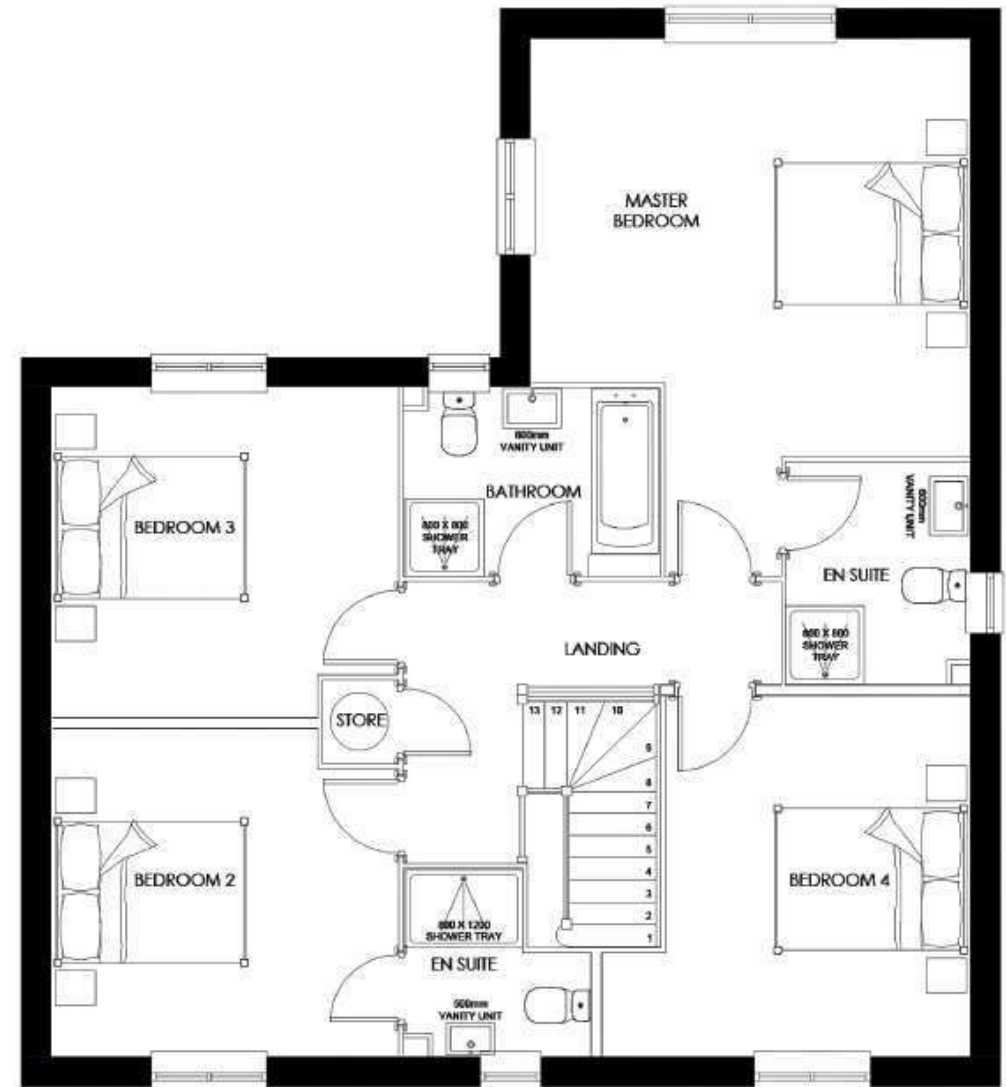
**Lounge**  
6.89m x 3.55m  
22'8" x 11'8"

**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

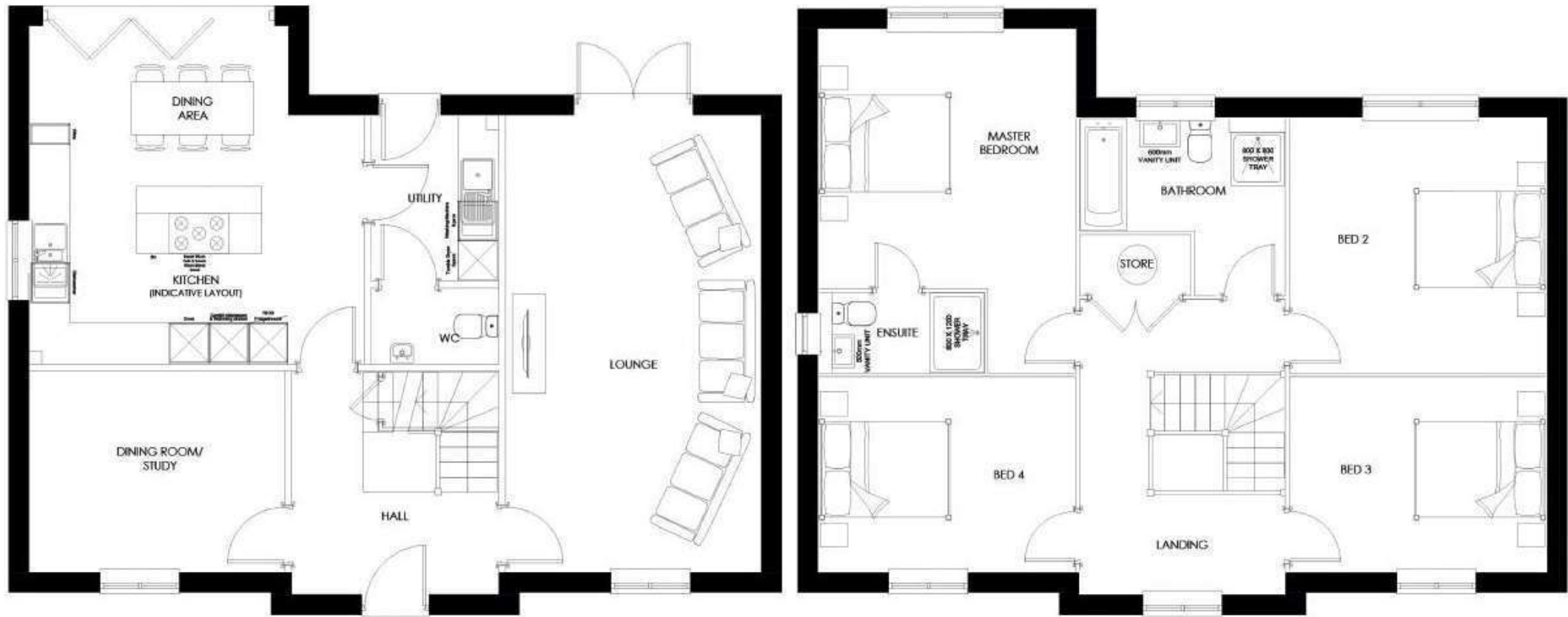




# The Ouse

## FOUR BEDROOM DETACHED HOUSE

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



**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

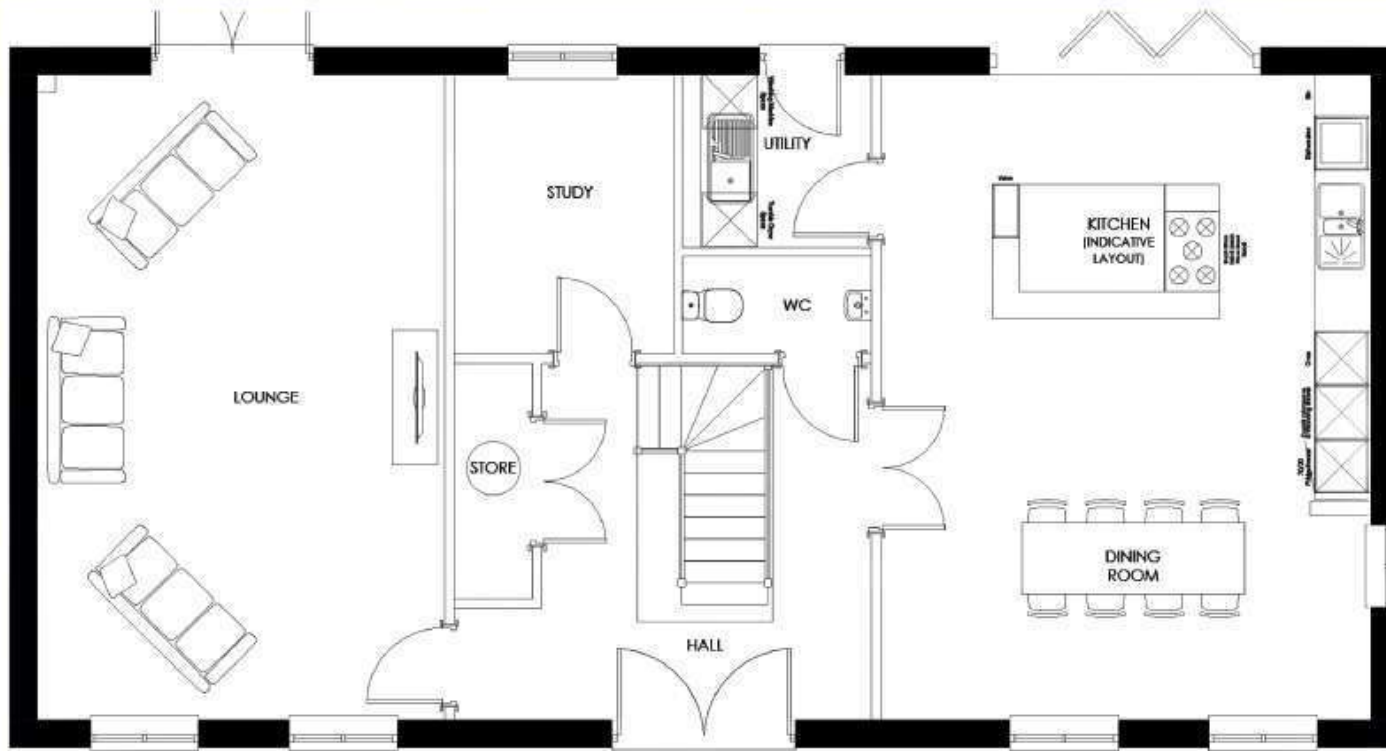
FIVE BEDROOM DETACHED HOUSE





# 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"

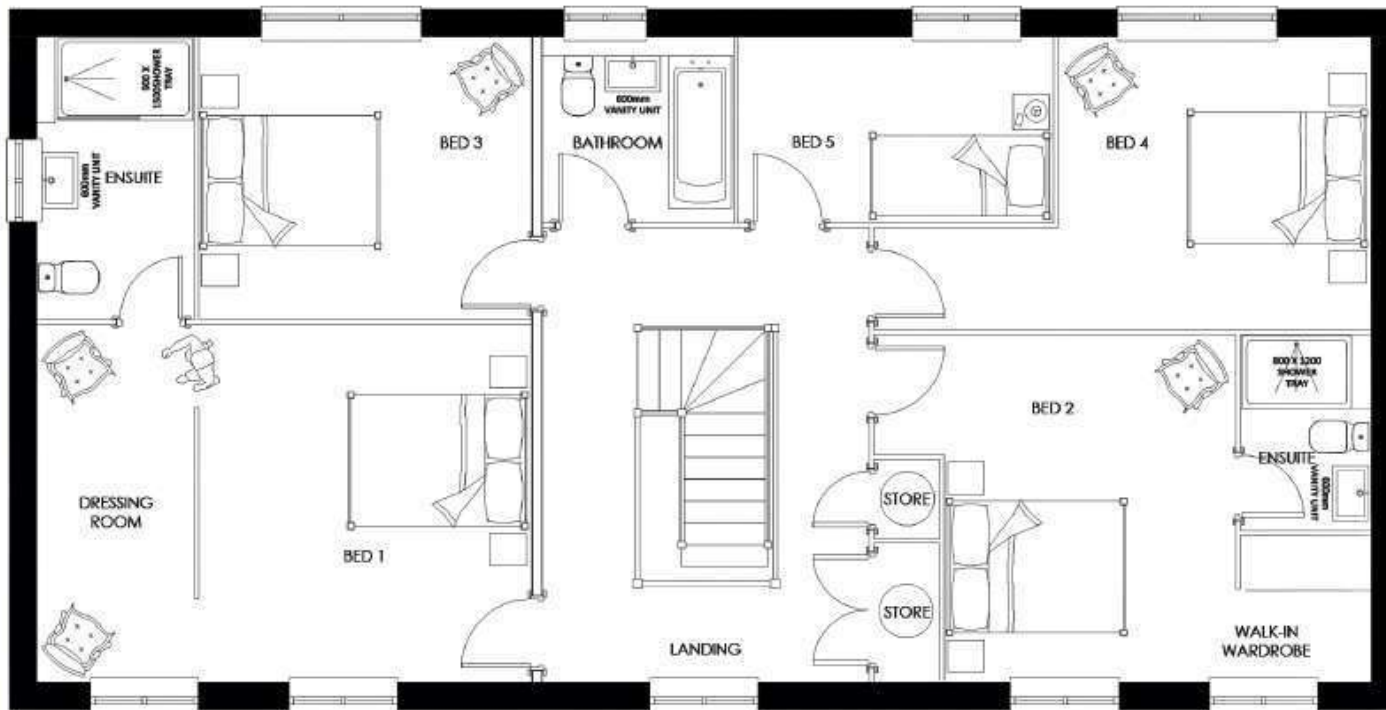
**Utility**  
2.03m x 1.87m  
6'8" x 6'2"

**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

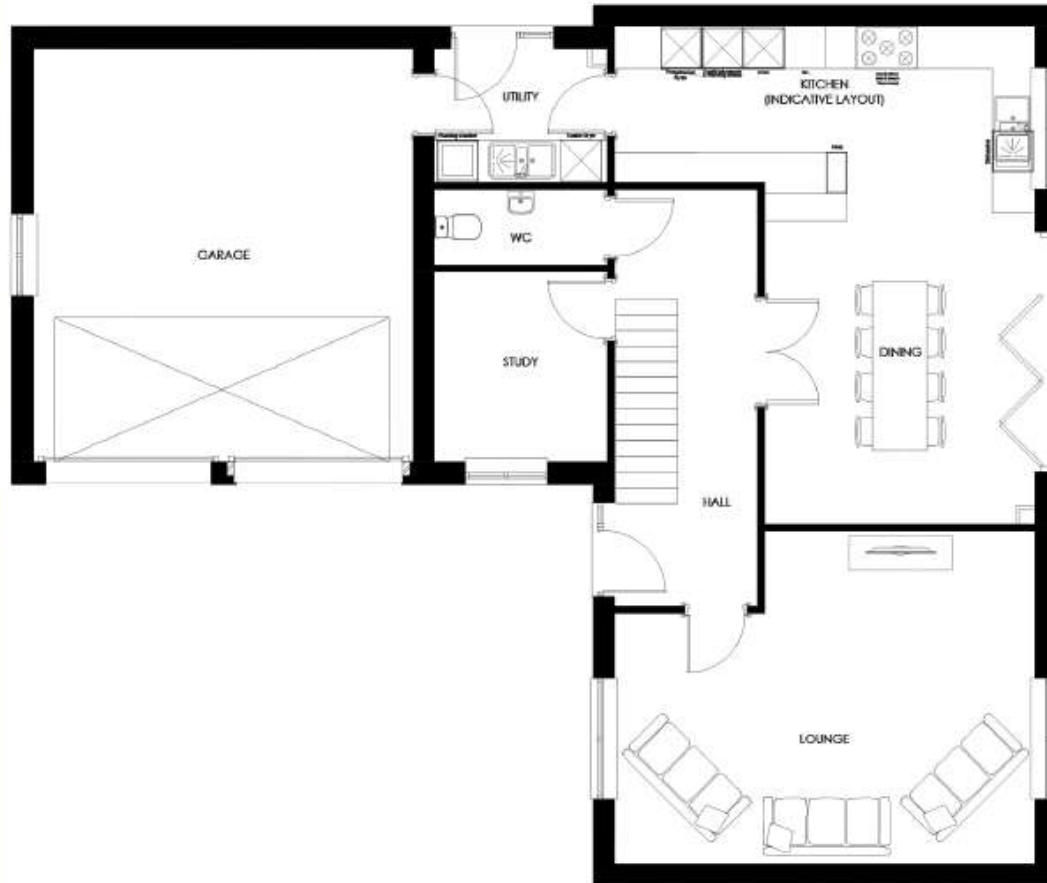
FIVE BEDROOM DETACHED HOUSE





# 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

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



**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.



WOODLAND  
*Rise*  
LANGTOFT

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



Ashwood Homes Head Office  
1 Goodison Road,  
Lincs Gateway  
Business Park,  
Spalding, Lincs, PE12 6FY



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Email: [info@ashwoodhomes.co](mailto:info@ashwoodhomes.co)  
Website: [www.ashwoodhomes.co](http://www.ashwoodhomes.co)