# THE HOLLOWS

LONG COMPTON · OXFORDSHIRE CV36 5BJ

COLBURN

ALL IN THE DETAIL

# THE HOLLOWS

*is an exclusive new development*
*of five very desirable 5 bedroom homes*
*ideally located*
*in the beautiful village*
*of Long Compton*

LOWER SLAUGHTER

LOOKING WEST FROM THE FOSSEWAY

UPPER SLAUGHTER

# Spellbinding Cotswolds

NEAR GUITING POWER

ARLINGTON ROW, BIBURY

# COLBURN

BOURTON-ON-THE-WATER

## THE COMPANY

**Colburn** is an established residential development company based near Stroud, Gloucestershire, which for the past 30 years has specialised in numerous challenging and highly original developments located throughout the southwest including the counties of Gloucestershire, Somerset, Avon, Wiltshire and Herefordshire.

The Company has a renowned reputation for not only building new homes of the highest quality and specification, but also planning and producing new property development schemes which enhance and even change the face of their surrounding environments.

**Colburn** is recognised as an independent local developer who cares intensely about the tradition and character of its build locations and who takes pride in their reputation for planning and producing small developments of outstanding style, design and quality. New bespoke house type styles are designed and created for each development to respond naturally to the surroundings in which they are situated, be that city, town or country.

## WHY BUY A COLBURN HOME?

**Colburn** is an established local developer with a great understanding of the area. Colburn has acquired a reputation for building the very best homes, using the finest materials and traditional techniques in the very best locations.

**Colburn** works hard to keep ahead of the game producing highly specified homes of exceptional quality. Their 'special touches' and attention to detail make their homes original, individual and highly appreciated by the more discerning home owner.

**Colburn** is conscious of their responsibility to the environment, taking great pride in their dedication to sustainable building. They have proved it is possible to reduce the impact on the environment without cutting corners on quality or design, homes to be proud of, homes for the future.

**Colburn** takes enormous pride in offering its customers an exceptional level of service which enables the process of finding, buying and moving to your new home as speedy, efficient and stress free as possible.

THE SPIRES OF OXFORD

BLENHEIM PALACE

THE ROLLRIGHT STONES - 'THE KING'S MEN'

## DID YOU KNOW?

The Hook Norton Brewery, just ten minutes away, is one of only thirty two family owned breweries and is the finest example of a Victorian Tower Brewery in the country.

Founded in 1849, the present Grade 2 listed Tower Brewery was designed by William Bradford of London in 1899. The brewing process is spread over the five floors with each one offering different sights, sounds and smells!

The brewery tour offers an insight into the history of the brewery, the making of the beer and, if you are lucky, you will be able to see the shire horses who still deliver beer in the village. And last, but not least, a tasting in the visitor centre!

## THE VILLAGE

Long Compton is an attractive Cotswold stone village nestling in a valley at the northern edge of the Cotswold escarpment. The village lies within a conservation area and the Cotswolds Area of Outstanding Natural Beauty, enjoying open views to the surrounding countryside.

The village is known for its pretty thatched limestone cottages, a popular pub, village hall, a number of shops, primary school, recreation ground and the Grade 1 listed Anglo-Saxon church. The latter is approached by a beautiful yew-lined path leading up from an unusual lychgate - a 17th Century cottage on 'stilts'.

There is an excellent choice of primary and secondary state schools within easy reach as well as a number of well known independent schools nearby.

17C LYCHGATE

Long Compton is surrounded by beautiful countryside which is perfect for numerous recreational pursuits. Cycling and walking enthusiasts will be spoilt for choice as the Macmillian Way and Shakespeare's Way, a 146 mile trail running from The Globe Theatre, London to Stratford-upon-Avon both pass through the village.

For sports enthusiasts there are a number of local golf courses and the various rugby, football and cricket teams are always looking for new talent.

VILLAGE STORES

THE RED LION

## TRANSPORT

The village is located within easy reach of various local market towns including Shipston on Stour and Moreton-in-Marsh as well as being ideally situated only half an hour away from the M40, which makes travelling up to London or Birmingham and the North easily accessible.

Moreton-in-Marsh and Kingham stations which are both under 8 miles away, have regular intercity train services to Oxford, London Paddington and the West.

LOOKING TOWARDS LONG COMPTON FROM THE ROLLRIGHT STONES

# LONG COMPTON

THE CHURCH OF ST. PETER AND ST. PAUL

# SITE PLAN

**MAPLE HOUSE**
PLOT 1

**OAK HOUSE**
PLOT 2

**BEECH HOUSE**
PLOT 3

**HEMLOCK HOUSE**
PLOT 4

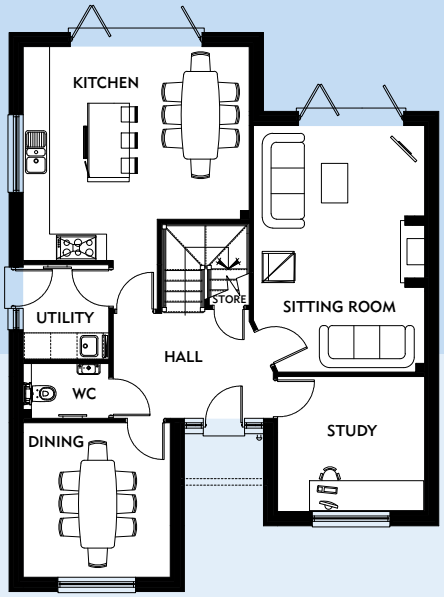
**ASH HOUSE**
PLOT 5

IMAGE SHOWS PLOTS 2,3,4 AND 5

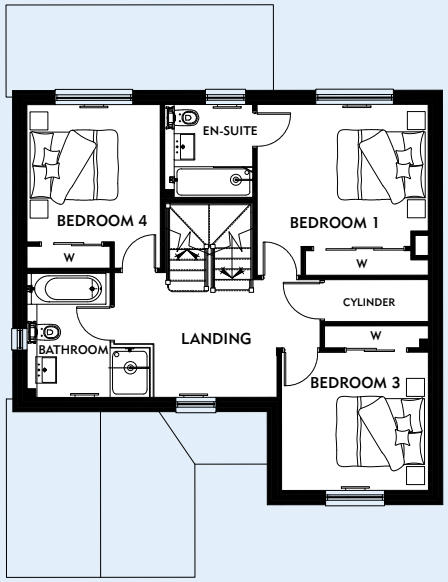
# THE HOLLOWS

# MAPLE HOUSE

**ASH HOUSE (Plot 5) is similar**




GROUND FLOOR

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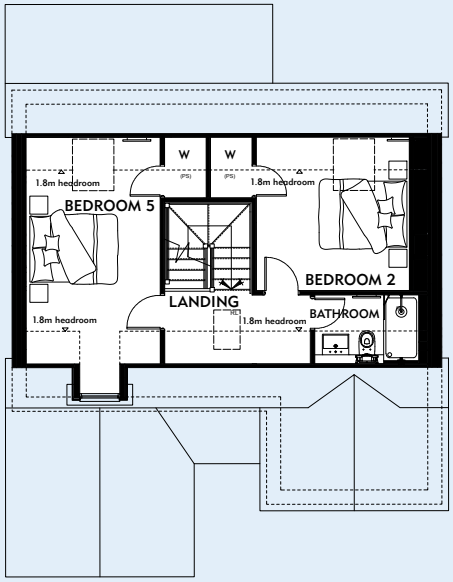



SECOND FLOOR

## PLOT 1 - 5 BEDROOM HOME

A detached home on 3 floors with 5 double bedrooms, 1 en-suite, 2 bathrooms and a double garage

| | | Length Metric | Width Metric | Length Imperial | Width Imperial |
|---|---|---|---|---|---|
| Kitchen | | 4.8 | 5.1 | 15'9" | 16'9" |
| **Sitting Room** | | **5.6** | **3.9** | **18'4"** | **12'10"** |
| Study | | 3.0 | 3.35 | 9'10" | 11'0" |
| **Dining** | | **3.5** | **3.3** | **11'6"** | **10'10"** |
| Utility | | 2.1 | 1.9 | 6'11" | 6'3' |
| **WC** | | **1.2** | **1.9** | **3'11"** | **6'3"** |
| Bedroom 1 | Inc. wardrobes | 3.8 | 3.85 | 12'6" | 12'8" |
| **En-Suite Bedroom 1** | | **2.1** | **2.0** | **6'11"** | **6'7"** |
| Bedroom 2 | Exc. wardrobes | 3.5 | 3.5 | 11'6" | 11'6" |
| **Bathroom 1** | | **1.5** | **2.5** | **4'11"** | **8'2"** |
| Bathroom 2 | Exc. shower | 2.5 | 1.85 | 8'2" | 6'1" |
| **Bedroom 3** | Inc. wardrobes | **3.8** | **3.1** | **12'6"** | **10'2"** |
| Bedroom 4 | Exc. wardrobes | 3.1 | 3.0 | 10'2" | 9'10" |
| **Bedroom 5** | Exc. wardrobes | **5.15** | **3.0** | **16'11"** | **9'10"** |

**N.B. LAYOUTS THE SAME - EXTERNAL MATERIALS DIFFER**

# OAK HOUSE

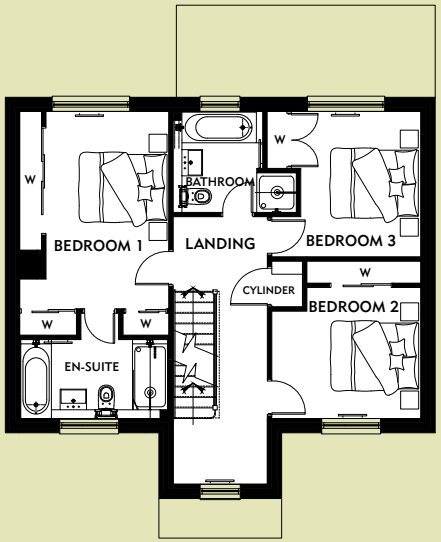
**BEECH HOUSE (Plot 3) is similar**

## PLOT 2 - 5 BEDROOM HOME

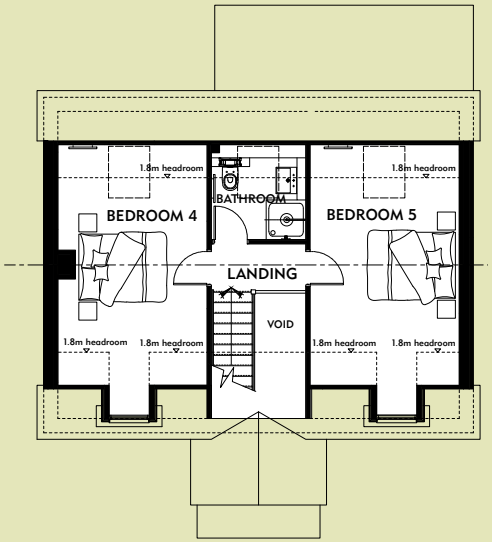
A detached home on 3 floors with 5 double bedrooms,
1 en-suite, 2 bathrooms and a double garage

| | | Length Metric | Width Metric | Length Imperial | Width Imperial |
|---|---|---|---|---|---|
| Kitchen/Dining/Family Room | | 4.8 | 5.25 | 15'9" | 17'3" |
| **Sitting Room** | | **7.0** | **3.8** | **23'0"** | **12'6"** |
| Study | | 2.3 | 3.4 | 7'7" | 11'2" |
| **Utility** | | **1.8** | **2.2** | **5'11"** | **7'3"** |
| WC | | 1.8 | 1.05 | 5'11" | 3'5' |
| **Bedroom 1** | Exc. wardrobes | **4.5** | **2.8** | **14'9"** | **9'2"** |
| En-Suite Bedroom 1 | | 1.8 | 3.4 | 5'11" | 11'2" |
| **Bedroom 2** | Inc. wardrobes | **3.5** | **3.4** | **11'6"** | **11'2"** |
| Bedroom 3 | Exc. wardrobes | 3.3 | 2.75 | 10'10" | 9'0" |
| **Bathroom** | Exc. shower | **2.3** | **2.05** | **7'7"** | **6'9"** |
| Bedroom 4 | Exc. wardrobes | 5.5 | 3.4 | 18'1" | 11'2" |
| **Bedroom 5** | Exc. wardrobes | **5.5** | **3.4** | **18'1"** | **11'2"** |
| Bathroom | Exc. shower | 2.15 | 2.15 | 7'1" | 7'1" |

GROUND FLOOR




FIRST FLOOR

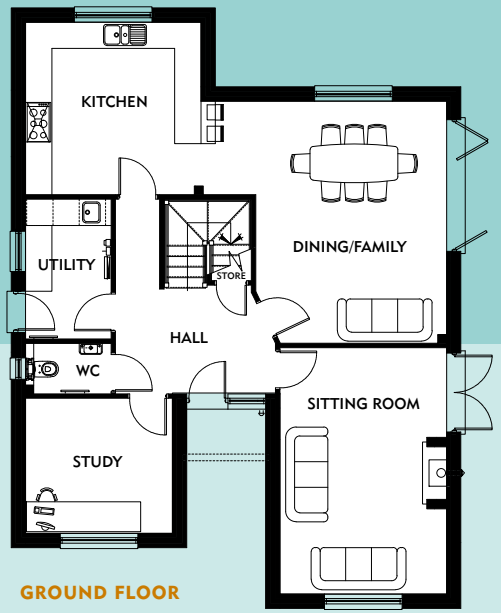



SECOND FLOOR



**N.B. LAYOUTS THE SAME - EXTERNAL MATERIALS DIFFER**

# HEMLOCK HOUSE

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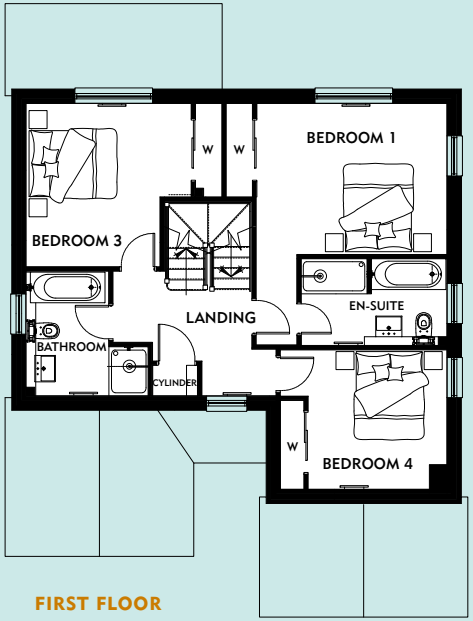


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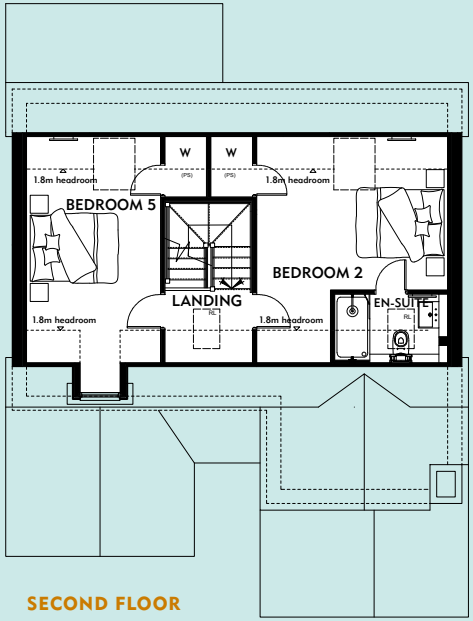



SECOND FLOOR

## PLOT 4 - 5 BEDROOM HOME

A detached home on 3 floors with 5 double bedrooms, 1 en-suite, 2 bathrooms and a double garage

| | | Length Metric | Width Metric | Length Imperial | Width Imperial |
|---|---|---|---|---|---|
| Kitchen | | 3.9 | 5.00 | 12'10" | 16'5" |
| **Dining** | | **5.5** | **4.3** | **18'1"** | **14'1"** |
| Sitting Room | | 5.6 | 3.8 | 18'4" | 12'6" |
| **Study** | | **3.0** | **3.3** | **9'10"** | **10'10"** |
| Utility | | 3.15 | 1.95 | 10'4" | 6'5' |
| **WC** | | **1.15** | **1.95** | **3'9"** | **6'5"** |
| Bedroom 1 | Exc. wardrobes | 3.4 | 4.3 | 11'2" | 14'1" |
| **En-Suite Bedroom 1** | | **1.9** | **3.3** | **6'3"** | **10'10"** |
| Bedroom 2 | Exc. wardrobes | 3.5 | 4.3 | 11'6" | 14'1" |
| **En-Suite Bedroom 2** | | **1.5** | **2.5** | **4'11"** | **8'2"** |
| Bathroom | Exc. shower | 2.8 | 1.9 | 9'2" | 6'3" |
| **Bedroom 3** | Exc. wardrobes | **3.7** | **3.7** | **12'2"** | **12'2"** |
| Bedroom 4 | Inc. wardrobes | 3.15 | 3.8 | 10'4" | 12'6" |
| **Bedroom 5** | Exc. wardrobes | **5.15** | **3.05** | **16'11"** | **10'0"** |

BLANCO

MANOR INTERIORS

MANDARIN STONE

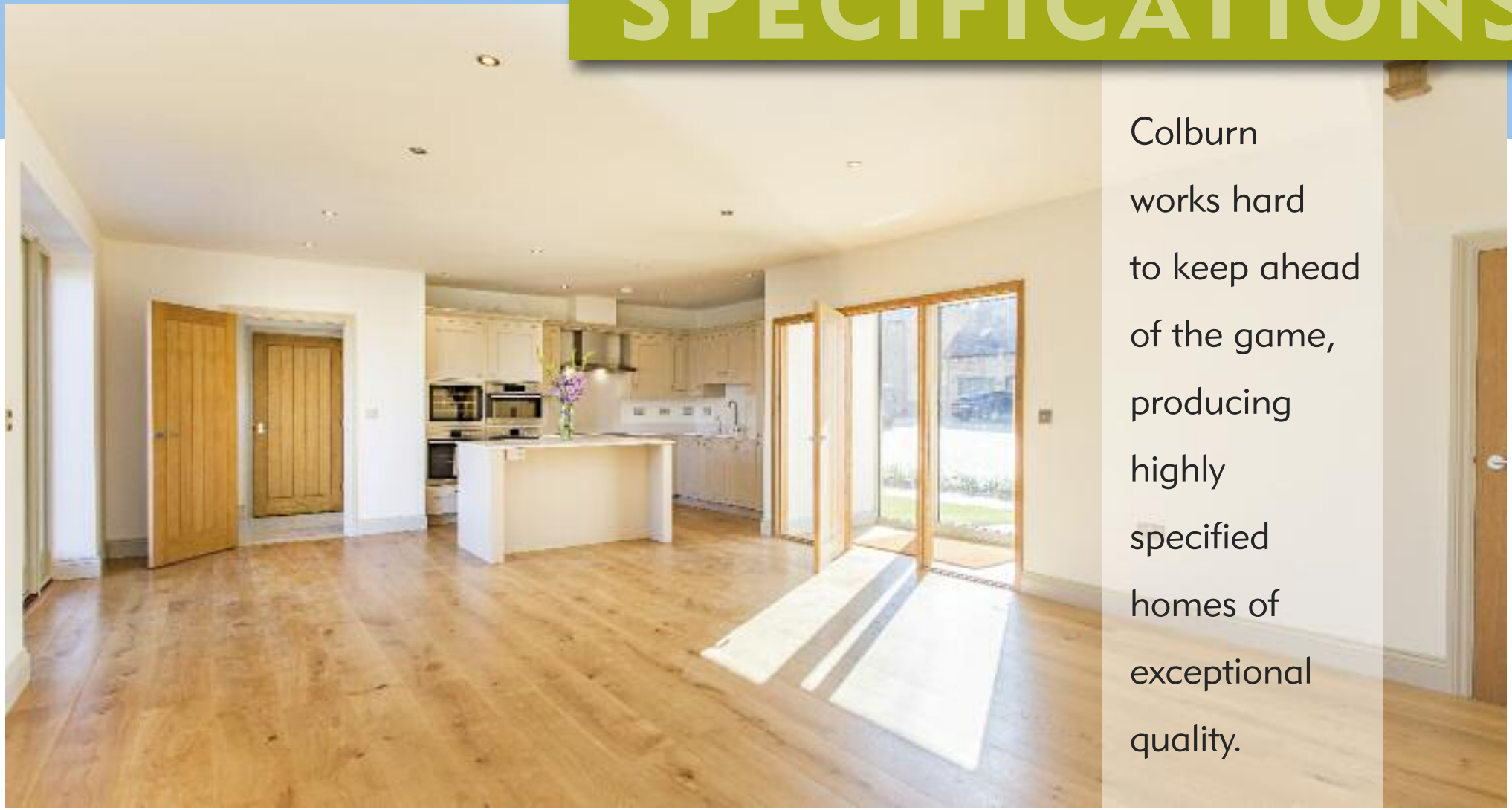
hansgrohe

DURAVIT

AEG

GEBERIT

# SPECIFICATIONS



Colburn works hard to keep ahead of the game, producing highly specified homes of exceptional quality.

Colburn pursues a policy of continuous improvement. Whilst every effort has been made to ensure the information in this brochure is correct,
it is intended only as a guide and the company reserves the right to alter the information as necessary and without prior notice. This does not constitute or form any part of a sale agreement.

## GENERAL

**External Walls**

> Natural stone and stone/oak heads and cills

**Roof Tiles**

> Natural slate or clay/concrete plain tiles

**Windows**

> Howarth flush fitting timber double glazed, painted gardenia factory finished windows and French doors

**External Doors**

> Insulated metal doors with timber frame

**Heating**

> ***Ground Floor*** **-** Under-floor heating

> ***Primary*** **-** Air Source Heat Pump

> ***Fires*** **-** Wood burning stove

> ***Bathrooms & Ensuites*** **-** Underfloor electric heating

**Wardrobes**

> Built in wardrobes as shown

**Stairs**

> Oak strings and ballistrades

**Doors**

> Oak faced doors to ground floor

> Painted to first floor

> Brushed chrome fittings

**Flooring**

> Porcelain to halls, cloakrooms and kitchen/dining rooms

> Porcelain flooring to bathrooms and ensuites

## ELECTRICAL

> Brushed chrome face plates to ground floor - white to all other rooms

> N.B. Please check with TV manufacturer that it is safe to mount above fireplace

## COMMUNICATION

> TV point to all other rooms including bedrooms

> Telephone points in all rooms

> Data (internet) points in all rooms

> N.B. Purchaser is responsible for establishing a broadband connection with their preferred internet service provider

# SPECIFICATIONS

## KITCHEN

> Manor Cabinet Kitchens, 'shaker style', soft close doors and drawers
> Silestone worktops
> Stainless steel integrated AEG single ovens
> Multi-function microwave
> Integrated dishwasher
> Induction hob
> Extractor hood
> Wine cooler
> Integrated fridge
> Under pelmet and plinth lighting
> Recessed down lights
> Blanco hot water tap

## UTILITY ROOM

> Washing machine and tumble dryer space
> Freezer space
> Stainless steel single bowl

## BATHROOM

> Duravit sanitaryware and vanity units with soft close drawers
> Soft close toilet seats
> Hansgrohe taps
> Heated chrome towel rails
> Mirrors over basins
> Recessed down lights
> Built in mains pressure thermostatic shower by Hansgrohe
> Geberit toilet systems
> Walk in shower units
> Full height mandarin tiling to showers and 1.2m high to walls with fittings

## SECURITY AND ENERGY EFFICIENCY

> Double glazed and factory finished timber windows
> Multi-point locking system to external doors
> Smoke/heat detectors
> External lighting
> 400mm loft insulation
> Low energy lighting (90% of lights)
> Prewired for alarm system
> Wall safes

## EXTERIOR

> Front and rear lights
> Exterior electrical socket
> Outside tap to each plot
> Turf to front and rear gardens
> Terraces paved in Bradstone Old Riven - Autumn Bronze

# HIGHLIGHTS

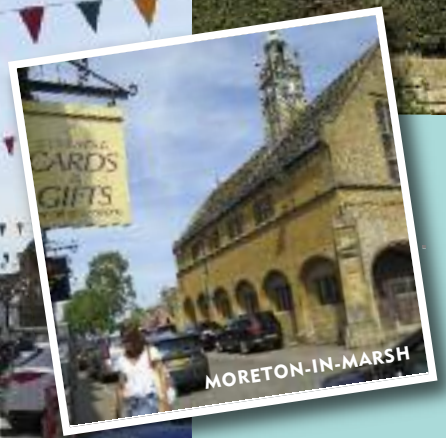
**The Rollright Stones - *Neolithic/Bronze Age***

A complex of megalithic monuments that span nearly 2000 years of Neolithic and Bronze age development. They are made of natural boulders of Jurassic oolitic limestone and each site dates from a different period.

**Chastleton House - *Heritage***

A National Trust gem! This fascinating Jacobean country house exudes an informal and timeless atmosphere in a wonderful setting. Built between 1607 and 1612 and owned by the same increasingly impoverished family until 1991, the house remained essentially unchanged for nearly 400 years. You can truly believe you have stepped back in time.

SHIPSTON ON STOUR




MORETON-IN-MARSH

**Cotswold Market Towns - *Shopping***

The bustling local market towns of Shipston on Stour, Moreton-in-Marsh, Stow-on-the-Wold and Chipping Norton, with its iconic theatre, are all within easy reach. They all offer a rich diversity of independent shops, markets, and places to eat in beautiful surroundings. You will be spoilt for choice!

ROYAL SHAKESPEARE THEATRE

**Stratford-Upon-Avon - *Drama/Boating***

Home of the inspirational RSC and Shakespeare's home town, there is drama, education, tours, workshops and exhibitions in three different theatres. The waterways offer endless possibilities - whether it's an hour pottering around in a dingy, a week cruising on a barge or feeding the ducks - there is something for everyone.

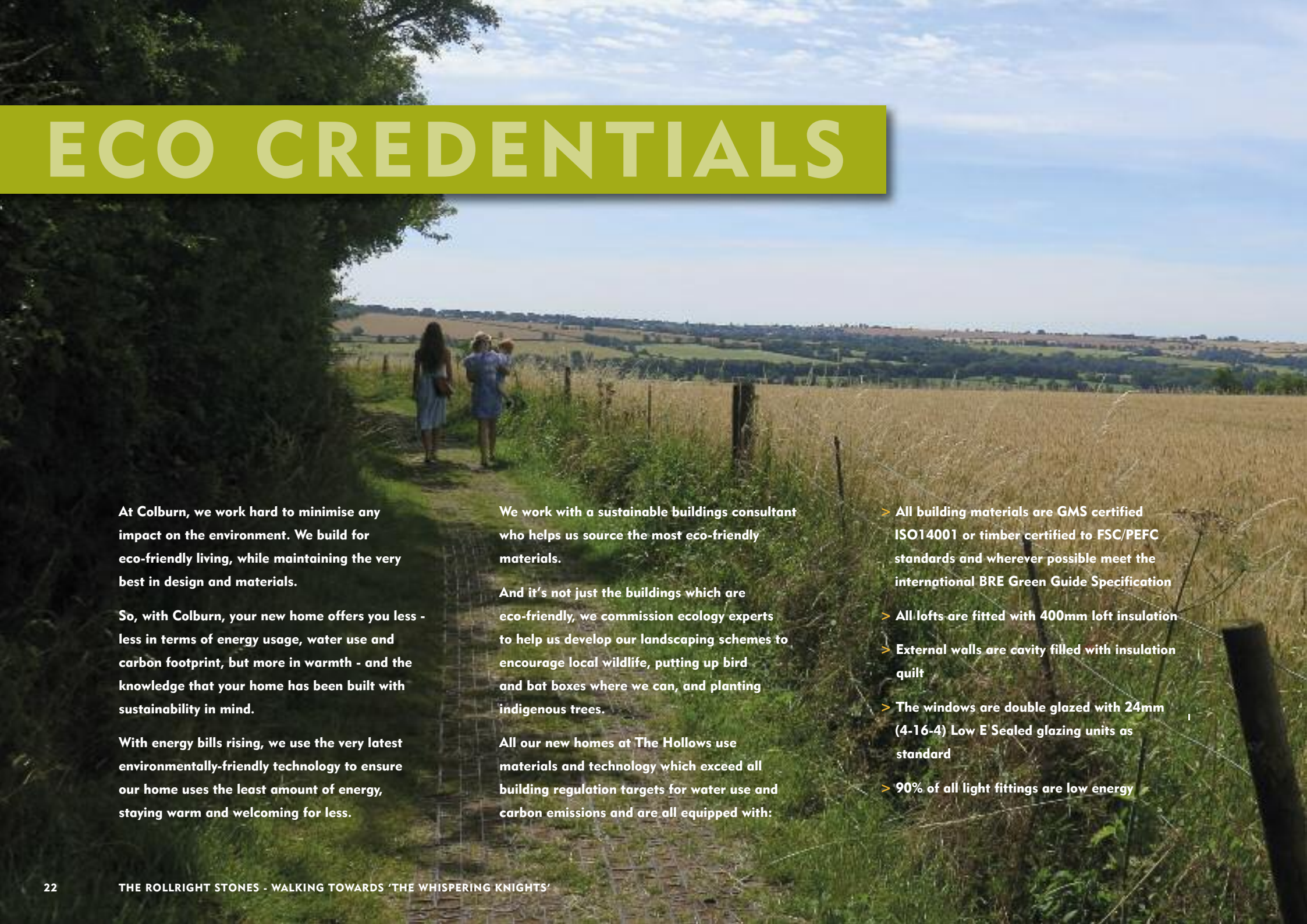
STOW-ON-THE-WOLD

**Broadway Tower - *History***

Standing 65ft high Broadway Tower is the second highest point in the Cotswolds. Built by Capability Brown over 200 years ago it is an eccentric mix of architectural styles that has been home to the renowned printing press of Sir Thomas Phillips, country retreat for various Pre-Raphaelite artists as well as a farmhouse. Visitors can relive its history in the museum before climbing the rooftop-viewing platform from which up to 16 counties can be seen.

BROADWAY TOWER - LOOKING WEST

# ECO CREDENTIALS



At Colburn, we work hard to minimise any impact on the environment. We build for eco-friendly living, while maintaining the very best in design and materials.

So, with Colburn, your new home offers you less - less in terms of energy usage, water use and carbon footprint, but more in warmth - and the knowledge that your home has been built with sustainability in mind.

With energy bills rising, we use the very latest environmentally-friendly technology to ensure our home uses the least amount of energy, staying warm and welcoming for less.

We work with a sustainable buildings consultant who helps us source the most eco-friendly materials.

And it's not just the buildings which are eco-friendly, we commission ecology experts to help us develop our landscaping schemes to encourage local wildlife, putting up bird and bat boxes where we can, and planting indigenous trees.

All our new homes at The Hollows use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

- All building materials are GMS certified ISO14001 or timber certified to FSC/PEFC standards and wherever possible meet the international BRE Green Guide Specification
- All lofts are fitted with 400mm loft insulation
- External walls are cavity filled with insulation quilt
- The windows are double glazed with 24mm (4-16-4) Low E Sealed glazing units as standard
- 90% of all light fittings are low energy

# MAP

**SHIPSTON ON STOUR**
6 MILES

**MORETON-IN-MARSH**
8 MILES

**BANBURY**
13.5 MILES

**STRATFORD-UPON-AVON**
16.3 MILES

**OXFORD**
24 MILES

**BIRMINGHAM**
50 MILES

**JUNCTION 11 M40**
15.5 MILES

**MORETON-IN-MARSH RAILWAY STATION**
6.5 MILES

IT'S ALL IN THE DETAIL

4 LEWISTON MILL · TOADSMOOR ROAD · BRIMSCOMBE · STROUD · GLOUCESTERSHIRE GL5 2TE

T 01453 882 280 E sales@colburn.co.uk

WWW.COLBURN.CO.UK

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Design: www.rupertpurcell.co.uk

premier guarantee