



GRANGE CLOSE



7 detached family homes Corse, Gloucestershire

# LIVE LIFE IN THE COUNTRY

## NOT FAR FROM THE CITY

If you want to move up to a bigger family property in a fantastic country location but still have good access to the motorway network then this new development at Grange Close could be just for you.

Grange Close offers a perfect balance of a quiet location within easy reach of City amenities. There are plenty of opportunities for outdoor pursuits – country walks, mountain-biking, golfing or horse-riding - with choices ranging from climbing to admire the stunning views offered by the Malvern Hills or staying on lower ground alongside the waterside calm of the nearby River Severn and its tributaries.

Located just north of Gloucester, the village of Corse is not much more than a small hamlet within the local parish of Eldersfield. However, the neighbouring village of Staunton is just a couple of miles away and there are good facilities locally across the two in addition to what's on offer just 15 minutes away in Gloucester or Tewkesbury.

Locally, you'll find a couple of garages and pubs, plus the post office/stores, garden centre and a hotel. In addition there's a Village Hall offering a range of activities, literally from A to Z (Art classes to Zumba) and the playing fields alongside host football and cricket as well as offering a small childrens playground.

You'll also find a long-established doctors surgery (since the 1870s) where it's claimed people still recall old "Pop" Johnstone doing his rounds on a pony and trap in the 1930s! Despite being a rural practice the surgery now offers very modern facilities.

### A HIDDEN TREASURE

The local church at Corse, St Margarets, is somewhat hidden being well away from the main Gloucester Road but remains a jewel of the village. It stands peacefully in apple orchards beside the half-timbered manor of Corse Court. The church dates to the 14th century, though the presence of an interesting 12th century Norman font - crafted in a chalice shape, ornamented with cable design and scallops under the bowl rim - hints at an earlier structure.

The church is approached through an area of woodlands known as The Wildwood. This is the last vestige of the medieval hunting forest known as Corse Chase. The rest of the forest was cleared to create a vast area of common land known as Corse Lawn. Today, The Corse Lawn House Hotel,



remains a well known local landmark and has long been recognised as one of the best in the Gloucestershire area.

### LOCAL EDUCATION

There are several excellent primary schools in the area including Staunton & Corse C of E Academy (rated by Ofsted as 'outstanding' in Feb 2015), Deerhurst & Apperley C of E Primary and Eldersfield Lawn Primary. Other education options not too far away include the independent Bredon School and the world-renowned Hartpury College which offers a range of specialised sports and equine courses as well as more standard A level and degree level education, not forgetting a range of other schools in Gloucester.

Grange Close is also an ideal base for commuters with direct trains running to Birmingham in 40 minutes from nearby Ashchurch (Tewkesbury) or to London in around 2 hours from Gloucester station. In addition, the motorway network is right on the doorstep – junction 2 of the M50 just 7 minutes by car – giving easy access to the rest of the country.



**M50 junction 2**

4.5 miles

**Gloucester station**

7.8 miles

**Gloucester**

7.9 miles

**Tewkesbury**

9.0 miles

**Cheltenham**

10.3 miles

**M5 junction 9**

10.4 miles

**Ashchurch station**

11.2 miles

**Worcester**

20.4 miles

**Birmingham**

55.7 miles



  
GRANGE CLOSE





This new development of five bedroom homes in the village of Corse features just seven homes in a delightful countryside setting.

Located at the end of a private driveway off the A417 in Corse, the properties at Grange Close all offer 5 bedrooms, open plan kitchen/dining room, separate living room, study and 'snug' as well as a large double garage and sizeable gardens.



## SITE PLAN

- The Dymock  
5 bedroom home
- The Norton  
5 bedroom home
- The Kilcot  
5 bedroom home





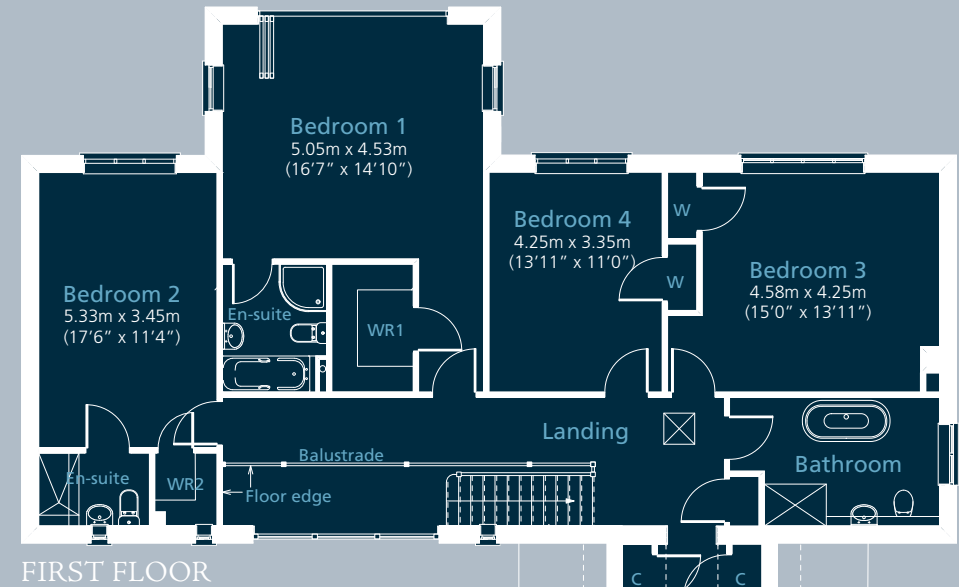
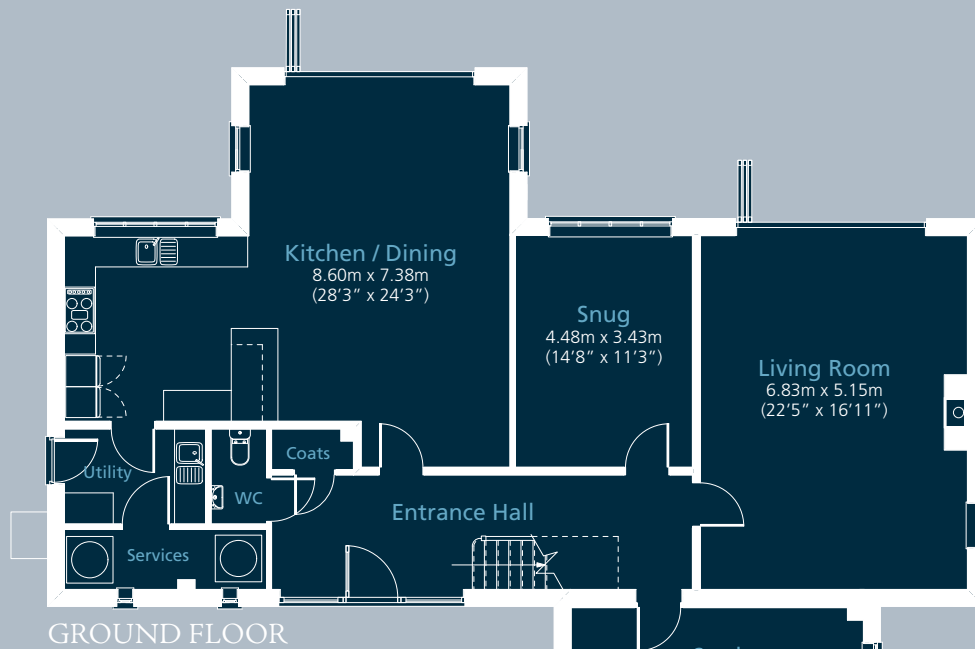
# YOUR CHOICE YOUR STYLE

With a choice of brick and render finishes, there is a style to suit everyone at Grange Close and all properties enjoy a superior internal specification.



# THE DYMOCK

PLOTS: 1, 2, 3 & 7 (NB. PLOT 1 SHOWN)

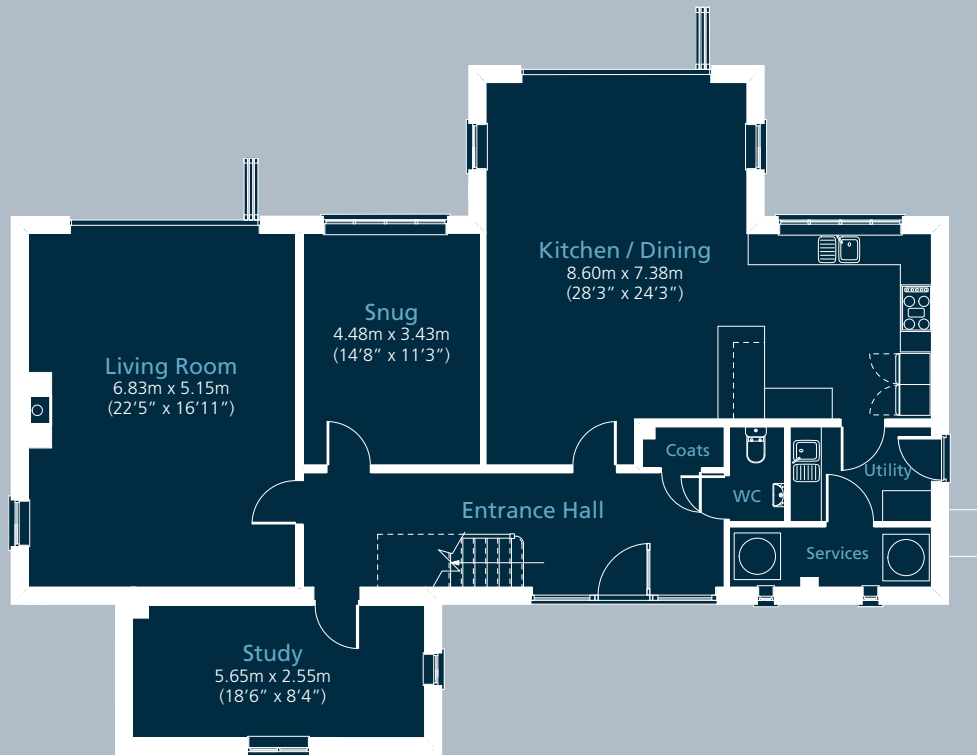


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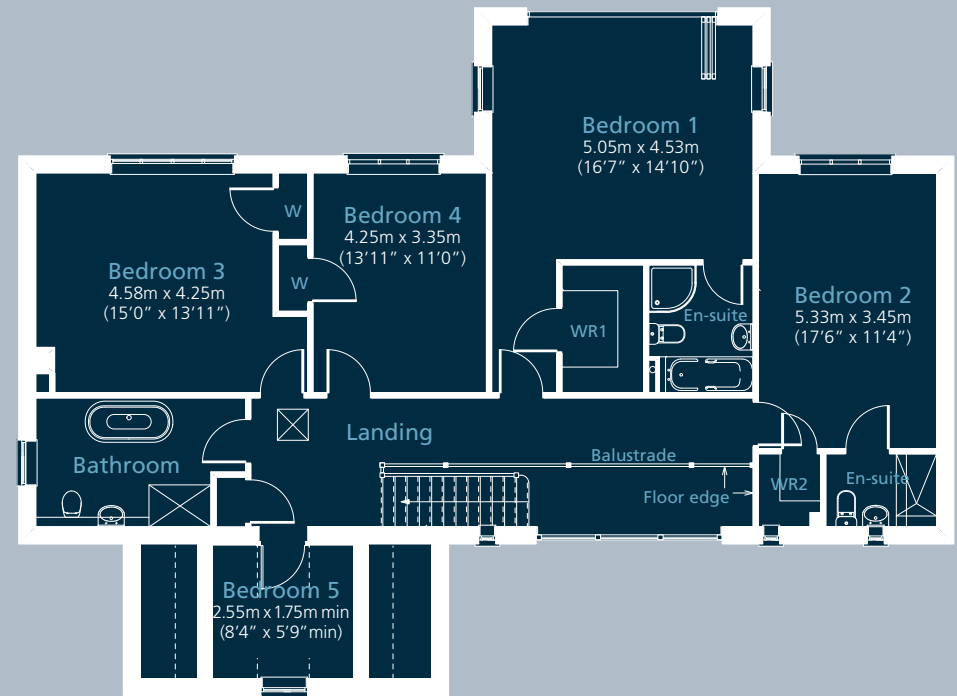
These details are intended to give a general indication of the proposed development and floor layouts. The dimensions are intended for guidance only and may vary. All dimensions are maximums unless otherwise stated.

# THE NORTON

PLOT: 4



GROUND FLOOR



FIRST FLOOR

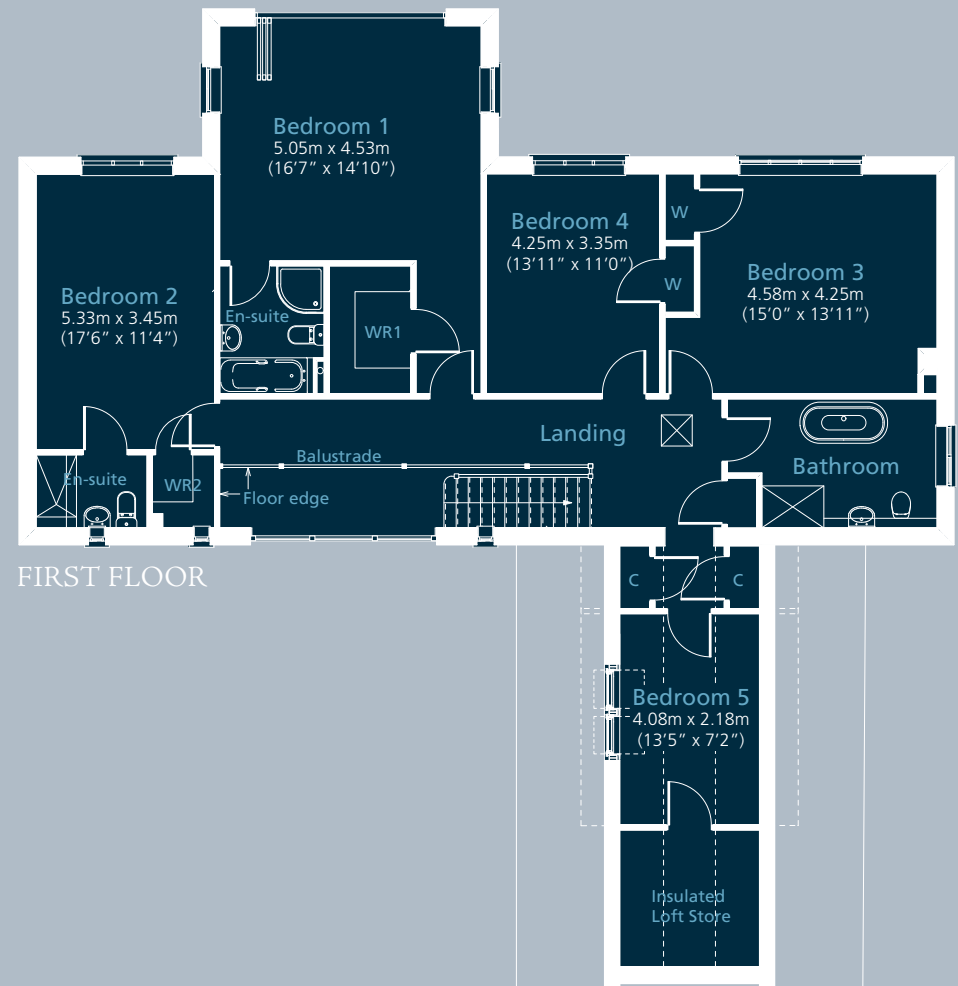
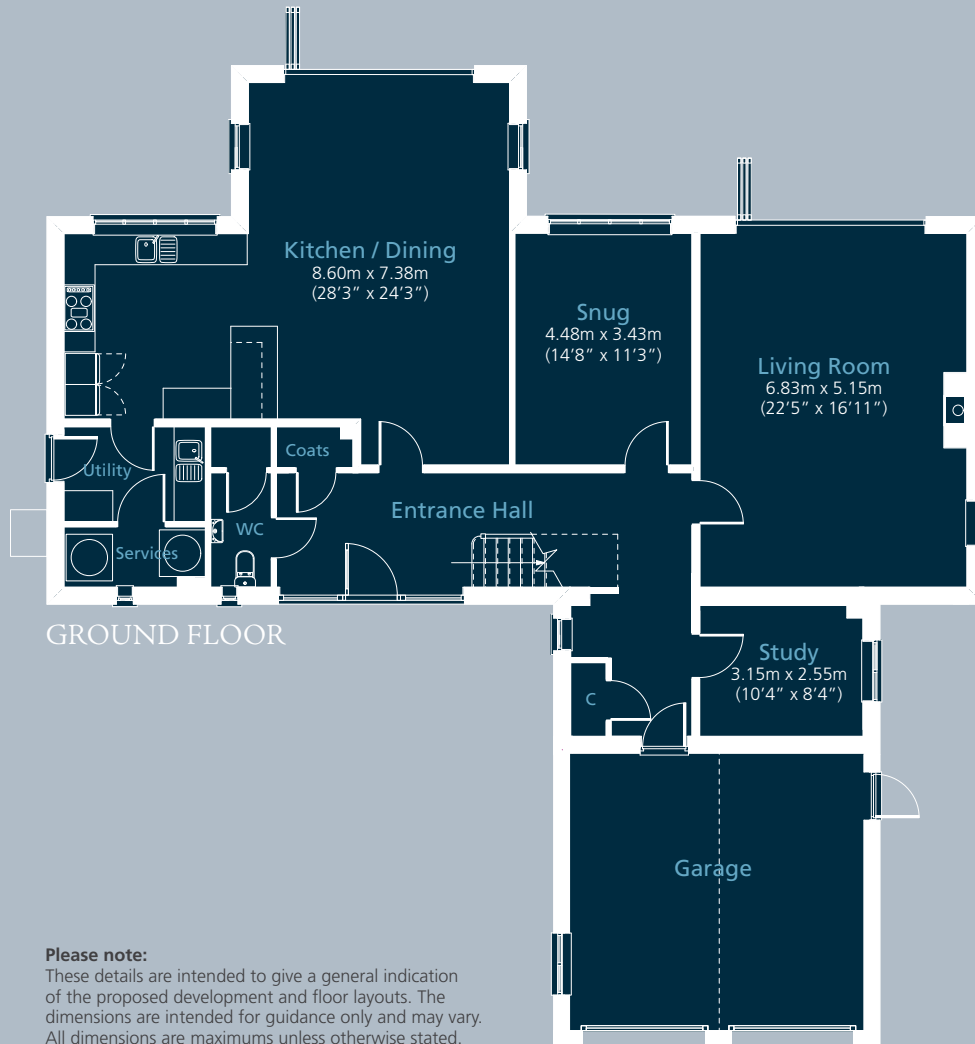
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# THE KILCOT

PLOTS: 5 & 6 (NB. PLOT 6 SHOWN)



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# SPECIFICATION

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The properties at Grange Close have been thoughtfully designed to suit a modern, flexible lifestyle and benefit from a high quality, stylish specification.

## Kitchens

- Solid oak kitchens hand painted to a colour of choice
- Oak and granite worktops
- Siemens integrated appliances
- Ceiling spot lighting in chrome along with feature lighting in units

## Bathrooms & Cloakrooms

- Sanitaryware, brassware and shower units by Roca
- Travertine tiling
- Chrome towel rails with lighting
- Ceiling spot lighting in chrome

## Internal Features & Finishes

- Floors to kitchens and family rooms in stone or ceramic
- Solid oak stairs
- Solid oak flooring on ground floor.
- Carpeted throughout on first floor
- Internal doors in oak veneer with contemporary chrome furniture
- Double glazed timber windows and bi-fold doors
- TV/Satellite points in all habitable rooms
- Feature woodburner fitted to main lounge

## Security Features

- All doors with multi-lock systems
- Alarm fitted throughout ground floor

## Heating

- Air source underfloor heating on ground floor
- Radiators on first floor.
- Electric underfloor heating in main bathroom

## External Details

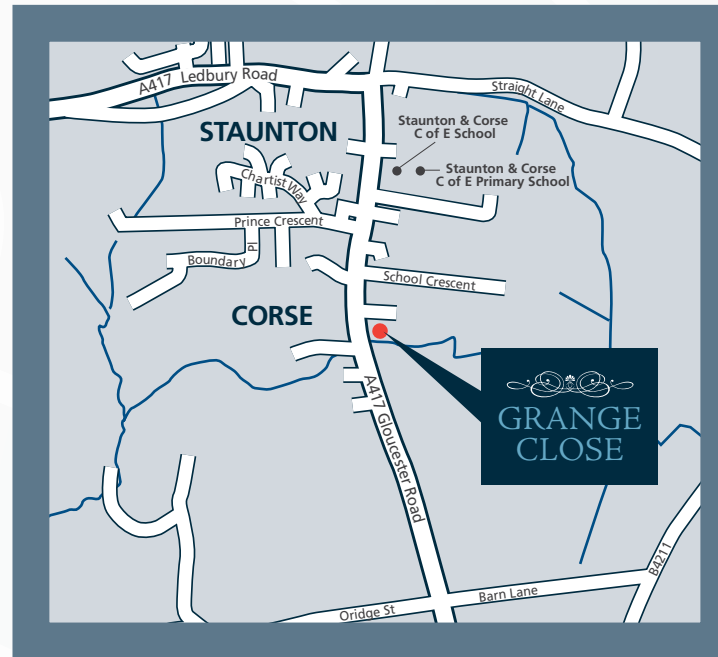
- Gardens laid to turf
- Outside PIR lighting







# LOCATION



Grange Close is located off the A417 (Gloucester Road) that runs through Corse.

# CONTACT



**Kingsley Evans**  
115 The Promenade, Cheltenham GL50 1NW  
Call: **+44 (0) 1242 222292**  
Email: [info@kingsleyevans.co.uk](mailto:info@kingsleyevans.co.uk)  
Web: [kingsleyevans.co.uk](http://kingsleyevans.co.uk)

Visit: [www.grange-close.co.uk](http://www.grange-close.co.uk)

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