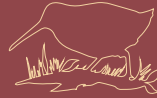




WOODCOCK GRANGE





INTRODUCING WOODCOCK GRANGE

Rippon Homes is delighted to present Woodcock Grange, situated in the picturesque village of Woodhall Spa.

A contemporary development of just 39 homes, comprising three and four-bedroom houses and three bedroom bungalows, set in a thriving community. Woodcock Grange is ideal for the needs of every modern family.

Primary schools are within walking distance of Woodcock Grange, whilst Post 11 education is available in the nearby village of Tattershall, just four miles away.

In addition to its bustling high street, the former spa village boasts two top class golf courses, the unique 'Kinema in the Woods', 'The Lido', a heated outdoor swimming pool, and nearby Tattershall Castle, as well as a number of heritage sites with links to the famous Dambusters.

You will find a plethora of sporting clubs and community groups for all tastes and ages. The village is also home to the annual Woodhall Spa 40's Festival, which takes part in Jubilee Park each year.

There's something for every family member to love in a new Rippon home at Woodcock Grange.



A SOUGHT AFTER LOCATION

The development is set in the highly desirable village of Woodhall Spa. Regarded as one of Lincolnshire's most attractive villages.

Once a fashionable Edwardian spa resort, Woodhall Spa is a village steeped in history, heritage and architecture, making it a popular tourist destination.

Living at Woodcock Grange offers a superb mix of village life, with the convenience of both town and city amenities close to hand.

Woodhall Spa lies just six miles South-West of the town of Horncastle, considered the gateway to the Lincolnshire Wolds.

The University of Lincoln - The Times and Sunday Times Modern University of the Year, and post 16 College are also close at hand 13 miles away in Lincoln, just a 20-minute drive from Woodhall Spa.

Lincoln also offers a mainline train station operating direct services to Nottingham, Sheffield, Derby, Leeds and London.

Woodcock Grange offers the ultimate base to live, work, learn and play.



Cinema In The Woods



Woodhall Spa Golf Club



The Mall Public House



Dambusters Memorial



Petwood Hotel





WELCOME TO RIPPON HOMES

Established by Edward Rippon in 1953 and founded on the principles of high-quality homes in desirable locations. We have been a trusted name in home building for over 70 years.

Over the decades we have been, and continue to be, committed to our founding principles, by providing you with an exceptional place to call home, throughout select locations within the East Midlands, South Yorkshire, and Lincolnshire.

We take pride in the quality of our homes and that is why our team of craftspeople pay attention to every detail that goes into all aspects of their construction, from their design to the enviable specification within.

When you choose a Rippon Home, you can trust that you are making a sound investment in your future. Our homes are built to the highest standards, using only the finest materials and construction techniques. We believe in creating homes that are not only beautiful and functional, but also sustainable and energy-efficient too.

At Rippon Homes, we also understand that a home is more than just a place to live. It's a place where memories are made, and families grow together. That's why we take great pride in creating homes that are not only beautiful and functional, but also designed to last a lifetime.

We invite you to explore the world of Rippon Homes and discover the perfect home for you.



THE HASLEMERE

THREE BEDROOM BUNGALOW WITH DOUBLE GARAGE*

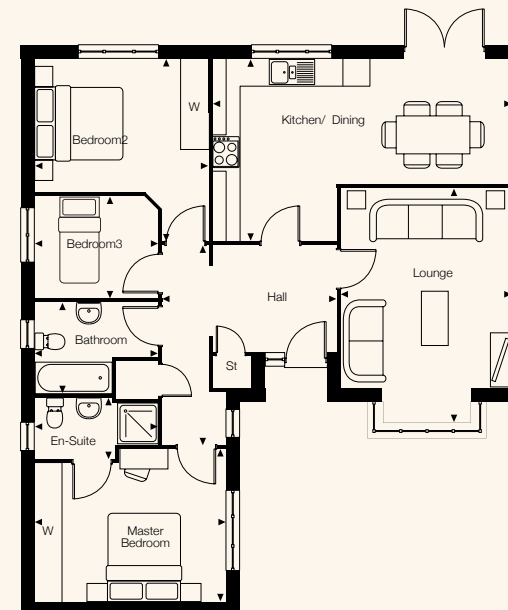
- Welcoming entrance hall leading to the lounge
- Spacious living area with bay window overlooking the front garden
- Family sized kitchen / dining room with double doors to rear garden
- Master bedroom with fitted wardrobe and en-suite
- Double garage



GROUND FLOOR

Lounge	3.723 x 5.148	12'3" x 16'11"
Kitchen/Dining	6.581 x 4.025(Max)	21'7" x 13'2"
Master Bedroom	4.174(E/W) x 3.353(Max)	13'8" x 11'0"
Bedroom 2	3.778 x 2.909	12'5" x 9'7"
Bedroom 3	2.711 x 2.225	8'11" x 7'4"
Bathroom	2.711 x 1.982	8'11" x 6'6"

GROUND FLOOR



All room dimensions are shown ◀ ▶ x ▲ (Max) = Maximum dimensions. (Min) = Minimum dimensions. (E/W) = Excluding Wardrobes.

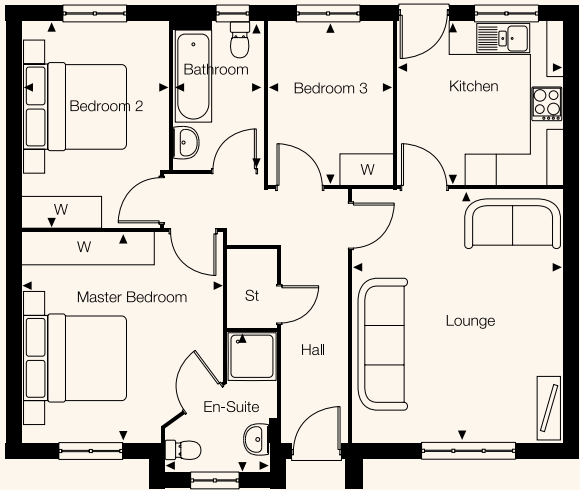
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THE SALISBURY
THREE BED DETACHED BUNGALOW
WITH DOUBLE GARAGE*

- Long central hallway with good storage leading to lounge
- Spacious living area overlooking the front garden
- Fully fitted kitchen / dining room with access to the rear garden
- Master bedroom with fitted wardrobe and en-suite
- Double garage

GROUND FLOOR



GROUND FLOOR

Lounge	3.909 x 4.732	12'10" x 15'6"
Kitchen/Dining	3.114 x 3.061	10'3" x 10'1"
Master Bedroom	3.807 (Max) x 3.922 (E/W)	12'6" x 12'10"
Bedroom 2	2.755 x 3.896	9'0" x 12'9"
Bedroom 3	2.311 x 3.051	7'7" x 10'0"
Bathroom	1.667 x 2.753	5'6" x 9'0"

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THE BAKEWELL

THREE BEDROOM DETACHED WITH SINGLE GARAGE*

- Traditional styled double fronted home
- Fitted kitchen / dining room with glazed doors opening onto the garden
- Downstairs cloakroom and under stairs storage
- Master bedroom with fitted wardrobe and en-suite



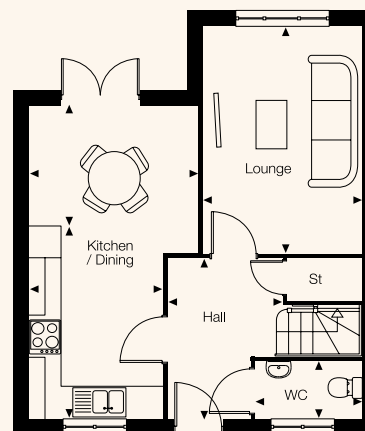
GROUND FLOOR

Lounge	2.953 x 4.249	9'8" x 13'11"
Kitchen/Dining	3.172(Max) x 5.846	10'5" x 19'2"
WC		

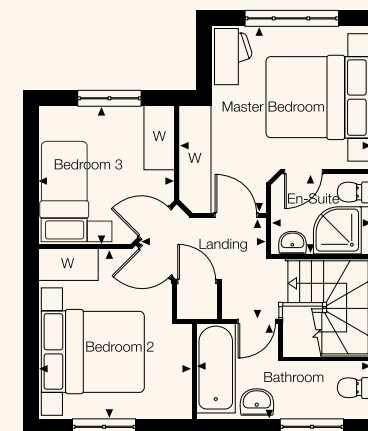
FIRST FLOOR

Master Bedroom	2.953 x 3.472(Max)	9'8" x 11'5"
En-Suite	1.866 x 1.509	6'1" x 4'11"
Bedroom 2	2.856(Max) x 3.166(Max)	9'4" x 10'5"
Bedroom 3	2.536(Max) x 2.567	8'4" x 8'5"
Bathroom	3.269 x 1.759(Max)	10'9" x 5'9"

GROUND FLOOR



FIRST FLOOR



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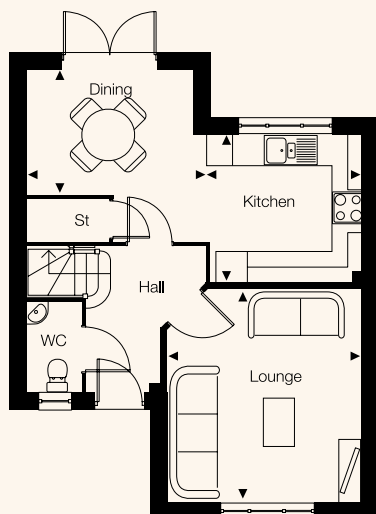


THE FOXTON

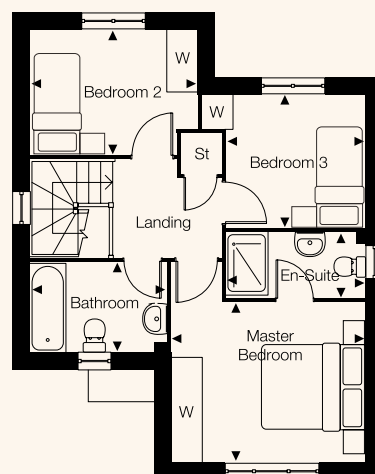
THREE BEDROOM DETACHED
WITH SINGLE GARAGE*

- Welcoming entrance hall with stairs off
- Family kitchen and dining room with glazed doors onto the garden
- Good sized living room overlooking the front garden
- Master bedroom with fitted wardrobes and en-suite

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.676 x 4.019	12'1" x 13'2"
Kitchen	2.859 x 2.772(Max)	9'5" x 9'1"
Dining	3.150 x 2.350	10'4" x 7'9"
WC		

FIRST FLOOR

Master Bedroom	3.676(E/W) x 3.006(Min)	12'1" x 9'10"
En-Suite	2.658 x 1.228	8'9" x 4'0"
Bedroom 2	3.150(Max) x 2.350	10'4" x 7'9"
Bedroom 3	2.634 x 2.507	8'8" x 8'3"
Bathroom	2.596 x 1.723	8'6" x 5'8"

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THE CRANMORE

THREE BEDROOM DETACHED WITH INTEGRAL GARAGE*

- Good sized lounge overlooking the front garden
- Rear fitted dining / kitchen with glazed doors onto the garden
- Downstairs cloakroom and utility
- Master bedroom with fitted wardrobe and en-suite
- 2 further well proportioned bedrooms



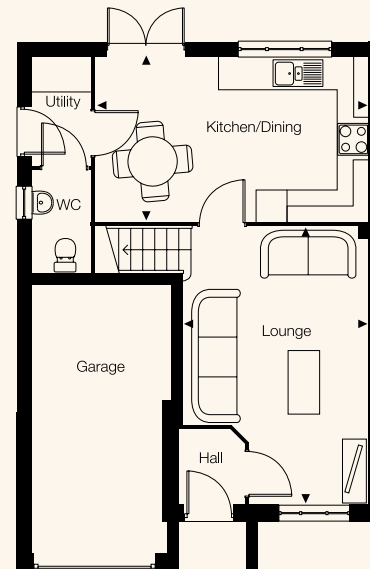
GROUND FLOOR

Lounge	3.511(Max) x 5.241	11'6" x 17'2"
Kitchen/Dining	5.145 x 3.064	16'11" x 10'1"
WC		

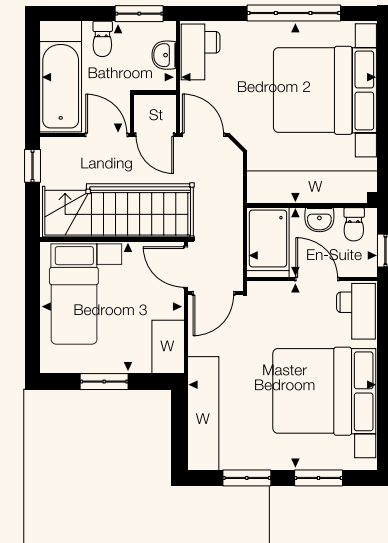
FIRST FLOOR

Master Bedroom	3.554(E/W) x 3.520	11'8" x 11'7"
En-Suite	2.446 x 1.308	8'0" x 4'4"
Bedroom 2	3.726(Max) x 3.390(Max)	12'3" x 11'1"
Bedroom 3	2.651 x 2.447	8'8" x 8'0"
Bathroom	2.480 x 2.051	8'1" x 6'9"

GROUND FLOOR

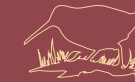


FIRST FLOOR



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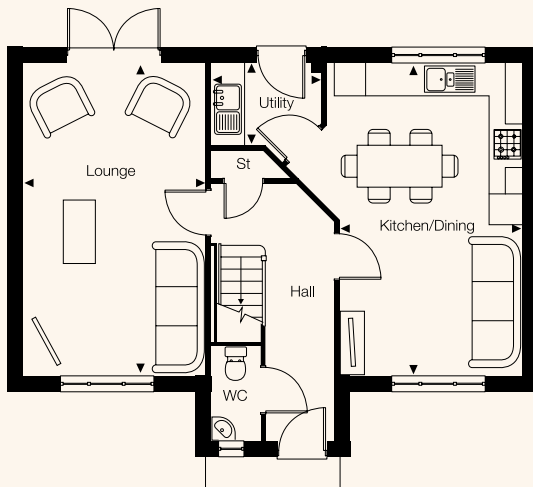


THE WINDSOR

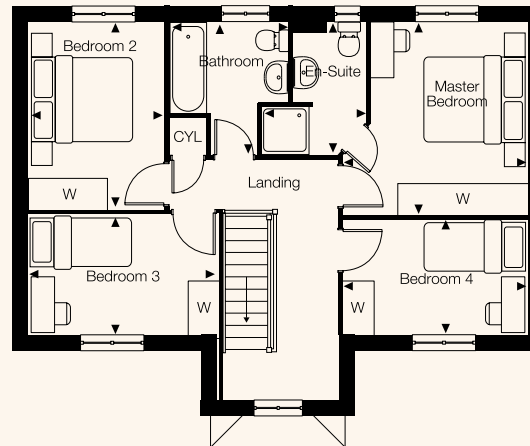
FOUR BEDROOM DETACHED
WITH DOUBLE GARAGE*

- Impressive family home
- Spacious kitchen / dining / breakfast room with dual aspect and utility room
- Lounge with glazed doors and window overlooking the front garden
- Galleried landing giving access to 4 bedrooms and family bathroom
- Master bedroom with fitted wardrobes and en-suite

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.404 x 5.860	11'2" x 19'3"
Kitchen/Dining	3.650(Max) x 5.860	12'0" x 19'3"
Utility	2.025 x 1.500	6'8" x 4'11"
WC		

FIRST FLOOR

Master Bedroom	2.924(Min) x 3.606(E/W)	9'7" x 11'10"
En-Suite	1.372 x 2.508	4'6" x 8'3"
Bedroom 2	2.525 x 3.506	8'3" x 11'6"
Bedroom 3	3.561 x 2.241	11'8" x 7'4"
Bedroom 4	3.451 x 2.141	11'4" x 7'0"
Bathroom	2.234 x 1.688	7'4" x 5'6"

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THE KINGSTON

FOUR BEDROOM DETACHED -
WITH SINGLE OR DOUBLE GARAGE*

- Impressive double fronted family home
- Spacious open plan kitchen / dining / family room
- Separate dual aspect lounge with window to the front and glazed doors to the rear
- Master bedroom with fitted wardrobe and en-suite
- Large landing leading to 3 further bedrooms and family bathroom



GROUND FLOOR

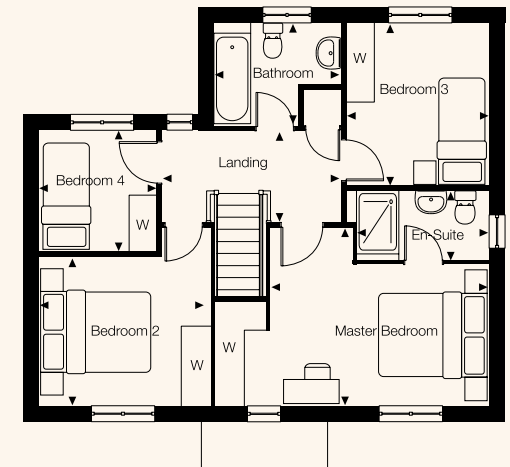
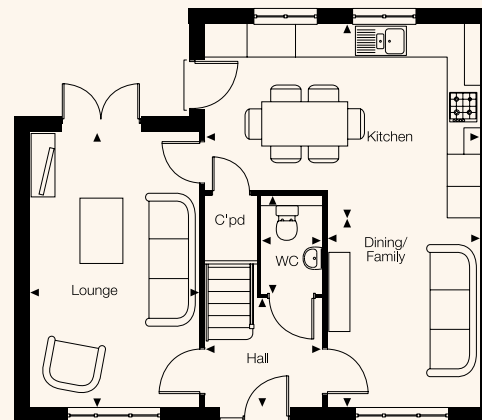
FIRST FLOOR

GROUND FLOOR

Lounge	3.150 x 5.149	10'4" x 16'11"
Kitchen	5.150(Max) x 3.625	16'11" x 11'11"
Dining/Family	2.830 x 3.550	9'3" x 11'8"
WC		

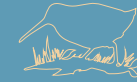
FIRST FLOOR

Master Bedroom	5.140(E/W)(Max) x 3.331(Max)	16'10" x 10'11"
En-Suite	2.468 x 1.302	8'1" x 4'3"
Bedroom 2	3.196 x 2.766	10'6" x 9'1"
Bedroom 3	2.667 x 3.052	8'9" x 10'0"
Bedroom 4	2.191 x 2.271	7'2" x 7'5"
Bathroom	2.370 x 1.922	7'9" x 6'4"



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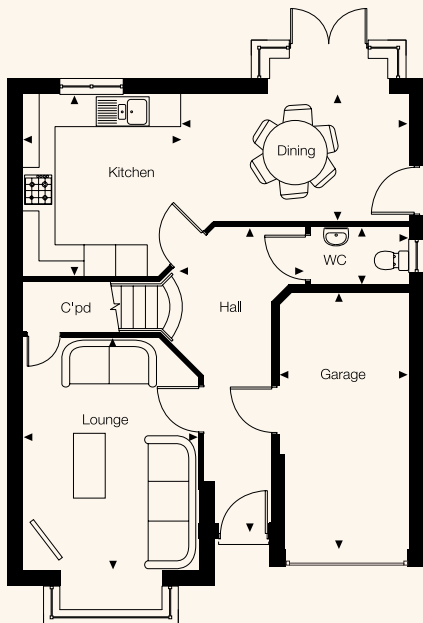


THE ARLINGTON

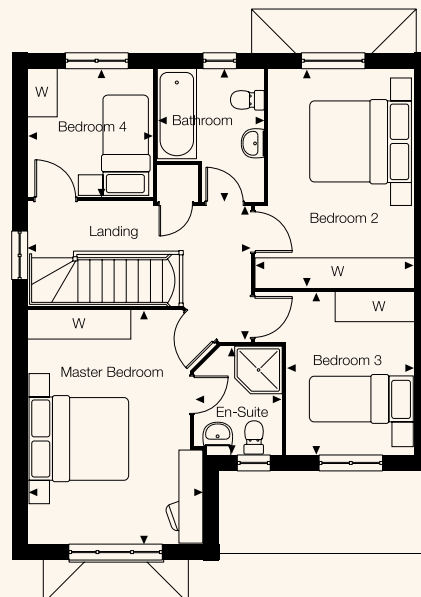
FOUR BEDROOM DETACHED
WITH INTEGRAL GARAGE*

- Entrance hallway giving access to stairs and ground floor accommodation
- Feature bay window to the lounge
- Spacious fitted kitchen / dining room with glazed doors leading onto the rear garden
- Downstairs cloakroom
- Master bedroom with fitted wardrobe and en-suite
- Galleried landing leading to bedrooms and family bathroom

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.268(Max) x 5.069(Max)	10'9" x 16'8"
Kitchen/Dining	7.244 x 3.381(Max)	23'9" x 11'11"
WC		

FIRST FLOOR

Master Bedroom	3.268 x 4.375(E/W)	10'9" x 14'4"
En-Suite	1.658 x 2.028	5'5" x 6'8"
Bedroom 2	2.966(Max) x 4.090	9'9" x 13'5"
Bedroom 3	2.377 x 3.036	7'10" x 10'0"
Bedroom 4	2.322 x 2.386	7'7" x 7'10"
Bathroom	1.982(Max) x 2.461(Max)	6'6" x 8'1"

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DESIGNED FOR MODERN LIVING

When you decide to move to a new Rippon home, you will have the opportunity to personalise your new home, subject to build.

However from the moment you walk through the door you will notice that our homes come with many extras as standard: flooring, carpets, turfed rear gardens, heated towel rails, usb points, outside tap and even electric garage doors, not to mention some of the exciting optional extras and upgrades available in our homes.



You can concentrate on personalising your new home from an already outstanding specification.



*We make
it practical*
Fitted wardrobes come
as standard in the
master bedroom

SPECIFICATION*

Just some of the fixtures and fittings you get as standard in a new Rippon Home

- ✓ Fitted wardrobes to master bedroom
- ✓ Quality fitted symphony kitchens
- ✓ Gas central heating
- ✓ Carpets throughout
- ✓ Vinyl flooring to kitchen and wet rooms
- ✓ Fitted appliances to kitchen
- ✓ Chrome towel rail where space allows
- ✓ USB charging socket to kitchen
- ✓ Chrome downlighters to kitchen
- ✓ UPVC fascias & soffit
- ✓ Double glazed PVCu windows
- ✓ External tap
- ✓ Turf to rear garden
- ✓ Electric garage doors, all with light & power
- ✓ Wiring for EV car charging point to selected new homes

*The availability of upgrades + extras are dependent on the stage of build of your new home. Please ask our sales executives for further details and for a full specification of your chosen new home. Rippon Homes reserve the right to make changes to specifications in the event of delays or discontinued items, for similar or better quality/specification.



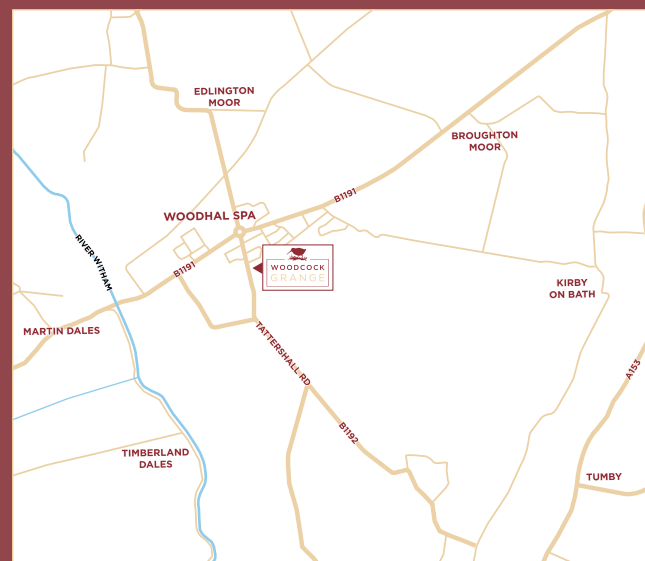
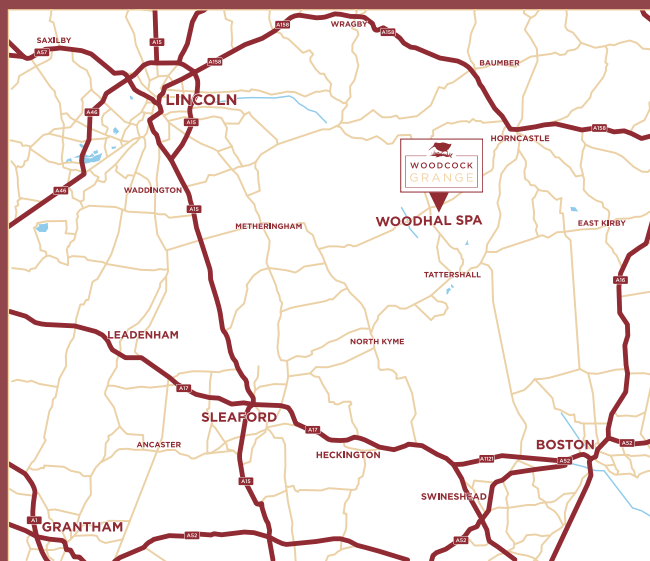
Typical Rippon Homes Interiors

*Your
perfect
home*





WOODCOCK GRANGE HOW TO FIND US



WOODCOCK
GRANGE

TATTERSHALL ROAD, WOODHALL SPA LN10 6TL



SCAN QR CODE TO SEE WOODCOCK GRANGE LOCATION





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TATTERSHALL ROAD, WOODHALL SPA LN10 6TL
01526 572022
woodcockgrange-sales@ripponhomes.co.uk
RIPPONHOMES.CO.UK

CRAFTSMANSHIP | CARE | COMFORT



LIKE WHAT YOU SEE?
PLEASE SCAN THE QR CODE TO LEAVE YOUR REVIEW.



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