

A guide from Oak & Stone Builders

From first drawing to handover

A clear process, so you always know what happens next and what it costs.

Oak & Stone Builders



Design-build team based in Cirencester

One team, from first drawing to handover

Oak & Stone Builders was founded to bring one team's care to every stage of a Cotswolds build: from the first conversation about how a family lives, through planning and detailed drawings, to the last coat of paint. We work in the traditional materials of the region — Cotswold stone, oak framing, lime render — and shape them around modern living, for homeowners and for the architects who design alongside us.



01

Extra space, built in stone and oak

We design and build house extensions across the Cotswolds



Every extension, one team

Design & planning

We draw your extension, handle planning permission and party wall matters, and agree the design before any work starts.

Traditional materials

Cotswold stone, oak framing and reclaimed timber, matched to your existing house and the local vernacular.

Structural building work

Foundations, walls, roof and structural openings, built to current regulations by our own site team.

Kitchens & joinery fit-out

Bespoke joinery, kitchens and finishes completed in-house, so the extension is ready to live in at handover.



02

Built around the way you live

One team of builders and joiners takes your whole-house renovation from first drawing to handover, across the Cotswolds.



Every room, one build

Opening up living spaces

We take out and support walls to create the open kitchen, dining and living layout most whole-house renovations are built around.

Structural and services work

Rewiring, replumbing, insulation and structural repairs are planned and costed as part of the same build, not left to chance later.

Kitchens and joinery fitted by us

Our own joiners build and fit your kitchen and fitted joinery, so the finish matches the rest of the house exactly.

Traditional materials, modern living

Stone, lime and timber are repaired and matched where they matter, with the layout and services brought up to the way you live now.



03

A new home, built to last

Design-led new-build homes across the Cotswolds, from first drawing to handover, in traditional materials built for modern living.



Everything your new home needs

Bespoke design

We work with your architect, or bring in a trusted designer, to shape a home around your site and the way you live.

One team throughout

The same team manages design, planning and build, so nothing is lost between drawing and handover.

10-year structural warranty

Every new-build home we complete carries a 10-year structural warranty.

FMB member builders

We are members of the Federation of Master Builders, building to their standards on every Cotswolds project.



Built for how you live

FMB member

Federation of Master Builders membership means your project meets recognised standards of workmanship.

Award-winning build quality

Winner of the LABC Building Excellence Awards 2023.

10-year warranty

Every new build carries a 10-year structural warranty, for lasting peace of mind.

One team, start to finish

The same designers and builders carry your project from first drawing to handover.



How it works

From first drawing to handover



1 Design and drawings

We visit your home, discuss your brief and prepare drawings and planning applications.

2 Planning and detail

We finalise specification, materials and programme before any work starts on site.





3 Building your project

Our own team builds the work, from groundworks through to the finished joinery.

4 Handover

We walk the finished home with you, snag list complete, before you move back in.



Our work

A look at recent projects



House extension



Whole-house renovation



New-build home

Let's talk about your project

Call our Cirencester office or request a free quote online.

01632 960417

oak-and-stone.sitepages.app
rob@oakandstonebuilders.co.uk
Cirencester, Gloucestershire

Oak &
Stone Builders