



BROOKTHORPE PARK, GLOUCESTERSHIRE



Welcome

Welcome to Brookthorpe Park, an Exclusively Private new community of just nineteen new homes, enviably perched on the edge of The Cotswolds in a leafy, village setting.

Brookthorpe Park seamlessly marries the charm of the countryside with exquisite design and a contemporary specification - truly the best of both worlds. Boasting an impressive specification, versatile designs and stunning elevations, Brookthorpe Park features tree lined open spaces, with homes placed to maximise the bucolic views, including some superb garden terraces with far reaching views, just perfect to enjoy a coffee or cocktail...

These elegant homes are just perfect for the ever changing needs of modern living - the experienced team at Cotswold Homes has paid attention to every detail! Externally they are finished with reconstituted stonework and red or grey coloured rooftiles as befitting this picturesque location but they're not just beautiful on the outside...

Internally, every care has been taken to ensure maximum light, space & flow in their design, all enhanced by a truly enviable specification.

This charming village, referenced in the Domesday Book, boasts a historic church, traditional pub and village hall. Convenient for the schools, restaurants and amenities of both Gloucester and Stroud, Brookthorpe is an excellent commuter spot, superbly located for modern countryside living. Adjoining the open countryside of The Cotswolds, the village is nestled between Robinswood Hill, a country park with 250 acres of walks and nature trails, and Painswick Beacon which is one of the highest points in The Cotswolds with fabulous far-reaching views.

Brookthorpe Park is located just off the A4173, which leads between Stroud and Gloucester, approximately 3.3 miles east of Junction 12 of the M5 motorway. There is access to a well-established road and rail network, providing links to Gloucester, Cheltenham and Birmingham to the north, plus Bristol, Exeter and Devon to the south. Stroud Train Station is 5.3 miles to the south and offers direct trains to Gloucester and Cheltenham. London Paddington can be reached direct within approximately 1 hours 31 minutes.

If you're new to Cotswold Homes, prepare to be very pleasantly surprised! We create beautiful new communities featuring elegant designs in popular locations throughout The Cotswolds, South Gloucestershire, Somerset & Wiltshire. We are a family run business with several **NHBC Pride in the Job Award Winning** site managers and an experienced, stable team dedicated to helping you through the entire process, from initial contact to the day you step over the threshold.

Quality, Service and Value For Money are our watchwords – experience the 'Cotswold Homes' Difference', backed by a ten year NHBC Buildmark Warranty for added peace of mind.

One number is all you need to speak direct to the Sales Team seven days a week 07917 376854.

lifestyle

BROOKTHORPE PARK

Nestled in the village of Brookthorpe with pastoral views and tree lined spaces, these meticulously designed 3 & 4 bedroom homes boast a variety of designs, to include*

FEATURES

- Spacious Kitchen, Dining & Family suites with French doors onto gardens for that all important al fresco dining & entertaining
- Garden terraces with far reaching countryside views to some designs
- Envious specification including SYMPHONY kitchen, SMEG appliances, ROCA sanitaryware & chrome HANSGRÖHE brassware
- Impressive Green credentials with Car Charging points
- Stunning Principal Suites with spacious Ensuite and wardrobes
- Separate Study/Family Room – perfect for Working From Home
- Separate Boot Room (great for those muddy paws!)
- Generous, enclosed landscaped gardens
- Garages and private car parking spaces
- Versatile, spacious designs which adapt with the needs of your family
- Popular semi-rural location near countryside walks yet convenient for local amenities
- A plethora of additional items included Free of Charge (vinyl flooring, chrome towel rails)... read our full specification to understand real **Value For Money***

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold

Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes



BUILT IN *considered* LOCATIONS

Stratford Park, Stroud

BP

CH
COTSWOLD
HOMES

Explore

New to the area? You really couldn't ask for a better location!

Brookthorpe village is conveniently found just beyond the outskirts of Gloucester.

Adjoining the open countryside of The Cotswolds, the village is nestled between Robinswood Hill, a country park with 250 acres of walks and nature trails, and Painswick Beacon which is one of the highest points in The Cotswolds with fabulous far-reaching views.

The development is located just off the A4173, which leads between Stroud and Gloucester, approximately 3.3 miles east of Junction 12 of the M5 motorway. There is access to a well-established road and rail network, providing links to Gloucester, Cheltenham and Birmingham to the north, plus Bristol, Exeter and Devon to the south.

Stroud Train Station is 5.3 miles to the south and offers direct trains to Gloucester and Cheltenham. London Paddington can be reached direct within approximately 1 hour 31 minutes.



The development is in the heart of Brookthorpe, a charming village referenced in the Domesday Book, with a historic church, traditional pub and village hall.

Sitting adjacent to the Cotswold Escarpment, its surroundings include great local walks such as the Cotswold Way and country lanes popular with both cyclists and horse-riding enthusiasts alike.

'The Queen of The Cotswolds' - a deserving name for the quaint, picturesque village of Painswick - is circa 3.7 miles away and is a hive of activity featuring shops, eateries, historical landmarks and a challenging 18-hole golf course!

Education:

There are several Primary schools and well-respected Secondary schools in close proximity to Brookthorpe Park.

Primary

- Harewood Junior school - harewoodjunior.uk
- Haresfield Church of England Primary school - haresfieldschool.co.uk
- Field Court Academy- fieldcourt-infs.gloucs.sch.uk

Secondary

- St Peter's High school- stpetershighschool.org.uk
- Stroud High School - stroudhigh.gloucs.sch.uk
- Marling High School - marling.gloucs.sch.uk

Independent

- The King's School Gloucester - thekingsschool.co.uk
- Wycliffe College - Wycliffe.co.uk

Activities:

Brookthorpe is situated to the east of the M5 convenient for Gloucester City Centre and a short drive in the opposite direction from the hustle and bustle of Stroud, a market town that offers plenty of artisan cafes and restaurants to enjoy with family and friends, as well as supermarkets and other amenities. Known for its rich arts and music scene, the town is often referred to as the Covent Garden of The Cotswolds and is home to the award-winning Stroud Farmers Market which takes place every Saturday. There are so many walks, rambles and cycle rides from your doorstep - your weekend is sure to be one full of adventure!



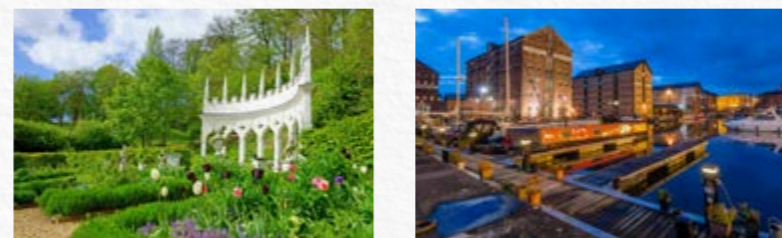
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Explore

Attractions:

There are many interesting and exciting attractions within striking distance of Brookthorpe, from beautiful countryside walks across the fields of Haresfield Beacon and Standish Woods, to the slopes of Gloucester Ski & Snowboard Centre and everything in between. Here is but a sample:

- Brookthorpe Riding School- cotswoldtrailriding.co.uk
- Painswick Rococo garden- rococogarden.org.uk
- Westonbirt, The National Arboretum - forestryengland.uk
- Gloucester Quays Outlet - gloucesterquays.co.uk
- Gloucester Ski & Snowboard Centre - gloucesterski.com
- Great Witcombe Roman Villa - English-heritage.org.uk
- Kingsholm Stadium - gloucester rugby.co.uk
- WWT Slimbridge - org.uk/wetland-centres/slimbridge
- Stratford Park & Leisure Centre - everyoneactive.com
- Cooper's Hill (where Gloucester's famous cheese-rolling takes place!)
- Gloucester's National Waterways museum - canalrivertrust.org.uk



Eating Out:

If you are looking for a quintessentially English country pub then you will find a very popular option on your doorstep. Bursting with character and charm, family friendly pub 'Fagin's' is a short stroll away. Looking to explore slightly further afield? The surrounding areas of Painswick, Stroud, Quedgeley and Gloucester are bursting to the brim with a wealth of well-known eateries, bistros, local farm shops and cafes, serving and selling fine regional produce.



Entertainment:

Events

- Gloucester - visit gloucester.co.uk/whats-on
- Stroud - soglos.com/stroud-events
- Cheltenham - visit cheltenham.com/whats-on
- Painswick - exploregloucestershire.co.uk/Whats-on-Painswick/

Theatre And Shows

- Kings Theatre Gloucester - kingstheatregloucester.co.uk
- Everyman Theatre Cheltenham - everymantheatre.org.uk
- Gloucester Guildhall - gloucesterguildhall.co.uk
- Forest Live 2022, Westonbirt - forestryengland.uk/music
- Bristol Hippodrome - bristolhippodrome.net

Cinema

- Vue Stroud - myvue.com/cinema/stroud
- Cineworld Gloucester Quays - cineworld.co.uk/cinemas/gloucester-quays



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LET'S GO *Home...*



House types

DYRHAM



4 BEDROOMS
2 BATHROOMS

DYRHAM SUPERB




4 BEDROOMS
2 BATHROOMS

WINCHCOMBE



4 BEDROOMS
2 BATHROOMS

BIRDLIP



3 BEDROOMS
2 BATHROOMS

BROOKTHORPE



3 BEDROOMS
2 BATHROOMS

CHALFORD



3 BEDROOMS
2 BATHROOMS

AVENING



3 BEDROOMS
1 BATHROOM

AMBERLEY



3 BEDROOMS
2 BATHROOMS

The development

**DRAFT
INFORMATION**



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Some house types include areas of reduced headroom. All dimensions are approximate only. Images used in marketing materials may be computer generated or photography of previous developments. Our sales consultant will be delighted to discuss plot specific details prior to any formal reservation. 13.04.2022.

Dyrham



- PLOT 11 - PRESTIGIOUS DOUBLE FRONTED 4 BEDROOM DETACHED HOME IN IMPRESSIVE KEY LOCATION
- PLOT 4 - FRENCH DOORS WITH SIDE LIGHTS ON TO THE TERRACE & GARDENS
- MAGNIFICENT 'WRAP AROUND' KITCHEN, FAMILY & DINING SUITE
- BOOT ROOM
- SYMPHONY KITCHEN WITH PENINSULA AREA
- PRINCIPAL SUITE WITH ENSUITE & DOUBLE WARDROBES
- SMEG APPLIANCES, ROCA SANITARYWARE & HANSGROHE BRASSWARE INCLUDED
- WARDROBES TO ALL BEDROOMS
- GARAGE AND DRIVEWAY FOR TWO VEHICLES
- CARCHARGING FACILITIES

The Dyrham (Plot 4) is an outstanding detached double fronted family home featuring a welcome with 'Wow!' from the moment you step over the threshold.

This prestigious home features a generously paved Southerly facing rear terrace with delightful views of the surrounding countryside – perfect for a morning coffee or cocktail hour! Internally, every care has been taken to ensure maximum light, space & flow in its design.

The Dyrham (Plot 11) is an outstanding detached double fronted family home situated in a prestigious key location at the entrance to Brookthorpe Park. Adjacent to pretty open space and trees, Plot 11 is arguably one of the finest homes at Brookthorpe Park!

Featuring a welcome with 'Wow!' from the moment you step over the threshold, every care has been taken to ensure maximum light, space & flow. The spacious Hallway leads on to the very heart of this home - a superb wrap around Kitchen, Family & Dining Suite running the entire depth and breadth of the home, complete with superb Peninsula Area for casual dining and with light flooding in from many aspects.

French doors with side lights lead onto the gardens for that all important al fresco entertaining and such a beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

The sheer amount of space allows for many different options for furniture placement, whether you prefer casual dining at the Peninsula Area (let family or friends watch the chef in action!) or a more formal dining arrangement. Feast whilst looking over the gardens or place a sofa here as well for a family seating area.



4 BEDROOMS



2 BATHROOMS



DETACHED

Enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, double oven, feature hood and hob - all carefully selected to complement the tasteful Symphony kitchen cabinetry. This suite leads onto the Boot Room, with laundry facilities and access to the garden – great for those muddy boots or paws! An elegant, spacious dual aspect Drawing Room sits at the front of the home and the WC is also on this level.

Up the central staircase, the landing leads you to the impressive Principal Suite at the front of the home, with Ensuite facilities and double wardrobes. Three further spacious bedrooms – all with wardrobes - are served by the Family Bathroom; perfect for boomerang offspring or the grandparents to visit.

All bathrooms are complemented by sleek chrome HANSGROHE brassware and Porcelanosa tiling whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen, Dining & Family Suite, the Boot Room and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the rear gardens are generously paved, enclosed and turfed and we've installed an outside tap. The garage benefits from power and light plus a car charging point.

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.

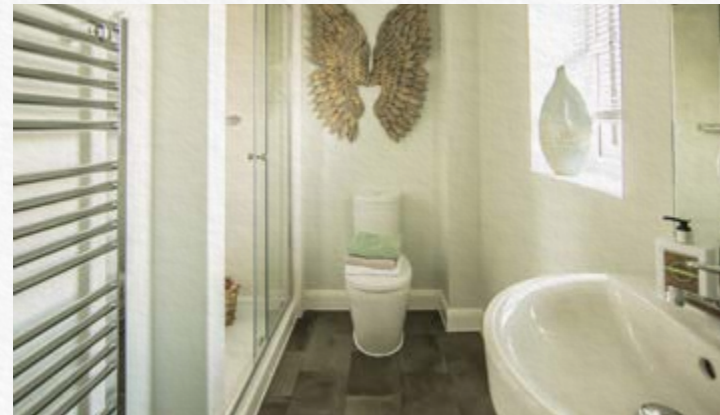
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PLOTS
4 & 11

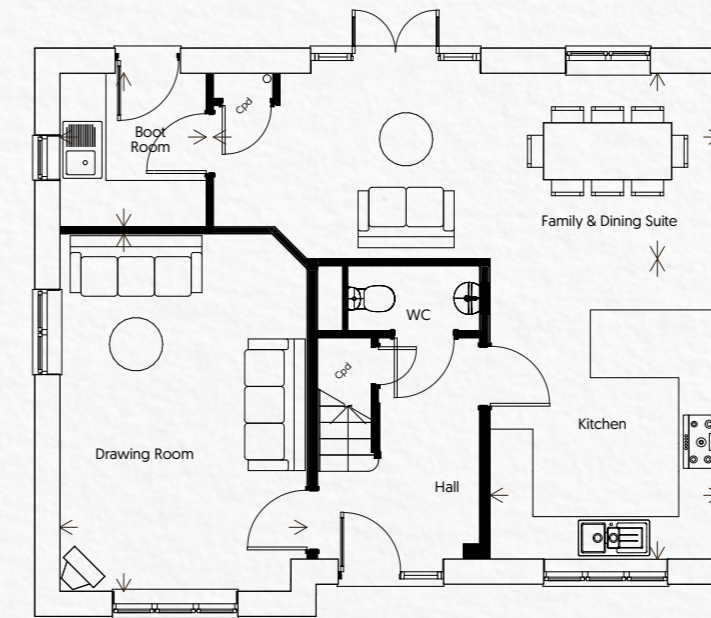
CH
COTSWOLD
HOMES

Dyrham

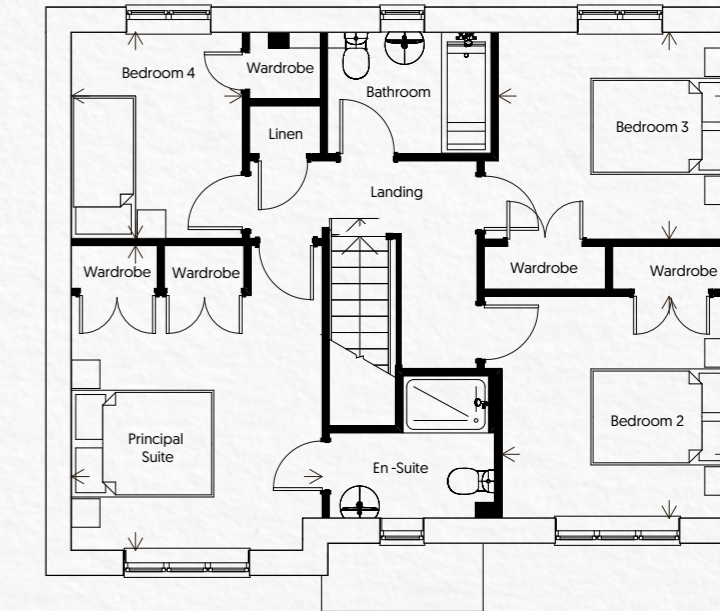


DIMENSIONS

Drawing Room	11' 5" x 16' 6"	3.5m x 5.0m
Kitchen	10' 8" x 13' 10"	3.3m x 4.2m
Family & Dining Suite	23' 5" x 8' 7"	7.1m x 2.6m
Boot Room	6' 9" x 7' 1"	2.1m x 2.2m
Principal Suite	11' 7" x 14' 1"	3.5m x 4.3m
Bedroom 2	10' 8" x 10' 3"	3.3m x 3.1m
Bedroom 3	10' 10" x 9' 7"	3.3m x 2.9m
Bedroom 4	7' 11" x 9' 6"	2.4m x 2.9m



GROUND FLOOR



FIRST FLOOR

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PLOTS
4 & 11

Cotswold
HOMES

Dyrham

SUPERB



- PRESTIGIOUS DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- EXCLUSIVELY PRIVATE DEVELOPMENT
- FRENCH DOORS WITH SIDE LIGHTS ON TO THE TERRACE & GARDENS
- MAGNIFICENT 'WRAP AROUND' KITCHEN, FAMILY & DINING SUITE
- SYMPHONY KITCHEN WITH PENINSULA AREA
- BOOT ROOM
- PRINCIPAL SUITE WITH ENSUITE & DOUBLE WARDROBES
- SMEG APPLIANCES, ROCA SANITARYWARE & HANSGROHE BRASSWARE INCLUDED
- WARDROBES TO ALL BEDROOMS
- GARAGE AND DRIVEWAY FOR TWO VEHICLES
- CARCHARGING POINT

The Dyrham Superb is an outstanding detached double fronted family home featuring a welcome with 'Wow!' from the moment you step over the threshold.

This prestigious home features a generously paved Southerly facing rear terrace with delightful views of the surrounding countryside – perfect for a morning coffee or cocktail hour!

Internally, every care has been taken to ensure maximum light, space & flow in its design.

The spacious Hallway leads on to the very heart of this home - a superb wrap around Kitchen, Family, Dining Suite running the entire depth and breadth of the home, complete with superb Peninsula Area for casual dining and with light flooding in from many aspects.

French doors with side lights lead onto the gardens for that all important al fresco entertaining and such a beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

The sheer amount of space allows for many different options for furniture placement, whether you prefer casual dining at the Peninsula Area (let family or friends watch the chef in action!) or a more formal dining arrangement. Feast whilst looking over the gardens or place a sofa here as well for a family seating area.

Enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, double oven, feature hood and hob - all carefully selected to complement the tasteful Symphony kitchen cabinetry.

This suite leads onto the Boot Room, with laundry facilities and access to the garden – great for those muddy boots or paws!

An elegant, spacious dual aspect Drawing Room sits at the front of the home and the WC is also on this level.

Up the central staircase, the landing leads you to the impressive Principal Suite at the front of the home, with Ensuite facilities and double wardrobes.

Three further spacious bedrooms – all with wardrobes- are served by the Family Bathroom; perfect for boomerang offspring or the grandparents to visit.

All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen, Dining & Family Suite, the Boot Room and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the rear gardens are generously paved, enclosed and turfed and we've installed an outside tap. The garage benefits from power and light plus a car charging point.

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4 BEDROOMS



2 BATHROOMS



DETACHED

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PLOTS
3 & 6

CH
COTSWOLD
HOMES

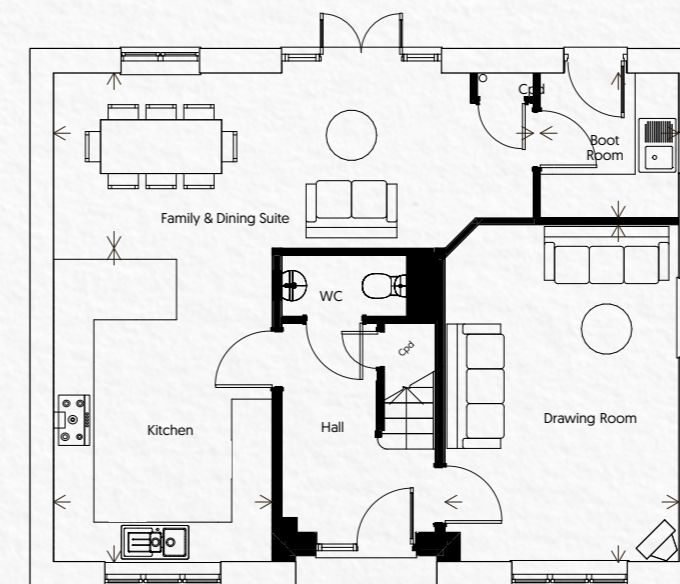
Dyrham

SUPERB



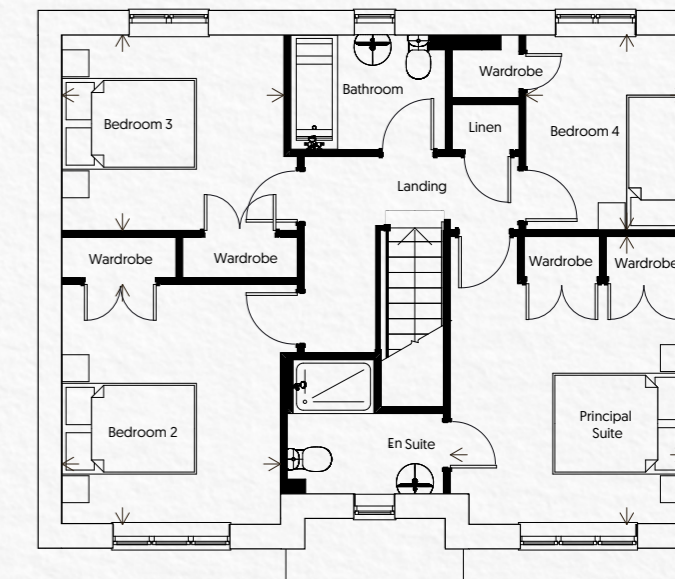
DIMENSIONS

Drawing Room	11' 5" x 16' 6"	3.5m x 5.0m
Kitchen	10' 8" x 15' 4"	3.3m x 4.7m
Family & Dining Suite	23' 5" x 8' 7"	7.1m x 2.6m
Boot Room	6' 9" x 7' 1"	2.1m x 2.2m
Principal Suite	11' 7" x 14' 1"	3.5m x 4.3m
Bedroom 2	10' 8" x 11' 9"	3.3m x 3.6m
Bedroom 3	10' 10" x 9' 7"	3.3m x 2.9m
Bedroom 4	7' 11" x 9' 6"	2.4m x 2.9m



GROUND FLOOR

FIRST FLOOR



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PLOTS
3 & 6

Cotswold
HOMES

Winchcombe



- PRESTIGIOUS DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- EXCLUSIVELY PRIVATE DEVELOPMENT
- GARAGE AND DRIVEWAY FOR TWO VEHICLES
- IMPRESSIVE SOUTHERLY FACING GARDENS WITH TERRACE AND VIEWS
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- BOOT ROOM
- STUDY WITH BAY WINDOW
- FRENCH DOORS ON TO THE TERRACE & GARDENS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- SMEG APPLIANCES, ROCA SANITARYWARE & HANSGROHE BRASSWARE INCLUDED
- CARCHARGING POINT

The Winchcombe is an outstanding detached double fronted family home featuring a welcome with ‘Wow!’ from the moment you step over the threshold.

This outstanding home features a generously paved Southerly facing rear terrace with delightful views of the surrounding countryside – perfect for a morning coffee or cocktail hour!

Internally, every care has been taken to ensure maximum light, space & flow in its design

The spacious Hallway leads on to the very heart of this home - a superb Kitchen, Family & Dining suite, running the entire breadth of the home, with light flooding in from many aspects.

French doors lead on to the terrace & gardens for that all important al fresco entertaining and such a beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

The sheer amount of space allows for many different options for furniture placement; dine whilst looking over the gardens or place some casual furniture here for a family seating area.

Enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, double oven, feature hood and hob - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

This suite leads onto the Boot Room, with laundry facilities and access to the garden – great for those muddy boots or paws!

An elegant, spacious Drawing Room with wide windows sits at the front of the home, as does the Study (perfect if you’re Working From Home).

This room boasts a pretty Bay window which would make a charming reading nook. The WC is also on this level.

Up the central staircase, the landing leads you to the impressive Principal Suite with views to the rear, Ensuite facilities and wardrobes.

Three further spacious bedrooms – two with wardrobes - are served by the Family Bathroom; perfect for boomerang offspring or the grandparents to visit.

All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We’ve included an abundance of items usually considered ‘extra’ at NO COST TO YOU; contemporary flooring to the Kitchen, Dining & Family Suite, the Boot Room and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the rear gardens feature a generously paved terrace, are enclosed and turfed and we’ve installed an outside tap. The garage benefits from power and light plus a car charging point.

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4 BEDROOMS



2 BATHROOMS



DETACHED

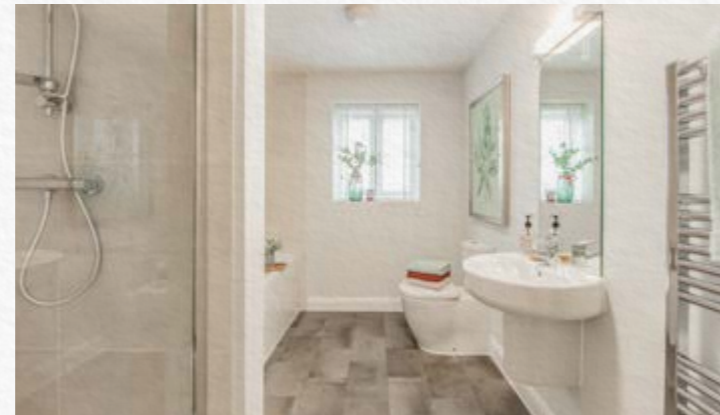
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PLOTS
5 & 7

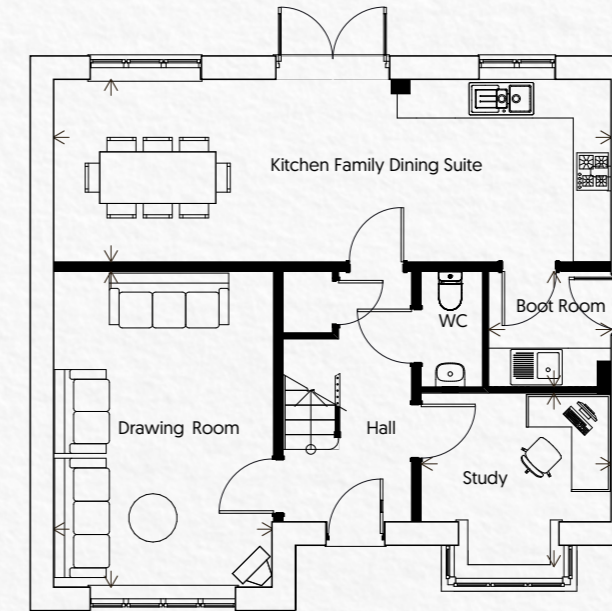
CH
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Winchcombe



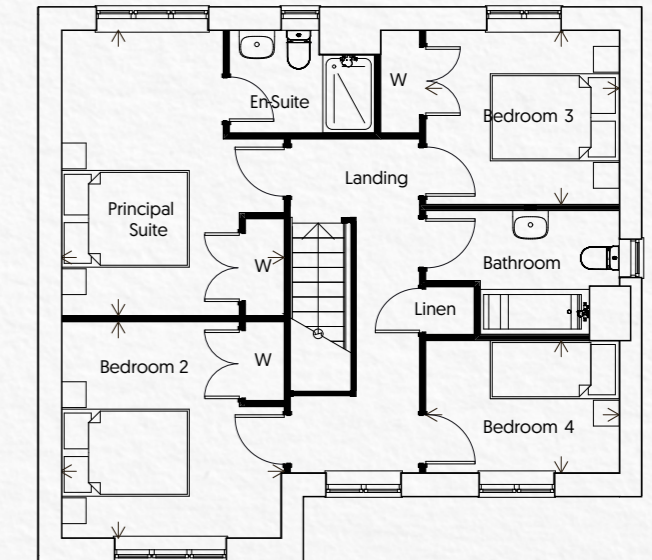
DIMENSIONS

Drawing Room	11' 3" x 16' 1"	3.4m x 4.9m
Kitchen Family Dining Suite	28' 5" x 9' 3"	8.7m x 2.8m
Boot Room	6' 3" x 5' 10"	1.9m x 1.8m
Study	8' 6" x 8' 10"	2.6m x 2.7m
Principal Suite	11' 5" x 14' 6"	3.5m x 4.4m
Bedroom 2	11' 5" x 11' 0"	3.5m x 3.4m
Bedroom 3	9' 10" x 8' 10"	3.0m x 2.7m
Bedroom 4	9' 10" x 6' 9"	3.0m x 2.0m



GROUND FLOOR

FIRST FLOOR



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PLOTS
5 & 7

CH
COTSWOLD
HOMES

Birdlip



- EXCLUSIVELY PRIVATE DEVELOPMENT
- CHARMING 3 BEDROOM DOUBLE FRONTED HOME
- SPACIOUS KITCHEN & DINING SUITE WITH FRENCH DOORS
- DUAL ASPECT DRAWING ROOM
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- GENEROUS SPECIFICATION
- WELCOMING HALLWAY WITH CENTRAL STAIRCASE
- TWO PRIVATE CAR PARKING SPACES
- ADJACENT TO OPEN SPACE
- CARCHARGING POINT

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THE BIRDLIP PLOT 15 is an elegant double fronted 3 bedroom Semi-Detached home set in a pretty enclave on Brookthorpe Park, adjacent to charming open space and trees.

With a walled garden, it boasts some extra special touches, obvious from the moment you step over the threshold and enter the central Hallway. Every care has been taken to ensure maximum light, space & flow.

THE BIRDLIP PLOT 19 is an elegant double fronted 3 bedroom end of terrace home set in a prestigious location on Brookthorpe Park, overlooking charming open space and trees.

Set in a pretty courtyard of just 3 homes, it boasts some extra special touches, obvious from the moment you step over the threshold and enter the central Hallway.

Every care has been taken to ensure maximum light, space & flow.

The dual aspect Kitchen & Dining suite is the heart of this home, offering space and elegance, with light flooding in through French doors which lead onto the garden for that all important al fresco entertaining.

This beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

Enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, oven, feature hood and hob, plus laundry facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive dual aspect Drawing Room runs the entire depth of the home and there's a WC and handy cupboard on this floor.

Up the central staircase, on the first floor you'll find a beautiful Principal Suite complete with Ensuite plus wardrobes.

Two further bedrooms are both served by the family bathroom.

All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen & Dining Suite and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the rear gardens feature a generously paved area, are enclosed and turfed, and we've installed an outside tap. Two private car parking spaces are located either adjacent to the home or within the courtyard plus we've included a car charging point.

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.



3 BEDROOMS



2 BATHROOMS

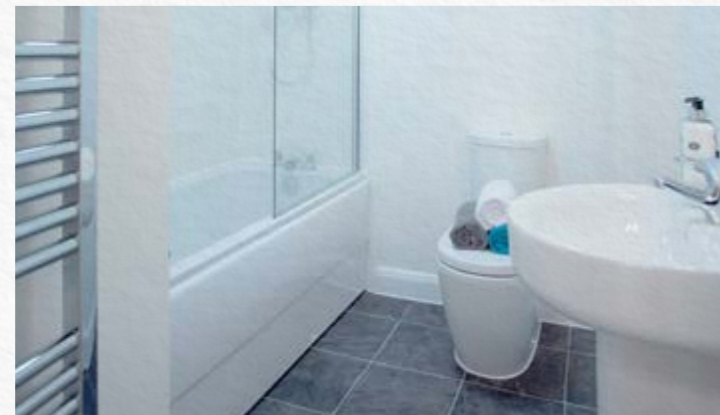


SEMI-DETACHED
& END-TERRACE

Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

PLOTS
15 & 19

Birdlip



DIMENSIONS

Drawing Room

16' 9" x 11' 3" 5.1m x 3.4m

Kitchen Dining Suite

16' 9" x 12' 1" 5.1m x 3.7m

Principal Suite

13' 3" x 13' 0" 4.0m x 4.0m

Bedroom 2

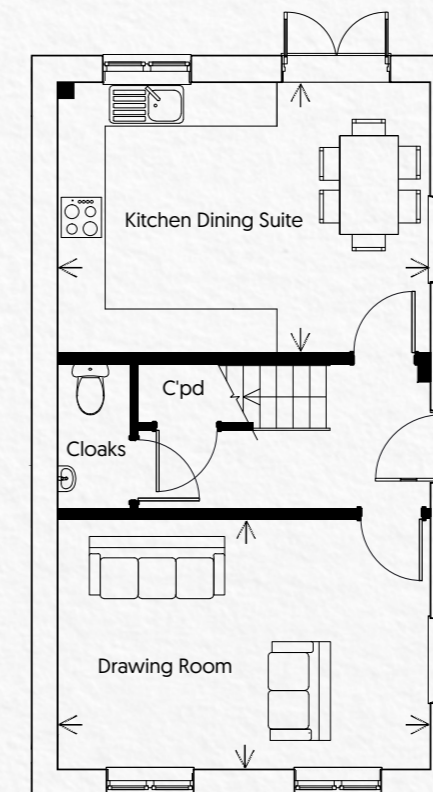
9' 1" x 11' 5" 2.8m x 3.5m

Bedroom 3

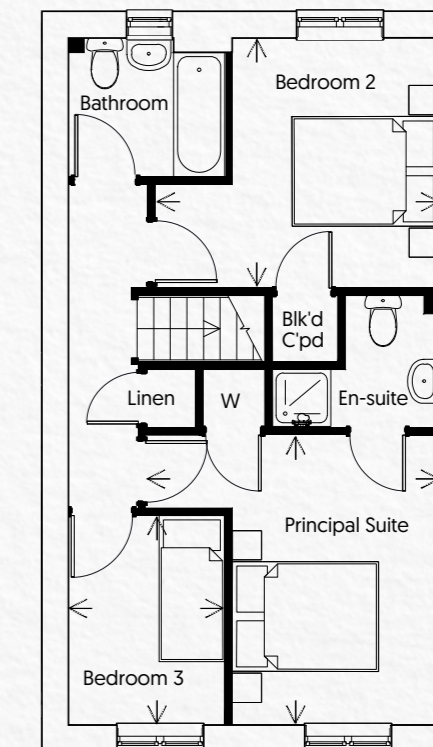
7' 1" x 9' 5" 2.2m x 2.9m

PLOTS
15 & 19

FIRST FLOOR



GROUND FLOOR



Please note plot 15 is a handed version of the floor plan shown above.

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Brookthorpe



- EXCLUSIVELY PRIVATE DEVELOPMENT
- CHARMING 3 BEDROOM DOUBLE FRONTED HOME
- SPACIOUS KITCHEN & DINING SUITE WITH FRENCH DOORS
- DUAL ASPECT DRAWING ROOM
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- GENEROUS SPECIFICATION
- WELCOMING HALLWAY WITH CENTRAL STAIRCASE
- TWO PRIVATE CAR PARKING SPACES
- ADJACENT TO OPEN SPACE
- CARCHARGING POINT

PLEASE NOTE EACH HOME IS DESIGNED TO ENHANCE THE DEVELOPMENT AS A WHOLE - THERE ARE SUBTLE VARIATIONS IN EACH PLOT & DESIGN INCLUDING EXTERNAL FINISHES, ROOFLINES AND WINDOWS. SOME PLOTS ARE HANDED. PLEASE CHECK DETAILS WITH OUR SALES CONSULTANT.

THE BROOKTHORPE PLOT 10 is an elegant double fronted 3 bedroom end of terrace home set in a prestigious location to the front of Brookthorpe Park, adjacent to charming open space and trees.

Set in a pretty terrace of just 3 homes, with a walled garden, it boasts some extra special touches, obvious from the moment you step over the threshold and enter the central Hallway.

Every care has been taken to ensure maximum light, space & flow.

THE BROOKTHORPE PLOT 14 is an elegant double fronted 3 bedroom end of terrace home set in a prestigious location on Brookthorpe Park, adjacent to charming open space and trees.

Set in a pretty terrace of just 3 homes, it boasts a generous rear garden and some extra special touches, obvious from the moment you step over the threshold and enter the central Hallway.

Every care has been taken to ensure maximum light, space & flow.

The dual aspect Kitchen & Dining suite is the heart of this home, offering space and elegance, with light flooding in through French doors which lead onto the garden for that all important al fresco entertaining.

This beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

Enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, oven, feature hood and hob, plus laundry facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive dual aspect Drawing Room runs the entire depth of the home and there's a WC and handy cupboard on this floor.

Up the central staircase, on the first floor you'll find a beautiful Principal Suite complete with Ensuite plus wardrobes.

Two further bedrooms are both served by the family bathroom.

All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen & Dining Suite and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the rear gardens feature a generously paved area, are enclosed and turfed, and we've installed an outside tap. Two private car parking spaces are located either adjacent to the home or within the courtyard plus we've included a car charging point.

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.



3 BEDROOMS



2 BATHROOMS



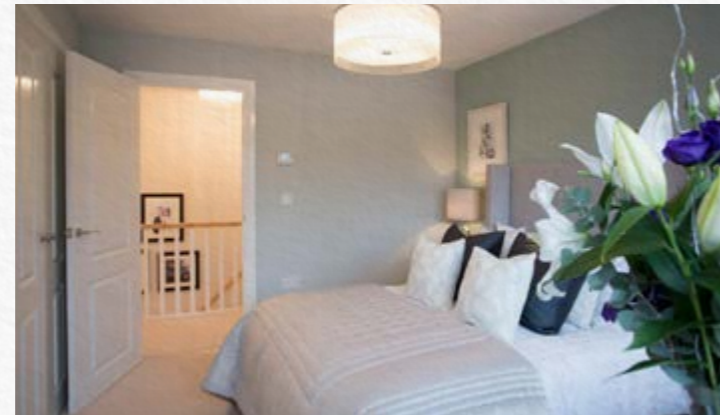
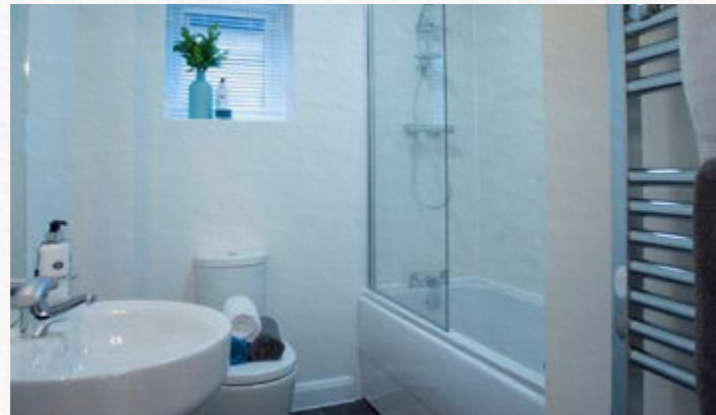
END-TERRACE

Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

PLOTS
10 & 14

CH
COTSWOLD
HOMES

Brookthorpe



DIMENSIONS

Drawing Room

17' 1" x 10' 10" 5.2m x 3.3m

Kitchen Dining Suite

17' 1" x 9' 7" 5.2m x 2.9m

Principal Suite

13' 3" x 11' 6" 4.0m x 3.5m

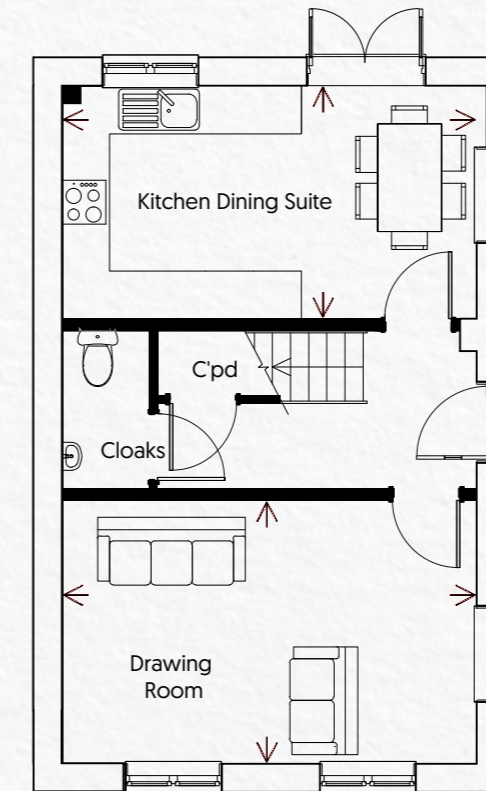
Bedroom 2

9' 1" x 11' 5" 2.8m x 3.5m

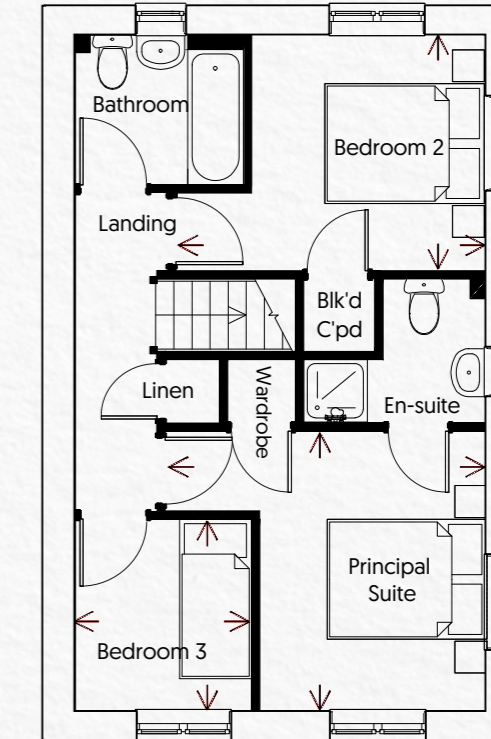
Bedroom 3

7' 5" x 7' 11" 2.3m x 2.4m

FIRST FLOOR



GROUND FLOOR



Please note plot 10 is a handed version of the floor plan shown above.

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PLOTS
10 & 14

Cotswold
HOMES

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Chalford



- UNIQUE 3 BEDROOM SEMI DETACHED HOME
- MAGNIFICENT SOUTHERLY FACING TERRACE & GARDENS
- SPACIOUS DUAL ASPECT KITCHEN
- DUAL ASPECT DRAWING & DINING SUITE
- FRENCH DOORS WITH SIDE LIGHTS ON TO GARDENS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- GENEROUS SPECIFICATION
- TWO PRIVATE CAR PARKING SPACES
- EXCLUSIVELY PRIVATE COMMUNITY

The Chalford is an outstanding 3 bedroom Semi Detached home facing trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

This prestigious home boasts a generously paved Southerly facing rear terrace with delightful views of the surrounding countryside – perfect for a morning coffee or cocktail hour!

Internally, every care has been taken to ensure maximum light, space & flow in its design.

The Hallway leads to a dual aspect Kitchen; enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, oven, feature hood and hob, plus laundry facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The dual aspect Drawing & Dining suite benefits from windows and French doors with side lights, leading onto the terrace and garden for that all important al fresco entertaining. This beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

On the first floor you'll find an elegant Principal Suite complete with Ensuite and wardrobes.

Two further bedrooms are both served by the family bathroom. All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the Southerly Facing terrace is generously paved and the rear gardens are enclosed and turfed, plus we've installed an outside tap. Two private car parking spaces are located adjacent to the home and we've included a car charging point.

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.



3 BEDROOMS



2 BATHROOMS



SEMI-DETACHED

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PLOT
1

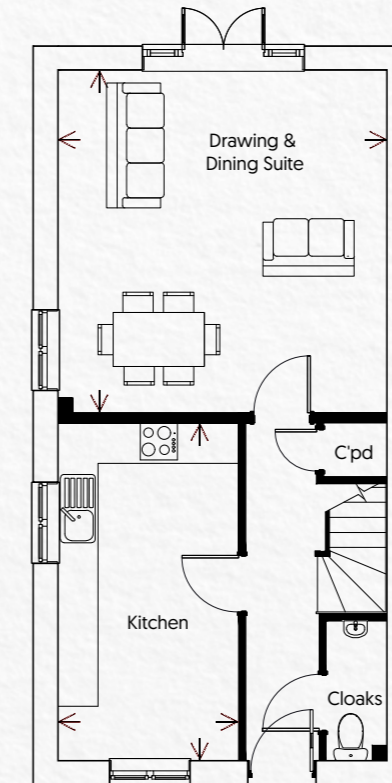
CH
COTSWOLD
HOMES

Chalford



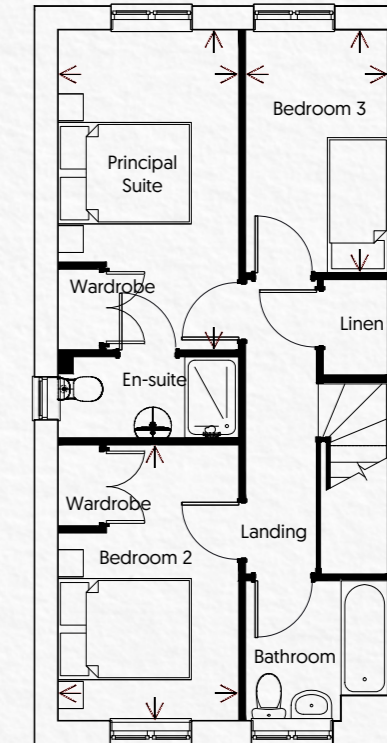
DIMENSIONS

Drawing & Dining Suite	16' 1" x 16' 8"	4.9m x 5.1m
Kitchen	8' 10" x 16' 5"	2.7m x 5.0m
Principal Suite	8' 9" x 15' 7"	2.7m x 4.7m
Bedroom 2	8' 9" x 13' 5"	2.7m x 4.1m
Bedroom 3	6' 11" x 11' 10"	2.1m x 3.6m



GROUND FLOOR

FIRST FLOOR



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PLOT
1

Avening



- UNIQUE 3 BEDROOM SEMI DETACHED HOME
- MAGNIFICENT SOUTHERLY FACING TERRACE & GARDENS
- SPACIOUS DUAL ASPECT KITCHEN
- FULL WIDTH DUAL ASPECT DRAWING & DINING SUITE
- FRENCH DOORS WITH SIDE LIGHTS ON TO GARDENS
- PRINCIPAL SUITE WITH WARDROBES
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- GENEROUS SPECIFICATION
- TWO PRIVATE CAR PARKING SPACES
- EXCLUSIVELY PRIVATE COMMUNITY

The Avening is an outstanding 3 bedroom Semi Detached home facing trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

This prestigious home boasts a generously paved Southerly facing rear terrace with delightful views of the surrounding countryside – perfect for a morning coffee or cocktail hour!

Internally, every care has been taken to ensure maximum light, space & flow in its design.

The Hallway leads to a dual aspect Kitchen; enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, oven, feature hood and hob, plus laundry facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The dual aspect Drawing & Dining Suite benefits from windows and French doors with side lights, leading onto the terrace and garden for that all important al fresco entertaining.

This beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

On the first floor you'll find an elegant dual aspect Principal Suite complete with wardrobes.

Two further bedrooms are both served by the family bathroom. The bathroom is complemented with Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, the Southerly Facing terrace is generously paved and the rear gardens are enclosed and turfed, plus we've installed an outside tap. Two private car parking spaces are located adjacent to the home and we've included a car charging point.

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3 BEDROOMS



1 BATHROOM



SEMI-DETACHED

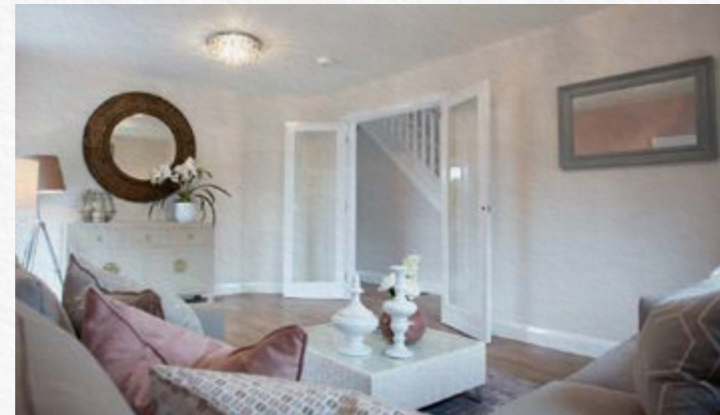
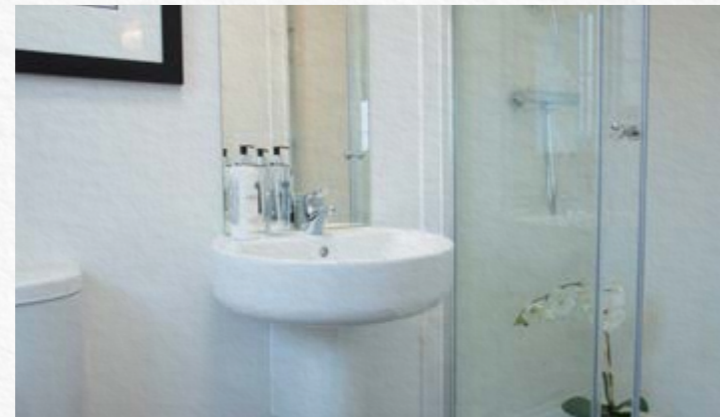
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PLOT
2

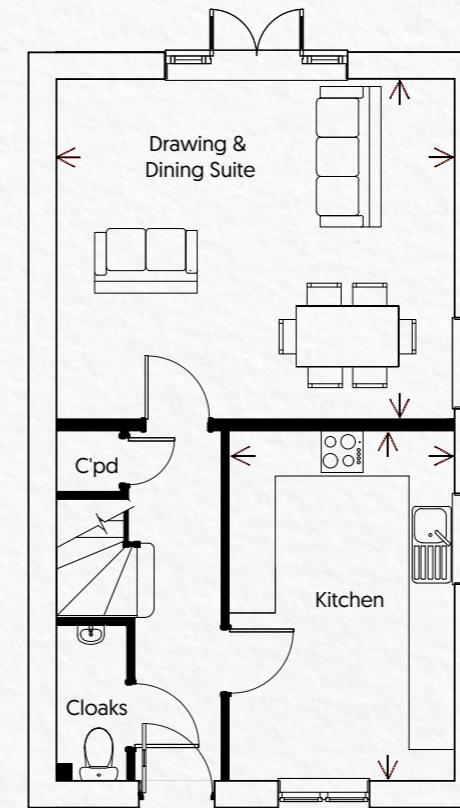
CH
COTSWOLD
HOMES

Avening



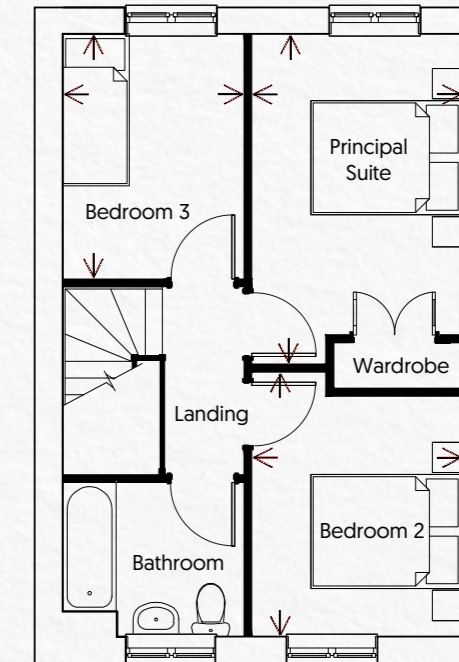
DIMENSIONS

Drawing & Dining Suite	17'3" x 14' 9"	5.3m x 4.5m
Kitchen	9' 9" x 15' 2"	3.0m x 4.6m
Principal Suite	9' 1" x 14' 3"	2.8m x 4.4m
Bedroom 2	9' 1" x 11' 5"	2.8m x 3.5m
Bedroom 3	7' 10" x 10' 7"	2.4m x 3.3m



GROUND FLOOR

FIRST FLOOR



PLOT
2

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Amberley



- SPACIOUS 3 BEDROOM SEMI DETACHED OR TERRACED HOME
- EXCLUSIVELY PRIVATE DEVELOPMENT
- KITCHEN & DINING SUITE
- DRAWING ROOM WITH FRENCH DOORS ON TO GARDENS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- SYMPHONY KITCHENS
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- 2 PRIVATE CAR PARKING SPACES ADJACENT TO HOME
- GENEROUS SPECIFICATION
- BEAUTIFUL SEMI RURAL LOCATION
- CAR CHARGING POINT

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THE AMBERLEY PLOT 8 is a charming 3 bedroom end terrace of just three homes, boasting generous gardens and surrounded by trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 9 is a charming 3 bedroom mid terrace of just three homes surrounded by trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 12 is a charming 3 bedroom end terrace of just three homes, adjacent to trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 13 is a charming 3 bedroom mid terrace of just three homes, adjacent to trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 16 is a charming 3 bedroom Semi-detached home set in a pretty enclave on Brookthorpe Park adjacent to charming open space and trees, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 17 is a charming 3 bedroom end terrace of just three homes, in a courtyard setting adjacent to trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

THE AMBERLEY PLOT 18 is a charming 3 bedroom mid terrace of just three homes, in a courtyard setting adjacent to trees and open space, featuring a welcome with 'Wow!' from the moment you step over the threshold.

Internally, every care has been taken to ensure maximum light, space & flow in its design.

The Hallway leads to a delightful Kitchen & Dining suite; enjoying beautiful finishing touches, this home boasts SMEG appliances, including fridge freezer, oven, feature hood and hob, plus laundry facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The Drawing Room encompasses the entire width of the home and benefits from French doors with side lights, leading on to the garden for that all important al fresco entertaining. This beautiful arrangement ensures engagement with the gardens day in, day out - whatever the weather.

On the first floor you'll find a beautiful Principal Suite complete with Ensuite and wardrobes.

Two further bedrooms are both served by the family bathroom. All bathrooms are complemented by Porcelanosa tiling and sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included an abundance of items usually considered 'extra' at NO COST TO YOU; contemporary flooring to the Kitchen & Dining Suite and all bathrooms. A shower over the bath with screen plus chrome towel rails. Externally, gardens are generously paved, enclosed and turfed, plus we've installed an outside tap. Two private car parking spaces are located adjacent to the home or in the courtyard nearby and we've included a car charging point.

This superb, all-inclusive specification is offered Free Of Charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.



3 BEDROOMS



2 BATHROOMS



**END-TERRACE,
MID-TERRACE &
SEMI-DETACHED**

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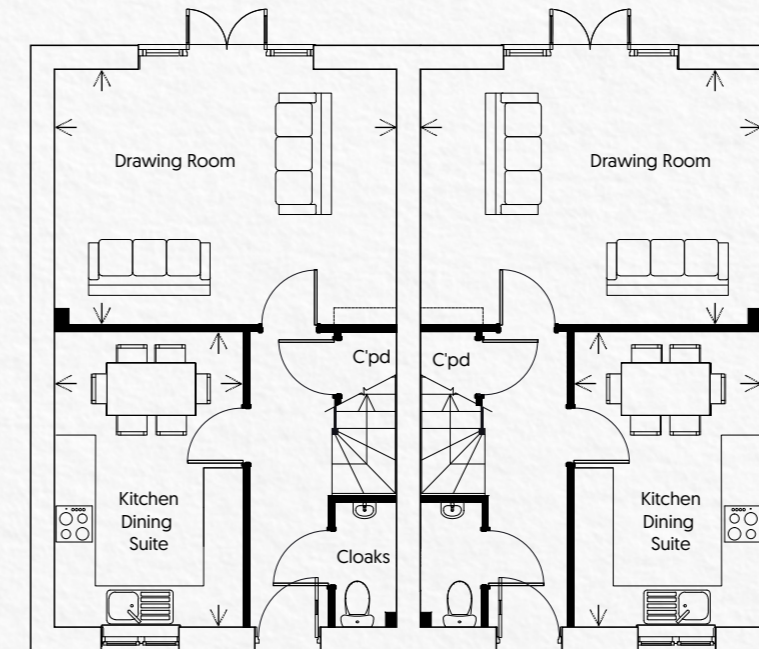
PLOTS
8, 9, 12,
13, 16,
17 & 18

Amberley



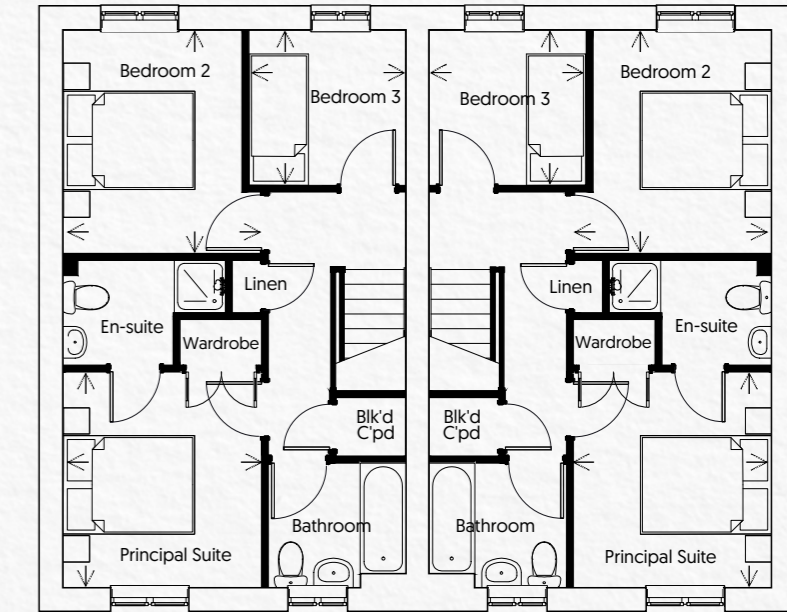
DIMENSIONS

Drawing Room	17' 1" x 12' 9"	5.2m x 3.9m
Kitchen Dining Suite	9' 4" x 14' 9"	2.9m x 4.5m
Principal Suite	9' 11" x 10' 9"	3.0m x 3.3m
Bedroom 2	9' 10" x 11' 2"	3.0m x 3.4m
Bedroom 3	7' 10" x 7' 10"	2.4m x 2.4m



GROUND FLOOR

FIRST FLOOR



PLOTS
8, 9, 12,
13, 16,
17 & 18

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THE *Cotswold Homes* DIFFERENCE

What does 'Home' mean? Not just bricks and mortar but the place you feel you belong.

At Cotswold Homes we understand this and it's at the heart of every decision we make, from where we build our homes and how we design our homes to what we include in our homes as standard.

We're not just 'building houses', we're creating brand new communities.

Thoughtful planning, top quality workmanship and generous landscaping culminates in a neighbourhood to be proud of. Thanks to meticulously considered exterior design and quality products in the fabric of the building, approaching your front door should be a joy in itself.

But we're not just beautiful on the outside - we're simply stunning on the inside!

It starts with carefully planned spaces; versatile layouts that can adapt and reflect the needs of your family through the years. Generous multi-purpose spaces that actively promote 'togetherness' and more intimate areas that can change, from playroom to hobby room to study.

We maximise light, space and flow with contemporary and elegant finishes, complemented by our enviable all-inclusive specification*. No hidden extras, no nasty surprises...

At Cotswold Homes we appreciate that for most people buying a new home is the greatest investment they'll ever make and they deserve Quality, Service & Value For Money – that's the 'Cotswold Homes' Difference'.

Take a peek at our website portfolio and gallery of video tours to understand what sets us apart from the rest.



Specification

KITCHEN

- Kitchen by SYMPHONY.
- Stainless steel splashback behind hob.
- Appliance range, including Oven, Hob, feature Hood, Fridge/Freezer, Dishwasher and Laundry facilities by SMEG.
- Contemporary Vinyl Flooring to kitchen and boot room.

BATHROOM/CLOAK

- Sanitaryware by ROCA.
- HANSGROHE taps and shower mixers.
- Heated towel rail in Chrome to bathroom and ensuite.
- Oversized mirror feature above basins where possible.
- Shaver socket and light over basin where possible.
- Contemporary Vinyl Flooring to bathroom, WC and ensuite, where applicable.

DECOR

- Smooth, white emulsion ceilings.
- Skirtings and architrave in satinwood finish.
- Walls in white.

INTERNAL DOORS

- White satinwood finish.
- Door Furniture in satin chrome finish.

STAIRCASE

- Ash-stained handrail with painted white balustrades.

WALL TILES

- PORCELANOSA full height to bath and shower areas.

ELECTRICAL SOCKETS

- White slim profile Faceplates.
- Wiring only for satellite television terminated externally.

GAS CENTRAL HEATING

- 2 zone heating with 2no Drayton Wiser Smart wireless thermostats.

LIGHT FITTINGS

- Track to kitchen plus under unit lighting.
- Pendant and bulb elsewhere except bathrooms where suitable light fitting is installed.

EXTERIOR FEATURES

- Windows in UPVC white.
- Fascia and Soffit in UPVC white.

EXTERIOR DOORS

- Multi point lock GRP front and rear doors with contemporary glazing and painted finish.

FRENCH DOORS

- UPVC double glazed with 5 multipoint locking.

EXTERNAL FEATURES

- PIR light fittings to front.
- Outside tap.

GARAGE SPECIFICATION

- Garage doors with painted finish in Sandtex Baytree.
- Power and light.
- Car charging facilities.
- Bike storage (in shed or garage, dependant on plot).

GARDEN FEATURES

- Fully enclosed rear garden with fencing or wall, dependent on plot.
- Turf to rear gardens. Landscaping scheme to front garden (refer to landscape drawing).



Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

WHY *Choose us*

If you're new to Cotswold Homes, prepare to be very pleasantly surprised. We create beautiful new communities featuring elegant designs in popular locations throughout The Cotswolds, South Gloucestershire, Somerset and Wiltshire.

We're a family run business with several NHBC Pride in the Job Award Winning site managers and an experienced, stable team dedicated to helping you through the entire process, from initial contact to the moment you step over the threshold. We're renowned for creating attractive homes but we're not just beautiful on the outside... with meticulous planning and thoughtful design, we create family homes that can adapt as your needs change with versatile room layouts, maximised light & space and elegant, money saving all-inclusive specifications.

Quality, Service and Value For Money are our watchwords.

Experience the 'Cotswold Homes' Difference', backed by a ten year NHBC Buildmark Warranty for added peace of mind.

Visit our website www.cotswoldhomes.co.uk to view all our developments and see virtual tours but **one number is all you need** to speak direct to the Sales Team seven days a week - **07917 376854**.





CUSTOMER *charter*

The most important person at Cotswold Homes is You!

We understand that moving home can be stressful and we're here to make the journey smoother. As a smaller, family run business we take time to get to know our clients and assist at every stage of the process.

We believe in clarity and communication and are committed to our Customer Charter and the Consumer Code for Home Builders.

Before Reservation we will furnish you with the information required to make an informed decision.

On Legal Completion we'll provide you with direct contact details for Customer Care.

We take our commitments to the NHBC and Consumer Code for Homebuilders seriously and will provide you with details of what this entails.

Full details can be found on our website www.cotswoldhomes.co.uk

ONE *number* **IS ALL YOU NEED**

On our website you can view all our developments and see virtual tours but one number is all you need to speak with the team seven days a week.

07917 376854

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