



**PLOTS  
3, 13  
& 15**

**DIMENSIONS**

***Drawing Room***

11' 1" x 17' 5" 3.4m x 5.3m

***Kitchen Dining Suite***

22' 4" x 10' 2" 6.8m x 3.0m

***Boot Room***

5' 10" x 8' 7" 1.8m x 2.6m

***Principal Suite***

11' 3" x 17' 6" 3.4m x 5.3m

***Besroom 2***

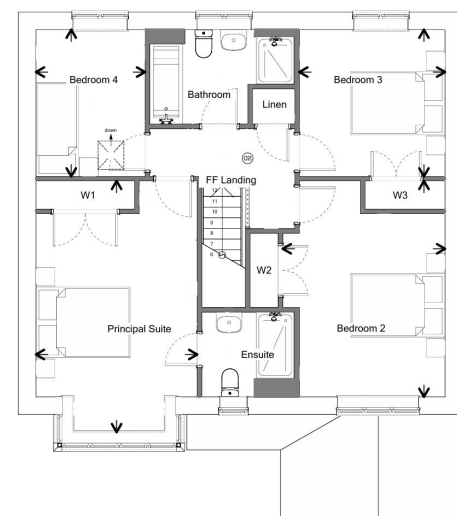
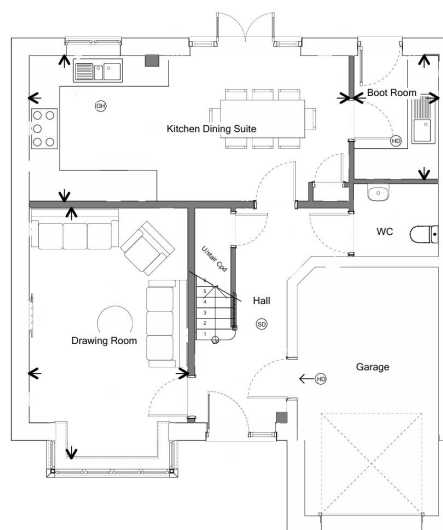
11' 4" x 15' 1" 3.5m x 4.6m

***Bedroom 3***

10' 2" x 10' 3" 3.1m x 3.1m

***Bedroom 4***

7' 7" x 10' 3" 2.3m x 3.1m



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

## 18 Glebe Meadows, Don't Miss Out! Falfield, South Gloucestershire GL12 8FW

OPEN VIEWING WEEKEND! Don't Miss Out! Last Remaining Home! 'The Naunton', Four-Bedroom Detached, South-Facing Garden, En-Suite, Underfloor Air-Source Heating, PV Panels, Car-Charging Point. Move in this Autumn! (Talk to the team about STAMP DUTY! \*Terms and Conditions apply)

'THE NAUNTON' (No.18). A Stunning 4 bedroom detached home, boasting a magnificent Kitchen/Dining Room with French doors to the garden - elegant and versatile, featuring a welcome with a 'wow', providing great space for entertaining family and friends. As always, great care has been taken to ensure maximum light, space and flow in this popular Cotswold Homes' design, combined with the reassurance of a 10-year NHBC Buildmark Warranty. The Boot Room has laundry facilities and a door to the garden – a practical area for kicking off muddy boots after a country walk! The elegant, spacious and dual-aspect Drawing Room sits at the front of the home. Moving upstairs, the Principal Bedroom has an En-Suite and Fitted Wardrobes, alongside three additional generously proportioned Bedrooms, all sharing the Family Bathroom. The gardens have paved patios, an outside tap, are fully enclosed and turfed. Garages have power and light. 'ECO' credentials include an air-source heat pump, underfloor heating (ground floor), PV panels on the roof for generating electricity and an EV charging-point, each contributing towards future-proofing your lovely new home!

CHOOSING COTSWOLD HOMES. Quality, Service & Value For Money are their watchwords. See the 'Cotswold Homes' Difference', with top-quality products included 'as standard' in your new home! 'SMEG' appliances - including oven, hob, feature hood, dishwasher, laundry facilities and fridge/freezer. 'SYMPHONY' kitchens, 'ROCA' sanitaryware, 'HANSGROHE' brassware and 'PORCELANOSA' tiling. A superb specification to ensure you are delighted with your new home from the moment you step over the threshold. Cotswold Homes are a FAMILY-RUN BUSINESS with several 'NHBC Pride in the Job Award' winning site managers and an experienced sales team dedicated to helping you through the entire process, from initial contact to giving you the keys on moving-in day.

\*Terms and conditions apply. N.B. Any stamp duty offers are for single rate stamp duty only. Information and specifications are correct at time of issue and subject to availability. Floorplans, including bathroom and kitchen layouts are indicative and designs may change due to continuous product development. All dimensions are approximate. Images/videos used in marketing materials may be computer-generated or from previous or alternate developments. These are issued in good faith and designed to give a 'flavour' of developments/house-types. This advertisement may not reflect a specific home and does not form part of any contract. Cotswold Homes' sales consultants will be delighted to discuss plot-specific details prior to formal reservation.

### Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, public house and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

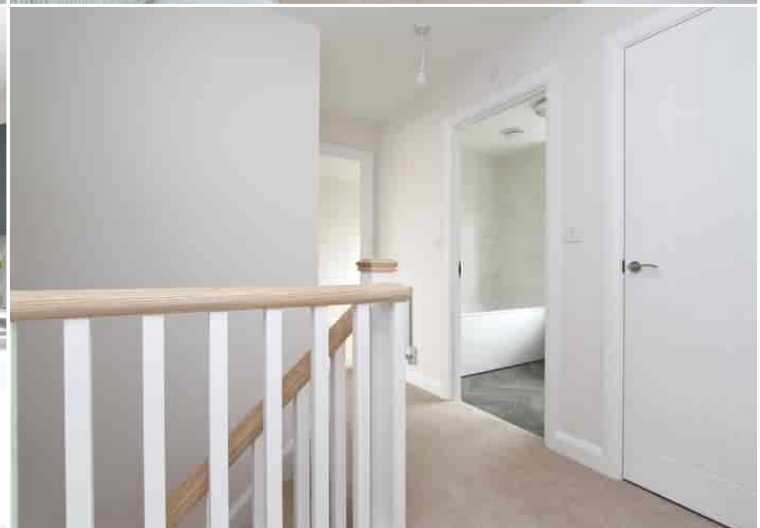
### Property Highlights, Accommodation & Services

- OPEN VIEWING WEEKEND! Don't Miss Out! Last Remaining Home! 'The Naunton'. Move in this Autumn!
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE • ELEGANT DRAWING ROOM
- MAGNIFICENT KITCHEN/DINING ROOM
- INTEGRAL GARAGE, OFF-STREET PARKING, LAWNED GARDEN AND PATIO
- INTEGRATED APPLIANCES AND FRENCH DOORS TO GARDEN
- BOOT ROOM WITH LAUNDRY FACILITIES, CLOAKROOM • 10-YEAR NHBC BUILDMARK WARRANTY
- AIR-SOURCE HEAT PUMP, UNDERFLOOR HEATING (GROUND FLOOR)
- ECO CONSCIOUS PV PANELS, EV CHARGING POINT

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