



ISABELLA GARDENS, CHIPPING SODBURY

DRAFT
INFORMATION

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HOMES



Welcome

Welcome to Isabella Gardens, a prestigious new community of elegant semi-rural homes adjacent to Sodbury Common and the Golf Course in Chipping Sodbury, with countryside walks from the very doorstep and all the amenities of the historic bustling High Street just minutes away in the opposite direction. From Walking to Waitrose – this location is truly the best of both worlds!

Featuring an impressive all-inclusive specification and enviable Green credentials (including photovoltaic panels built into the roof to generate your own electricity) Isabella Gardens boasts hedgerows and open spaces, with many homes enjoying views of the Golf Course.

Meticulously planned, these 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 the exquisite elevations are finished with Natural Stone or roughcast Render, with red or slate grey coloured rooftiles as befitting this outstanding location, but they're not just beautiful on the outside...

Internally, carefully considered versatile layouts can adapt and reflect the needs of your family through the years. Enjoy generous multi-purpose Family spaces that actively promote 'togetherness' and more intimate areas that can change, from Playroom to Hobby Room to Study. Every care has been taken to maximise light, space and flow with contemporary and elegant finishes, complemented by our enviable all-inclusive specification.

No hidden extras, no nasty surprises...

You just couldn't ask for a better location! Chipping Sodbury is situated just below the Cotswold Escarpment to the northeast of Bristol, to the north of the M4 and to the east of the M5. The well-established road network and the M4/M5 interchange provide links to Gloucester and Cheltenham to the north, Bristol to the southwest and Bath to the south.

The picturesque ancient High Street boasts a wealth of boutiques, shops and eateries plus many well-known stores including Waitrose. Yate Train Station takes you via Bristol Parkway to London Paddington - perfect for commuters and for those working closer to home.

The surrounding countryside of South Gloucestershire offers a wealth of places to explore, with many beautiful country walks and picturesque villages just waiting to be discovered.

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 South Gloucestershire, The Cotswolds, Somerset & 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 day you step over the threshold.

We understand. For most people, buying a new home is the greatest investment you'll ever make. You deserve Quality, Service & Value For Money and that's the 'Cotswold Homes' Difference', all backed by a ten year NHBC Buildmark Warranty for added peace of mind. One number is all you need to speak to the Team seven days a week 07917 37685

lifestyle

ISABELLA GARDENS

**Just imagine...elegant semi-rural homes adjacent to Sodbury Common and the Golf Course in Chipping Sodbury.
A select mix, to include***

FEATURES

- Prestigious, elegant 2, 3 & 4 bedroom semi & detached new homes
- Just 2 superb bungalows with Ensuite and Garage
- Impressive Green credentials including PV panels to generate your own electricity & car charging points
- Beautiful Natural Stone or Roughcast Render elevations
- Many homes facing open space or the Golf Club
- Spacious Kitchen, Dining & Family suites with French doors onto gardens for that all important al fresco dining & entertaining
- Stunning Principal Suites and Guest Suites with Ensuite and wardrobes
- Envious specification including SMEG appliances, ROCA sanitaryware, SYMPHONY kitchens, PORCELANOSA tiling & chrome HANSGROHE brassware
- Separate Study/Family Room – perfect for working from home
- Separate Boot Rooms (great for those muddy paws!) or Utility Rooms
- Generous, enclosed landscaped gardens
- Garages (some double) and private car parking spaces
- Popular semi-rural location near countryside walks yet convenient for local amenities
- Versatile, spacious designs which adapt with the needs of your family
- A plethora of additional items included Free of Charge (vinyl flooring, chrome towel rails)...read our full specification to understand real **Value For Money***
- Peace of mind with 10 year NHBC Buildmark warranty

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

Golf Course

TG

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Explore

You just couldn't ask for a better location! Chipping Sodbury is situated just below the Cotswold Escarpment to the northeast of Bristol, to the north of the M4 and to the east of the M5. The well-established road network and the M4/M5 interchange provide links to Gloucester and Cheltenham to the north, Bristol to the southwest and Bath to the south.

The picturesque ancient High Street boasts a wealth of boutiques, shops and eateries plus many well-known stores including Waitrose.

Yate Train Station takes you via Bristol Parkway to London Paddington - perfect for commuters and for those working closer to home.

The surrounding countryside of South Gloucestershire offers a wealth of places to explore, with many beautiful country walks and picturesque villages just waiting to be discovered.

The cities of Bristol and Bath each offer access to many cultural highlights - concerts, theatres, museums, the Arts and major sporting events too – rugby, football and cricket to name but a few.

Isabella Gardens is situated on the northern edge of Chipping Sodbury adjacent to Sodbury Common and Chipping Sodbury Golf Club, with open space and fresh air in abundance.



Notable alumni of the town include Edward Jenner, pioneer of vaccination in the 18th century, who started his medical training here and J. K. Rowling, author of the famous Harry Potter fantasy series.

Education:

There are several Primary and Secondary schools in the area.

Primary

- St John's Mead CE VC Primary School - stjohnsmead.co.uk
- Old Sodbury CE Primary School - oldsodbury-pri.s-gloucs.sch.uk
- Horton CE VA Primary School - hortonprimary.org.uk

Secondary

- Chipping Sodbury School - chippingsodburyschool.com
- Brimsham Green School - brimsham.com

Independent (further afield)

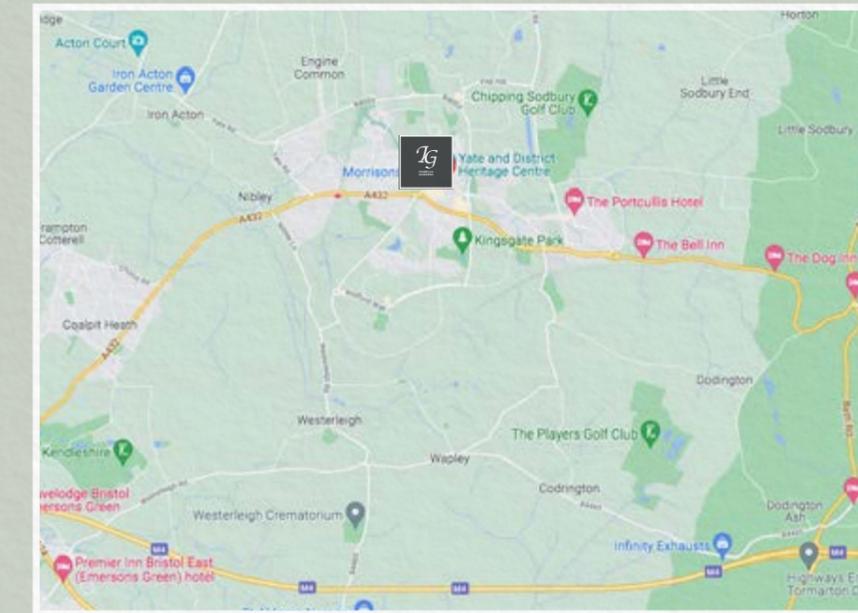
- Tockington Manor School - tockingtonmanorschool.com
- Westonbirt School - westonbirt.org
- Colston's School - colstons.org
- Wycliffe College - Wycliffe.co.uk

Activities:

Chipping Sodbury is situated just below the Cotswold Escarpment, surrounded by the open countryside of South Gloucestershire, with many walks, rambles and cycle rides right from the doorstep. Sodbury Common and Chipping Sodbury Golf Club are adjacent, along with other sporting facilities and parks.

Chipping Sodbury parkrun is a free, fun and friendly weekly 5k community event. Walk, jog, run, volunteer or spectate every Saturday from The Ridings nearby.

Yate Outdoor Sports Complex (2.5 miles) and Yate Leisure Centre (2.3 miles).



Attractions:

There are many interesting and exciting attractions within striking distance of Chipping Sodbury.

- Westonbirt, The National Arboretum - forestryengland.uk.
- Badminton Horse Trials - badminton-horse.co.uk.
- Dyrham Park - nationaltrust.org.uk/dyrham-park
- Bath Roman Baths - romanbaths.co.uk
- Berkeley Castle - berkeley-castle.com
- Bristol Zoo - bristolzoo.org.uk.
- Wild Space - wildplace.org.uk.
- The Wave, Surfing - thewave.com
- WWT Slimbridge - org.uk/wetland-centres/slimbridge
- Castle Coombe, Motor Racing - castlecombecircuit.co.uk

Eating Out:

Chipping Sodbury boasts a variety of eateries from independent restaurants, artisan cafes and family-friendly 'foodie' pubs, with many more to discover in the surrounding villages and countryside. There are more well-known High Street brand-names within and around Yate Shopping Centre. Exploring slightly further afield, discover a wealth of local farm shops with cafes serving and selling fine regional produce – Tortworth Estate Shop and Wotton Farm Shop being excellent examples.

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Explore



Events & What's On?

- Mop Fair – Chipping Sodbury, Spring and Autumn.
- Chipping Sodbury – mysodbury.co.uk.
- Yate – myyate.co.uk.
- Bristol - visitbristol.co.uk
- Bath - visitbath.co.uk

Theatre And Shows

- Chipping Sodbury Town Hall - ents24.com/chipping-sodbury-events
- Bristol Old Vic - bristololdvic.org.uk.
- Bristol Hippodrome - bristolhippodrome.net.
- Bath Theatre Royal - theatreroyal.org.uk.
- Everyman Theatre Cheltenham - everymantheatre.org.uk

Cinema

- Cineworld, Yate - cineworld.co.uk.
- Watershed, Bristol - watershed.co.uk.



Shopping:

- Waitrose (less than 1 mile)
- Chipping Sodbury High Street (0.5 miles), an ancient area of commerce, with independent shops, cafes, pubs & restaurants.
- Bristol Cabot Circus (12.1 miles) – cabotcircus.com.
- The Mall, Cribbs Causeway (12.6 miles) - mallcribbs.com.
- Bath (15.3 miles) - southgatebath.com.
- Yate Shopping Centre (1.5 miles) - yateshoppingcentre.co.uk – a wealth of High Street Brands centred around a Tesco Extra hypermarket.

Transport – Ask about our Travel Plan!

Yate Train Station (2.3 miles) is located on the main Bristol to Birmingham line between Bristol Parkway and Cam & Dursley. Bristol Parkway connects directly with London Paddington (from 1 hour 10 minutes).

By car, motorway links to London, Bath, Cheltenham and Bristol, Cheltenham are via the M4 J18 (5.0 miles), M5 J14 (8.5 miles), M32 J2 (7.7 miles), respectively.



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LET'S GO *Home*

House types

<p>DYRHAM SUPERB</p>  <p>4 BEDROOMS 2 BATHROOMS</p>	<p>DYRHAM</p>  <p>4 BEDROOMS 2 BATHROOMS</p>	<p>BURFORD DELUXE</p>  <p>4 BEDROOMS 2 BATHROOMS</p>
<p>BURFORD</p>  <p>4 BEDROOMS 2 BATHROOMS</p>	<p>PITTVILLE</p>  <p>4 BEDROOMS 3 BATHROOMS</p>	<p>NAUNTON</p>  <p>4 BEDROOMS 2 BATHROOMS</p>
<p>KINGTON SPECIAL</p>  <p>3 BEDROOMS 2 BATHROOMS</p>	<p>KINGTON</p>  <p>3 BEDROOMS 2 BATHROOMS</p>	<p>TETBURY</p>  <p>2 BEDROOMS 1 BATHROOM</p>

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 development

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INFORMATION



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Some areas may be subject to minor Planning changes. Our sales consultant will be delighted to discuss plot specific details prior to any formal reservation. 30.03.2023

Dyrham

& DYRHAM SUPERB



- PRESTIGIOUS DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- GARAGE AND DRIVEWAY
- MAGNIFICENT 'WRAP AROUND' KITCHEN, FAMILY & DINING SUITE
- BOOT ROOM/UTILITY ROOM
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- IMPRESSIVE WELCOMING HALLWAY
- SMEG APPLIANCES INCLUDED
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- ECO CONSCIOUS PV PANELS & CAR CHARGING POINT

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

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

Whilst similar in design there are variations in the external elevations and floorplans so enjoy choosing which one is right for you!

The spacious, welcoming 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, 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!) or Utility Room.

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 wardrobes.

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

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings. We've included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuited and Family Bathroom. We've included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we've installed an outside tap.

The garage benefits from power and light plus there's a car charging point. We've installed PV panels on the roof of the house to generate your own electricity.

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.



4 BEDROOMS



2 BATHROOMS



DETACHED

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DYRHAM
SUPERB

PLOTS
24 & 64

DYRHAM

PLOTS
38, 52
& 74

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HOMES

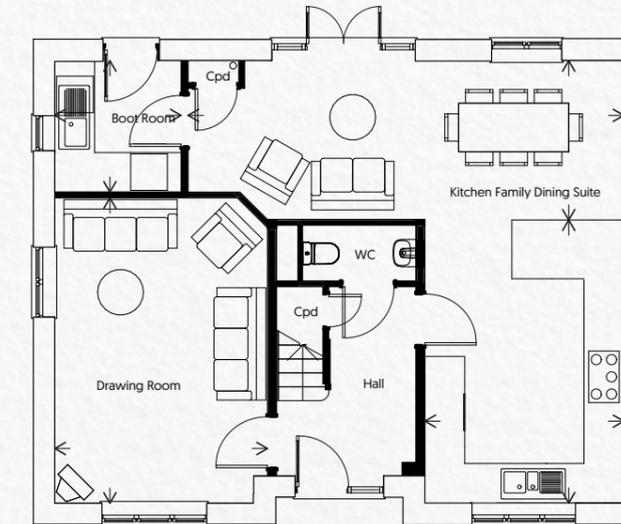
Dyrham

SUPERB



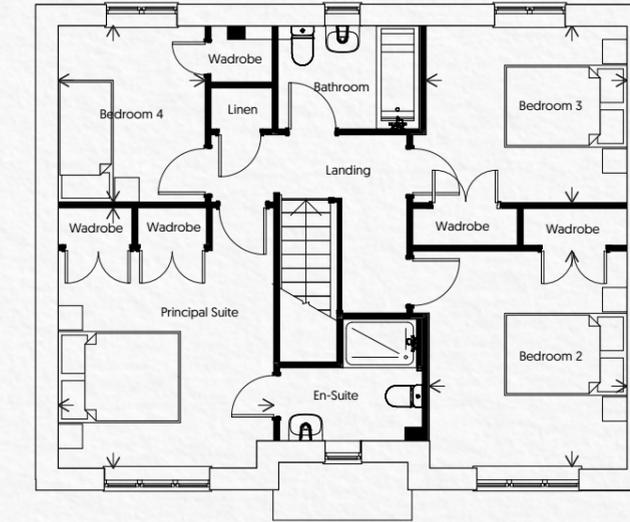
DIMENSIONS

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



PLOTS
24 & 64

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CH
COTSWOLD
HOMES

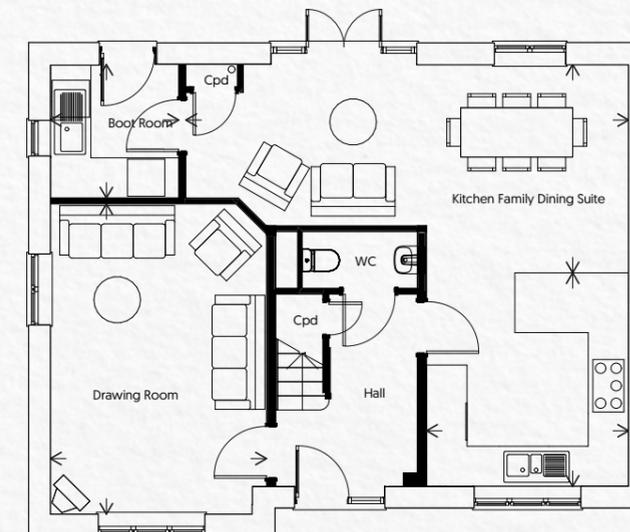
Dyrham



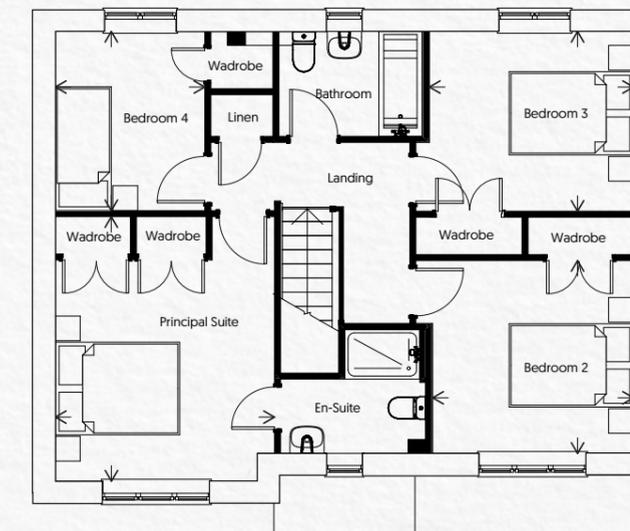
Plots 38 & 52 Stone Finish

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
38, 52
& 74

Burford

& BURFORD DELUXE



Plot 73 Chalk Render Finish



- PRESTIGIOUS DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- GARAGE AND DRIVEWAY
- MAGNIFICENT KITCHEN & DINING SUITE
- BOOT ROOM
- STUDY
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- IMPRESSIVE WELCOMING HALLWAY
- SMEG APPLIANCES INCLUDED
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- ECO CONSCIOUS PV PANELS & CAR CHARGING POINT

The Burford is an outstanding 4 bedroom double fronted detached home, boasting elegance and versatility and featuring a welcome with 'Wow!' from the moment you step over the threshold.

One of our most popular homes, every care has been taken to ensure maximum light, space & flow in its design.

Whilst similar in design there are variations in the external elevations and floorplans so enjoy choosing which one is right for you!

On entering, an inviting Hallway leads onto the heart of this home, a spacious dual aspect Kitchen & Dining suite running the entire depth of the home, with pretty bay window to the front.

It's the perfect sociable space to cook whilst friends and family enjoy coffee and a chat.

Walk on through and there's a separate Boot Room with laundry facilities and access to the rear garden (perfect for those muddy boots or paws!) or Utility Room

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*.

The elegant dual aspect Drawing Room features French doors 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.

An additional Reception Room can adapt to the family's needs as they evolve, from Playroom to Hobby Room to Study if you work from home.

Up the feature central staircase, well balanced accommodation includes a Principal Suite with Ensuite and Wardrobes plus three further generously proportioned double bedrooms, all served by the Family Bathroom.

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

We've included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuities and Family Bathroom. We've included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we've installed an outside tap.

The garage benefits from power and light plus there's a car charging point. We've installed PV panels on the roof of the house to generate your own electricity.

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.



4 BEDROOMS



2 BATHROOMS



DETACHED

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BURFORD
DELUXE

PLOT
51

BURFORD

PLOTS
62, 63,
65 & 73

CH
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HOMES

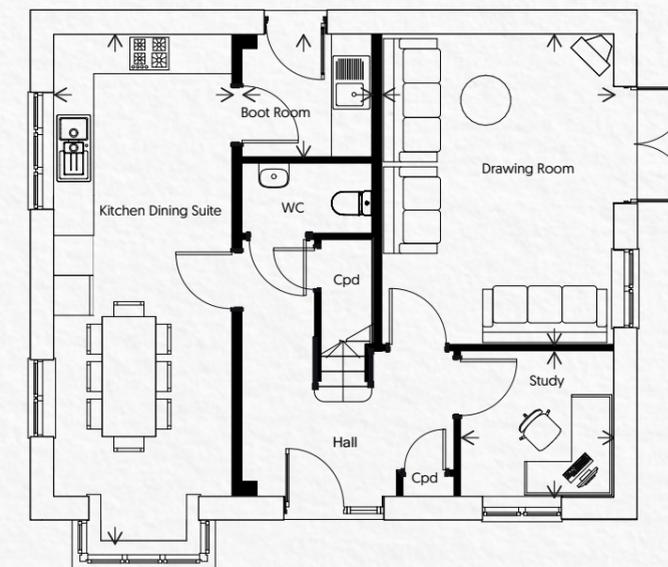
Burford

DELUXE

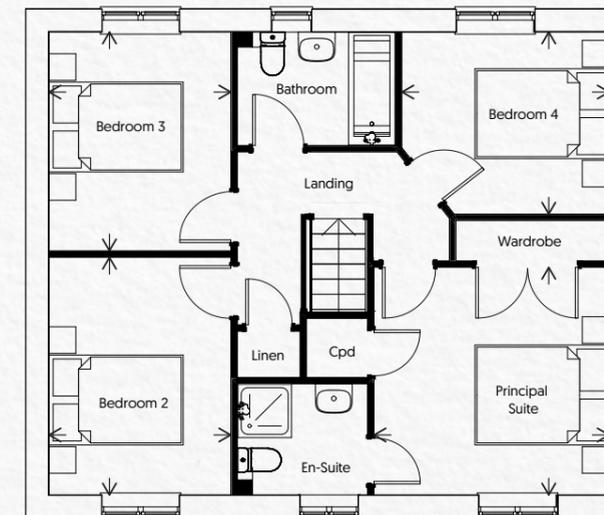


DIMENSIONS

Drawing Room	11' 4" x 15' 4"	3.5m x 4.7m
Kitchen, Family & Dining Suite	8' 9" x 25' 1"	2.7m x 7.7m
Boot Room	6' 4" x 6' 1"	1.9m x 1.9m
Study	7' 6" x 7' 2"	2.3m x 2.2m
Principal Suite	11' 6" x 11' 2"	3.5m x 3.4m
Bedroom 2	8' 11" x 11' 8"	2.7m x 3.6m
Bedroom 3	8' 11" x 10' 9"	2.7m x 3.3m
Bedroom 4	10' 2" x 9' 0"	3.1m x 2.7m



GROUND FLOOR

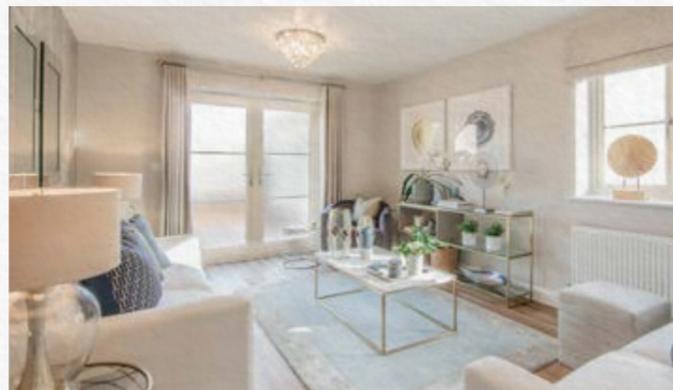
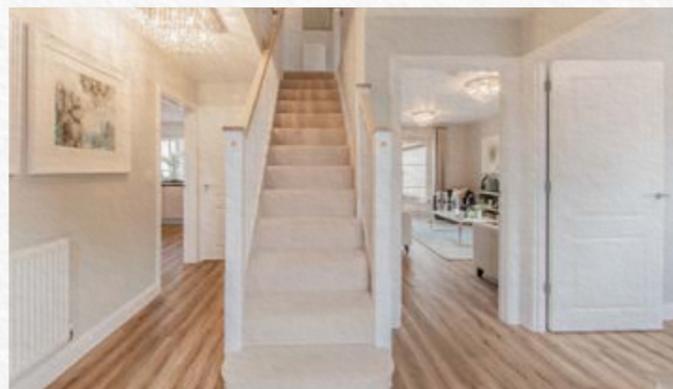


FIRST FLOOR

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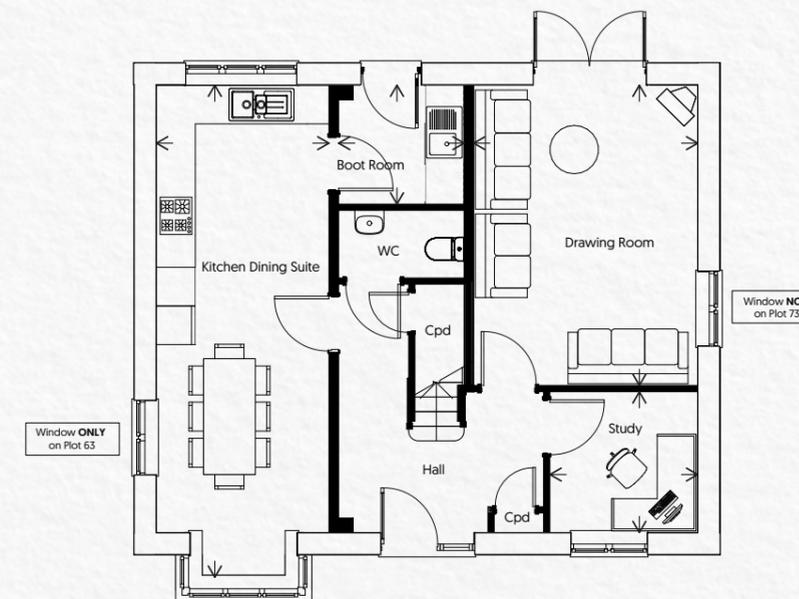
PLOT
51

Burford



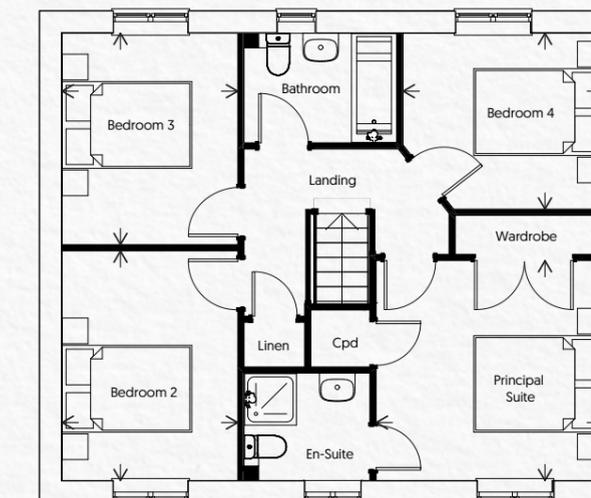
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Bedroom 4	10' 2" x 9' 0"	3.1m x 2.7m



GROUND FLOOR

FIRST FLOOR



PLOTS
62, 63,
65 & 73

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CH
COTSWOLD
HOMES

Pittville



- PRESTIGIOUS 4 BEDROOM DETACHED HOME
- ECO CONSCIOUS PV PANELS & CAR CHARGING POINT
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE WITH FRENCH DOORS ON TO GARDENS
- IMPRESSIVE HALLWAY AND DRAWING ROOM WITH DOUBLE DOORS
- BOOT ROOM OR UTILITY ROOM
- STUDY/FAMILY ROOM
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- GUEST SUITE WITH ENSUITE & WARDROBES
- SMEG APPLIANCES ROCA SANITARYWARE & HANSGROHE BRASSWARE

The Pittville is an outstanding detached double fronted family home, many situated facing open space – arguably some of the finest homes at Isabella Gardens!

Featuring a welcome with ‘Wow!’ before you even step over the threshold, every care has been taken to ensure maximum light, space & flow.

Entering the spacious hallway with central staircase and access to all rooms, the heart of this home is the Kitchen, Family & Dining suite, running the entire width of the home with French doors leading onto the gardens for that all important al fresco entertaining. 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 projecting hob area plus peninsula area - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The adjacent Boot Room or Utility Room leads to the gardens, with a sink and SMEG laundry facilities included. Great for dealing with muddy paws and wellies!

The elegant Drawing Room, accessed via glazed double doors, boasts a charming wide window and plenty of space to relax. Opposite this is the Family room/ Study - a versatile space which can adapt with your family’s needs, from Homework to Hobbies!

Moving upstairs, all rooms are served by an impressive central landing.

The Principal Suite benefits from an Ensuite with oversized shower enclosure and wardrobes.

The Guest Suite boasts its own spacious Ensuite plus double wardrobes too - perfect for boomerang offspring or the grandparents to visit!

Two further bedrooms (one with wardrobes) are served by the Family Bathroom, with shower over the bath included.

We’ve maximised space wherever possible: why not create a reading nook on the spacious landing.

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

We’ve included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuites and Family Bathroom. We’ve included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we’ve installed an outside tap.

The garage benefits from power and light plus there’s a car charging point. We’ve installed PV panels on the roof of the house to generate your own electricity.

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.



4 BEDROOMS



3 BATHROOMS



DETACHED

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

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.

PLOTS
23 & 39

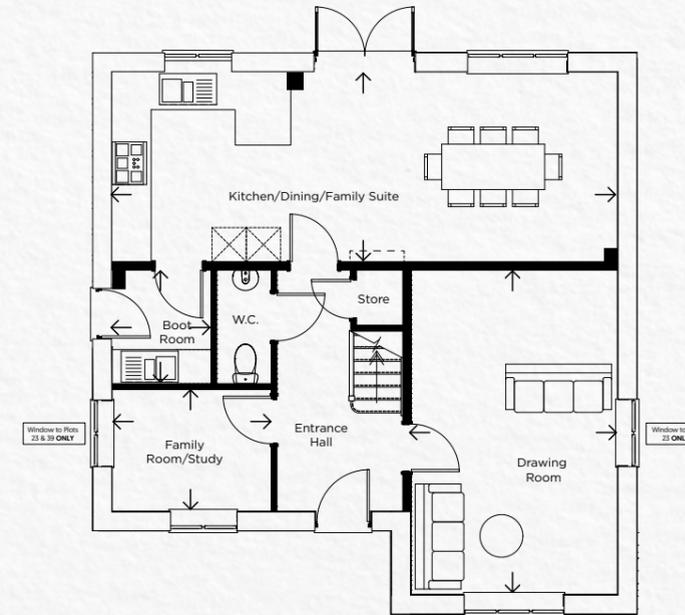
CH
COTSWOLD
HOMES

Pittville



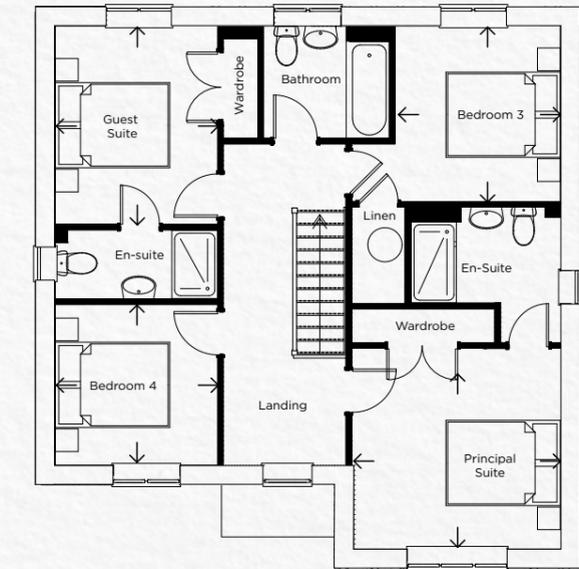
DIMENSIONS

Drawing Room	11' 11" x 18' 9"	3.6m x 5.7m
Kitchen, Family & Dining Suite	29' 0" x 10' 11"	8.8m x 3.3m
Boot Room or Utility Room	5' 8" x 6' 7"	1.7m x 2.0m
Study	9' 1" x 7' 0"	2.8m x 2.1m
Principal Suite	11' 10" x 11' 6"	3.6m x 3.5m
Guest Suite	9' 4" x 11' 5"	2.8m x 3.5m
Bedroom 3	9' 6" x 10' 1"	2.9m x 3.1m
Bedroom 4	9' 4" x 9' 3"	2.8m x 2.8m



GROUND FLOOR

FIRST FLOOR



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

PLOTS
23 & 29

CH
COTSWOLD
HOMES

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Naunton



- ELEGANT 4 BEDROOM DETACHED HOME
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- BOOT ROOM
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- IMPRESSIVE WELCOMING HALLWAY
- FEATURE BAY WINDOWS TO DRAWING ROOM AND PRINCIPAL SUITE
- SMEG APPLIANCES INCLUDED
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- ECO CONCIIOUS PV PANELS & CAR CHARGING POINT

The Naunton is a delightful family home offering immediate impact and a welcome with ‘Wow!’ from the moment you step over the threshold.

This 4 bedroom detached home boasts elegance and versatility with every care taken to ensure maximum light, space & flow in its design.

The spacious Hallway leads onto the elegant Drawing Room which boasts an impressive Bay Window to front – the ideal reading nook. Beyond the WC and understairs storage, the Hall leads on to the very heart of this home - a superb Kitchen, Family & Dining Suite.

This suite runs almost the entire width of the home and features French doors with side lights onto the gardens for that all important al fresco entertaining. This arrangement is a wonderful way to enjoy the garden, day in day out, from the dining suite or maybe additional casual seating.

Walk on through and there’s a separate Boot Room with access to the rear garden – perfect for those muddy boots or paws!

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*.

In the Hallway the garage is conveniently linked to the home by an internal door - great for additional storage, bikes etc.

Moving upstairs, well balanced accommodation includes a beautiful Principal Suite with Ensuite and wardrobes and a wide Bay Window to the front - perfect for a dressing table or to use as a reading nook.

Three further well-proportioned bedrooms (2 with wardrobes) are all served by the Family Bathroom which boasts both a bath and a separate shower enclosure.

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

We’ve included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuites and Family Bathroom. We’ve included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we’ve installed an outside tap.

The garage benefits from power and light plus there’s a car charging point and PV panels on the roof.**

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.



4 BEDROOMS



2 BATHROOMS



DETACHED

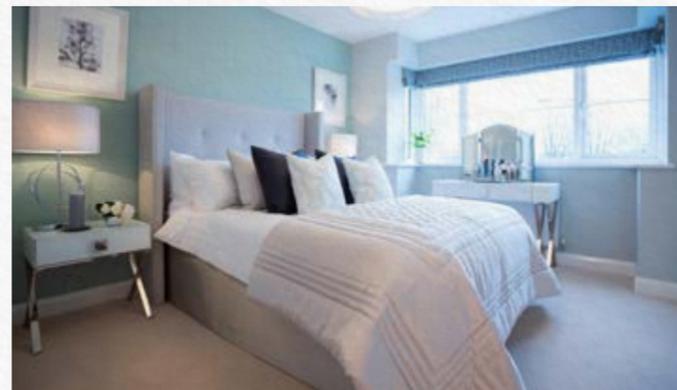
Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

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.

PLOT
22

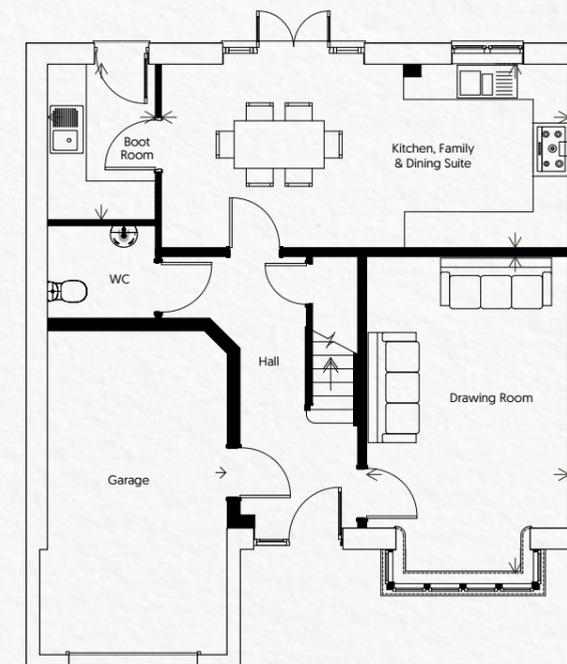
CH
COTSWOLD
HOMES

Naunton



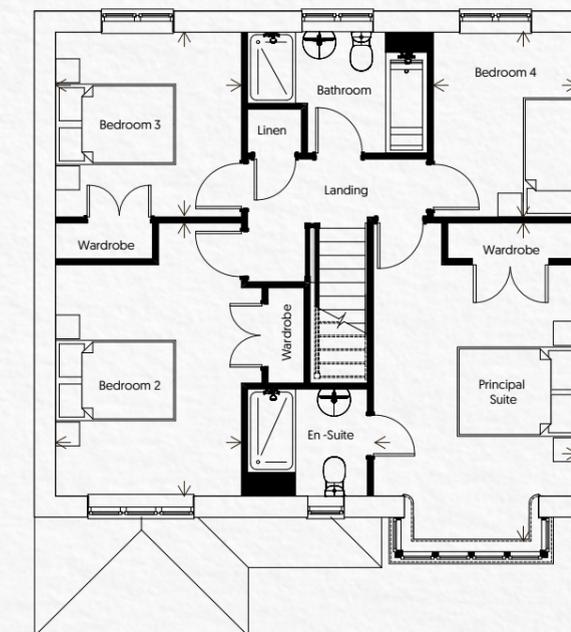
DIMENSIONS

Drawing Room	11' 1" x 17' 5"	3.4m x 5.3m
Kitchen Family Dining Suite	22' 3" x 10' 2"	6.8m x 3.1m
Boot Room	5' 11" x 8' 7"	1.8m x 2.6m
Principal Suite	11' 3" x 17' 6"	3.4m x 5.3m
Bedroom 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



GROUND FLOOR

FIRST FLOOR



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PLOT
22

Kington

& KINGTON SPECIAL



- SPACIOUS 3 BEDROOM SEMI-DETACHED HOME – JUST 2 OF THIS DESIGN!
- GARAGE AND DRIVEWAY FOR 2 CARS
- SPACIOUS KITCHEN & DINING SUITE (WITH FRENCH DOORS TO GARDENS ON KINGTON)
- UTILITY ROOM
- DUAL ASPECT DRAWING ROOM WITH FRENCH DOORS ONTO GARDENS
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- RARE 3 BED WITH GARAGE!
- ECO CONCIIOUS PV PANELS, CARCHARGING POINT AND BIKE STORAGE
- GENEROUS SPECIFICATION

The Kington/ Kington Special is an elegant 3 bedroom semi-detached home with a render or natural stone finish, boasting extra special touches, obvious from the moment you step over the threshold.

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

Whilst similar in design and size, there are variations in the floorplan and external elevations so enjoy choosing which suits you best!

The Hallway leads to a central staircase and a dual aspect Kitchen & Dining suite - the heart of this home - offering space and elegance, with a useful adjacent Utility Room. The Kington* boasts French Doors from this suite directly onto the garden, just perfect for morning coffee or an evening with friends.

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

Across the Hallway, the impressive dual aspect Drawing Room runs the entire depth of the home, with light flooding in through pretty 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.

There's a WC and handy cupboard on this floor.

On the first floor you'll find a beautiful Principal Suite the entire width/ depth of the home, complete with Ensuite with oversize shower plus double wardrobes.

Two further bedrooms are both served by the Family Bathroom.

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

We've included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuities and Family Bathroom. We've included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we've installed an outside tap.

The garage benefits from a car charging point & there are PV panels on the roof to generate your own electricity.

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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KINGTON SPECIAL

PLOTS 57 & 72

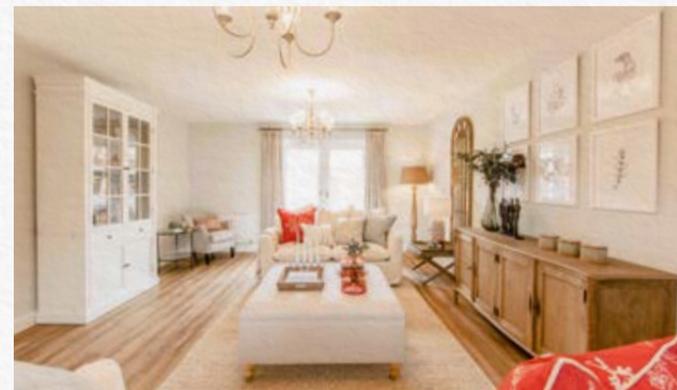
KINGTON

PLOTS 58 & 71

Cotswold Homes logo

Kingston

SPECIAL

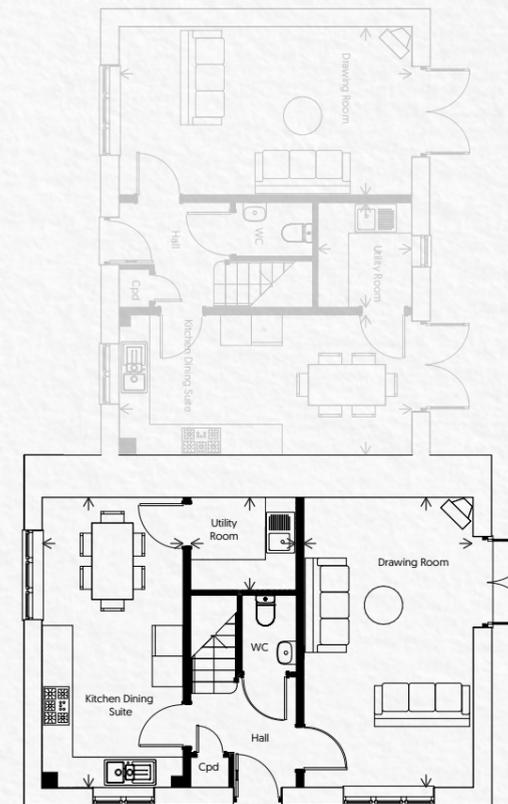


DIMENSIONS

Drawing Room	18'9" x 10' 10"	5.7m x 3.3m
Kitchen Dining Suite	18'9" x 9' 0"	5.7m x 2.8m
Utility Room	6' 0" x 6' 9"	1.8m x 2.1m
Principal Suite	13' 8" x 9' 2"	4.2m x 2.8m
Bedroom 2	10' 10" x 11' 0"	3.3m x 3.4m
Bedroom 3	8' 6" x 11' 0"	2.6m x 3.4m

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PLOTS
57 & 72



GROUND FLOOR



FIRST FLOOR

Please note plot 57 is a handed version of the floor plan shown above.

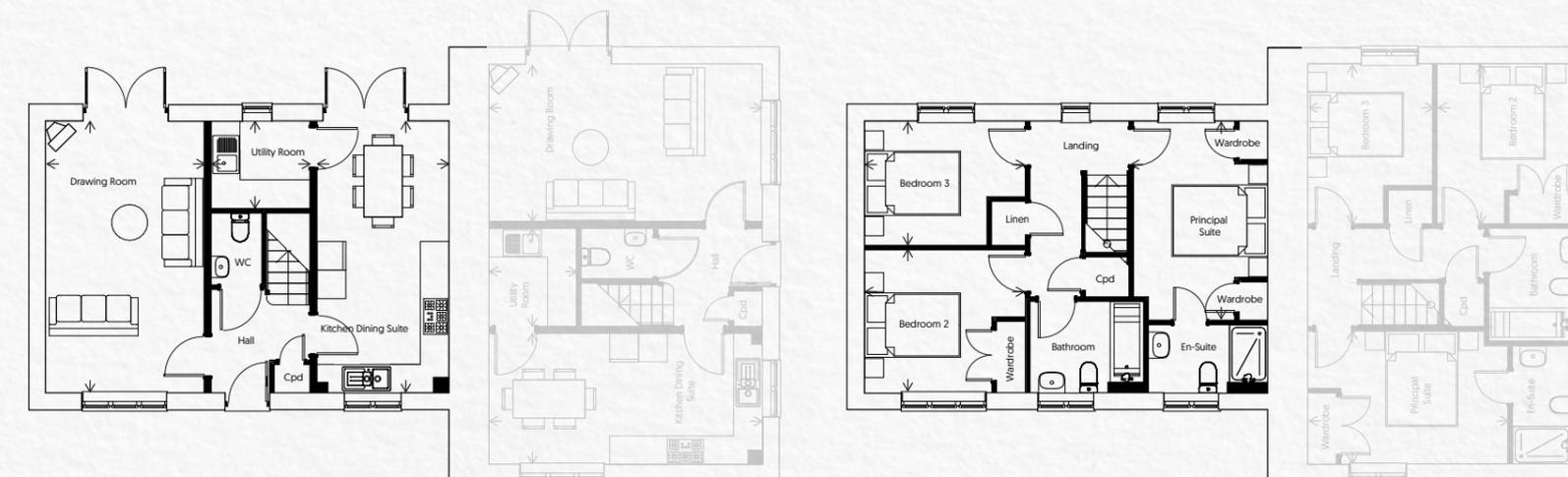
Call 07917 376854 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

Kingston



DIMENSIONS

Drawing Room	10' 10" x 18' 9"	3.3m x 5.7m
Kitchen Dining Suite	9' 0" x 18' 9"	2.8m x 5.7m
Utility Room	6' 9" x 6' 0"	2.1m x 1.8m
Principal Suite	9' 2" x 13' 8"	2.8m x 4.2m
Bedroom 2	11' 2" x 9' 10"	3.4m x 3.0m
Bedroom 3	11' 2" x 8' 6"	3.4m x 2.6m



GROUND FLOOR

FIRST FLOOR

Please note plot 58 is a handed version of the floor plan shown above.

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PLOTS
58 & 71

CH
COTSWOLD
HOMES

Tetbury



- **JUST TWO AVAILABLE!**
- SPACIOUS 2 BEDROOM SEMI - DETACHED HOMES
- DUAL ASPECT DRAWING ROOM & DINING SUITE WITH FRENCH DOORS
- PRINCIPAL SUITE WITH WARDROBES
- SYMPHONY KITCHEN WITH APPLIANCES INCLUDED
- ROCA SANITARYWARE & HANSGROHE BRASSWARE
- 2 PRIVATE CAR PARKING SPACES ADJACENT TO HOME
- ECO CONSCIOUS PV PANELS & CAR CHARGING POINT
- GENEROUS SPECIFICATION
- GARDENS

The Tetbury is an elegant 2 bedroom semi- detached home with a render finish boasting charm and space, from the moment you step over the threshold into the Hallway. Every care has been taken to ensure maximum light, space & flow.

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

The dual aspect Drawing Room & Dining Suite benefits from windows and French doors leading 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.

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

A further bedroom of similar proportions is served by the family bathroom. The bathroom is complemented by sleek chrome HANSGROHE brassware whilst the elegant ROCA sanitaryware is contemporary white, with semi pedestal fittings.

We've included contemporary vinyl flooring to the Kitchen & Dining suite, WC, Ensuites and Family Bathroom. We've included a shower over the bath and chrome towel rails.

Externally, the gardens are generously paved, fully enclosed and turfed plus we've installed an outside tap.

The parking spaces benefit from one car charging point & there are PV panels on the roof to generate your own electricity.

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.



2 BEDROOMS



1 BATHROOM



SEMI-DETACHED

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

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PLOT
34 & 35

CH
COTSWOLD
HOMES

Tetbury



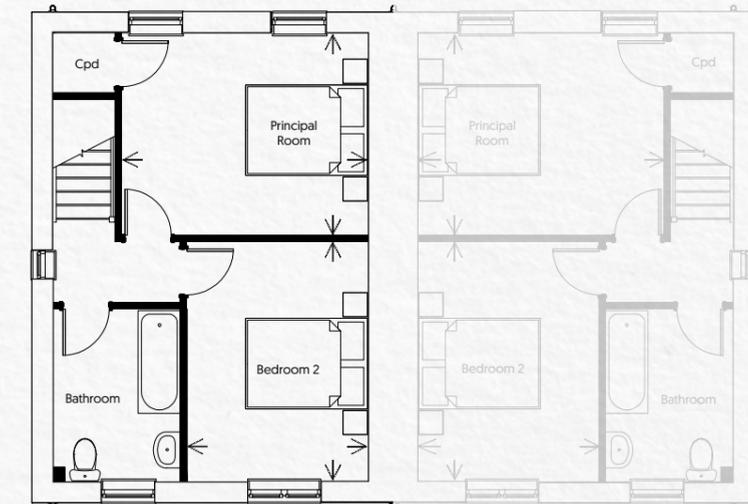
DIMENSIONS

Drawing Room & Dining	16' 11" x 17' 10"	5.2m x 5.4m
Kitchen	9' 7" x 8' 9"	2.9m x 2.7m
Principal Room	10' 11" x 13' 3"	3.3m x 4.0m
Bedroom 2	13' 0" x 9' 9"	4.0m x 3.0m



GROUND FLOOR

FIRST FLOOR



Please note plot 35 is a handed version of the floor plan shown above.

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

PLOT
34 & 35

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.



ENERGY EFFICIENCY & YOUR NEW *Cotswold Homes* HOME

Recent research by the Home Builders Federation (HBF) advises that a New Build Home could save owners £2600 a year on average.* With energy costs rising, this figure (£173 per month!) is a remarkable saving.

The HBF research also demonstrated that climate change and energy efficiency are considered major factors when buying a new home for one in four buyers – a figure that will no doubt rise in the coming months.

But STOP THE PRESS...an Energy Efficient home with a Contemporary Specification needn't look like a shoebox... Our elegant new homes boast beautifully proportioned elevations and are packed with enviable features throughout. It's all about saving You money without compromising on Design or Quality...and at Cotswold Homes it's been part of our culture from Day 1.

'Fabric First' is our mantra; we design in energy efficient, high performing materials which are critical to every element of the build but are often unseen... Passive air management, increased insulation, increased cavity width and a high level of air tightness means less heat loss and therefore less energy required to heat your home.

'Attention to Detail'; creating a money saving, energy efficient new home requires expertise and patience at every stage - it's a marathon not a sprint. On site we allow our craftsmen plenty of time to complete their work resulting in a 'right first time' top quality finish. Only with the fabric of the building itself guaranteed do we turn to additional features which enhance the home and reduce running costs (such as PV panels, Electric Vehicle Chargers & Appliances).

And rest assured, all our homes boast a Predicted Energy Assessment A (meaning 'very energy efficient with lower running costs').

So to sum up - Style, Substance, Specification and Savings. Not a shoebox in sight!

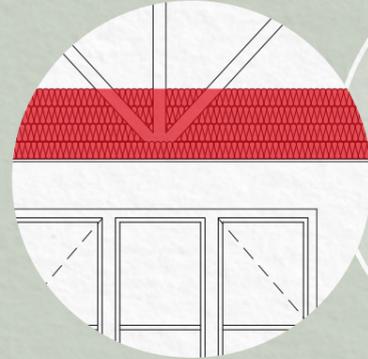
*SOURCE MATERIAL www.hbf.co.uk Autumn 2022 report



ENERGY EFFICIENCY & YOUR

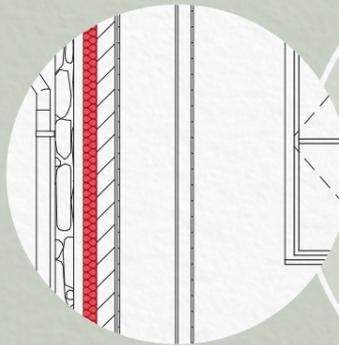
NEW

Cotswold Homes HOME



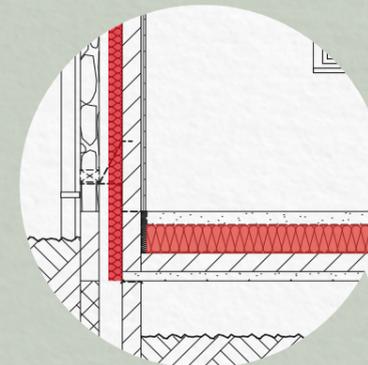
Ceiling Insulation

400mm total thickness of loft insulation laid above ceiling to upper floor, cross laid for maximum efficiency, to minimise heat loss to the roof void.



Wall Insulation

75mm partial fill rigid insulation board fitted with the cavity walls, in conjunction with an insulation block inner masonry skin, to minimise heat loss through the external wall. A wider than standard cavity is used to maintain good ventilation and minimise water ingress.



Floor Insulation

150mm thick rigid insulation board laid within the suspended concrete floor construction to minimise heat loss to the void below.



PV Panels

High power rated and efficient photo voltaic panels, fitted flush to the roof of the house. Aesthetically more pleasing than surface mounted panels, this enables "green" electricity to be generated, contributing to the energy needs of the home and/or to sell back to the National Grid when not being used.

Windows & Doors

Glass in windows and door with low thermal conductivity to minimise heat loss to the outside.

Heating Controls

Portable heating controls linked to dual zones within the home to provide convenient and efficient control of temperatures.



Appliances

Energy efficient appliances including Oven, Hob, feature Hood, Fridge/Freezer, Dishwasher and Laundry facilities by SMEG.



Boiler

A-rated boilers Logic + System 15 by Ideal (or similar) which offer a more energy efficient system. ThermaQ cylinders 210 litre capacity or similar (no cylinder if combi boiler installed)



Vehicle Charger

Fitted to an external wall of house or garage to enable convenient home charging of hybrid or full electric vehicles. Supplied by a dedicated 32amp supply, the 7.3Kwp chargers can be controlled remotely and are supplied with a 5 year warranty.



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, utility/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(s), where applicable.

DÉCOR

- 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 or cream (dependant on plot).
- Fascia and Soffit in UPVC black.

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

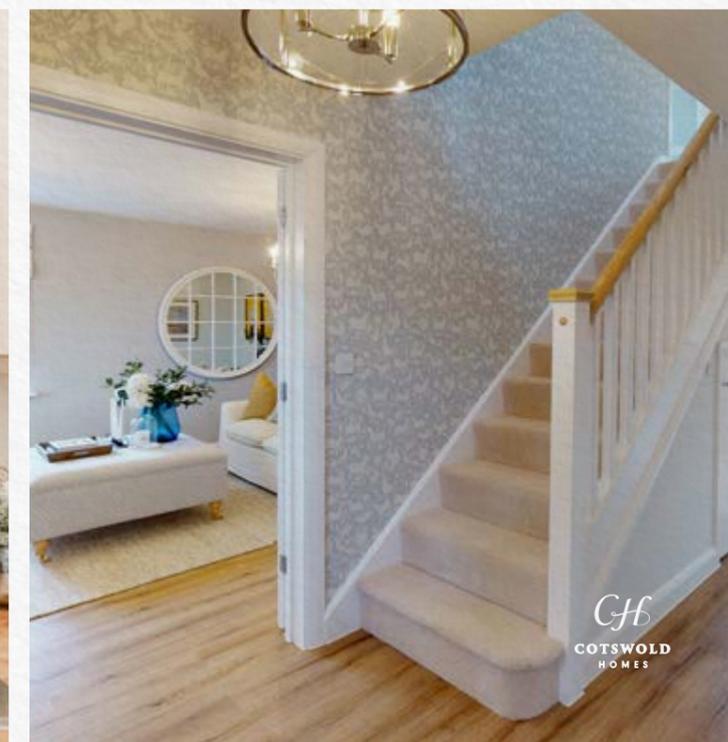
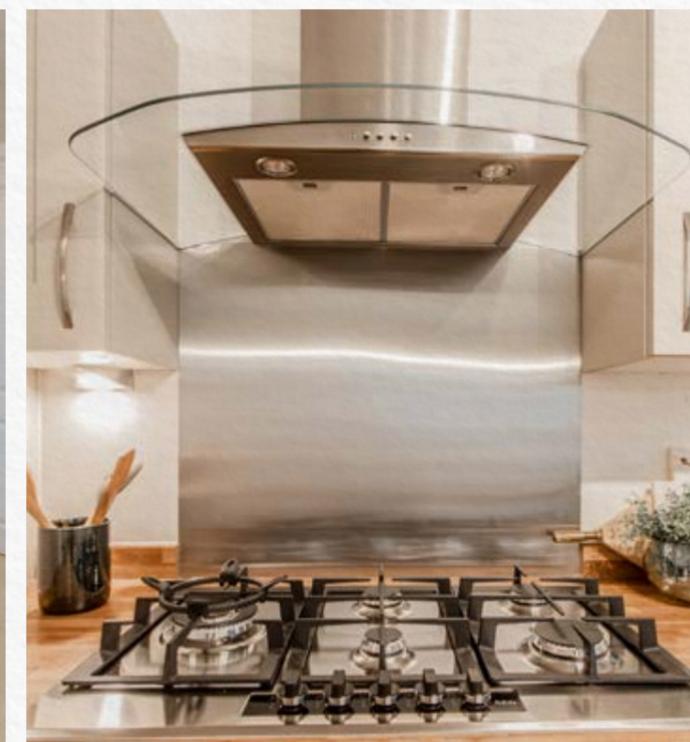
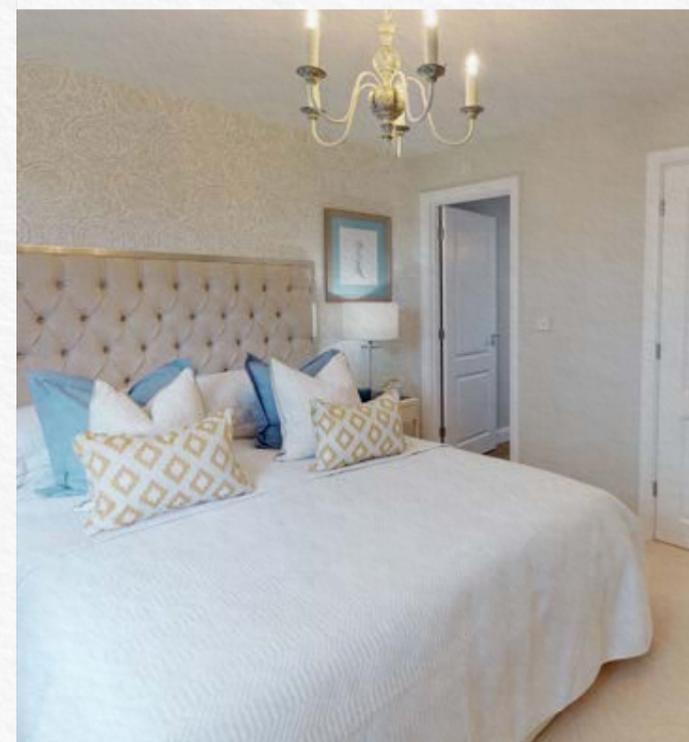
- PIR light fittings.
- Outside tap.
- PV panels.

GARAGE SPECIFICATION

- Garage doors with painted finish in Sandtex Baytree.
- Power and light.
- Car charging facilities.

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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Protection for new-build home buyers

Issued September 2023