



LEWISTON MILL

BRIMSCOMBE · GLOUCESTERSHIRE GL5 2TE



COLBURN

ALL IN THE DETAIL

COLBURN

THE COMPANY

Colburn is an established residential development company based near Stroud, Gloucestershire, which for the past 30 years has specialised in numerous challenging and highly original developments located throughout the southwest including the counties of Gloucestershire, Somerset, Avon, Wiltshire and Herefordshire.

The Company has a renowned reputation for not only building new homes of the highest quality and specification, but also planning and producing new property development schemes which enhance and even change the face of their surrounding environments.

Colburn is recognised as an independent local developer who cares intensely about the tradition and character of its build locations and who takes pride in their reputation for planning and producing small developments of outstanding style, design and quality. New bespoke house type styles are designed and created for each development to respond naturally to the surroundings in which they are situated, be that city, town or country.

WHY BUY A COLBURN HOME?

Colburn is an established local developer with a great understanding of the area. Colburn has acquired a reputation for building the very best homes, using the finest materials and traditional techniques in the very best locations.

Colburn works hard to keep ahead of the game producing highly specified homes of exceptional quality. Their 'special touches' and attention to detail make their homes original, individual and highly appreciated by the more discerning home owner.

Colburn is conscious of their responsibility to the environment, taking great pride in their dedication to sustainable building. They have proved it is possible to reduce the impact on the environment without cutting corners on quality or design, homes to be proud of, homes for the future.

Colburn takes enormous pride in offering its customers an exceptional level of service which enables the process of finding, buying and moving to your new home as speedy, efficient and stress free as possible.



LEWISTON MILL

*An exclusive new development of very desirable
3 bedroom homes and 2 bedroom apartments ideally located
in the Golden Valley near Stroud*

SEVERN AND THAMES CANAL, CHALFORD

BRIMSCOMBE



Brimscombe is a popular village a couple of miles east of Stroud, which hosts a parish church, a pub, a well respected primary school and a post office and general store at Brimscombe Corner. There are additional primary schools in the local villages, as well as an impressive choice of state, grammar and independant schools within easy reach.

The extensive Thames and Severn Canal towpath is on the doorstep, where various old mills have been developed, including the historic building of the former Brimscombe Port. Look out for the new Stroud Brewery being built on the side of the canal!

The area is perfect for numerous recreational and sporting pursuits. Walking, riding, cycling and golf

enthusiasts will be spoilt for choice. Stroud Rugby Club welcomes all ages and standards and football supporters can cheer on Brimscombe & Thrupp FC down the road or League Two Forest Green Rovers FC in Nailsworth. For those who want to take to the skies there is gliding at Nympsfield and Aston Down.

The bustling towns of Stroud and Nailsworth offer a rich diversity of independent shops, supermarkets, restaurants and a leisure and sports centre. Don't miss the popular multi-award winning market which is held, in Stroud, every Saturday morning in the Cornhill Market Place. Slightly further afield are the historic towns of Cirencester and Cheltenham offering additional shopping, entertainment, festivals and culture.



PORT MILL, BRIMSCOMBE HILL



BELVEDERE MILL, CHALFORD



BRIMSCOMBE & THRUPP FC



VILLAGE STORES, BRIMSCOMBE



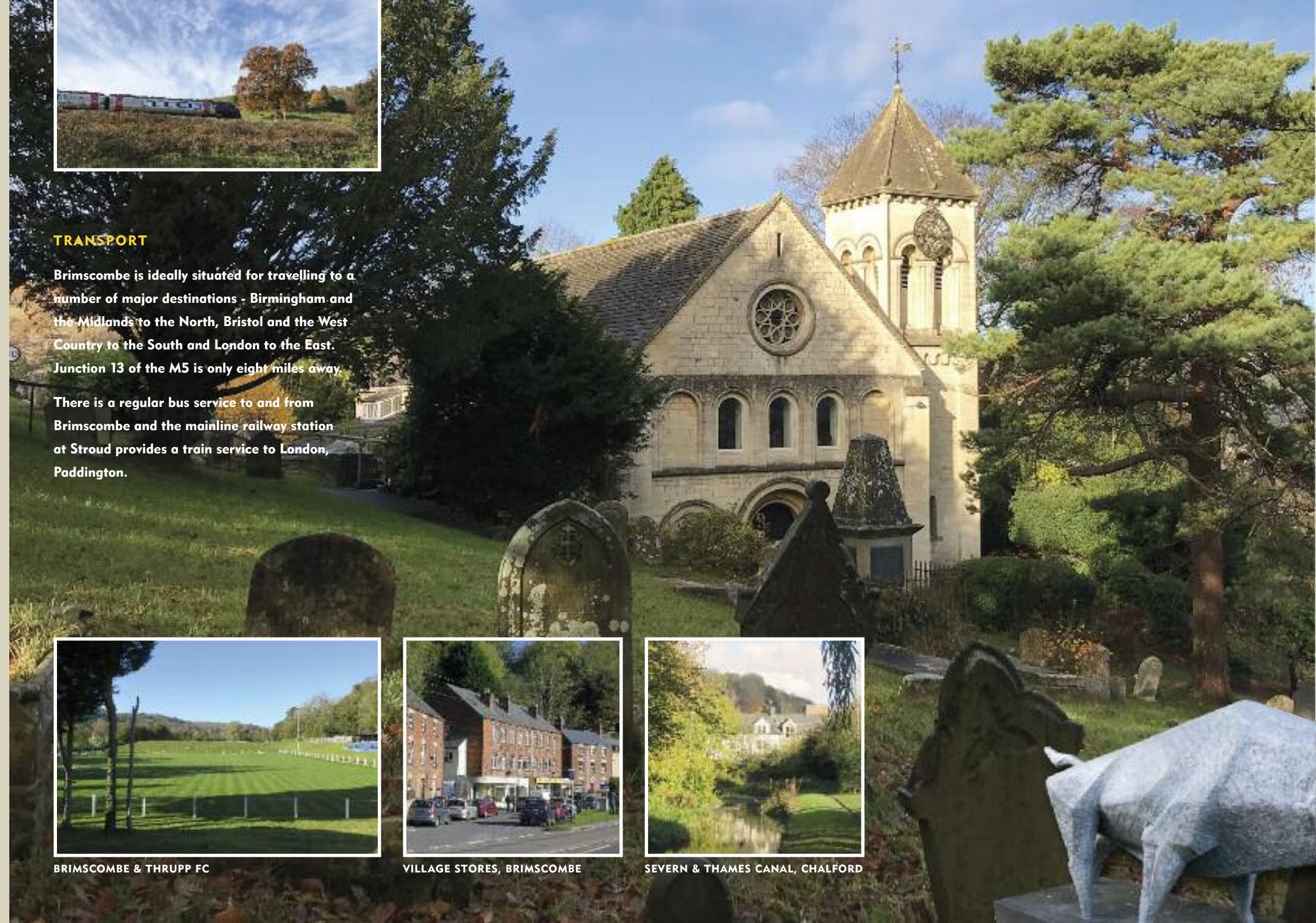
SEVERN & THAMES CANAL, CHALFORD



TRANSPORT

Brimscombe is ideally situated for travelling to a number of major destinations - Birmingham and the Midlands to the North, Bristol and the West Country to the South and London to the East. Junction 13 of the M5 is only eight miles away.

There is a regular bus service to and from Brimscombe and the mainline railway station at Stroud provides a train service to London, Paddington.



DID YOU KNOW?

Just down the road from Lewiston Mill is the world-renowned sculpture foundry, Pangolin Editions. Using ancient and cutting-edge processes, they are experts in casting bronze, iron, aluminium and precious metals using lost wax, ceramic shell and sand-casting techniques.

A wide range of well known sculptors have their work cast and fabricated here. They include Lynn Chadwick, whose stainless steel 'Ace of Diamonds III' was exhibited at the 2004 RA Summer Exhibition, Martin Jennings, Eduardo Paolozzi and Damian Hurst whose 66' tall bronze 'Verity' is currently installed on Ilfracombe pier in Devon.

Adjacent to the foundry is Gallery Pangolin which is a showcase for some of the work cast here. It is open to the public and well worth a visit.





SEVERN AND THAMES CANAL, CHALFORD
BAGPATH BRIDGE, SEVERN AND THAMES CANAL



LOCK ON THE THAMES AND SEVERN CANAL, THRUPP





MILL HOUSES

Numbers 13 - 18

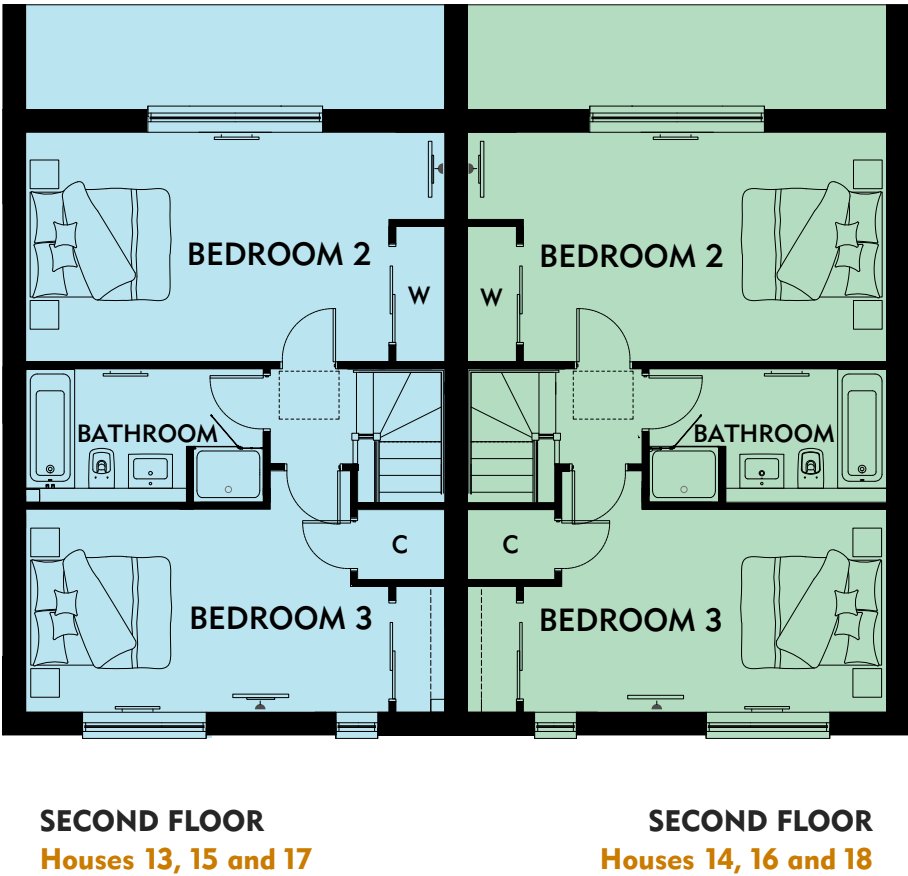
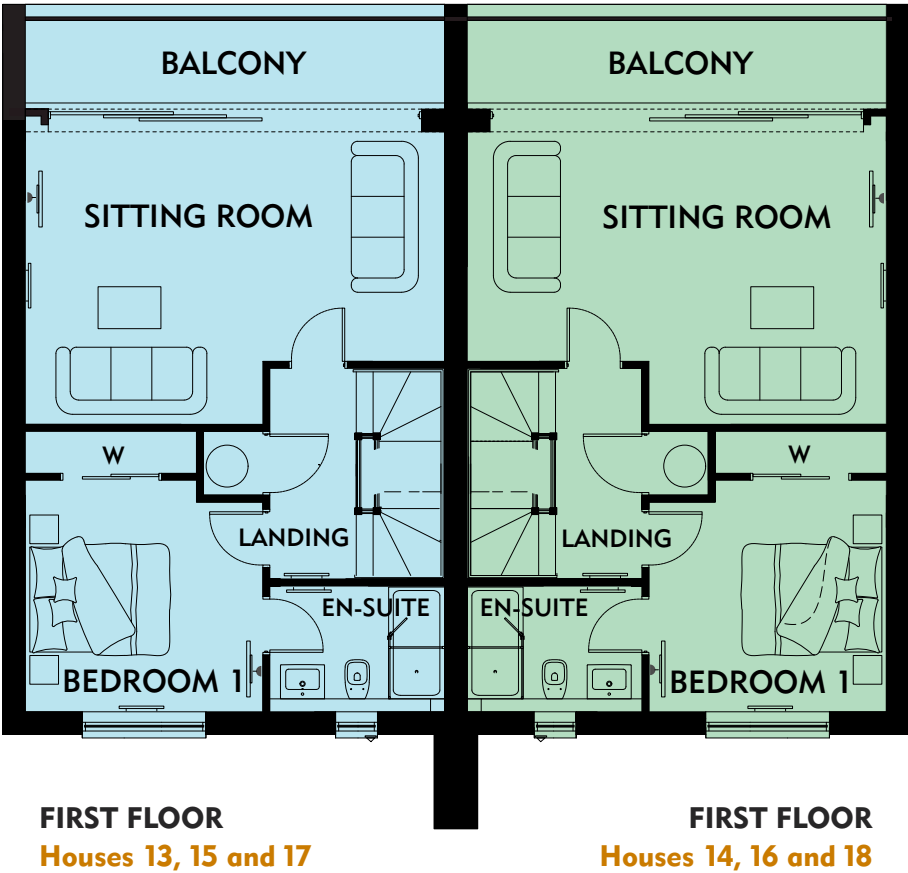
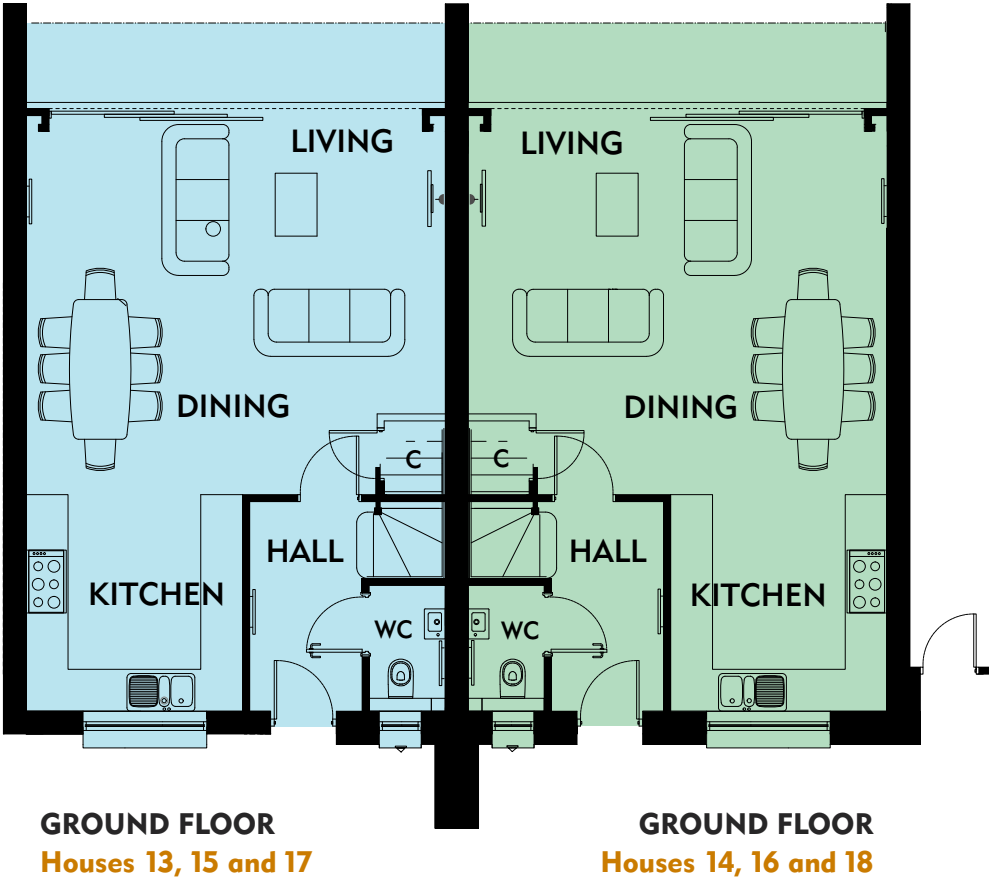
3 BEDROOM HOME

A semi-detached home over three floors with stunning views of the mill pond, featuring open plan living, a balcony, three double bedrooms, an ensuite, family bathroom, car port and car parking space.

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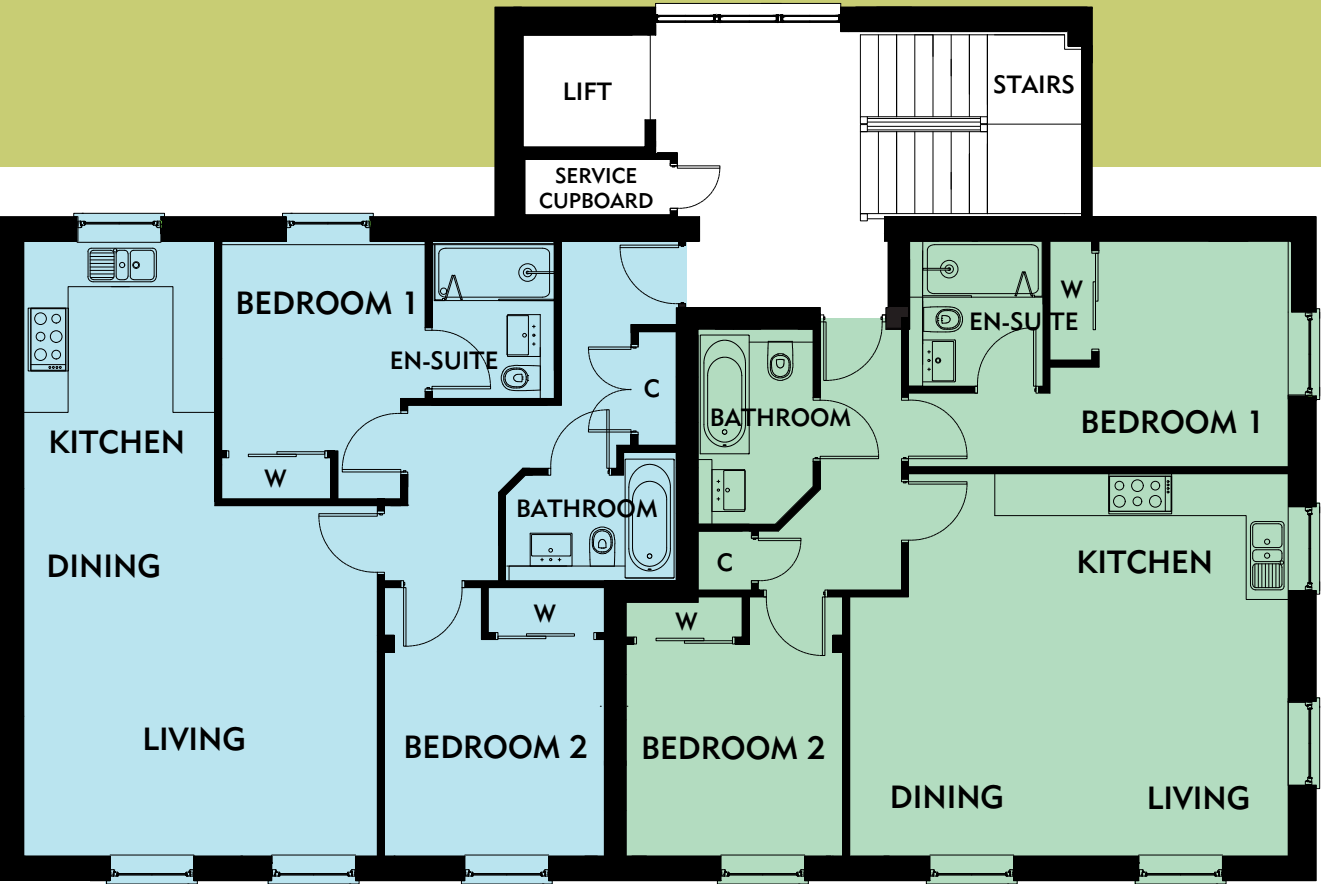


	Length Metric	Width Metric	Length Imperial	Width Imperial	
Living/Kitchen	8.30	6.00	27'3"	19'8"	max
Sitting Room	6.00	4.20	19'8"	13'9"	max
Bedroom 1	3.40	3.92	11'2"	12'10"	inc W
Bedroom 2	6.00	3.28	19'8"	10'9"	inc W
Bedroom 3	2.90	5.90	9'6"	19'4"	inc W

NEW MILL APARTMENTS
Numbers 5 - 12



Entrance to Ground Floor



Ground Floor (except entrance) · First Floor · Second Floor · Third Floor

APARTMENTS 5,7,9 and 11

	Length Metric	Width Metric	Length Imperial	Width Imperial
Kitchen/Living	8.80	5.03	28'10"	16'6" max
Bedroom 1	3.60	2.91	11'10"	9'7" inc W
Bedroom 2	3.80	3.17	12'6"	10'5" inc W

APARTMENTS 6,8,10 and 12

	Length Metric	Width Metric	Length Imperial	Width Imperial
Kitchen/Living	5.45	6.30	17'11"	20'8"
Bedroom 1	3.00	3.40	9'10"	11'2" inc W
Bedroom 2	3.65	3.10	11'12"	10'2" inc W

2 BEDROOM
APARTMENT

A modern two bedroom apartment, with open plan living, family bathroom and ensuite, as well as one car parking space.

GROUND FLOOR

Apartments 5 and 6

FIRST FLOOR

Apartments 7 and 8

SECOND FLOOR

Apartments 9 and 10

THIRD FLOOR

Apartments 11 and 12

BLANCO

MANOR INTERIORS

MANDARIN
STONE

VADO

DURAVIT

SIEMENS

pool POINT
Charging your Electric Car

GEBERIT



SPECIFICATIONS



Colburn
works hard
to keep ahead
of the game,
producing
highly
specified homes
of exceptional
quality.

Colburn pursues a policy of continuous improvement.
Whilst every effort has been made to ensure the information in this brochure is correct, it is intended only as a guide and the company reserves the right to alter the information as necessary and without prior notice. This does not constitute or form any part of a sale agreement.

SPECIFICATIONS

GENERAL

External Walls

- > Dry stone wall up to first floor, stock/painted brick **13-18**
- > Stock brick up to first floor, painted brick **5-12**

Roof Tiles

- > Natural slate

Windows

- > Velfac composite aluminium/timber powder double glazed windows

External Doors

- > Insulated metal doors with timber frame **13-18**
- > Espagnolette locking fireproof entrance door **5-12**

Heating

- > **Ground Floor** - Under-floor heating **13-18**
- > **Primary** - Gas central heating **13-18**
Electric heating **5-12**
- > **Fires** - Gas point available **13-18**
- > **Bathrooms & Ensuites** - Underfloor electric heating

Wardrobes

- > Built in wardrobes as shown

Stairs

- > Oak strings and ballustrades **13-18**

Doors

- > Oak finished doors throughout
- > Brushed chrome fittings

Flooring

- > Engineered oak to ground floor **13-18**
- > Engineered oak to kitchen/living room and hallway **5-12**
- > Ceramic flooring to bathrooms

Lift

- > Lift access to apartments **7-12**

ELECTRICAL

- > Satin chrome face plates

KITCHEN

- > Manor Cabinet kitchen, shaker style, soft close doors and drawers
- > Silestone worktops
- > Siemens integrated stainless steel single oven
- > Siemens integrated combi microwave/oven
- > Siemens integrated dishwasher
- > Siemens 60cm induction hob
- > Siemens integrated extractor hood
- > Siemens integrated washer dryer
- > Siemens integrated fridge/freezer
- > Under pelmet and plinth lighting
- > Recessed down lights
- > Blanco 3 in 1 tap (instant hot water) **13-18**
- > InSinkErator integrated waste disposal unit **5-12**

BATHROOMS

- > Duravit sanitaryware
- > Soft close toilet seats
- > Vado taps and showers
- > Heated chrome towel rails
- > Mirrors over vanity basins with soft close drawers
- > Recessed down lights
- > Built in mains pressure thermostatic shower valve by Vado
- > Geberit toilet systems
- > Walk in shower units
- > Full height mandarin tiling to showers and 1.2m high to walls with fittings

COMMUNICATION

- > TV points to all rooms including bedrooms
- > Telephone points in all rooms
- > Data (internet) points in all rooms
- > N.B. Purchaser is responsible for establishing a broadband connection with their preferred internet service provider and fitting an aerial system **13-18**
- > N.B. Purchaser is responsible for establishing a broadband connection with their preferred internet service provider - Communal aerial and sky dish installed and wired, service to be established by purchaser **5-12**

EXTERIOR

- > Front and rear lights **13-18**
- > External communal lighting **5-12**
- > Exterior electrical socket **13-18**
- > Outside tap to each plot **13-18**
- > Turf to rear gardens **13-18**
- > Terraces paved in Bradstone Old Riven **13-18**
- > Cycle and refuse store **5-12**

SECURITY AND ENERGY EFFICIENCY

- > Secure by design double glazed composite windows
- > Multi-point locking system to external doors
- > Smoke/heat detectors
- > External lighting
- > A-rated efficiency boiler **13-18**
- > 150l unvented electric boiler **5-12**
- > 400mm loft insulation
- > Low energy lighting (90% of lights)
- > Prewired for alarm system **13-18**
- > Audio door entry system with key code access **5-12**
- > Option for electric vehicle charging point

LOCAL TOWNS

Stroud · Cirencester · Cheltenham



THE FARMERS' MARKET,
STROUD

SHAMBLES MARKET,
STROUD



THE MARKET PLACE , CIRENCESTER



MONTPELLIER GARDENS, CHELTENHAM

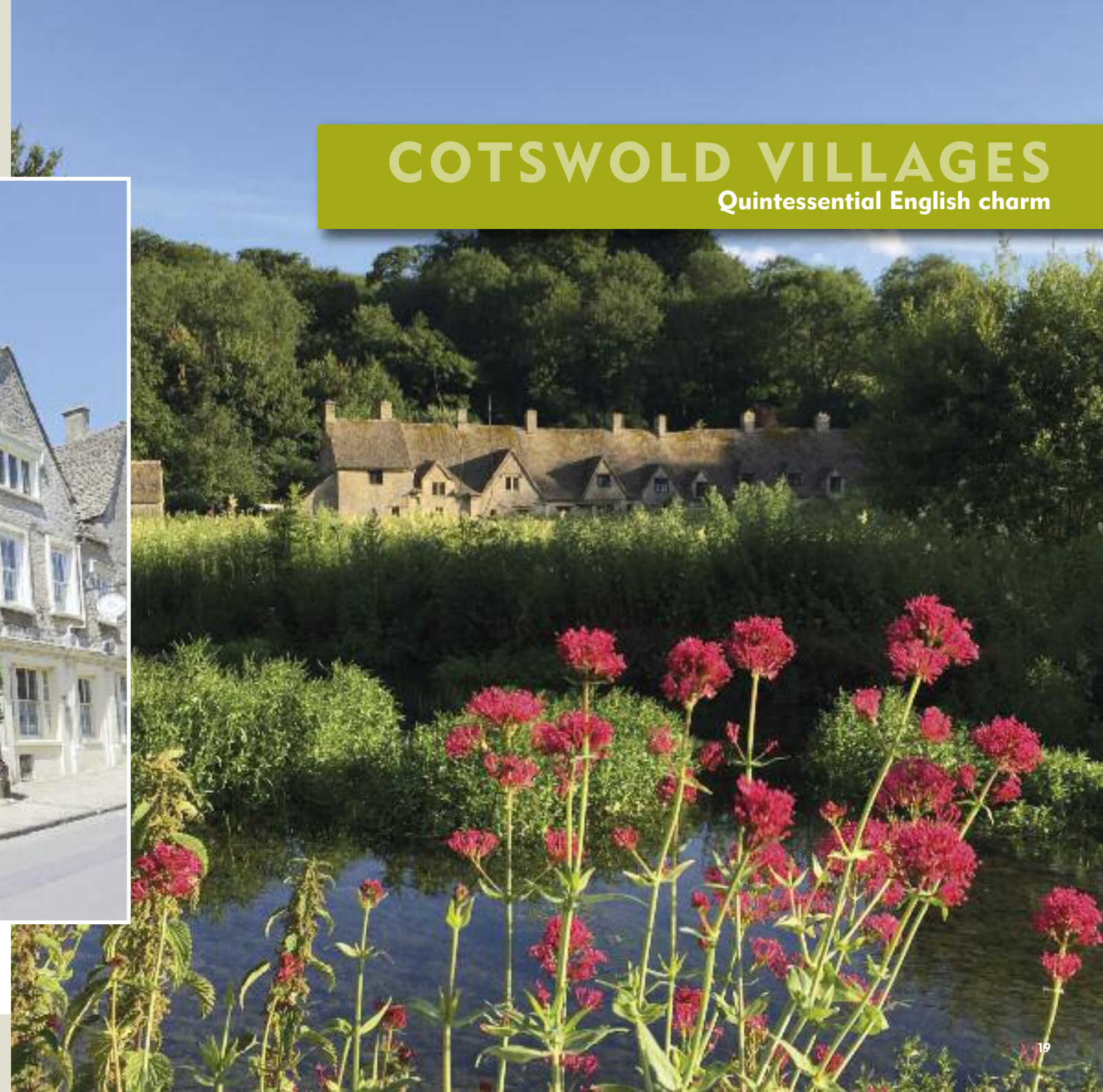


HIGH STREET, MINCHINHAMPTON

ARLINGTON ROW, BIBURY

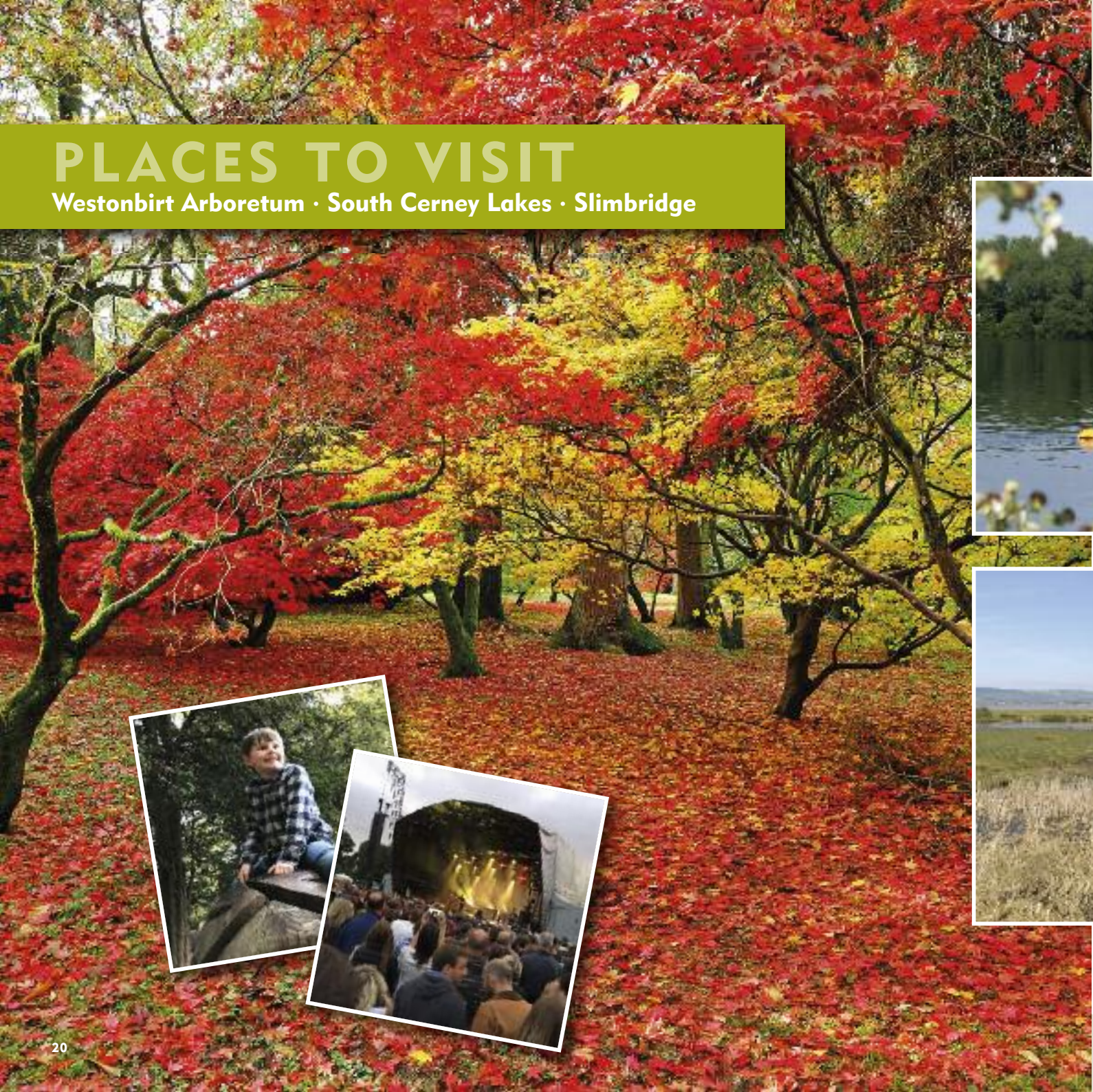
COTSWOLD VILLAGES

Quintessential English charm



PLACES TO VISIT

Westonbirt Arboretum · South Cerney Lakes · Slimbridge



SOUTH CERNEY LAKES

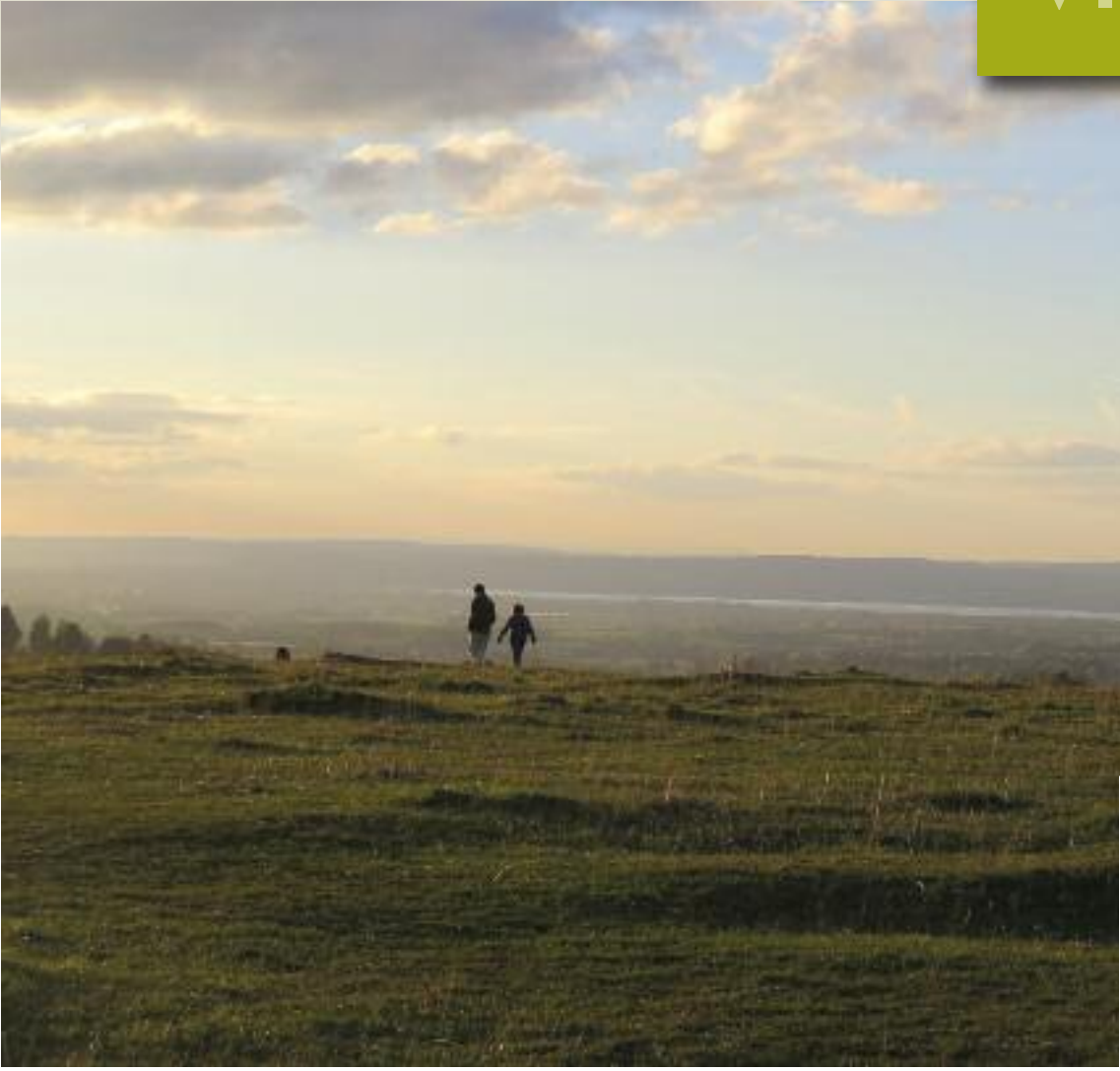


SLIMBRIDGE WETLAND CENTRE

WESTONBIRT ARBORETUM

VIEWS & OPEN SPACES

Walking · Running · Cycling



RODBOROUGH COMMON LOOKING WEST TOWARDS THE SEVERN ESTUARY



MINCHINHAMPTON COMMON



BURLEIGH

ECO CREDENTIALS

At Colburn, we work hard to minimise any impact on the environment. We build for eco-friendly living, while maintaining the very best in design and materials.

So, with Colburn, your new home offers you less - less in terms of energy usage, water use and carbon footprint, but more in warmth - and the knowledge that your home has been built with sustainability in mind.

With energy bills rising, we use the very latest environmentally-friendly technology to ensure our home uses the least amount of energy, staying warm and welcoming for less.

And it's not just the buildings which are eco-friendly, we commission ecology experts to help us develop our landscaping schemes to encourage local wildlife, putting up bird and bat boxes, where we can, and improving the local ecology.

All our new homes at Lewiston Mill use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

- > All building materials are GMS certified ISO14001 or timber certified to FSC/PEFC standards and wherever possible meet the international BRE Green Guide Specification
- > All lofts are fitted with 400mm loft insulation
- > The windows are double glazed with 24mm (4-16-4) Low E Sealed glazing units as standard
- > 90% of all light fittings are low energy

MAP

STROUD 3 MILES
 NAILSWORTH 3.5 MILES
 CIRENCESTER 10.5 MILES
 GLOUCESTER 14 MILES
 CHELTENHAM 16.5 MILES
 BRISTOL 32.5 MILES
 JUNCTION 13 M5 8 MILES
 JUNCTION 18 M4 18.5 MILES
 STROUD RAILWAY STATION 3 MILES





IT'S ALL IN THE DETAIL

4 LEWISTON MILL · TOADSMOOR ROAD · BRIMSCOMBE · STROUD · GLOUCESTERSHIRE GL5 2TE

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**CONSUMER
CODE** FOR
HOME BUILDERS

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premier
guarantee