

DYRHAM VIEW

OLD SODBURY

Redcliffe
HOMES

WELCOME TO

DYRHAM VIEW



DYRHAM VIEW

OLD SODBURY

Discover a range of beautifully designed 2, 3, and 4-bedroom homes at Dyrham View on the edge of the Cotswolds Area of Outstanding Natural Beauty. This new collection of homes in the ancient village of Old Sodbury is surrounded by enchanting countryside views and popular walking routes, with easy access to the M4, M5, Bristol and Bath.



THE TOWN HALL

The George Hotel

DISCOVER THE TIMELESS

APPEAL OF
OLD SODBURY



Welcome to Old Sodbury, a quaint Gloucestershire village nestled in the valley of the River Frome. At the foothills of the Cotswolds, Old Sodbury is located along the beautiful Cotswold Way. Popular with walkers, this picturesque trail meanders along the Cotswold escarpment offering stunning views across to the River Severn and Malvern Hills.

Venture just a few moments from Old Sodbury and you arrive at Chipping Sodbury, a charming medieval market town with a vibrant, country atmosphere. Featuring a selection of cafés, restaurants, independent boutiques and markets – as well as ample free parking – Chipping Sodbury is a destination on your doorstep.

For modern amenities, the small town of Yate lies to the southwest of Old Sodbury, and is accessible by bus, offering a host of contemporary shopping and sporting facilities, as well as a golf club, cinema and leisure centre.

For commuters and city lovers, Old Sodbury is easily reachable from both Bath and Bristol, with the city lights and frequent rail connections 12 miles away in either direction. You're also just a short distance from the M4 and M5 motorways.

“
*Located on the edge of the Cotswolds Area
of Outstanding Natural Beauty*

”

EXPLORE THE SURROUNDING

HILLS AND VALLEYS

A SENSE OF COMMUNITY THRIVES ALL YEAR ROUND IN OLD SODBURY

Sodbury is recorded in Anglo Saxon as Soppanbyrig, meaning 'Soppas fort', and the impressive Iron Age hillfort just northeast of Old Sodbury offers you panoramic views of the Frome Valley, Severn Vale and Welsh mountains. There's archaeological evidence to suggest the Sodbury parish was populated centuries before the Norman conquest, and the 900-year-old church of Saint John the Baptist still stands proudly in the village.

Sugar Orchard Field serves as the village football pitch alongside a children's playground, while the warm and inviting 16th-century Dog Inn beckons for good food and a glimpse into the area's rich history.

Regular events at the village hall include fitness classes, yoga, toddler groups, a children's music session, WI meetings and a short mat bowls club. Annual highlights include the ever-popular quiz night, comedy and curry night, and Summer Village Day – a celebration of music, entertainment and good food.

For families, Overndale Nursery is a family-run nursery with lovely outdoor spaces, while Old Sodbury Church Of England Primary School recently celebrated its Good Ofsted rating. The local secondary school at Chipping Sodbury is less than two miles away.

Old Sodbury is a haven for walkers to explore the surrounding hills and valleys. The Frome Valley also provides an important green corridor of freshwater habitats and woodlands for wildlife.

For outdoor enthusiasts, the 100-mile Cotswold Way National Trail traverses the village, offering a beautiful journey along the Cotswold escarpment. The trail stretches from Chipping Campden to Bath, offering ever-changing views towards the Malvern Hills, from wildflower meadows to shaded woodlands.

For shorter walks and weekend strolls, try the pleasant Frome Valley Walkway, an 18-mile footpath along the River Frome which runs from the River Avon in the centre of Bristol and links up with the Cotswold Way. It passes through a variety of landscapes including rolling hills, medieval thatched villages and wooded valleys.

Fans of the popular television series, Poldark, will be captivated by the history in evidence at Dyrham Park, the impressive 17th-century mansion near Bath, and renowned as George Warleggan's town house.



DEVELOPMENT LAYOUT

Moments away from the bustling market town of Chipping Sodbury, Dyrham View at Old Sodbury is a collection of 2, 3 and 4-bedroom homes. This striking new development offers high-quality, energy efficient and contemporary homes.

Key:

- Axminster - 2 bedroom home
Plots 3, 4, 27 & 28
- Berkeley - 2 bedroom bungalow
Plots 34 & 35
- Sherston - 3 bedroom home
Plots 16, 17, 18 & 20
- Dyrham - 3 bedroom home
Plots 1 & 9
- Foxham - 3 bedroom home
Plots 19, 32 & 33
- York - 4 bedroom home
Plots 10, 12 & 15
- Banbury - 4 bedroom home
Plots 2, 8, 11, 13 & 14
- Registered Provider
 - 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - 4 Bedroom

- BCP
Bin Collection Point
- VP
Visitor Parking
- S
Electric Substation



AXMINSTER

2 BEDROOM HOME

PLOTS 3, 4, 27 & 28

The Axminster is an impressive home offering an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, a second bedroom and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area	4291mm x 2772mm	14' 1" x 9' 1"
Living Room	4939mm x 3510mm	16' 2" x 11' 6"

FIRST FLOOR

Bedroom 1	4104mm x 2826mm	13' 6" x 9' 2"
Bedroom 2	3747mm x 2826mm	12' 4" x 9' 3"

TOTAL AREA: 840 SQ FT | 78.1 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

BERKELEY

2 BEDROOM BUNGALOW PLOTS 34 & 35

The Berkeley is an impressive bungalow that makes excellent use of space throughout. It features an open-plan living/dining room, a kitchen, an en-suite main bedroom and a second bedroom, in addition to a utility and a family bathroom.

GROUND FLOOR

Kitchen	4400mm x 2819mm	14' 5" x 9' 3"
Living/ Dining Room	5136mm x 3794mm	16' 10" x 12' 5"
Bedroom 1	4120mm x 3286mm	13' 6" x 10' 9"
Bedroom 2	4115mm x 3062mm	13' 6" x 10' 1"

TOTAL AREA: 845 SQ FT | 78.5 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor

SHERSTON

3 BEDROOM HOME PLOTS 16, 17, 18 & 20

The Sherston is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area	5366mm x 3803mm	17' 7" x 12' x 6"
Living Room	5363mm x 3116mm	17' 7" x 10' 3"

FIRST FLOOR

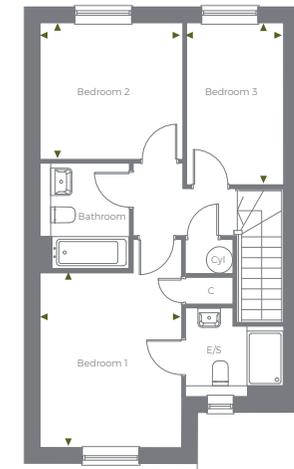
Bedroom 1	3810mm x 3116mm	12' 6" x 10' 3"
Bedroom 2	3138mm x 2978mm	10' 4" x 9' 9"
Bedroom 3	3532mm x 2128mm	11' 7" x 7' 0"

TOTAL AREA: 1017 SQ FT | 94.5 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

DYRHAM

3 BEDROOM HOME PLOTS 1 & 9

The Dyrham is a splendid home offering an open-plan kitchen/dining area and adjoining utility, together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 6041mm x 3101mm 19' 10" x 10' 2"

Living Room 6041mm x 3206mm 19' 10" x 10' 6"

FIRST FLOOR

Bedroom 1 4405mm x 3256mm 14' 5" x 10' 8"

Bedroom 2 3505mm x 3327mm 11' 6" x 10' 11"

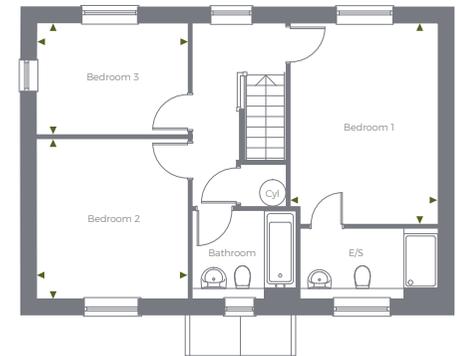
Bedroom 3 3327mm x 2436mm 10' 11" x 8' 0"

TOTAL AREA: 1152 SQ FT | 107 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

FOXHAM

3 BEDROOM HOME PLOTS 19, 32 & 33

The Foxham is a splendid home offering an open-plan kitchen/dining area and adjoining utility together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area	6041mm x 3101mm	19' 10" x 10' 2"
Living Room	6041mm x 3206mm	19' 10" x 10' 6"

FIRST FLOOR

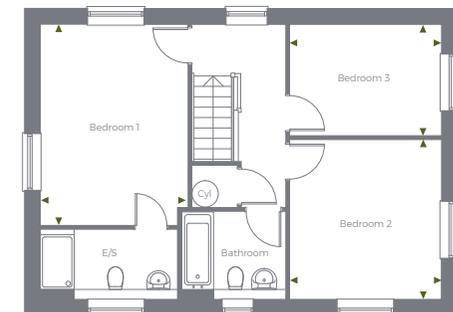
Bedroom 1	4405mm x 3256mm	14' 5" x 10' 8"
Bedroom 2	3505mm x 3327mm	11' 6" x 10' 11"
Bedroom 3	3327mm x 2436mm	10' 11" x 8' 0"

TOTAL AREA: 1152 SQ FT | 107 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

YORK

4 BEDROOM HOME PLOTS 10, 12 & 15

The York is a spacious home offering an open-plan kitchen/dining area, a separate living room and a utility. On the first floor is an en-suite main bedroom, three further bedrooms in addition to a modern family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 7504mm x 3678mm 24' 7" x 12' 1"

Living room 4586mm x 3455mm 15' 1" x 11' 4"

FIRST FLOOR

Bedroom 1 4281mm x 3454mm 14' 1" x 11' 4"

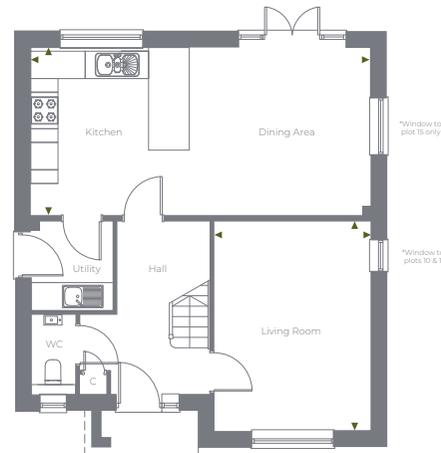
Bedroom 2 4476mm x 3030mm 14' 8" x 9' 11"

Bedroom 3 3926mm x 2510mm 12' 11" x 8' 3"

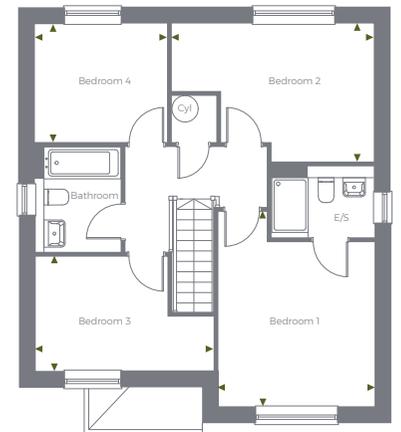
Bedroom 4 2928mm x 2605mm 9'7" x 8' 7"

TOTAL AREA: 1287 SQ FT | 119.6 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

BANBURY

4 BEDROOM HOME
PLOTS 2, 8, 11, 13 & 14

The Banbury is a spacious home offering an open-plan kitchen and dining/family area, a separate living room and a study, in addition to an en-suite main bedroom, three further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/Dining/
Family Area

6125mm x 4804mm 20' 1" x 15' 9"

Living Room 5366mm x 3575mm 17' 7" x 11' 9"

Study 2803mm x 2486mm 9' 2" x 8' 2"

FIRST FLOOR

Bedroom 1 3798mm x 3166mm 12' 6" x 10' 5"

Bedroom 2 4715mm x 3432mm 15' 6" x 11' 3"

Bedroom 3 3816mm x 2762mm 12' 6" x 9' 1"

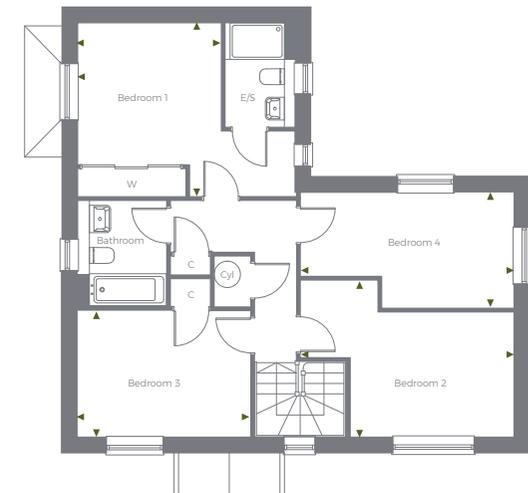
Bedroom 4 4715mm x 2533mm 15' 6" x 8' 4"

TOTAL AREA: 1509 SQ FT | 140.2 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

HIGH SPECIFICATION

With an emphasis on 21st-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond.

Sustainable features at Dyrham View:

- High levels of wall, floor and roof insulation
- A-rated appliances
- Dual flush mechanisms
- Low energy light fittings
- Bird & bat boxes where applicable
- Electric car charger
- Double glazing
- Air source heat pump
- Fibre broadband to the premises



Images from previous Redcliffe show home.

	Banbury	Berkeley, Axminster, Sherston, Dyrham, Foxham & York
KITCHEN & APPLIANCES		
Superb choice of kitchens with soft close doors & drawers	✓	✓
Laminated worktops with upstands	✓	✓
Splashback - Glass	✓	✓
Built-in single oven brushed steel with 4 ring ceramic hob (60cm wide)		✓
Built-in double oven brushed steel with 4 ring ceramic hob (80cm wide)	✓	
Integrated fridge freezer & dishwasher	✓	

ELECTRICAL & PLUMBING

Air source heat pump & cylinder	✓	✓
Fibre Hub, Phone Point & Data Mod Surround downstairs in hall cupboard. Phone point in Living Room.	✓	✓
Mod surround Quadplexer with Satellite & Terrestrial TV points & separate Data point to Living Room	✓	✓
Data point to study (where applicable)	✓	
Shaver points to bathroom & en-suites	✓	✓
Front door light & rear patio light	✓	
Front door light only		✓
Downlighters to kitchen, utility, WC, bathroom, en-suite & where applicable	✓	✓
LED strip lighting to underside of all kitchen wall units	✓	✓
PIR lighting control with override switch to cloakroom	✓	✓
3 double sockets to all bedrooms	✓	✓
Electric car charger	✓	✓

	Banbury	Berkeley, Axminster, Sherston, Dyrham, Foxham & York
DECORATION & JOINERY		
Internal walls to be finished in matt emulsion 'white'	✓	✓
Internal woodwork to be finished in 'Satinwood white'	✓	✓

BATHROOM / CLOAKROOM / EN-SUITE

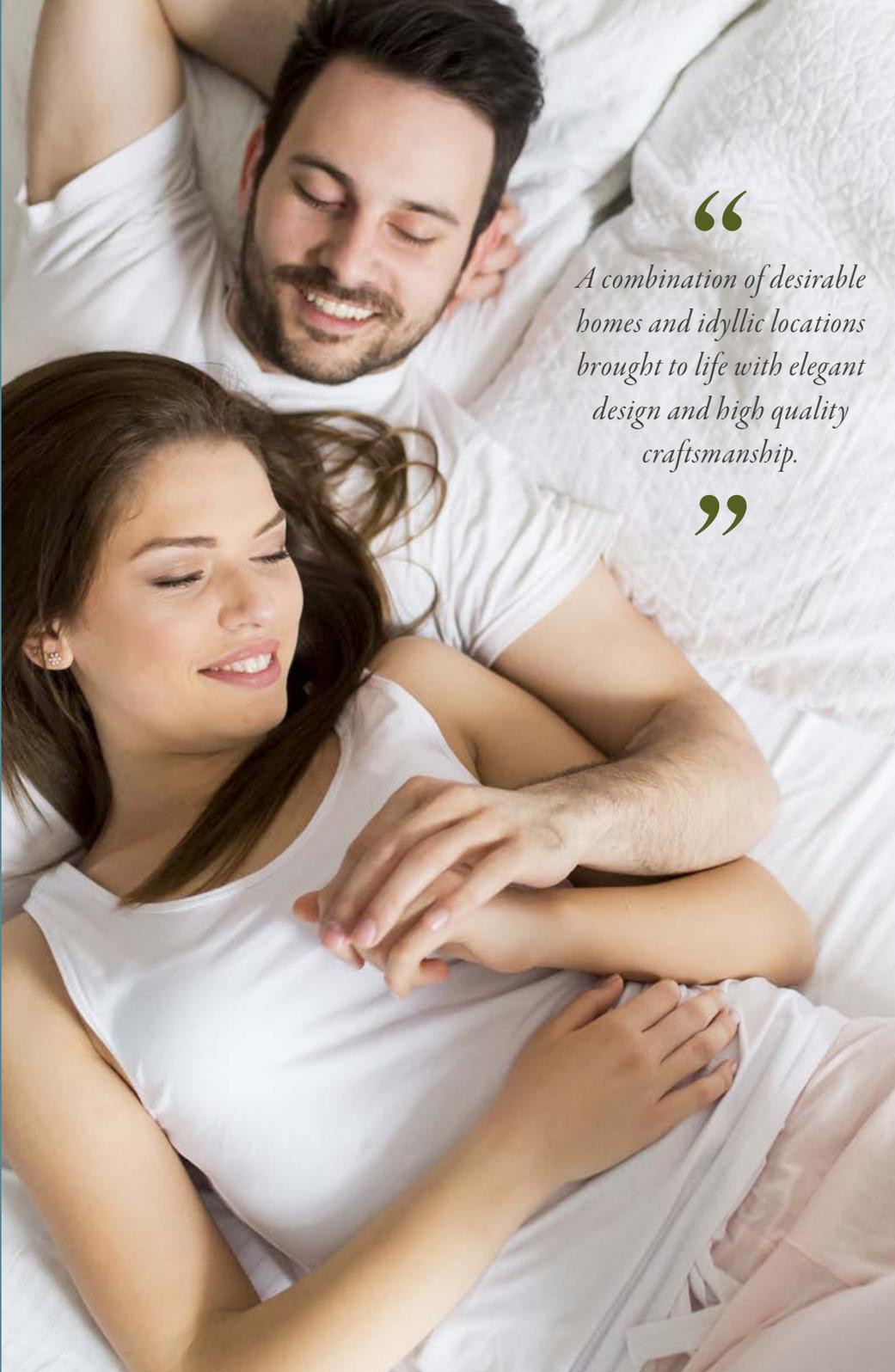
Roca sanitaryware in white	✓	✓
Ceramic wall tiles	✓	✓
Anthracite towel rail (To bathroom & en-suites only, where applicable)	✓	✓
Roca vanity unit to cloakroom in gloss white	✓	✓
Roca vanity unit to bedroom 1 en-suite in gloss white	✓	

GARDEN

Rear garden - Graded and rotavated	✓	✓
Outside tap	✓	✓

SAFETY & SECURITY

Smoke & heat detector	✓	✓
Smoke alarms to hall & landing	✓	✓
Composite front door with 3 point locking system	✓	✓



“

A combination of desirable homes and idyllic locations brought to life with elegant design and high quality craftsmanship.

”



INDULGE YOURSELF

THE CHOICE IS YOURS

QUALITY ASSURANCE

MAKING YOUR MOVE TO A REDCLIFFE HOME AS SMOOTH AS POSSIBLE

We know this is one of the most important investments you will make, so every home at Dyrham View is individually designed with you in mind. Our team of architects, builders and craftspeople are dedicated to finessing the small details to create a high-quality home that truly reflects your ideal lifestyle. Our contemporary homes combine innovation and technology with traditional features, all finished to the highest standard. And we're here to help you personalise the important details, such as your kitchen, tiles and other finishes*.

The result is a sustainable, sophisticated home that's made perfectly for you.

*Subject to build stage

Redcliffe Homes has been synonymous with creating desirable homes for over forty years and we take great pride in providing you with your dream home. From the first time you visit us to the day you move in, we aim to provide you with a first class service dedicated towards helping you settle into your new home. We involve our customers at every possible opportunity. You will be invited to a Home Demonstration which provides a valuable opportunity for you to understand the functional aspects of your new home and to ask any questions or resolve any queries you may have.

On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our Quality Assurance team will contact you to ensure you are delighted with your new home, and any 'niggles' dealt with quickly and without fuss. A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year LABC warranty provides further peace of mind part of which Redcliffe offers a 2 year warranty after legal completion.





DYRHAM VIEW

OLD SODBURY

TRAVEL TIMES & DISTANCES

BY ROAD TO:

(from Dyrham View)

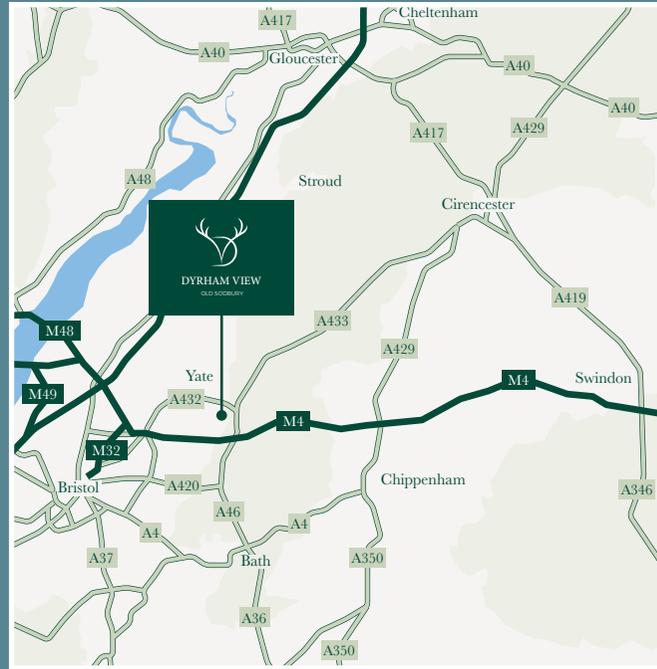
- Yate Train Station - 4.6 miles
- Chippenham - 17 miles
- Bath - 12 miles
- Bristol - 12 miles
- Cirencester - 22 miles

BY RAIL TO:

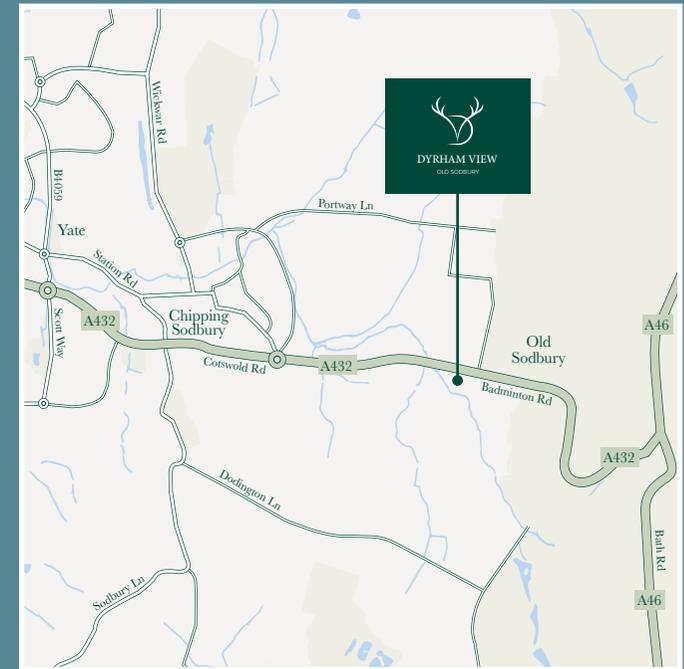
(from Yate Train Station)

- Bristol Temple Meads - 22 mins
- Swindon - 44 mins
- Bath - 46 mins
- Tewkesbury - 54 mins
- Cardiff Central - 61 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and nationalrail.co.uk



Area Map



Local Map

Postcode for sat nav, please use: BS37 6LU



[redcliffehomes.co.uk](https://www.redcliffehomes.co.uk)



01454 802079

Redcliffe
HOMES

Maps not to scale