

Meysey

PLOTS 4, 6, 16 & 17



Photo Voltaic Panels

Vehicle Charging

Highly Efficient Heat Pump

CH

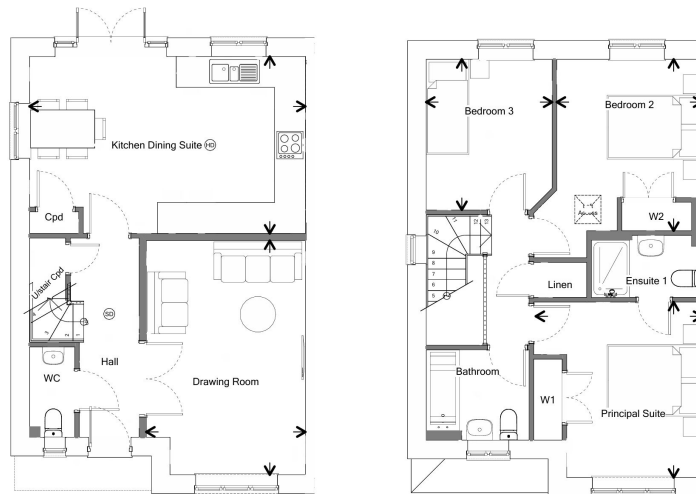
COTSWOLD
HOMES

Plot 4 'The Meysey', King's Meadow, Falfield, South Gloucestershire, GL12 8FW

£399,000

DIMENSIONS

Drawing Room	10' 7" x 16' 2"	3.2m x 5.0m
Kitchen Dining Suite	19' 1" x 12' 3"	5.8m x 3.7m
Principal Suite	11' 6" x 12' 1"	3.5m x 3.7m
Bedroom 2	10' 1" x 11' 10"	3.0m x 3.6m
Bedroom 3	8' 8" x 10' 5"	2.7m x 3.2m



Please note plots 6 & 17 are a handed version of the floor plans shown above.

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Welcome to King's Meadow, a prestigious new community of elegant semi-rural homes featuring many of Cotswold Homes' most popular designs. From countryside walks to working from home – this location is truly the best of both worlds. Boasting an impressive all-inclusive specification and enviable green credentials! Sales Suite open 10am-5pm, Thursday-Monday, at Falfield 'Park and Share'. Scroll down for full development brochure!

'THE MEYSEY' (Home No.4). A stunning 3 bedroom end-terrace design, boasting a full-width 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 elegant, spacious Drawing Room sits at the front of the home. Moving upstairs, the Principal Bedroom has an En-Suite and Fitted Wardrobes, alongside two additional generously proportioned Bedrooms, all sharing the Family Bathroom. The gardens have paved patios, an outside tap, are fully enclosed and turfed. '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!

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

- Visit KINGS MEADOW, talk to the team about 'STAMP DUTY' and the 'MovEasy' scheme - SECURE YOUR DREAM HOME whilst we help sell yours! (*T's and C's apply)
- SUPERB THREE-BEDROOM END-TERRACE HOME • PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- ELEGANT DRAWING ROOM • FULL-WIDTH KITCHEN/DINING ROOM
- INTEGRATED APPLIANCES AND FRENCH DOORS TO GARDEN • CLOAKROOM
- AIR-SOURCE HEAT PUMP, UNDERFLOOR HEATING (GROUND FLOOR) • ECO-CONSCIOUS PV PANELS, EV CHARGING-POINT
- OFF-STREET PARKING, LAWNED GARDEN AND PATIO • 10-YEAR NHBC BUILDMARK WARRANTY

Directions

From J14 of the M5 take the A38 north before taking the first left into Moorslade Lane. Take the very next left into Jenkinson Way. Drive on into the development, second right into Selman Drive then immediately left into Kings Meadow.

Local Authority & Council Tax - South Gloucestershire - Tax

Tenure - Freehold

Additional Information - Management charges applicable

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



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.

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.

Air Source Heat Pump
According to a report by the Carbon Trust, heat pumps are a highly efficient form of electric heating that have the potential to deliver CO2 savings of 60-70% compared to conventional electric heating and 55-65% compared to an A-rated gas boiler. A heat pump is a simple technology that uses electricity and free energy in the air to create heat that can warm your house and produce hot water.

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.

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

Underfloor Heating to Ground Floor
Underfloor Heating works by heating your home from the floor upwards. The main advantage of underfloor heating is its high level of performance, providing uniform heat with no cold spots or draughts. This form of radiant heating is different from convected heat provided by radiators, which works by drawing cold air across your floor, heating it and then convecting it upwards.

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

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.



MovEasy
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www.milburys.co.uk