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**THE SNOWSHILL & SNOWSHILL DELUXE
AT ISABELLA GARDENS, CHIPPING SODBURY**

CH
**COTSWOLD
HOMES**

Welcome

Welcome to the Snowhill & Snowhill Deluxe homes at Isabella Gardens, Chipping Sodbury.

Our most prestigious homes to date, facing pretty hedgerows and the Golf Course, the Snowhill & Snowhill Deluxe are part of this idyllic new community of elegant semi-rural homes adjacent to Sodbury Common and the Golf Course. Enjoy countryside walks from the 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, enhanced all-inclusive specification and enviable Green credentials (including photovoltaic panels built into the roof to generate your own electricity), these three magnificent homes boast exquisite designs, Southerly facing gardens and Double Garages so don't miss out!

Meticulously planned, the Snowhill & Snowhill Deluxe 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 in Natural Stone with red rooftiles; the attached Double Garages are accessed via the rear courtyard to maintain the view towards the Golf Course. But we're not just beautiful on the outside...

Internally, the magic begins from the moment you step over the threshold...a magnificent Hall with Galleried Landing and turned staircase, leading to the most incredible Kitchen, Family & Dining Suite.

Our carefully considered versatile layouts offer generous multi-purpose Family spaces that actively promote 'togetherness', and more intimate areas that can adapt, 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...

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 an experienced, stable team dedicated to helping you through the entire process - from initial contact to the day you step over the threshold.

Enjoy Quality, Service & Value For Money with Cotswold Homes, 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 01454 218218

DRAFT

The development



The information and images we provide are issued in good faith and designed to give a flavour of our development and house types. This may not reflect a specific plot and does not form part of any contract. Details such as final finishes, landscaping, PV panel locations, handing and windows will vary. Layouts including bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Some house types include areas of reduced headroom. All dimensions are approximate only. Images used in marketing materials may be computer generated or photography of previous developments. Stone and Render colours can vary when viewing on screen/in print. 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. 27.03.2024

Snowhill

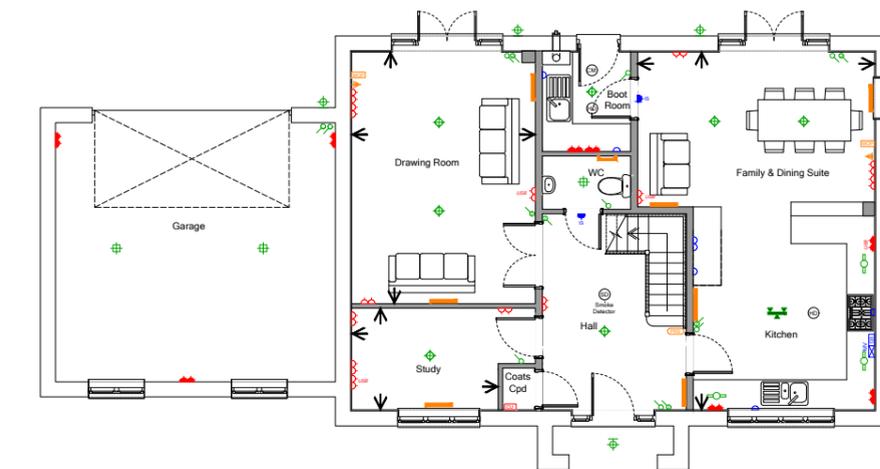
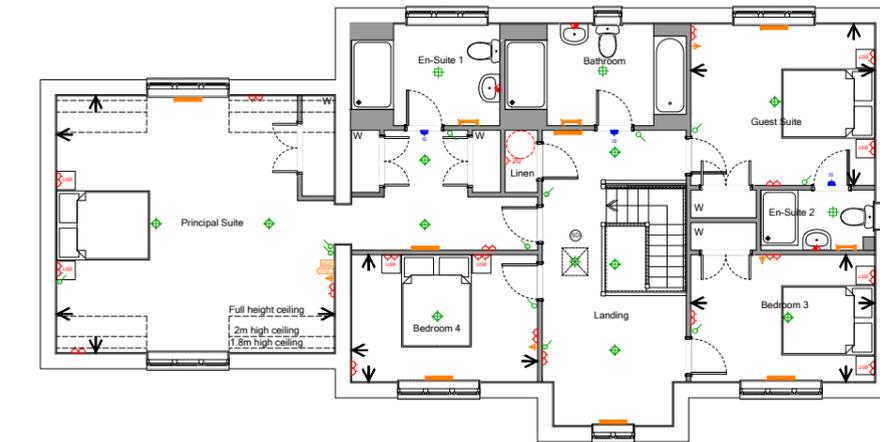


DIMENSIONS

Drawing Room	13' 0" x 17' 11"	4.0m x 5.5m
Kitchen, Family & Dining Suite	16' 9" x 25' 5"	5.1m x 7.8m
Study	7' 3" x 10' 4"	2.2m x 3.2m
Principal Suite	18' 3" x 19' 7"	5.6m x 6.0m
Guest Suite	11' 6" x 13' 0"	3.5m x 4.0m
Bedroom 3	9' 0" x 13' 0"	2.8m x 4.0m
Bedroom 4	13' 1" x 9' 0"	4.0m x 2.8m

	Cooker Connection Switch
	Isolator Switch
	Fused Spur - Unswitched - Low Level
	Grid Switch
	Consumer Unit
	Single Socket - Low Level
	Single Socket - High Level
	Double Socket - Low Level
	Double Socket - Low Level With USB Port
	Double Socket - High Level
	Double Socket - High Level With USB Port
	Fused Outlet - Immersion
	Shaver Socket
	Light Switch - Single
	Light Switch - Double Gang
	Light Switch - Triple Gang
	Pendant Light Fitting
	Batten Holder Light Fitting
	Spotlight Track Light Fitting
	Pelmet Light Fitting
	External Wall Mounted Light Fitting
	TV Outlet Point
	Media Outlet Point
	Programmable Room Thermostat
	Heated Towel Rail
	Radiator

FLOOR PLANS ARE REPRESENTATIVE OF THE ROOM LAYOUTS & FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE SALES CONSULTANT FOR MORE INFORMATION.



Call 01454 218218 or Visit www.cotswoldhomes.co.uk for full details on specification and individual homes

PLOT
87

The Snowhill is a unique and outstanding double fronted family home overlooking the Golf Course with an abundance of space and special features galore!

Arguably one of best locations in Chipping Sodbury!

Step over the threshold for a breathtaking welcome - a spacious Hall with turned staircase draws your eye to the Galleried Landing. The Hall leads on to the very heart of this home- a superb Kitchen, Family & Dining suite, with light flooding in from triple aspects. Every care has been taken to ensure maximum light, space & flow in its design; the perfect space for 'togetherness', whether that be a gathering of friends or watching the kids do their homework whilst you cook.

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 Granite worktops, a wine cooler, SMEG appliances, including fridge freezer, dishwasher double oven, feature hood and hob - all carefully selected to complement the tasteful Symphony kitchen cabinetry. A projecting hob area enhances this generous space.

This suite leads onto the Boot Room, with laundry facilities and access to the garden – great for those muddy boots or paws!

Accessed via glazed double doors, the elegant Drawing Room offers plenty of space for a multitude of furniture options. Again, French Doors with side lights lead onto the gardens for that all important garden view. Some peace & quiet required? A further room sits at the front of the home and would serve perfectly as a Study, Hobby Room or Playroom. The WC is also on this level.

Up the grand turned staircase, the Galleried Landing leads you to four generous double Bedrooms and the Family Bathroom plus there's space here for artwork or some casual seating – perfect for a reading nook.

The impressive dual aspect Principal Suite with Dressing Area, Wardrobes and Ensuite facilities is utterly charming and full of character, sitting under the eaves. With plenty of circulation space and an oversize shower, this Suite is an interior design enthusiast's dream! The Guest Suite also boasts Wardrobes and an Ensuite - perfect for visitors or those boomerang offspring....

Two further double bedrooms – one with wardrobes - are served by the Family Bathroom which features both a bath and an oversize shower enclosure.

All bathrooms are complemented by sleek chrome towel rails, HANSGROHE brassware and attractive ROCA sanitaryware in contemporary white, with semi pedestal fittings.

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

The double garage benefits from power and light plus there's a car charging point & 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.



**PLOT
87**



4 BEDROOMS



3 BATHROOMS



DETACHED

**CH
COTSWOLD
HOMES**

Snowhill

DELUXE



DIMENSIONS

Drawing Room

13' 1" x 18' 1" 4.0m x 5.5m

Kitchen, Family & Dining Suite

16' 11" x 28' 8" 5.2m x 8.8m

Study

10' 4" x 10' 5" 3.2m x 3.2m

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Bedroom 3

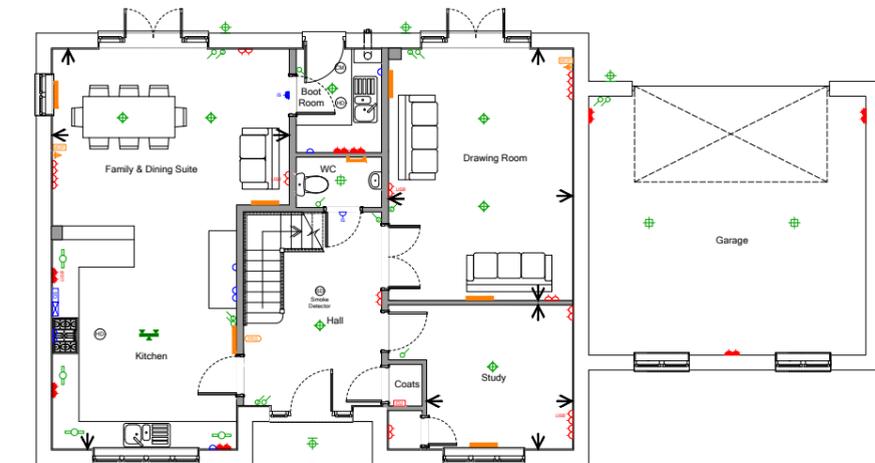
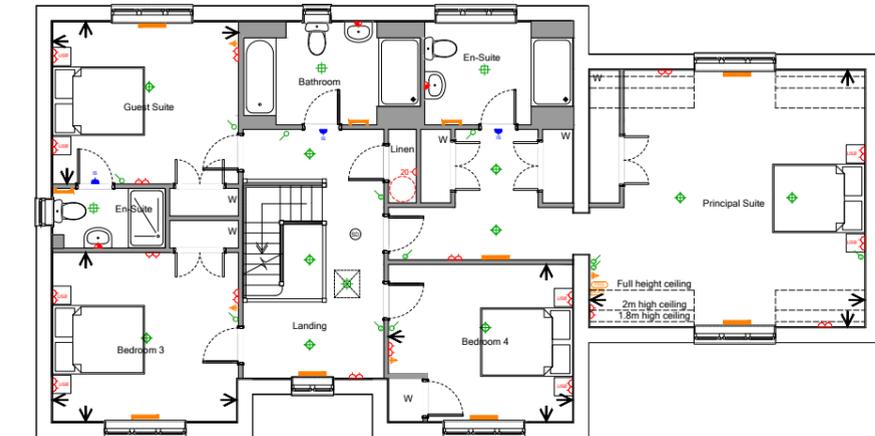
12' 2" x 13' 1" 3.7m x 4.0m

Bedroom 4

11' 3" x 13' 1" 3.4m x 4.0m

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Please note plot 89 is a handed version of the floor plan shown above.

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PLOTS
88 &
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HOMES

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4 BEDROOMS


3 BATHROOMS


DETACHED

PLOT
87


COTSWOLD
HOMES

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').

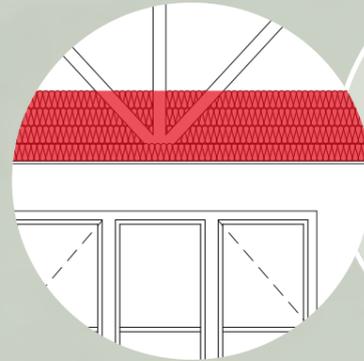
So to sum up - Style, Substance, Specification and Savings. Not a shoebox in sight!

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



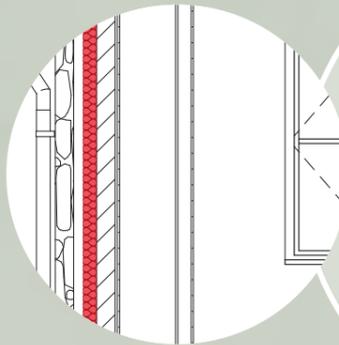
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NEW *Cotswold Homes* HOME



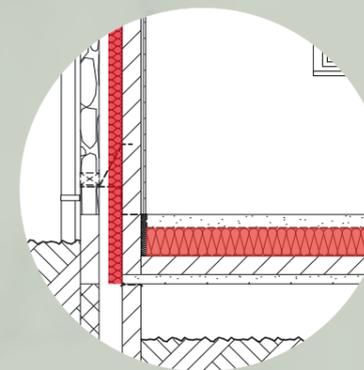
Ceiling Insulation

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 with Granite Worktops.
- Stainless steel splashback behind hob.
- Appliance range, including wine cooler, with Oven, Hob, feature Hood, Fridge/Freezer, Dishwasher and Laundry facilities by SMEG.
- Luxury Vinyl Tile Flooring to the ground floor.

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 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.
- 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

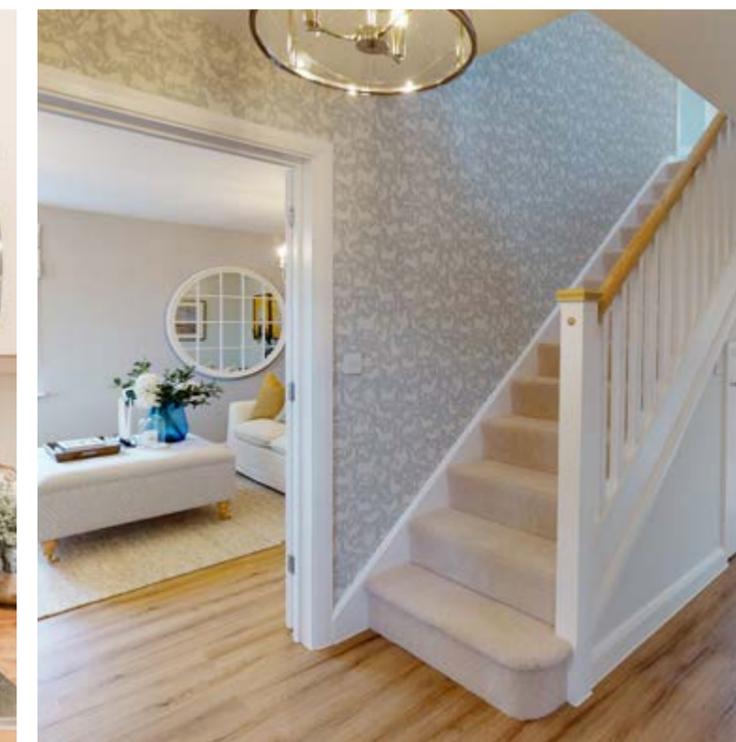
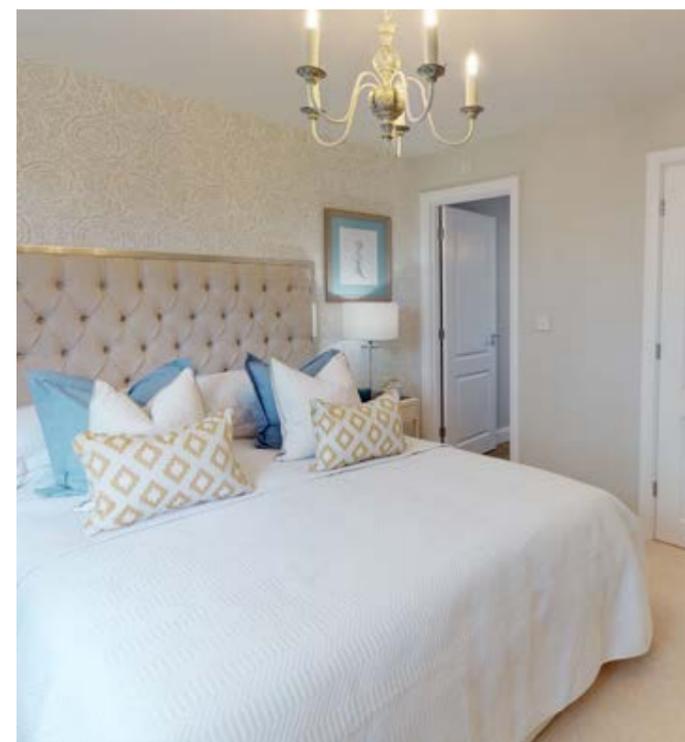
- PIR light fittings.
- Outside tap.
- PV panels with iBoost+.

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).



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WHY *Choose us*

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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 - **01454 218218**.



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

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LEGAL DISCLAIMER

Jan 1 2024 - Urgent notification regarding Consumer Code Edition 5 and new building regulations.

We are committed to transparency with our customers and proud to adhere to the Consumer Code for Home Builders. Guidance and building regulations have recently changed - this affects all our new developments and some existing developments.

We are acting in good faith but some points of specification are still to be finalised and you are respectfully advised that should you make a reservation with us at this time, changes could be made. Our sales consultants will be delighted to guide you through the process and any subsequent changes will be notified to you.

Examples include (but are not limited to) Air Source Heat Pumps, EVC and meter box positions plus additional ventilation measures where applicable.

Content and availability were correct at time of print.

Incentives and offers may be withdrawn at any time without notice.

Images shown may be of current or previous Cotswold Homes developments and show homes. In addition, computer generated images (CGI) are used. These images are produced in good faith and are intended to give potential customers a flavour of each particular housetype. They do not necessarily represent specific plots or developments and actual external finishes, plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.

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Cotswold Homes gives notice that: (1) the specifications and materials may vary from those shown; (2) dimensions are given for guidance only and we would advise that properties are physically measured; (3) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely upon them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (4) all visuals are for illustration purposes only; (5) Although every care has been taken to ensure the accuracy of all information, contents do not form part nor shall be deemed to form part of, or constitute, a representation warranty, or part of any contract.



Protection for new-build home buyers

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Protection for new-build home buyers

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