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ISABELLA GARDENS, CHIPPING SODBURY



COTSWOLD  
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 01454 218218**

# *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 01454 218218 or Visit [www.cotswoldhomes.co.uk](http://www.cotswoldhomes.co.uk) for full details on specification and individual homes*



BUILT IN *considered* LOCATIONS

Golf Course

TG

CH  
COTSWOLD  
HOMES

# 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](http://stjohnsmead.co.uk)
- Old Sodbury CE Primary School - [oldsodbury-pri.s-gloucs.sch.uk](http://oldsodbury-pri.s-gloucs.sch.uk)
- Horton CE VA Primary School - [hortonprimary.org.uk](http://hortonprimary.org.uk)

### Secondary

- Chipping Sodbury School - [chippingsodbury.school.com](http://chippingsodbury.school.com)
- Brimsham Green School - [brimsham.com](http://brimsham.com)

### Independent (further afield)

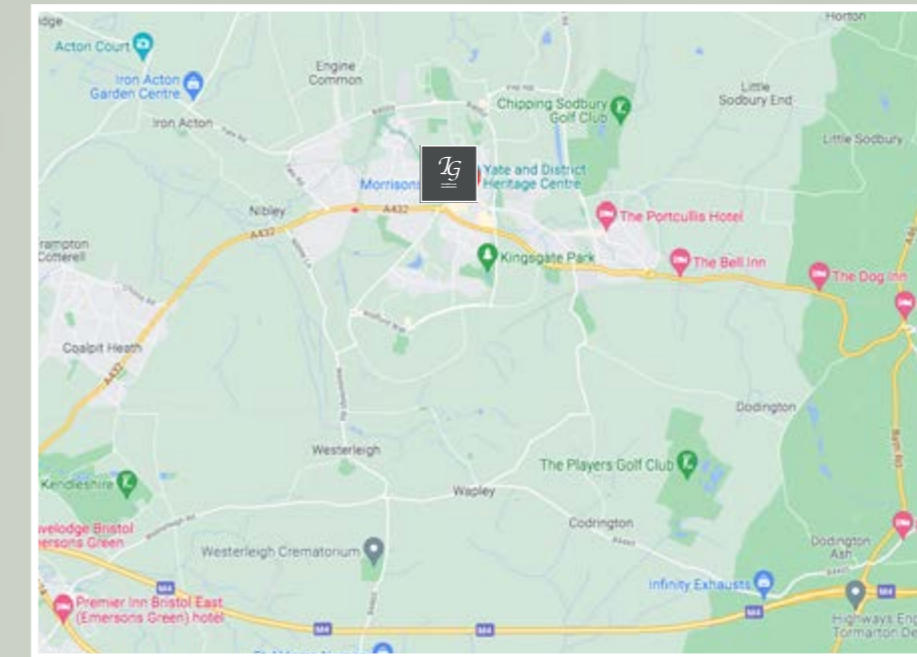
- Tockington Manor School - [tockingtonmanorschool.com](http://tockingtonmanorschool.com)
- Westonbirt School - [westonbirt.org](http://westonbirt.org)
- Colston's School - [colstons.org](http://colstons.org)
- Wycliffe College - [wycliffe.co.uk](http://wycliffe.co.uk)

## 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](http://forestryengland.uk).
- Badminton Horse Trials - [badminton-horse.co.uk](http://badminton-horse.co.uk).
- Dyrham Park - [nationaltrust.org.uk/dyrham-park](http://nationaltrust.org.uk/dyrham-park)
- Bath Roman Baths - [romanbaths.co.uk](http://romanbaths.co.uk)
- Berkeley Castle - [berkeley-castle.com](http://berkeley-castle.com)
- Bristol Zoo - [bristolzoo.org.uk](http://bristolzoo.org.uk).
- Wild Space - [wildplace.org.uk](http://wildplace.org.uk).
- The Wave, Surfing - [thewave.com](http://thewave.com)
- WWT Slimbridge - [org.uk/wetland-centres/slimbridge](http://org.uk/wetland-centres/slimbridge)
- Castle Coombe, Motor Racing - [castlecombecircuit.co.uk](http://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](http://mysodbury.co.uk).
- Yate – [myyate.co.uk](http://myyate.co.uk).
- Bristol - [visitbristol.co.uk](http://visitbristol.co.uk)
- Bath - [visitbath.co.uk](http://visitbath.co.uk)

## Theatre And Shows

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

## Cinema

- Cineworld, Yate - [cineworld.co.uk](http://cineworld.co.uk).
- Watershed, Bristol - [watershed.co.uk](http://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](http://cabotcircus.com).
- The Mall, Cribbs Causeway (12.6 miles) - [mallcribbs.com](http://mallcribbs.com).
- Bath (15.3 miles) - [southgatebath.com](http://southgatebath.com).
- Yate Shopping Centre (1.5 miles) - [yateshoppingcentre.co.uk](http://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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# House types

**DYRHAM SUPERB**



4 BEDROOMS  
2 BATHROOMS

**DYRHAM**



4 BEDROOMS  
2 BATHROOMS

**BURFORD**




4 BEDROOMS  
2 BATHROOMS

**BURFORD DELUXE**



4 BEDROOMS  
2 BATHROOMS

**FULBROOK**



4 BEDROOMS  
3 BATHROOMS

**NAUNTON**



4 BEDROOMS  
2 BATHROOMS

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

DRAFT



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# 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  
64, 78,  
79, 86  
& 90

DYRHAM

PLOTS  
52, 80  
& 82

CH  
COTSWOLD  
HOMES

# Dyrham

SUPERB



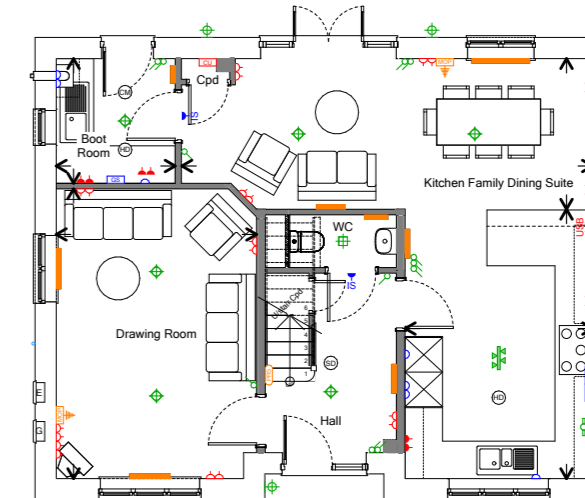
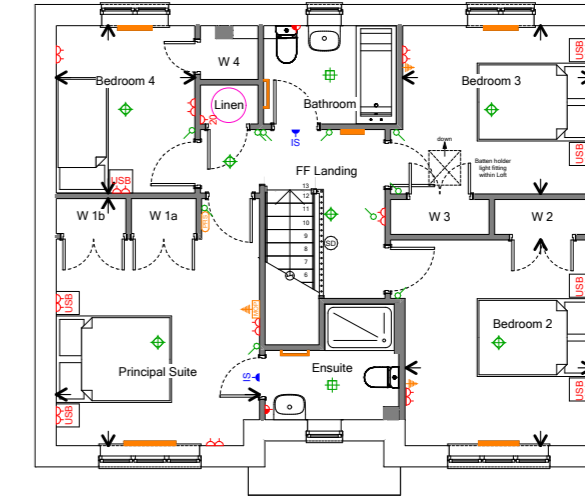
## DIMENSIONS

<b>Drawing Room</b>	11' 5" x 16' 6"	3.5m x 5.0m
<b>Kitchen</b>	10' 8" x 15' 4"	3.3m x 4.7m
<b>Family &amp; Dining Suite</b>	23' 5" x 8' 7"	7.1m x 2.6m
<b>Boot Room</b>	6' 9" x 7' 1"	2.1m x 2.2m
<b>Principal Suite</b>	11' 7" x 14' 1"	3.5m x 4.3m
<b>Bedroom 2</b>	10' 8" x 11' 9"	3.3m x 3.6m
<b>Bedroom 3</b>	10' 10" x 9' 7"	3.3m x 2.9m
<b>Bedroom 4</b>	7' 11" x 9' 6"	2.4m x 2.9m

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	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
	Smoke Detector
	Heat Detector
	Carbon Monoxide Detector

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



PLOTS  
64, 78,  
79, 86  
& 90

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# Dyrham



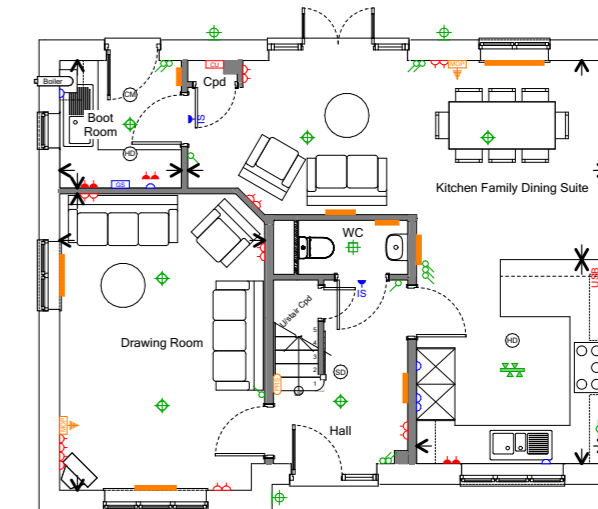
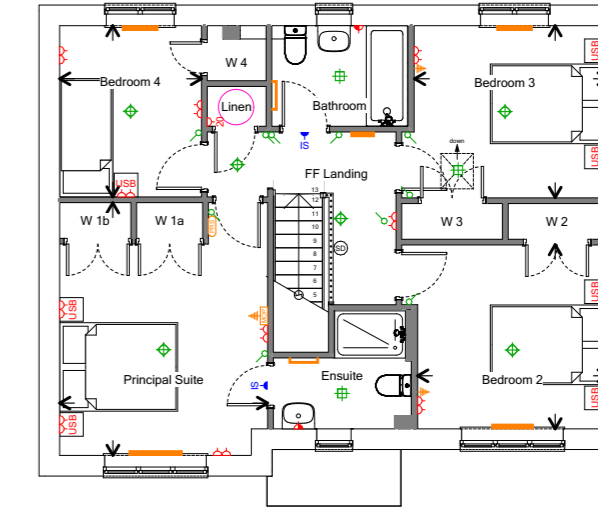
## DIMENSIONS

<b>Drawing Room</b>	11' 5" x 16' 6"	3.5m x 5.0m
<b>Kitchen</b>	10' 8" x 13' 10"	3.3m x 4.2m
<b>Family &amp; Dining Suite</b>	23' 5" x 8' 7"	7.1m x 2.6m
<b>Boot Room</b>	6' 9" x 7' 1"	2.1m x 2.2m
<b>Principal Suite</b>	11' 7" x 14' 1"	3.5m x 4.3m
<b>Bedroom 2</b>	10' 8" x 10' 3"	3.3m x 3.1m
<b>Bedroom 3</b>	10' 10" x 9' 7"	3.3m x 2.9m
<b>Bedroom 4</b>	7' 11" x 9' 6"	2.4m x 2.9m

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	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
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	Media Outlet Point
	Programmable Room Thermostat
	Heated Towel Rail
	Radiator
	Smoke Detector
	Heat Detector
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PLOTS  
52, 80  
& 82

# 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.

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4 BEDROOMS



2 BATHROOMS



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BURFORD  
DELUXE

PLOTS  
51 & 81

BURFORD

PLOTS  
56, 63,  
65, 73,  
77, 83  
& 84

Cotswold  
HOMES

# Burford

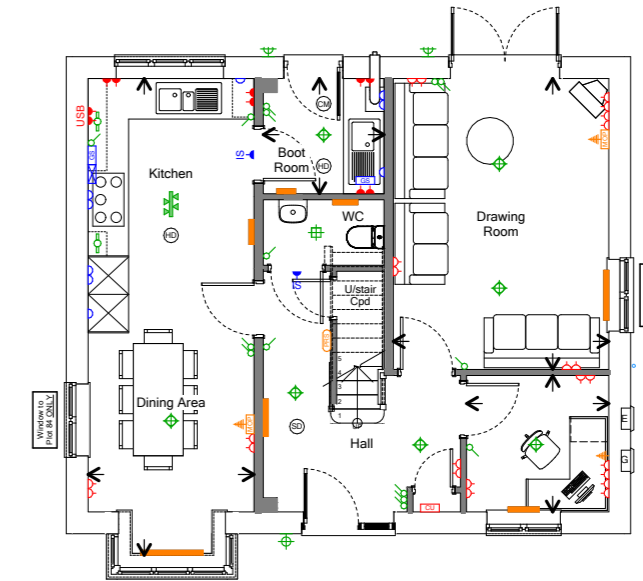
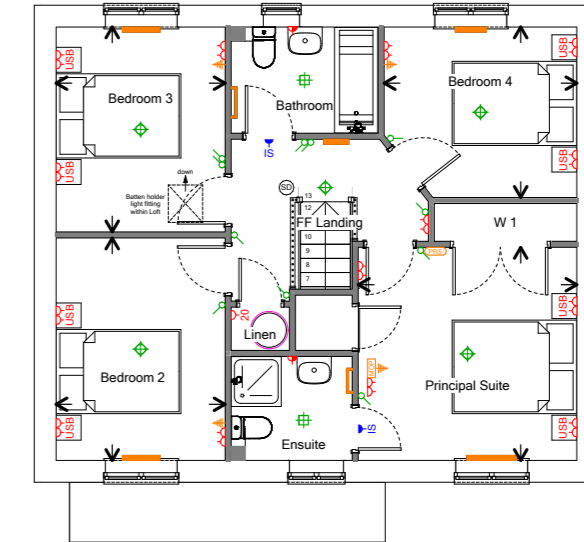


## DIMENSIONS

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

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	TV Outlet Point
	Media Outlet Point
	Programmable Room Thermostat
	Heated Towel Rail
	Radiator
	Smoke Detector
	Heat Detector
	Electric Meter Box Location
	Gas Meter Box Location
	Electric Vehicle Charging Point

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



PLOTS  
56, 63,  
65, 73,  
77, 83  
& 84

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# Burford

DELUXE



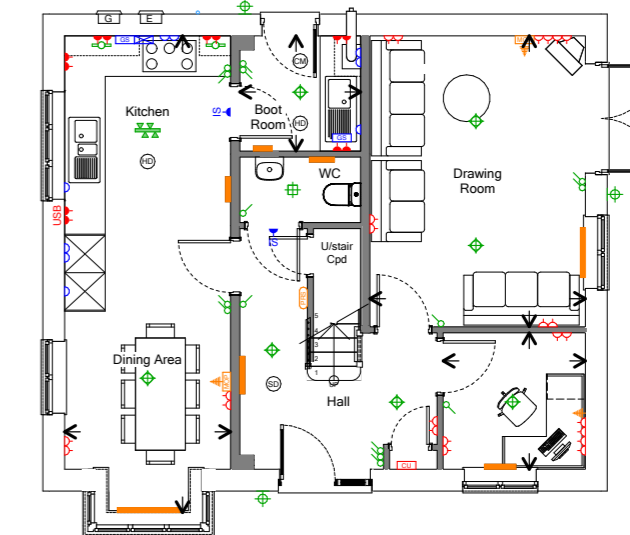
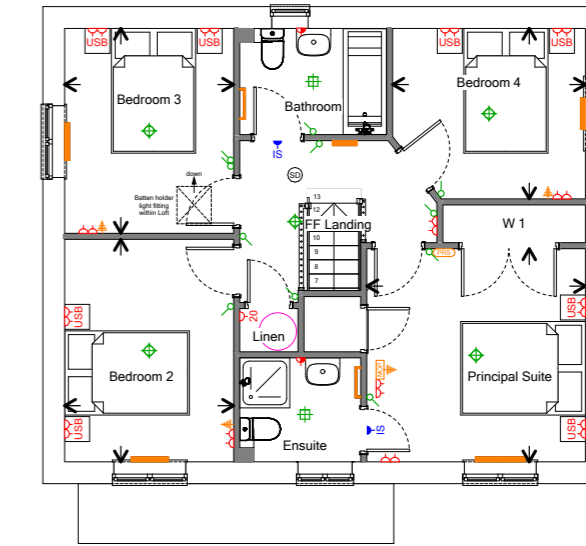
## DIMENSIONS

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

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	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
	Smoke Detector
	Heat Detector
	Electric Meter Box Location
	Gas Meter Box Location
	Electric Vehicle Charging Point

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



PLOT  
51 & 81

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# Fulbrook



- **ONLY 4 OF THIS DESIGN!**
- PRESTIGIOUS 4 BEDROOM DOUBLE FRONTED DETACHED HOME
- MOST ADJACENT TO THE GOLF CLUB/ ALLOTMENTS
- DOUBLE GARAGE AND DRIVEWAY
- ECO CONSCIOUS PV PANELS & CAR CHARGING POINT
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE WITH FRENCH DOORS ON TO GARDENS
- IMPRESSIVE HALLWAY
- UTILITY ROOM
- ELEGANT DRAWING ROOM WITH FRENCH DOORS ON TO GARDENS
- STUDY/ FAMILY ROOM
- PRINCIPAL SUITE WITH ENSUITE & WARDROBES
- GUEST SUITE WITH ENSUITE & WARDROBES

**The Fulbrook is an outstanding detached double fronted family home, built in Pennant Stone and, in most cases, adjacent to the allotments or the Golf course – 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.

The spacious Hallway leads on to the very heart of this home- a superb Kitchen, Family & Dining suite, with light flooding in from many aspects.

French doors 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 – dine whilst looking over the gardens or place some casual furniture here for a family seating area.

This suite leads on to a useful Utility Room, with laundry facilities included Free of Charge.

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

From the Hall, enter the elegant, spacious dual aspect Drawing Room via glazed double doors. This impressive room boasts light and space plus another pair of French doors on to the gardens.

A second Reception room/ Study gives plenty of flexibility and is ideal for working from home, hobbies or a playroom.

Up the central staircase, the landing leads you to the sophisticated Principal Suite with convenient Ensuite facilities boasting an oversize shower, and wardrobes.

The Guest Suite boasts its own generous Ensuite and wardrobes too - perfect for boomerang offspring or the grandparents to visit.

Two further spacious bedrooms – one with wardrobes - are served by the Family Bathroom which boasts both a bath and separate shower enclosure. The linen cupboard is on the 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 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.**



4 BEDROOMS



3 BATHROOMS



DETACHED

Call 01454 218218 or Visit [www.cotswoldhomes.co.uk](http://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  
75, 76  
& 85

CH  
COTSWOLD  
HOMES

# Fulbrook

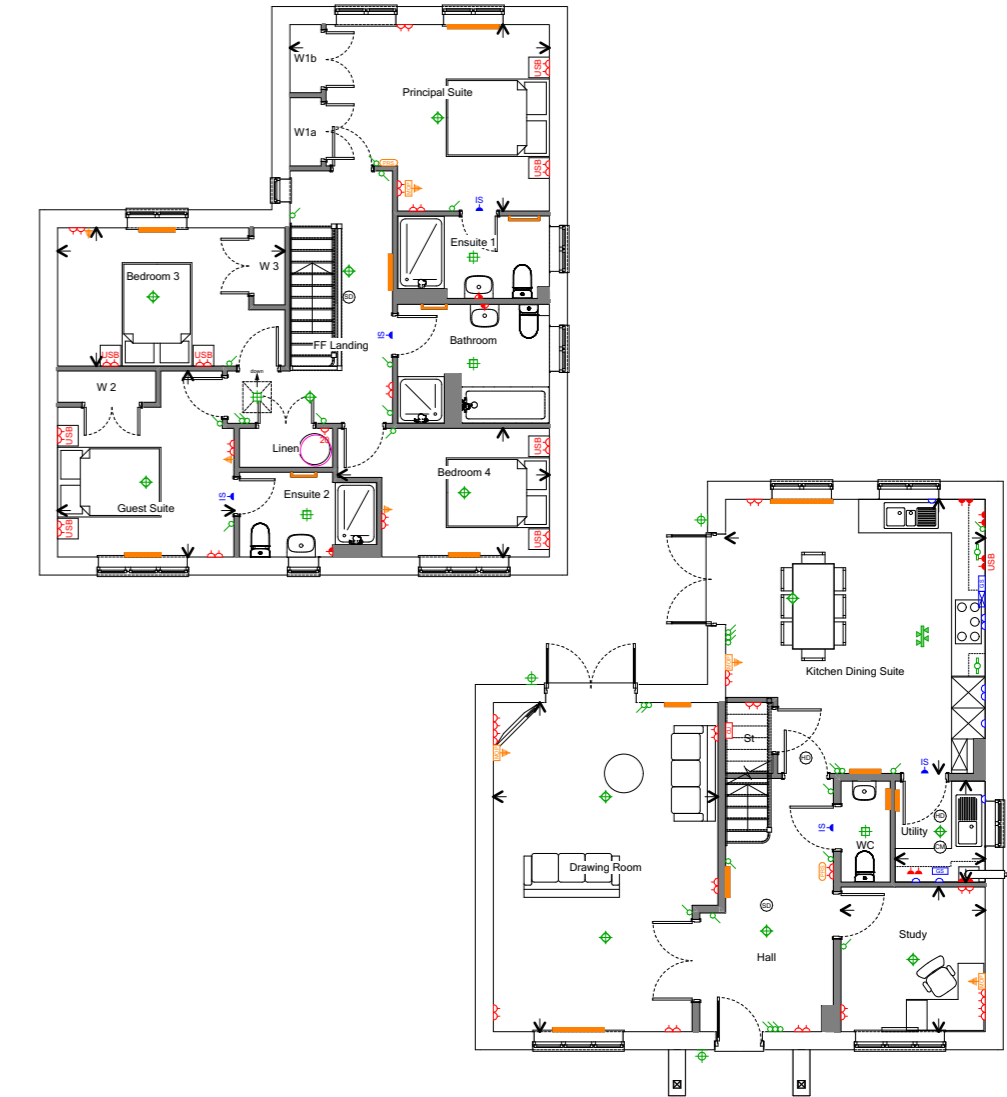


## DIMENSIONS

<b>Drawing Room</b>	14' 3" x 20' 11"	4.4m x 6.4m
<b>Kitchen Family Dining Suite</b>	16' 1" x 17' 5"	4.9m x 5.3m
<b>Utility</b>	5' 8" x 5' 12"	1.7m x 1.8m
<b>Study</b>	9' 2" x 9' 2"	2.8m x 2.8m
<b>Principal Suite</b>	16' 6" x 11' 10"	5.0m x 3.6m
<b>Guest Suite</b>	11' 3" x 11' 10"	3.4m x 3.6m
<b>Bedroom 3</b>	14' 5" x 8' 9"	4.4m x 2.7m
<b>Bedroom 4</b>	13' 5" x 8' 3"	4.1m x 2.5m

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	Heated Towel Rail
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	Heat Detector
	Carbon Monoxide Detector

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PLOTS  
75, 76  
& 85

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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, 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 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

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PLOTS  
66 & 67

CH  
COTSWOLD  
HOMES

# Naunton

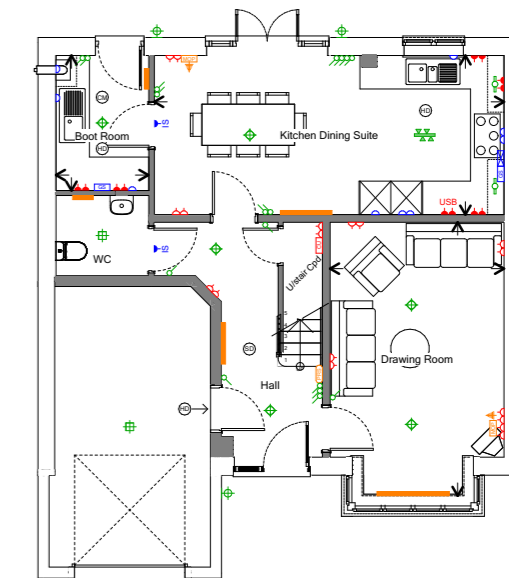
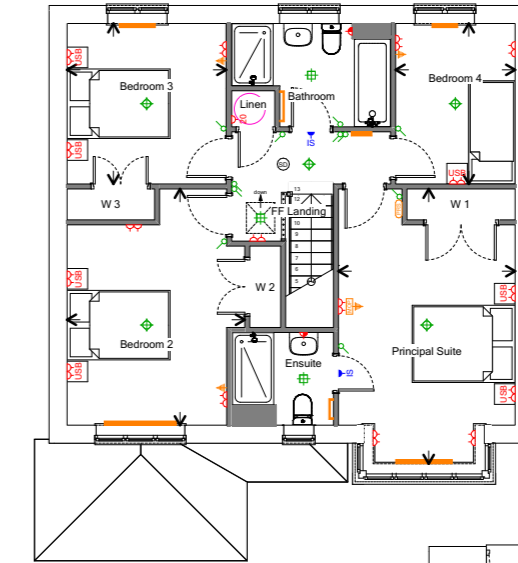


## DIMENSIONS

<b>Drawing Room</b>	11' 1" x 17' 5"	3.4m x 5.3m
<b>Kitchen Family Dining Suite</b>	22' 3" x 10' 2"	6.8m x 3.1m
<b>Boot Room</b>	5' 11" x 8' 7"	1.8m x 2.6m
<b>Principal Suite</b>	11' 3" x 17' 6"	3.4m x 5.3m
<b>Bedroom 2</b>	11' 4" x 15' 1"	3.5m x 4.6m
<b>Bedroom 3</b>	10' 2" x 10' 3"	3.1m x 3.1m
<b>Bedroom 4</b>	7' 7" x 10' 3"	2.3m x 3.1m

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PLOTS  
66 & 67

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# 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!**

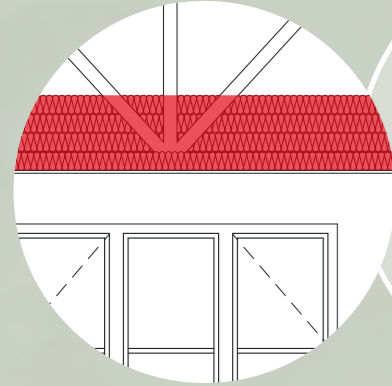
\*SOURCE MATERIAL [www.hbf.co.uk](http://www.hbf.co.uk) Autumn 2022 report



# ENERGY EFFICIENCY & YOUR

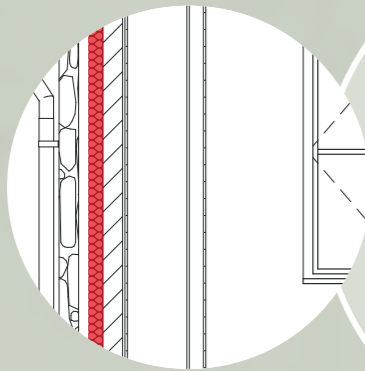
# NEW

# Cotswold Homes HOME



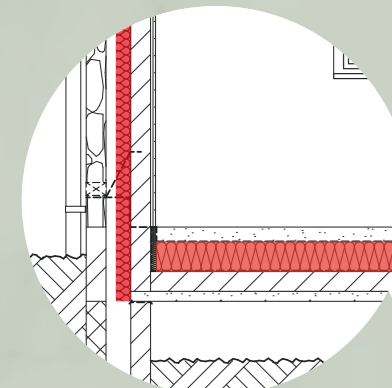
## Ceiling Insulation

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).



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# 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](http://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](http://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.

**01454 218218**

### 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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Protection for new-build home buyers



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



Protection for new-build home buyers

Issued March 2024