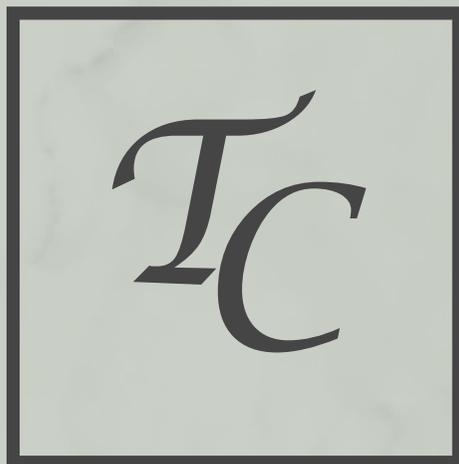


DRAFT



THE CROFT, DOWN AMPNEY



COTSWOLD
HOMES

Welcome

Welcome to The Croft, an Exclusively Private new address boasting detached and link-detached bungalows, set in the picturesque historic village of Down Ampney. The Croft seamlessly marries the charm of a bygone era with exquisite rustic detailing and a contemporary specification - **truly the best of both worlds**. Standing proud off a private driveway leading to a bijou courtyard enclave, these elegant homes boast stunning elevations and are finished with beautiful natural stone and dark slate or red colour roof tiles, in perfect harmony with this rural location..... but we're not just beautiful on the outside...

Meticulously planned, every care has been taken to ensure maximum light, space & flow in each design – **single story living with all the benefits and no compromises**. The experienced team at Cotswold Homes has paid attention to every detail - spacious Family & Entertaining areas, French Doors galore and grand Principal Suites, all enhanced by an impressive Money Saving Energy Efficient specification including an Air Source Heat Pump, Underfloor Heating, Electric Vehicle charger and PV panels to help generate your own electricity.

Down Ampney is a delightful village located between Cirencester and Swindon, near the famous Cotswold Water Park. Facilities include a Primary School, Post Office/Shop, Play Area, Tennis Courts and the Village Hall and Green. Nestled in glorious countryside, Down Ampney offers a taste of **'The Good Life'** and is just perfect for outdoor pursuits such as cycling, riding or walking. Cricklade's North Meadow is a National Nature Reserve whilst the Cotswold Water Park offers all sorts of adventure sport, from water skiing and sailing to the more genteel pastimes of fishing and bird watching.

Approximately 8 miles away, the **'Capital of the Cotswolds'** - Cirencester - is a lively market town boasting High Street stores, independent specialist boutiques and a weekly market. You'll be spoiled for choice in terms of delis, bistros, restaurants and pubs. If you need to travel further afield, there is a mainline station at Swindon for direct trains to London and the South West, Kemble station (the Golden Valley Swindon to Gloucester line) and motorway connections via the A419 to M4 and M5.



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; your new home is a financial and emotional investment. **Quality, Service & Value For Money – that's the 'Cotswold Homes' Difference'**, all backed by a ten year NHBC Buildmark Warranty for added peace of mind.
No hidden extras, no nasty surprises...

One number is all you need to speak to the Team seven days a week 01454 218218 or visit www.cotswoldhomes.co.uk to see our video tours.

lifestyle

THE CROFT

It's all about Value For Money and beautiful finishes – as standard. Thoughtful designs with an Energy Efficient, Money Saving, all inclusive specification featuring PV panels, air source heat pumps, underfloor heating, EV chargers & SMEG appliances.

FEATURES

- Private collection of just 9 detached & link-detached bungalows
- An Exclusively Private picturesque rural location in The Cotswolds
- Energy Efficient Money Saving Specification
- PV panels to help generate your own electricity
- Air Source Heat Pumps and EV chargers
- Superb Quality & Peace of mind with a family run company – Cotswold Homes
- 3 thoughtful designs to include magnificent Kitchen, Family & Dining Suites
- Principal Suites with Ensuite and French Doors onto gardens
- Delightful, spacious Kitchen Family suites
- SMEG appliances included
- Roca sanitaryware & Hansgrohe brassware
- 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.



BUILT IN *considered* LOCATIONS

DOWN AMPNEY



Please drive carefully

**Birthplace of
Ralph Vaughan Williams
1872 - 1958**



Explore

Education:

There are several primary schools rated GOOD and OUTSTANDING by OFSTED within a 4 mile radius.

Secondary

Secondary state schools and a sixth form college campus can be found in neighbouring towns (circa 6-8 miles).

Independent

There are good independent schools in the surrounding area including Hatherop (circa 7 miles) and Rendcomb (appx 13 miles). The Royal Agricultural University is located just outside of the town (8 miles).

Activities, Attractions & Shopping

Down Ampney is a small village located on the edge of the Cotswold Water Park.

The village facilities include a primary school, post office/ shop, village hall and village green, children's play area and tennis courts.



The village is surrounded by picturesque countryside and is ideal for walking, riding and cycling. Just south of the village is Cricklade's North Meadow, which is now a National Nature Reserve, and home to the rare 'Snakeshead Fritillary' which flowers in April.

The village is at the southern gateway to the Cotswold Water Park, which offers sailing, water/jet skiing, wild swimming, fishing and bird watching.

Nearby the 'jewel in the crown' - Cirencester - benefits from High Street stores, independent specialist retailers and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool.

Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town, a bowls club.

The city of Swindon is only 13 miles away and hosts further shopping, cinemas, theatres, leisure centres and entertainment complexes.

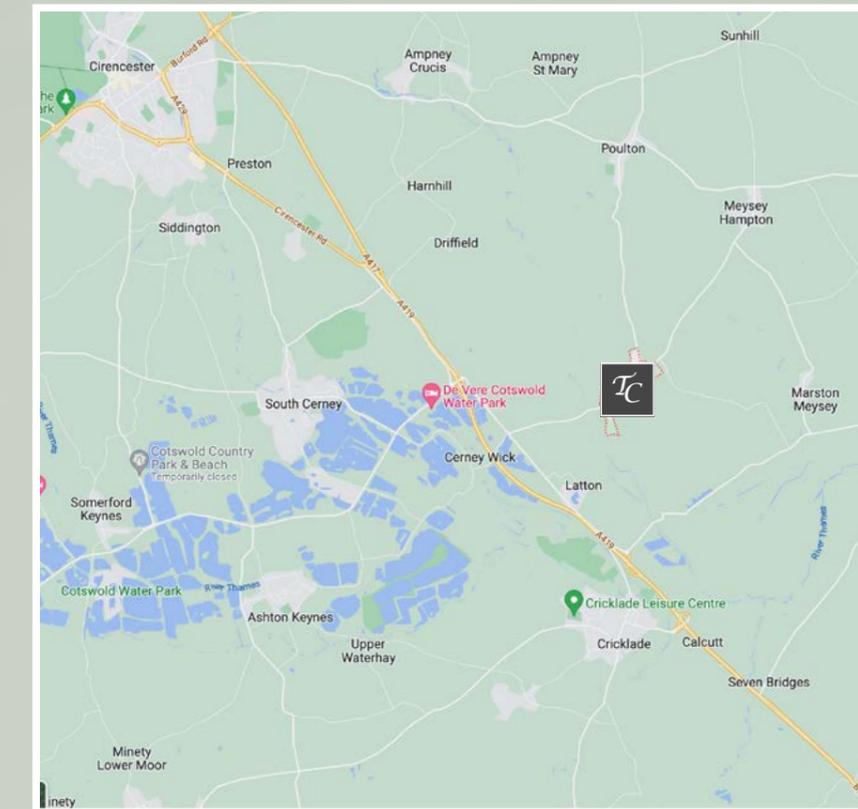
Eating Out

Down Ampney boasts a variety of local eateries nearby including the Mason Arms in Meysey Hampton, The Falcon Inn at Poulton, The Crown at Ampney Brook and various restaurants at the Cotswold Water Park. The Poulton Vineyard, situated just north of Down Ampney, is an award winning, family owned business, producing English wines and spirits from grapes harvested by hand.



Transport

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is conveniently located for the M4, M5 and M40/A40. There is a mainline train station (10.7 miles) at Kemble and excellent bus and coach links (including National Express) (7 miles) all within reach.



*This information is produced in good faith to give a flavour of the location. Information is correct at time of issue and all distance and times are approximate only.



LET'S GO *Home...*



House types



MARSTON



2 BEDROOMS

2 BATHROOMS

FAIRFORD



2 BEDROOMS

2 BATHROOMS

HAMPTON



2 BEDROOMS

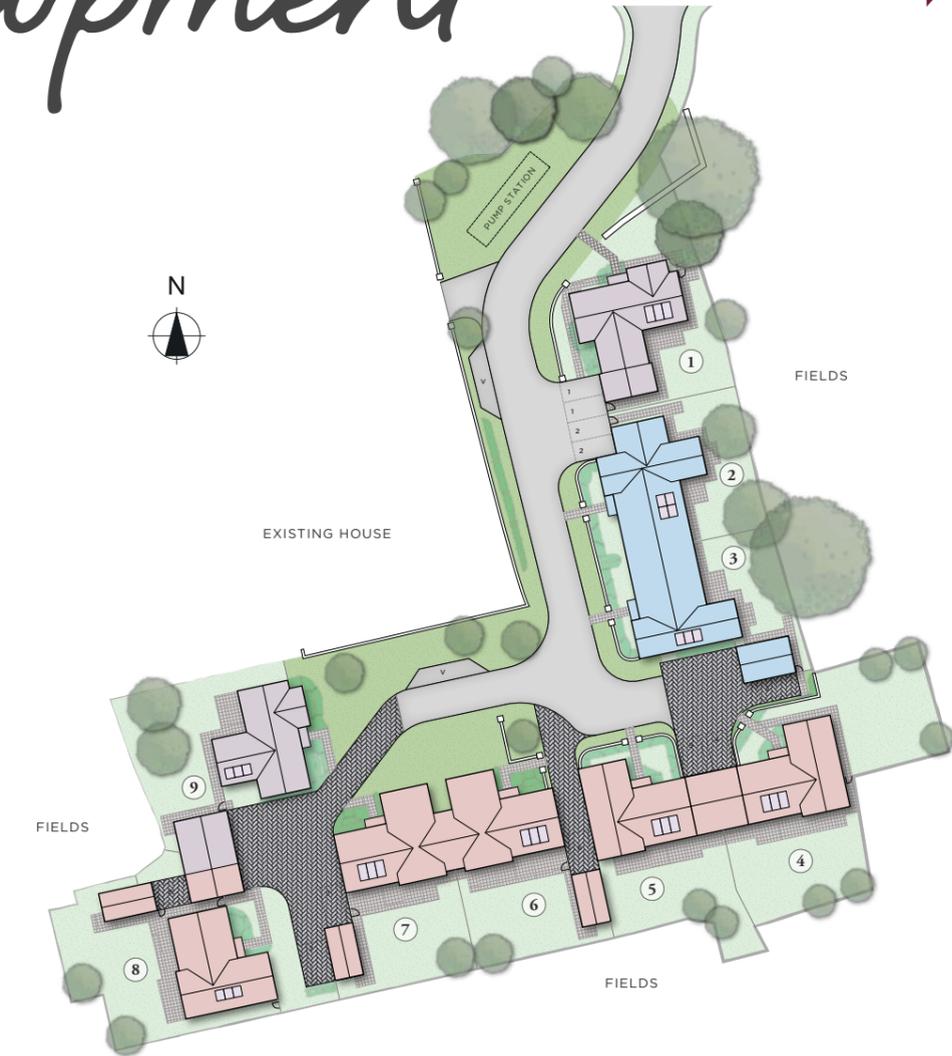
2 BATHROOMS

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

- MARSTON**
Plots: 2 & 3
- HAMPTON**
Plots: 1 & 9
- FAIRFORD**
Plots: 4, 5, 6, 7 & 8



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Hampton



- PRESTIGIOUS DOUBLE FRONTED 2 BEDROOM DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE AND FRENCH DOORS ONTO GARDENS
- IMPRESSIVE HALL WITH DOUBLE DOORS INTO DRAWING ROOM
- SMEG APPLIANCES INCLUDED
- ENERGY EFFICIENT & MONEY SAVING SPECIFICATION
- PV PANELS, AIR SOURCE HEAT PUMPS, UNDERFLOOR HEATING & EV CHARGER

The Hampton is an exquisite double fronted bungalow with plenty of charm, specifically designed to blend seamlessly with the character of this historic Cotswold village.

Whilst reminiscent of a bygone age, every care has been taken to ensure maximum light, space & flow in its design.

Featuring a contemporary, Energy Efficient & Money Saving specification (including PV panels, Air Source Heat Pumps & Car Charging points), The Hampton is the perfect marriage of country charm and contemporary chic!

Step over the threshold into a welcoming Hall which leads on to an elegant, spacious dual aspect Drawing Room by way of glazed double doors.

On to the very heart of this home and accessed via glazed double doors, a superb dual aspect Kitchen, Family, Dining suite with light flooding in from many aspects. A pair of French Doors leads onto the gardens for that all important al fresco entertaining; 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 (let family or friends watch the chef in action!) or a more formal dining arrangement.

Feast whilst looking over the gardens or place some casual seating here and enjoy coffee or a tippie instead.

Enjoying beautiful finishing touches FREE OF CHARGE, this home boasts SMEG appliances, including Fridge Freezer, Oven, feature Hood, Induction Hob & Laundry Facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive Principal Suite features a pair of French Doors onto the gardens (just perfect for enjoying every season) and boasts Ensuite facilities and wardrobes.

A further spacious bedroom with wardrobes is served by the Family Bathroom; ideal for boomerang offspring or the grandchildren to visit .

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

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

The garage benefits from power and light plus there's a car charging point, with PV panels on the roof to generate your own electricity.

Our superb, All-Inclusive Energy Efficient Specification is included Free Of Charge – convenience and savings from the moment we hand you the keys!

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2 BEDROOMS



2 BATHROOMS

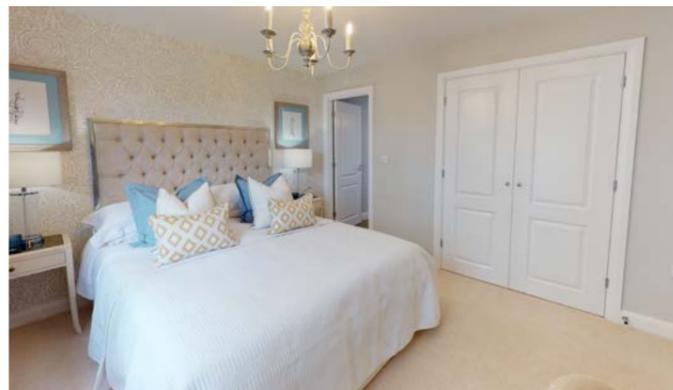


DETACHED

PLOTS
1 & 9

CH
COTSWOLD
HOMES

Hampton



DIMENSIONS

Drawing Room
12' 0" x 17' 5" 3.7m x 5.3m

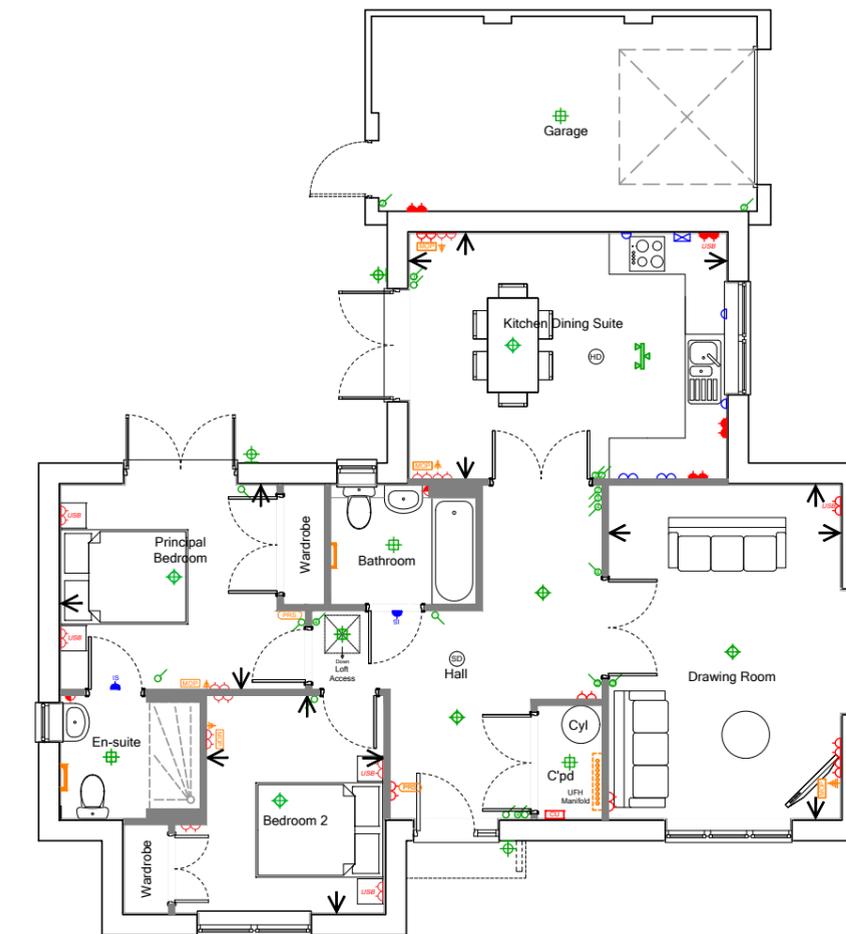
Kitchen Dining Suite
12' 10" x 16' 5" 3.9m x 5.0m

Principal Suite
10' 8" x 12' 8" 3.3m x 3.9m

Bedroom 2
9' 2" x 11' 4" 2.8m x 3.5m

	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
	Underfloor heating manifold
	Smoke Detector
	Heat Detector

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



Please note plot 9 with detached garage is a handed version of the floor plan shown above.

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PLOTS
1 & 9

Marston



- PRESTIGIOUS DOUBLE FRONTED 2 BEDROOM LINK-DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE AND FRENCH DOORS ONTO GARDENS
- IMPRESSIVE HALL WITH DOUBLE DOORS INTO DRAWING ROOM
- SMEG APPLIANCES INCLUDED
- ENERGY EFFICIENT & MONEY SAVING SPECIFICATION
- PV PANELS, AIR SOURCE HEAT PUMPS, UNDERFLOOR HEATING & EV CHARGER

The Marston is an exquisite double fronted link-detached bungalow with plenty of charm, specifically designed to blend seamlessly with the character of this historic Cotswold village.

Whilst reminiscent of a bygone age, every care has been taken to ensure maximum light, space & flow in its design.

Featuring a contemporary, Energy Efficient & Money Saving specification (including PV panels, Air Source Heat Pumps & Car Charging points), The Marston is the perfect marriage of country charm and contemporary chic!

Step over the threshold into a welcoming Hall which leads on to an elegant, spacious dual aspect Drawing Room by way of glazed double doors.

On to the very heart of this home - a superb triple aspect Kitchen, Family, Dining suite with light flooding in from many aspects. Two pairs of French Doors lead onto the gardens for that all important al fresco entertaining; 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 (let family or friends watch the chef in action!) or a more formal dining arrangement.

Feast whilst looking over the gardens or place some casual seating here and enjoy coffee or a tippie instead.

Enjoying beautiful finishing touches FREE OF CHARGE, this home boasts SMEG appliances, including Fridge Freezer, Oven, feature Hood, Induction Hob & Laundry Facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive Principal Suite features a further pair of French Doors onto the gardens (just perfect for enjoying every season) and boasts Ensuite facilities and wardrobes.

A further spacious bedroom with wardrobes is served by the Family Bathroom; ideal for boomerang offspring or the grandchildren to visit .

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

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

The garage benefits from power and light plus there's a car charging point, with PV panels on the roof to generate your own electricity.

Our superb, All-Inclusive Energy Efficient Specification is included Free Of Charge – convenience and savings from the moment we hand you the keys!

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.


2 BEDROOMS


2 BATHROOMS


LINK-DETACHED

PLOTS
2 & 3


COTSWOLD
HOMES

Marston



DIMENSIONS

Drawing Room
12'10" x 16'5" 3.9m x 5.0m

Kitchen Dining Suite
15' 1" x 21' 4" 4.6m x 6.5m

Principal Suite
10' 6" x 12' 6" 3.2m x 3.8m

Bedroom 2
9' 4" x 11' 11" 2.9m x 3.6m

	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
	Underfloor heating manifold
	Smoke Detector
	Heat Detector

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



Please note plot 3 with detached garage is a handed version of the floor plan shown above.

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Fairford



- PRESTIGIOUS DOUBLE FRONTED 2 BEDROOM LINK-DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE AND FRENCH DOORS ONTO GARDENS
- IMPRESSIVE HALL WITH DOUBLE DOORS INTO DRAWING ROOM
- SMEG APPLIANCES INCLUDED
- ENERGY EFFICIENT & MONEY SAVING SPECIFICATION
- PV PANELS, AIR SOURCE HEAT PUMPS, UNDERFLOOR HEATING & EV CHARGER

The Fairford is an exquisite double fronted link-detached bungalow with plenty of charm, specifically designed to blend seamlessly with the character of this historic Cotswold village.

Whilst reminiscent of a bygone age, every care has been taken to ensure maximum light, space & flow in its design.

Featuring a contemporary, Energy Efficient & money Saving Specification (including PV panels, Air Source Heat Pumps & Car Charging points), The Fairford is the perfect marriage of country charm and contemporary chic!

Step over the threshold into a welcoming Hall which leads on to an elegant, spacious Drawing Room by way of glazed double doors. For maximum impact and light we've created a view straight through to the gardens from the front door via a perfectly aligned pair of French Doors.

On to the very heart of this home - a superb triple aspect Kitchen, Family, Dining suite with light flooding in from many aspects. A pair of French Doors leads onto the gardens for that all important al fresco entertaining; 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 (let family or friends watch the chef in action!) or a more formal dining arrangement.

Feast whilst looking over the gardens or place some casual seating here and enjoy coffee or a tippie instead.

Enjoying beautiful finishing touches FREE OF CHARGE, this home boasts SMEG appliances, including Fridge Freezer, Oven, feature Hood, Induction Hob & Laundry Facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive Principal Suite features a pair of French Doors onto the gardens (just perfect for enjoying every season) and boasts Ensuite facilities and wardrobes.

A further spacious bedroom with wardrobes is served by the Family Bathroom; ideal for boomerang offspring or the grandchildren to visit.

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

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

The garage benefits from power and light plus there's a car charging point, with PV panels on the roof to generate your own electricity.

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2 BEDROOMS


2 BATHROOMS


LINK-DETACHED

PLOTS
4 & 5


COTSWOLD
HOMES

Fairford

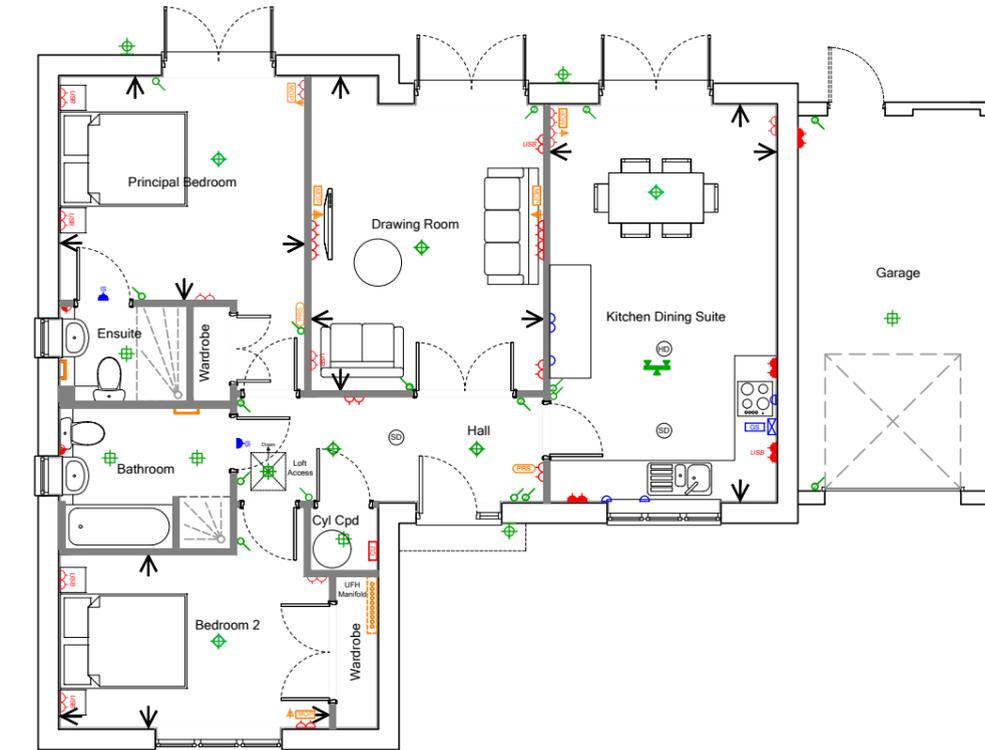


DIMENSIONS

Drawing Room	12' 1" x 16' 5"	3.7m x 5.0m
Kitchen Dining Suite	11' 9" x 20' 8"	3.6m x 6.3m
Principal Suite	11' 8" x 12' 8"	3.6m x 3.9m
Bedroom 2	9' 0" x 13' 11"	2.8m x 4.3m

	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 - High Level
	Double Socket - Low Level With USB Port
	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
	Underfloor heating manifold
	Smoke Detector
	Heat Detector

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Please note plot 5 is a handed version of the floor plan shown above.

PLOTS
4 & 5

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Fairford



- PRESTIGIOUS DOUBLE FRONTED 2 BEDROOM DETACHED BUNGALOW
- GARAGE AND DRIVEWAY
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE AND FRENCH DOORS ONTO GARDENS
- IMPRESSIVE HALL WITH DOUBLE DOORS INTO DRAWING ROOM
- SMEG APPLIANCES INCLUDED
- ENERGY EFFICIENT & MONEY SAVING SPECIFICATION
- PV PANELS, AIR SOURCE HEAT PUMPS, UNDERFLOOR HEATING & EV CHARGER

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Step over the threshold into a welcoming Hall which leads on to an elegant, spacious Drawing Room by way of glazed double doors. For maximum impact and light we've created a view straight through to the gardens from the front door via a perfectly aligned pair of French Doors.

On to the very heart of this home - a superb triple aspect Kitchen, Family, Dining suite with light flooding in from many aspects. A pair of French Doors leads onto the gardens for that all important al fresco entertaining; 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 (let family or friends watch the chef in action!) or a more formal dining arrangement.

Feast whilst looking over the gardens or place some casual seating here and enjoy coffee or a tippie instead.

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The impressive Principal Suite features a pair of French Doors onto the gardens (just perfect for enjoying every season) and boasts Ensuite facilities and wardrobes.

A further spacious bedroom with wardrobes is served by the Family Bathroom; ideal for boomerang offspring or the grandchildren to visit.

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

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

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2 BEDROOMS


2 BATHROOMS


LINK-DETACHED

PLOTS
6 & 7


COTSWOLD
HOMES

Fairford



DIMENSIONS

Drawing Room
12' 1" x 16' 5" 3.7m x 5.0m

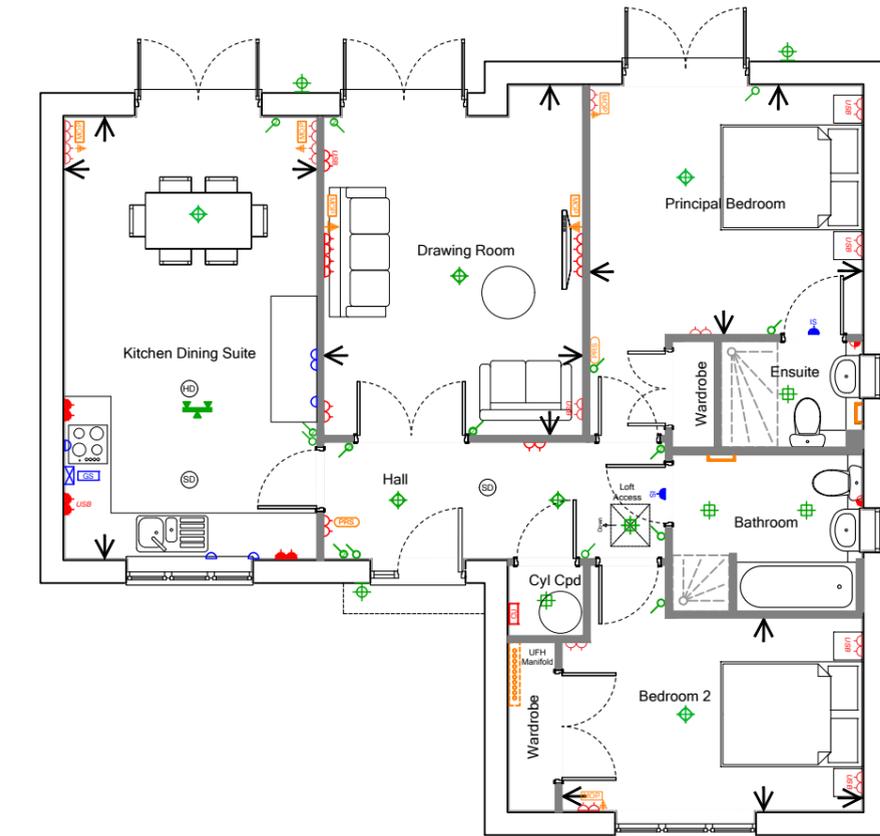
Kitchen Dining Suite
11' 9" x 20' 8" 3.6m x 6.3m

Principal Suite
11' 8" x 12' 8" 3.6m x 3.9m

Bedroom 2
9' 0" x 13' 11" 2.8m x 4.3m

	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
	Underfloor heating manifold
	Smoke Detector
	Heat Detector

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



Please note plot 7 is a handed version of the floor plan shown above.

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PLOTS
6 & 7

Fairford



- PRESTIGIOUS DOUBLE FRONTED 2 BEDROOM DETACHED BUNGALOW
- GARAGE & CARPORT
- MAGNIFICENT KITCHEN, FAMILY & DINING SUITE
- FRENCH DOORS ONTO THE GARDENS
- PRINCIPAL SUITE WITH ENSUITE AND FRENCH DOORS ONTO GARDENS
- IMPRESSIVE HALL WITH DOUBLE DOORS INTO DRAWING ROOM
- SMEG APPLIANCES INCLUDED
- ENERGY EFFICIENT & MONEY SAVING SPECIFICATION
- PV PANELS, AIR SOURCE HEAT PUMPS, UNDERFLOOR HEATING & EV CHARGER

The Fairford is an exquisite double fronted detached bungalow with plenty of charm, specifically designed to blend seamlessly with the character of this historic Cotswold village.

Whilst reminiscent of a bygone age, every care has been taken to ensure maximum light, space & flow in its design.

Featuring a contemporary, Energy Efficient & money Saving Specification (including PV panels, Air Source Heat Pumps & Car Charging points), The Fairford is the perfect marriage of country charm and contemporary chic!

Step over the threshold into a welcoming Hall which leads on to an elegant, spacious Drawing Room by way of glazed double doors. For maximum impact and light we've created a view straight through to the gardens from the front door via a perfectly aligned pair of French Doors.

On to the very heart of this home - a superb triple aspect Kitchen, Family, Dining suite with light flooding in from many aspects. A pair of French Doors leads onto the gardens for that all important al fresco entertaining; 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 (let family or friends watch the chef in action!) or a more formal dining arrangement.

Feast whilst looking over the gardens or place some casual seating here and enjoy coffee or a tippie instead.

Enjoying beautiful finishing touches FREE OF CHARGE, this home boasts SMEG appliances, including Fridge Freezer, Oven, feature Hood, Induction Hob & Laundry Facilities - all carefully selected to complement the tasteful Symphony kitchen cabinetry*.

The impressive Principal Suite features a pair of French Doors onto the gardens (just perfect for enjoying every season) and boasts Ensuite facilities and wardrobes.

A further spacious bedroom with wardrobes is served by the Family Bathroom; ideal for boomerang offspring or the grandchildren to visit.

All bathrooms are complemented by sleek chrome HANSGROHE brassware whilst the attractive ROCA sanitaryware is contemporary white, with semi pedestal fittings.

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

The garage is accessed via a charming car port and benefits from power and light plus there's a car charging point, with PV panels on the roof to generate your own electricity.

Our superb, All-Inclusive Energy Efficient Specification is included Free Of Charge – convenience and savings from the moment we hand you the keys!

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.


2 BEDROOMS


2 BATHROOMS


DETACHED

PLOT
8


COTSWOLD
HOMES

Fairford



DIMENSIONS

Drawing Room
12' 1" x 16' 5" 3.7m x 5.0m

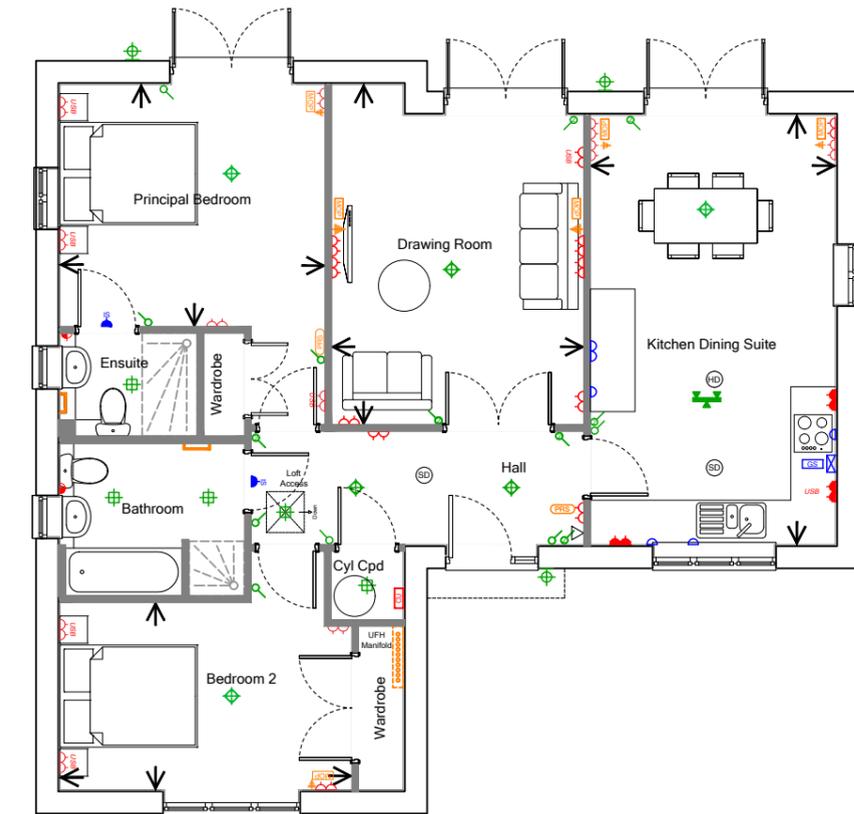
Kitchen Dining Suite
11' 9" x 20' 8" 3.6m x 6.3m

Principal Suite
11' 8" x 12' 8" 3.6m x 3.9m

Bedroom 2
9' 0" x 13' 11" 2.8m x 4.3m

	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
	Underfloor heating manifold
	Smoke Detector
	Heat Detector

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PLOT
8

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THE *Cotswold Homes* DIFFERENCE

What does 'Home' mean? Not just bricks and mortar but the place you really 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 them, to what we include in our homes as standard.

We're not 'churning out houses', we're creating brand new communities, with thoughtful planning, top quality workmanship and generous landscaping. With meticulously considered exterior design and quality products in the very fabric of the building, approaching your front door will be a joy in itself. Live in a neighbourhood you can be proud of...

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 flex, 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...**

We understand; your new home is a financial and emotional investment. **Quality, Service & Value For Money – that's the Cotswold Homes Difference**, all backed by a ten year NHBC Buildmark Warranty for added peace of mind. We're a family run business creating beautiful new homes in The Cotswolds, South Gloucestershire, Wiltshire & Somerset. Our experienced, stable team is dedicated to helping you through the entire process- from initial contact to the day you step over the threshold. Take a peek at our website portfolio and gallery of video tours to really understand what sets us apart.

One number is all you need to speak to the Team seven days a week 01454 218218 or visit www.cotswoldhomes.co.uk to see our video tours.

*For full details on terms & conditions and specification please call.

*Please note the development is at an early stage and specification details are subject to availability.



Distinct

ENERGY EFFICIENCY & YOUR NEW *Cotswold Homes* HOME

Research by the Home Builders Federation (HBF)* advises that New Build homebuyers are saving over £400 million a year in energy bills, as well as collectively reducing carbon emissions by over 500,000 tonnes.

The average New Build homebuyer saves £135 a month on energy bills, amounting to more than £1,600 a year, compared with purchasers of equivalent older properties. This saving rises to over £180 per month for purchasers of houses, rather than flats or bungalows, totalling £2,200 a year.

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 exceed building regulation requirements for energy efficiency.

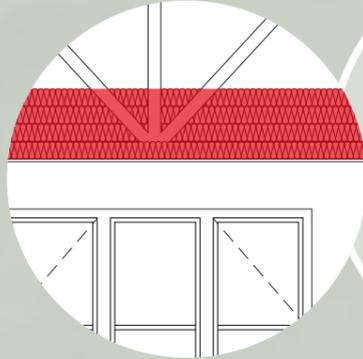
So to sum up - Style, Substance, Specification and Savings. Not a shoebox in sight!

*SOURCE MATERIAL www.hbf.co.uk JULY 2023 report



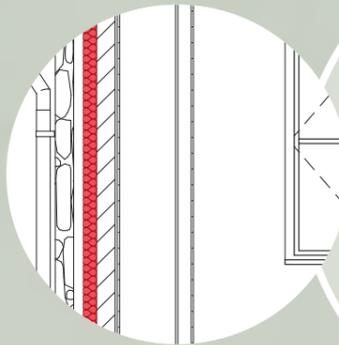
ENERGY EFFICIENCY & YOUR

NEW *Cotswold Homes* HOME



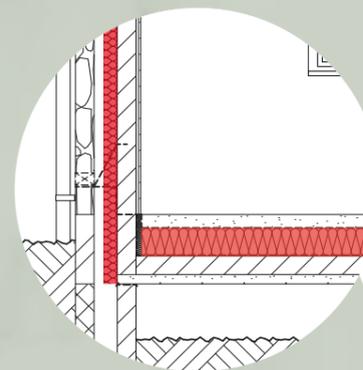
Ceiling Insulation

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.



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 boiler³.

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.



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.

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, Induction Hob, feature Hood, Fridge/Freezer, Dishwasher and Laundry facilities by SMEG.
- Luxury Vinyl Tile Flooring (wood effect) throughout the Ground Floor.

BATHROOM/CLOAK

- Sanitaryware 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.
- Luxury Vinyl Tile Flooring to bathroom, WC and ensuite(s).

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.

HEATING

- Air Source Heat Pump & Hot Water Cylinder.
- Under floor heating.
- Wifi Control Thermostat to control both Heating & Hot Water.

LIGHT FITTINGS

- Track to kitchen plus under unit lighting.
- Pendant and bulb elsewhere except bathrooms where suitable light fittings are installed.

EXTERIOR FEATURES

- Windows are Timber flush casement in Buttermilk.

EXTERIOR DOORS

- Multi point lock GRP front and rear doors with contemporary glazing and painted finish in Sandtex Baytree Green.

FRENCH DOORS

- Timber flush casement in Buttermilk, double glazed with 5 multipoint locking.

EXTERNAL FEATURES

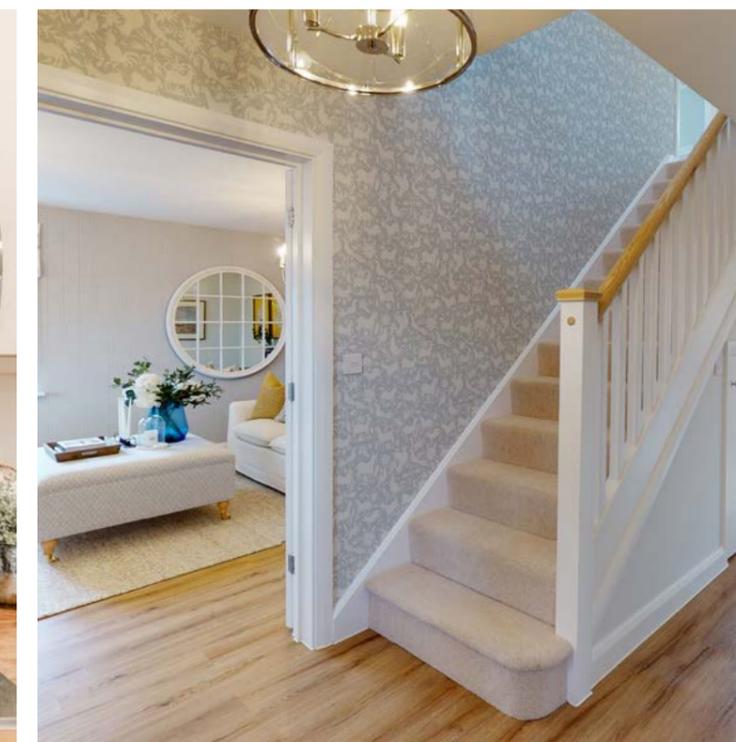
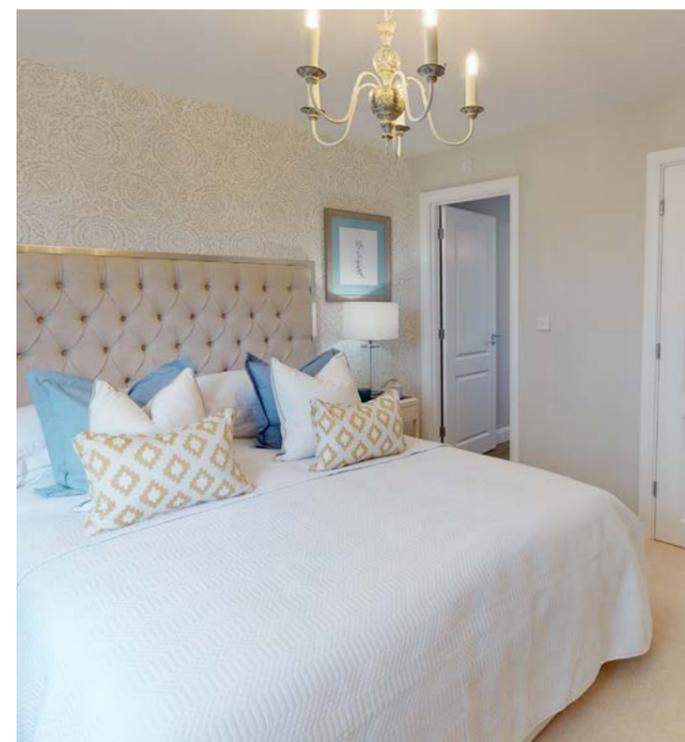
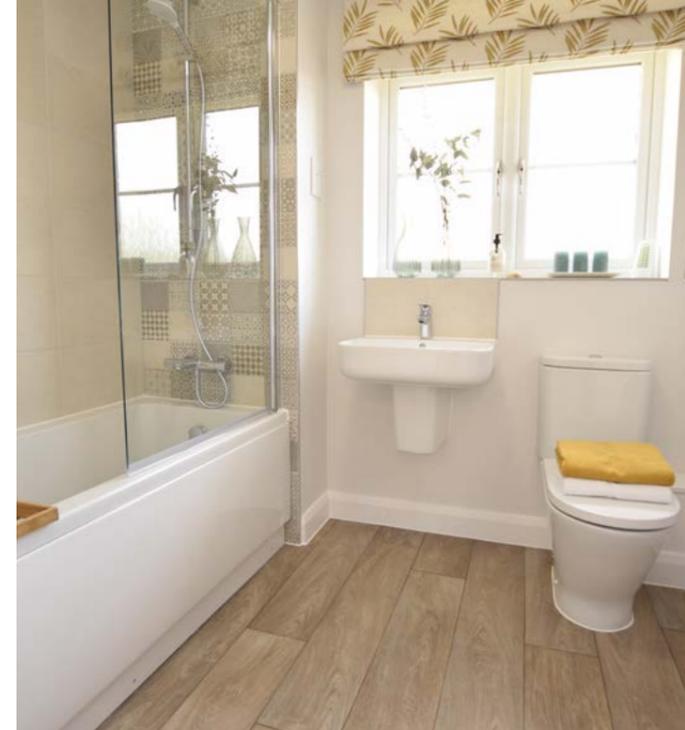
- PIR light fittings.
- Outside tap.
- PV panels.

GARAGE SPECIFICATION

- Electronically operated Garage door(s) with painted finish in Sandtex Baytree Green.
- Garage Personnel Door painted finish in Sandtex Baytree Green.
- 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).



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 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

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.

Disclaimer: The materials contained in this website and on all marketing material are provided for general information purposes only. If you require advice on specific matters please contact Cotswold Homes on 01454 218218. Cotswold Homes accept no responsibility for any loss, which may arise from reliance on information contained within this website.

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.



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