



THE OLD QUARRIES

AVENING, GLOUCESTERSHIRE



ELMSLEY
HOMES

We build your home as if it were our own



WELCOME TO THE OLD QUARRIES

Avening, Gloucestershire

Tucked away amidst the serene, rolling hills of the Cotswolds, The Old Quarries presents an exclusive collection of 11 exquisite homes in the idyllic village of Avening, Gloucestershire, adjacent to Princess Anne's Gatcombe Park estate. The development will be delivered in two phases: phase 1 to comprise 4 houses and phase 2 the remaining 7 houses.

Inspired by the timeless beauty of the Cotswolds - from its golden stone cottages to its lush, undulating landscapes - this landmark development blends rustic charm with modern sophistication, offering a rare chance to experience the finest in countryside living.

Each home is meticulously designed and set within spacious, private plots. The exteriors are varied and unique, with some paying homage to classic Cotswold architecture, crafted from locally sourced honey-hued stone, and others exuding a more modern aesthetic, with weathered timber cladding, local stone accents and sleek metal detailing. Together, they present an interesting and distinctive collection of stunning homes.

To match the exteriors, the interiors are also diverse either artfully balancing heritage character with contemporary elegance or sleek and refined, with emphasis on light and space. At the heart of every home lies a bespoke kitchen, equipped with premium appliances, creating a welcoming hub for the household that is perfect for both everyday living and entertaining. Sophisticated modern bathrooms, a luxurious master bedroom suite and thoughtfully designed, generously proportioned rooms ensure that every aspect of these homes has been carefully crafted for comfort and elegance, as well as functionality.

Outside, expansive gardens and sympathetically designed landscaping frame the soothing views of rolling hills and woodlands. Whether bathed in morning light or the golden hues of sunset, this is a setting to be savoured through every season.

This remarkable project presents a unique opportunity to experience the finest in rural living, seamlessly blended with contemporary luxury.

The Old Quarries is the pinnacle of refined, contemporary Cotswold living.

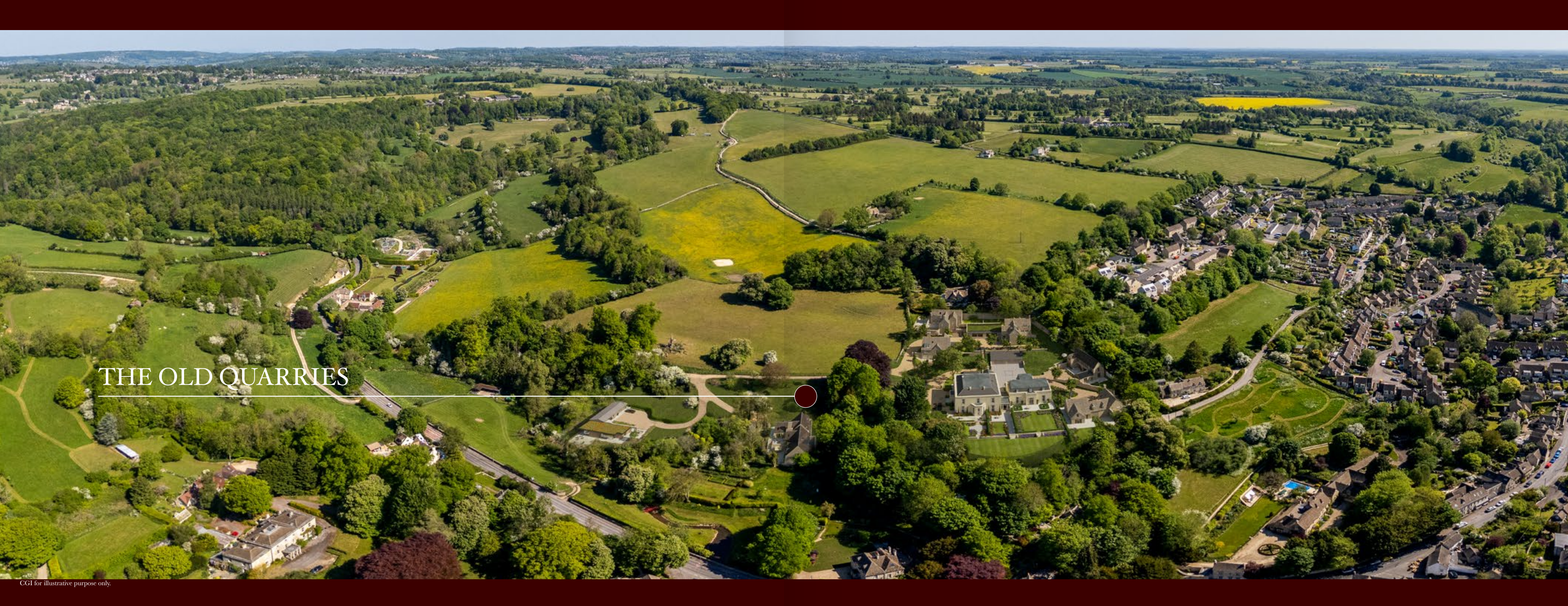


THE OLD QUARRIES



An aerial photograph of a residential development. In the center, a large, light-colored building complex with multiple wings and a central courtyard is surrounded by lush green trees. To the right, a dense cluster of smaller, similar-style houses is visible, interspersed with more trees. The background shows rolling green hills under a clear blue sky. A white line with a red circular dot at its end points from the text to the central building complex.

THE OLD QUARRIES



THE OLD QUARRIES





THE OLD QUARRIES
Avening, Gloucestershire

THE OLD QUARRIES — where sophistication meets serenity

Perfectly positioned in the heart of the Cotswolds, Avening enjoys a prime location on the doorstep of vibrant market towns like Nailsworth and Tetbury, while retaining all the charm of a thriving rural community. The village itself offers an array of local amenities including a primary school, medieval church, community-run shop and a couple of pubs, embodying the quintessential Cotswold village, surrounded by breathtaking countryside and picturesque hamlets.

Avening is in the perfect location for commuting, with easy access to Cirencester, Bath, Bristol, Cheltenham and Gloucester. You will also be spoilt for choice when it comes to schooling, with schools such as Beaudesert Park School, Avening Primary School, Nailsworth Primary School, Marling School, Stroud High School and Westonbirt School no more than a 15 minute drive away. If you are willing to travel a little further, there are more schools with excellent reputations, such as Cheltenham Ladies' College, Cheltenham College, Frome Vale Academy, Pate's Grammar School, Sir Thomas Rich's School and Wycliffe College, all within a 45 minute drive.

Transport links are equally impressive, with Kemble station just a 15 minute drive away and offering direct services to London Paddington in 80 minutes, making city connections remarkably easy while enjoying the peace of country living.

Just over two miles away lies Nailsworth, recently named one of Britain's best places to live by The Sunday Times. This bustling market town boasts an exceptional selection of independent retailers, quality supermarkets and outstanding eateries - most notably the multi-award winning William's Food Hall & Oyster Bar, a celebrated delicatessen and restaurant at the centre of Nailsworth's thriving food scene. Other market towns such as Cirencester, Tetbury and Stroud are also a short drive away.

Minchinhampton Golf Club and Cotswold Edge Golf Clubs are also nearby, offering golf and tennis facilities.

The Regency town of Cheltenham, with its famous horse racing festival and diverse cultural events, and the lively cities of Bristol and Bath, bursting with architectural, cultural and gastronomic delights, are also close by. World-class events such as the Badminton Horse Trials and the Gatcombe Festival of British Eventing take place nearby in the summer, and you can even enjoy the excitement of a polo match at either Cirencester Park or Beaufort Polo Clubs.

The Old Quarries represents a contemporary interpretation of the Cotswold dream, blending traditional charm with all the conveniences of modern living in this exceptionally well-connected yet tranquil location.

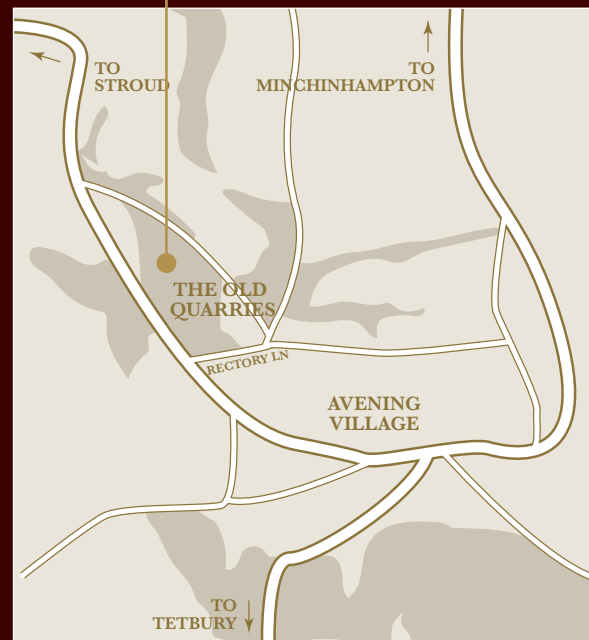
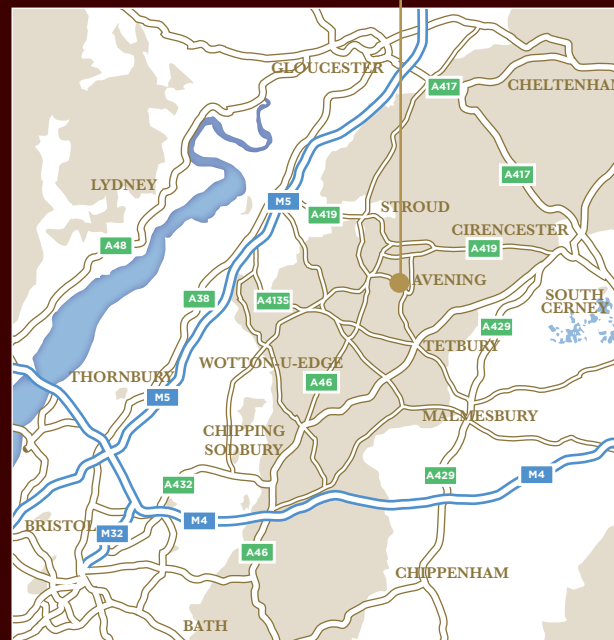
The Old Quarries combines rural charm with urban convenience, making it an incredibly desirable place to call home.

Photography from top left; Bourton-on-the-Water in Autumn, polo at Cirencester Park Polo Club, the Cotswold village of Burford, Bristol city centre, dining in Montpellier, Cheltenham, Cotswold's Nailsworth valley, Cirencester festivities, one of the many Highland cattle across Gloucestershire, the Georgian City of Bath from Alexandra Park.



THE OLD QUARRIES

AVENING, GLOUCESTERSHIRE



ADDRESS: THE OLD QUARRIES,
RECTORY LANE, AVENING GL8 8NJ

WHAT3WORDS:
SHAMS.SOMEONE.ALTERNATE

Distances to closest cities, towns and amenities:

- Nailsworth – 2.7 miles
- Tetbury – 4 miles
- Kemble Station – 8.9 miles
- Cirencester – 11.3 miles
- Cheltenham – 20.3 miles
- Bath – 27.2 miles
- Bristol – 30 miles

• Closest schools (within a 15 minute drive) –
Beauesert Park School, Avening Primary School,
Nailsworth Primary School, Marling School,
Stroud High School and Westonbirt School

• Other schools nearby (within a 45 minute drive) -
Cheltenham Ladies' College, Cheltenham College,
Frome Vale Academy, Pate's Grammar School, Sir
Thomas Rich's School and Wycliffe College



PHASE 1

- ① The Lodge
- ② 1 East Gate
- ③ 2 East Gate
- ④ The Gallery

PHASE 2

- ⑤ Old Quarries West
- ⑥ Old Quarries East
- ⑦ Meadow View
- ⑧ Fareham House
- ⑨ Wood House
- ⑩ Brook House
- ⑪ Chandler House

Customers should note that this illustration is representative only and should be treated as general guidance. It should not be relied on to show ownership or boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters described by any Order made under the Property Misdescription Act 1991, nor does it constitute a contract or a warranty. The different house types have different specifications, the details of which available upon request.

CGI for illustrative purpose only.



A BRIEF HISTORY OF THE SITE AND INTRODUCTION TO THE NEW HOMES

The listed manor house (to be converted into Old Quarries West and Old Quarries East), was originally constructed in 1841 and occupied until the early 1900s by a succession of Reverends. It was later owned by Viscount Lee of Fareham, the co-founder of the Courtauld Institute of Art in London and President of Cheltenham College from 1917 to 1939. Viscount Lee is well-known for having gifted his country estate, Chequers in Buckinghamshire, and the entire contents of the house which included a library, historical papers and manuscripts and a collection of Cromwellian portraits and artefacts, in trust to the nation in 1917 to be used as the official residence and retreat of successive British Prime Ministers. In 1938 Viscount Lee extended the main house at the Old Quarries, constructing a gallery (which will soon be converted into the Gallery), to house his collection of artwork. During World War II, artworks from the National Gallery were also moved to the Old Quarries for safe-keeping. More recently, the site was used as a residential special education needs school until it was sold in 2017 by HF Trust for residential development.

The following pages introduce the 11 homes which are in the process of being built.

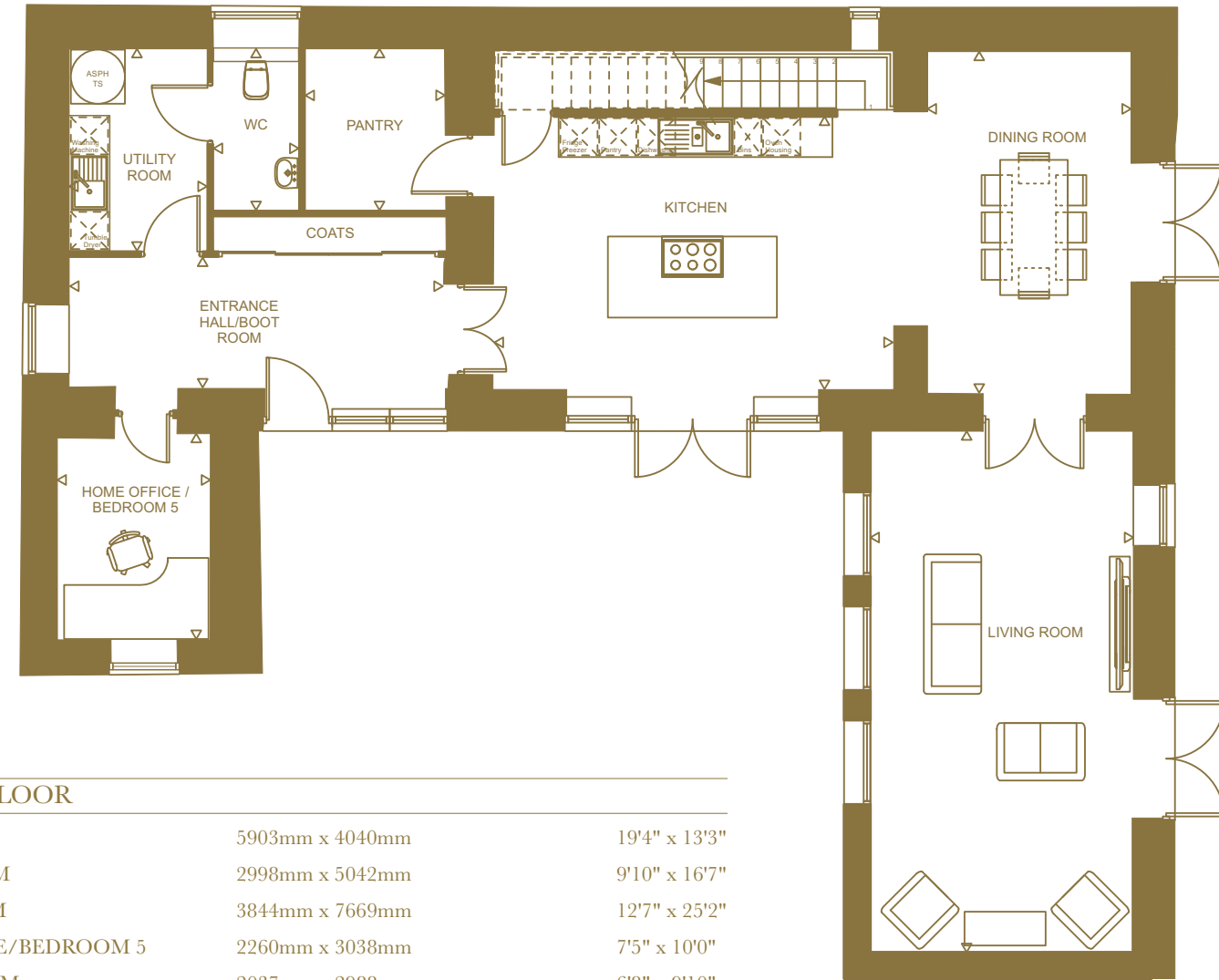
THE LODGE



The Lodge

A beautifully appointed 2,216sqft four/five bedroom detached home.

GROUND FLOOR



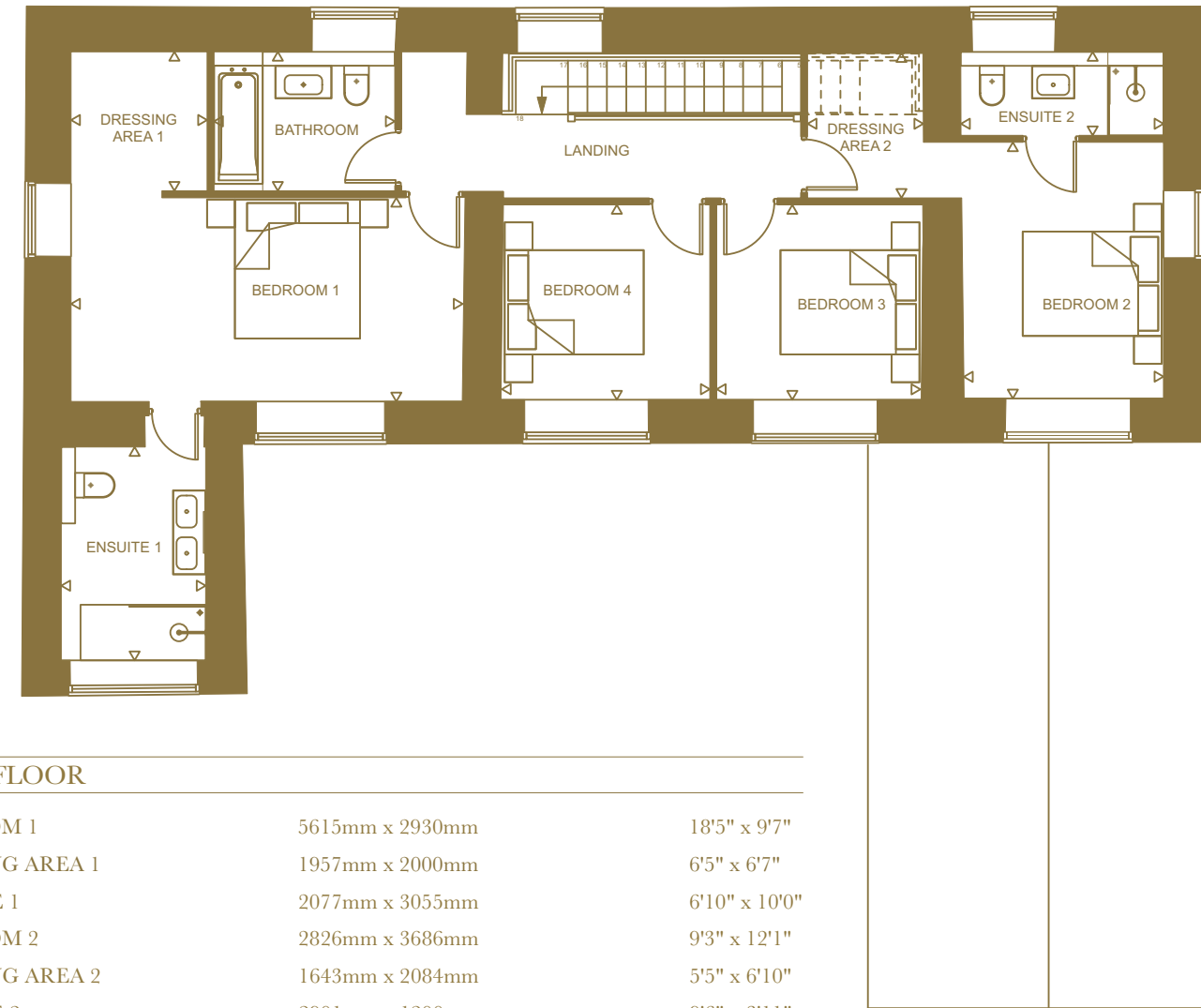
GROUND FLOOR

| | | |
|---------------------------|-----------------|---------------|
| KITCHEN | 5903mm x 4040mm | 19'4" x 13'3" |
| DINING ROOM | 2998mm x 5042mm | 9'10" x 16'7" |
| LIVING ROOM | 3844mm x 7669mm | 12'7" x 25'2" |
| HOME OFFICE/BEDROOM 5 | 2260mm x 3038mm | 7'5" x 10'0" |
| UTILITY ROOM | 2037mm x 2988mm | 6'8" x 9'10" |
| PANTRY | 2064mm x 2388mm | 6'9" x 7'10" |
| WC | 1258mm x 2400mm | 4'2" x 7'10" |
| ENTRANCE HALL / BOOT ROOM | 5513mm x 1924mm | 18'1" x 6'4" |

The Lodge

A beautifully appointed 2,216sqft four/five bedroom detached home.

FIRST FLOOR

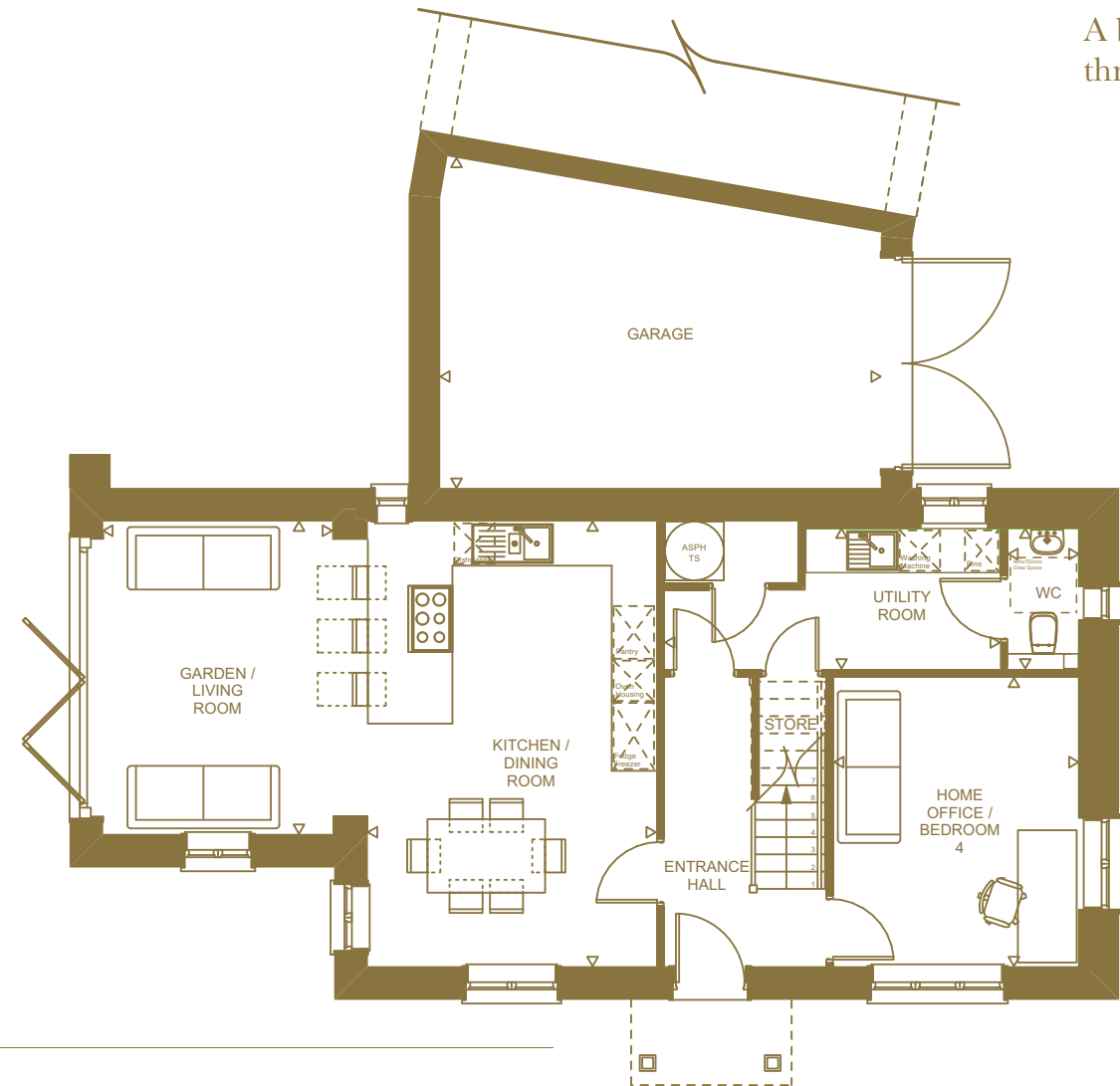


FIRST FLOOR

| | | |
|-----------------|-----------------|---------------|
| BEDROOM 1 | 5615mm x 2930mm | 18'5" x 9'7" |
| DRESSING AREA 1 | 1957mm x 2000mm | 6'5" x 6'7" |
| ENSUITE 1 | 2077mm x 3055mm | 6'10" x 10'0" |
| BEDROOM 2 | 2826mm x 3686mm | 9'3" x 12'1" |
| DRESSING AREA 2 | 1643mm x 2084mm | 5'5" x 6'10" |
| ENSUITE 2 | 2901mm x 1200mm | 9'6" x 3'11" |
| BEDROOM 3 | 2929mm x 2803mm | 9'7" x 9'2" |
| BEDROOM 4 | 2991mm x 2803mm | 9'10" x 9'2" |
| BATHROOM | 2600mm x 2000mm | 8'6" x 6'7" |

1 EASTGATE





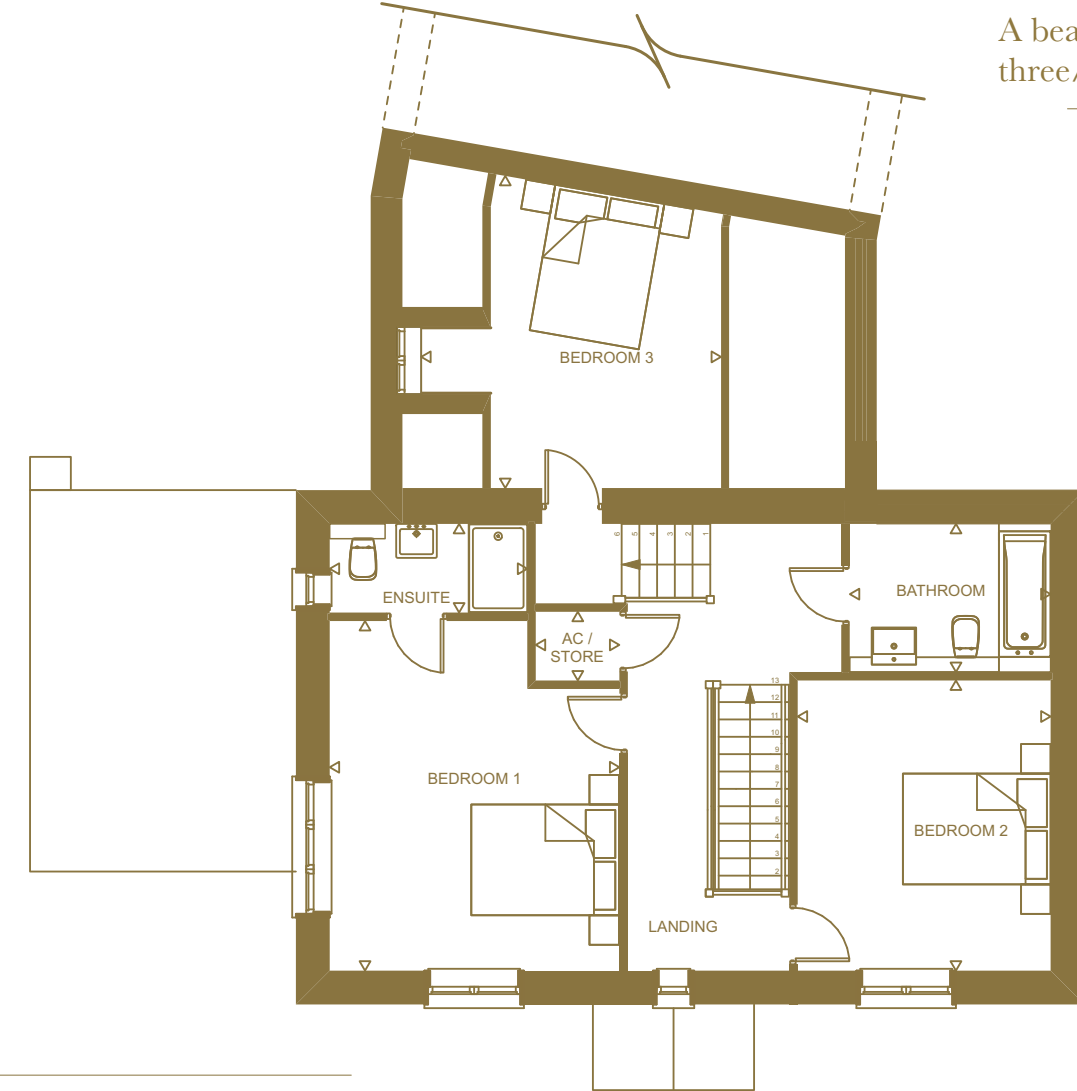
1 Eastgate

A beautifully appointed 1,583sqft three/four bedroom link-detached home.

GROUND FLOOR

GROUND FLOOR

| | | |
|-------------------------|-----------------|-----------------|
| GARDEN / LIVING ROOM | 3114mm x 4249mm | 10'3" x 13'11" |
| KITCHEN/DINING ROOM | 3930mm x 6049mm | 12'11" x 19'10" |
| UTILITY ROOM | 4554mm x 1904mm | 14'11" x 6'3" |
| WC | 954mm x 1904mm | 3'2" x 6'3" |
| HOME OFFICE / BEDROOM 4 | 3336mm x 3924mm | 10'11" x 12'10" |
| GARAGE | 5993mm x 4510mm | 19'8" x 14'10" |



1 Eastgate

A beautifully appointed 1,583sqft three/four bedroom link-detached home.

FIRST FLOOR

FIRST FLOOR

| | | |
|------------|-----------------|----------------|
| BEDROOM 1 | 3922mm x 4734mm | 12'10" x 15'6" |
| ENSUITE | 2675mm x 1200mm | 8'9" x 3'11" |
| BEDROOM 2 | 3424mm x 3929mm | 11'3" x 12'11" |
| BEDROOM 3 | 4060mm x 4314mm | 13'4" x 13'11" |
| BATHROOM | 2720mm x 2005mm | 8'11" x 6'7" |
| AC / STORE | 1132mm x 930mm | 3'9" x 3'1" |

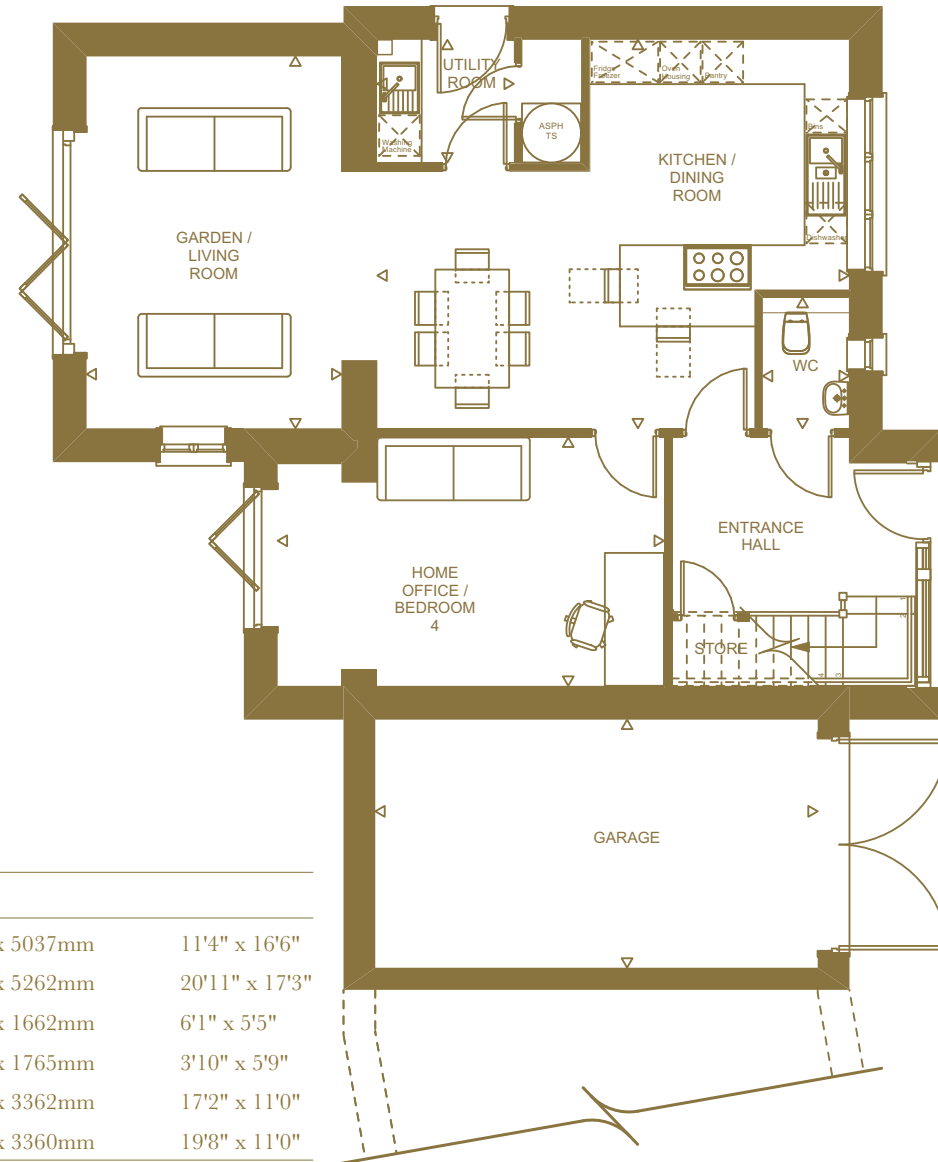


2 EASTGATE

2 Eastgate

A beautifully appointed 1,747sqft three/four bedroom link-detached home.

GROUND FLOOR



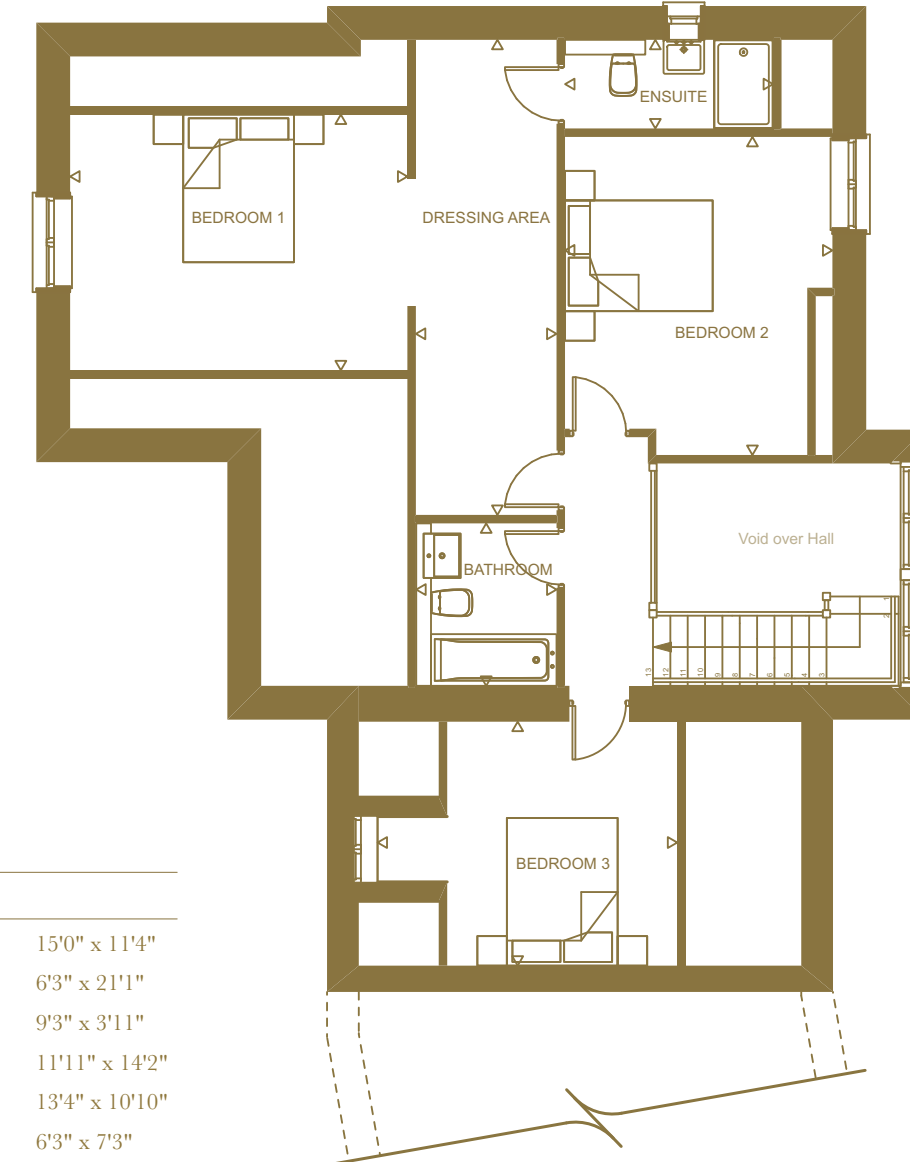
GROUND FLOOR

| | | |
|-----------------------|-----------------|----------------|
| GARDEN / LIVING ROOM | 3452mm x 5037mm | 11'4" x 16'6" |
| KITCHEN/DINING ROOM | 6387mm x 5262mm | 20'11" x 17'3" |
| UTILITY ROOM | 1849mm x 1662mm | 6'1" x 5'5" |
| WC | 1165mm x 1765mm | 3'10" x 5'9" |
| HOME OFFICE/BEDROOM 4 | 5232mm x 3362mm | 17'2" x 11'0" |
| GARAGE | 5993mm x 3360mm | 19'8" x 11'0" |

2 Eastgate

A beautifully appointed 1,747sqft three/four bedroom link-detached home.

FIRST FLOOR



FIRST FLOOR

| | | |
|---------------|-----------------|----------------|
| BEDROOM 1 | 4567mm x 3463mm | 15'0" x 11'4" |
| DRESSING AREA | 1905mm x 6434mm | 6'3" x 21'1" |
| ENSUITE | 2817mm x 1200mm | 9'3" x 3'11" |
| BEDROOM 2 | 3622mm x 4308mm | 11'11" x 14'2" |
| BEDROOM 3 | 4058mm x 3304mm | 13'4" x 10'10" |
| BATHROOM | 1905mm x 2200mm | 6'3" x 7'3" |

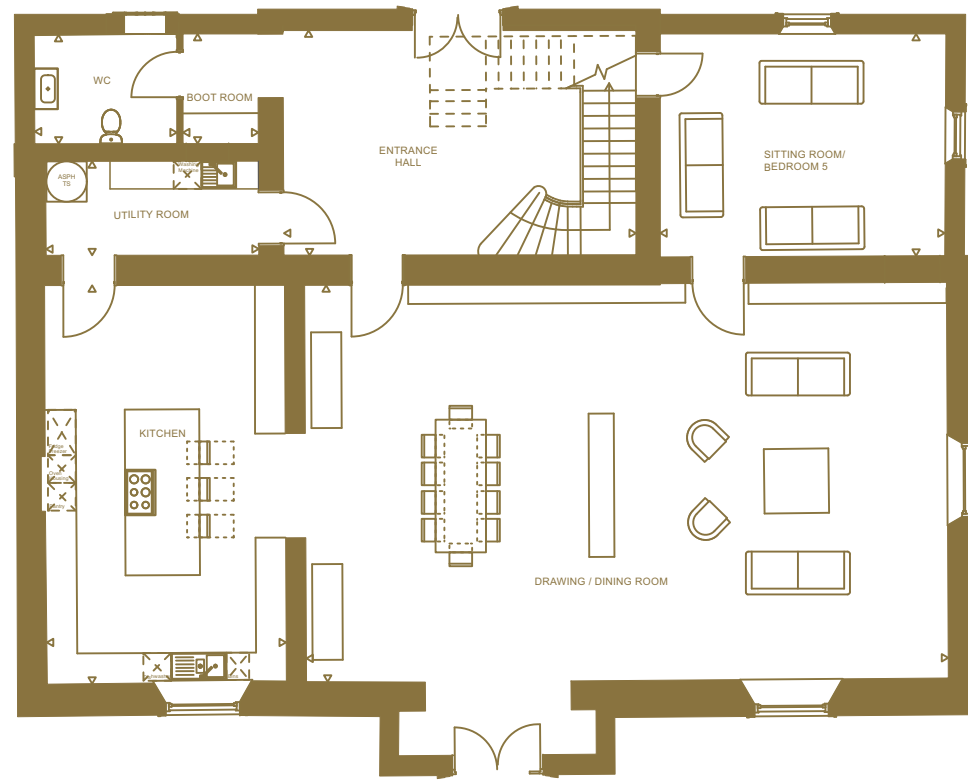


THE GALLERY

The Gallery

A beautifully appointed 4,088sqft
four/five bedroom link-detached home.

GROUND FLOOR



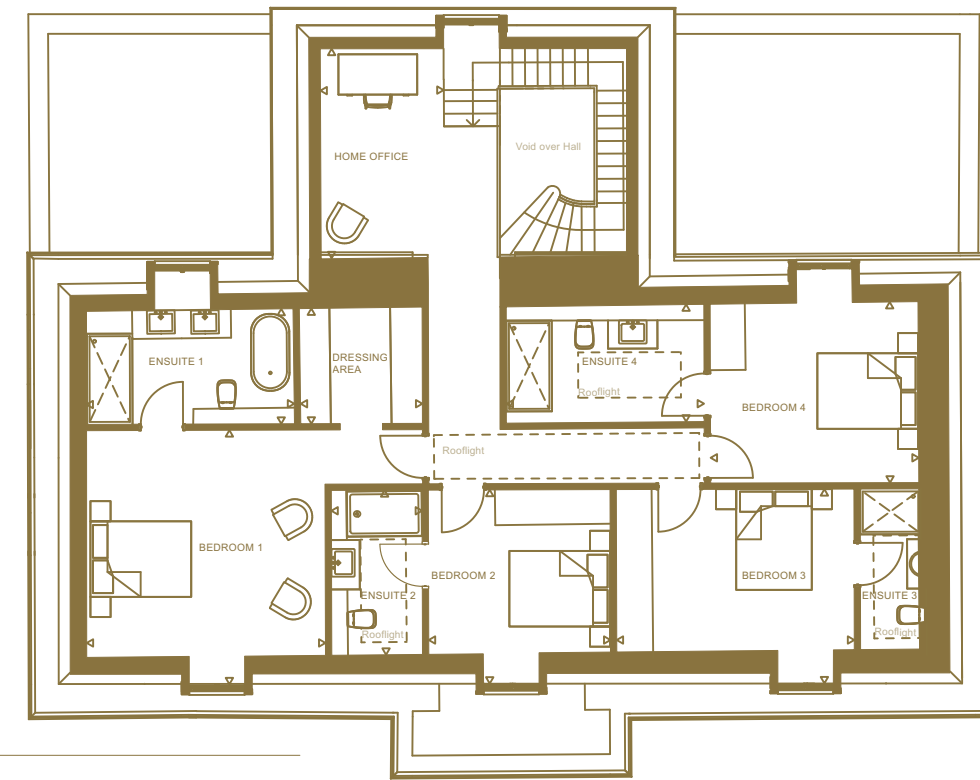
GROUND FLOOR

| | | |
|--------------------------|------------------|----------------|
| DRAWING/DINING ROOM | 12735mm x 7865mm | 41'9" x 25'10" |
| KITCHEN | 4744mm x 7910mm | 15'7" x 25'11" |
| SITTING ROOM / BEDROOM 5 | 5645mm x 4399mm | 18'6" x 14'5" |
| ENTRANCE HALL | 6983mm x 4456mm | 22'11" x 14'7" |
| UTILITY ROOM | 4219mm x 1864mm | 13'10" x 6'1" |
| WC | 2815mm x 2156mm | 9'3" x 6'1" |
| BOOT ROOM | 1492mm x 2176mm | 4'11" x 7'7" |

The Gallery

A beautifully appointed 4,088sqft
four/five bedroom link-detached home.

FIRST FLOOR



FIRST FLOOR

| | | |
|---------------|-----------------|----------------|
| HOME OFFICE | 2448mm x 4168mm | 8'0" x 13'8" |
| BEDROOM 1 | 4738mm x 5036mm | 15'7" x 16'6" |
| ENSUITE 1 | 4126mm x 2243mm | 13'6" x 7'4" |
| DRESSING AREA | 2414mm x 2285mm | 7'11" x 7'6" |
| BEDROOM 2 | 3606mm x 3850mm | 11'10" x 12'8" |
| ENSUITE 2 | 1800mm x 3272mm | 5'11" x 10'9" |
| BEDROOM 3 | 4713mm x 3853mm | 15'6" x 12'8" |
| ENSUITE 3 | 1171mm x 3187mm | 3'10" x 10'5" |
| BEDROOM 4 | 4130mm x 3591mm | 13'7" x 11'9" |
| ENSUITE 4 | 3927mm x 2326mm | 12'11" x 7'8" |



MEADOW VIEW

FAREHAM
HOUSE



FAREHAM
HOUSE





WOOD HOUSE



BROOK HOUSE

CHANDLER
HOUSE





OLD QUARRIES WEST



OLD QUARRIES EAST



THE OLD QUARRIES

AVENING, GLOUCESTERSHIRE

ELMSLEY HOMES

At Elmsley Homes, we are deeply passionate about what we do - every decision, every material and every design element is carefully considered and refined before it becomes part of your home. Our team takes a meticulous, hands-on approach, ensuring that quality is never compromised, from the foundations to the finishing touches. We believe that a truly exceptional home is one that balances luxury with practicality, offering not just beauty but also functionality.

Our philosophy is simple: we build your home as if it were our own. This means paying attention to the details that matter most - thoughtful layouts, premium construction and timeless design - all tailored to suit your lifestyle. Whether it's sourcing the finest materials or perfecting the flow of each space, we go above and beyond to deliver homes that stand the test of time. Elmsley Homes doesn't just construct houses - we craft dream homes where life's best moments unfold. Because for us, building isn't just a business - it's a legacy.



We build your home as if it were our own

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