



*A Charming Collection
of 2 and 3 bedroom homes*



YOUR Future Community

This beautiful collection of 2 and 3 bedroom homes is located in the idyllic market town of Wotton-under-Edge, Gloucestershire. Lying on the Cotswold Way National Trail and overlooking the Severn Vale, it really is the perfect location, surrounded by breathtaking landscapes and boasting a relaxed village like charm in a semi-rural area.

Within walking distance, you will find charming village shops supplying fresh and locally-sourced produce, alongside craft shops, a pharmacy and coffee shops serving English afternoon tea treats. There is also a selection of long honoured pubs serving traditional pub fare.

The area offers a varied range of schools with impressive OFSTED results including well sought-after Blue Coats primary school and Katharine Lady Berkeley's secondary school. Along with plenty of open space and play areas making it the perfect place to raise your family.

With the Cotswolds on your doorstep you will enjoy exploring the great outdoors whatever the weather, on long strolls, dog walks or bike rides. The area of outstanding natural beauty boasts attractions including chocolate-box villages and Slimbridge Wetland Centre.



— ◆ —
*A Charming Collection
of 2 and 3 bedroom homes*
— ◆ —



The HAYWARD

The BIDDLE

The HORTON

The PORTER

The FANTHORPE

The ALEXANDER



YOUR HOME

All our homes are designed around modern day life-styles and every detail is meticulously picked for you. The generous kitchen space makes it easy to create a feast for your family and, with integrated appliances and finer details such as LED lights, it couldn't be more enjoyable.



Plot 01. *The HORTON*

2 BEDROOM

Plot 02. *The BIDDLE*

3 BEDROOM

Plot 03. *The HAYWARD*

2 BEDROOM



SPACIOUS & BRIGHT

The spacious and bright living area will be the heart of your home. From family nights-in watching movies, to entertaining family and friends. The quality finish throughout the house will impress all those who visit.



Plot 04. *The ALEXANDER*

3 BEDROOM

Plot 05. *The FANTHORPE*

3 BEDROOM

Plot 06. *The PORTER*

2 BEDROOM



The HALE

The STEPHENS



The KNILL

The ADEY



PEACE *of* MIND

Purchasing a new home gives you a sense of ease. All appliances are integrated and ready for you when you move in. The décor is light, modern and completed to a superb finish. You don't need to worry about any DIY projects or redecorating.



Plot 07. *The* STEPHENS

2 BEDROOM

Plot 08. *The* HALE

2 BEDROOM



EFFICIENT *and* LOW-COST

You can rest assured your carbon footprint will be low thanks to the low-energy lighting fitted through each property and the efficient heating system.



Plot 09. *The* ADEY

3 BEDROOM

Plot 10. *The* KNILL

2 BEDROOM



The HAYWARD
693 sq ft
PLOT 03

The BIDDLE
879 sq ft
PLOT 02

The HORTON
693 sq ft
PLOT 01



G
GROUND



- | | | |
|---|--|---|
| 01. HALLWAY 5'11" x 12'2" | 01. HALLWAY 4' x 14'9" | 01. HALLWAY 5'11" x 12'2" |
| 02. LIVING/DINING 14'10" x 14'7" | 02. LIVING/DINING 14'9" x 16'9" | 02. LIVING/DINING 12'10" x 14'7" |
| 03. KITCHEN 6'7" x 7'9" | 03. KITCHEN 6'11" x 12'8" | 03. KITCHEN 6'7" x 7'9" |
| 04. WC 5'7" x 4'0" | 04. WC 3'1" x 6'0" | 04. WC 5'7" x 4'0" |

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FIRST



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|--------------------------------------|------------------------------------|--------------------------------------|
| 06. BATHROOM 6'4" x 6'6" | 06. BATHROOM 8'3" x 6'3" | 06. BATHROOM 6'4" x 6'6" |
| 07. BEDROOM 12'10" x 9'11" | 07. BEDROOM 8'2" x 12'4" | 07. BEDROOM 12'10" x 9'11" |
| 08. BEDROOM 2 12'10" x 10'10" | 08. BEDROOM 2 14'9" x 10'6" | 08. BEDROOM 2 12'10" x 10'10" |
| | 09. BEDROOM 3 6'2" x 8'10" | |

The PORTER
693 Sq Ft
PLOT 06

The FANTHORPE
880 sq ft
PLOT 05

The ALEXANDER
880 sq ft
PLOT 04



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GROUND



- | | | |
|---|---|---|
| 01. HALLWAY 5'11" x 12'2" | 01. HALLWAY 4'0" x 14'9" | 01. HALLWAY 4'0" x 14'9" |
| 02. LIVING/DINING 12'10" x 14'7" | 02. LIVING/DINING 15'11" x 16'9" | 02. LIVING/DINING 15'11" x 16'9" |
| 03. KITCHEN 6'7" x 7'9" | 03. KITCHEN 8'1" x 10' | 03. KITCHEN 8'1" x 10'0" |
| 04. WC 5'7" x 4'0" | 04. WC 3'1" x 6'0" | 04. WC 3'1" x 6'0" |

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FIRST



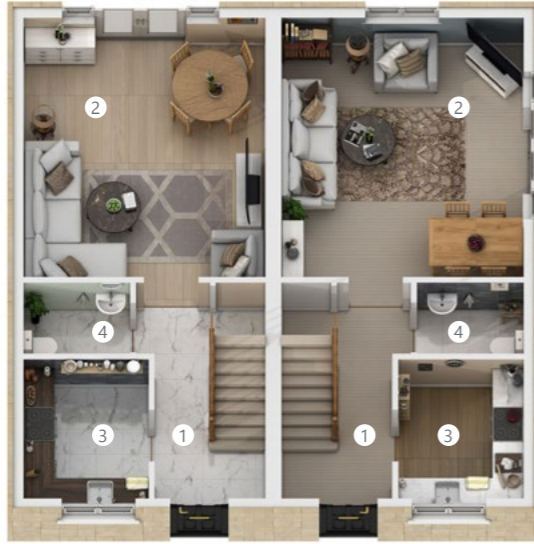
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|--------------------------------------|-------------------------------------|-------------------------------------|
| 06. BATHROOM 6'4" x 6'6" | 06. BATHROOM 5'11" x 5'11" | 06. BATHROOM 5'11" x 5'11" |
| 07. BEDROOM 12'10" x 9'11" | 07. BEDROOM 6'11" x 9'4" | 07. BEDROOM 6'11" x 9'4" |
| 08. BEDROOM 2 12'10" x 10'10" | 08. BEDROOM 2 15'11" x 10'2" | 08. BEDROOM 2 15'11" x 10'2" |
| | 09. BEDROOM 3 8'8" x 10'4" | 09. BEDROOM 3 8'8" x 10'4" |

The HALE
693 sq ft
PLOT 08

The STEPHENS
693 sq ft
PLOT 07



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GROUND



- | | | | |
|--------------------------|----------------|--------------------------|----------------|
| 01. HALLWAY | 5'11" X 12'2" | 01. HALLWAY | 5'11" X 12'2" |
| 02. LIVING/DINING | 12'10" X 14'7" | 02. LIVING/DINING | 12'10" X 14'7" |
| 03. KITCHEN | 6'7" X 7'9" | 03. KITCHEN | 6'7" X 7'9" |
| 04. WC | 5'7" X 4'0" | 04. WC | 5'7" X 4'0" |

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FIRST



- | | | | |
|----------------------|-----------------|----------------------|-----------------|
| 06. BATHROOM | 6'4" X 6'6" | 06. BATHROOM | 6'4" X 6'6" |
| 07. BEDROOM | 12'10" X 9'1" | 07. BEDROOM | 12'10" X 9'1" |
| 08. BEDROOM 2 | 12'10" X 10'10" | 08. BEDROOM 2 | 12'10" X 10'10" |

The KNILL
879 sq ft
PLOT 10

The ADEY
879 sq ft
PLOT 09



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GROUND

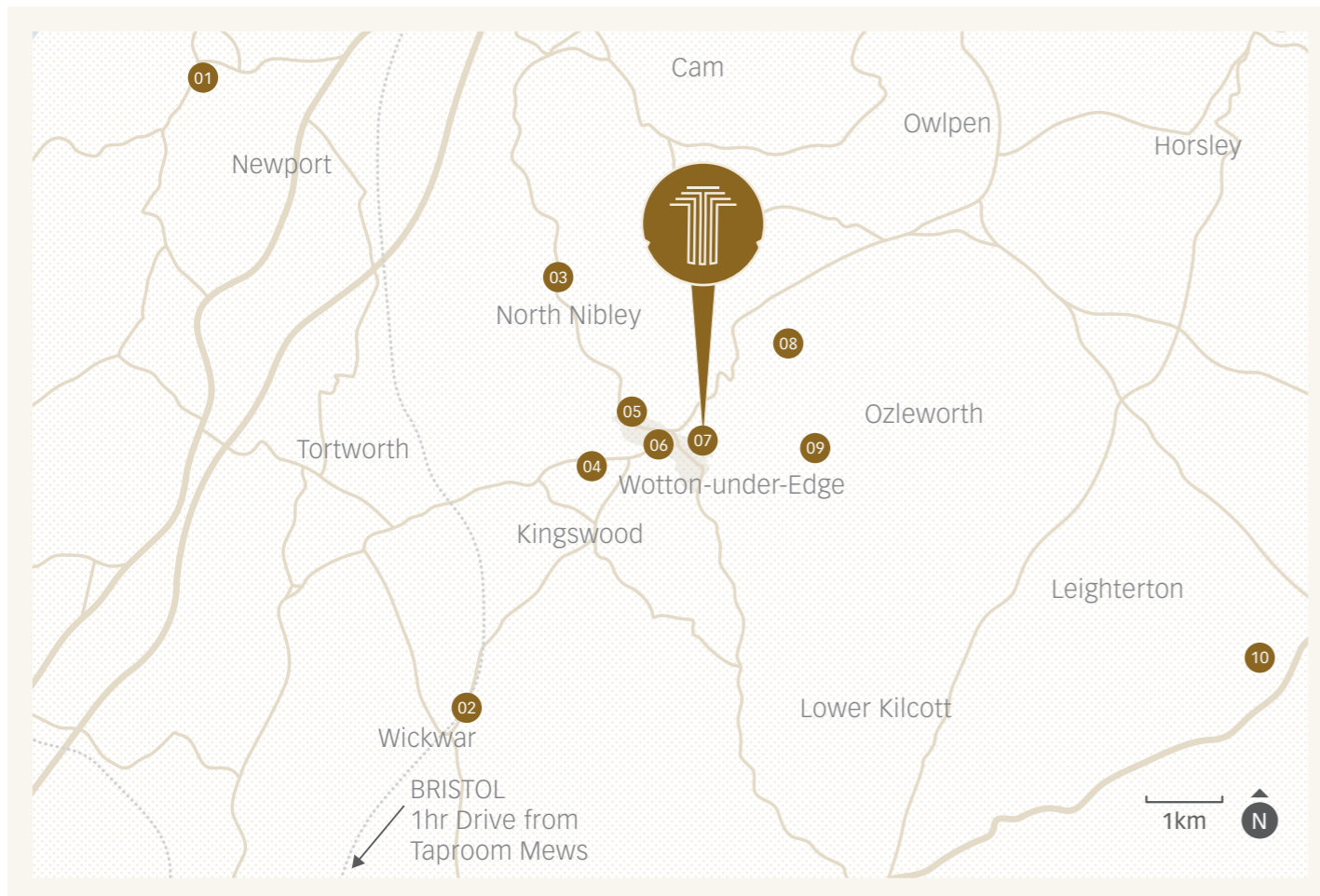


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|--------------------------|----------------|--------------------------|---------------|
| 01. HALLWAY | 5'11" X 14'9" | 01. HALLWAY | 4'0" X 14'9" |
| 02. LIVING/DINING | 12'10" X 14'7" | 02. LIVING/DINING | 14'9" X 16'9" |
| 03. KITCHEN | 6'7" X 10'5" | 03. KITCHEN | 6'11" X 12'8" |
| 04. WC | 5'7" X 4'0" | 04. WC | 3'1" X 6'0" |

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FIRST



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|----------------------|----------------|----------------------|---------------|
| 06. BATHROOM | 6'4" X 6'6" | 06. BATHROOM | 8'3" X 6'3" |
| 07. BEDROOM | 12'10" X 10'6" | 07. BEDROOM | 8'2" X 12'4" |
| 08. BEDROOM 2 | 12'10" X 12'1" | 08. BEDROOM 2 | 14'9" X 10'6" |
| | | 09. BEDROOM 3 | 6'2" X 8'10" |



- 01. BERKELEY CASTLE
- 02. WICKWAR BREWING COMPANY
- 03. THE BLACK HORSE INN
- 04. WOTTON COMMUNITY PARC
- 05. WOTTON HILL
- 06. ELECTRIC PICTURE HOUSE CINEMA
- 07. TAPROOM MEWS
- 08. COTSWOLD EDGE GOLF CLUB
- 09. NEWARK PARK
- 10. WESTONBIRT, THE NATIONAL ARBORETUM

— Roads - - - - Rail



- PLOT 01. *The HORTON*
- PLOT 02. *The BIDDLE*
- PLOT 03. *The HAYWARD*
- PLOT 04. *The ALEXANDER*
- PLOT 05. *The FANTHORPE*
- PLOT 06. *The PORTER*
- PLOT 07. *The STEPHENS*
- PLOT 08. *The HALE*
- PLOT 09. *The ADEY*
- PLOT 10. *The KNILL*

Your TRANSPORT

Bristol can be reached in less than an hour and Gloucester is less than 40 minutes away. For those commuting by train, Cam & Dursley Station is only seven miles away.

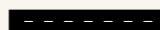
LOCATED JUST A SHORT DRIVE FROM THE M5, M4 AND M32 MEANS COMMUTING TO AND FROM HOME IS SIMPLE AND STRESS FREE.

By CAR

22
Miles to BRISTOL

28
Miles to GLOUCESTER

30
Miles to CHELTENHAM



By TRAIN

20
Minutes to BRISTOL

32
Minutes to GLOUCESTER

38
Minutes to CHELTENHAM



Your SURROUNDING AREA

Fill your weekends roaming the streets of Gloucester exploring the medieval Cathedral, National Waterways Museum, Kingsholm Rugby Stadium or just window shopping in the vast array of independent boutique stores.

Get all dressed up for a day at the races and visit the famous Cheltenham Race Course. Cheltenham is also home to the Everyman Theatre built in 1890 with a popular selection of live performances. Of course it is also famous for its fantastic choice of spas - perfect to unwind in after a day exploring.

WITH MAJOR TOWNS AND CITIES NEARBY INCLUDING BRISTOL, GLOUCESTER AND CHELTENHAM, THERE ARE SO MANY PLACES TO VISIT AND EXPLORE.

The City of Bristol is vibrant, cultural and filled with unique vintage shops and street-art. Wondering around the historic streets you will happen upon ancient landmarks such as castle ruins in Castle Park, Bristol Cathedral and local architecture.

While in the area, treat the kids to a day at Bristol's award-winning zoo and a drive over the famous Clifton Suspension Bridge.

SPECIFICATION

GENERAL

- Grained composite entrance door.
- Premium Moulded doors throughout with chrome steel door ironmongery.
- Skirting, architraves and sills in white finish.
- Soft colours throughout emitting a radiant and light feel.
- Energy-efficient lighting throughout.
- Energy-efficient Central Heating system.
- 10 Year Warranty.

KITCHEN / DINING

- Specialist Design and Supply, including gas cooker /hob with integrated washer / dryer and fridge freezer (where applicable).
- Optional extra of solid kitchen worktop.
- Recessed LED down lights in the Kitchen.
- Upstand to match kitchen worktop.
- Chrome steel mixer taps.
- Recessed extractor fan.

ENSUITES & BATHROOMS

- White sanitaryware and shower tray (where applicable).
- Full height ceramic tiling in bathrooms/showers (where applicable).
- LED down lights.

SECURITY

- All properties to have multi-point security to doors and windows.
- Front door designed to meet Secure by Design standard.
- Mains operated smoke detectors.
- Intruder alarm.

OUR HISTORY

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*Family values are
the connective
tissue, the source
of our success, our
commitment, and
our longevity.*

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WHERE IT ALL STARTED

Prior to our incorporation in 2000, we worked in the industry for two decades. Ever since our first acquisition in 1980 of a 2 bedroom terraced property, we have broadened our understanding of real estate culture, and laid the foundation, for what is today, Woodbourne Group.

We have developed the business steadily and organically, laying the foundation for the growth that followed.

FAMILY VALUES

Family values are the connective tissue, the source of our success, our commitment, and our longevity. They have brought power to the business, assured cohesion and strengthened our operations.

We extend the power of our values to benefiting others, not only their businesses and people, but also the communities in which we operate, as well as the projects and philanthropies that fit our corporate mission.



A development by



www.woodbournegroup.com

SELLING AGENTS

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