

KINGSHURST

*A selection of two, three, four
& five bedroom homes in Badsey*



A Childhood in Badsey
A poem by Evelyn McKanan-Jones

*There we could ramble to the mill
And by the stream to Wickhamford
Across the fields we stopped to hear
The song of the lark as high it soared*

*In the meadows deep with buttercups
We played the Summer through
In early morn we trod the fields
Fresh with the morning dew*

A warm welcome



Kingshurst is a breathtaking new development on the edge of the Cotswolds, amidst the natural beauty of the countryside.

With a selection of two, three, four and five bedroom homes, Kingshurst encompasses both the old and new, retaining areas of rich history whilst crafting new functional and beautiful homes.

Designed with the utmost attention to detail, Kingshurst will deliver a new development of 27 unique homes set across five acres of land for those who are looking to escape the city or settle with a family, surrounded by the British countryside.

Kingshurst & the Cotswolds



Kingshurst is a hidden oasis, perfectly positioned in the picturesque village of Badsey, which offers the epitome of village life with an array of clubs and activities, country inns, a local church and primary school at its heart. Kingshurst is a private enclave of beautifully constructed houses set against a serene backdrop of trees and manicured gardens.

On the edge of the Cotswolds, Kingshurst occupies a truly enviable location. The Cotswolds is one of the most quintessentially English and unspoiled regions of England. Designated as the country's largest 'Area of Outstanding Natural Beauty', rolling hills and idyllic sleepy villages define the Cotswolds. Fairy-tale names like Stow-on-the-Wold and Moreton-in-Marsh combined with thatched cottages, twisting footpaths and historic landmarks, make it impossible not to fall in love with the uniqueness of this area where time has stood still.





*The most inconvenient and the
most delightful place ever seen
...how the clean aromatic wind
blew the aches out of our tired
bodies, and how good it all was.*

William Morris

Designed by the renowned landscape designer Capability Brown, Broadway Tower was built for the Earl of Coventry in 1798 by the famous architect James Wyatt. Known as the Highest Little Castle in the Cotswolds, Broadway Tower stands at 65ft high and sits dramatically on top of an ancient beacon site. On a clear day you can see up to 16 counties from the top of the Tower, with views stretching as far as the Welsh Mountains in one direction and Buckinghamshire in the other.



Cotswolds village life



Spanning almost 800 square miles and running through five counties, the Cotswolds has a breadth of different characteristics linked by the defining Costwold feature of rolling hills and golden stone. Think honey-coloured cottages, cosy pubs, tiny tea rooms, characterful shops and narrow streets. Picture cricket greens, village fetes, exquisite local produce and ales. Only then will you get a feel for Cotswold village life.

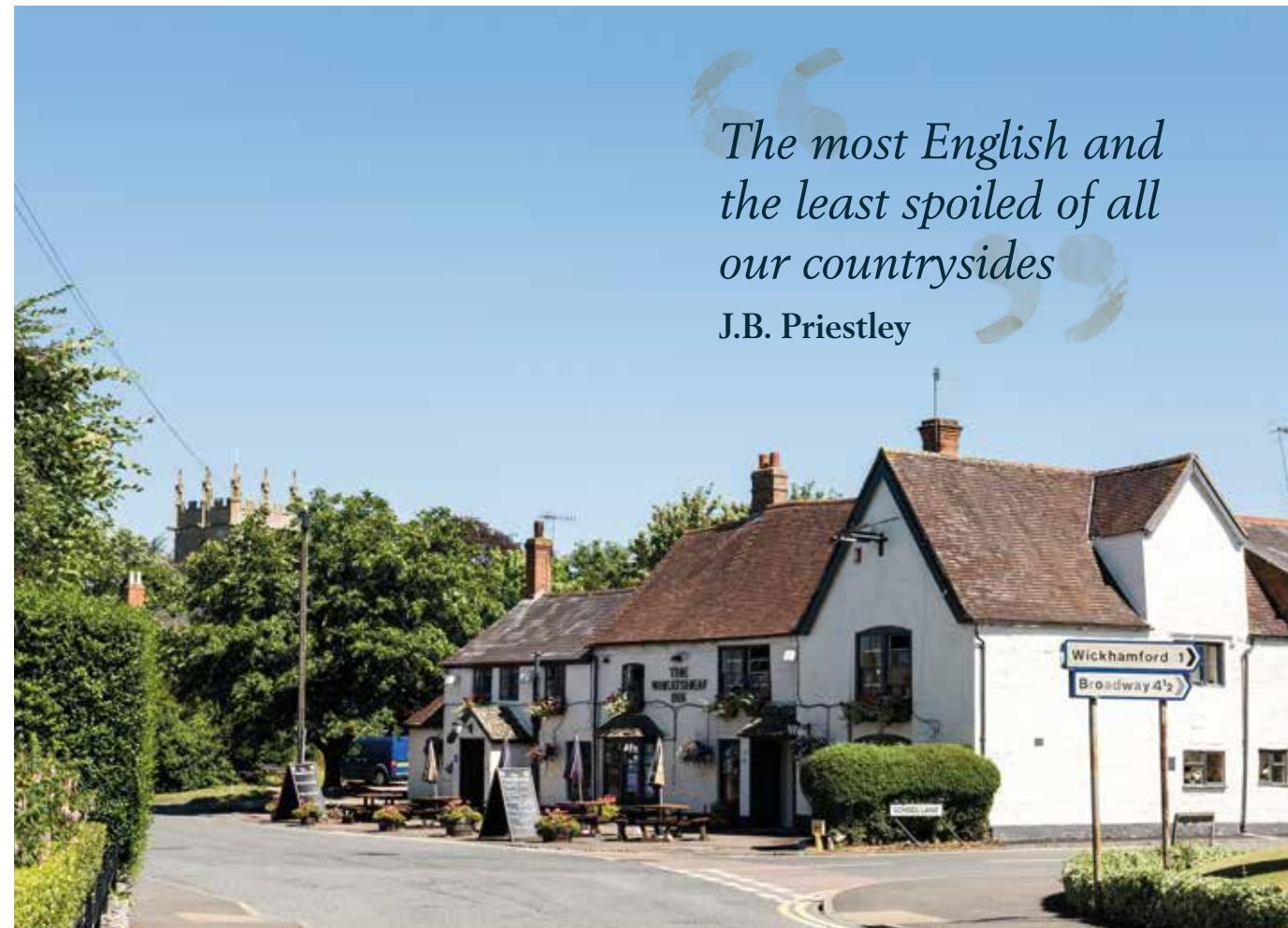
Standing on a tributary of the River Avon, Badsey is a thriving village with a real sense of community. With its own cricket club, football club, Woman's Institute, scout group and annual flower show there is ample opportunity to fully immerse yourself in village life.

The ambience of Chipping Campden is tranquil and artsy. Enjoy a peaceful stroll in the Ernest Wilson Memorial Garden or indulge in homemade teacakes at the Badgers Hall tea room.

For more vibrancy but no less character head to Stow-on-the-Wold which lays claim to The Porch House the oldest inn in the country. Or if art is your thing take advantage of the array of galleries and quirky antique shops. One of the many places to visit in Moreton-in-Marsh is The Bell Inn, which was the inspiration for the Prancing Pony in the Lord of the Rings.

Other local favourite places to soak up the ambience include The Marshmallow restaurant, which boasts a two-page list of teas or the White Heart, complete with cosy snugs.





*The most English and
the least spoiled of all
our countrysides*

J.B. Priestley



Commonly thought of as a metropolis of the Cotswolds, and less than five miles from Kingshurst is Broadway, which attracts thousands of visitors each year drawn by the wealth of activities and attractions on offer.



Family time



The Cotswolds is the perfect place for being as active or inactive as you like; walk, climb, cycle, or swim – the area has it all. Walk through breathtaking landscapes along historic trails, appreciate spectacular reserves and famous arboreta like Batsford or make a splash in the man-made lakes.

With more than 3,000 miles of footpaths and bridleways to explore there is an abundance of choice for cyclists and walkers. Stunning countryside with green rolling hills crisscrossed by countless footpaths, secluded river valleys, picturesque towns and villages with a wide array of welcoming inns and tea rooms make it perfect for families.

For a day out with a difference, the Badsey's Wartime Memories walk is a pleasant walk for the family to combine history with sight seeing. This 4.5 mile circular walk follows a gentle route suitable for all ages.

Have a flutter on the horses at Cheltenham Racecourse or a family day out at Birdland. Alternatively, take in some of the country's greatest palaces, castles and country houses like Chastleton House or Sudeley Castle.





Evesham, picturesque in its own right, is a thriving market town enriched by the beauty of the River Avon running through its heart.

Connections from Kingshurst



Kingshurst, Badsey is in a unique position, offering easy connectivity by road, rail and air to major towns in both the UK and in Europe.

Located just two miles to the East, Evesham Railway station has trains which depart to Worcester, Great Malvern and Hereford to the North and West, and to Oxford, Reading and London Paddington to the South, making it an ideal location for commuters.

Birmingham Airport is easily accessible for international flights. The area also enjoys good road links to the M5, A46 and A44.



Honeybourne station
Car 8 minutes
Cycle 18 minutes



Evesham
Car 12 minutes
Cycle 14 minutes



Moreton-in-Marsh
Car 23 minutes
Train from Honeybourne station 12 minutes



Stratford-upon-Avon
Car 26 minutes



Bourton-on-the-Water
Car 30 minutes
Cycle 1 hour 48 minutes



Worcester
Car 39 minutes
Train from Evesham station 24 minutes



Warwick
Car 37 minutes



Cheltenham
Car 36 minutes
Cycle 1 hour 50 minutes



Gloucester
Car 43 minutes
Cycle via National Cycle Route 41
2 hours 32 minutes



Birmingham Airport
Car 53 minutes



Great Malvern
Car 48 minutes
Train from Evesham station 48 minutes



Birmingham
Car 1 hour 7 minutes
Train from Evesham station 1 hour 40 minutes



Bristol
Car 1 hour 20 minutes



Oxford
Car 1 hour 18 minutes
Train from Honeybourne station 47 minutes



London
Car 2 hour 29 minutes
Train from Honeybourne station 1 hour 43 minutes (to London Paddington)

Site map



Site Plan Indicative — to be used for plot identification purposes only. See our Sales Advisor for more detailed information regarding site layout and landscaping.

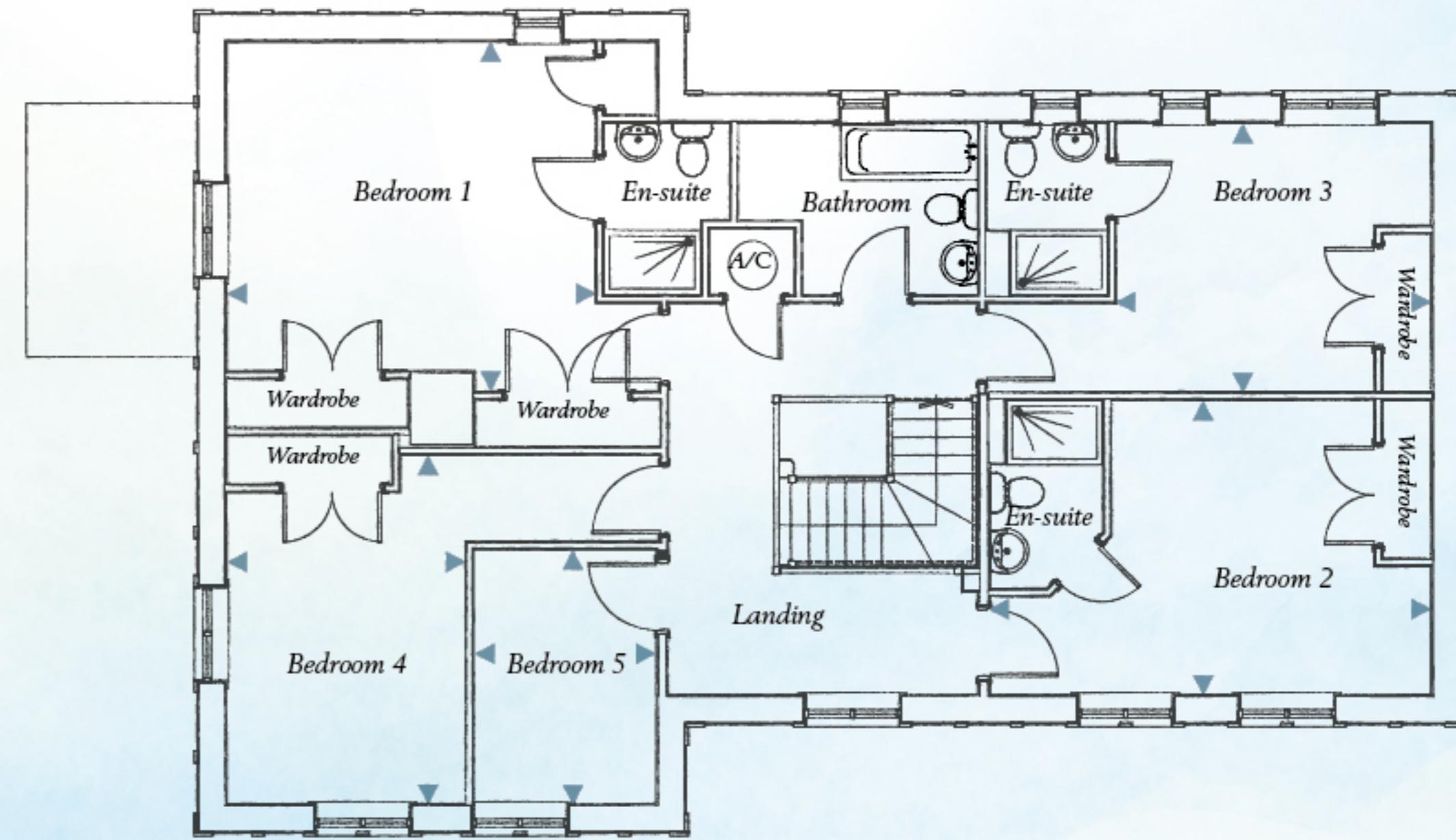
* These homes are not part of the new development

House No. 1

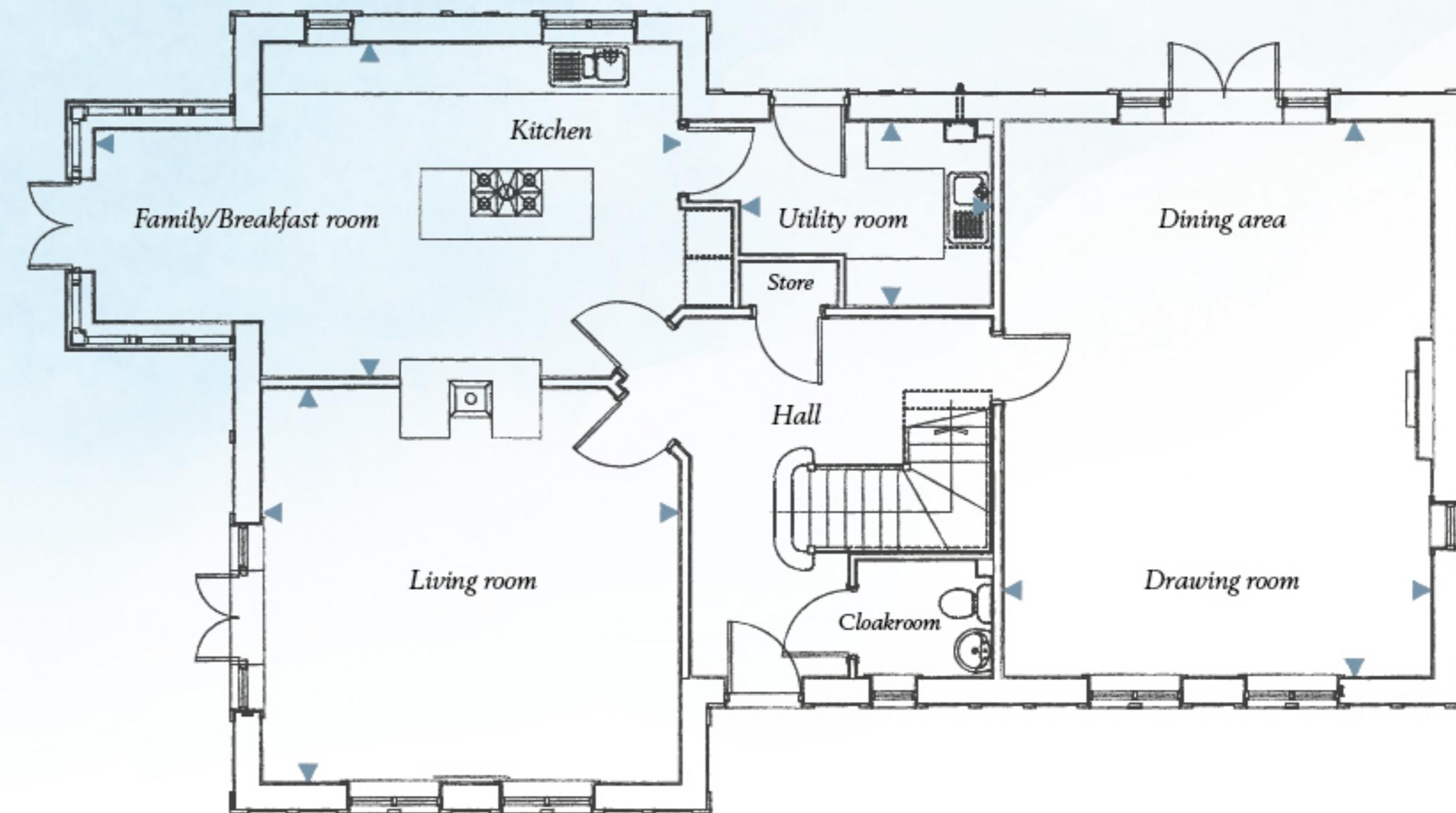


5 Bedrooms
243.54 sq m / 2,621 sq ft

Kitchen/Family/Breakfast room	7.45m x 4.25m	24'5" x 13'11"
Living room	5.32m x 5.02m	17'5" x 16'6"
Utility room	3.20m x 2.35m	10'6" x 7'9"
Cloakroom	1.72m x 1.48m	5'8" x 4'10"
Dining area/Drawing room	7.07m x 5.46m	23'3" x 17'11"
Bedroom 1	4.56m x 4.32m	15'0" x 14'2"
En-suite 1	2.13m x 1.56m	7'0" x 5'1"
Bedroom 2	5.46m x 3.64m	17'11" x 11'11"
En-suite 2	2.33m x 1.40m	7'8" x 4'7"
Bedroom 3	3.90m x 3.33m	12'10" x 10'11"
En-suite 3	2.13m x 1.50m	7'0" x 4'11"
Bedroom 4	4.32m x 2.95m	14'2" x 9'8"
Bedroom 5	3.14m x 2.26m	10'4" x 7'5"
Bathroom	2.97m x 2.13m	9'9" x 7'0"



First floor



Ground floor





Specifications

House No. 1



External features

- * Set on $\frac{1}{4}$ acre plot with landscaped gardens
- * Thatched roof
- * Clay tiles to porch and conservatory
- * Oak front door
- * Real chimney
- * Black UPVC windows finished white internally with diamond leaded lights
- * Double garage
- * Solar panels fitted to roof of garage

Internal features

- * Minimum 9ft floor to ceiling heights throughout the property
- * Oak doors with black ironmongery
- * Oak flooring throughout ground floor
- * Oak staircase
- * 3 en-suite bathrooms plus family bathroom
- * Built-in wardrobes to bedrooms 1, 2, 3 & 4
- * Open galleried landing
- * Fitted carpets to stairs, landing and all bedrooms

Kitchen/Breakfast area

- * Professionally designed kitchen
- * Corian worktops
- * Central island with Bosch 5 ring hob
- * Spotlights
- * Bosch built-in appliances to include eye-level double oven, dishwasher, fridge/freezer
- * Timber beams
- * Conservatory dining area with access to side garden
- * Fireplace with double-sided multi-fuel stove

Utility room

- * Large utility room with Corian worktops
- * Spotlights
- * Built in Bosch washer/dryer
- * Rear door accessing garden

Lounge

- * Fireplace with double-sided multi-fuel stove
- * Double doors to side garden
- * Timber beams
- * Wall lights and spotlights

Drawing room

- * Timber beams
- * Double doors to rear garden
- * Feature fireplace with gas fire
- * Wall lights and spotlights

Bathrooms

- * White Heritage bathroom fittings
- * Full height tiling to all shower areas
- * Tiling to floor (excluding en-suite to master bedroom)
- * Iflo taps
- * Spotlights

Plumbing & electrics

- * Heritage brass sockets and switches
- * Gas central heating
- * Burglar alarm fitted
- * TV points to lounge, drawing room, kitchens and bedrooms 1, 2, 3 and 4
- * BT points to lounge, drawing room and bedrooms 1, 2 and 5
- * Two way light switches in bedrooms 1, 2, 3 and 4
- * Mains smoke detectors
- * External tap to rear of property



House Nos. 2 & 3

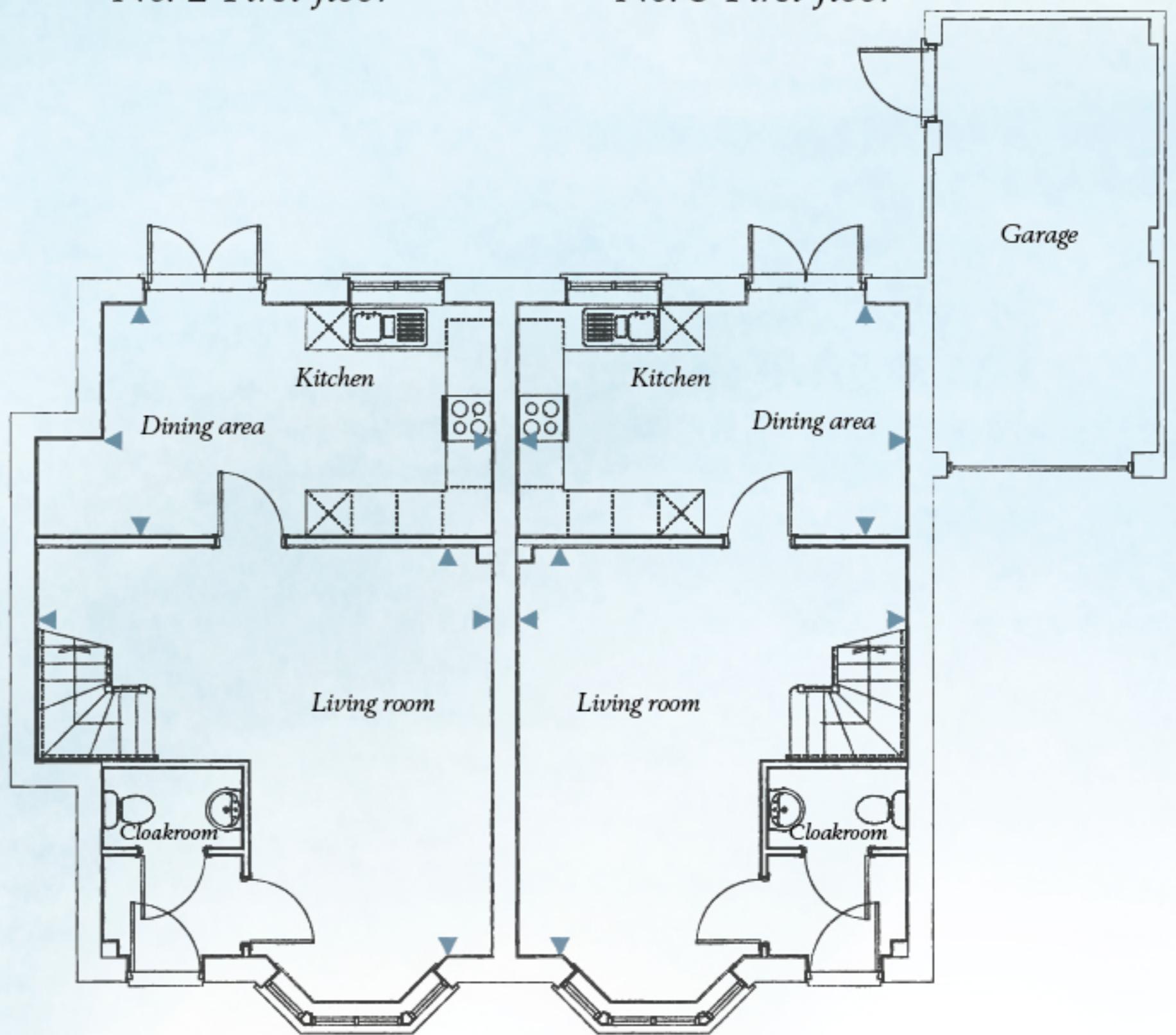
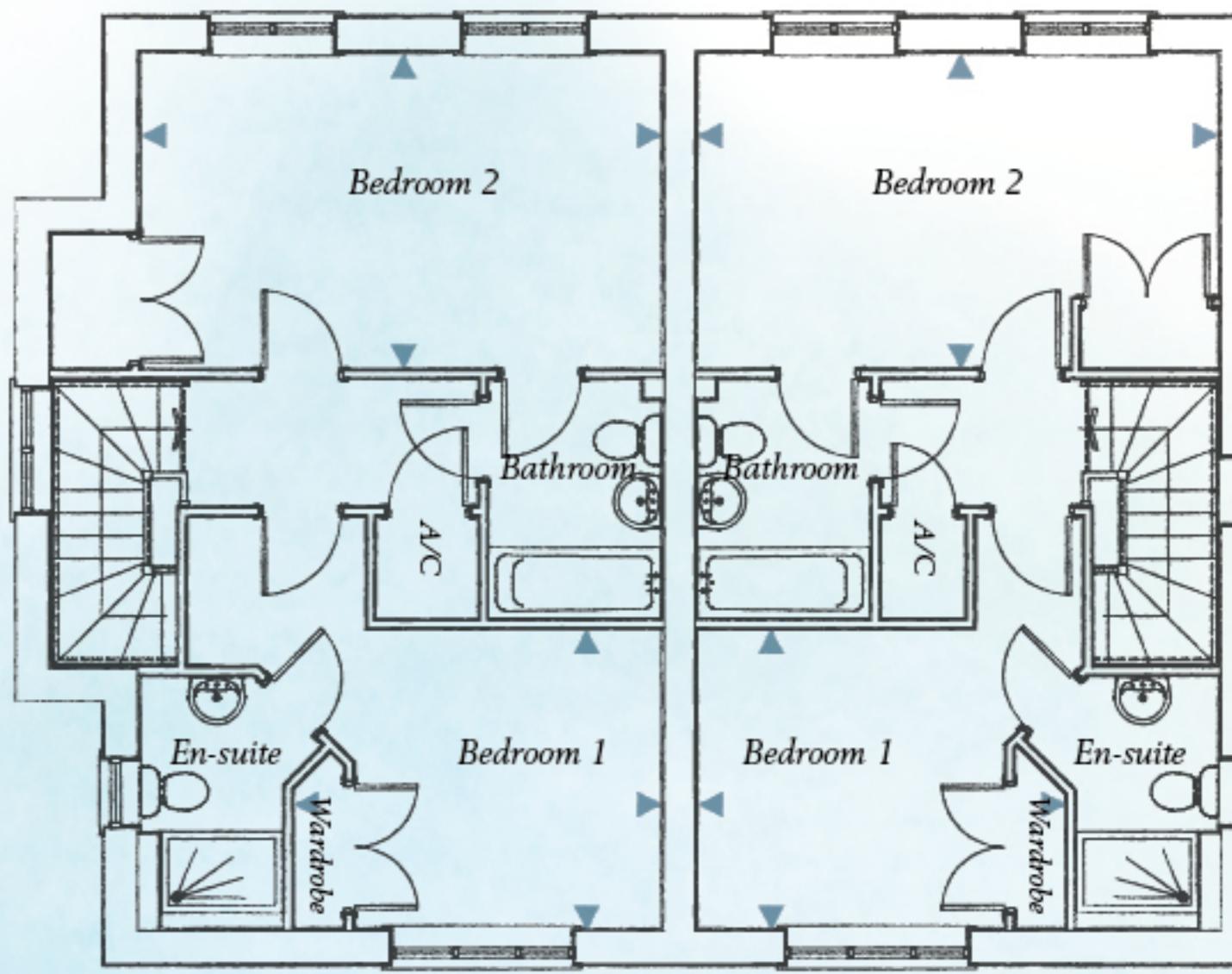


No. 2 – 2 Bedrooms
97.85 sq m / 1,053 sq ft

Kitchen/Dining area	5.12m x 3.05m	16'10" x 10'0"
Living room	6.0m x 5.39m	19'8" x 17'8"
Cloakroom	1.82m x 1.05m	6'0" x 3'5"
Bedroom 1	3.62m x 2.93m	11'10" x 9'8"
En-suite 1	2.47m x 1.40m	8'1" x 4'7"
Bedroom 2	5.12m x 3.10m	16'10" x 10'2"
Bathroom	2.35m x 1.70m	7'9" x 5'7"

No. 3 – 2 Bedrooms
90.36 sq m / 973 sq ft

Kitchen/Dining area	5.12m x 3.05m	16'10" x 10'0"
Living room	5.39m x 5.12m	17'8" x 16'10"
Cloakroom	1.82m x 1.05m	6'0" x 3'5"
Bedroom 1	3.62m x 2.93m	11'10" x 9'8"
En-suite 1	2.47m x 1.40m	8'1" x 4'7"
Bedroom 2	5.12m x 3.10m	16'10" x 10'2"
Bathroom	2.35m x 1.70m	7'9" x 5'7"



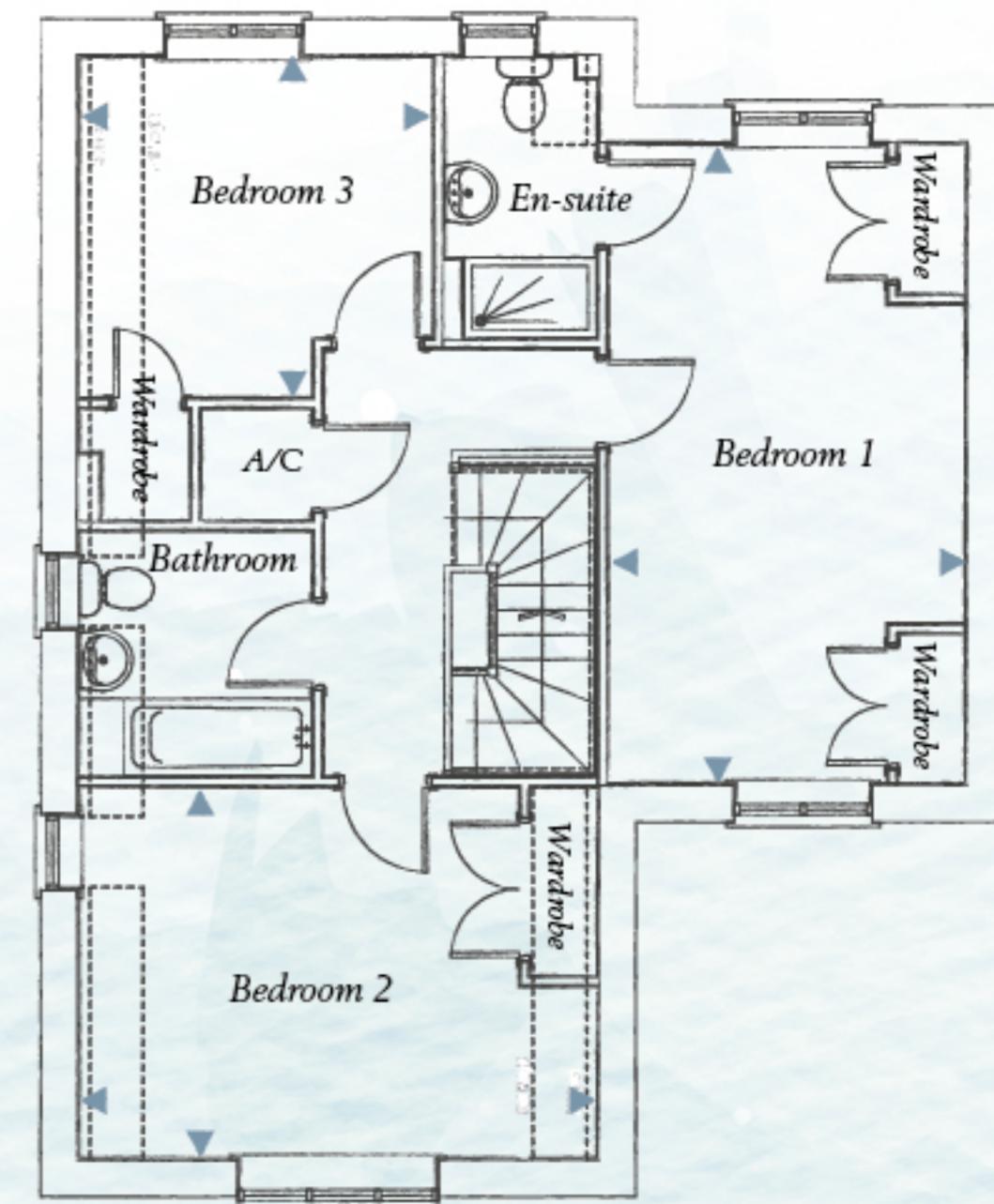
House No. 5



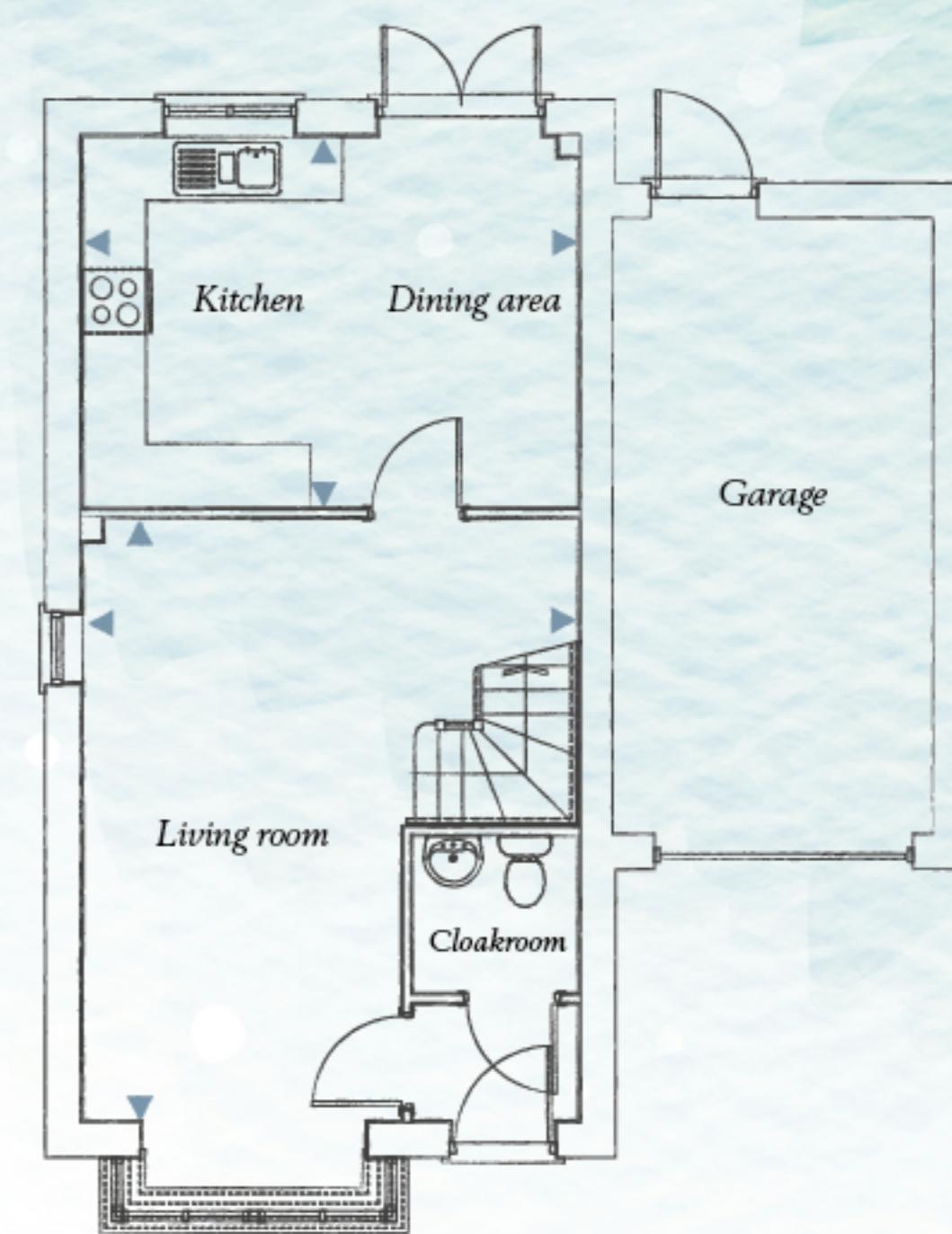
House No. 5

3 Bedrooms
111.42 sq m / 1,199 sq ft

Kitchen/Dining area	4.66m x 3.49m	15'4" x 11'6"
Living room	5.66m x 4.66m	18'7" x 15'4"
Cloakroom	1.56m x 1.48m	5'1" x 4'10"
Bedroom 1	5.75m x 3.21m	18'11" x 10'7"
En-suite 1	2.53m x 1.37m	8'4" x 4'6"
Bedroom 2	4.66m x 3.34m	15'4" x 10'11"
Bedroom 3	3.19m x 3.06m	10'6" x 10'1"
Bathroom	2.21m x 2.10m	7'3" x 6'11"



First floor



Ground floor

House Nos. 6 & 7

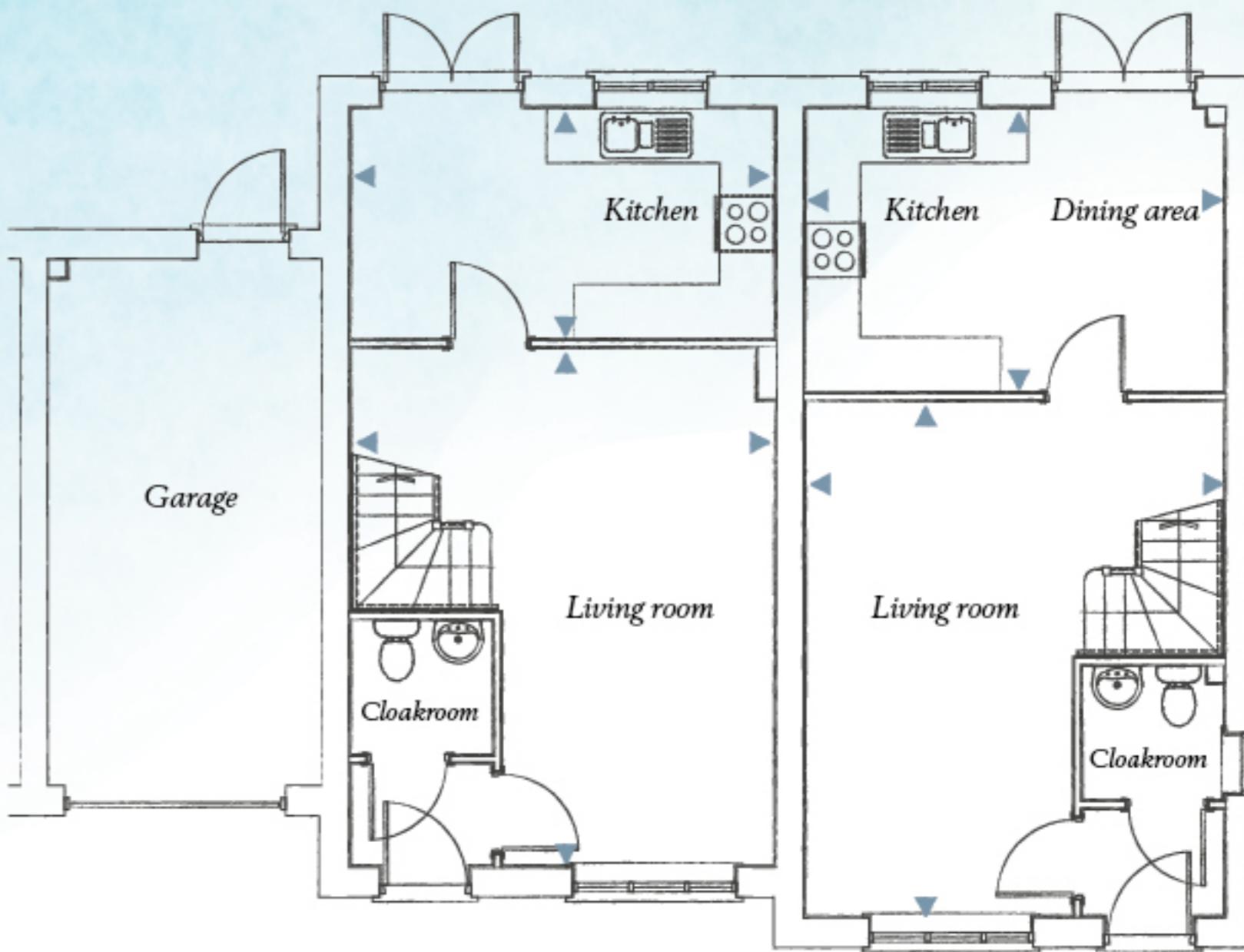
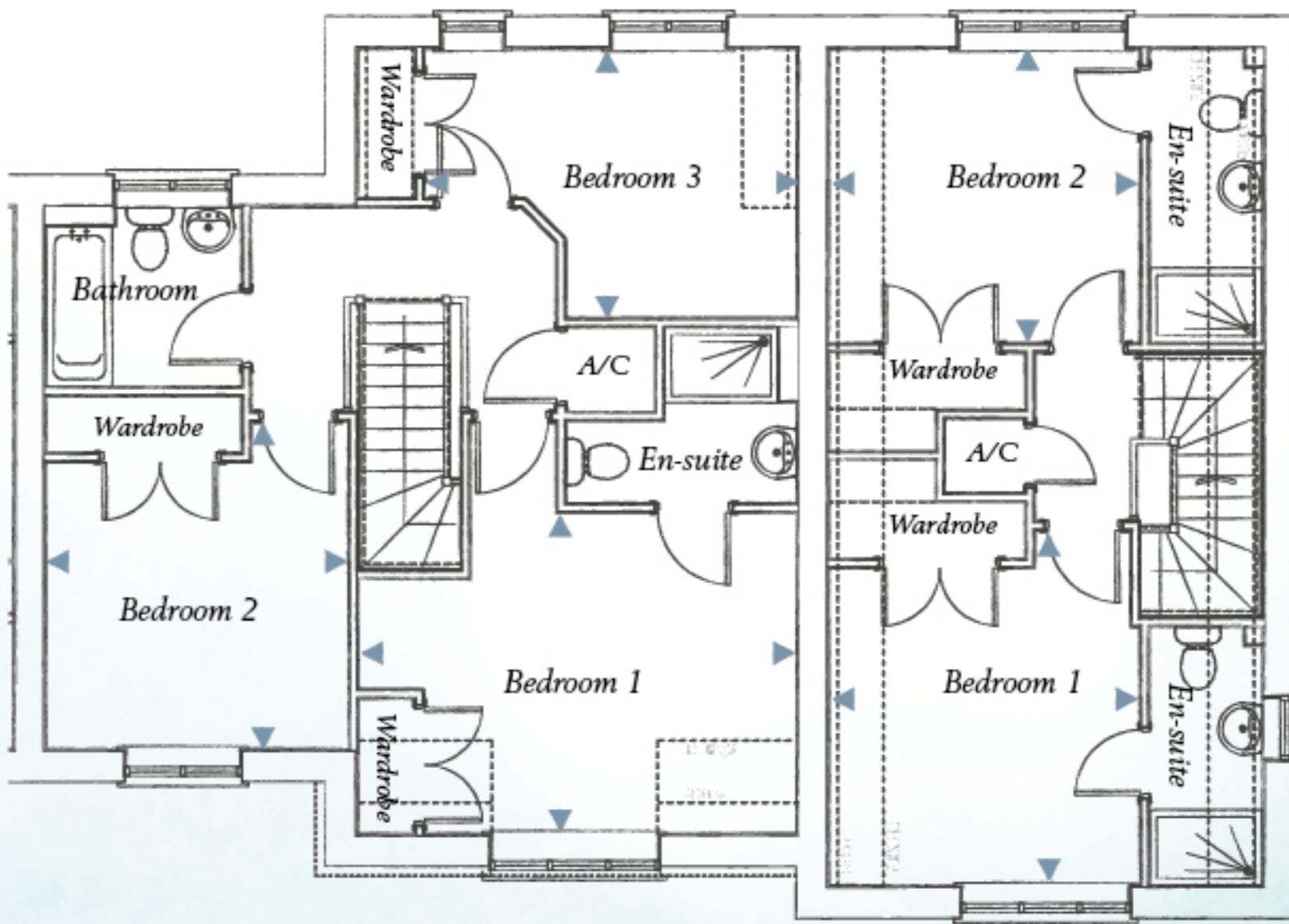


No. 6 – 3 Bedrooms
98.25 sq m / 1,058 sq ft

Kitchen/Dining area	4.66m x 2.54m	15'4" x 8'4"
Living room	5.70m x 4.66m	18'8" x 15'4"
Cloakroom	1.56m x 1.48m	5'1" x 4'10"
Bedroom 1	4.66m x 3.41m	15'4" x 11'2"
En-suite 1	2.45m x 1.86m	8'1" x 6'1"
Bedroom 2	3.48m x 3.21m	11'5" x 10'7"
Bedroom 3	3.95m x 2.86m	13'0" x 9'5"
Bathroom	2.08m x 1.90m	6'10" x 6'3"

No. 7 – 2 Bedrooms
83.24 sq m / 896 sq ft

Kitchen/Dining area	4.61m x 3.13m	15'1" x 10'3"
Living room	5.66m x 4.61m	18'7" x 15'1"
Cloakroom	1.56m x 1.48m	5'1" x 4'10"
Bedroom 1	3.77m x 3.30m	12'5" x 10'10"
En-suite 1	2.75m x 1.20m	9'0" x 3'11"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
En-suite 2	3.13m x 1.20m	10'3" x 3'11"





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Show Home imagery of
House No. 6 (3 bedrooms)

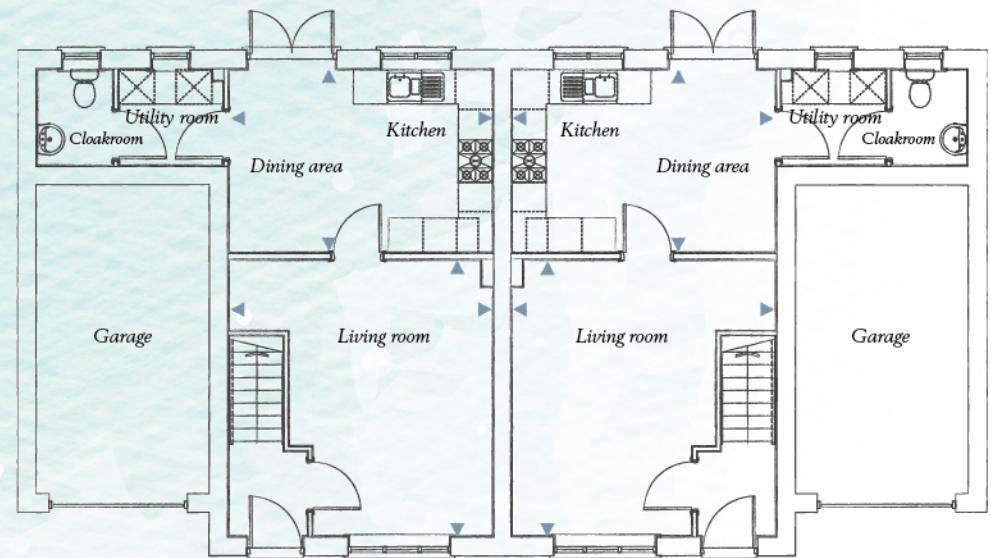
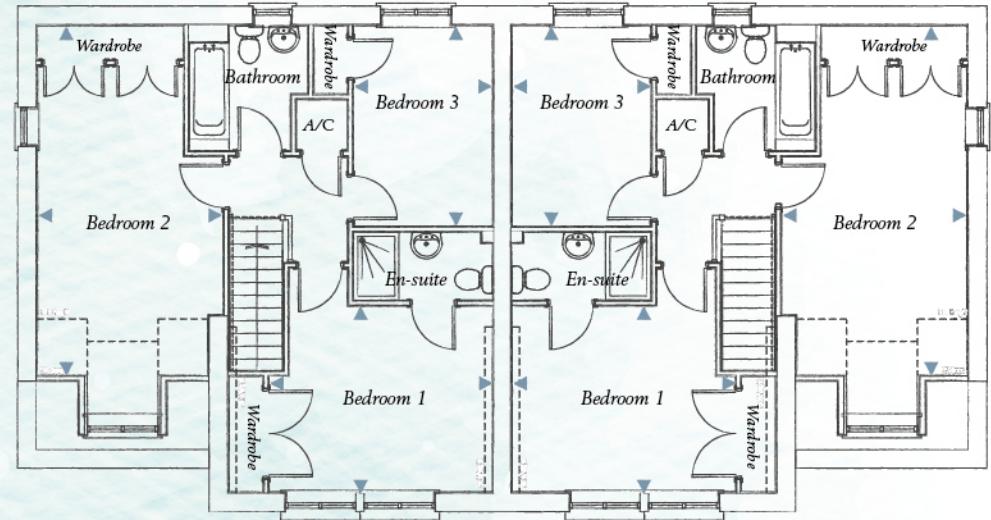
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House Nos. 18 & 19



No. 18 – 3 Bedrooms
104.82 sq m / 1,128 sq ft

Kitchen/Dining area	4.64m x 3.21m	15'3" x 10'6"	Kitchen/Dining area	4.64m x 3.21m	15'3" x 10'6"
Living room	4.85m x 3.58m	15'11" x 11'9"	Living room	4.85m x 3.58m	15'11" x 11'9"
Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"
Cloakroom	1.68m x 1.32m	5'6" x 4'4"	Cloakroom	1.68m x 1.32m	5'6" x 4'4"
Bedroom 1	3.94m x 3.28m	12'11" x 10'9"	Bedroom 1	3.94m x 3.28m	12'11" x 10'9"
En-suite 1	2.45m x 1.20m	8'0" x 3'11"	En-suite 1	2.45m x 1.20m	8'0" x 3'11"
Bedroom 2	6.16m x 3.27m	20'3" x 10'9"	Bedroom 2	6.16m x 3.27m	20'3" x 10'9"
Bedroom 3	3.53m x 2.45m	11'7" x 8'0"	Bedroom 3	3.53m x 2.45m	11'7" x 8'0"
Bathroom	2.20m x 2.09m	7'3" x 6'10"	Bathroom	2.20m x 2.09m	7'3" x 6'10"



House Nos. 24 to 27



House No. 24

House No. 25

House No. 26

House No. 27

No. 24 – 3 Bedrooms
103.24 sq m / 1,111 sq ft

Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 2.93m	14'4" x 9'7"
Living room	5.03m x 3.42m	16'6" x 11'3"	Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	4.37m x 3.10m	14'4" x 10'2"
Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"	Cloakroom	1.52m x 1.22m	5'0" x 4'0"
Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.34m	5'6" x 4'5"	Bedroom 1	4.37m x 2.91m	14'4" x 9'6"
Bedroom 1	4.91m x 3.11m	16'2" x 10'3"	Bedroom 1	4.91m x 3.22m	16'2" x 10'7"	Bedroom 1	4.02m x 3.29m	13'2" x 10'10"	En-suite	1.73m x 1.64m	5'8" x 5'5"
En-suite 1	3.11m x 1.20m	10'3" x 3'11"	En-suite 1	3.22m x 1.20m	10'7" x 3'11"	En-suite 1	3.08m x 1.20m	10'2" x 3'11"	Bedroom 2	4.37m x 2.52m	14'4" x 8'3"
Bedroom 2	3.53m x 3.27m	11'7" x 10'9"	Bedroom 2	4.05m x 3.49m	13'4" x 11'6"	Bedroom 2	3.67m x 3.67m	12'1" x 12'0"	Bathroom	2.79m x 1.70m	9'2" x 5'7"
Bedroom 3	3.58m x 2.34m	11'9" x 7'8"	Bedroom 3	3.67m x 3.67m	12'1" x 12'0"	Bedroom 3	4.05m x 2.34m	13'4" x 7'8"			
Bathroom	2.20m x 2.03m	7'3" x 6'8"	Bathroom	2.10m x 2.05m	6'11" x 6'9"	Bathroom	2.13m x 2.00m	7'0" x 6'7"			

No. 25 – 3 Bedrooms
109.32 sq m / 1,177 sq ft

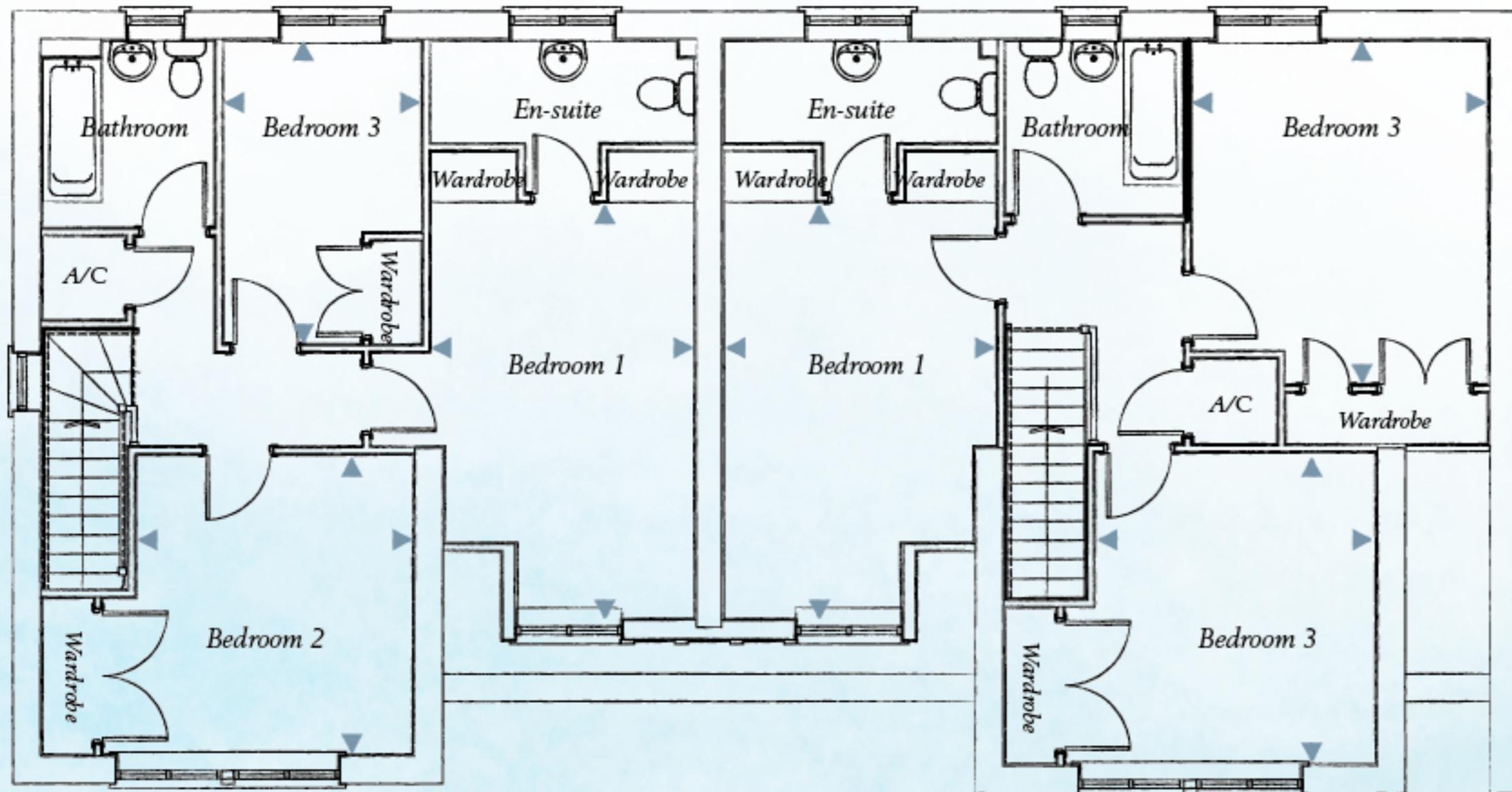
Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 2.93m	14'4" x 9'7"
Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	4.37m x 3.10m	14'4" x 10'2"
Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"	Cloakroom	1.52m x 1.22m	5'0" x 4'0"
Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.34m	5'6" x 4'5"	Bedroom 1	4.37m x 2.91m	14'4" x 9'6"
Bedroom 1	4.91m x 3.11m	16'2" x 10'3"	Bedroom 1	4.91m x 3.22m	16'2" x 10'7"	Bedroom 1	4.02m x 3.29m	13'2" x 10'10"	En-suite	1.73m x 1.64m	5'8" x 5'5"
En-suite 1	3.11m x 1.20m	10'3" x 3'11"	En-suite 1	3.22m x 1.20m	10'7" x 3'11"	En-suite 1	3.08m x 1.20m	10'2" x 3'11"	Bedroom 2	4.37m x 2.52m	14'4" x 8'3"
Bedroom 2	3.53m x 3.27m	11'7" x 10'9"	Bedroom 2	4.05m x 3.49m	13'4" x 11'6"	Bedroom 2	3.67m x 3.67m	12'1" x 12'0"	Bathroom	2.79m x 1.70m	9'2" x 5'7"
Bedroom 3	3.58m x 2.34m	11'9" x 7'8"	Bedroom 3	3.67m x 3.67m	12'1" x 12'0"	Bedroom 3	4.05m x 2.34m	13'4" x 7'8"			
Bathroom	2.20m x 2.03m	7'3" x 6'8"	Bathroom	2.10m x 2.05m	6'11" x 6'9"	Bathroom	2.13m x 2.00m	7'0" x 6'7"			

No. 26 – 3 Bedrooms
102.54 sq m / 1,104 sq ft

Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 3.24m	14'4" x 10'8"	Kitchen/Dining area	4.37m x 2.93m	14'4" x 9'7"
Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	5.14m x 3.31m	16'10" x 10'10"	Living room	4.37m x 3.10m	14'4" x 10'2"
Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"	Utility room	1.84m x 1.68m	6'0" x 5'6"
Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.27m	5'6" x 4'2"	Cloakroom	1.68m x 1.34m	5'6" x 4'5"
Bedroom 1	4.91m x 3.11m	16'2" x 10'3"	Bedroom 1	4.91m x 3.22m	16'2" x 10'7"	Bedroom 1	4.02m x 3.29m	13'2" x 10'10"
En-suite 1	3.11m x 1.20m	10'3" x 3'11"	En-suite 1	3.22m x 1.20m	10'7" x 3'11"	En-suite 1	3.08m x 1.20m	10'2" x 3'11"
Bedroom 2	3.53m x 3.27m	11'7" x 10'9"	Bedroom 2	4.05m x 3.49m	13'4" x 11'6"	Bedroom 2	3.67m x 3.67m	12'1" x 12'0"
Bedroom 3	3.58m x 2.34m	11'9" x 7'8"	Bedroom 3	3.67m x 3.67m	12'1" x 12'0"	Bedroom 3	4.05m x 2.34m	13'4" x 7'8"
Bathroom	2.20m x 2.03m	7'3" x 6'8"	Bathroom	2.10m x 2.05m	6'11" x 6'9"	Bathroom	2.13m x 2.00m	7'0" x 6'7"

No. 27 – 2 Bedrooms
76.14 sq m / 820 sq ft

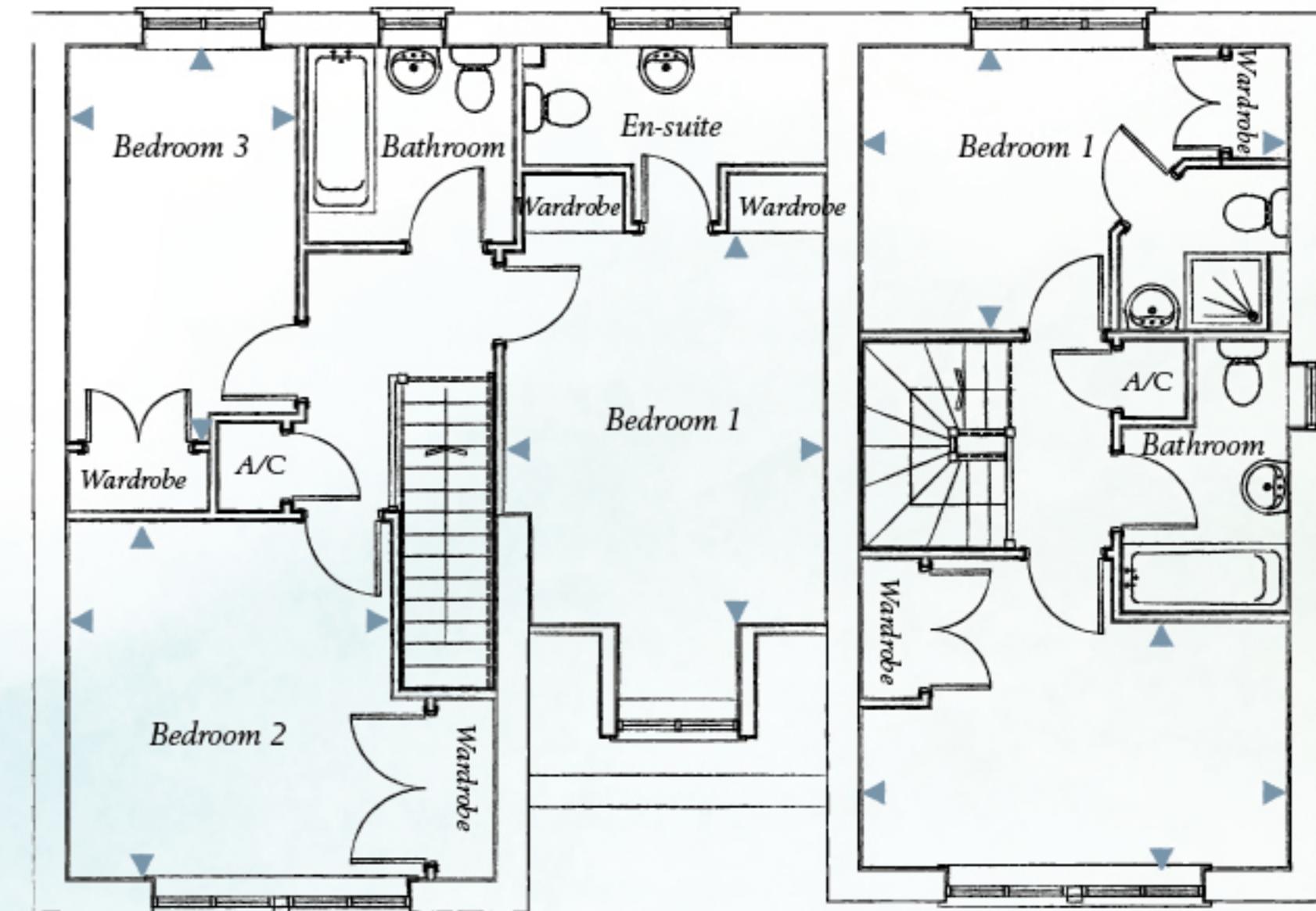
House Nos. 24 & 25



No. 24 First floor

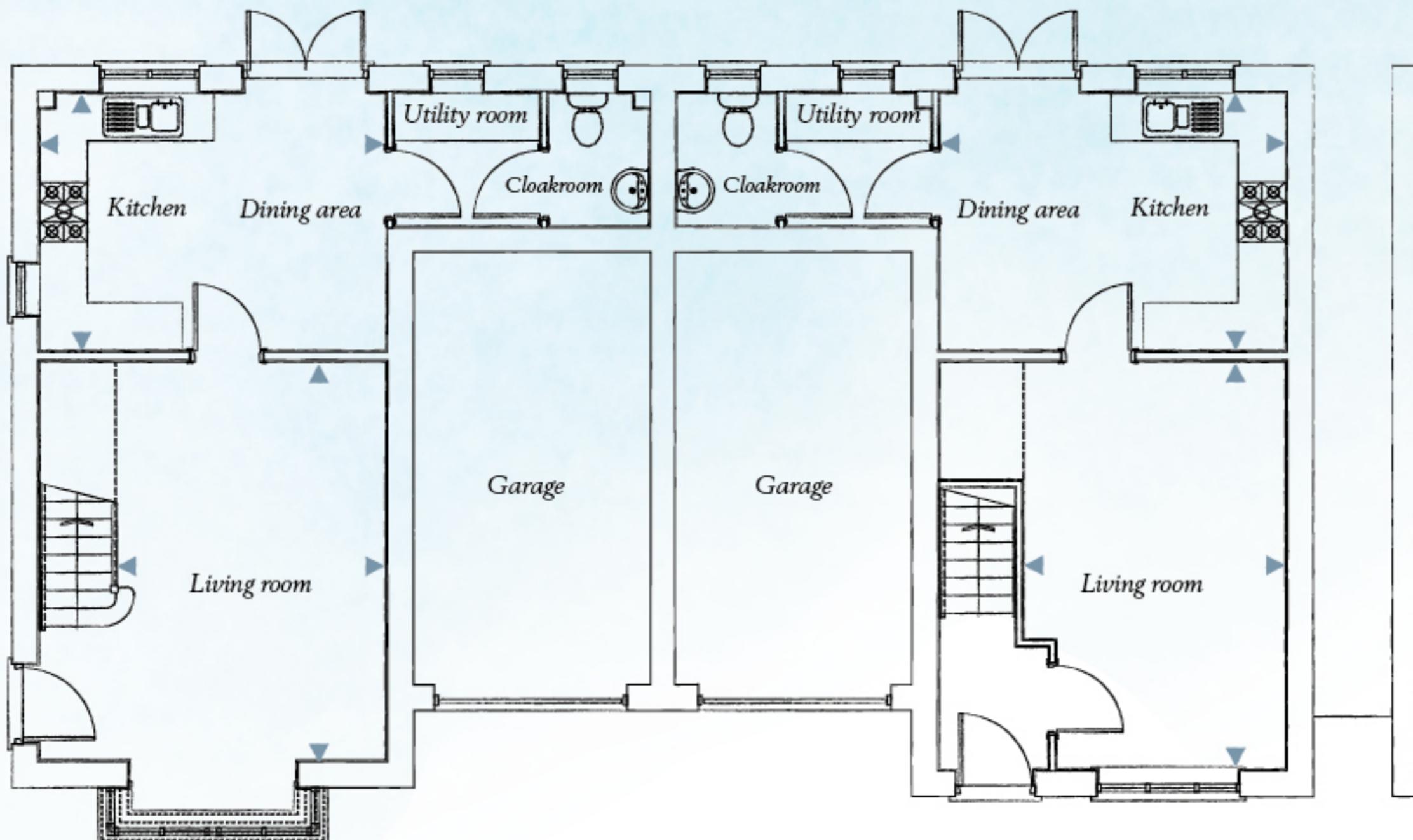
No. 25 First floor

House Nos. 26 & 27



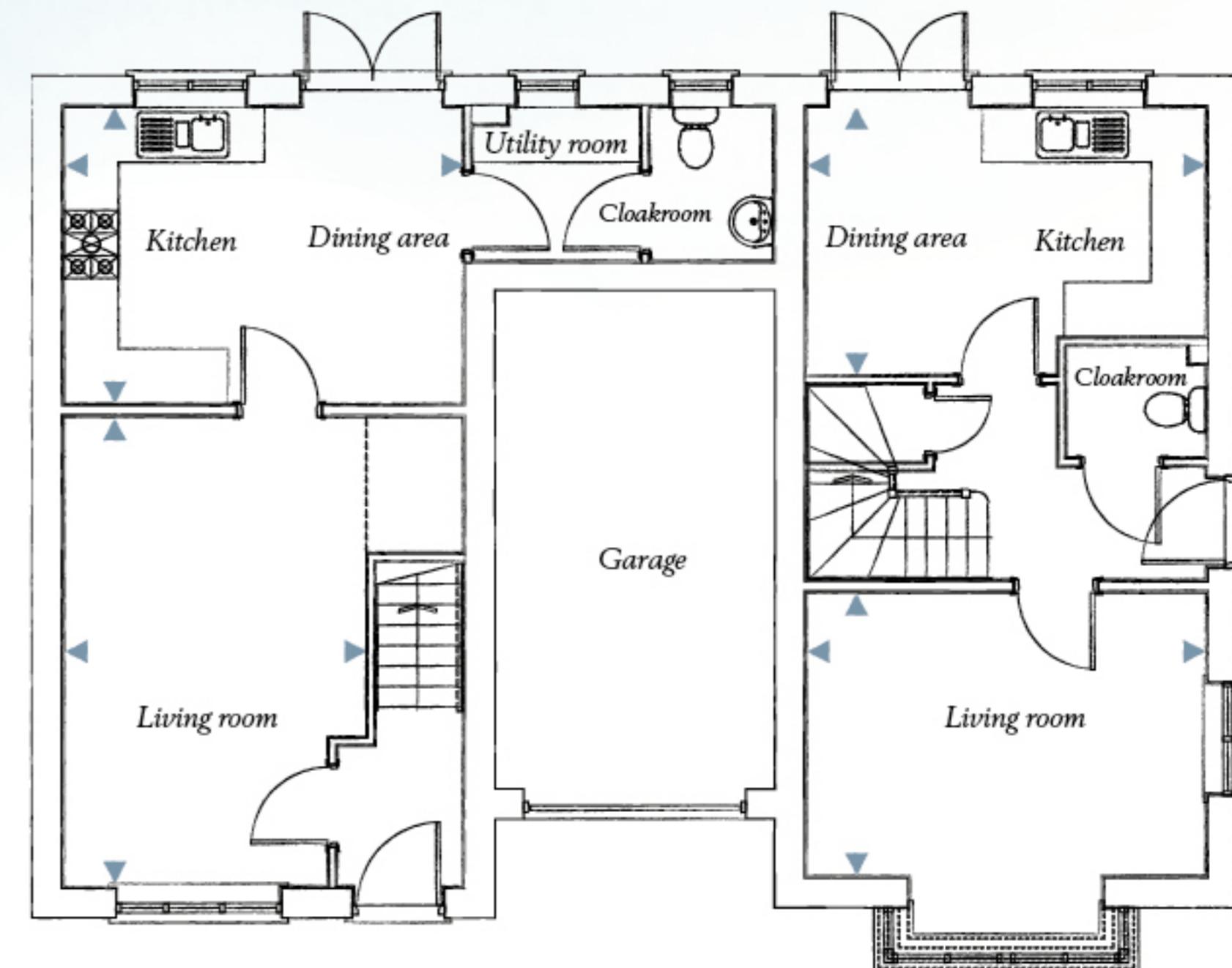
No. 26 First floor

No. 27 First floor



No. 24 Ground floor

No. 25 Ground floor



No. 26 Ground floor

No. 27 Ground floor



Specifications

House Nos. 2, 3, 5, 6, 7, 18, 19, 24, 25, 26 & 27



External features

- * Clay roof tiles
- * Black UPVC windows finished white internally with square leaded light finish to most windows
- * Garage or car port for all properties
- * Landscaped rear garden

Internal features

- * 9ft floor to ceiling heights on ground floor
- * White doors with polished chrome ironmongery
- * All master bedrooms have en-suite facilities
- * Coving to all downstairs rooms
- * Built-in wardrobes to all bedrooms
- * Glazed door between lounge and kitchen

Kitchen/Breakfast area

- * Professionally designed kitchen
- * Choice of kitchen units and worktops
- * Bosch appliances to include 5 ring hob, dishwasher, fridge, freezer, double oven
- * Choice of ceramic floor tiling
- * Double doors leading to rear garden

Utility room

- * Utility room to selected plots, please see plans

Bathrooms

- * White Ideal Standard suites
- * Full height tiling to all shower areas
- * Ideal Standard taps
- * Choice of ceramic floor tiles

Plumbing & electrics

- * Polished chrome sockets and switches
- * Gas central heating
- * Burglar alarm fitted
- * TV points to lounge, dining area and all bedrooms
- * BT points to living room and bedrooms 1 and 2
- * Mains smoke detectors



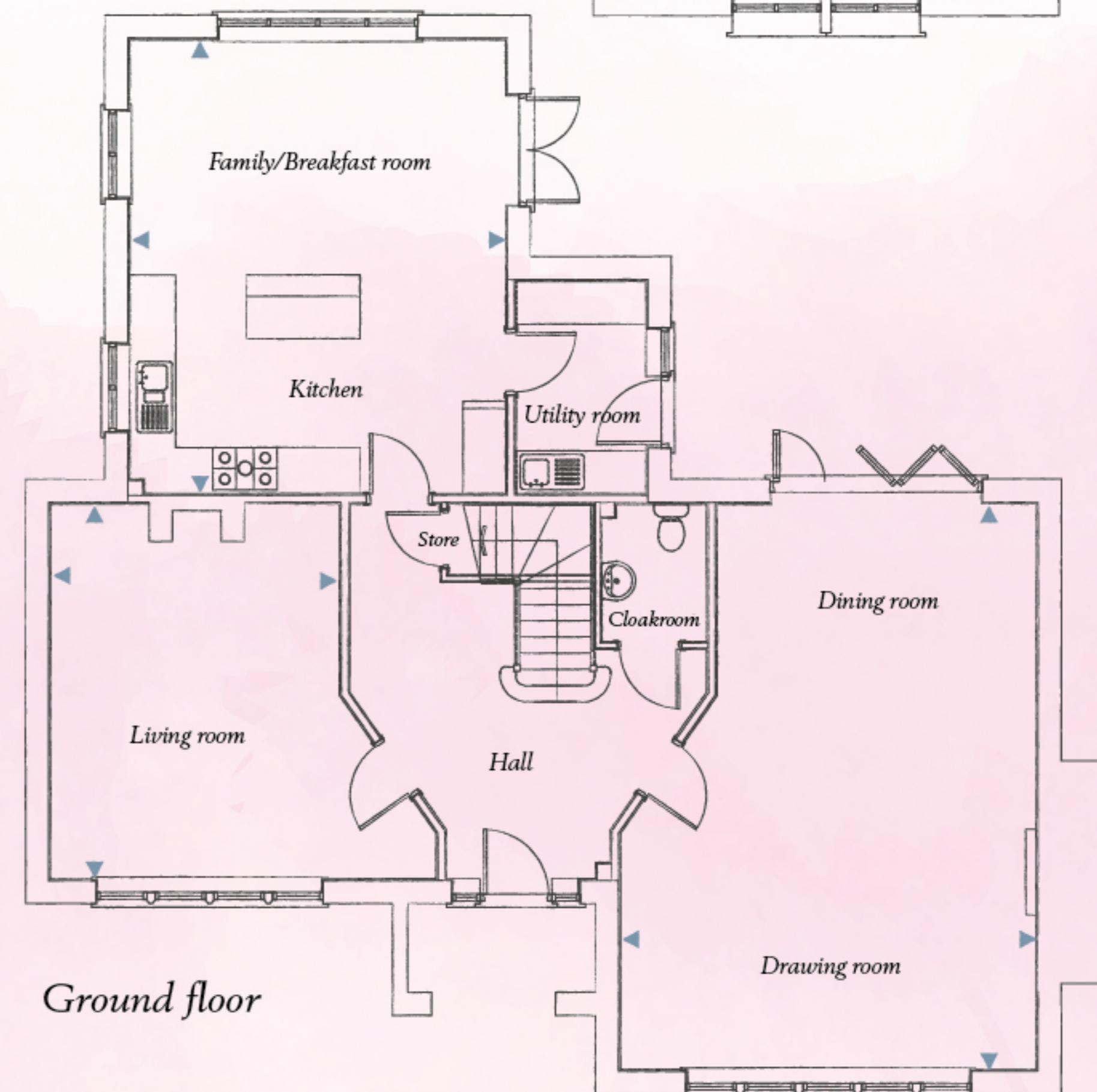
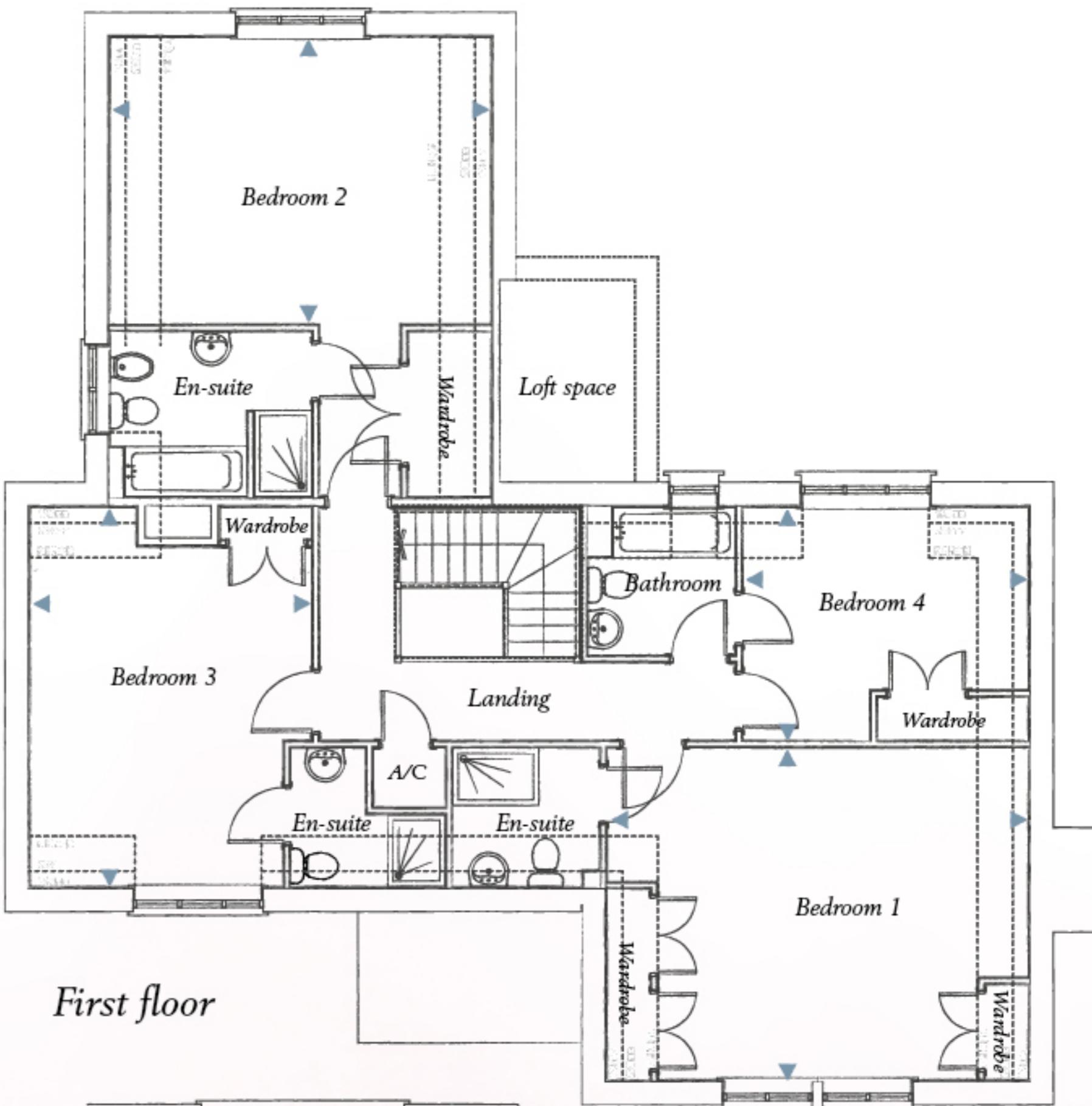
Show Home imagery of
House No. 6 (3 bedrooms)

House No. 9



4 Bedrooms
256.66 sq m / 2,763 sq ft

Kitchen/Family/Breakfast room	6.39m x 5.30m	21'0" x 17'5"
Living room	5.28m x 4.07m	17'4" x 13'4"
Dining/Drawing room	7.97m x 5.86m	26'2" x 19'3"
Cloakroom	1.94m x 1.48m	6'4" x 4'10"
Utility room	2.99m x 1.83m	9'10" x 6'0"
Bedroom 1	5.86m x 4.62m	19'3" x 15'2"
En-suite 1	2.04m x 1.93m	6'9" x 6'4"
Bedroom 2	5.30m x 3.99m	17'5" x 13'1"
En-suite 2	2.81m x 2.29m	9'3" x 7'6"
Bedroom 3	5.28m x 3.92m	17'4" x 12'11"
En-suite 3	2.15m x 1.93m	7'1" x 6'4"
Bedroom 4	3.97m x 3.25m	13'0" x 10'8"
Bathroom	2.06m x 2.05m	6'9" x 6'9"

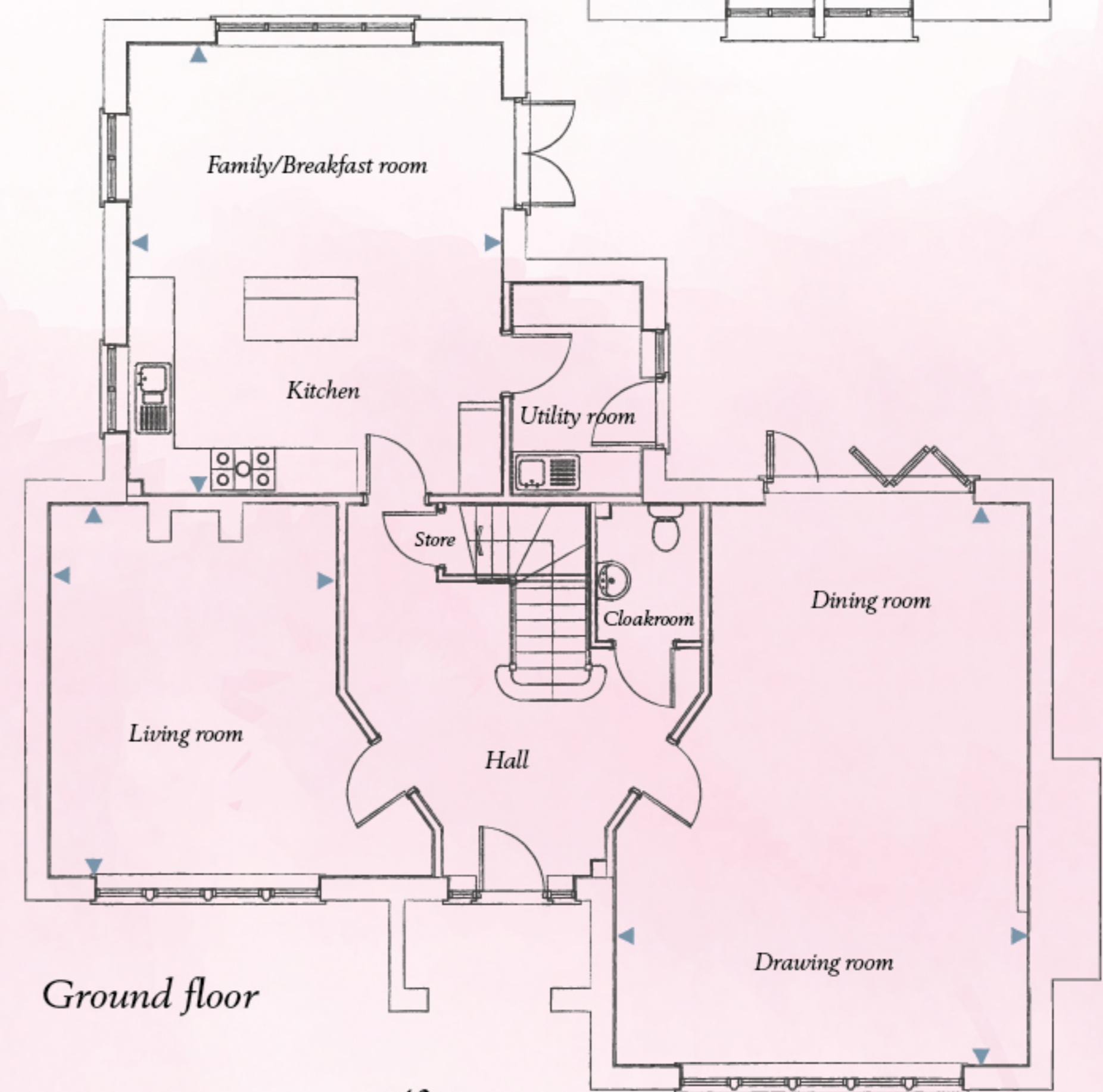
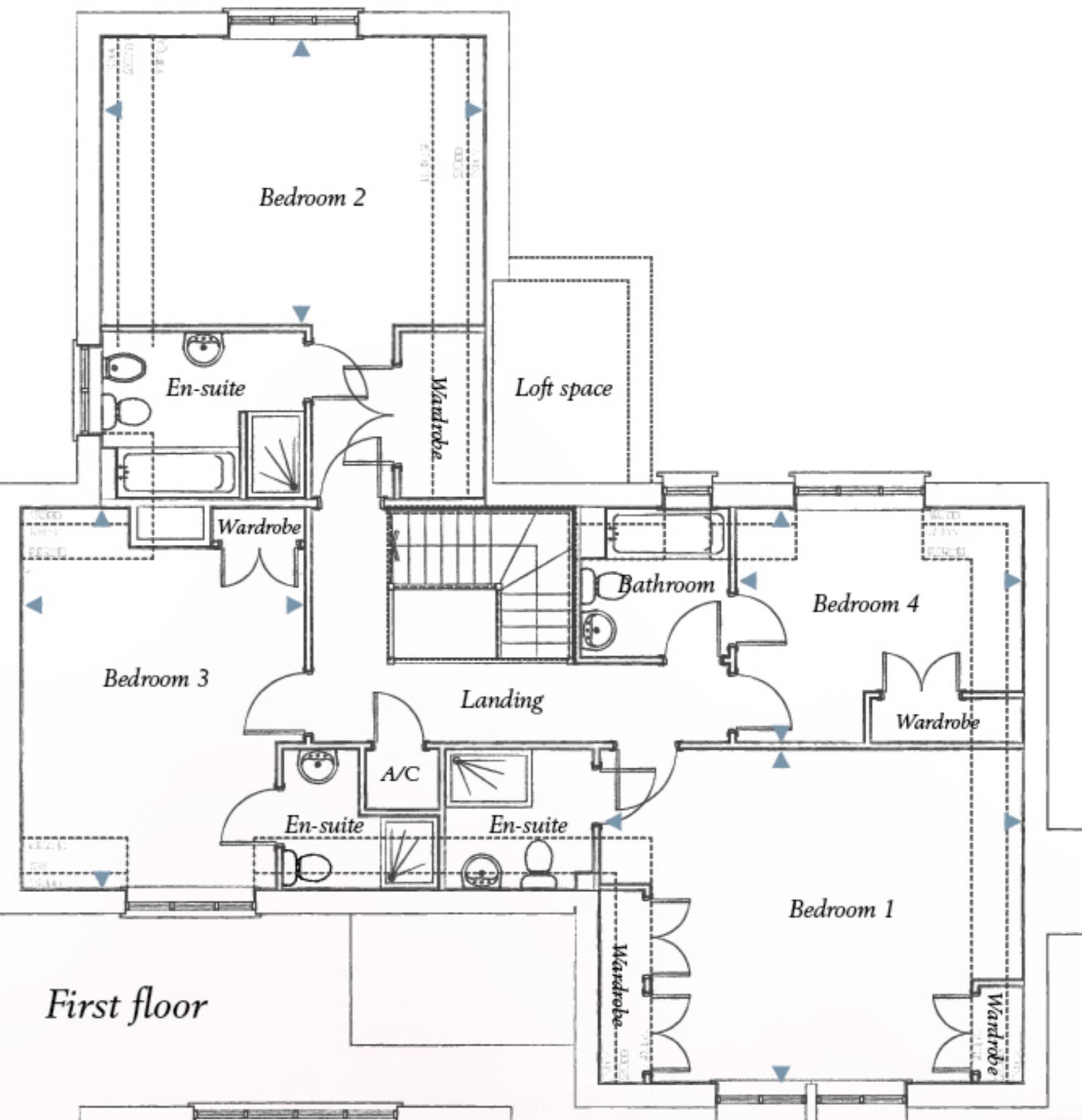


House No. 12



4 Bedrooms
256.66 sq m / 2,763 sq ft

Kitchen/Family/Breakfast room	6.39m x 5.30m	21'0" x 17'5"
Living room	5.28m x 4.07m	17'4" x 13'4"
Dining/Drawing room	7.97m x 5.86m	26'2" x 19'3"
Cloakroom	1.94m x 1.48m	6'4" x 4'10"
Utility room	2.99m x 1.83m	9'10" x 6'0"
Bedroom 1	5.86m x 4.62m	19'3" x 15'2"
En-suite 1	2.04m x 1.93m	6'9" x 6'4"
Bedroom 2	5.30m x 3.99m	17'5" x 13'1"
En-suite 2	2.81m x 2.29m	9'3" x 7'6"
Bedroom 3	5.28m x 3.92m	17'4" x 12'11"
En-suite 3	2.15m x 1.93m	7'1" x 6'4"
Bedroom 4	3.97m x 3.25m	13'0" x 10'8"
Bathroom	2.06m x 2.05m	6'9" x 6'9"



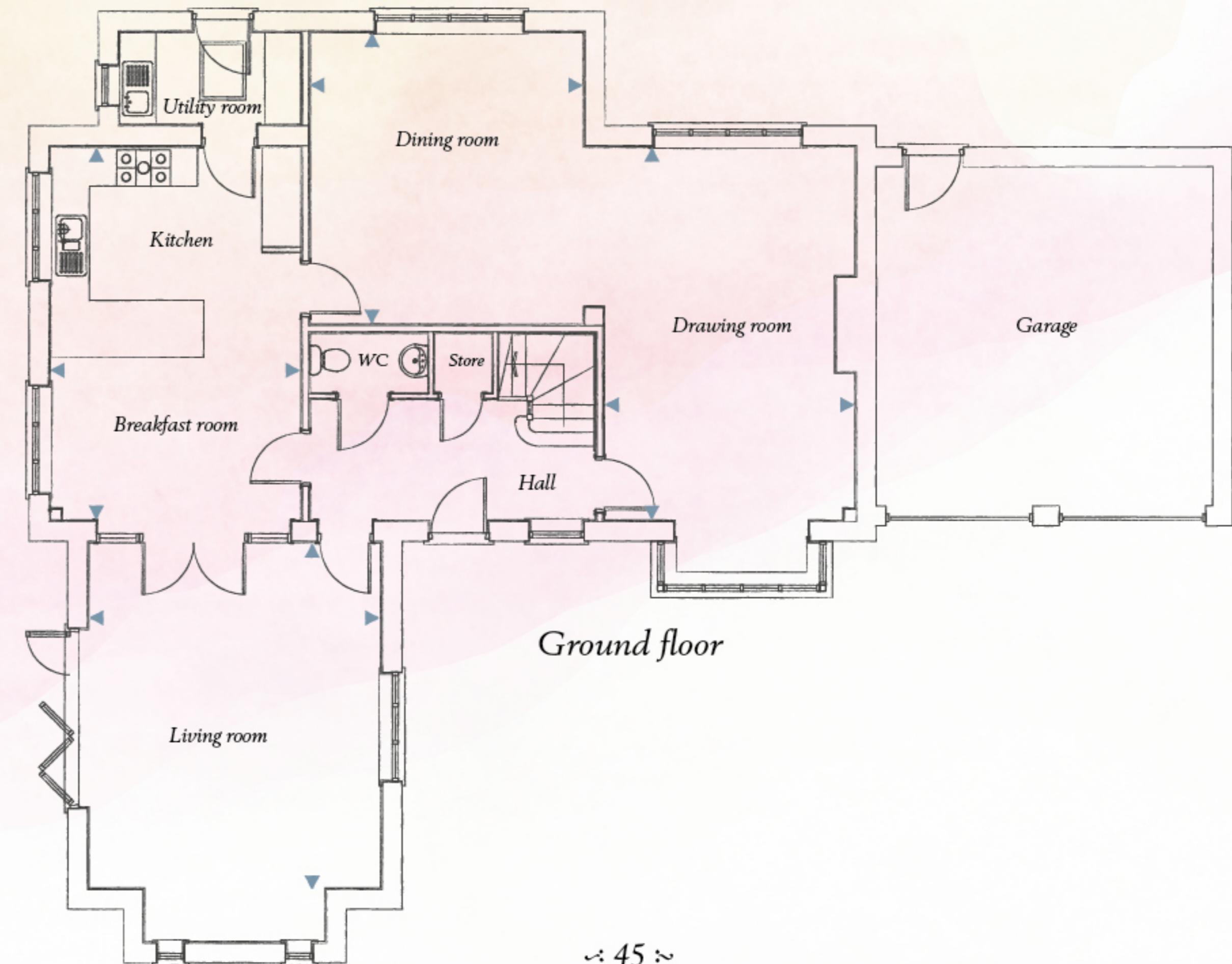
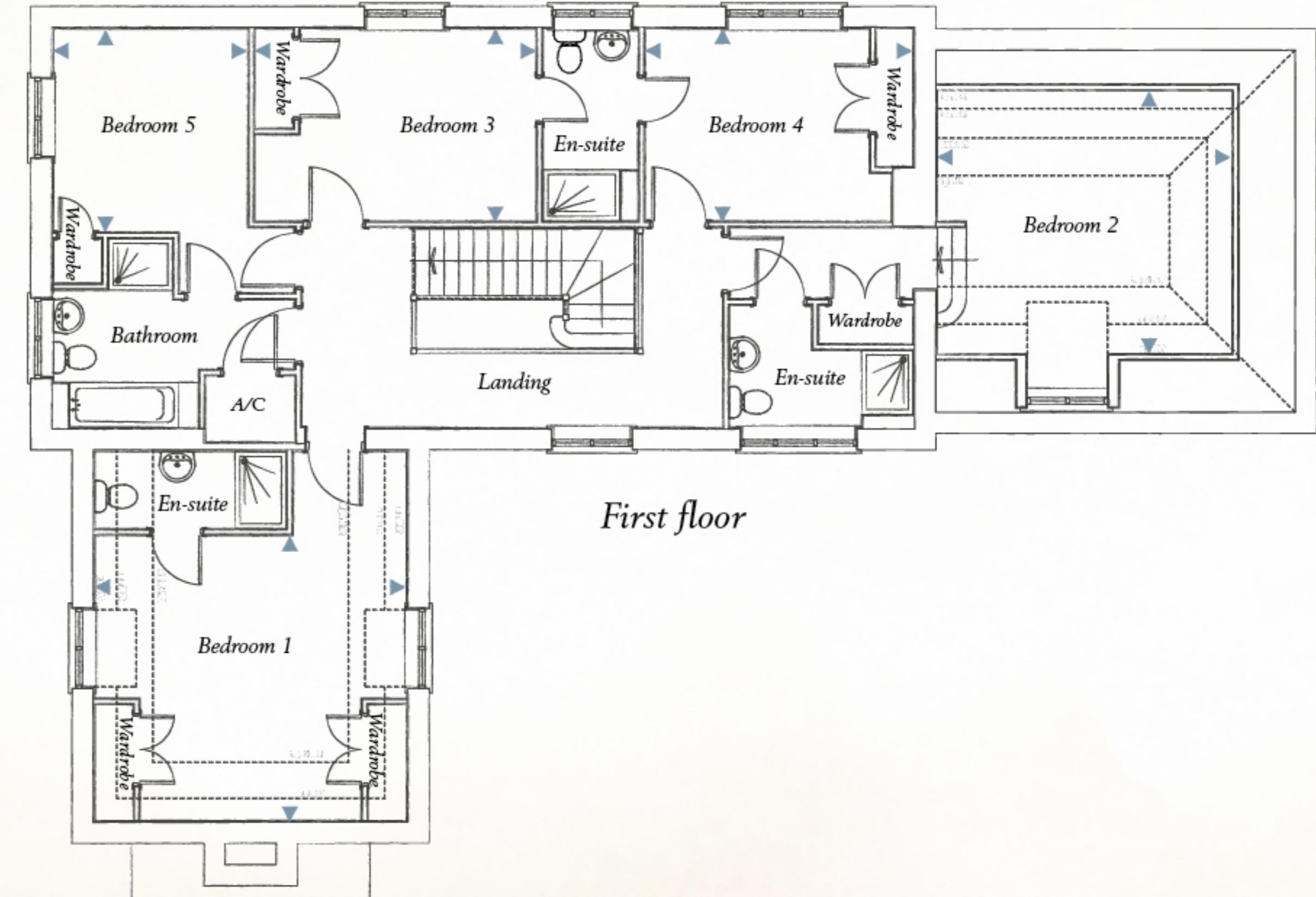
House No. 10



5 Bedrooms

276.64 sq m / 2,978 sq ft

Kitchen/Breakfast room	6.20m x 4.17m	20'4" x 13'8"
Living room	5.74m x 4.85m	18'10" x 15'11"
Dining room	4.85m x 4.55m	15'11" x 14'11"
Drawing room	6.20m x 4.17m	20'4" x 13'8"
Utility room	3.01m x 1.52m	9'11" x 5'0"
WC	1.98m x 1.00m	6'6" x 3'3"
Bedroom 1	4.85m x 4.44m	15'11" x 14'7"
En-suite 1	2.98m x 1.20m	9'9" x 3'11"
Bedroom 2	4.59m x 4.09m	15'1" x 13'5"
En-suite 2	2.86m x 1.90m	9'5" x 6'3"
Bedroom 3	4.38m x 2.99m	14'5" x 9'10"
Bedroom 4	4.17m x 2.99m	13'8" x 9'10"
En-suite 3/4	2.99m x 1.48m	9'10" x 4'10"
Bedroom 5	3.16m x 3.02m	10'5" x 9'11"
Bathroom	3.76m x 2.13m	12'4" x 7'0"

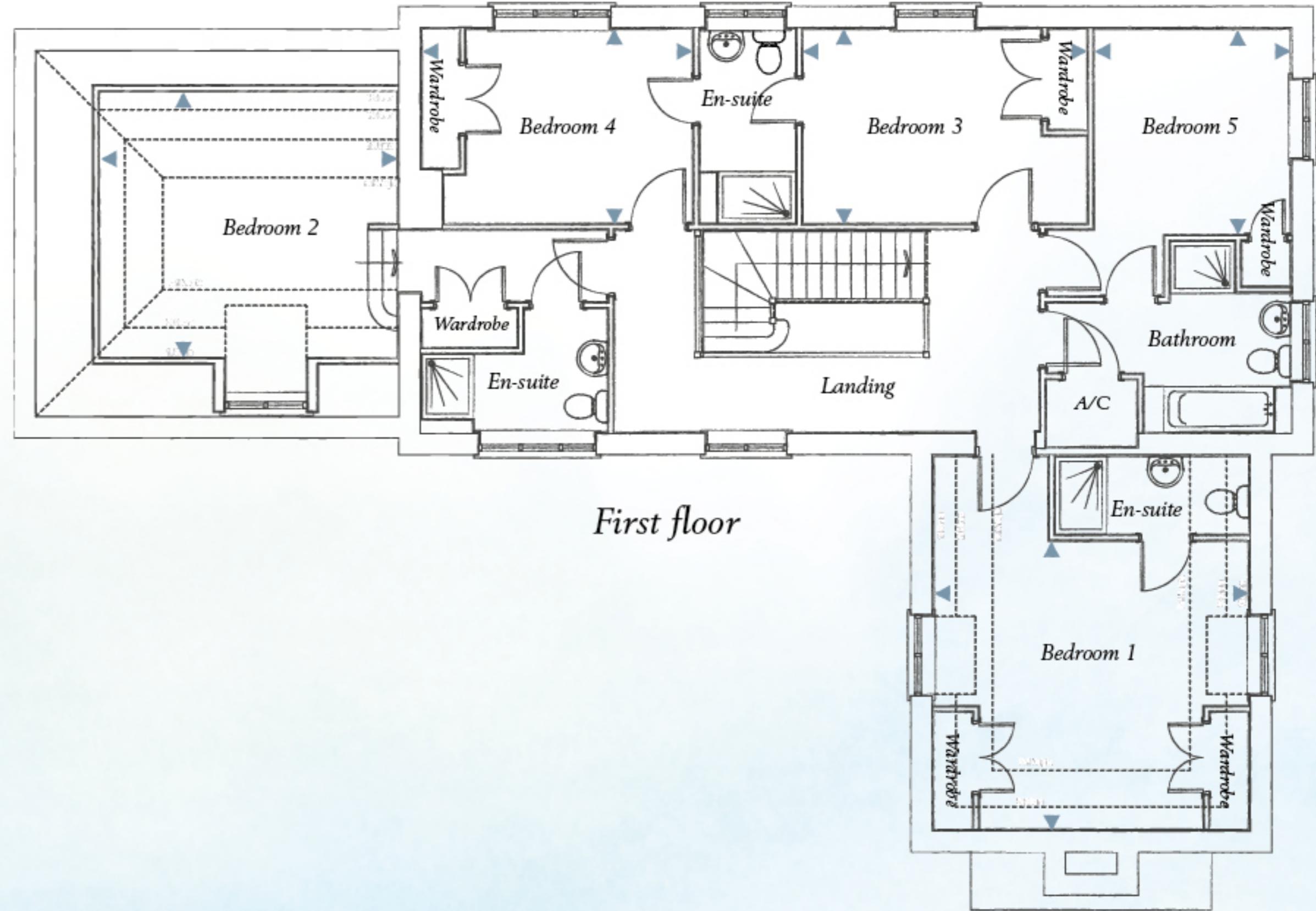


House No. 11

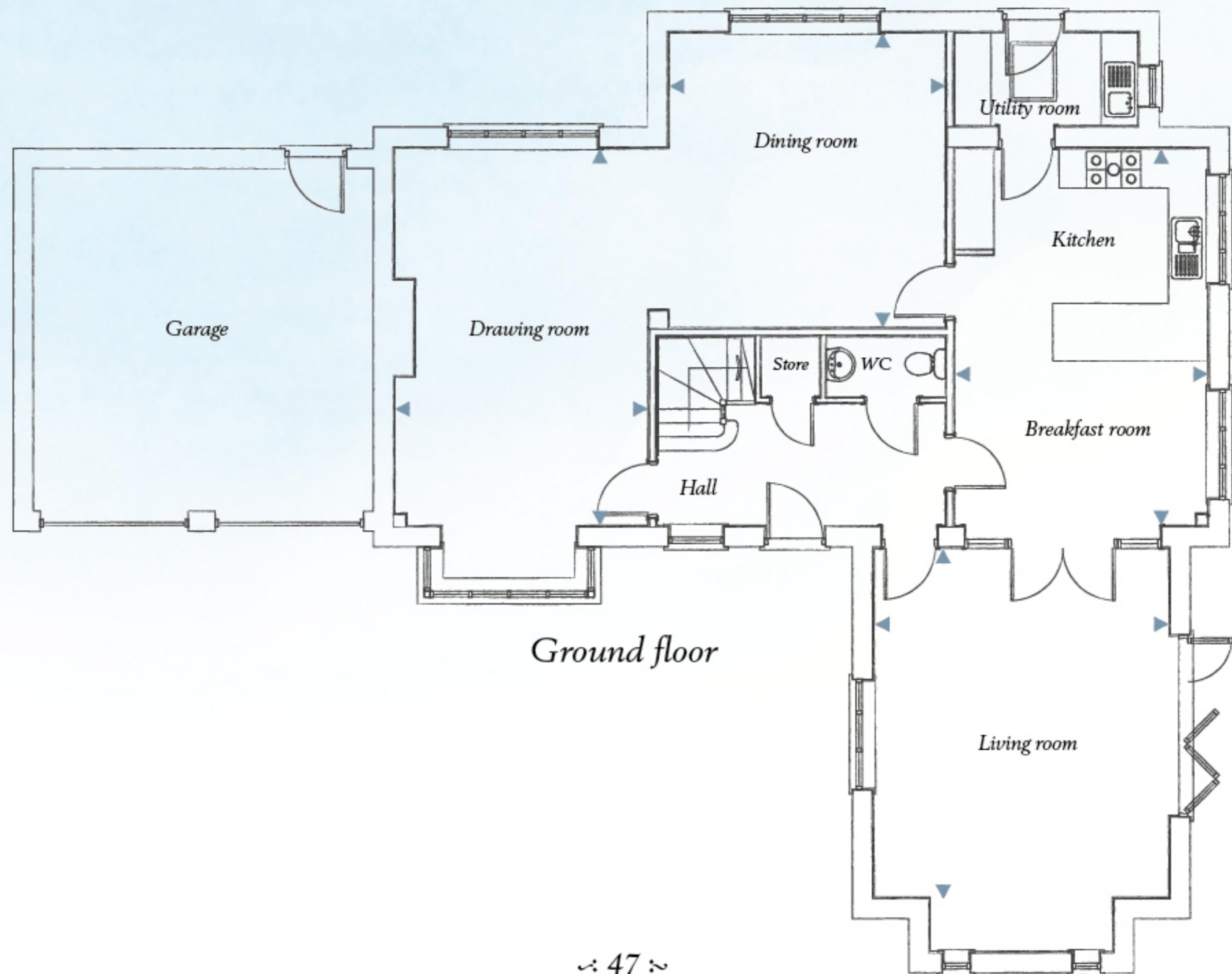


5 Bedrooms
276.64 sq m / 2,978 sq ft

Kitchen/Breakfast room	6.20m x 4.17m	20'4" x 13'8"
Living room	5.74m x 4.85m	18'10" x 15'11"
Dining room	4.85m x 4.55m	15'11" x 14'11"
Drawing room	6.20m x 4.17m	20'4" x 13'8"
Utility room	3.01m x 1.52m	9'11" x 5'0"
WC	1.98m x 1.00m	6'6" x 3'3"
Bedroom 1	4.85m x 4.44m	15'11" x 14'7"
En-suite 1	2.98m x 1.20m	9'9" x 3'11"
Bedroom 2	4.59m x 4.09m	15'1" x 13'5"
En-suite 2	2.86m x 1.90m	9'5" x 6'3"
Bedroom 3	4.38m x 2.99m	14'5" x 9'10"
Bedroom 4	4.17m x 2.99m	13'8" x 9'10"
En-suite 3/4	2.99m x 1.48m	9'10" x 4'10"
Bedroom 5	3.16m x 3.02m	10'5" x 9'11"
Bathroom	3.76m x 2.13m	12'4" x 7'0"



First floor



Ground floor



Specifications

House Nos. 9, 10, 11 & 12



External features

- * Clay tiles to roof
- * Oak front door
- * Stone mullions to front downstairs windows (Houses 9 & 12 only)
- * Black UPVC windows finished white internally with square leaded lights
- * Double garage
- * View over public open space
- * Landscaped rear garden

Internal features

- * 10ft floor to ceiling height on ground floor and 9ft on upper floors
- * White solid doors with Heritage ironmongery with combined polish and satin brass finish
- * Mahogany handrail to stairs
- * Galleried landing
- * All bedrooms with en-suite or 'Jack and Jill' bathroom arrangement (excluding bedroom 5 in Houses 10 & 11)
- * Ornate coving to all downstairs rooms
- * Built-in wardrobes to all bedrooms

Kitchen/Breakfast area

- * Professionally designed kitchen
- * Choice of kitchen units and Granite, Corian or Woodblock worktops
- * Central island with breakfast bar (Houses 9 & 12)
- * Breakfast bar (Houses 10 & 11)
- * Bosch appliances to include eye-level double oven, dishwasher, fridge/freezer
- * Bosch 5 ring hob
- * Choice of flooring

Utility room

- * Choice of kitchen units and Granite, Corian or Woodblock worktops
- * Built-in Bosch washer/dryer
- * Rear door accessing garden

Other

- * 2 real fireplaces with choice of mantelpiece
- * Bi-folding doors leading to garden

Bathrooms

- * White Ideal Standard suites
- * Full-height tiling to all shower areas
- * Ideal Standard taps
- * Choice of ceramic floor tiling

Plumbing & electrics

- * Heritage sockets and switches combined polish and satin brass finish
- * Gas central heating
- * Spotlights to all kitchens and bathrooms
- * Burglar alarm fitted
- * TV points to living room, drawing room, breakfast area and all bedrooms
- * BT points to living room, hall, drawing room, bedrooms 1 and 2
- * Mains smoke detectors





An interview with Paul Newman



Paul Newman began his career in Dublin as an estate agent, which he still practices. He made a name for himself building quality new houses and apartments during the city's development boom in the 1990s. He later started development in the UK where he has since established a track record for building market-leading, award-winning new homes throughout the south east and The Midlands.

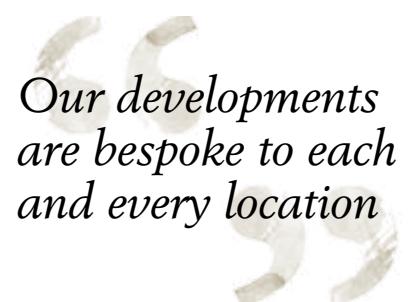
Whether it's a traditional townhouse, contemporary executive home or apartment, Paul Newman New Homes guarantees the same unwavering commitment to high quality design and construction.

Paul Newman New Homes creates new homes designed by architects and built with an unrivalled attention to detail. All developments are finished to a standard far exceeding the industry average and all homes feature the best in modern construction techniques alongside the best in traditional detailing and design.

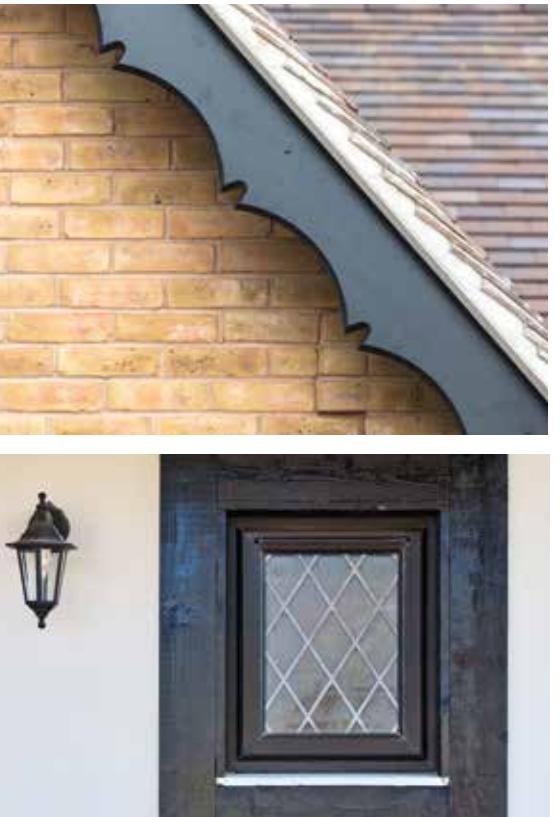
Q: What is the ethos behind Paul Newman New Homes?

Paul Newman: Put simply, it all comes down to attention to detail. Because I am absolutely hands-on at each and every stage of development, I am 100% confident in our standards of quality control.

As a smaller, private developer, we don't have shareholders to worry about, which means that I have the freedom to be obsessive about what really matters – the quality and detail of our new homes. Everything from roof tiles and bricks, down to door handles and light switches are chosen by me personally.



Our developments are bespoke to each and every location



Q: How are your homes different?

Paul Newman: From the initial design phase to the final detailing, our homes have received more thought, care and attention than any of our rivals.

Wherever possible we will always exceed industry standards – whereas standard floor-to-ceiling height in a generic new home is 8ft, we will start with a minimum of 9ft, and 10ft on larger houses where appropriate. We also go an extra mile with our detailing. We have a commitment to using natural materials, many of which are non-standard. This means that the scale, the detail and the quality of our builds are far superior to anything comparable within the marketplace, even at higher prices.

Q: What is the story behind Badsey?

Paul Newman: We were brought in by the original landowners who believed in our vision to deliver a different kind of development and one that is in keeping with this quintessential village location. Other developments in the vicinity have been dominated by the volume housebuilders and we believed there was an opportunity to offer something bolder and better.

Q: And what makes this development different?

Paul Newman: As with all our projects, the commitment to quality will be evident throughout. Our developments are never carbon copies of one another, they are bespoke to each and every location.

This is exemplified by the inclusion of a thatched house, popular in the Cotswolds, which provides a focal point and sets the tone for the overall development.

Because of our unique approach, we are able to take advantage of opportunities to do things a little differently. In this case, I happened to come across a thatcher and was impressed by his professionalism.

While most tradesmen differ in quality and commitment, true craftsmen like thatchers take pride in their work and are diligent. I then looked at ways to utilise this talent and enthusiasm and the results are evident throughout this development.

Contacts



RA Bennett
& Partners

T 01386 210179

HAMPTONS
INTERNATIONAL

T 01386 210184



PAUL NEWMAN

— NEW HOMES —

A bespoke developer

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