

# WESTCOMBE PLACE

— Northleach —



## The Lawrence with Garden Room

N°3  
5 bedroom home

### about us

We are a second generation dynamic family owned and run business with a heritage of over 50 years. Our homes are well built, quality & inspirational.

We have won awards for design, business and development.

We value our people and our customers. We are passionate about buildings, about architecture and about our homes.

Put simply, we care.

Westcombe Place has been developed by

**FreemanHomes**

A division of the MF Freeman Group



### contact us

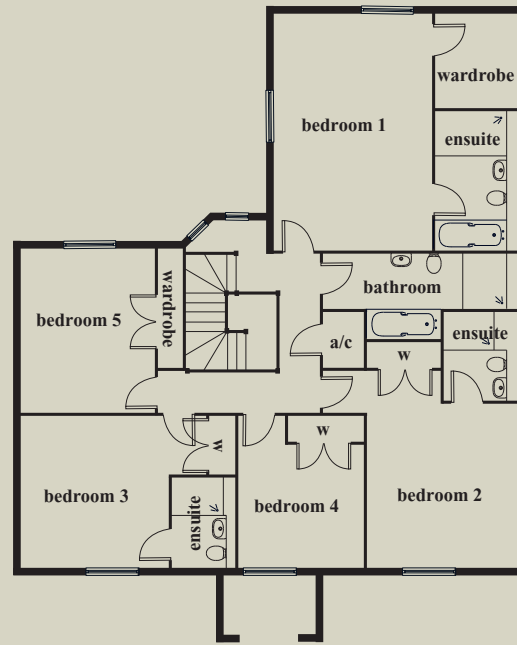
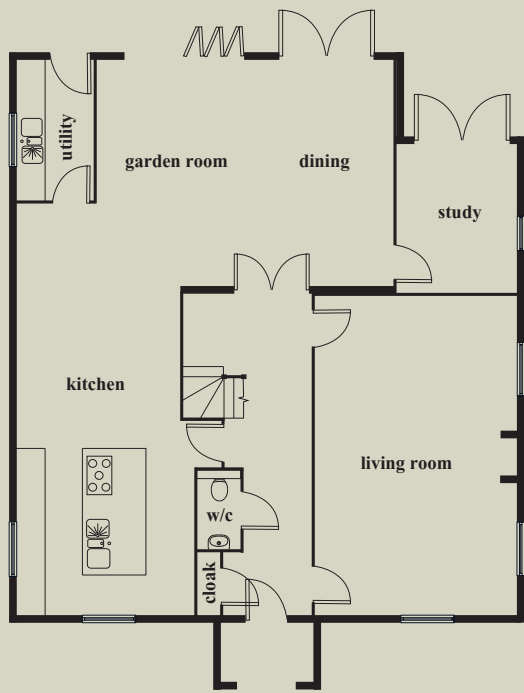
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# The Lawrence

N°3



## Ground floor

### kitchen

7.5m x 4.1m 24'5" x 13'5"

### dining

5.5m x 2.7m 18'1" x 8'9"

### living room

7.5m x 4.8m 24'5" x 15'9"

### study

3.5m x 2.6m 11'5" x 8'6"

### garden room

5.5m x 3.9m 18'1" x 12'9"

### utility

3.3m x 1.7m 10'8" x 5'7"

All measurements are approximate and may vary on site

## First floor

### bedroom 1

5.5m x 3.7m 18'11" x 12'1"

### bedroom 2

3.9m x 3.5m 12'7" x 11'6"

### bedroom 3

3.6m x 3.5m 11'7" x 11'3"

### bedroom 4

2.9m x 2.9m 9'8" x 9'4"

### bedroom 5

3.8m x 2.5m 12'5" x 8'0"

## Our boutique specification

Every home at Westcombe Place is built with energy efficiency in mind and has been designed for you to get the best out of your new home. We are proud to offer a superior specification in our homes which is the result of our shared passion for craftsmanship, architectural flair and innovation.

### The Lawrence with garden room

5 double bedroom home

Ensuites to bedrooms 1, 2 & 3

Large family bathroom

Garden room with orangery roof

Bi-fold doors onto rear garden

Utility room with external door

Double garage

### kitchen & utility

Individually designed kitchen & utility with 30mm quartz worktops

Rangemaster sinks & taps

Quooker boiling water tap to kitchen

White metal screwless flat plate sockets

Two Neff integrated single ovens with slide & hide doors

Neff flex 90cm induction hob with built in ceiling extractor

Neff integrated dishwasher

Neff integrated full height fridge & full height freezer

Neff integrated coffee machine

Neff integrated microwave

Montpellier 166 bottle dual zone wine cabinet

### bathrooms, ensuites & cloakroom

Villeroy & Boch sanitaryware & vanity units

Hansgrohe Focus mono basin mixer taps & bath filler

Wet room in family bathroom & bedroom 1 ensuite

Hansgrohe thermostatic shower in family bathroom & bedroom 1 ensuite

Mira Adept thermostatic showers with flight shower tray in bedroom 2 & 3 ensuites

Porcelanosa floor tiles with half height tiling to sanitaryware

& full height to bath & shower

White metal shaver socket to bathroom & ensuites

### heating, plumbing & communications

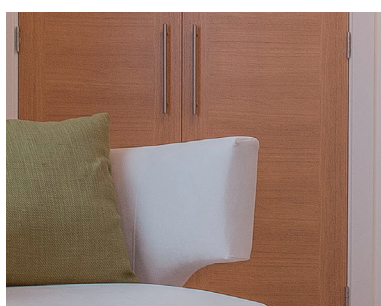
Wet underfloor heating to ground floor

Electrical underfloor heating to bathrooms & ensuites

Worcester Bosch LPG boiler & Worcester Greenstore cylinder

Straight chrome towel warmer with electric heating element

Woodburner to living room



### security

Mains smoke detectors with battery back-up

Audible burglar alarm system with bosch infra-red detector units & external sounder

ERA multi-point locks on all external doors

### internal finishes

Vicaima oak veneered internal doors

Vicaima oak veneered wardrobe doors

Skirting and architraves finished in white satinwood

Ash handrails, balustrades and strings on the stairs

Internal walls painted Dulux white matt

Amtico flooring to kitchen, utility & adjoining area

Tomkinson Twist carpets to all other areas

### electrical, media & communications

Pendant lighting to lounge, hall, landing & all bedrooms

Recessed downlighters to kitchen, dining area, utility, cloaks, bathrooms & ensuites

BT point in lounge

TV point in lounge, kitchen, dining area & all bedrooms

USB sockets to master bedroom and kitchen

### external details

Pre-finished aluminium bi-fold doors

Timber windows in Moorland Green

Front door in Heritage Dulux

Natural Cotswold stone external walls

Diminishing stone roof tiles with natural Spanish slate tiles on all low level roofing

Through-colour roughcast render to all low level construction

Ashlar style chimney

Electrically operated Hormann doors to double garage

Reconstituted buff coloured heads & cills

Wall lights to front & rear of property

External tap to rear of property

Formpave chartres private drive

Marketstone buff paving slabs to path & patio

Door bell

Estate railings to selected areas

Turfed front & rear garden

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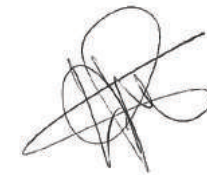
## homes built with passion

We are delighted to present to you our exclusive boutique development, Westcombe Place. As a family business we genuinely care about our customers and the way they want to live. That's why we chose to work with award winning architects Nash Partnership to design our development in the beautiful Cotswold town of Northleach. After thorough contemplation and meticulous reflection we have created 5 beautifully unique Cotswold homes with stunning views across the shallow Leach Valley.

Being a family housebuilder our aim is to deliver something different, something better. Spacious homes that allow you to live the way you want, rooms that make you smile when you walk in and features that make life that little bit more enjoyable. Not forgetting the generous gardens where you can relax, entertain and play. We create homes that we ourselves want to live in, adding thoughtful touches that others don't. Building on our experience we continuously innovate to deliver homes that embrace modern living.

We have carefully considered the mix of materials, drawing inspiration from the region's mesmerising countryside and inspiring architecture. Westcombe Place is traditional in style but with exciting and contemporary internal layouts and specifications. We source high quality materials that sit comfortably in their surroundings and with superior craftsmanship, these homes will be a joy to live in for years to come.

We hope you love these homes as much as we have enjoyed creating them. If you decide to purchase a Freeman Home we look forward to welcoming you into our family.



Luke Freeman  
Joint Chief Executive





## how are freeman homes different?

With a heritage of over 50 years, Freeman Homes is part of the MF Freeman Group of Companies. A second generation family business based in the heart of the Forest of Dean, our people are what makes us great and together we strive to deliver homes that are different to other housebuilders, embracing change and innovation.

We are fanatical about creating great places to live. Location is of paramount importance. We choose places we love and places our customers will enjoy living. Space, style, orientation and design are all critical to your decision making process and have been meticulously considered throughout the design process. Having our own contracting division means we don't have to rely on third parties, ensuring our own exacting standards. Specification and storage are key to our designs and we know from previous customers that we are head and shoulders above the rest.

The qualities that make Freeman Homes different mean that you can choose a new home with complete confidence.



Photographs show typical Freeman Homes properties and are for illustration purposes only



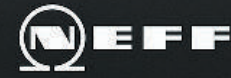
Photo courtesy of steve.dore@hotmail.co.uk

“Every space has been carefully & well thought out.”

no two homes are the same

Each home has been designed to make the most of the aspect, views and movement of the sun, resulting in 5 very unique and individual properties.





“I am delighted with my Freeman Home. It is beautifully built. A lot of care and attention has been given to both the design and build. The high quality fittings and appliances set these houses apart. It’s spacious, stylish, in a perfect setting and I’m glad it’s mine!”



## our boutique specification

Every home at Westcombe Place is built with energy efficiency in mind and has been specified to give you everything you need to get the best out of your new home. We are proud to offer a superior specification in our homes which is the result of our shared passion for craftsmanship, architectural flair and innovation.

- Log burner to living room
- Vicaima oak veneered internal doors
- NEFF integrated kitchen appliances
- Quartz worktops to kitchen and utility
- Rangemaster sinks and taps to kitchen and utility
- Quooker boiling water tap to kitchen
- Villeroy & Boch sanitaryware
- Hansgrohe taps
- Porcelanosa wall and floor tiling
- Carpets and floor finishes throughout
- Heated towel rails to all bathrooms and shower rooms
- Wet underfloor heating to ground floor
- Electric underfloor heating to all bathrooms and shower rooms
- Large built-in wardrobes to all bedrooms
- Internal storage spaces
- LED recessed spot lighting
- External lights
- External tap
- Landscaping to front gardens
- Formpave block pavers to private driveways
- Fencing and marketstone patios to rear gardens
- Electrically operated doors to double garage
- Pre-finished aluminium bi-fold doors
- Timber windows
- 10 year NHBC warranty



These particulars are set out as a general outline for guidance only. The information in this brochure does not in any way form part of a contract or warranty. Computer Generated Images are indicative only, photographs on this page show example specifications. Details may be subject to change.







## perfectly located

The delightful town of Northleach is often described as the hidden secret of the Cotswolds. One of the smaller traditional Cotswold market towns.

The picturesque and completely unspoilt town has a small collection of independent shops and wonderful places to eat and drink whilst soaking up the warm and friendly atmosphere.

Northleach is easily accessible from Cheltenham, Cirencester and Oxford making it the perfect place to live for commuting.



## undeniably beautiful

Westcombe Place is positioned on the eastern fringe of Northleach in the undeniably beautiful Cotswold countryside, within easy walking distance of the town centre. This boutique development comprises five exclusive detached Cotswold properties off a private drive.

Designed to sit comfortably within the traditional market town surroundings these homes feature Cotswold stone, slate roofs and timber windows that echo the region's architecture.

Immerse yourself  
in the areas  
irrefutable beauty.



Above & top left photo courtesy of [steve.dore@hotmail.co.uk](mailto:steve.dore@hotmail.co.uk)

From acquiring sites in the right locations to choosing the best architects to work with, from appointing craftsmen who love what they do to designing stylish homes, quality is everything.



## designed for living

These luxury homes boast spacious layouts that have been designed for a changing family dynamic as well as entertaining.

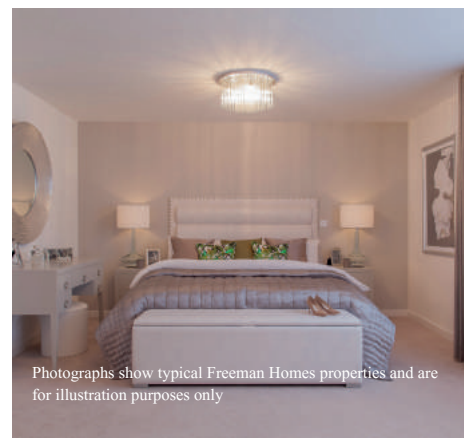
All of these exceptional quality properties have spacious, thoughtful and well planned living spaces that are ideal for modern family living – there are spaces to relax, to work, to entertain and to just live everyday life.

### flexible spaces

On the ground floors particularly, we have exercised flexibility in the relationship between the kitchen and its primary functions. By using broken plan living we allow the rooms to all flow together in open plan form or to be closed down into separate spaces if you wish.

Flexible living lets you decide how you wish to live in the space.

Flexible living allows for *your* lifestyle & a changing family dynamic.



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## capturing history

We are always interested to learn about the history of our sites and talk to local people about interesting stories, capturing memoirs wherever we can.

The site on which The Westwoods and Westcombe Place now stand was formerly the playing fields of the Westwoods School. The school, its teachers and pupils have been a large part of so many local peoples lives. To keep these memories alive we have named the roads after some well loved local people and places.

### Rixon Road

The main road into The Westwoods is called Rixon Road named after one of the old houses at Westwoods Grammar School. The school houses were called Westwood, Bradley and Rixon. William Augustus Rixon (1858 – 1948) was a renowned artist, landowner and Sheriff of Gloucestershire. In 1925 he painted in oils ‘A View of Northleach’ that depicts the market town as seen across fields scattered with haystacks with the famous wool church of St Peter and St Paul standing proud in the distance.

### Bradley Drive

The private road to the south of the development has been named Bradley Drive, after James Bradley (1693 – 1762).

James Bradley, third son of William, a Steward on the Sherborne Estate was educated at Northleach Grammar School. Bradley graduated from Balliol College, Oxford with an MA in 1717. Bradley proved to be the finest astronomer in Europe. He discovered the aberration of light (the first proof that the Earth was in motion), the nutation of the Earth’s axis, resolved the precession and was honoured by every major scientific society in Europe, including France, Russia, Prussia and Italy.

At Oxford he was Savilian Professor of Astronomy from 1722 and Lecturer in Experimental Philosophy. He was the Third Astronomer Royal, a member of the Board of Longitude and a member of the Council of the Royal Society.


He was widely admired, Newton called him the finest astronomer in Europe, but he was also greatly liked, for he was a gentle, kindly man who remained modest all of his life.

### Potter Walk

The path and walkway to the northern edge of The Westwoods has been named Potter Walk after Wilfred Potter (1922 – 2008) a much loved and respected teacher who was heavily involved in the local community. Wilfred was a great cricket enthusiast, animal lover, keen choir member and pianist, often to be heard playing at night. A classics graduate from Worcester College, Oxford, he had a career as a Latin teacher. Following so many lovely stories and memories recalled about Wilfred Potter it seemed only too fitting to name one of the new roads after him.

“Wilf Potter, a unique & charismatic man who was loved by so many.”

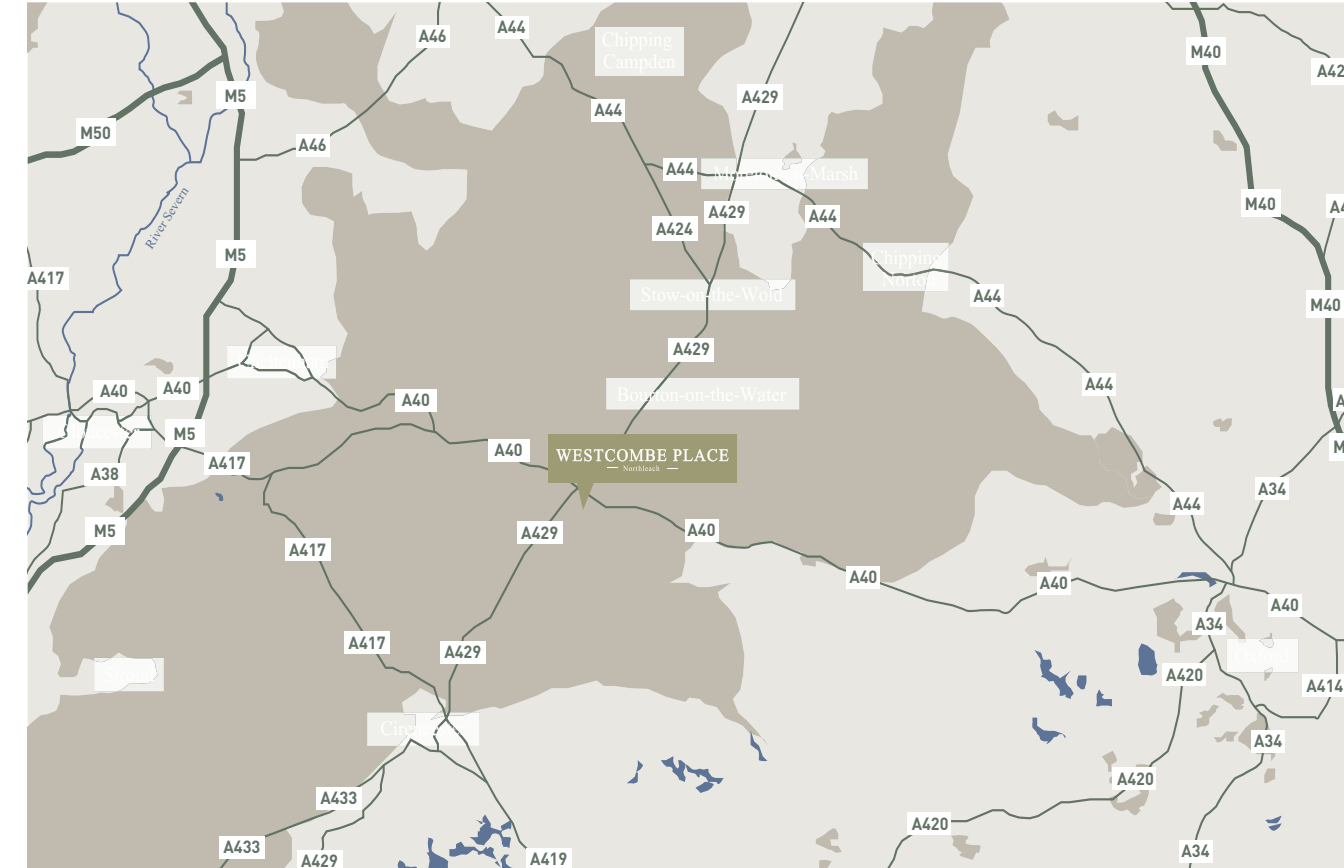
## westcombe place

-  The Alcott  
N° 1 & 4
-  The Lawrence  
N° 2 & 3
-  The Gray  
N° 5



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## ideally located



Westcombe Place, Bassett Road, Northleach, Gloucestershire, GL54 3QJ

### access

Perfectly positioned just 10 miles northeast of Cirencester and 11 miles southeast of Cheltenham, the town benefits from easy access to Gloucester, Oxford, Stow-on-the-Wold and is just 6 miles from Bourton-on-the-Water.

Kingham train station is 14 miles away and runs a daily direct route to London which takes approximately 1.5 hours dependent on the time of day.

### schools

Northleach C of E Primary School is less than a mile from The Westwoods development. The Cotswold Secondary School in Bourton-on-the-Water is just 6 miles away and achieved an outstanding Ofsted status.

### facilities

Northleach offers a great selection of local shops, places to eat and drink, play sport and socialise. The community centre, The Westwoods, host a range of clubs and activities for all ages.



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