





WELCOME TO SEALEY WOOD

Horsley, Gloucestershire

Nestled among the rolling hills of the Cotswolds lies Sealey Wood, a unique development of 16 beautiful homes in the picturesque village of Horsley, Gloucestershire.

Designed to celebrate everything that defines the Cotswolds, from the honey-hued stone buildings to the verdant hills, Sealey Wood is a stunning landmark development that offers you an unmissable opportunity to enjoy the very best in rural Cotswold living with a taste of modern luxury.

Individually designed and beautifully crafted, each property sits within a generous plot. Exterior elevational treatments take inspiration from the traditional Cotswolds home, built using classic Cotswold stone, while elegant interiors combine the traditional and modern with features that reflect today's contemporary lifestyle. Stylish, high specification Sigma 3 kitchens complete with NEFF ranges make the kitchen the heart of the home, while stunning modern bathrooms, a luxur master bedroom suite, and well-proportioned rooms throughout ensure every detail of these homes has been considered.

Step outside and all homes have a beautiful aspect as well as generous gardens. Sympathetic landscaping befits the idyllic setting, while breathtaking panoramic views offer an incredible vista, leading your eye down the valley to the woodland beyond – yours to enjoy day-to-night, month-to-month, as the seasons change.

Sealey Wood is the quintessence of modern Cotswold living.























SEALEY WOOD. WHERE THE BEST OF TOWN AND COUNTRY MEET.

Boasting a central location in the Cotswolds, Horsley is on the edge of many vibrant market towns, with proximity to places such as Nailsworth and Stroud. As a thriving, rural community, Horsley village itself is served by a host of local amenities, including a primary school, historic church, village hall, community shop, and a family-run gastro pub – The Hog – it really is the classic Cotswold village, surrounded by stunning countryside and sleepy hamlets.

Listed by The Sunday Times as one of the best places to live in Britain*, Nailsworth is less than 2 miles away and boasts a wide variety of independent shops, supermarkets and eateries, such William's Food Hall & Oyster Bar, a multi-award winning delicatessen and restaurant in the heart of Nailsworth

Horsley also gives you easy access to explore the southern Cotswolds, as well as towns and cities of interest, such as beautiful Bath and Bristol to the south; regency Cheltenham to the north; and Cirencester to the east. Known as the Capital of the Cotswolds, Cirencester has a creative spirit reflected in its abundance of independent shops, fine dining restaurants and colourful cafés. Plus, during the summer months, you can enjoy world-famous festivals at Badminton and Gatcombe, as well as the thrill of a polo match at Cirencester Polo Club

If you need to travel further afield, transport links are excellent too. Kemble station is just a 25-minute drive away and offers a direct line into London Paddington, so you can be in the capital within 90 minutes

A home at Sealey Wood is the Cotswold dream, reimagined for today's modern lifestyle

Photography from top left; Cabot Circus, Bristol, Horsley, Pero's Bridge, Bristol, The Promenade, Cheltenham, Central Cirencester Nailsworth, Cirencester Polo Club, Beth and Mourtelling Cheltenberg



ADDRESS: NUPEND FARM, THE STREET, HORSLEY GLOUCESTERSHIRE

SATNAV POSTCODE: GL6 0PZ

Directions to Horsley:

From the South (Bath

Take the A46 out of Bath and continue along Bath Road for approx. 14 miles. Turn left onto A4135 through Kingscote. Turn right onto B4058. Sealey Wood can be found on the right.

From the North (Cheltenham)

At M5 junction 13, take A419 to Stroud/Dursley and follow via Frocester Hill and Cotswold Way for approx. 7 miles. Turn left onto B4058 and follow until reaching development in Horsley on the right.

From the West

Follow M5 (North) to B4509 off junction 14. After approx. 2 miles, take the B4058 through Wotton-under-Edge and continuounto Old London Road and into Horsley village. Development to the right.

From the East (Cirencester)

Follow the A429 out of Cirencester. Exit onto Stroud Road/A419 and through to A46. Turn right onto Old Bristol Road/B4058 and follow through the village. Development on left.









THE WOODCHESTER

A beautifully appointed five bedroom detached home.

PLOTS 1, 3 & 5



4394mm x 4052mm 14'5" x 13'4"

BEDROOM 2

3508mm x 3207mm 11'6" x 10'6"

BEDROOM 3

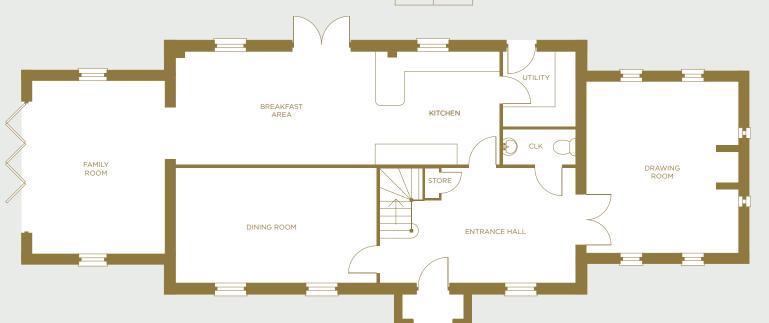
3565mm x 2841mm 11'8" x 9'4"

BEDROOM 4

3437mm x 2841mm 11'3" x 9'4"

BEDROOM 5

3098mm x 2435mm 10'2" x 8'0"



ENSUITE

DRESSING AREA

MASTER

BEDROOM

BEDROOM 5

BEDROOM 2

BATHROOM

ENSUITE

BEDROOM 3

BEDROOM 4

GROUND FLOOR

DRAWING ROOM 5244mm x 4652mm 17'2" x 15'3" KITCHEN 4463mm x 3437mm 14'8" x 11'3" BREAKFAST 5500mm x 3437mm 18'1" x 11'3" FAMILY ROOM 5294mm x 4050mm 17'4" x 13'3"

DINING ROOM 6159mm x 3510mm 20'3" x 11'6"

ENTRANCE HALL

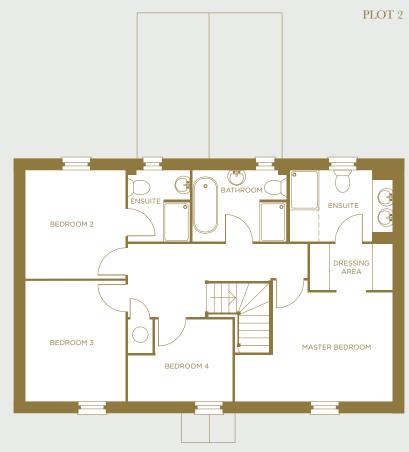
6013mm x 3510mm 19'9" x 11'6"



THE STRATFORD

A beautifully appointed four bedroom detached home.





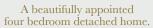
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DRAWING ROOM	5043mm x 3600mm	16'7" x 11'10"
KITCHEN	3750mm x 3273mm	12'4" x 10'9"
BREAKFAST	3794mm x 3794mm	12'5" x 12'5"
FAMILY ROOM	4750mm x 3794 mm	15'7" x 12'5"
DINING ROOM	3674mm x 3600mm	12'1" x 11'10"
ENTRANCE HALL	3794mm x 3674mm	12'5" x 12'1"

FIRST FLOOR

MASTER BEDROOM	4828mm x 3328mm	15'10" x 10'11"
BEDROOM 2	3313mm x 3065mm	10'10" x 10'1"
BEDROOM 3	3689mm x 3065mm	12'1" x 10'1"
BEDROOM 4	3184mm x 2502mm	10'6" x 8'3"

THE LYPIATT

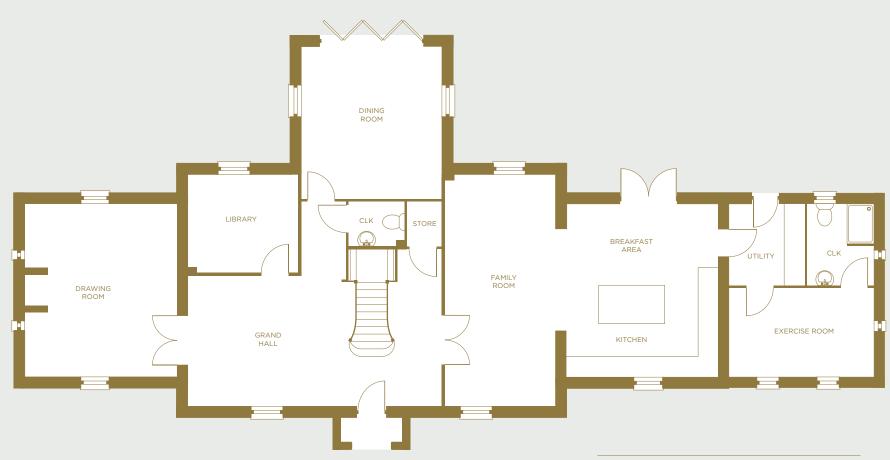










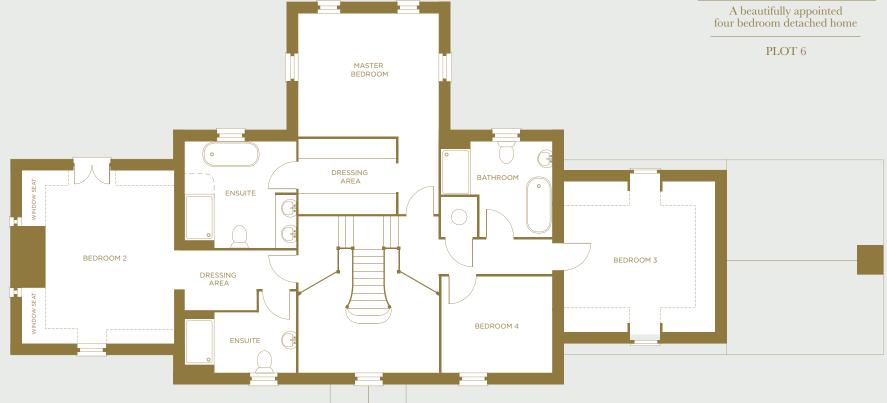


GROUND FLOOR

DRAWING ROOM	5294mm x 4653mm	17'4" x 15'3"
KITCHEN/BREAKFAST	5294mm x 4653mm	17'4" x 15'3"
DINING ROOM	4637mm x 4294mm	15'3" x 14'1"
FAMILY ROOM	$7097\mathrm{mm} \ge 3350\mathrm{mm}$	23'3" x 11'0"
LIBRARY	$3350 \text{mm} \times 3115 \text{mm}$	11'0" x 10'3"
EXERCISE ROOM	4425mm x 2717mm	14'6" x 8'11"
GRAND HALL	7794mm x 3831mm	25'7" x 17'4"



THE GATCOMBE



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MASTER BEDROOM	4294mm x 3761mm	14'1" x 12'4"
BEDROOM 2	$4394\mathrm{mm} \ge 3953\mathrm{mm}$	14'5" x 13'0"
BEDROOM 3	$4653\mathrm{mm} \ge 3090\mathrm{mm}$	15'3" x 10'2"
BEDROOM 4	$3395\mathrm{mm} \ge 2942\mathrm{mm}$	11'2" x 9'8"



THE STANCOMBE

A beautifully appointed three bedroom detached home.

PLOT 7

FIRST FLOOR

MASTER BEDROOM

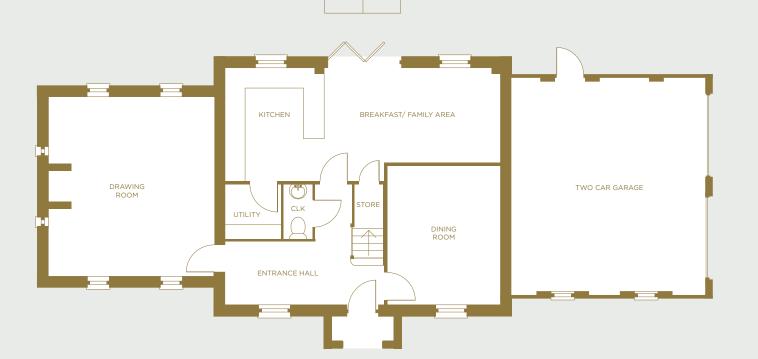
3510mm x 3489mm 11'6" x 11'6"

BEDROOM 2

3875mm x 2832mm 12'9" x 9'4"

BEDROOM 3

3299mm x 2832mm 10'10" x 9'4"



ATHROOM(

BEDROOM 2

BEDROOM 3

ENSUITE

DRESSING AREA

MASTER BEDROOM

GROUND FLOOR

DRAWING ROOM

5485mm x 5075mm 18'0" x 16'8"

KITCHEN

3444mm x 3029mm 11'4" x 9'11"

BREAKFAST/FAMILY

5418mm x 2871mm 17'9" x 9'5"

DINING ROOM

4248mm x 3442mm 13'11" x 11'4"



THE NEWARK

A beautifully appointed two/three bedroom garage linked, detached home.

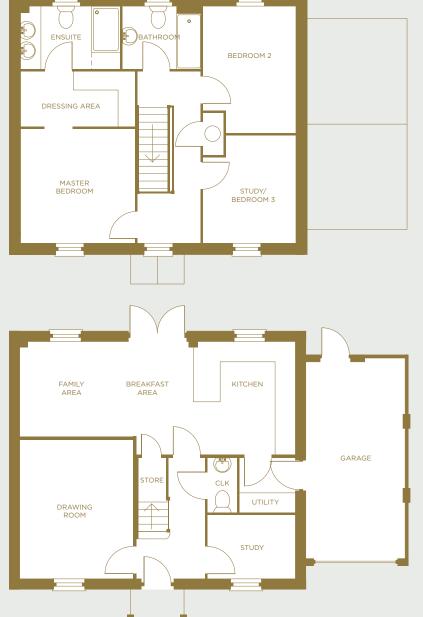
PLOTS 8 & 9

FIRST FLOOR

 MASTER BEDROOM
 3497mm x 3489mm
 11'6" x 11'5"

 BEDROOM 2
 3875mm x 2832mm
 12'9" x 9'4"

 STUDY/BEDROOM 3
 3299mm x 2832mm
 10'10" x 9'4"



GROUND FLOOR

 DRAWING ROOM
 4248mm x 3442mm
 13'11" x 11'4"

 KITCHEN/BREAKFAST
 4855mm x 3444mm
 15'11" x 11'4"

 FAMILY AREA
 3592mm x 2871mm
 11'9" x 9'5"

 STUDY
 2678mm x 1930mm
 8'9" x 6'4"

NOTE: Plot 9 is a handed layout to that above (shown right in image opposite).







THE DODINGTON

A beautifully appointed three bedroom detached home.

PLOT 10

FIRST FLOOR

MASTER BEDROOM

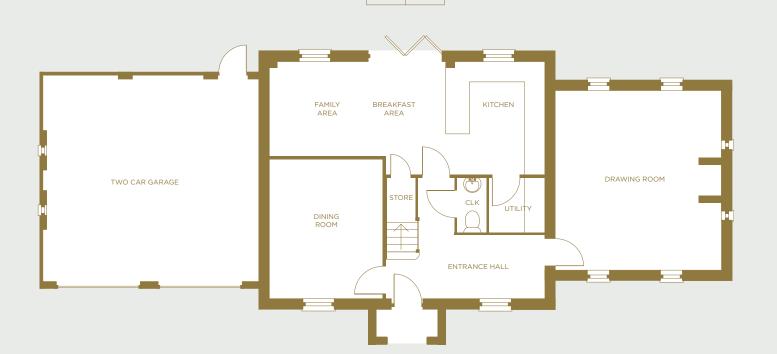
3497mm x 3489mm 11'6" x 11'5"

BEDROOM 2

3875mm x 2832mm 12'9" x 9'4"

BEDROOM 3

3299mm x 2832mm 10'10" x 9'4"



₽ BATHROOM

DRESSING AREA

> MASTER BEDROOM

BEDROOM 2

BEDROOM 3

GROUND FLOOR

DRAWING ROOM

5485mm x 5074mm 18'0" x 16'8"

KITCHEN/BREAKFAST

4855mm x 3444mm 15'11" x 114"

FAMILY AREA

3592mm x 2871mm 11'9" x 9'5"

DINING ROOM

4248mm x 3442mm 13'11" x 11'4"

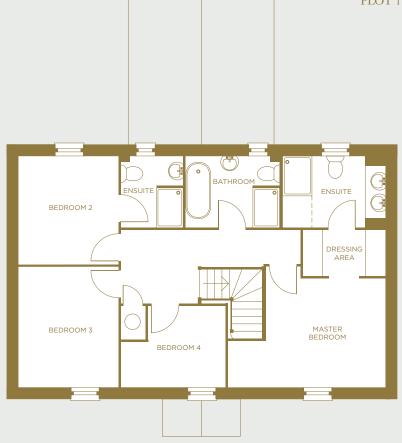


THE BARRINGTON

A beautifully appointed four bedroom detached home.





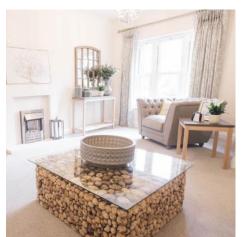


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DRAWING ROOM	5043mm x 3600mm	16'7" x 11'10"
KITCHEN	3750mm x 3273mm	12'4" x 10'9"
BREAKFAST	3794mm x 3273mm	12'5" x 10'9"
FAMILY ROOM	4750mm x 3794mm	15'7" x 12'5"
DINING ROOM	3674mm x 3600mm	12'1" x 11'10"
ENTRANCE HALL	3794mm x 3674 mm	12'6" x 12'1"

FIRST FLOOR

MASTER BEDROOM	3655mm x 3328mm	12'0" x 10'11"
BEDROOM 2	3313mm x 3065mm	10'10" x 10'1"
BEDROOM 3	$3689\mathrm{mm} \ge 3065\mathrm{mm}$	12'1" x 10'1"
BEDROOM 4	3184mm x 2502mm	10'5" x 8'3"















Quality and specification detail taken to a new level.

Edenstone Homes offer a high quality specification at Sealey Wood. Meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification. You can expect:

KITCHEN

- Beautifully designed Sigma 3 range of traditional and contemporary style kitchens*
- Choice of solid worktops and splashback*
- Fully integrated Neff appliances

BATHROOM / EN-SUITES & CLOAKROOM

- Contemporary white sanitary ware from Roca
- Double vanity units to master ensuites
- Premium ceramic wall tiling from Porcelanosa*
- Chrome edged shower doors and screens
- Chrome lever action taps

HEATING & ELECTRICS

- Gas central heating system with energy efficient, boiler with cylinder
- TV points fitted to the lounge, family area, master bedroom and bedroom 2
- Phone points to the hall and lounge/ family room
- USB points to kitchen and maste bedroom
- Wiring for satellite TV from the roof space

GENERAL

- Fitted wardrobe to master bedroom/ dressing room
- Polished chrome electrical sockets and switches throughout

- Oak finish internal doors and staircase details
- Landscaped front garden
- NHBC 10 year Buildmark warranty

In addition to our Platinum Specification (above), Plots 1-6 and 11 also feature:

- Range cooker
- Additional integrated fridge/freeze
- Wine coole

Our representatives will take your through all you need to know about the process of buying an Edenstone home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your nome, your very own.

PORCELANOSA









EDENSTONE HOMES

With a wealth of experience in the development of design-led properties, our distinctive range of beautifully proportioned and elegantly designed homes express the highest standards in contemporary living, in a range of well chosen and sought after settings.

Our developments include not only traditional family homes but also urban and refurbished historic buildings too, constantly creating a higher quality of living experience. Choosing a home is one of the most important decisions of our lives and the uncompromising standards and quality that goes into each one of our homes, built with passion, care and attention ensures you made the right decision.

Visit edenstonehomes.com

