



Beautifully crafted homes







Street view from Plot 1 of Plots 3,4,5 Sealey Wood



SEALEY WOOD

HORSLEY



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 continue onto 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.



TO TETBURY

B4058

TO
HORSLEY

NUT
COPPICE

HISTORIC
LISTED TYTHE
BARN

ORCHARD

- PLOTS 1, 3 & 5 THE WOODCHESTER
- PLOT 2 THE STRATFORD
- PLOT 4 THE LYPIATT
- PLOT 6 THE GATCOMBE
- PLOT 7 THE STANCOMBE
- PLOTS 8 & 9 THE NEWARK
- PLOT 10 THE DODINGTON
- PLOT 11 THE BARRINGTON

Plots 12-16 Intermediate Tenure Housing



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 of boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does it constitute a contract or a warranty. Detailed plans and specifications are available upon request. Please check with sales representative on site for the extent of pathways and patio areas.



THE WOODCHESTER

A beautifully appointed five bedroom detached home.

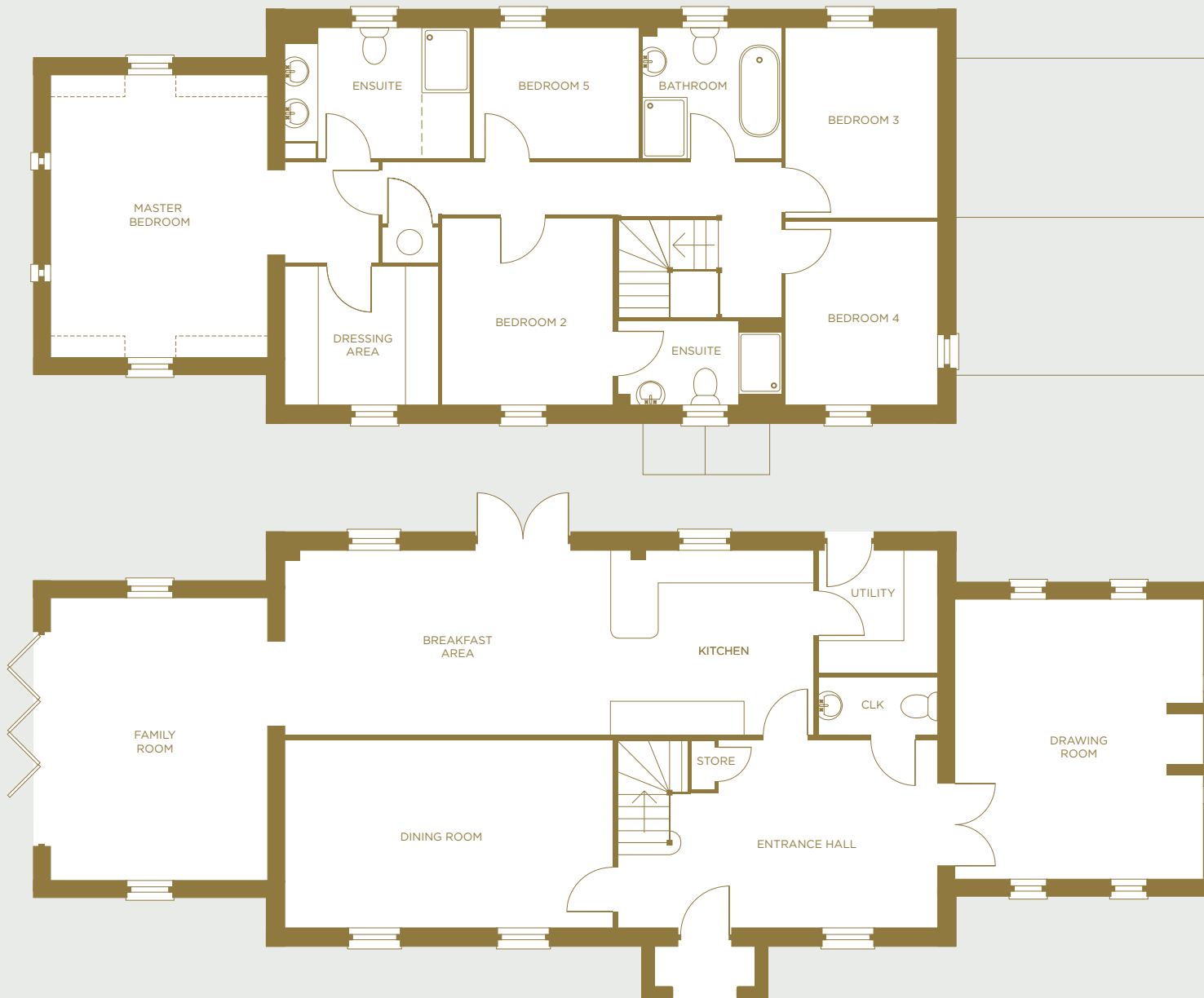
PLOTS 1, 3 & 5

FIRST FLOOR

MASTER BEDROOM	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"

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"

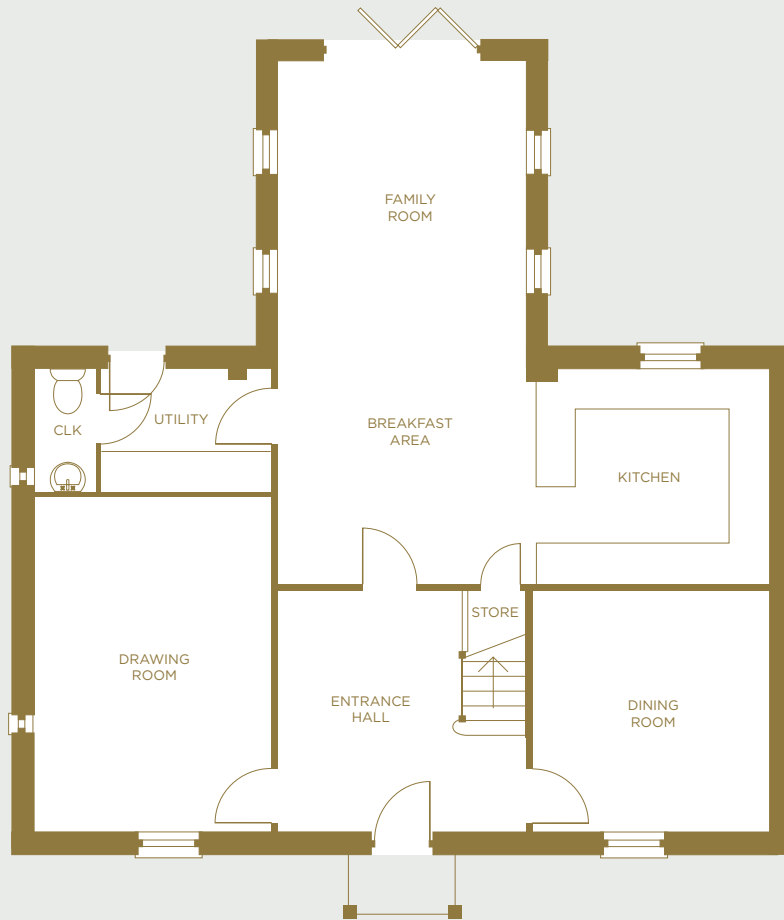




THE STRATFORD

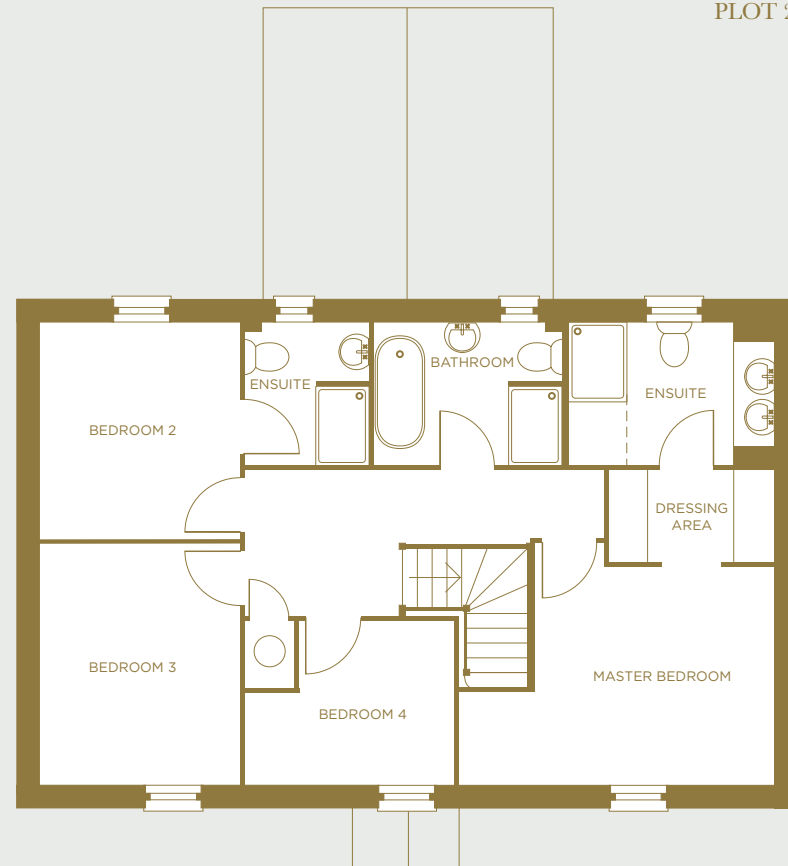
A beautifully appointed
four bedroom detached home.

PLOT 2



GROUND FLOOR

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 3794mm	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"

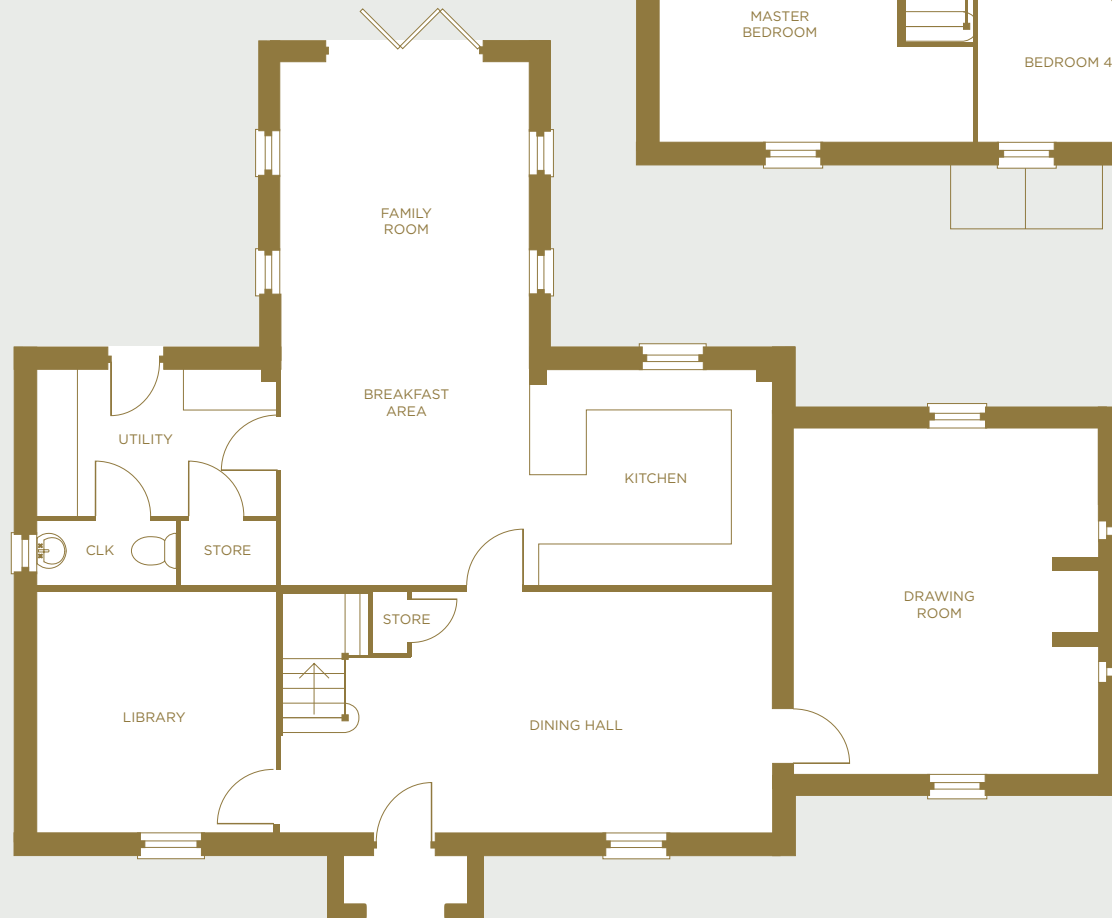
THE LYPIATT

A beautifully appointed four bedroom detached home.

PLOT 4

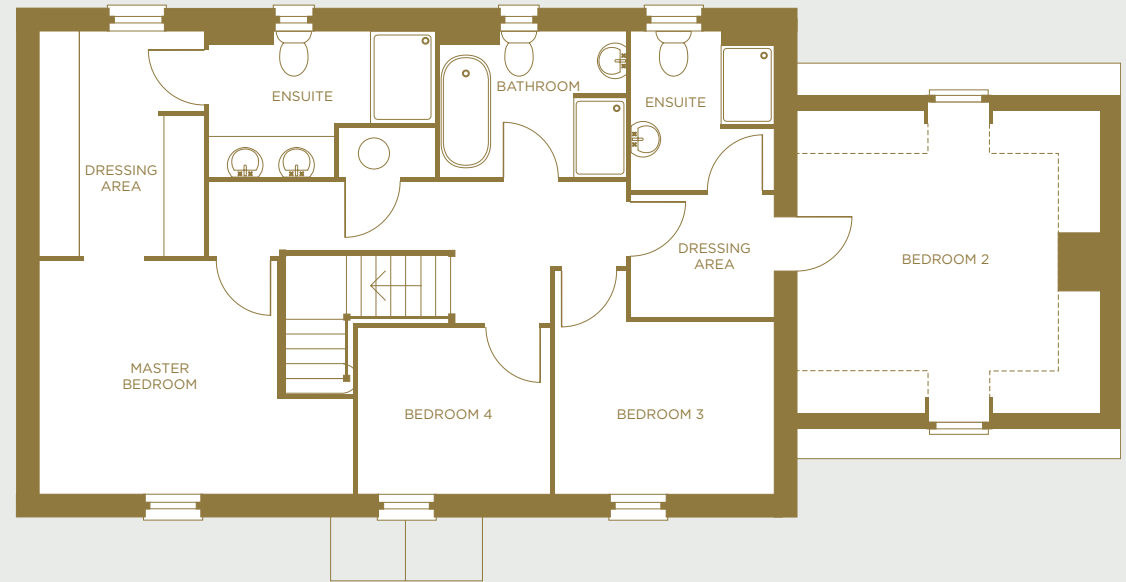
FIRST FLOOR

MASTER BEDROOM	4809mm x 3560mm	15'9" x 11'9"
BEDROOM 2	3975mm x 3090mm	13'1" x 10'2"
BEDROOM 3	3355mm x 2609mm	11'1" x 8'7"
BEDROOM 4	2940mm x 2521mm	9'8" x 8'3"



GROUND FLOOR

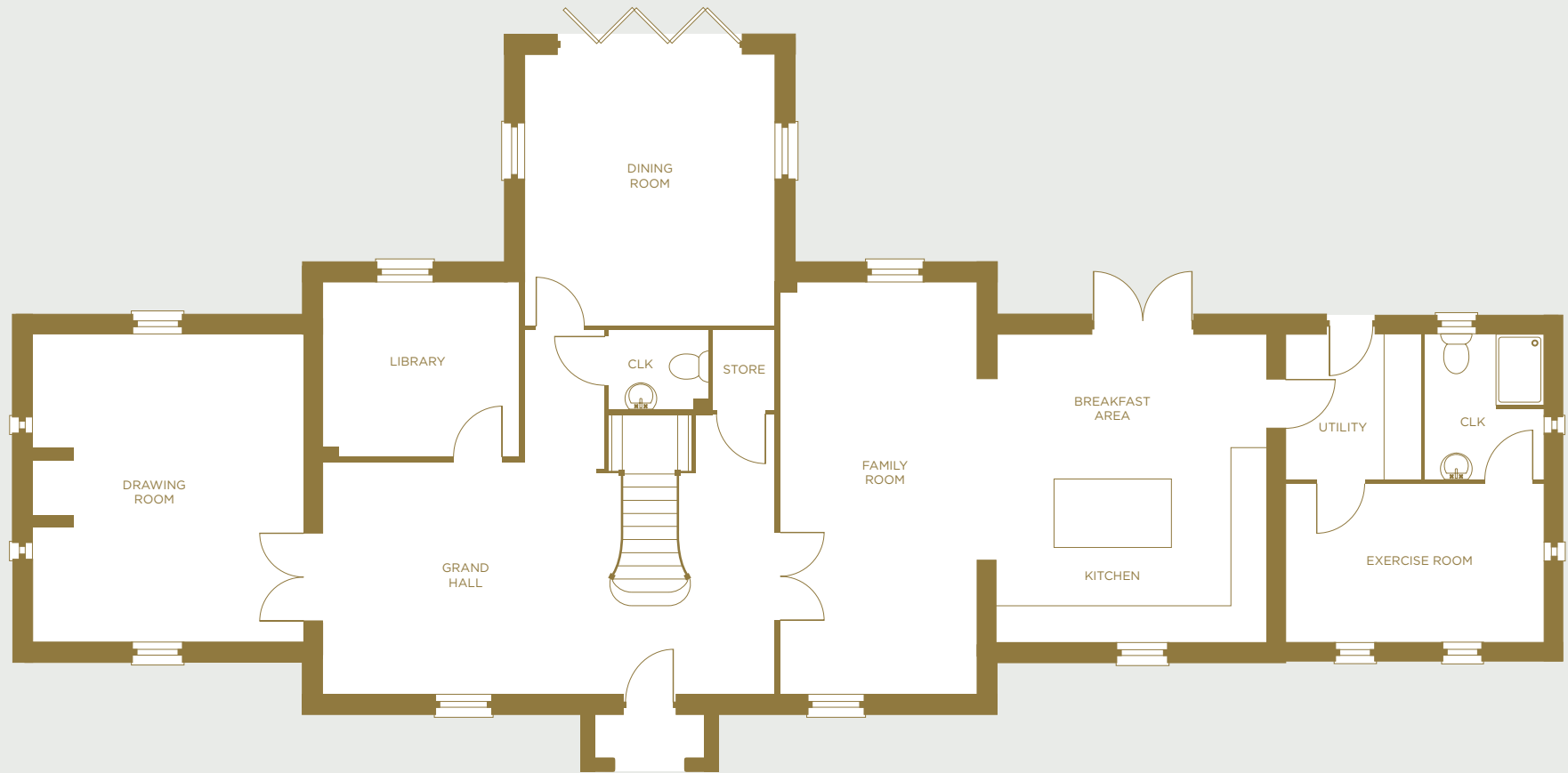
DRAWING ROOM	5294mm x 4653mm	17'4" x 15'3"
DINING HALL	7544mm x 3674mm	24'9" x 12'1"
KITCHEN	3750mm x 3273mm	12'4" x 10'9"
BREAKFAST	3794mm x 3273mm	12'5" x 10'9"
FAMILY ROOM	4750mm x 3794mm	15'7" x 12'5"
LIBRARY	3675mm x 3655mm	12'1" x 12'0"











GROUND FLOOR

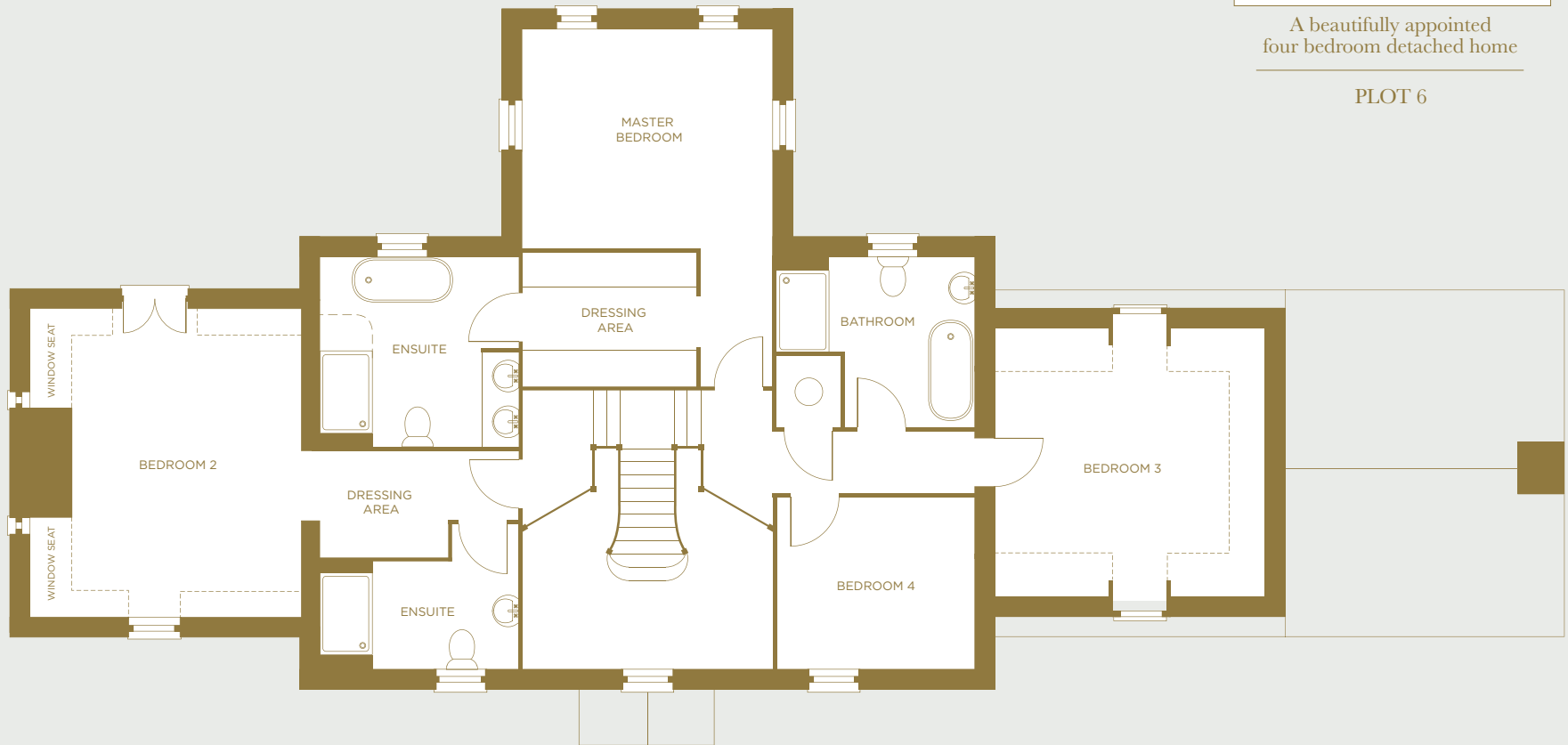
DRAWING ROOM	5294mm x 4653mm	17'4" x 15'3"
KITCHEN/BREAKFAST	5294mm x 4653mm	17'4" x 15'3"
DINING ROOM	4637mm x 4294mm	15'3" x 14'1"
FAMILY ROOM	7097mm x 3350mm	23'3" x 11'0"
LIBRARY	3350mm x 3115mm	11'0" x 10'3"
EXERCISE ROOM	4425mm x 2717mm	14'6" x 8'11"
GRAND HALL	7794mm x 3831mm	25'7" x 17'4"



THE GATCOMBE

A beautifully appointed
four bedroom detached home

PLOT 6



FIRST FLOOR

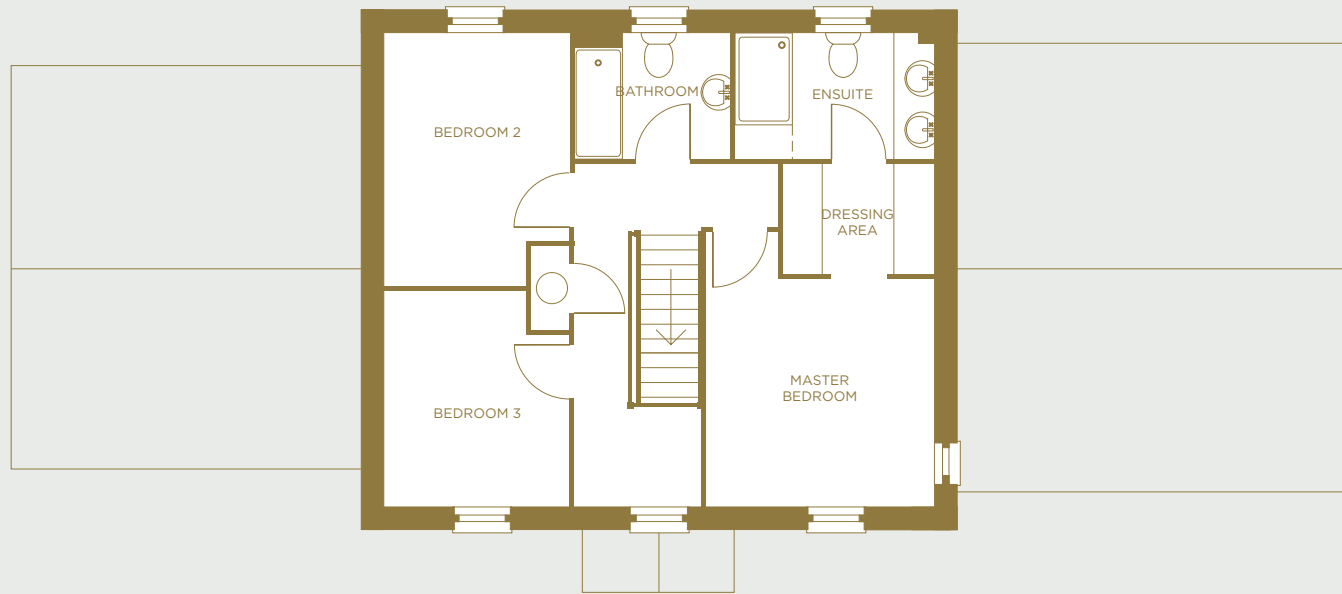
MASTER BEDROOM	4294mm x 3761mm	14'1" x 12'4"
BEDROOM 2	4394mm x 3953mm	14'5" x 13'0"
BEDROOM 3	4653mm x 3090mm	15'3" x 10'2"
BEDROOM 4	3395mm x 2942mm	11'2" x 9'8"



THE STANCOMBE

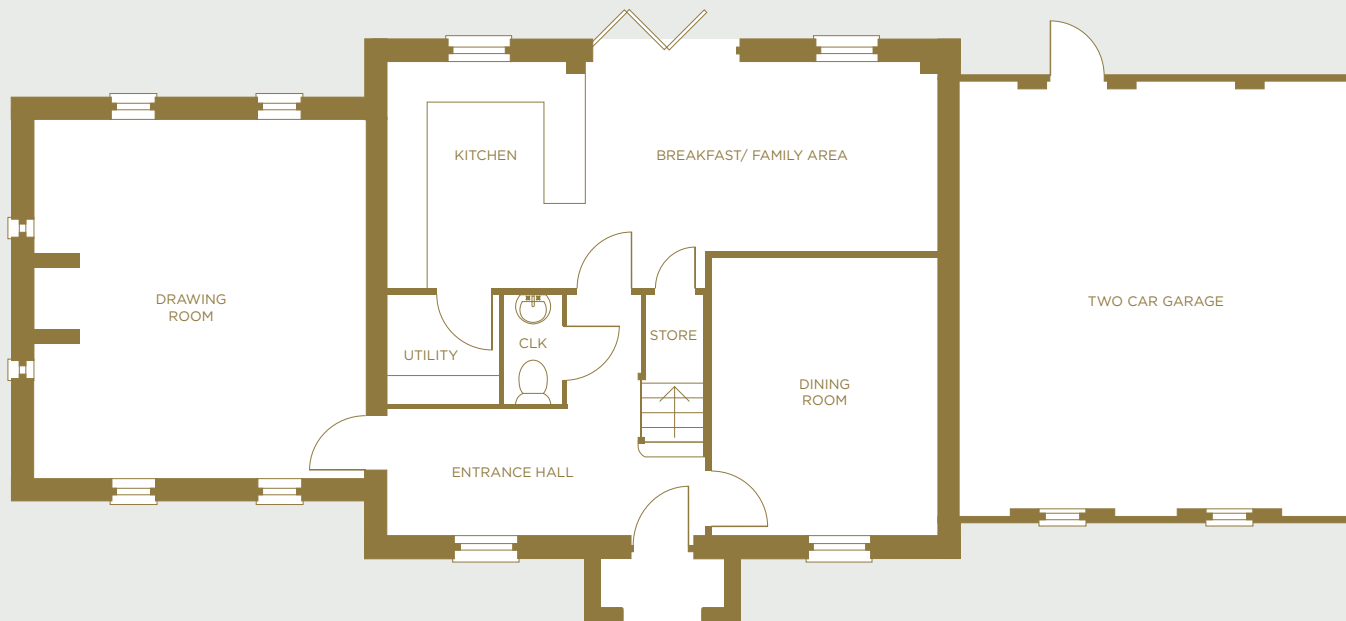
A beautifully appointed three bedroom detached home.

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"



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"



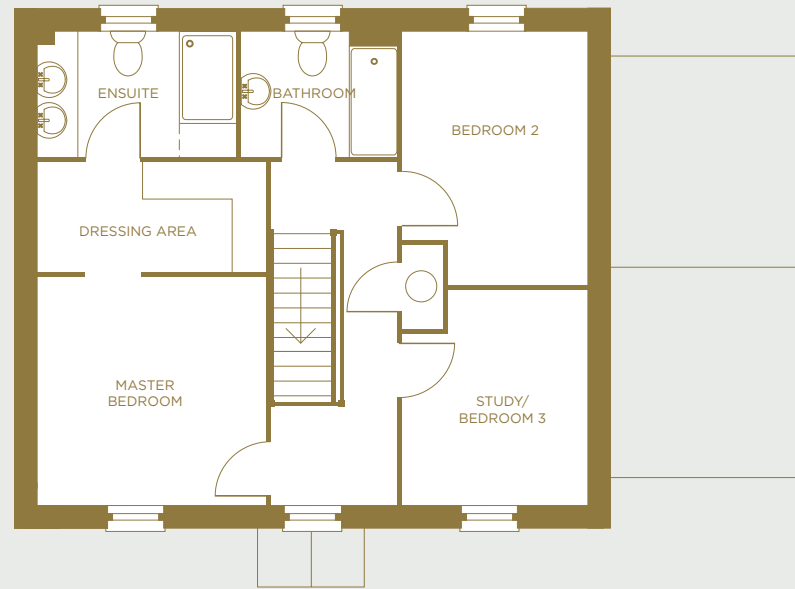
THE NEWARK

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

PLOTS 8 & 9

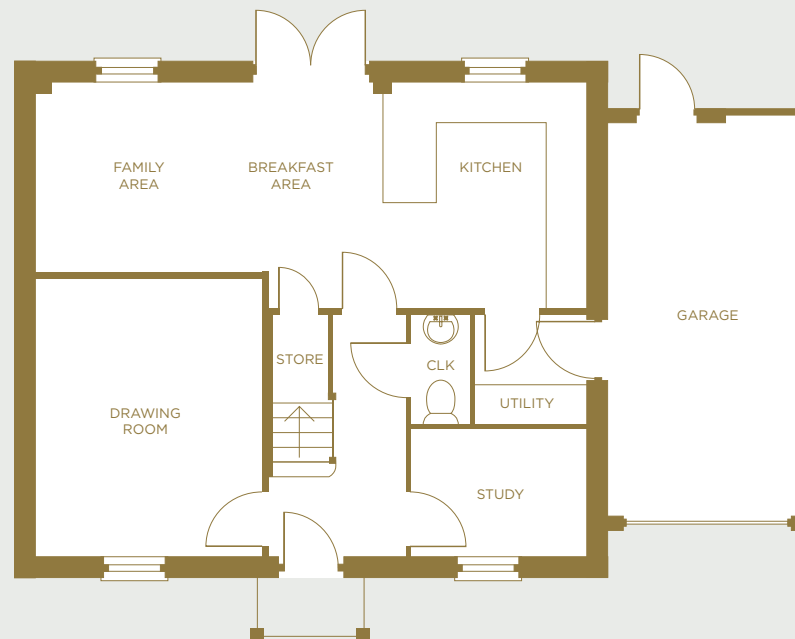
FIRST FLOOR

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).



Roof top view over Sealey Wood

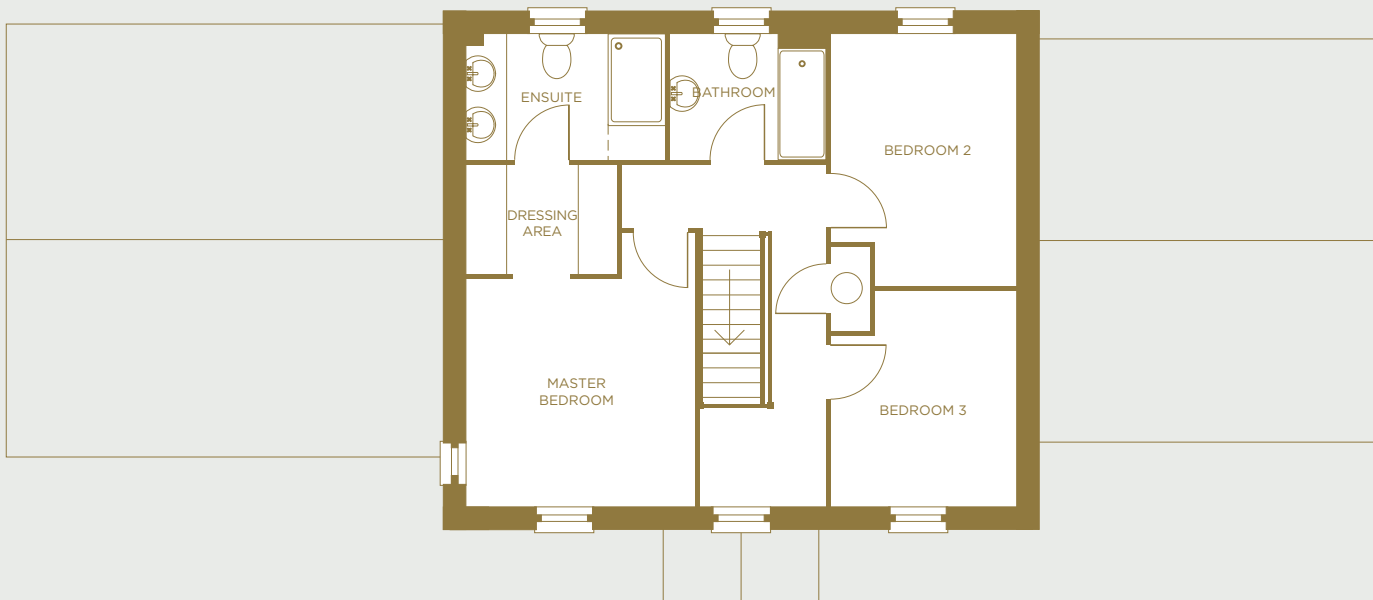




THE DODINGTON

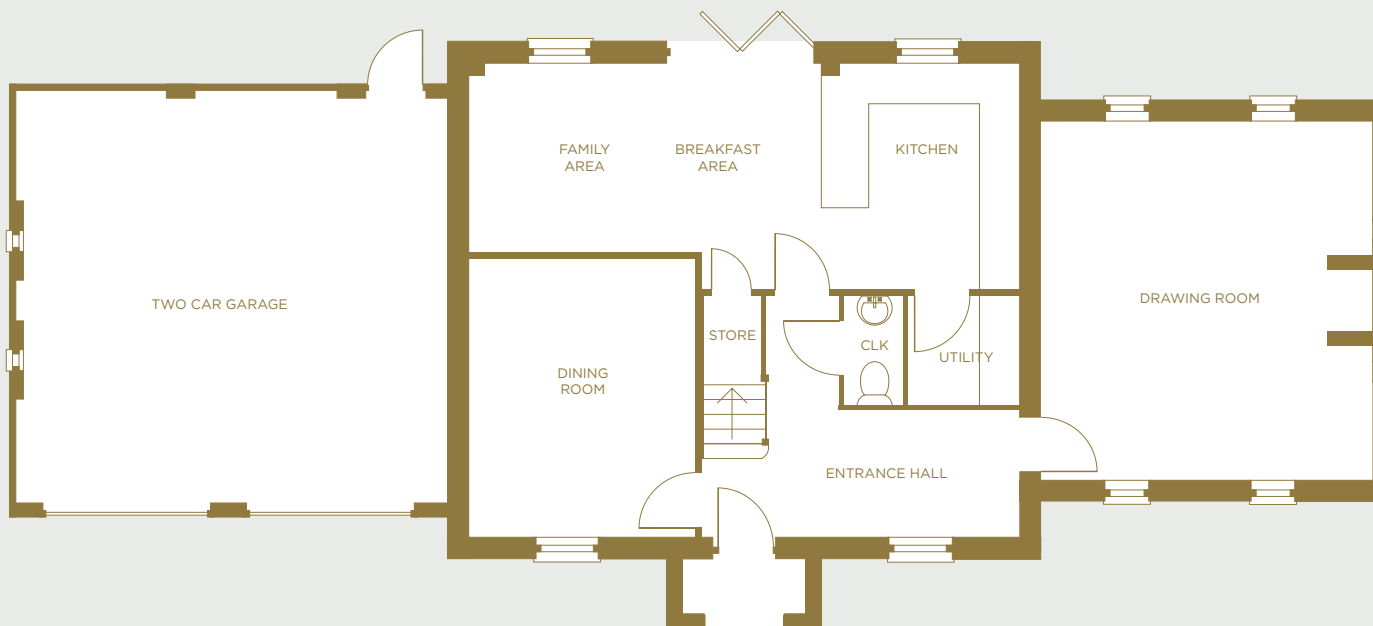
A beautifully appointed three bedroom detached home.

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"



GROUND FLOOR

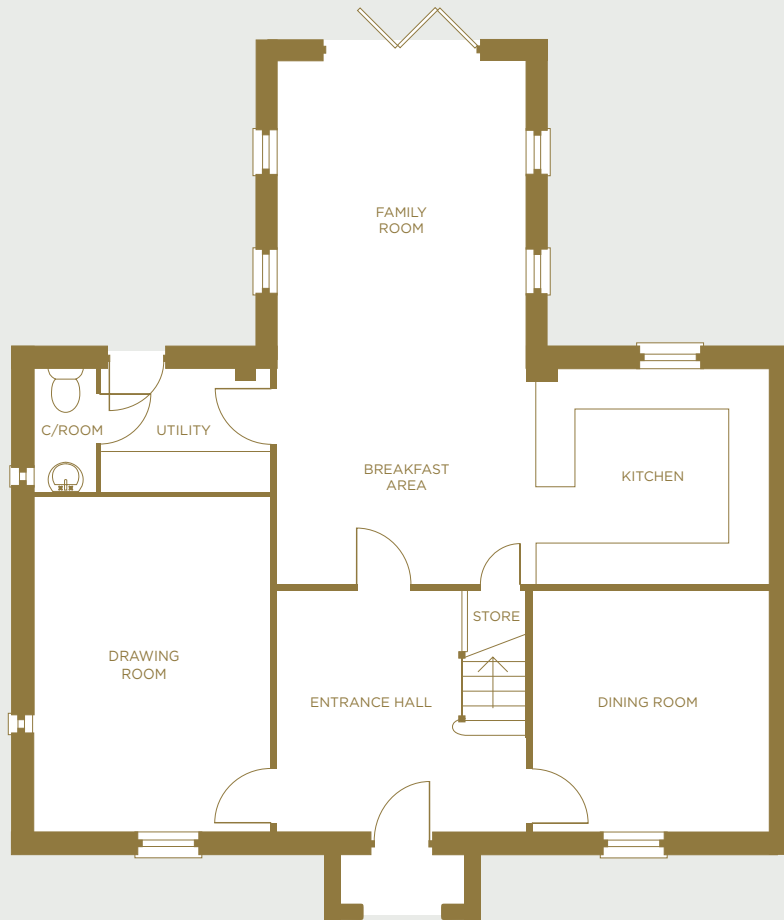
DRAWING ROOM	5485mm x 5074mm	18'0" x 16'8"
KITCHEN/BREAKFAST	4855mm x 3444mm	15'11" x 11'4"
FAMILY AREA	3592mm x 2871mm	11'9" x 9'5"
DINING ROOM	4248mm x 3442mm	13'11" x 11'4"



THE BARRINGTON

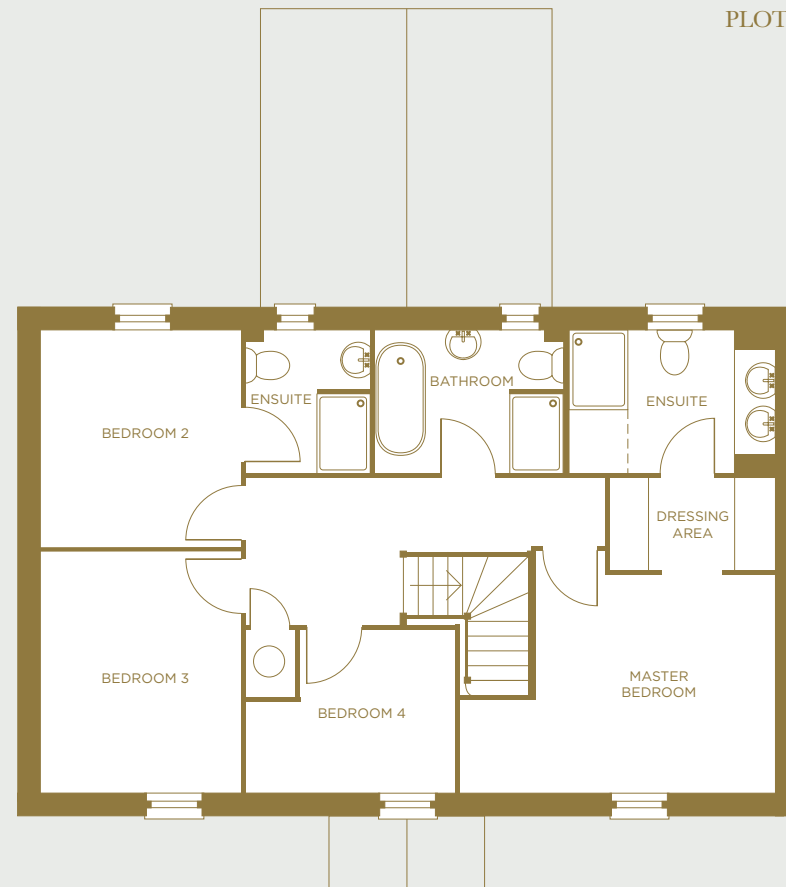
A beautifully appointed
four bedroom detached home.

PLOT 11



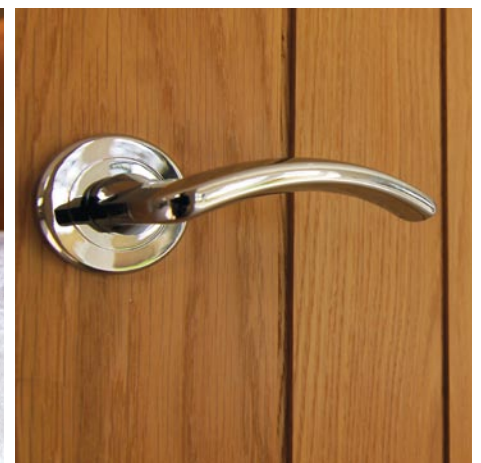
GROUND FLOOR

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 3674mm	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	3689mm x 3065mm	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 en-suites
- 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 master 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/freezer
- Wine cooler

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 home, 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.

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