

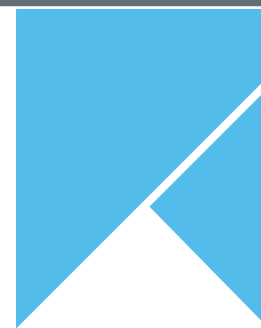


ASHFORD
HOMES
(SOUTH WESTERN) LIMITED



Preston Leigh

CIRENCESTER



Preston Leigh

CIRENCESTER GL7 6ET



Preston Leigh is a stunning development of just six contemporary detached houses, occupying a generous, mature tree-lined setting yet just a few minutes from Cirencester town centre. These homes are offered in three different styles, each offering five bedrooms and flexible living accommodation with a feature being the generous living kitchens at the rear overlooking the garden. They will be finished to the finest quality with an unrivalled specification, typical of Ashford Homes' reputation.

Cirencester is regarded as the Capital of the Cotswolds and is an upmarket town offering a wealth of quality shops, restaurants, cafes and leisure facilities. It dates from Roman times and the town centre focuses around the beautiful

church and market square, with pretty side streets meandering through the town, bordering on one side the stunning Cirencester Park.

Preston Leigh is also close-by to the Cotswolds Water Park, which is a collection of lakes offering all types of watersports, wildlife reserves and waymarked country walks.

Access to the A419/A417 is a short distance away, in turn leading to the main road routes to the north and south (M4/M5). The closest mainline railway station is situated at Kemble which is just under 5 miles away.



The bustling historic market town of Cirencester dates from Roman Times and is a short drive from the tranquility of the Cotswold Water Park



How to find us



From Cirencester take the A419 south, sign posted Swindon, from the King's Meadow roundabout by Tesco. After a short distance leave the mini roundabout at the second access, heading back towards Cirencester and take the first left turn. After the first house on the left, Preston Mill Barn, the site entrance is immediately beyond this.

Heading north on the A419 take the exit sign posted Cirencester and at the roundabout take the second exit. Continue on this road, passing Dobbies Garden Centre on your left. At the mini roundabout continue straight and take the first left. After the first house on the left, Preston Mill Barn, the site entrance is immediately beyond this.

Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.

Site Plan



*An outstanding development of
six luxurious Cotswold 5 bedroom homes*





▲ Plot 1

With a generous plot and triple garage this home features a super open plan kitchen/family room across the rear of the property, as well as three further reception rooms.



◀ Plot 4

Feature kitchen/family room, double garage and a study area to the landing. Two additional reception rooms giving flexible accommodation. South facing garden.

▶ Plot 2

Two reception rooms, feature kitchen/family room, triple garage and a study area to the landing are just some of the highlights.



▶ Plot 5

Large kitchen/family room backing on to the garden, two further reception rooms and three en-suite shower rooms. South facing rear garden.



◀ Plot 3

Located towards the end of the cul-de-sac with a private gated driveway and double garage. Three of the bedrooms also have en-suite shower rooms. South facing garden.



◀ Plot 6

The first house on the development offering high level of privacy. Large kitchen/family room backing on to the garden, two further reception rooms and three en-suite shower rooms.



Plot 1



GROUND

Kitchen / Breakfast / Family Room
3.95m x 7.79m
12'12" x 25'7"

Dining Room
3.12m x 5.05m
10'3" x 16'7"

Living Room
5.05m x 6.80m
16'7" x 22'4"

Study / Family Room
3.52m x 5.05m
11'7" x 16'7"

FIRST

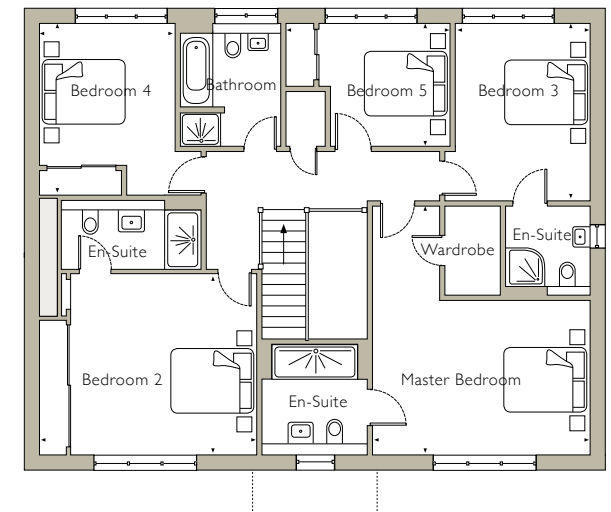
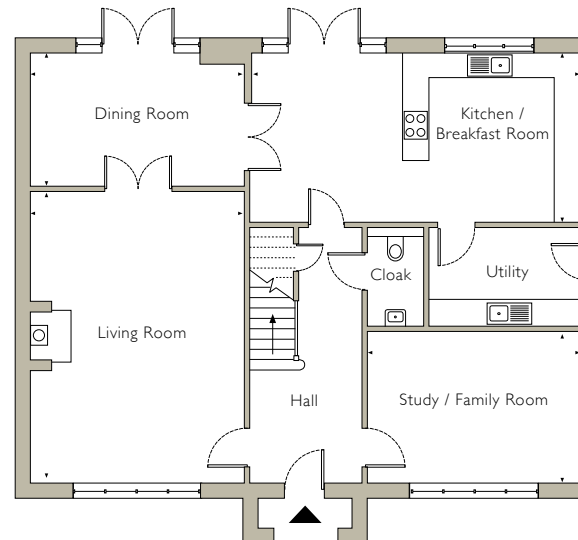
Master Bedroom
5.09m x 5.76m
16'8" x 18'11"

Bedroom 2
4.18m x 5.12m
13'9" x 16'10"

Bedroom 3
3.40m x 4.18m
11'2" x 13'9"

Bedroom 4
3.15m x 4.00m
10'4" x 13'1"

Bedroom 5
2.86m x 3.81m
9'5" x 12'6"



Please note these measurements have been taken from the plan provided but there may be variations in the final build.

Plot 2



GROUND

Kitchen / Breakfast / Family Room

4.85m x 8.48m
15'11" x 27'10"

Dining Room

3.90m x 4.85m
12'10" x 15'11"

Living Room

4.85m x 6.45m
15'11" x 21'2"

Study / Family Room

4.40m x 4.85m
14'5" x 15'11"

FIRST

Master Bedroom

4.32m x 4.88m
14'2" x 16'0"

Bedroom 2

3.25m x 4.88m
10'8" x 16'0"

Bedroom 3

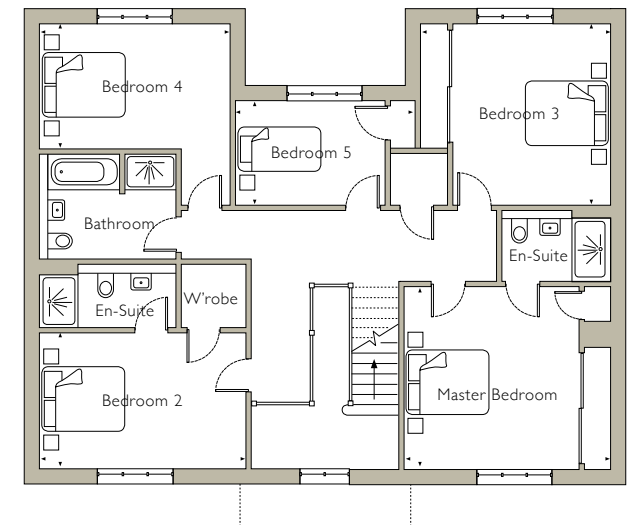
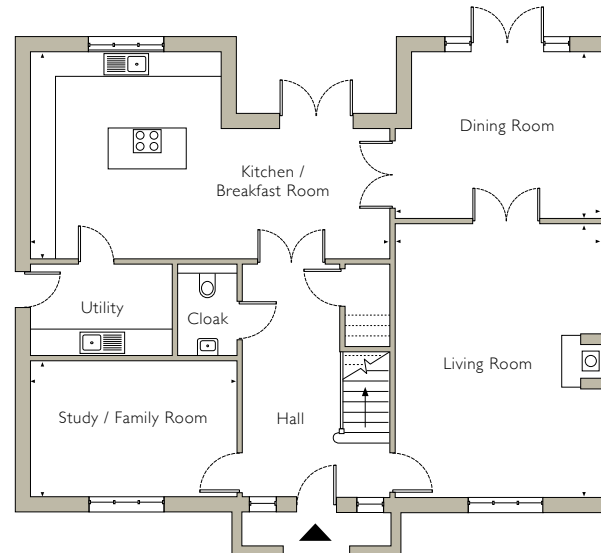
4.47m x 4.25m
14'8" x 13'11"

Bedroom 4

4.47m x 4.25m
14'8" x 13'11"

Bedroom 5

2.45m x 4.28m
8'0" x 14'1"



Plot 3



GROUND

Kitchen / Breakfast / Family Room

3.05m x 8.46m
10'0" x 27'9"

Dining Room

3.90m x 4.96m
12'10" x 16'3"

Living Room

4.96m x 5.88m
16'3" x 19'3"

Study / Family Room

2.48m x 4.96m
8'2" x 16'3"

FIRST

Master Bedroom

4.99m x 4.64m
16'4" x 15'3"

Bedroom 2

3.20m x 4.99m
10'6" x 16'4"

Bedroom 3

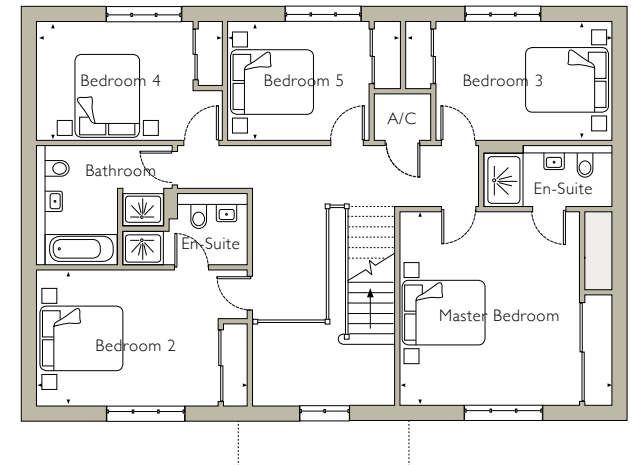
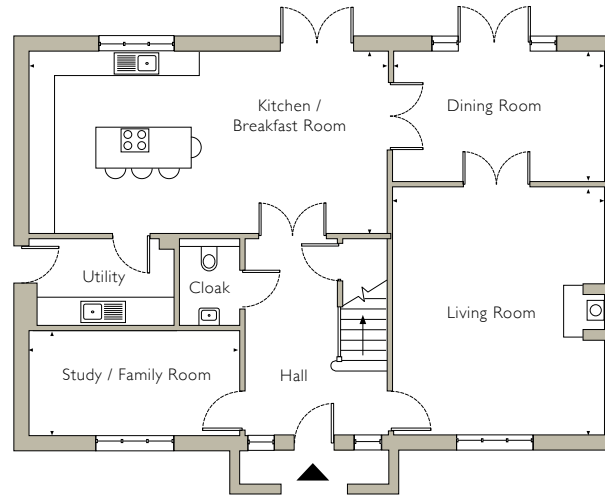
2.76m x 4.85m
9'1" x 15'11"

Bedroom 4

2.76m x 4.40m
9'1" x 14'5"

Bedroom 5

2.76m x 4.07m
9'1" x 13'4"



Plot 4



GROUND

Kitchen / Breakfast / Family Room

4.85m x 8.48m
15'11" x 27'10"

Dining Room

3.90m x 4.85m
12'10" x 15'11"

Living Room

4.85m x 6.45m
15'11" x 21'2"

Study / Family Room

4.40m x 4.85m
14'5" x 15'11"

FIRST

Master Bedroom

4.32m x 4.88m
14'2" x 16'0"

Bedroom 2

3.25m x 4.88m
10'8" x 16'0"

Bedroom 3

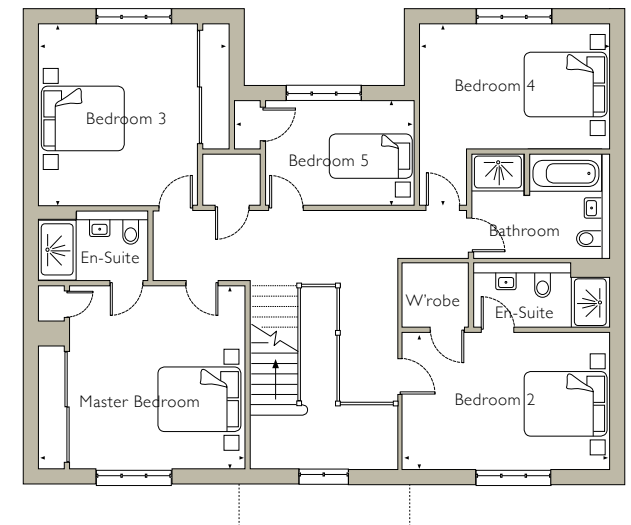
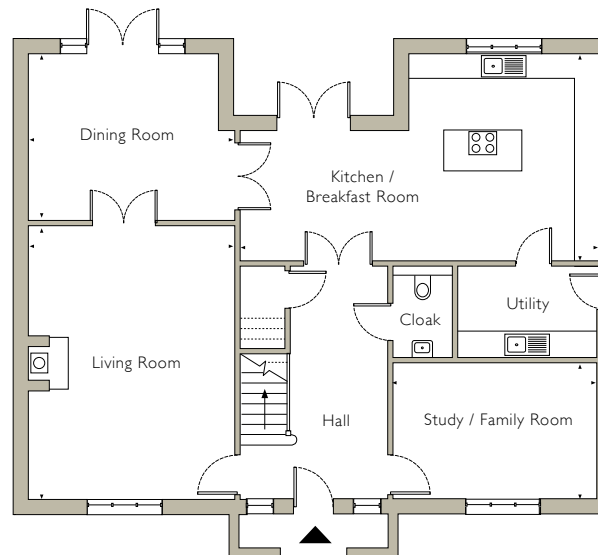
4.47m x 4.25m
14'8" x 13'11"

Bedroom 4

4.47m x 4.25m
14'8" x 13'11"

Bedroom 5

2.45m x 4.28m
8'0" x 14'1"



Plot 5



GROUND

Kitchen / Breakfast / Family Room

3.05m x 8.46m
10'0" x 27'9"

Dining Room

3.90m x 4.96m
12'10" x 16'3"

Living Room

4.96m x 5.88m
16'3" x 19'3"

Study / Family Room

2.48m x 4.96m
8'2" x 16'3"

FIRST

Master Bedroom

4.99m x 4.64m
16'4" x 15'3"

Bedroom 2

3.20m x 4.99m
10'6" x 16'4"

Bedroom 3

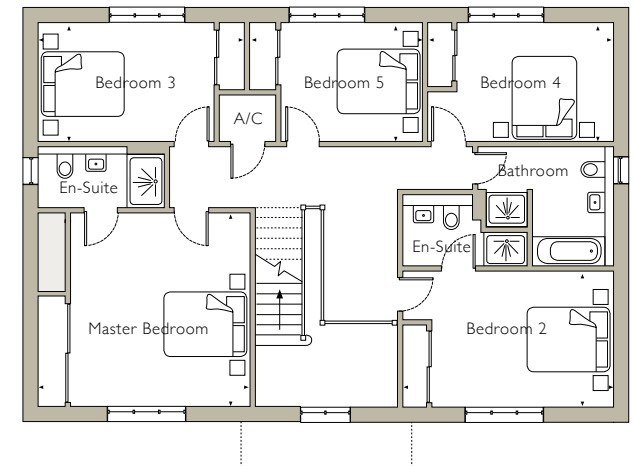
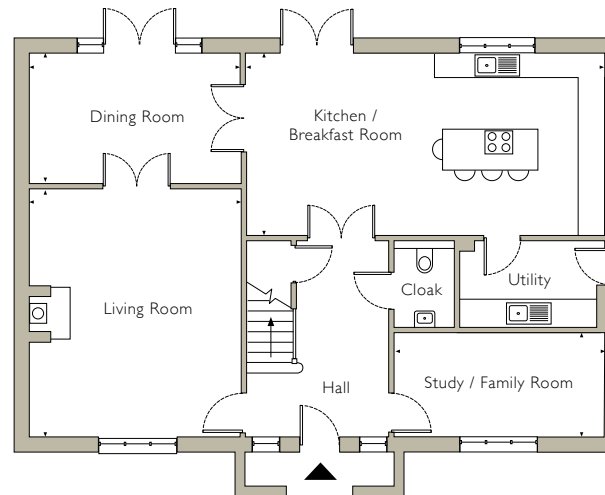
2.76m x 4.85m
9'1" x 15'11"

Bedroom 4

2.76m x 4.40m
9'1" x 14'5"

Bedroom 5

2.76m x 4.07m
9'1" x 13'4"



Plot 6



GROUND

Kitchen / Breakfast / Family Room

3.05m x 8.46m
10'0" x 27'9"

Dining Room

3.90m x 4.96m
12'10" x 16'3"

Living Room

4.96m x 5.88m
16'3" x 19'3"

Study / Family Room

2.48m x 4.96m
8'2" x 16'3"

FIRST

Master Bedroom

4.99m x 4.64m
16'4" x 15'3"

Bedroom 2

3.20m x 4.99m
10'6" x 16'4"

Bedroom 3

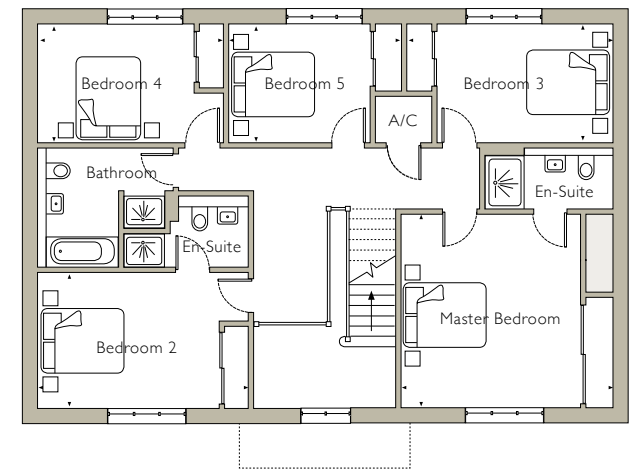
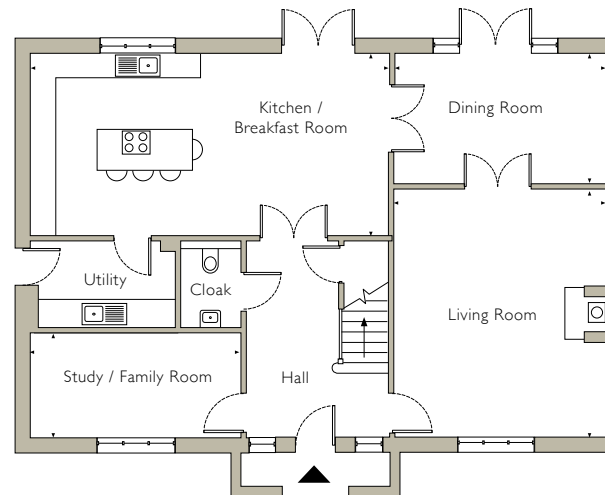
2.76m x 4.85m
9'1" x 15'11"

Bedroom 4

2.76m x 4.40m
9'1" x 14'5"

Bedroom 5

2.76m x 4.07m
9'1" x 13'4"







Features and options

Construction

- Traditional construction with elevations comprising Natural Rubble Stone with Cast Stone architectural features.
- Stone and slate roof coverings.
- Timber painted windows.
- LABC 10 year structural warranty.
- Fitted security system including keypad with panic alarm facility in entrance hall.
- Oak doors with chrome furniture.
- Decoration - emulsion to walls with white ceilings and white gloss finish woodwork.
- Wardrobes - sliding glass fronted doors with shelf and hanging rail.

Internal

- Central heating comprising condensing system boiler supplying under floor heating throughout with individual room thermostats. Ground and first floors controllable as separate zones. Option for individual room programming, central control, control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.
- Unvented hot water cylinder.
- Comprehensive electrical installation including energy efficient LED recessed down lights to kitchen, bathrooms, living room and hallway/landings. Smoke detection to all bedrooms. Heat and CO detection fitted where applicable.

Home Network/

Audio Entertainment Infrastructure

- An advanced network/TV infrastructure has been installed which supports the distribution of television, data and telephone to multiple locations.
- TV aerial and distribution amplifier fitted as standard.
- Optional HD distribution to any TV or network outlet position from HD enabled equipment.
- An audio entertainment infrastructure has been installed which allows for music/TV sound to be played via unobtrusive high quality in-ceiling speakers throughout the home.
- For full details, please see the Audio-visual options data sheet.

Kitchen

- Luxury fitted kitchen with a choice of quality finishes subject to specification.
- Neff integrated appliances.
- Granite or Quartz worktops with choice subject to stage of construction.

Bathroom

- *En-Suites*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin with cabinet under. Shower with low profile tray, concealed thermostatic valve, large shower head and separate hand rinse by Hansgrohe.
Marble worksurfaces with choice subject to stage of construction. Anthracite towel rail.
- *Secondary En-Suites*
Villeroy & Boch sanitary ware comprising wall hung WC and wall hung basin. Shower with low profile tray, exposed thermostatic valve, with shower pipe, large shower head and separate hand rinse by Hansgrohe.
Marble worksurfaces with choice subject to stage of construction. Anthracite towel rail.

- *Bathrooms*

Villeroy & Boch sanitary ware comprising wall hung WC, wall hung basin with cabinet under, separate bath with concealed valve, over flow filler and hand rinse. Separate shower with low profile tray, large shower head and separate hand rinse by Hansgrohe. Low level blue LED mood lighting.

Marble worksurfaces with choice subject to stage of construction. Anthracite towel rail.

Tiling

- Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and Bathroom floors to be tiled. Tile choices available subject to stage of construction from a selected range.

External

- Main drive in tarmacadam.
- Plot drives in block paviours.
- Front gardens planted and/or turfed.
- Rear gardens levelled and prepared for customer to finish.

Services

- Mains electric, gas, water, telephone and drainage services will be connected.

Upgrade options

- Flooring to areas other than kitchen and bathrooms.
- Central heating control options.
- Audio & Network options.
- Satellite Dish, DAB Antenna & FM.
- Bathroom accessories.
- Fire Surrounds and fires.
- Natural Stone Floors.
- Water softener.



A proud history

We want you to buy and move into your home with absolute confidence, so you can enjoy it fully from day one. From the moment the sale is agreed we will work with you to take care of every detail and keep you informed.

Ashford Homes has been building luxury homes of true character for over 25 years throughout the South West. We are well-known for creating developments that uphold local traditions and are a pleasure to live in.

Over recent years our build quality has been recognised with awards from both Wiltshire and B&NES building control bodies.

Our dedicated staff and sub-contractors are mostly local people. They take a real pride in their work and understand local materials and methods. Many have been working with the company for years, upholding the trades and traditions that Ashford Homes is proud to promote.

This generates a fantastic quality product but just to be absolutely sure we have rigorous quality controls that conform fully to all industry standards, including environment and safety.

All new homes come with a 10 year structural warranty provided by LABC, as well as a comprehensive and efficient aftercare service from our team. Nothing is more important to us than our customers.



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CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



AWARD WINNER 2008 / 09 / 10 / 12

DESIGN & BUILD
QUALITY WINNER 2013



HOLBURN PLACE, BATH

**BUILDING EXCELLENCE
AWARDS 2014
WINNER**



**Bath Life
AWARDS 2015**

WINNER
ESTATE AGENT / PROPERTY

What our customers say

“I wanted to tell you how pleased I am with my new home. The design of the house is great and unlike many new builds I have seen, Ashford Homes seem to have thought about space and light. In addition I want to say that both your site manager and your sales manager have both been more than helpful in the two months since I have been in my new home. Thanks for all your help.”

Mrs N

“My wife and I are delighted with our purchase, location and quality of build are top quality. One of the best features of our dealings with Ashford Homes has been the friendliness and availability of your staff and directors.”

Mr and Mrs V



“We are very happy with the results of the house, the standard of workmanship is first class and the whole team should be congratulated on a fine effort.”

Mr and Mrs N

“The quality of finish throughout the house, as well as the high standard of fixtures and fittings and the professional, caring attitude of the staff involved are but a few of the highly recommendable traits of an Ashford Homes property.”

Mr and Mrs G

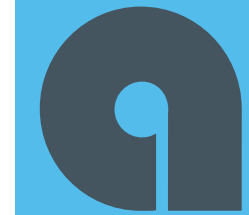
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**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED



Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

Reservation

A reservation fee will secure your new house at Preston Leigh.

Joint Agents

Dewhurst & Co Estate Agents

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