



Kingshill Meadow

CIRENCESTER



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Directions from the M4

Leave the M4 at junction 15, at the roundabout take the 3rd exit signed A419. Continue on the A419 and at the Junction signed A419 branch left, then at roundabout take the 2nd exit onto the A419. Continue straight and Kingshill Meadows can be found on your right hand side.

kingshillmeadow.com

Kingshill Meadow, Middlemead, Cirencester, Gloucestershire GL7 1NP

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. All photography within this brochure is for illustrative purposes only. Photography depicts previous Berkeley Showhomes and local area. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kingshill Meadow is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 0319/18CA/0811



Berkeley
Designed for life

Berkeley
Designed for life

Seamlessly blended living



SOPHISTICATED SURROUNDINGS

in the heart of the cotswolds

Set in idyllic surroundings, deep in the heart of the Cotswolds countryside, Kingshill Meadow is a rare collection of stylish 2, 3 & 4 bedroom homes perfectly positioned in Cirencester, a charming and bustling Roman market town.

Laced with chocolate-box villages and picturesque hamlets which owe much of their attractiveness to the distinctive Cotswold stone, this beautiful area of classic British countryside has a strong reputation as one of the most quintessentially English and unspoilt regions.

This beautiful area is home to some of the country's most scenic towns and villages. Only a short walk away is Cirencester town centre. With a vibrant and bustling town centre, Cirencester is home to a diverse blend of shops ranging from large high street brands and department stores to numerous little independent boutiques.

The Cotswolds have become deeply fashionable too, with celebrities such as Kate Moss and Liz Hurley now local homeowners attracted by the combination of undulating valleys, elegant homes and excellent connections to London.



*charming
traditional
character*



Homes at Kingshill Meadow have been built in a distinct and stylish architecture that reflects the Cotswolds signature identity. Honey-coloured stone, quaint dormer windows and gabled roofs all add to the sense of charm and character of this picturesque region whilst beautiful parkland, allotments, hedgerows and a historic water meadow lend a relaxed, established air to the development.





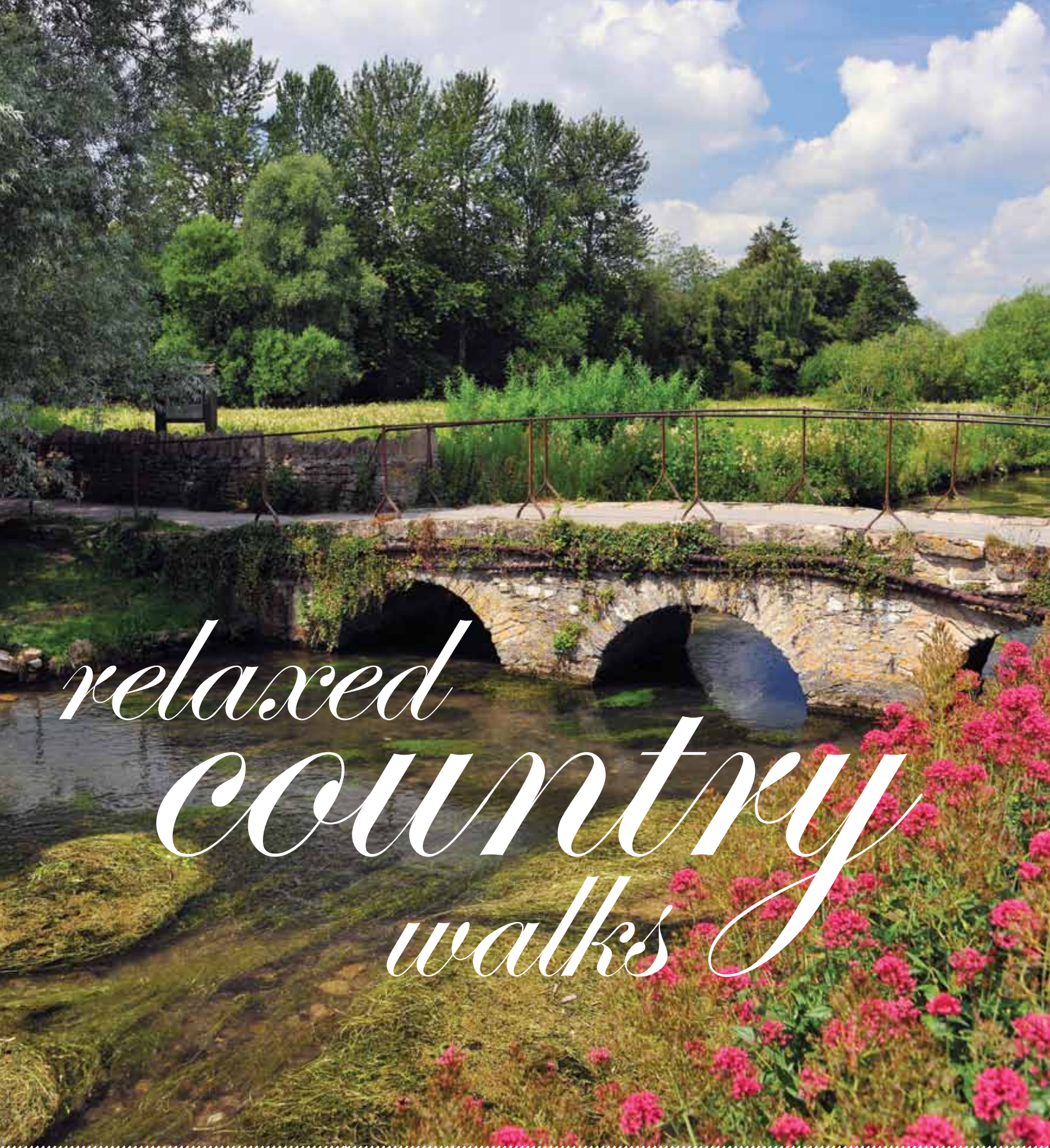
*charming
tra*

Built to the highest standards, all homes offer state-of-the-art modern living, blending comfort with luxury. Each one of our homes has been individually designed to offer the best specification, ensuring that traditional style architecture and stylish new interiors blend effortlessly together.

Interiors are superbly stylish, combining practical features with modern perfection. The specification, true to Berkeley's high standards includes individually fitted kitchens, contemporary classic Villeroy & Boch bathrooms and chic interior finishes throughout.



ELEGANT
MODERN
INTERIORS



relaxed country walks



This rich tapestry of typically English countryside is Britain's largest designated Area of Outstanding Natural Beauty, with a spectacular landscape laced with a labyrinth of walkways, bridle paths and hidden treasures, perfect for gentle weekend rambles and fabulous days of exploring for the whole family.

Amongst the places to explore is Cirencester Park - a sea of tranquillity just a short walk from the bustling town centre. Stroll through the parkland and ancient woodland of one of England's most beautiful estates, or wander around Abbey Grounds, home to beautiful trees, stunning greenery, a serene lake and even a bandstand which hosts performances during the summer months.



JS



relax
co



Within walking distance from Kingshill Meadow is Cirencester town centre, renowned as being the “Capital of the Cotswolds”. With a vibrant and bustling town centre, Cirencester is home to a diverse blend of shops ranging from large high street brands and department stores to numerous little independent boutiques.

HIGH STREET FAVOURITES

House of Fraser
WH Smith
Marks & Spencer
Argos
Body Shop
Waterstone's
Boots
Halfords

CLOTHING

Jack Russell
White Stuff
Crew Clothing
Fat Face
Moi
Encore
Just Maude
Sorted

FOOD & DRINK

Waitrose
Marks & Spencer
Cirencester Cupcakes
Lick the Spoon
Oeno
Jesse Smith Butchers
Made by Bob
Costa Coffee
Le Beaujolas
Pizza Express
Mayflower
Soushi



BUSTLING SHOPPING EXCURSIONS

“Cirencester is beautiful ... Very pretty and quaint. I moved from Swindon eight months ago due to my work relocating and I can't believe the difference those few miles make! Excellent shops, bars, restaurants and cafés. I would describe Cirencester as a friendly, trendy little town.”

Emma Harrison, Cirencester resident

source: findaproperly.com

COVENIENTLY CLOSE TO TOWN

luxury country living

Within walking distance, Cirencester's shopping experience is second to none. Banks, dry cleaners, local bakers, butchers and supermarkets can all be found in the town centre. Supermarkets such as M&S and Waitrose are all at hand, and department stores such as House of Fraser also add to the variety of brands available along the high street.

The redevelopment of the Old Post Office and the Corn Hall have been welcome additions to the Cirencester shopping experience, bringing many new boutiques and eateries to the town including Jack Russell Clothing, Lick the Spoon and Made by Bob – an excellent deli and bistro serving fantastic food and drink from a daily changing menu from its huge open kitchen. For a more authentic experience, Cirencester Market is well worth a visit. Open weekdays, it features a street

market, cattle market and antiques market and hosts a bustling farmers market twice a month, bringing plenty of activity to the central Market Square.

Amongst the wide variety of restaurants in town, eateries such as Pizza Express, Jesse's Bistro and Harry Hares offer a varied menu to choose from, or for a more decadent dining experience, super-stylish Barnsley House's head chef previously did stints at respected London venues Caprice, Bibendum and Chez Bruce.

Food-lovers can also spend many happy hours in Tetbury's House of Cheese, only a 20-minute drive away, home to a wonderful selection of cheeses, chutneys and pickles; and whilst you're there, pick up some mouthwatering luxuries at the pre-eminent Daylesford Organic Farm Shop, which also has an excellent café.



Seamlessly blended living

BRISTOL
43 MILES

BRISTOL
AIRPORT

TETBURY
10 MILES

TESCO

A419

CIRENCESTER COLLEGE

WAITROSE

CIRENCESTER PARK

CORINIUM MUSEUM

OPEN AIR SWIMMING POOL

TOWN CENTRE

TO M5

CHELTENHAM
16 MILES

OXFORD
40 MILES

ENTRANCE



Kingshill Meadow

CIRENCESTER

COUNTRY
PARK

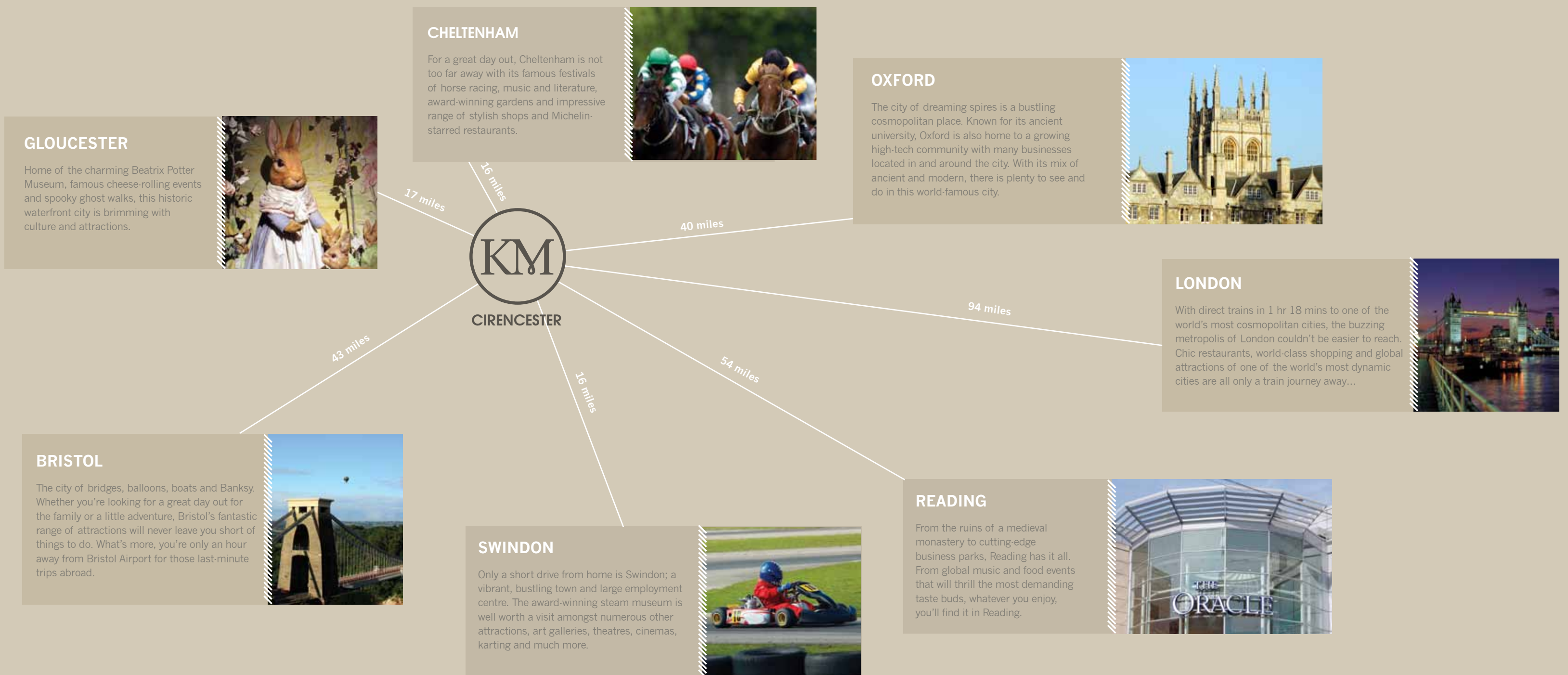
TO M4

SWINDON
12 MILES

A RURAL RETREAT

...with urban connections

Cirencester is well placed on a key road network offering excellent links to key places including Cheltenham, Swindon, Bristol and Oxford. What's more, the M4 and M5 motorways are easily accessible, enabling you to drive to Bristol Airport within one hour. Excellent rail connections to London Paddington and Bristol can also be found from Kemble Station.





authentic cultural experiences



Romans left their legacy in Cirencester, making the town full of cultural attractions from grand estates to Roman Ampitheatres, providing fabulous days of exploring for the whole family.

The award-winning Corinium Museum; home to one of the finest collections of antiques in Roman Britain offers a range of Roman-centric activities, or alternatively, explore and develop your artistic talents at The Brewery Arts Centre with its fantastic contemporary art gallery and theatre. If that's not enough, there are more arts and crafts wonders at nearby Rodmarton Manor.

Possibly the most tranquil attraction in the Cotswolds, the National Arboretum at Westonbirt has one of the world's most spectacular tree collections, where you can happily spend days kicking up leaves and gazing up at the statuesque redwoods.



ES

*authentic
CU*

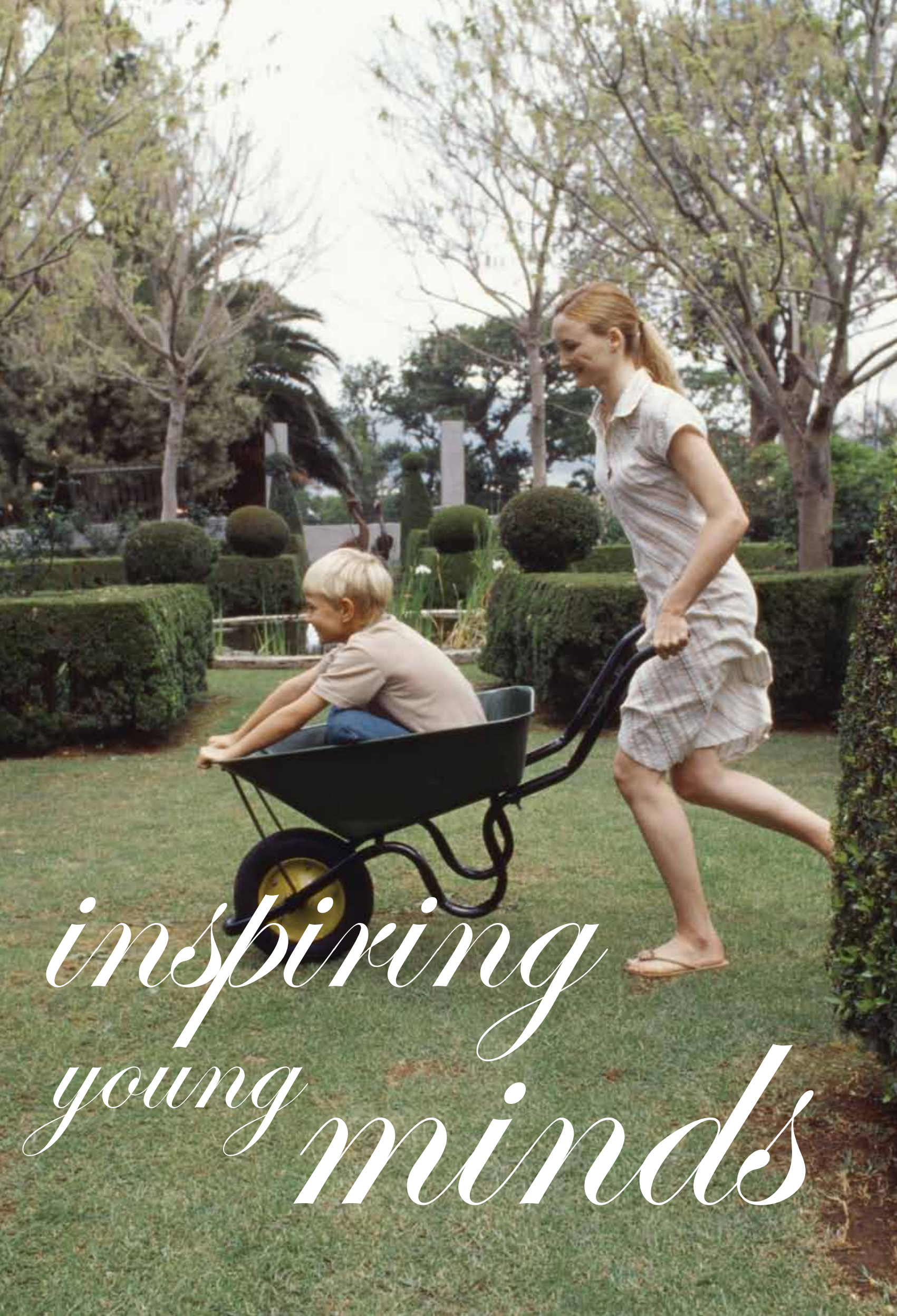


On those sunny weekends, head to Cotswold Water Park – Britain's largest water park consisting of over 140 lakes in a peaceful and tranquil setting. Whether you're a walker, birdwatcher, photographer, angler or outdoor enthusiast, there's sure to be something for you. Or closer to home on those hot summer's days, why not head to Cirencester open-air swimming pool and take the plunge in the heated natural spring waters of the recently refurbished lido.

Further afield, Bourton-on-the-Water, north of Cirencester, is an idyllic English village where trees dreamily dip their branches into the River Windrush as dragonflies skim its surface. Laze the afternoon away on the riverbank with the perfect picnic.



ENERGETIC
OUTDOOR
ADVENTURES



*inspiring
young
minds*



For family days of fun the Cotswolds Wildlife Park is set in 160 acres of parkland and gardens around a listed Victorian Manor House, the park is home to a fascinating and varied collection of mammals birds and reptiles from all over the world. Alternatively, Pick a Pot and Paint in the Cotswolds offers family fun come rain or shine.

Parents at Kingshill Meadow can relax in the knowledge that a good choice of schools are nearby. Cirencester Kingshill Comprehensive School is within easy walking distance, meaning no more school runs. Deer Park Comprehensive School on the western fringes of the town has been awarded an 'outstanding' status in Ofsted reports whilst the neighbouring Cirencester College is one of the top five colleges in the South West. The prestigious public Rendcomb College & Junior School is just 5 miles north of Cirencester and provides excellent facilities from historic opulent buildings to vast grounds that surround the school.





*inspired
young*



Ten reasons to live at Kingshill Meadow

- ONE A beautiful balance of charming character homes with elegance.
- TWO Luxury modern interiors with superior specification and finishes
- THREE In the heart of the spectacular Cotswolds; Britain's largest Area of Outstanding Natural Beauty
- FOUR A thriving town with shops, cafes, boutiques, department stores, restaurants all on your doorstep
- FIVE Beautiful landscaping, tranquil water meadows and swale ponds
- SIX A sensitive development designed to complement the Cotswolds signature architecture
- SEVEN Well placed on a key road network with easy access and transport links to neighbouring towns and cities
- EIGHT Within walking distance of the beautiful Roman market town of Cirencester
- NINE An award-winning property developer with a richly deserved reputation for quality
- TEN NHBC 10 year Premier Warranty ensuring peace of mind



UNRIVALED EXPERTISE

why choose Berkeley?

At Berkeley we build award winning homes of outstanding quality, which exceed expectations on all levels. Over the last thirty-five years, we have built a reputation for homes that surpass everything around them in terms of design, quality and location, whether they are traditional family houses, heritage refurbishments or contemporary city apartments.

But Berkeley is about more than house building. Our primary objective is to create places where everyone in the community enjoys the best possible quality of life, and where the natural environment is protected and allowed to flourish. This commitment to place making is proved by our excellence in design, our leadership in sustainable development, and the way in which we address the needs of our customers and their neighbours.

It is all encompassed in our Vision2020 strategy. Thanks to Vision 2020, every new home from Berkeley is now greener and more economical to run, uses less energy and less water, produces significantly fewer CO2 emissions, and promotes a more sustainable lifestyle through features such as recycling bins, space for a home office, and bicycle storage.

Vision 2020 also has positive effects for the whole community, offering good access to shops, schools, public transport and other amenities, and creating places that are safe, welcoming and inclusive.

Exceptional customer service is also integral to Vision 2020. It means you can expect the very highest standards of friendly, knowledgeable and professional service throughout the process of buying your home, and in the aftercare you will receive once you're living in it.

Berkeley
Designed for life

