



STUART COURT



MINCHINHAMPTON



COTSWOLDS
PROPERTY CO.

A SELECT RETIREMENT SCHEME OF 5 COTTAGES AND 2 APARTMENTS

Stuart Court provides the perfect opportunity to purchase a stunning retirement home for the over 55's in the beautiful grounds of the existing Stuart Court, Minchinhampton. Residents will not only benefit from living in a carefully designed new home, but will also become part of a friendly community and live in the heart of this picturesque Cotswolds village.



COTSWOLDS
PROPERTY CO.



STUART
COURT



MINCHINHAMPTON

STUART COURT







Minchinhampton
Common



A select development of five houses and two apartments forming an extension to the highly acclaimed award-winning private estate, Stuart Court, in the heart of Minchinhampton.

The spacious 2 and 3 bedroom properties are designed to suit the lifestyle and requirements of the new generation of unretiring 55+ year-olds. Stuart Court offers residents privacy and peace in their homes, whilst also providing communal areas for residents to meet and get to know one another. The beautifully landscaped communal and private gardens provide the ideal environment to enjoy the outdoors, with Minchinhampton High Street just a short walk away for all of the day-to-day conveniences that you will need.

Stuart Court, including the existing twenty-six properties, is set amidst parkland grounds beautifully maintained by Cognatum, a market leader in their field. Estate Managers are appointed to look after the day to day management of the development and be on hand for any advice or information.

The services provided by Cognatum include insurance and the upkeep of buildings, maintenance of the gardens, window cleaning and a weekly mini-bus service to local towns, so residents can enjoy a more relaxed lifestyle.

Living at Stuart Court will be sure to offer you all the conveniences you will need.

For further information please contact Cognatum Property on 01491 821165 or email property@cognatum.co.uk



Stroud

Cirencester Rd

Dr Brown's Rd

Cirencester Rd

The Tynings



Minchinhampton Common

Minchinhampton



Summersfield Rd

Butt St

Butt Street

Cambridge Way



Sch.



Library



Bell Ln



Tennis Club

Stroud

Windmill Rd

Dr Brown's Rd

Butt St

W End



Friday Street



Cricket Club

Cuckoo Row



Tetbury St

Tobacconist Rd

New Road

Well Hill

Chapel Lane

Woefulddane Bottom












LOCATION

Stuart Court is set within the idyllic Cotswold village of Minchinhampton, surrounded by beautiful green land and just a 5 minute walk away from the town. Known locally as 'Minch', this traditional village, largely built from Cotswold Stone, provides every day conveniences such as boutique shops, a church, a library, doctor's surgery, dentist, family butchers, post office, chemist, restaurants, a golf course and other sporting facilities.

The local café, Woefeldane Dairy Shop sells cheese, cakes, condiments and milk all produced by local people from nearby farms. The thriving community has many clubs and societies, covering varied interests for all. The area is surrounded by

hundreds of acres of National Trust land, meaning that Stuart Court is perfectly located for walks across the fields, where a variety of wildflowers grow and farmers roam their horses and cattle. A local bus service from the village takes passengers to nearby towns such as Tetbury, Stroud and Nailsworth, and culture and history are brought to the area with Gloucester Cathedral and a collection of antique villages within a few miles.

For family wishing to visit residents at Stuart Court there is a guest suite with a bedroom, bathroom and kitchenette on site. *The Ragged Cot* (★★★★ AA) is also a local bar, restaurant and B&B just one mile away, and perfectly located for visitors.

-  Cafe / Tea Room
-  Market House
-  Convenience Store
-  Restaurant
-  Post Office
-  Beautician
-  Butchers
-  Bus Stop
-  War Memorial

GARDENS & LANDSCAPING

The spacious new energy efficient homes will be centred around contemporary gardens and benefit from large glazed doors and windows from which the stunning grounds of Stuart Court can be viewed all year round.

All cottages and the ground floor apartment have a fully landscaped garden with large areas of paving and raised planting beds with built-in seating nestled amongst the planting. For green-fingered residents, there is also an allotment where you can grow your own vegetables and plants, and enjoy the fresh Cotswolds air.

This careful consideration and design of landscaping allows for beautiful views from inside your home, and the perfect environment for garden walks all year round.





The Existing Stuart Court
Retirement Scheme



Communal
Vegetable Gardens



THE KITCHEN

CAFE
TEAROOM

THE KITCHEN
CAFE-TEAROOM
OPEN



Minchinhampton
High Street

THE HOMES

Each home is carefully designed with the resident in mind and there are key features and special touches to all, creating flexible living spaces for everyone to enjoy. With a mixture of apartments and cottages, there is a home for everyone's requirements. The homes are built to a very high standard finished with homely interiors to make it easy for you to move in and make the house your new home.

The kitchens are well designed, bristling with features, enabling you to entertain easily. Each home has at least two bathrooms offering a bath and/or walk-in shower, finished with stylish bathroom tiles and a mirror-fronted cabinet in most bathrooms. Externally, each of the homes has multiple terraces or balconies for you to sit outside and enjoy the fresh air and scenery.

The cottages are light, airy, and spacious, making them the perfect solution for anyone looking to downsize. There are two large double bedrooms, both with ensuite

bathrooms, and a third room that can be used as an additional bedroom or a study. There is ample space for entertaining, and if you like to have the whole family round for Christmas, the clever bi-folding doors mean you can extend the space to your preference.

The ground floor apartment offers two double bedrooms, an open plan kitchen and dining area, and a flexible living space which leads to terraces at the front and rear of the home, making it an ideal space to live and work.

The first floor apartment is unique with its vaulted ceilings providing a real feature to the home. The master bedroom boasts an en-suite bathroom and walk-in wardrobe, whilst the kitchen leads out onto balconies overlooking the development. Flexible living spaces are created throughout, with an additional room that could be used as a third bedroom or a study, demonstrating how the home is readily flexible for your preferences.



SPECIFICATION

KITCHEN

- Composite stone worktops
- Shaker style painted cabinets
- Integrated oven
- Induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Pull out recycling bins
- Larder cupboard
- Deep saucepan drawers
- Under wall unit LED lights
- Cutlery tray
- Chrome finish mixer tap
- Extractor to hob

BATHROOM

- Walk-in shower with low profile shower tray (excluding apartment 4 & 5 bathroom)
- Bath with hand held shower for hair wash or cleaning
- Low-level LED lights on sensors
- Chrome towel warmer
- Mirror-fronted wall hung cabinet with shaver/ toothbrush socket (excluding cottages master en-suite)
- Wall hung WC and hand basins

HEATING & ELECTRICAL

- Underfloor heating throughout
- Mechanical Ventilation Heat Recovery (MVHR) system – ventilation system that operates throughout the whole unit
- Digital heat controls to zoned areas
- Triple glazed windows & doors
- Recessed LED downlights throughout
- Glass-fronted inset electric fire
- TV points in living, dining and all bedrooms



HOME ENTERTAINMENT

- Communal Freeview television aerial and access to satellite dish (subscription required)
- Cabling into media services cupboard

UTILITY ROOM OR CUPBOARD

- Boiler
- MVHR
- Megaflow cylinder – improves water pressure
- Space for washer/dryer

INTERIOR FINISHES

- Amtico flooring throughout ground floor and bathrooms
- White wooden Shaker-style doors with matching architrave and skirting
- Brushed chrome door furniture
- Brushed chrome switches and sockets
- Glazed bi-fold timber doors between dining and kitchen/living rooms
- Under-stair cupboard & entrance hall cupboard for coats in cottages
- Ground floor shower room to cottages
- Carpet to first floor and on stairs (cottages & duplex)
- Walk-in / built-in wardrobes
- Ceilings painted white
- Walls painted in Portland colour

EXTERNAL AMENITIES & GARDENS

- Level threshold – inside to out
- External paving
- Built-in bench
- Raised planters with feature garden lighting
- Allocated car barn parking space per unit
- Secure storage pod per unit
- Communal refuse store
- Communal landscaped gardens, allotments and garden shed
- Visitor parking bays

SECURITY & WARRANTY

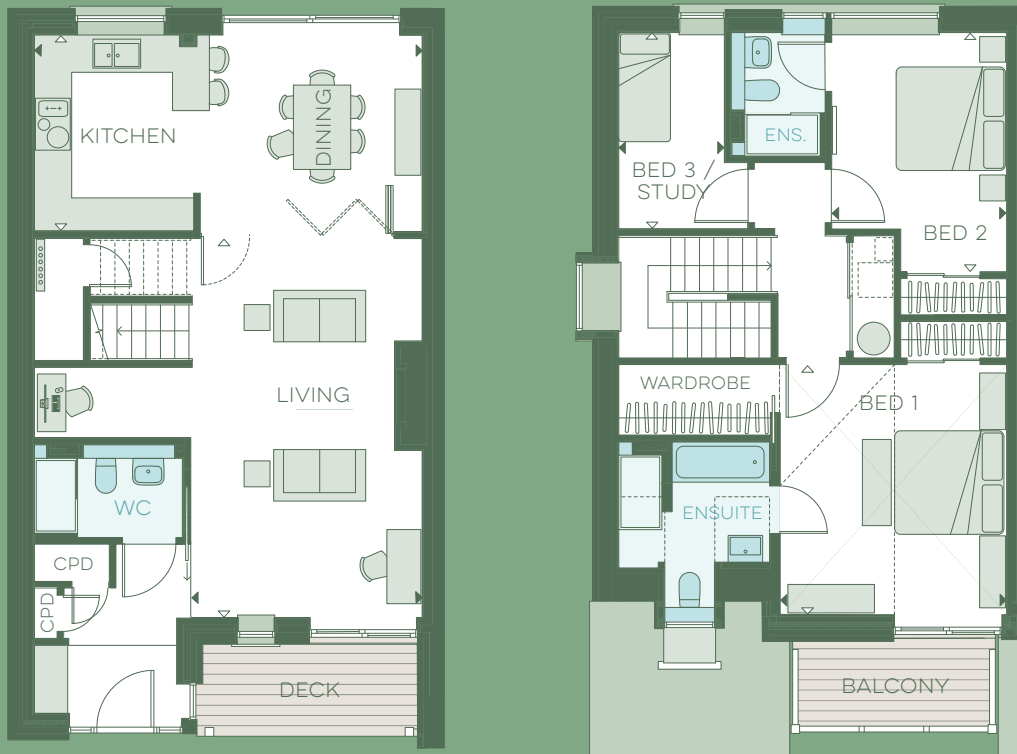
- Security doors and windows
- Smoke detectors and heat detector in kitchen
- Burglar alarm with panic button in master bedroom
- Video entry intercom system to apartment 5
- Exterior lights on sensors
- CCTV around development
- 10-year building warranty

*Choices and optional extras are available subject to stage of construction



HOME 1

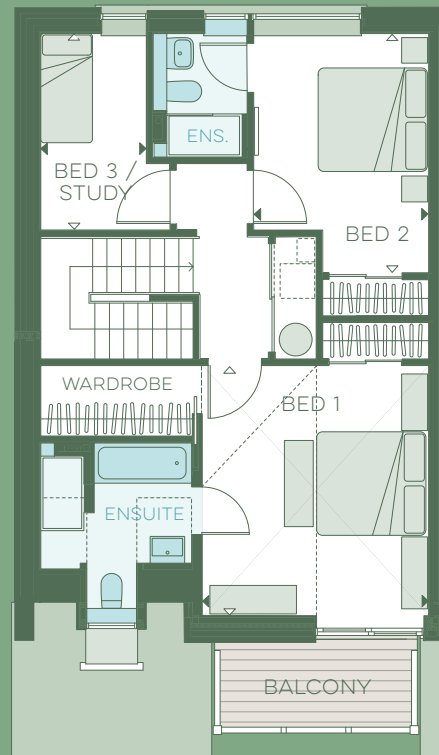
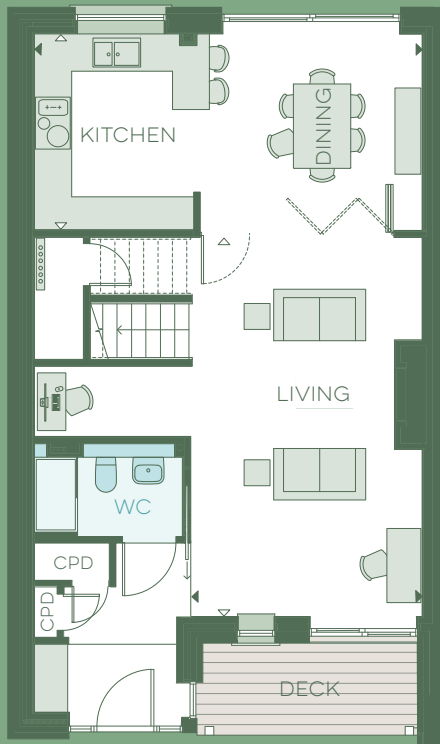
3 BED COTTAGE



KITCHEN / DINING	3.4m x 6.7m	11'1" x 22'1"
LIVING	6.5m x 4.0m	21'7" x 13'2"
BEDROOM 1	4.3m x 3.9m	14'3" x 12'11"
BEDROOM 2	4.1m x 3.0m	13'7" x 9'11"
BEDROOM 3 / STUDY	3.4m x 1.8m	11'2" x 6'4"

HOME 2

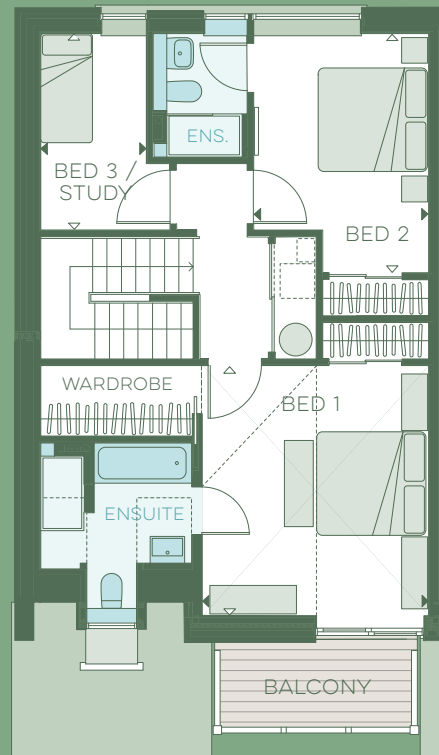
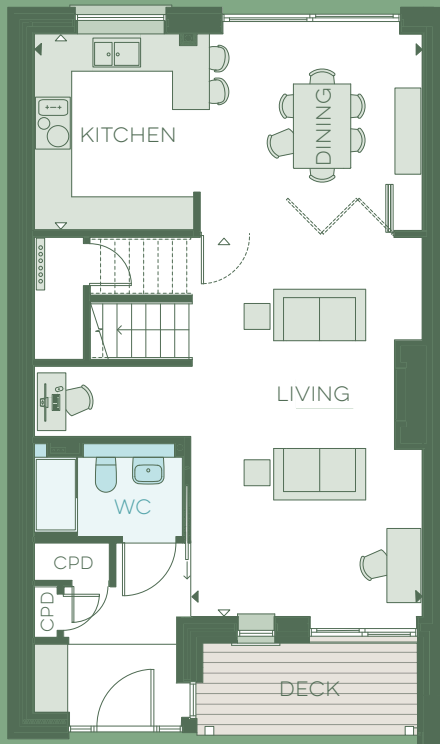
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BEDROOM 3 / STUDY	3.4m x 1.8m	11'2" x 6'4"

HOME 3

3 BED COTTAGE



KITCHEN / DINING

3.4m x 6.7m

11'1" x 22'1"

LIVING

6.5m x 4.0m

21'7" x 13'2"

BEDROOM 1

4.3m x 3.9m

14'3" x 12'11"

BEDROOM 2

4.1m x 3.0m

13'7" x 9'11"

BEDROOM 3 / STUDY

3.4m x 1.8m

11'2" x 6'4"

HOME 4

2 BED APARTMENT



KITCHEN	4.2m x 3.8m	13'9" x 12'9"
DINING	3.3m x 4.7m	10'10" x 15'7"
LIVING	4.0m x 8.3m	13'3" x 27'3"
BEDROOM 1	3.4m x 3.5m	11'5" x 11'6"
BEDROOM 2	3.4m x 3.6m	11'4" x 11'10"

HOME 5

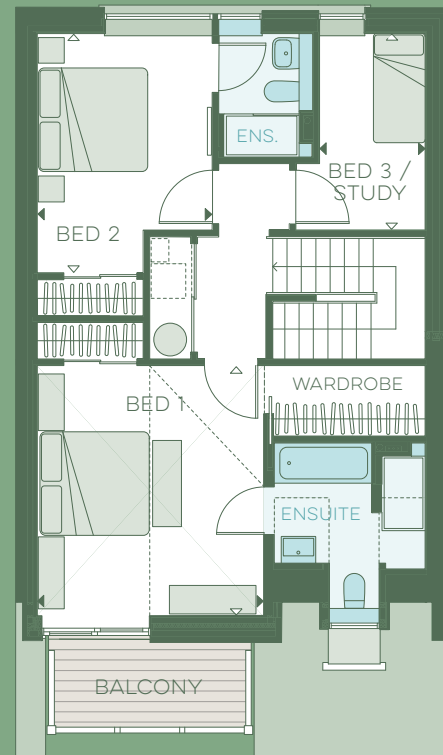
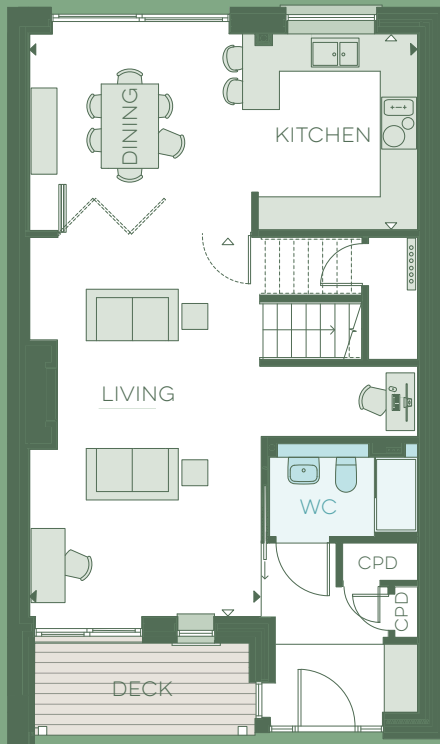
3 BED DUPLEX



KITCHEN / SNUG	4.05m x 6.9m	13'3" x 22'8"
DINING	3.3m x 6.3m	10'11" x 20'11"
LIVING	5.9m x 7.0m	19'6" x 23'0"
BEDROOM 1	3.4m x 3.5m	11'3" x 11'6"
BEDROOM 2	3.4m x 3.6m	11'5" x 11'10"
BEDROOM 3 / STUDY	2.8m x 3.8m	9'3" x 12'9"

HOME 6

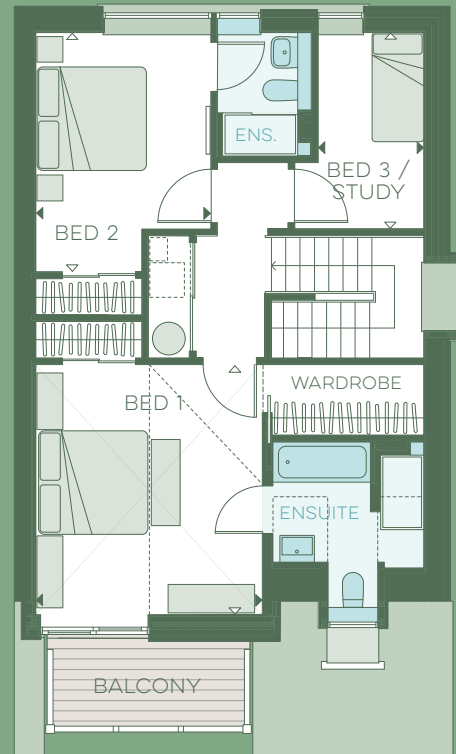
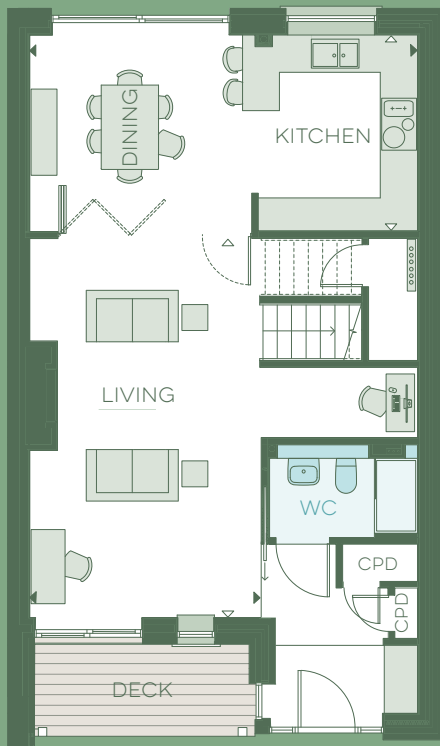
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BEDROOM 3 / STUDY	3.4m x 1.8m	11'2" x 6'4"

HOME 7

3 BED COTTAGE

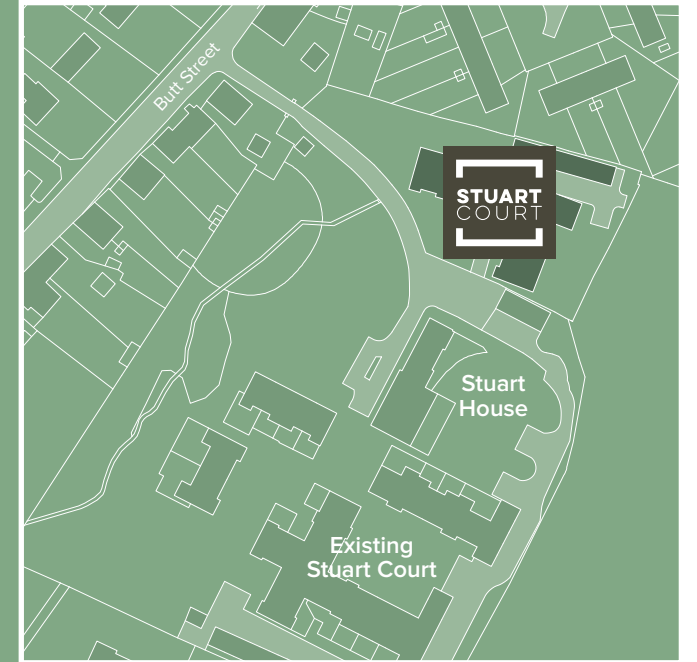


KITCHEN / DINING	3.4m x 6.7m	11'1" x 22'1"
LIVING	6.5m x 4.0m	21'7" x 13'2"
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BEDROOM 3 / STUDY	3.4m x 1.8m	11'2" x 6'4"

STUART COURT SITE PLAN

BUTT ST. &
ENTRANCE TO
STUART COURT

Stuart Court is located in Butt Street, Minchinhampton, GL6 9JB. To find the estate, take the exit at junction 15 on the M4, signposted Swindon, and continue on the A419 to Minchinhampton. Once on Cirencester Road, turn left into Butt Street, Stuart Court is signposted partway down the road on the left hand side, and just before you enter the high street. The nearest train station is Stroud, about 4 miles away.



LEGAL

These particulars are provided as a general guide only and do not constitute any part of an offer or contract. While every effort will be made to ensure the specification is adhered to, this cannot be guaranteed. The developer reserves the right to make variations to the specification and layout during the course of construction and window positions in particular may vary in order to benefit from the individual setting of each plot. Any intending purchasers must satisfy themselves by inspection or otherwise at the time of reservation as to the correctness of any statement, plan, measurement or illustration contained within these particulars. The illustrations contained herein provide an indication of how the property might be expected to look after a reasonable length of time has elapsed for the planting to grow. The maintenance and watering of planting from legal completion is strictly the responsibility of the purchaser. Furniture is shown for guidance purposes and does not form part of the purchase. All marketing names contained herein are for promotional reference only and it may not be possible to adopt them as postal addresses. Please note that bathroom and kitchen layouts are indicative only and may change at the detailed design stage.

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ABOUT COTSWOLDS PROPERTY CO.

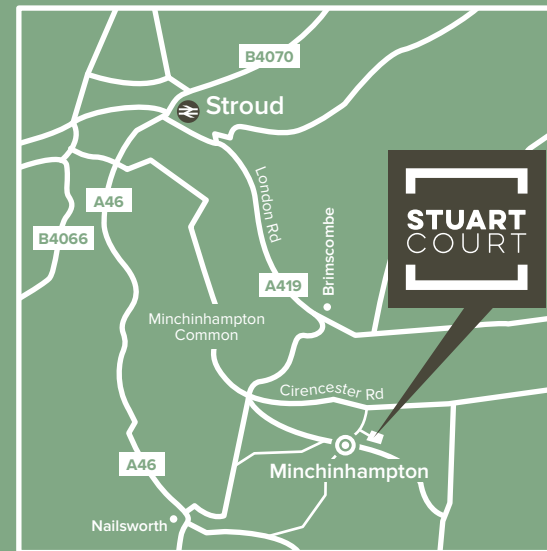
Cotswolds Property Company is a collaboration between Yellow Tree Capital and Pacalis Construction, bringing together property experts with extensive experience and expertise in residential development, from design and planning, to project management, and sales & marketing. This broad range of skills and knowledge means that we are able to make informed decisions and selections, which all help towards making the final homes perfect.

With Cotswolds Property Company, you can be assured that the homes we build will be high quality with each detail carefully considered with the resident at the forefront.

To ensure there is peace of mind for the resident, the homes come with a 10 year CRL building warranty so that you and your property are protected from any structural defects that may arise. This means that you are able to enjoy your home from the moment you move in.

We hope your new home is everything you were looking for.

STUART COURT BUTT STREET | MINCHINHAMPTON THE COTSWOLDS | GL6 9JB



COTSWOLDS
PROPERTY CO.

FOR FURTHER INFORMATION CONTACT SARAH SMITH ON

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