



FARM COURT

SWINDON VILLAGE



A DEVELOPMENT OF 5 ECO-FRIENDLY 2 & 3 BEDROOM DETACHED HOMES
BY COUNTY TO COUNTY PROPERTY GROUP







WELCOME TO FARM COURT

A SMALL AND SELECT DEVELOPMENT OF 5 ECO-FRIENDLY 2 & 3 BEDROOM DETACHED HOMES.

SET WELL BACK FROM THE ROAD AND APPROACHED VIA A PRIVATE DRIVE, EACH PROPERTY WILL BE COMPLETE WITH CUTTING EDGE GREEN TECHNOLOGY INCLUDING AIR SOURCE HEAT PUMPS, SOLAR PANELS, BATTERY STORAGE FACILITIES AND CAR CHARGING POINTS. FARM COURT WILL BE CONNECTED TO PRIVATE SEWAGE TREATMENT AND DRAINAGE.

PROWARM UNDER FLOOR HEATING WILL BE INSTALLED THROUGHOUT THE GROUND FLOORS.

THE PROPERTIES WILL BE COMPLETED TO A HIGH STANDARD WITH CONTEMPORARY KITCHENS WITH PREMIUM APPLIANCES AND LANDSCAPED GARDENS WITH SHEDS..

DUE FOR COMPLETION DURING WINTER, 2023/24.



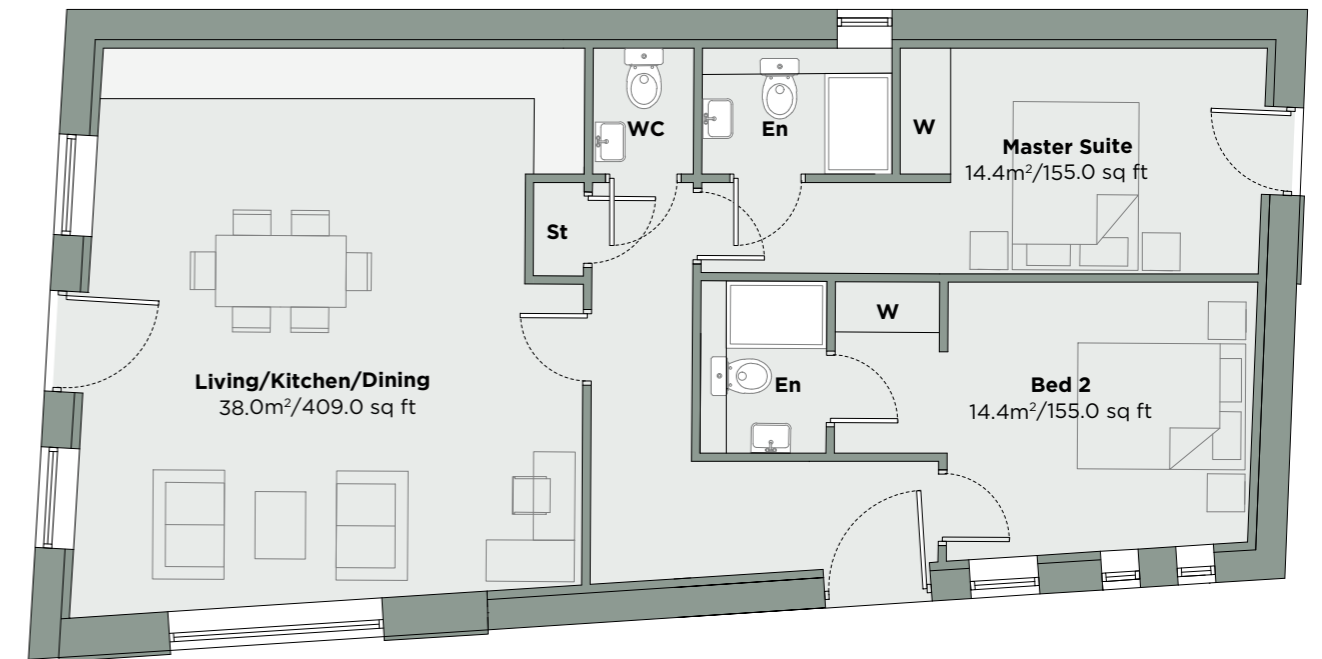
SITED IN THE GROUNDS OF A CHARMING FORMER FARMHOUSE, FARM COURT WILL OFFER A HIGH DEGREE OF PRIVACY AND TRANQUILLITY IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION ON THE OUTSKIRTS OF CHELTENHAM.

FARM COURT STANDS NEAR THE CENTRE OF SWINDON VILLAGE WHICH APPEARS IN THE DOOMSDAY SURVEY OF 1086, ADJACENT TO THE VERY PRETTY NORMAN PARISH CHURCH OF ST. LAWRENCE.

THERE IS A POPULAR PRIMARY SCHOOL IN THE VILLAGE, AND SEVERAL RETAIL PARKS NEARBY, PROVIDING A WIDE RANGE OF DAY TO DAY AND MORE SPECIALIST SHOPS AND SUPERMARKETS.

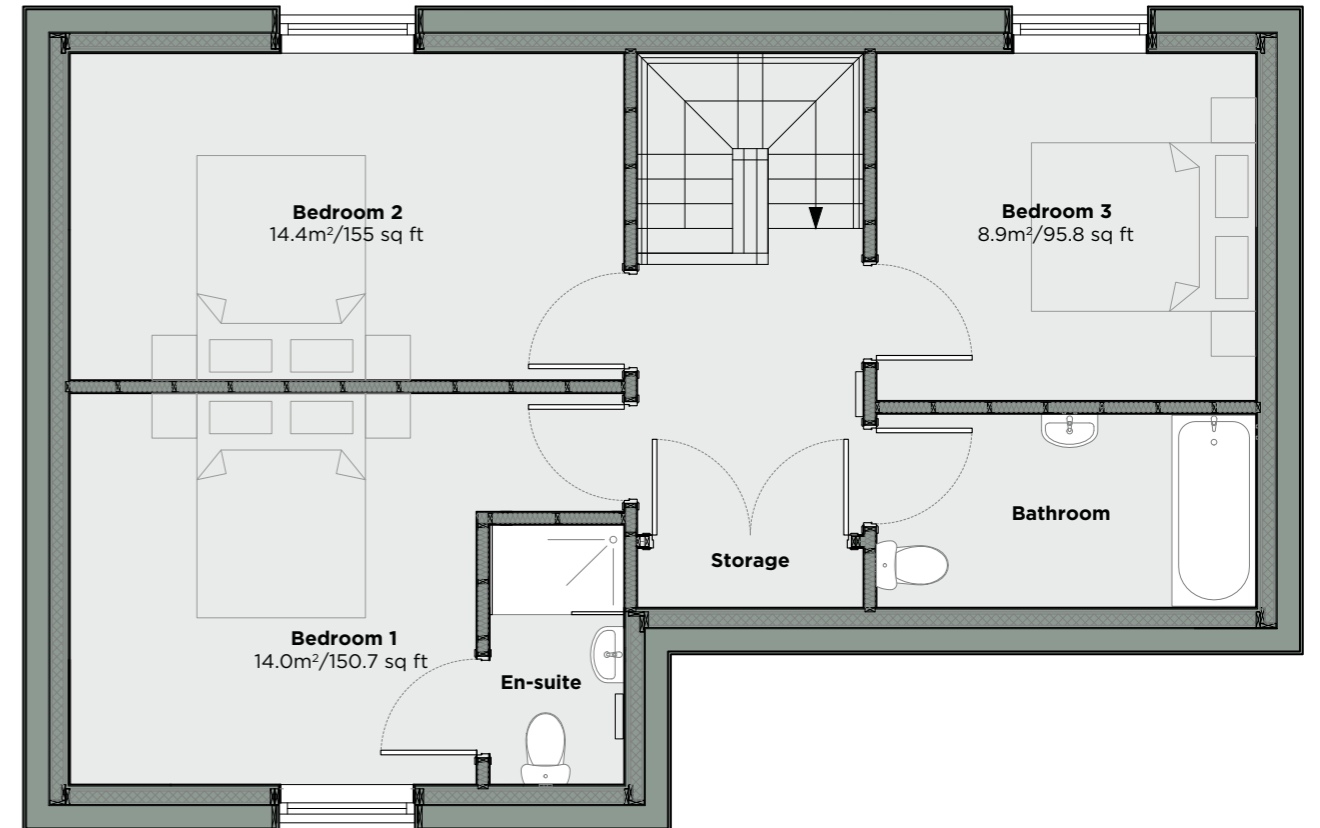
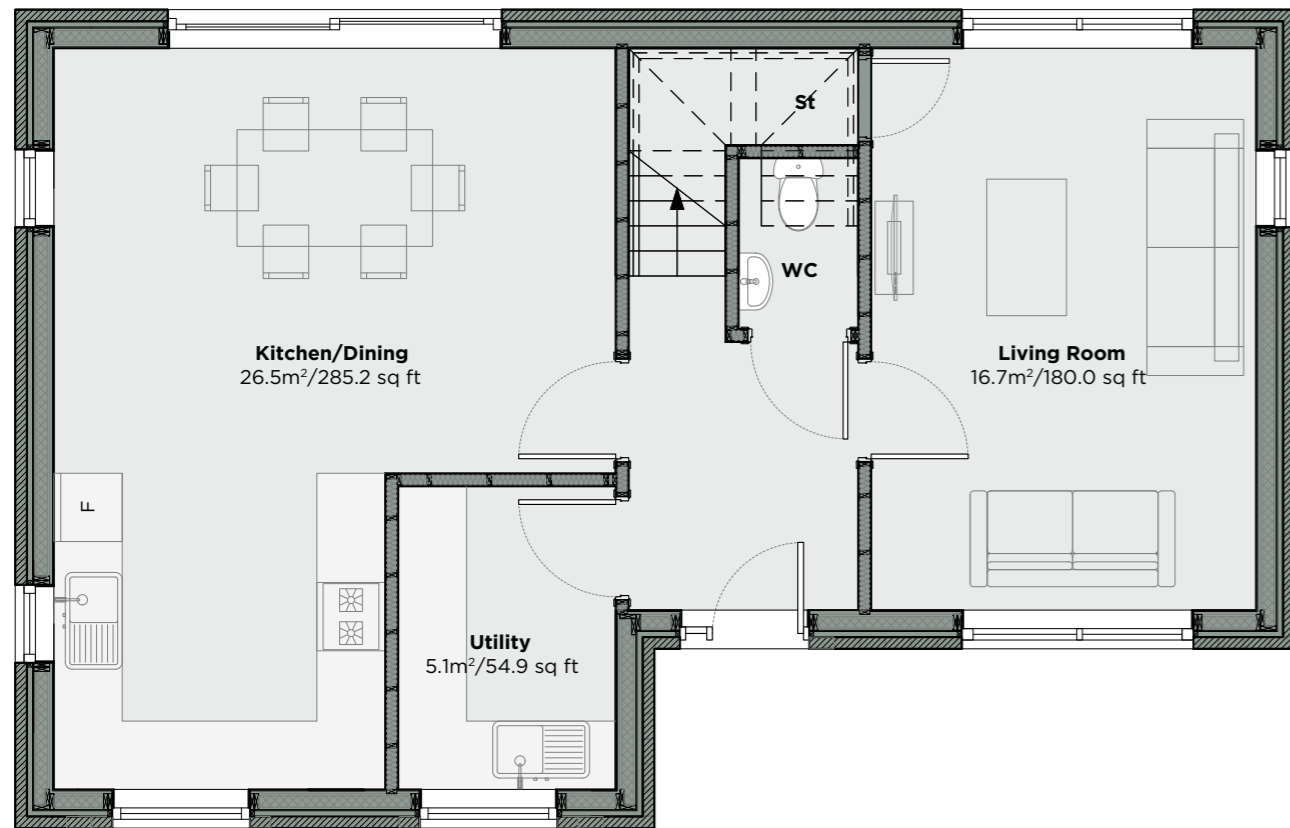
THE REGIONAL CENTRE OF CHELTENHAM IS SOME 2.5 MILES DISTANT, OFFERING A GREATER SELECTION OF SHOPS, BOUTIQUES, CAFÉS, RESTAURANTS AND WINE BARS ALONG WITH SEVERAL INTERNATIONALLY RECOGNISED PRIVATE SCHOOLS.

SWINDON VILLAGE IS ALSO CONVENIENT FOR ACCESS TO THE M5 MOTORWAY NETWORK AT JUNCTIONS 10 & 11 AND CHELTENHAM SPA RAILWAY STATION IS ABOUT 3 MILES DISTANT.



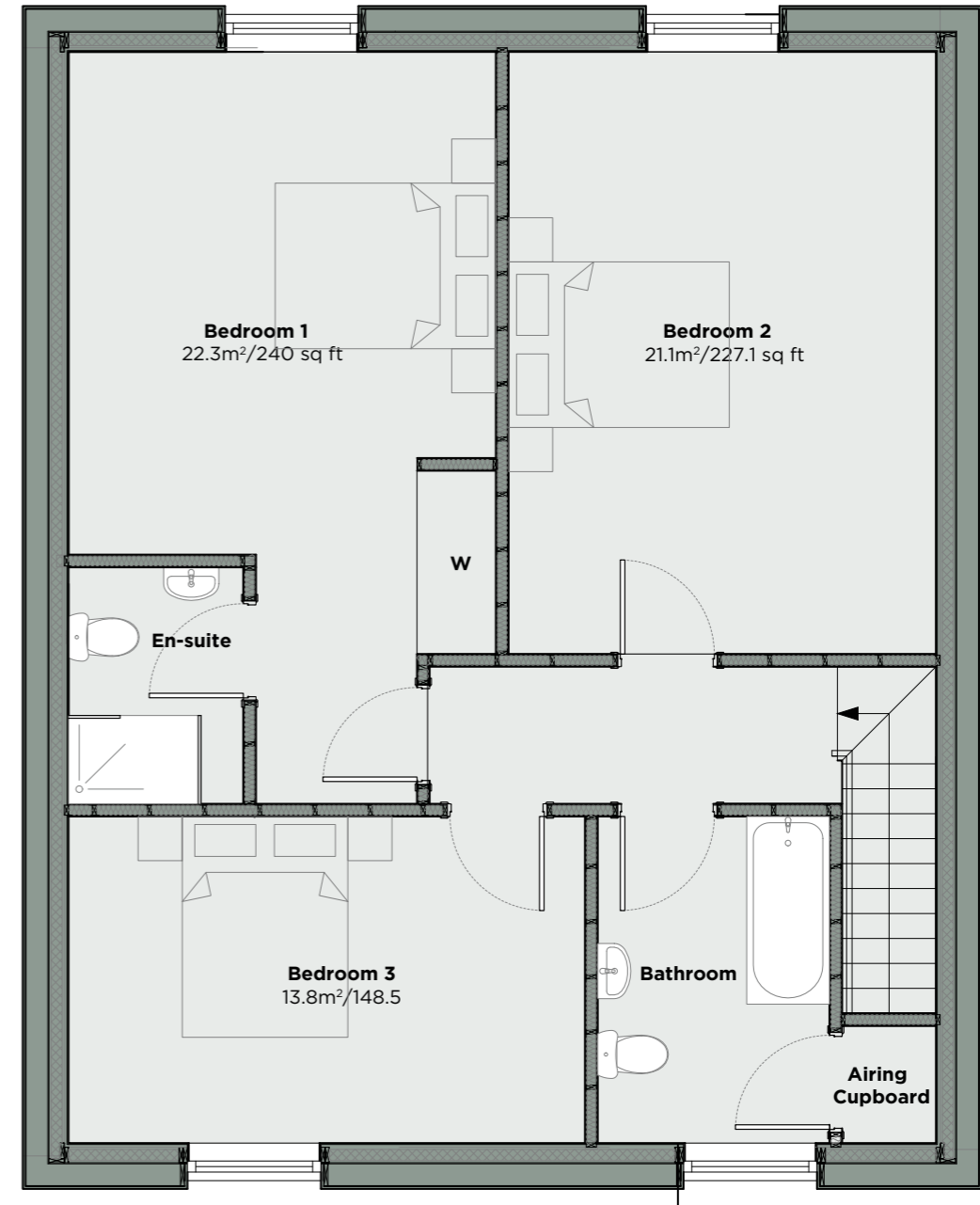
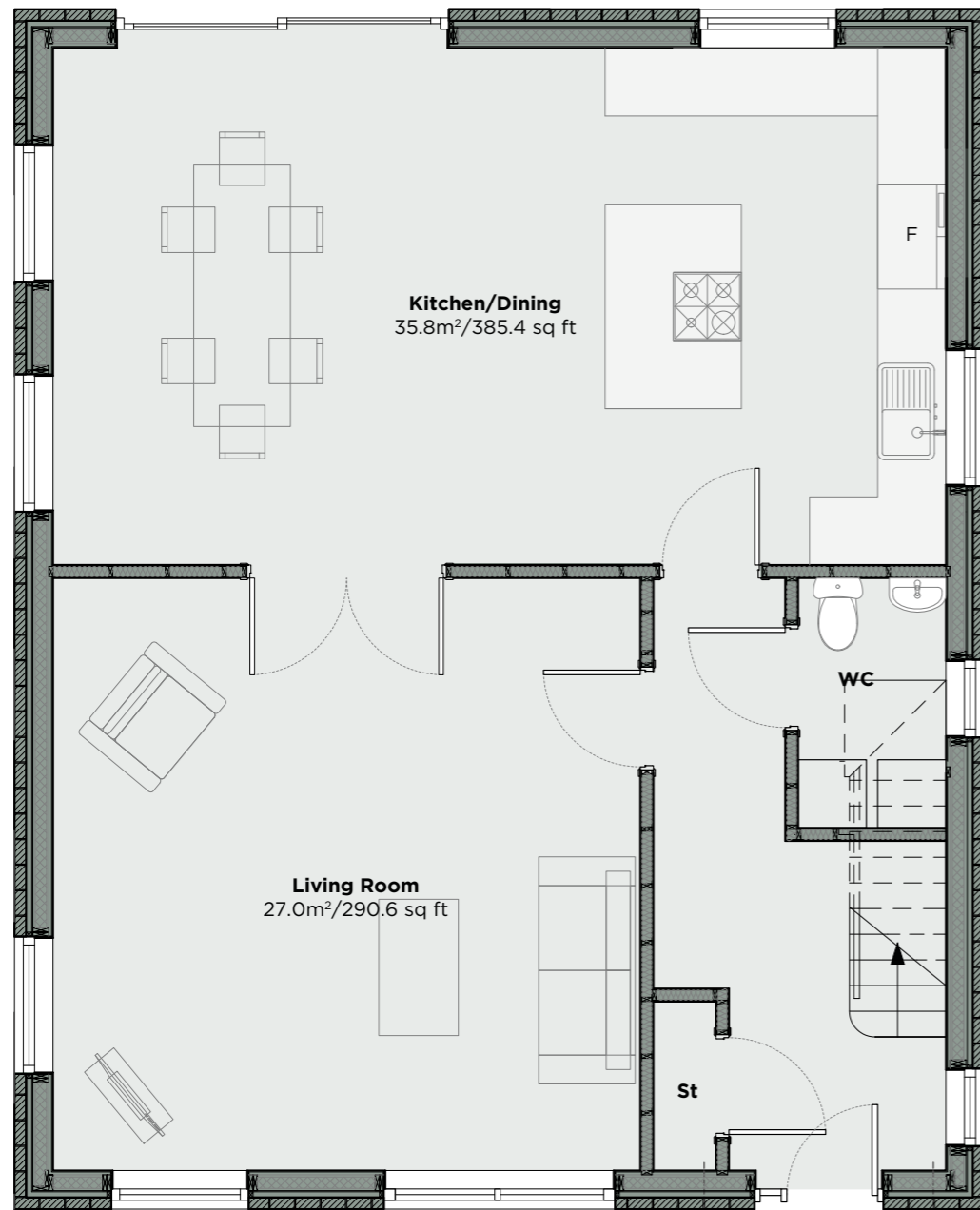
THE BARN, ONE FARM COURT – 88M²/948 SQ FT

AN EXCITING OPPORTUNITY TO PURCHASE A COMPLETELY RENOVATED SINGLE STOREY BARN CONVERSION. OFFERED WITH TWO GENEROUS EN-SUITE BEDROOMS, THIS CHARMING AND UNIQUE PROPERTY WILL ENJOY A BEAUTIFULLY APPOINTED OPEN-PLAN LIVING SPACE WITH SLIDING DOORS OPENING INTO THE SOUTH WEST FACING GARDEN. IN ADDITION, PLOT 5 WILL ALSO HAVE A CLOAKROOM AND HALLWAY STORAGE CUPBOARD. THE PROPERTY WILL ALSO BENEFIT FROM A MANAGEABLE GARDEN, PRIVATE DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES AND A CAR CHARGING POINT.



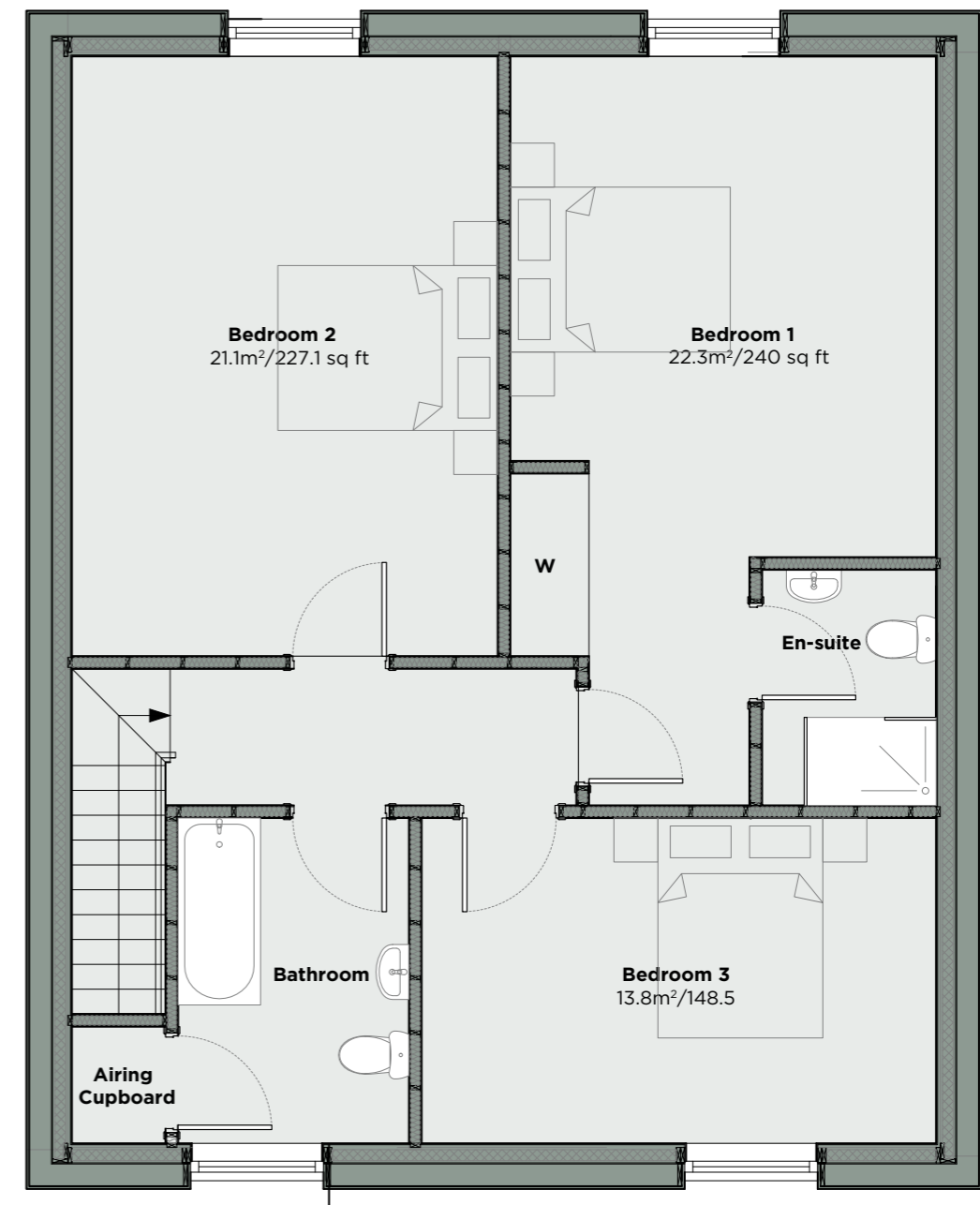
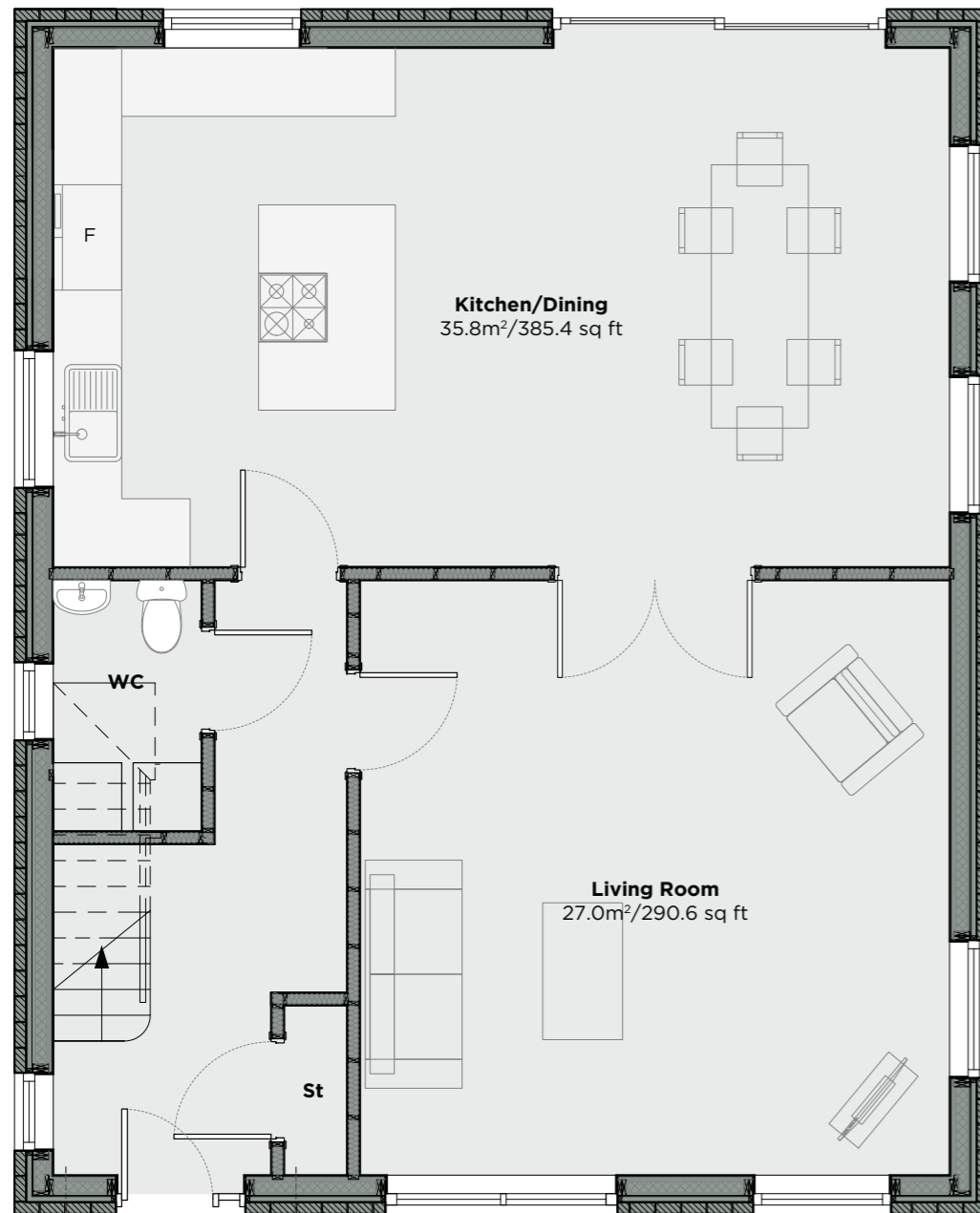
TWO FARM COURT – 120M²/1,290 SQ FT

A BEAUTIFULLY DESIGNED DETACHED HOUSE OFFERING THREE BEDROOMS AND LIGHT AND SPACIOUS ACCOMMODATION MEASURING 1,290SQ.FT. THE GROUND FLOOR COMPRISES A BEAUTIFULLY PROPORTIONED OPEN-PLAN KITCHEN/DINING ROOM WITH SLIDING DOORS OPENING INTO THE GARDEN, WHILST ACROSS THE RECEPTION HALL THAT OFFERS A CLOAKROOM, IS A FORMAL SITTING ROOM WITH TRIPLE ASPECT. THE FIRST FLOOR PLAYS HOST TO THREE DOUBLE BEDROOMS INCLUDING A PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM, WHILST THE REMAINING TWO BEDROOMS SHARE A CONTEMPORARY BATHROOM WITH VELUX WINDOW.



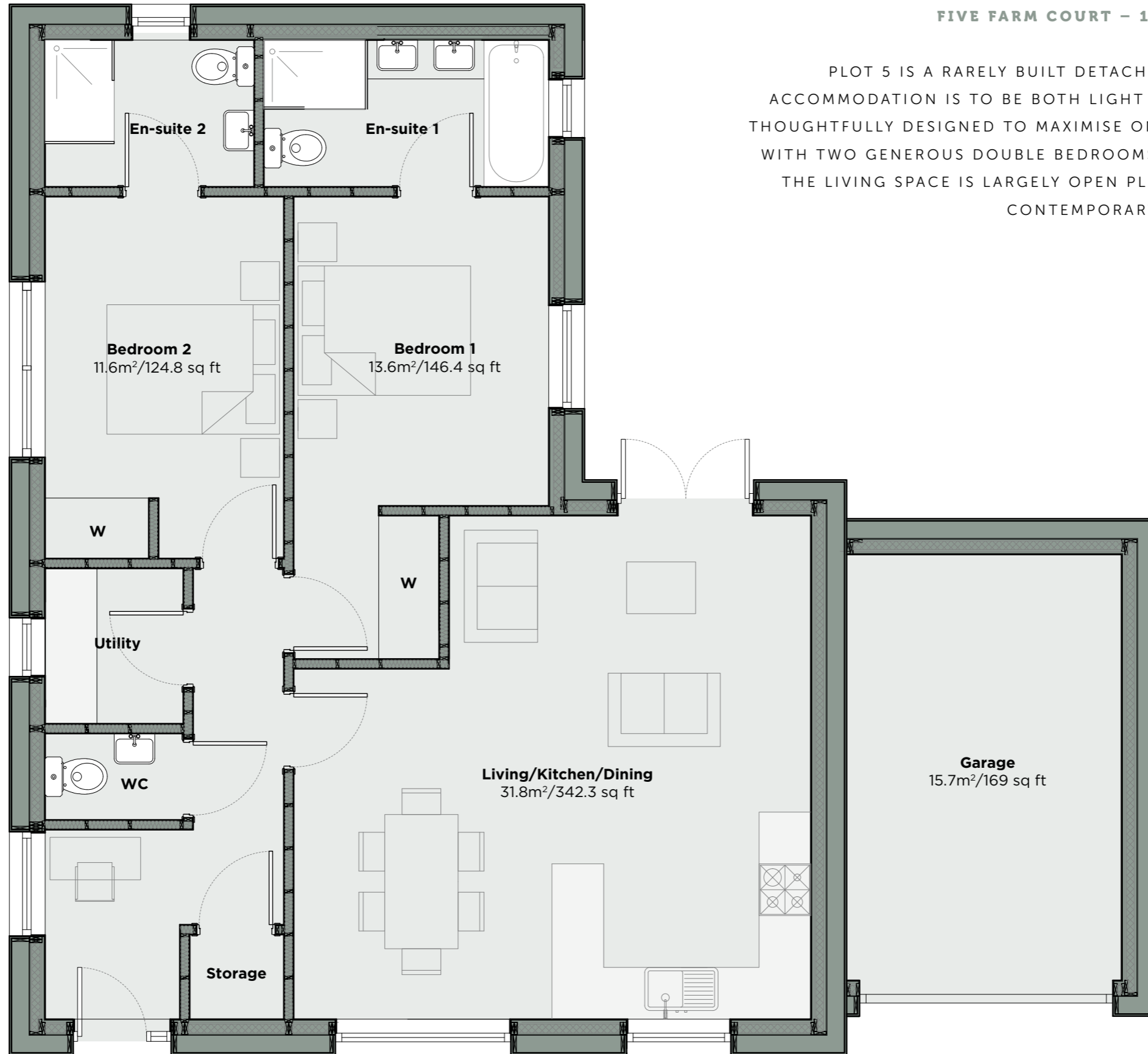
THREE FARM COURT – 155.4M²/1,673 SQ FT

LOCATED IN A PARTICULARLY PRIVATE POSITION AT THE END OF THE DEVELOPMENT, PLOTS 2 & 3 ARE THE LARGEST HOMES AVAILABLE AT FARM COURT. THEY WILL MEASURE 1,673SQ.FT. AND OFFER THREE WELL-PROPORTIONED DOUBLE BEDROOMS INCLUDING A PRINCIPLE SUITE COMPLETE WITH AN EN-SUITE SHOWER ROOM AND SEPARATE BATHROOM SERVICING THE REMAINING TWO BEDROOMS. THE GROUND FLOOR LIVING ACCOMMODATION IS LARGELY LAID OUT AS ONE OPEN PLAN LIVING AREA COMPLETE WITH A CONTEMPORARY KITCHEN, DINING AREA WITH BI-FOLDING DOORS INTO THE GARDENS AND A LIVING ROOM ACCESSED VIA ROOM DIVIDER DOORS.



FOUR FARM COURT – 155.4M²/1,673 SQ FT

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FIVE FARM COURT – 120M²/1,095 SQ FT

PLOT 5 IS A RARELY BUILT DETACHED BUNGALOW. THE INTERNAL ACCOMMODATION IS TO BE BOTH LIGHT AND SPACIOUS, WHILST ALSO BEING THOUGHTFULLY DESIGNED TO MAXIMISE ONGOING PRACTICALITY. CONSTRUCTED WITH TWO GENEROUS DOUBLE BEDROOMS AND A CONTEMPORARY BATHROOM, THE LIVING SPACE IS LARGELY OPEN PLAN AND WILL BE COMPLETE WITH A CONTEMPORARY KITCHEN.







SUSTAINABLE LIVING

EACH PROPERTY AT FARM COURT IS EQUIPPED WITH:



Mitsubishi ecodan R32 Air Source Heat Pumps, providing an energy efficient, gas free alternative to heat your home and hot water



EV Charging Point to each home



Under Floor Heating, evenly distributes warmth throughout the ground floor



Double glazed windows and a minimum of 600mm loft insulation, reduces your bills and maximises heat retention



Solar Panels and battery Storage: Circa 3kW solar panels per plot, with a 3.7kW hybrid inverter and SolaX 5.8kW battery storage



Kitchens made by Häcker, a certified climate-neutral company





COUNTY TO COUNTY
Property Group

FARM COURT
CHURCH ROAD
SWINDON VILLAGE
CHELTENHAM
GL51 9RB

[what3words///prove.suffice.pinks](https://www.what3words.com/prove.suffice.pinks)

FOR ALL ENQUIRIES PLEASE
CALL CHARLES LEAR ON
01242 222722



FULL PROPERTY SPECIFICATIONS WILL BE AVAILABLE AS THE BUILD PROGRESSES.
SPECIFICATIONS ARE SUBJECT TO CHANGE. E&OE. ISSUED 06/23.