



Steepleton



WELCOME TO Steepleton

Contemporary, later living apartments
in one of the Cotswold's finest towns.

Situated on the outskirts of the charming
market town of Tetbury, Steepleton
offers a stylish collection of one and two
bedroom apartments, including duplexes.
Steepleton has been created with you
in mind offering modern homes and a
welcoming community designed for you,
your lifestyle and your future.

With Tetbury, a thriving town rich in
history bustling with independent
eateries and boutique shops and the
rolling Cotswold hills on your doorstep,
you'll find everything you need within
easy reach.

Bursting with rural delights and cultural
pleasures, we invite you to explore
the lifestyle and apartments on offer
at this wonderful location.

WELCOME TO TETBURY

YOUR PLACE TO BE

A countryside stroll and a light bite to eat

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Set in an Area of Outstanding Natural Beauty, amongst some of the county's finest countryside, Tetbury offers all the advantages of small town living in the heart of the charming Cotswolds.

The thriving market town of Tetbury is home to a range of independent shops and businesses. On Church Street you'll find a florist, Hobbs House Bakery, as well as local favourite The Yellow-Lighted Bookshop, which regularly hosts book events and author readings in store.



Tetbury celebrates some of the best local produce in the country. The town is host to many restaurants, cafés and pubs, not forgetting Steepleton's own on-site restaurant. Take a trip to Tetbury Goods Shed Art Centre which regularly hosts music, dance, cinema events and even has a café in an old train carriage.



The grade I listed Market House is the heart of Tetbury. You can find all you need at the popular Tetbury markets which offer a range of treats including vegetables, pies, fish, plants, bric-a-brac, old books and jewellery.

Tetbury also takes care of all essential amenities with a post office, GP surgery and pharmacies all within easy reach of Steepleton.

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Tetbury is a lovely town; there are many extremely interesting and beautiful places to visit further afield and an exceptional setting to return to at Steepleton.

Alan and Jackie Bratchell,
Steepleton homeowners.





THE COTSWOLDS

Severn Vale from The Cotswold Way



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WELCOME TO THE neighbourhood

Tetbury is perfect for exploring the Cotswolds, an area of rich and varied history and unblemished countryside.

There are thousands of miles of public footpaths through the open 'wold' countryside and hundreds of walking trails, including the 102-mile-long Cotswold Way that passes through areas of breathtaking natural beauty, picturesque villages and unspoilt countryside.

Castle Combe, regularly seen as a backdrop in films, and Bibury, once described by William Morris as 'the most beautiful village in England' are just 30 minutes away.



View of Castle Combe, a village and civil parish in Wiltshire



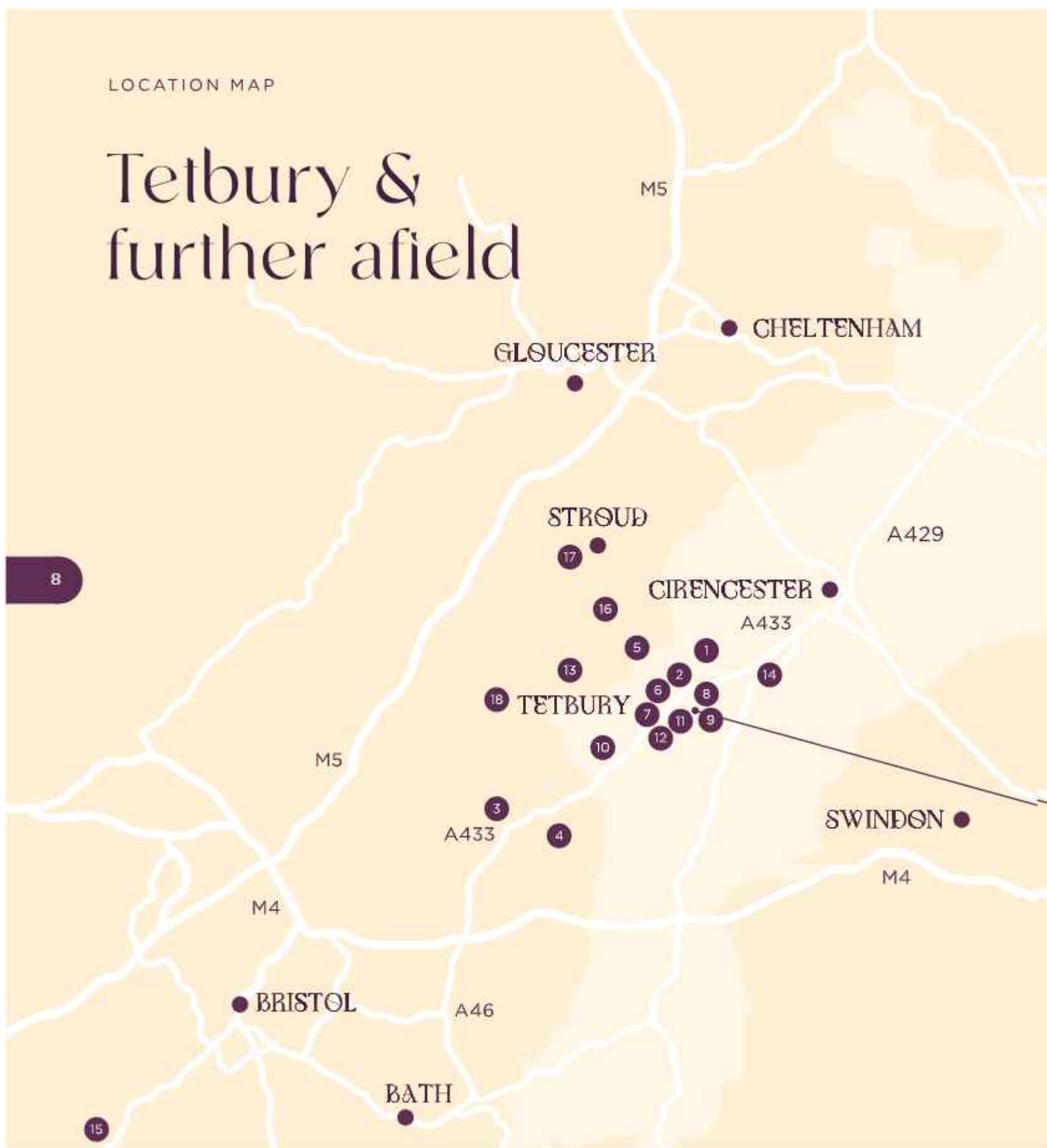
The Cotswolds have some of the prettiest towns and villages in England. Nearby Cirencester, often referred to as the capital of the Cotswolds, is just a 15-minute drive away.

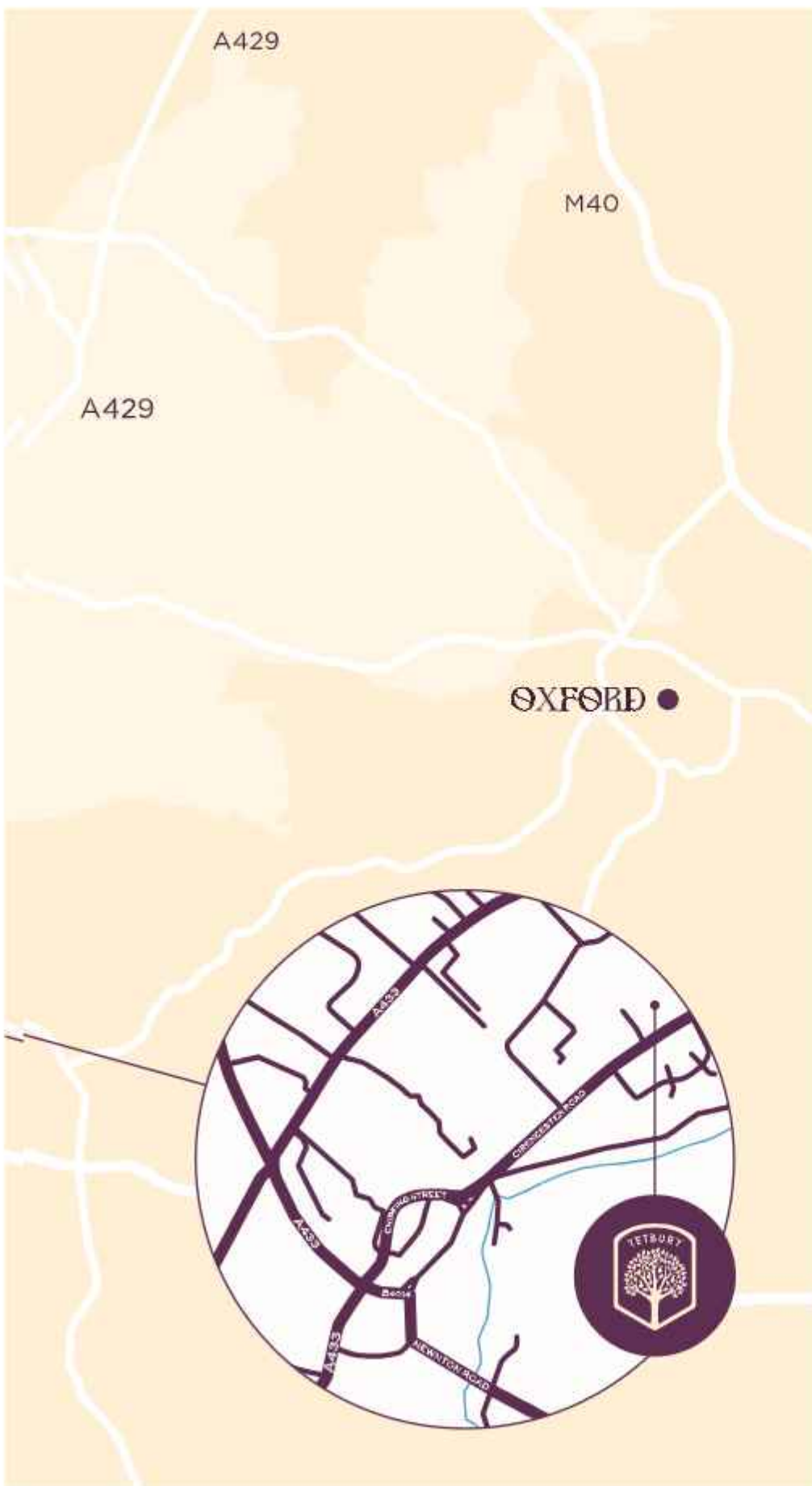
Stroud and its famous farmers market is also just a short drive away in the heart of the stunning Stroud Valleys and surrounded by its breathtaking National Trust commons.

For trips further afield, Cheltenham offers a great day of shopping or a trip to the theatre, whilst the nearby Kemble train station provides convenient links to Bristol and Bath in under an hour, or London in less than an hour and a half.

LOCATION MAP

Tetbury & further afield





- 1 Supermarket
- 2 Tetbury Market House
- 3 Westonbirt Arboretum
- 4 Westonbirt Sports Centre
- 5 Tetbury Tennis Club
- 6 Cafe 53
- 7 Garden Room Restaurant at The Close
- 8 The Royal Oak
- 9 Tetbury Goods Shed Art Centre
- 10 Highgrove House
- 11 The Snooty Fox
- 12 Hobbs House Bakery
- 13 Calcot Manor
- 14 Kemble Train Station
- 15 Bristol Airport
- 16 Minchinhampton Golf Club
- 17 Stroud Farmers Market
- 18 Nailsworth





DESIGNED for you. BUILT for you. WAITING for you.

Steepleton is an imaginatively planned community designed in sympathy with the local area.

The timeless one and two bedroom apartments are spread across six buildings connected by garden walkways to bring a village feel. Created for those looking to downsize, Steepleton offers modern homes and a welcoming community designed for you, your lifestyle and your future.

The apartments have been thoughtfully created to complement your lifestyle and offer low maintenance living to free up more of your time to do what matters most – whether that's time with family, enjoying the outstanding amenities on-site or taking advantage of beautiful locations close by.

MODERN INTERIORS

Style & comfort

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Open-plan living areas feature engineered oak flooring with underfloor heating and take full advantage of the generous amount of natural light from the large windows. Sliding doors lead out to a private balcony or terrace.

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Modern, well equipped kitchens are designed to be loved for years to come.

Created to maximise storage, with fully integrated appliances and large worktops, making food preparation a real pleasure.



MODERN INTERIORS

Your own sanctuary



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The bedrooms at Steepleton are tranquil havens, allowing you to retreat to a serene sanctuary each night.

The light and airy master bedrooms boast large windows that make the most of the natural light and are fitted with built-in wardrobes to maximise space and storage.

Offering unique flexibility, many of the two-bedroom apartments feature sliding doors that connect to the main space, affording the opportunity to create a work space, hobby area or even another bedroom.

Sleek and modern, the bathrooms feature elegantly tiled walls and a spacious walk-in shower or large bathtub, with heated towel rails and stylish mirrored bathroom cabinets.



MODERN INTERIORS

Duplex living

The spacious duplex apartments at Steepleton offer modern living with a familiar two-storey layout. Typically, our dual-level apartments comprise generous open-plan living rooms with an adjoining kitchen, perfect for entertaining friends and family.

Upstairs, you'll find the master bedroom with built-in wardrobes and a separate bathroom. Second bedrooms offer flexible space to suit your lifestyle, whether a guest bedroom, an office, hobby room or additional living space.

With a variety of layouts and aspects to choose from, the beautifully appointed two bedroom dual-level apartments provide generous accommodation with over 1,000 sq ft to enjoy.





MEET THE COMMUNITY

Hear from homeowners at Steepleton

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We are right in the heart of the lovely Cotswolds and the development offers us the independent living characteristics that are important.

Alan & Jackie Bratchell,
Steepleton homeowners



We had already downsized once from our family home of 25 years, a large four bedroom Edwardian House in about four acres, to a new build home on a small development with a walled garden and shared parkland of about seven acres, but we wanted somewhere more manageable still. Jackie and I looked around for about two years looking at six different locations and five developers.

Alan & Jackie Bratchell,
Steepleton homeowners

We had a list of criteria that we were looking for and we found every one of them at Pegasus' Steepleton development.

We were looking for somewhere warm and welcoming, calm and relaxing and Steepleton is all those things and is perfect for how we want to live at our stage in life. We have enjoyed living here and exploring the area extensively.



“

I use the second bedroom as my study, which adequately takes my desk, book shelves along one wall, a second desk for typing.

Harold Porter, Steepleton homeowner



The stylish and ambient communal lounge offers somewhere to socialise or host events for the Steepleton community.





AMENITIES

Made for living

Beyond the sanctuary of your own home is a range of exceptional on-site amenities that are ideal for bringing people together to enjoy the like-minded community at Steepleton.

For quieter moments, sink into a comfy armchair beside the roaring fire to enjoy a good book or glass of wine at the end of the day.

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Communal lounge

AMENITIES

The Kitchen

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On-site restaurant, The Kitchen

In the same way that The Kitchen is often the heart of the home, the restaurant is a focal point at Steepleton.

Featuring an open-plan dining space and an artisan coffee bar, it is a welcoming space to meet with neighbours, friends and family to enjoy a freshly cooked meal prepared by our on-site chef.

A flight of stairs leads up from the restaurant to a private dining room, a space you can book if you wish to entertain a larger group.

For a fresh morning pastry and coffee, or warming lunchtime soup, the on-site deli is the perfect spot.



AMENITIES

Relax & revitalise

After an invigorating swim in the outdoor swimming pond, wrap up in a warm towel and relax on one of the heated loungers. If a dip indoors is more your style, the Nordic spa pool is the perfect spot and enjoys views across the outdoor pond.

You can also take time to recharge and unwind in the sauna or steam room before enjoying a massage.

In the wellness centre, you will also find a gym with specialist state-of-the-art Keiser equipment. The gym and stretch studio is suitable for a wide range of fitness levels and allows you to maintain a healthy and active lifestyle.

For those who call
Steepleton home, wellness
becomes a way of life, not
just an occasional treat.





All the difference

Arrive home to a warm welcome from the on-site team who are based at Steepleton 7 days a week to ensure the smooth running of the buildings and amenities.

We know that good service goes far beyond keeping the place running. Our team pours all their energy into the community, handle day-to-day tasks and bring people together for social events.

We understand that it's the little things that make a difference, so we get to know you well enough to know how you take your coffee in the morning and which restaurants or exhibitions you might be interested in,



Discover the benefits



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Our friendly and approachable team is on hand to help and pour all their energy into the community.



- Apartments are available to buy or rent.
- Be part of a like-minded community.
- Guest suite available for family and friends.
- Pets are welcome to join you in your new home.
- Receive a financial contribution towards your solicitor fees.
- Benefit from no exit fees on your Pegasus home.

Our Pegasus promise

We at Pegasus are responsible for taking care of all the external building maintenance, building's insurance and communal utility bills. We also ensure all the shared areas are meticulously cleaned and maintained.



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The Property Management team makes regular visits and conducts annual service charge meetings, all with complete transparency.

We strive to deliver the highest standard of service to owners and rental members and believe passionately that transparency is fundamental to maintaining peace of mind.

DEVELOPMENT PLAN

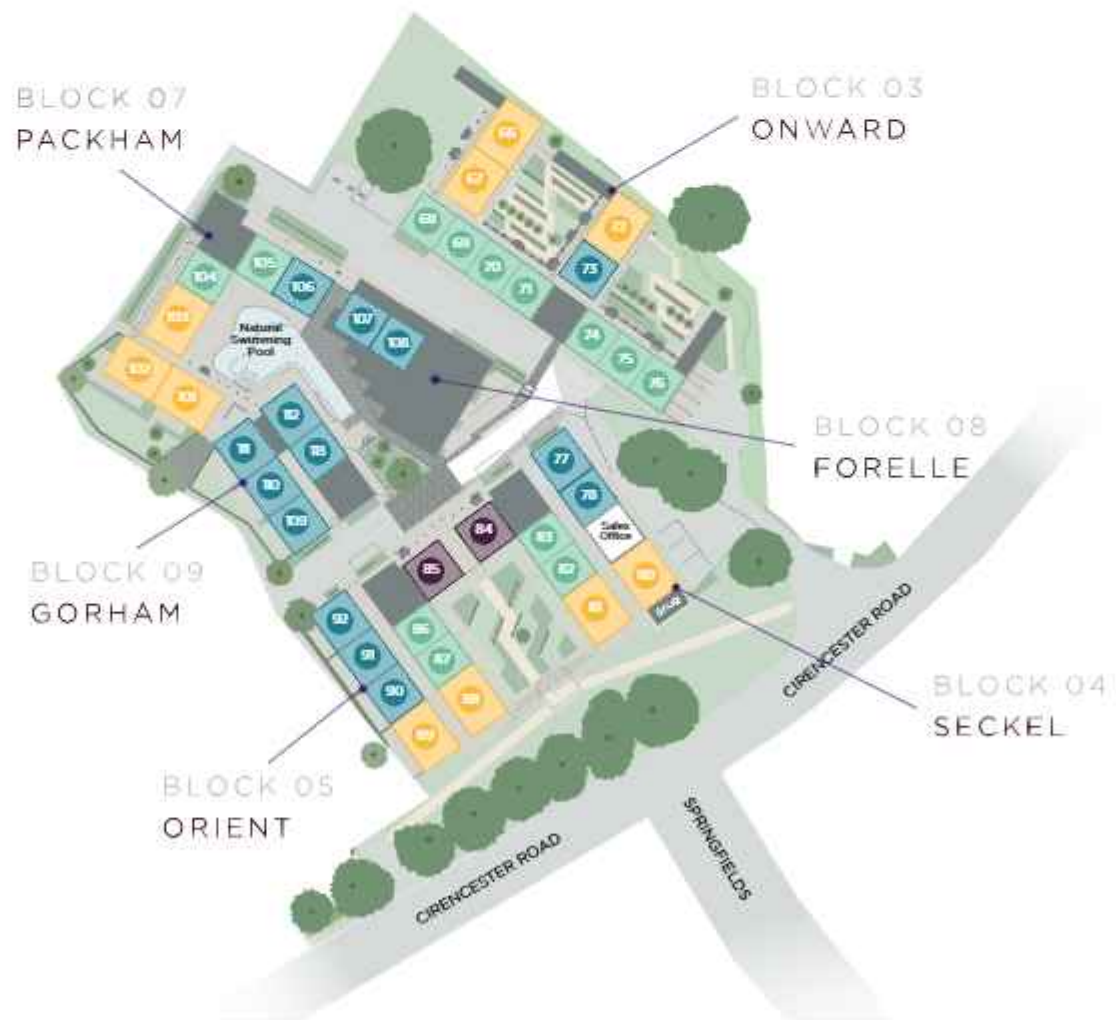
Ground floor

- Communal Areas
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + Study



First floor

- Communal Areas
- 1 Bedroom
- 2 Bedroom
- 2 Bedroom + Study
- 2 Bedroom Duplex

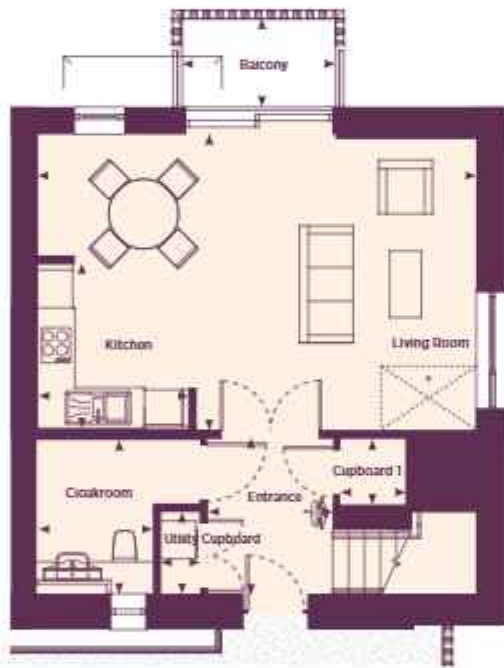


TYPICAL FLOORPLANS

APARTMENT 68

Two bedroom duplex apartment

LOWER FLOOR



UPPER FLOOR



Area: 1124.8 sq.ft - 104.5 sq.m

Kitchen

7ft 9in x 15ft 3in

Living Room

14ft 5in x 15ft 3in

Entrance

6ft 6in x 8ft

Cloakroom

5ft 12in x 7ft 12in

Cupboard 1

3ft 4in x 3ft 5in

Service Cupboard

2ft x 4ft 3in

Bedroom 1

11ft 1in x 15ft 4in

Bedroom 2

11ft 3in x 15ft 4in

Landing

7ft 4in x 10ft 3in

Bathroom

7ft 2in x 8ft

Cupboard 2

1ft 12in x 4ft 3in

Balcony

4ft 7in x 7ft 11in

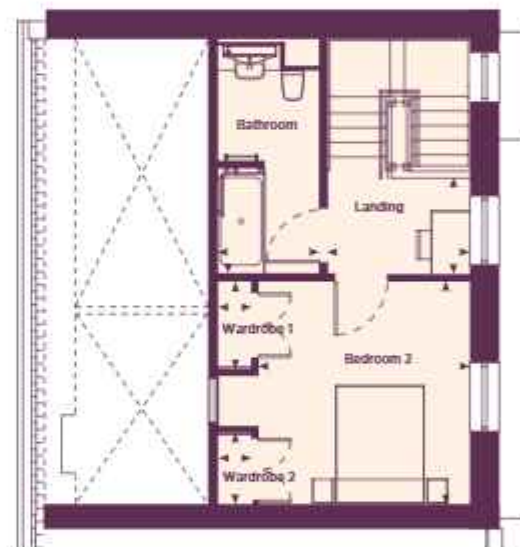
APARTMENT 73

Two bedroom duplex apartment

LOWER FLOOR



UPPER FLOOR



33

Area: 1032.3 sq.ft - 95.9 sq.m

Kitchen

7ft 12in x 10ft 9in

Living Room

10ft 6in x 15ft 5in

Entrance

5ft 1in x 8ft 5in

Corridor

3ft 10in x 7ft 5in

Bedroom 2

9ft 2in x 14ft 12in

Wet Room

5ft 9in x 6ft 6in

Cupboard 1

3ft 4in x 3ft 5in

Service Cupboard 1

1ft 12in x 2ft 10in

Service Cupboard 2

1ft 12in x 4ft 10in

Bedroom 1

12ft 6in x 11ft 11in

Study

2ft 4in x 2ft 10in

Landing

7ft 12in x 5ft 5in

Bathroom

5ft 8in x 12ft 10in

Cupboard 2

1ft 11in x 4ft 11in

Cupboard 3

1ft 11in x 3ft 12in

Private Terrace

4ft 7in x 7ft 11in

*Provisional stair lift placement.

TYPICAL FLOORPLANS

APARTMENT 90

Two bedroom duplex apartment

LOWER FLOOR



UPPER FLOOR



Area: 1032.3 sq.ft - 95.9 sq.m

Kitchen

8ft x 11ft 2in

Living Room

10ft 11in x 15ft 3in

Entrance

8ft 6in x 5ft 1in

Corridor

3ft 10in x 7ft 6in

Cloakroom

5ft 9in x 6ft 7in

Cupboard 1

3ft 5in x 3ft 4in

Service Cupboard 1

1ft 12in x 4ft 10in

Service Cupboard 2

1ft 12in x 2ft 10in

Bedroom 1

12ft 8in x 11ft 11in

Bedroom 2

9ft 1in x 14ft 9in

Landing

5ft 5in x 8ft

Bathroom

5ft 8in x 4ft 2in

Cupboard 2

1ft 11in x 4ft 2in

Cupboard 3

1ft 11in x 4ft 11in

Study

2ft 4in x 2ft 10in

Balcony

4ft 7in x 7ft 11in

*Provisional lift placement.

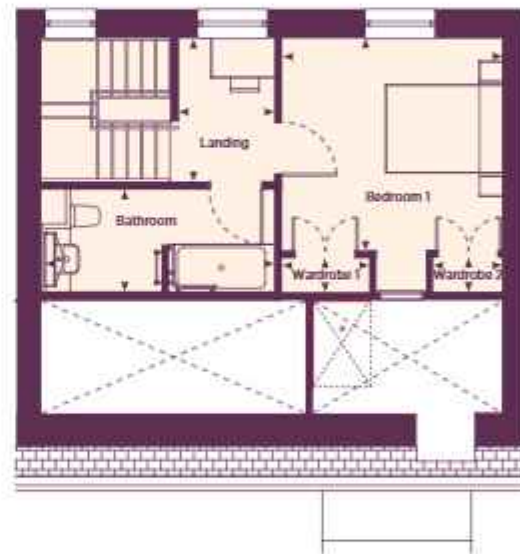
APARTMENT 78

Two bedroom duplex apartment

LOWER FLOOR



UPPER FLOOR



35

Area: 1124.8 sq.ft - 104.5 sq.m

Kitchen

10ft 7in x 8ft

Living Room

10ft 6in x 15ft 4in

Entrance

8ft x 5ft 1in

Corridor

3ft 10in x 7ft 5in

Cloakroom

6ft 7in x 5ft 9in

Cupboard 1

3ft 5in x 3ft 4in

Service Cupboard 1

4ft 10in x 1ft 12in

Service Cupboard 2

2ft 10in x 1ft 12in

Bedroom 1

12ft 5in x 11ft 11in

Bedroom 2

14ft 10in x 9ft 1in

Landing

5ft 5in x 8ft

Bathroom

5ft 8in x 12ft 10in

Cupboard 2

4ft 11in x 1ft 11in

Cupboard 3

3ft 11in x 1ft 11in

Study

2ft 3in x 2ft 10in

Balcony

4ft 4in x 8ft

*Provisional lift placement, **Provisional stair lift placement.



Steepleton

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PEGASUS

Important Notice: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Pegasus reserves the right to make any changes thought necessary to the development, individual specifications or floor layouts at any time. The content of this brochure does not constitute an offer or form any contract or an inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

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