



# Hawthorn Gardens

MINSTERWORTH • GLOUCESTERSHIRE



A DEVELOPMENT OF LUXURY 4 AND 5 BEDROOM FAMILY HOMES

# Hawthorn Gardens

The village of Minsterworth is located on the A48 main road between Gloucester and Chepstow and is on the doorstep of the Royal Forest of Dean. It lies on the border of Gloucester on the north bank of the River Severn and is one of the best places to view the famous Severn Bore.

The small village of Minsterworth is claimed, by some, to be one of the longest as it stretches for several miles along the A48. The village also has a long history and was at one point owned by the rebellious Simon de Montfort 6th Earl of Leicester.

The existence of a church at Minsterworth dates back to medieval times with a list of incumbents displayed in the church going back as far as 1261. The present church of St Peter's lies between the A48 and the river and was built towards the end of the 19th century, replacing the previous building that had deteriorated. A carving in the church of three salmon caught in a fishing net depicts the salmon-fishing industry that was once a big part of the local economy - fishing for elvers remains an important activity today.

The river is at the heart of the community and Minsterworth is considered one of the best viewing points for the famous Severn Bore - an impressive tidal wave of water which works its way up the Severn Estuary over 25 miles between Awre and Gloucester - attracting hosts of spectators and extreme sports enthusiasts on a number of occasions every year.

However, if water is not your thing then there are plenty of other ways to enjoy the countryside with numerous trails available at nearby Forest of Dean to experience either on foot, by bike or on horseback. Meanwhile, more conventional entertainment and shopping options can be found in Gloucester at the ever-expanding Gloucester Quays which is less than 5 miles away.



## Travel from Hawthorn Gardens

Gloucester train station  
~ 4.3 miles

Gloucester Quays  
shopping ~ 4.4 miles

M5 (junction 11a)  
~ 8.0 miles

Newent ~ 8.8 miles

Cheltenham ~ 11.7 miles

Ross-on-Wye ~ 15.0 miles

Monmouth ~ 21.9 miles

Chepstow ~ 24.6 miles





COUNTRYSIDE  
LIVING IN THE  
HEART OF  
GLOUCESTERSHIRE







# Modern energy efficient homes

IN THE HEART OF THE COUNTRY

**These beautiful family homes at Hawthorn Gardens enjoy superb outdoor space, with bi-fold doors opening out onto the rear gardens bringing the outdoors in, and benefit from fantastic tranquil views into the surrounding gardens and mature landscape.**

Located on the A48, Hawthorn Gardens enjoys easy access east to Gloucester and west to Minsterworth just along the road with a butchers and also the Severn & Wye Smokery café, restaurant and foodstore further towards Westbury-on-Severn, while the nearest pub is the famous Severn Bore Inn – a popular spot to watch the waves of water come up the river.

There are three different housetypes available at Hawthorn Gardens each benefitting from fantastic living spaces and a high quality specification. These homes have been individually designed using the combined expertise and experience of architects,

interior designers, landscape designers and ecologists to deliver the very best in modern living. The homes here have been built using traditional methods and features that reflect the local environment in conjunction with today's standards of efficiency and luxury.

For your peace of mind, the properties also benefit from a 10-year warranty. Modern features such as smart meters and superfast broadband capability are in place as standard plus communal landscaping, street lighting, furniture and compost bins – all helping to give a community aspect to this private estate.

# SITE PLAN

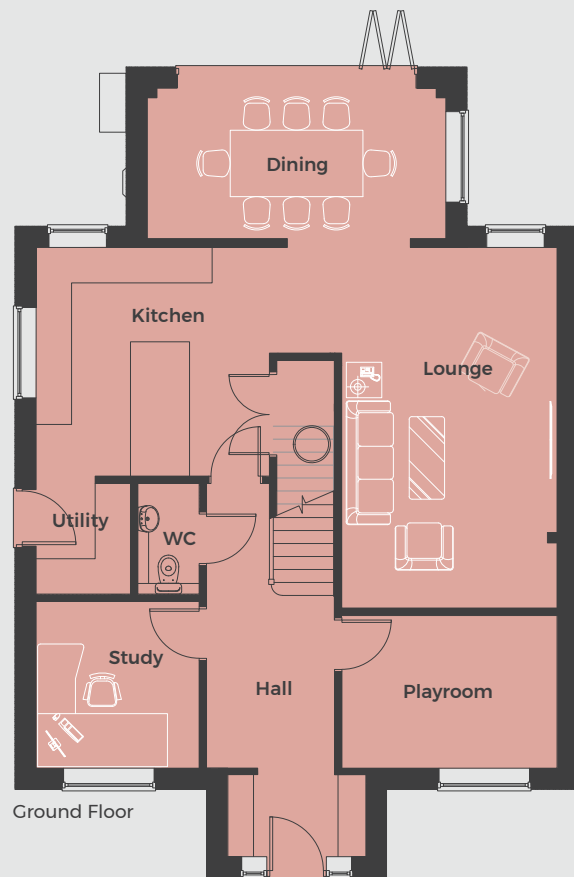
- PLOTS 1 & 3 - THE DAISY**  
5-bedroom detached home  
Separate detached garage  
and 2 parking spaces
- PLOT 2 - THE ORCHID**  
4-bedroom detached home  
Separate detached garage  
and 2 parking spaces
- PLOT 4 - THE POPPY**  
5-bedroom detached home  
Separate detached garage  
and 2 parking spaces



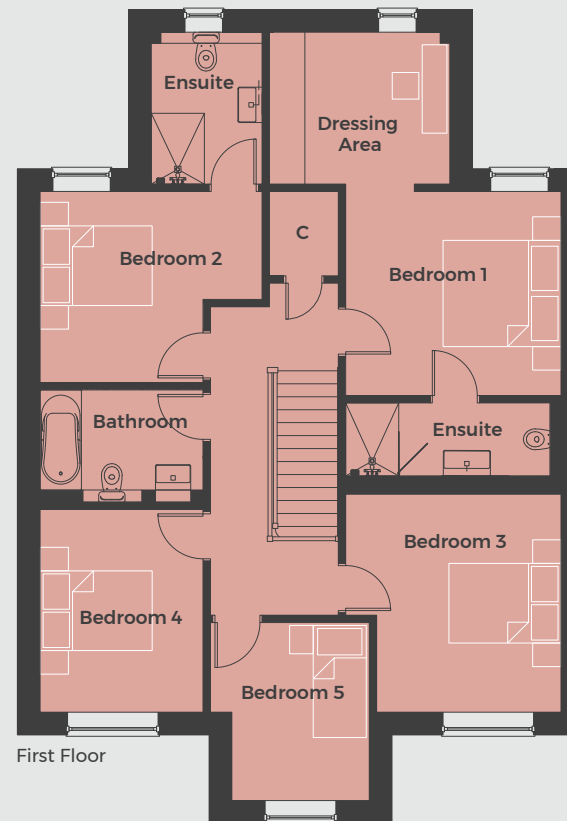
NOTE: This site plan is intended for guidance only and the accuracy of this information should not be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.

# The Daisy plots 1 & 3

Total floor area (excluding garage): **2070 sq.ft (192.3 m<sup>2</sup>)**



Ground Floor



First Floor

## Ground Floor

**Lounge**  
3.6m x 6.1m 11'10" x 20'0"

**Dining**  
5.1m x 2.5m 16'9" x 8'2"

**Kitchen**  
5.1m x 3.9m 16'9" x 12'10"

**Utility**  
1.6m x 1.9m 5'3" x 6'3"

**Study**  
2.8m x 2.8m 9'2" x 9'2"

**Playroom**  
3.6m x 2.6m 11'10" x 8'6"

## First Floor

**Bedroom 1**  
3.7m x 3.5m 12'2" x 11'6"

**Dressing Area**  
3.1m x 2.6m 10'2" x 8'6"

**Ensuite**  
3.7m x 1.4m 12'2" x 4'7"

**Bedroom 2**  
3.8m x 3.2m 12'6" x 10'6"

**Ensuite**  
1.9m x 2.6m 6'3" x 8'6"

**Bedroom 3**  
3.7m x 3.7m 12'2" x 12'2"

**Bedroom 4**  
2.8m x 3.5m 9'2" x 11'6"

**Bedroom 5**  
2.7m x 3.0m 8'10" x 9'10"

**Bathroom**  
2.8m x 1.9m 9'2" x 6'3"

Floor plans and dimensions are approximate. Room sizes should not be relied upon for floor or furniture placement. Computer generated image only. Details may vary.

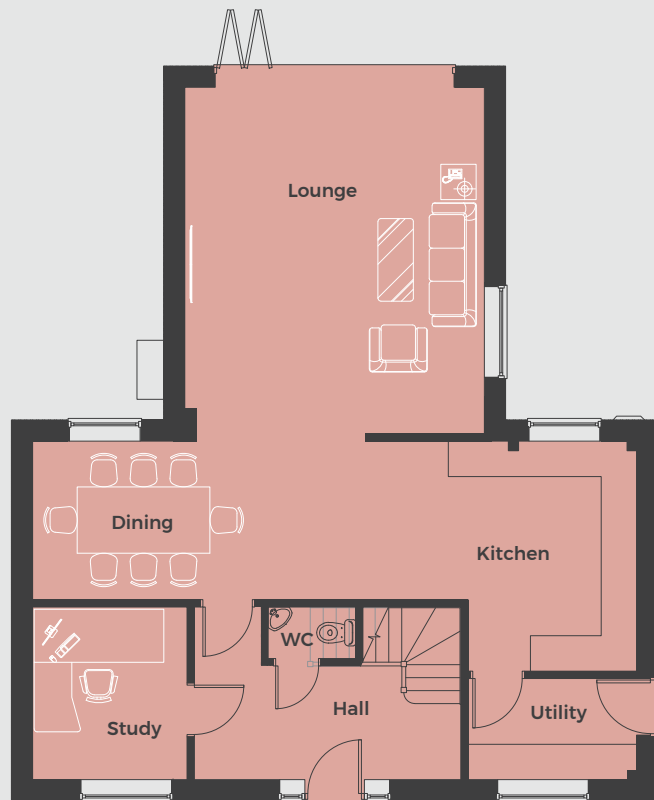




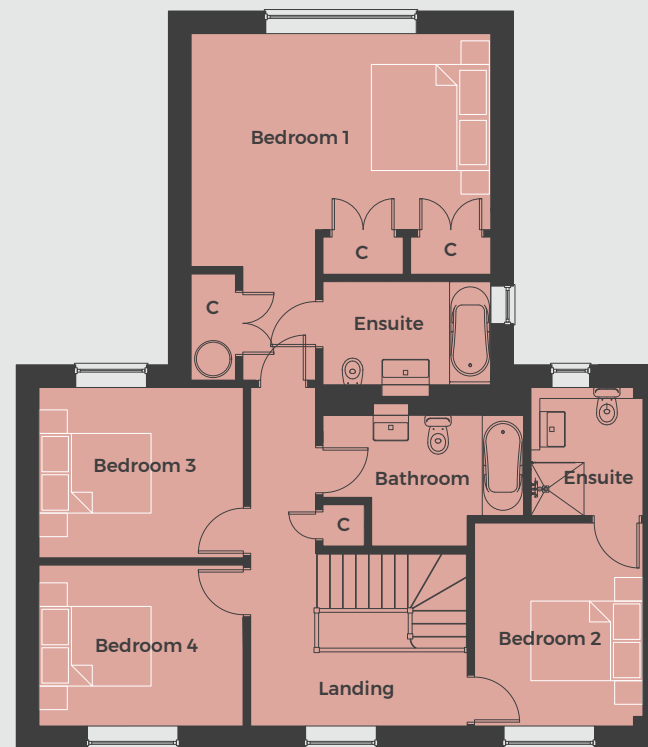


# The Orchid plot 2

Total floor area (excluding garage): **1950 sq.ft (181.2 m<sup>2</sup>)**



Ground Floor



First Floor

## Ground Floor

**Lounge**  
5.1m x 5.9m 16'9" x 19'4"

**Dining**  
5.6m x 2.7m 18'4" x 8'10"

**Kitchen**  
4.7m x 3.9m 15'5" x 12'10"

**Utility**  
2.9m x 1.7m 9'6" x 5'7"

**Study**  
2.6m x 2.9m 8'6" x 9'6"

## First Floor

**Bedroom 1**  
5.1m x 3.3m 16'9" x 10'10"

**Ensuite**  
2.9m x 2.0m 9'6" x 6'7"

**Bedroom 2**  
2.9m x 3.5m 9'6" x 11'6"

**Ensuite**  
1.9m x 2.2m 6'3" x 7'3"

**Bedroom 3**  
3.5m x 2.9m 11'6" x 9'6"

**Bedroom 4**  
3.5m x 2.8m 11'6" x 9'2"

**Bathroom**  
3.4m x 2.4m 11'2" x 7'10"

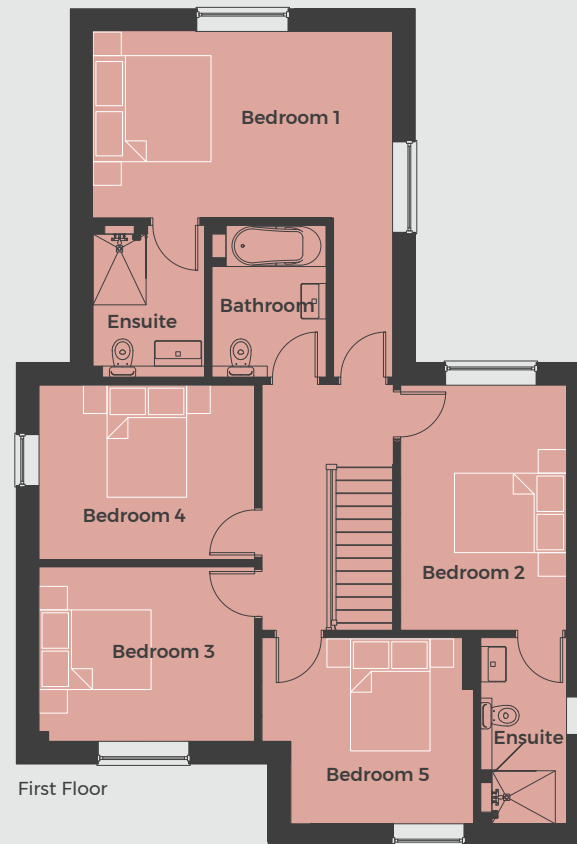
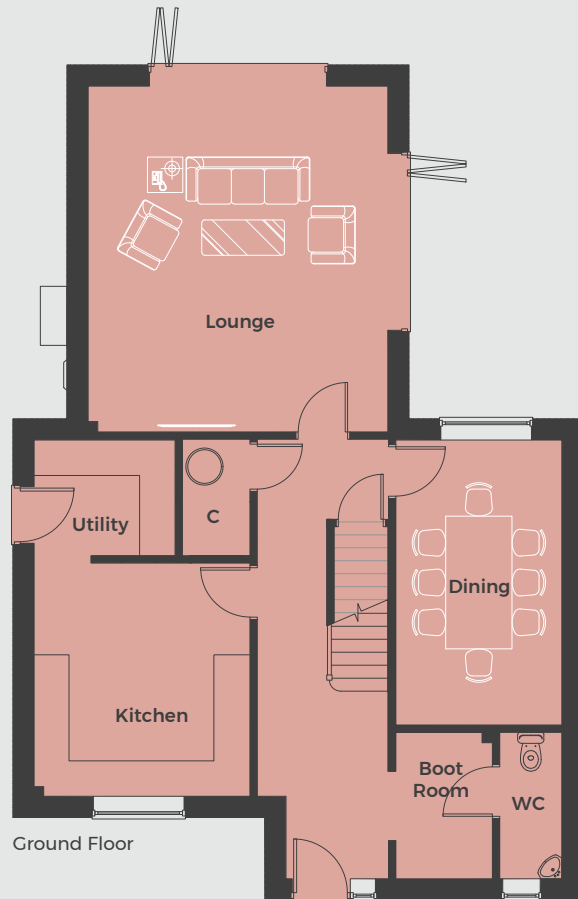
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# The Poppy plot 4

Total floor area (excluding garage): **1985 sq.ft (184.4 m<sup>2</sup>)**



## Ground Floor

**Lounge**  
5.1m x 5.9m 16'9" x 19'4"

**Dining**  
2.8m x 4.9m 9'2" x 16'1"

**Kitchen**  
3.7m x 4.0m 12'2" x 13'1"

**Utility**  
2.4m x 2.0m 7'10" x 6'7"

**Boot Room**  
1.6m x 2.5m 5'3" x 8'2"

## First Floor

**Bedroom 1**  
5.1m x 3.2m 16'9" x 10'6"

**Ensuite**  
1.9m x 2.5m 6'3" x 8'2"

**Bedroom 2**  
2.8m x 4.2m 9'2" x 13'9"

**Ensuite**  
1.4m x 3.0m 4'7" x 9'10"

**Bedroom 3**  
3.7m x 3.0m 12'2" x 9'10"

**Bedroom 4**  
3.7m x 3.0m 12'2" x 9'10"

**Bedroom 5**  
3.6m x 3.2m 11'10" x 10'6"

**Bathroom**  
1.9m x 2.6m 6'3" x 8'6"

Floor plans and dimensions are approximate. Room sizes should not be relied upon for floor or furniture placement. Computer generated image only. Details may vary.







# Beautiful modern interiors

A modern specification for charming country homes.

**Classic kitchens, neutral decor, clean lines and open internal spaces to create a light and airy environment are at the heart of these serene and tranquil family homes at Hawthorn Gardens in Minsterworth.**

## KITCHEN & UTILITY

- Bespoke designed kitchen with shaker style doors and quartz worktops
- Range of high-quality appliances (cooker, hob, dishwasher, fridge/freezer)
- Integrated Belfast sinks
- Special features include drawer inserts for easy organisation, large pan drawers and integrated bin pull-outs

## BATHROOMS & EN-SUITES

- Sanitaryware with brushed gold taps and bath fillers
- Wall hung toilet, floating sinks and towel radiators
- Spot lighting to main ceiling
- Tiling throughout

## DOORS, WINDOWS & FLOORING

- Aluminium bi-fold doors to living areas
- uPVC Agate Grey windows with double glazing
- Amtico tiles to ground floor living areas

## HEATING, LIGHTING & ELECTRICS

- Solar PV electric panels reducing electrical consumption
- Air source heat pump to power heating and hot water
- Zoned underfloor heating to ground floor and radiators to upper floors with smart controls
- LED lighting throughout
- PIR lighting to outside areas
- Antique brass sockets and switches
- Superfast broadband capability

## EXTERNAL

- Paved patio area at rear
- External power socket and tap
- Tarmac driveways and entrance road
- Low level planting and landscaping to front
- Private garages to all plots plus additional allocated parking
- Rear gardens finished with natural hedgerows to encourage wildlife habitation



NB This is an indication of anticipated specification. For further details and clarification of any item on this list please speak to the sales team/agent. RES Design & Build reserves the right to alter the specification at any time. The photographs shown within this brochure are indicative only.





*The expansive windows and bifold doors bring the beauty of nature indoors while flooding your living area with natural light. Enjoy the freedom of open floor plans, perfect for entertaining or simply enjoying family time.*

*From kitchens with high end appliances to luxurious bathrooms, these homes offer the perfect fusion of style and functionality. Thoughtful layouts and ample storage space ensure comfort and convenience for everyday living.*

**Hayley Johnson**  
**Interior Style**



# Sustainability and ecology

During the design process of the overall master plan for Hawthorn Gardens we worked closely with both Ecologists and Arboriculturalists with the aim of enhancing the already mature landscape with green spaces and habitats as well as considering the wider environmental issues.

## Outdoor space enhancement

From initial evaluation of the open space surrounding the properties it was concluded that the area was suitable for the inclusion of various natural habitats improving the biodiversity of the surroundings and enhancing the homeowners experience.

Large parts of the mature landscape surrounding the private residence has been maintained and protected throughout construction to provide screening and protection for the existing wildlife on the development.

At the rear of the properties adjoining the gardens we have enhanced the arable land working closely with landscape designers and ecologists to deliver a space that can be enjoyed. This area provides natural ecological value that improves the environment and creates a green landscaped outlook for the homeowners.

## Ecology considerations

Ecosystems can have a significant impact on mental health as exposure to natural environments has been shown to improve mental health as well as reduce stress, anxiety, and depression.

Protecting and restoring ecosystems is important not only for the environment, but also for the health and well-being of individuals and communities, which is why, as part of this development, we are incorporating native hedgerow and trees to encourage wildlife habitation.

During the design process we will always have sustainability and energy preservation at the forefront of the brief as we consider the existing environment and how our homes will impact on this.





## Energy efficiency

Our homes are supplemented with renewable energy through the use of solar PV and air source heat pumps and the incorporation of SUDS drainage systems that reduce the impact on local infrastructure. Low energy lighting and reduced water consumption are incorporated into the specification as well as the use of efficient heating systems and smart meters. Furthermore, the availability of reliable public transport links are key to the promotion of sustainable living and we do also provide EV charging points to all new homes.



**Solar PV panels**



**Air source heat pump**



**SUDS**  
(Sustainable Urban Drainage Systems)





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