



# Millfields

Cam

## Millfields

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**Linden**  
HOMES

# Welcome to Millfields

This exciting new development is in the vibrant Gloucestershire village of Cam and at the foot of the stunning Cotswold hills.

Millfields borders open countryside, with the small but pretty River Cam nearby, and the village centre is just a mile away. We've an impressive range of 3 and 4 bedroom homes, all carefully designed to suit this historic location. So if you're looking for a quality new home in a village location, your search ends here!

The A4135 runs through Cam to Dursley, about 3 miles away and onto Tetbury, 13 miles. It also links to the A38, the old route for Bristol, 25 miles away, and Gloucester, 13 miles away. From the A38 it's less than five miles to the M5 Junction 13 for Cheltenham and the Midlands, or south to Bristol, the West Country, and the M4 for London and Wales. From Box Road you can also reach Stroud, 8 miles. Cam and Dursley Railway Station is only a five minute walk from Millfields and runs trains to Bristol, Bath, Gloucester, Cheltenham and Worcester. For overseas travel Bristol Airport is about 36 miles away.

There are plenty of pubs, restaurants and cafes in the area and the beautiful Cotswold Way is only a mile away offering stunning walks and magnificent views from Cam Peak, Cam Long Down and Coaley Peak. For sports

fans the 16-acre Jubilee Fields and pavilion is home to a football club and there's an outdoor gym, skate park, climbing wall and play equipment. For swimming, fitness and gym workouts visit The Pulse at Dursley and catch the latest blockbusters at the Vue Cinema in Stroud. Cam's own Rackleaze Wetlands Area is a haven for wildlife and for bird-lovers the Wildfowl and Wetlands Trust at Slimbridge is less than four miles away. Children will love the Cattle Country Adventure Park at Berkeley and the ancient Berkeley Castle and Butterfly House.

Cam has a variety of local shops including a chemist, a post office, an independent hardware store, florist, a petrol station, plus a butcher's and a large superstore. For further choice the market town of Dursley has everything from an optician and a bakery, to a dry cleaner's, a pet shop and a bike store. There's also a variety of supermarkets. Dursley holds regular Farmer's and craft market in its historic market place. For a shopping centre experience, visit Gloucester Quays Outlet only 13 miles away which offers dozens of designer and High Street names, or head south to Cribb's Causeway, 21 miles with more than 150 shops in The Mall and Retail Park.



# Millfields

## Cam

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

### 4 bedroom home

- The Knightley
- The Pembroke
- The Leverton
- The Mylne

### 3 bedroom home

- The Becket
- The Elmslie

### Affordable housing

- Affordable housing
- v** visitor space    **bcp** bin collection point
- ss** substation



# Millfields

## Cam

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# The Becket

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## 3 bedroom home

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### About this home

A classic double-fronted home, the Becket has a traditional exterior while its layout is ideally suited to 21st century family life.

Downstairs you'll find a large living room and an open plan kitchen and dining room. Both offer plenty of space for family life and are great for entertaining.

The large kitchen / dining room provides direct access into the garden through a set of French doors, creating seamlessness between inside and out, and filling the home with light, colour and fresh air. The dual-aspect living room is an elegant, soothing, space to relax and unwind.

Also on the ground floor is a convenient cloakroom, and utility room conveniently located at the rear of the home, next to the kitchen.

Move on up the staircase to the first floor, and you'll find three generously-sized, bright bedrooms. The master bedroom has access to its own en suite and there's also a sparkling new family bathroom - the perfect space in which to unwind at the end of the day. Each of the rooms is thoughtfully proportioned and located around a central landing.

Bright, flexible, and with ample storage, this is the ultimately sociable home and one which is ideally suited to family life.

### Key features

- Double-fronted
- Spacious, dual aspect living room
- Open plan kitchen / dining room with access to the garden through French doors
- Utility room with rear access
- Three double bedrooms
- Large entrance hallway
- Spacious landing
- En suite to bedroom one
- Garage / 2 parking spaces



# The Becket

## Ground floor

### Kitchen / dining area

5.59m x 2.94m 18'4" x 9'8"

### Living room

3.33m x 5.59m 10'11" x 18'4"

## First floor

### Bedroom 1

3.48m x 3.39m 11'5" x 11'1"

### Bedroom 2

3.34m x 2.94m 10'11" x 9'8"

### Bedroom 3

2.99m x 2.54m 9'10" x 8'4"

## Ground floor



## First floor



# The Elmslie

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## 3 bedroom home

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### About this home

The Elmslie – a lovely bright three-bedroom house, a place you'll be delighted to call home.

Welcome to The Elmslie, a charming 3-bedroom home. A place to live in, to grow a family in and to make years of happy memories in. Behind its warm and welcoming façade you'll find a spacious, well-appointed interior — with an open-plan kitchen-diner, a downstairs cloakroom, and a hallway that leads to an impressively sized rear living room. Glazed French doors lead out from the living room to a garden, drawing summer sunshine or soft winter light into the house. The ground floor also features a convenient storage cupboard — big enough to stow away all your daily clutter.

Moving upstairs, you'll find three bedrooms, a family bathroom and a landing with access to the loft. The master bedroom also features its own en suite shower room. This is a true family home, in every sense — well located, warm in character, generous in proportion.

### Key features

- Access to garden from the living room
- Airy entrance hallway space
- 2 parking spaces
- Downstairs cloakroom
- Open plan kitchen and dining
- Three generously proportioned bedrooms
- Under stairs storage



# The Elmslie

## Ground floor

### Kitchen / dining area

4.79m x 2.91m 15'8" x 9'6"

### Living room

5.10m x 3.64m 16'9" x 11'11"

## First floor

### Bedroom 1

3.68m x 2.87m 12'1" x 9'5"

### Bedroom 2

2.86m x 2.37m 9'5" x 7'10"

### Bedroom 3

3.65m x 2.15m 12'0" x 7'1"

## Ground floor



## First floor



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# The Knightley

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## 4 bedroom home

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### About this home

The Knightley – space and sophistication in a stunning family home.

This gorgeous 2-storey, 4-bedroom home could accommodate a large, lively family, with room to spare. And, featuring a family room, this home is ideal for those looking for a little extra space.

Enter the impressive airy hallway and find the sizeable family room and the living room, a staircase and cupboard space straight ahead, and a convenient downstairs cloakroom tucked behind it. The spacious living room with its French doors is bright and airy, drawing summer sunshine or soft winter light into the house. The kitchen / dining area boasts contemporary living, with French doors leading out to the private rear garden. The kitchen also provides access to a useful utility room, with a second sink. When it comes to storage, this house ensures you'll never be caught short.

Make your way up to the first floor onto a gallery landing complete with feature staircase and find four double bedrooms. The master bedroom features its own en suite shower room alongside private dressing area, and in addition to this is the main family bathroom, with a bathtub meant for relaxing.

Completing this home is a parking space and a garage.

### Key features

- Great kitchen / dining space with French doors leading to the garden
- Large living room with French doors to garden
- Utility room
- Downstairs cloakroom
- Large bedroom 1 with en suite and dressing room
- Garage and 2 parking spaces



# The Knightley

## Ground floor

Living room	5.36m x 3.22m	17'7" x 10'7"
Kitchen	3.20m x 2.80m	10'6" x 9'2"
Dining area	2.45m x 3.79m	8'0" x 12'5"
Family room	3.94m x 3.23m	12'11" x 10'7"

## First floor

Bedroom 1	3.20m x 3.00m	10'6" x 9'10"
Bedroom 2	3.22m x 3.59m	10'7" x 11'9"
Bedroom 3	3.02m x 3.18m	9'11" x 10'5"
Bedroom 3	2.15m x 3.53m	7'1" x 11'7"

Ground floor



First floor



# The Leverton

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## 4 bedroom home

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### About this home

The Leverton is a highly desirable family home: traditional in its double-fronted exterior, but intelligently designed to meet the demands of twenty first century life inside.

On entering the home you'll be immediately impressed by the sense of space and light that characterises this property. To one side, an expansive kitchen/dining room which runs from the front to the back of the property, providing a highly versatile open plan space – one in which to cook, eat and drink; to entertain friends and family, or to accommodate the many demands of family life within a single but very spacious room. A utility room can accommodate the messier elements of family life, allowing you to keep what will inevitably become the heart of the home, neat and tidy.

There is also a sizeable living room – a sanctuary from the hustle and bustle of the hub of the home or perhaps a more formal entertainment space. With elegant French doors opening up into the garden, you'll benefit from attractive views and natural light, a lovely entertainment space or simply the opportunity to enjoy your garden all year round.

The ground floor also accommodates a study – the perfect quiet space in which to make working from home a real joy. Alternatively, this room would serve very well as a snug or a playroom.

Four good-sized bedrooms and a family bathroom are situated on the first floor. With the main bedroom also

### Key features

- Large open plan kitchen / dining with separate utility
- Spacious living room with French doors to garden
- Ground floor study
- En suite to bedroom one
- Open and inviting entrance hall
- Useful understairs storage
- Garage and 2 parking spaces

featuring an en suite, morning queues for the bathroom will be a distant memory.

This is the perfect home in which to accommodate a large family, to entertain and to experience the considerable benefits of home working: one guaranteed to ease the pressures of family life and facilitate an improved work/life balance.



# The Leverton

## Ground floor

**Living room**  
4.80m x 3.40m      15'9" x 11'2"

**Kitchen / dining area**  
6.72m x 2.98m      22'1" x 9'9"

**Study**  
3.40m x 1.82m      11'2" x 6'0"

## First floor

**Bedroom 1**  
4.39m x 3.48m      14'5" x 11'5"

**Bedroom 2**  
3.56m x 3.15m      11'8" x 10'4"

**Bedroom 3**  
3.37m x 2.87m      11'1" x 9'5"

**Bedroom 4**  
3.25m x 2.07m      10'8" x 6'10"

Ground floor



First floor



# The Mylne

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## 4 bedroom home

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### About this home

The Mylne is a popular home which facilitates the demands of modern family life through clever design and attention to detail.

At its heart is a spacious open plan kitchen, dining and family room. An increasingly popular feature of the modern home, this is an ultimately flexible space: one which can easily accommodate family meals and socialising on a larger scale, but also the demands of food preparation while looking after small children. With French doors providing access to the garden, this design is popular with pet owners as well as parents of young children. And the potential for a party on a summer's evening to spill out into the garden gives the room considerable appeal.

For a more formal gathering, or simply for a quieter space in which to relax, the living room has considerable appeal. With a large window, this too is a bright and airy space.

The first floor hosts four bedrooms and a family bathroom. The master bedroom offers the luxury and privacy of an en suite, ensuring that queues for the bathroom are a thing of the past. The inclusion of a fourth bedroom considerably increases the flexibility of the home, offering potential as a guest room, home study or snug.

It's clear to see why the Mylne is popular, not simply as an ideal family home, but offering considerable flexibility for all lifestyles.

### Key features

- Living room with large window
- Large open plan kitchen / dining with family area
- French doors leading to garden from dining / family area
- Four generously sized bedrooms
- En suite to bedroom one
- Open and inviting entrance hall
- Garage and 2 parking spaces



# The Mylne

## Ground floor

### Kitchen / dining / family area

6.04m x 3.75m 19'10" x 12'4"

### Living room

4.83m x 3.39m 15'10" x 11'2"

## First floor

### Bedroom 1

3.94m x 2.95m 12'11" x 9'8"

### Bedroom 2

3.20m x 2.52m 10'6" x 8'3"

### Bedroom 3

3.43m x 2.19m 11'3" x 7'2"

### Bedroom 4

3.00m x 2.09m 9'10" x 6'10"

## Ground floor



## First floor



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# The Pembroke

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## 4 bedroom home

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### About this home

With its spacious living areas, aspects of open plan living and considerable light, the Pembroke is a beautiful home, perfectly designed for the flow of family life.

The kitchen / dining / family area which stretches across the broad width of the property will quickly become the heart of your home. This flexible space offers connectivity, a sense of spaciousness and somewhere to eat and drink, entertain or simply to relax. French doors leading into the garden create a bright space and a seamless integration between inside and out and enables you to enjoy your garden throughout the year.

The dining / family area provides direct access into the living room, creating connectivity between the living space. The spacious living room features an attractive square bay window that floods the room with light.

A study on the ground floor creates the perfect space in which to escape the hustle and bustle of family life and work from home with ease. Alternatively, you might be inclined to create a playroom, to provide a dedicated place for children's toys and maintain relative order elsewhere. A formal dining room? Or perhaps create a snug with a cinema screen and surround sound?

Ascending the staircase in the centre of the home, you arrive at a galleried landing and four double bedrooms. Design details such as recessed spaces for wardrobes create wonderfully practical spaces. And with the master

### Key features

- Large living room with stunning bay window and access to family area
- Utility area with access to outside
- Ground floor study
- Four double bedrooms with en suite to bedroom one
- Open and inviting entrance hall
- Large kitchen / dining with family area and French doors leading to garden
- Double fronted home
- Perfectly designed for the flow of family life
- Garage and 2 parking spaces

bedroom featuring an en suite, in addition to a family bathroom and downstairs cloakroom, queuing for the bathroom will be a thing of the past.

The Pembroke meets all the demands of busy family life and more. It's a home you're guaranteed to settle into immediately and never want to leave.



# The Pembroke

## Ground floor

### Kitchen

3.35m x 3.05m 11'0" x 10'0"

### Living room

4.83m x 3.50m 15'10" x 11'6"

### Family / dining area

5.02m x 2.75m 16'6" x 9'0"

### Study

2.42m x 2.37m 7'11" x 7'9"

## First floor

### Bedroom 1

4.30m x 3.40m 14'1" x 11'2"

### Bedroom 2

3.72m x 2.75m 12'3" x 9'0"

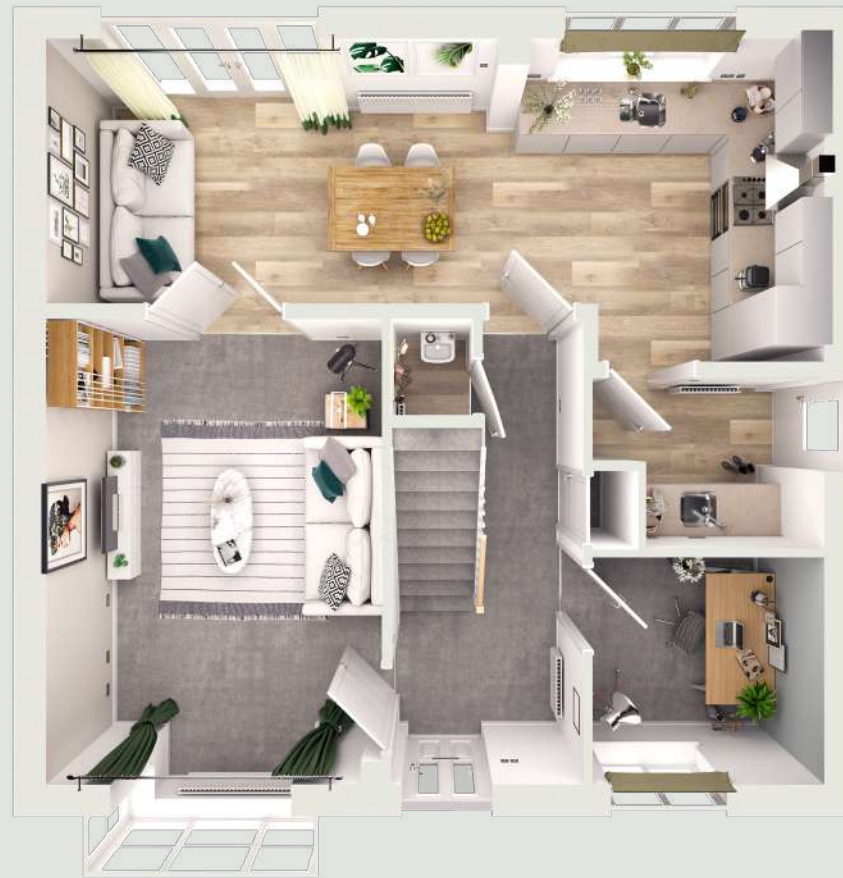
### Bedroom 3

3.35m x 2.87m 11'0" x 9'5"

### Bedroom 4

3.33m x 2.82m 10'11" x 9'3"

Ground floor



First floor





# Millfields

## Cam

### We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



	3 bedroom		4 bedroom			
	The Elmslie	The Becket	The Mlyne	The Leverton	The Pembroke	The Knightley
<b>Kitchen</b>						
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■				
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■		■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■				
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and integrated silver hood			■			
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■	■	■
Track light fitting	■	■	■	■	■	■
Fridge / freezer space	■	■				
Integrated (Indesit) 70 / 30 fridge freezer			■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility		■		■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■			
<b>Bathrooms and en suite(s)</b>						
Ideal Standard contemporary white Tempo Arc sanitary ware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■
<b>Bedrooms</b>						
Dressing area to bedroom 1						■

	3 bedroom		4 bedroom			
	The Elmslie	The Becket	The Mlyne	The Leverton	The Pembroke	The Knightley
<b>Doors and Windows</b>						
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
Front door number - chrome plated door numeral	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with brass satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■
<b>General</b>						
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■
TV point to living room and family room (where applicable)	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Green lighting contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
Mains operated door bell (push), satin chrome finish	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■
Enclosed fenced rear garden and garden gate (where applicable)	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction



## Around the local neighbourhood

- |   |   |   |  |    |  |
|---|---|---|--|----|--|
| 1 | Cam and Dursley Train Station<br>GL11 5FJ | 5 | Cam Hopton C of E Primary School<br>GL11 5PA | 9  | Stinchcombe Hill Golf Club<br>GL11 6AQ             |
| 2 | Tesco Superstore<br>GL11 5LE              | 6 | Dursley Library<br>GL11 4JH                  | 10 | Leaf and Ground (Cafe and garden shop)<br>GL11 6PP |
| 3 | Cam Peak and Long Down<br>GL11 5HH        | 7 | The Pulse Dursley (pool and gym)<br>GL11 4BS | 11 | Slimbridge Primary School<br>GL2 7DD               |
| 4 | Vale Community Hospital<br>GL11 4BA       | 8 | Rednock Secondary School<br>GL11 4BY         | 12 | Slimbridge Wetlands Centre<br>GL2 7BT              |

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