

# HAYFIELD HEIGHTS

GOTHERINGTON

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HAYFIELD

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## Award winning homes & places

Since 2015, Hayfield has set the benchmark for crafting beautiful, award-winning homes in some of the UK's most desirable locations.

We take pride in doing things differently, creating sustainable homes and new communities that we would love to live in ourselves. Homes that have been designed to be kinder to the planet and achieve the gold standard of energy efficiency.

A Hayfield home is like no other.

**HAYFIELD**



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HAYFIELD

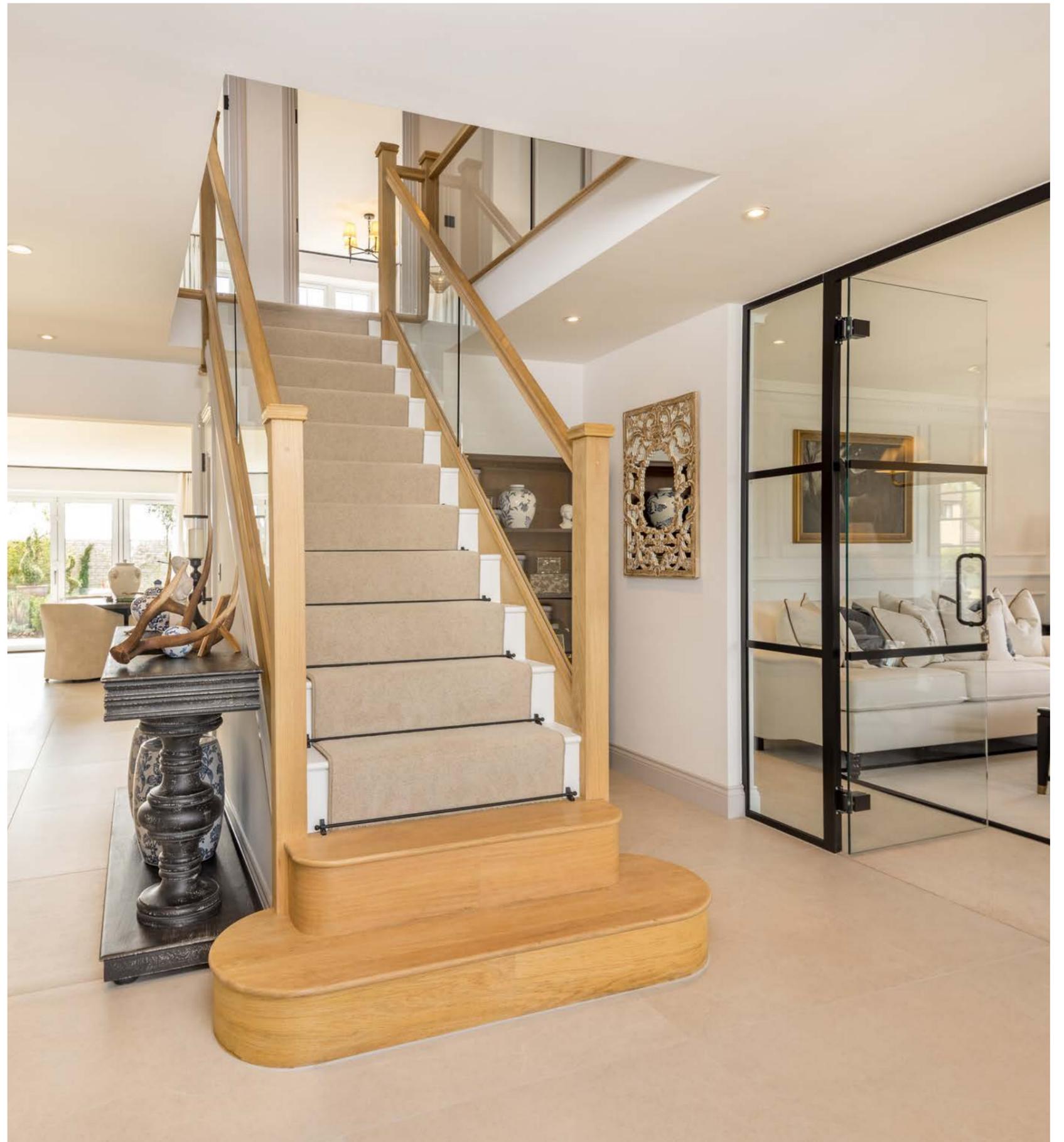
EXCELLENCE AS STANDARD

# An inspiring place to call home

A Hayfield home is anything but ordinary. We use different suppliers, different materials, and different fittings to create a home that looks and feels original and is full of personality. It's what we call the Hayfield Difference.

Hayfield Heights has been designed to blend seamlessly with its surroundings and offer a range of brand-new homes with an unrivalled specification and the gold standard of energy efficiency.

The exceptional range of 50 two, four and five-bedroom homes will take pride of place in the charming village of Gotherington, and each home will be EPC A-rated and boast our premium specification, as standard.



ECO  
REDEFINED

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We apply an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

Every detail has been carefully considered to achieve the gold standard of efficiency, so that our customers can live a more sustainable lifestyle without compromising on luxury.

# MARKET LEADING EPC A-RATED SPECIFICATION, AS STANDARD

## INCREASED LOFT INSULATION

500mm loft insulation, achieving 0.9 u-value, minimising heat loss

## LIGHTING

100% low energy LED lighting throughout

## EV CHARGING

Electric vehicle charging point to reduce reliance on fossil fuels

## AIR SOURCE HEAT PUMP

Provides highly efficient, low carbon space heating and hot water supply

## FIBRE OPTIC BROADBAND

Enhancing home working and reducing your carbon footprint

## ENERGY EFFICIENCY

Highly efficient EPC A-rated homes that reduce carbon emissions by over 75% compared to Part L 2021 regulations.

## SOLAR PV DIVERTER

When the home is not in use, power is diverted to other areas so the generated power is not lost

## SOLAR PV PANELS

Produces low carbon electricity

## WATER SAVING MEASURES

Dual flush toilets, water saving baths and flow restrictors on taps

## THERMALLY BROKEN LINTELS

Improves thermal performance to windows and doors

## EXTERNAL WALL INSULATION

Full-fill 125mm cavity wall insulation

## UNDERFLOOR HEATING & FLOOR INSULATION

Works by circulating warm water through a series of continuous loops under the floor. 150mm floor insulation minimises heat loss



ECO REDEFINED

# Committed to sustainable living

As a responsible housebuilder, we are committed to crafting premium, zero carbon ready family homes. Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can live a more sustainable lifestyle without compromising on luxury.

## CARBON EMISSIONS

To have the best chance of avoiding a 2°C rise in global temperatures, the average global carbon footprint per year needs to drop to under 2 tonnes by 2050. We introduced our Zero Carbon Ready specification in 2021—four years in advance of the 2025 Future Homes Standard legislation.

The average EPC A-rated at Hayfield Heights emits just 0.4 tonnes of carbon per year, which is 90% less carbon emissions compared to a typical existing home and 59% less emissions than the average new build home.

## TYPICAL CARBON EMISSIONS



Source: data from the Home Builders Federation (HBF) "Watt a Save" report & Hayfield Energy Performance Certificates. Hayfield homes only have a carbon emission score, due to the supply from the National Grid, which is not decarbonised.

# Location

LOCAL AREA

## Embrace local life

Gotherington offers an enviable location with easy access to major towns and transport links. Just a stone's throw away, you'll find the vibrant spa town of Cheltenham, rich in regency architecture, cultural festivals and exceptional amenities to please all the family. Residents of Hayfield Heights will be within easy reach of boutique shopping, gourmet dining and excellent schooling, while the lively arts scene and good transport links make Cheltenham an ideal accompaniment to the village of Gotherington.



LOCAL AREA

# Explore the area

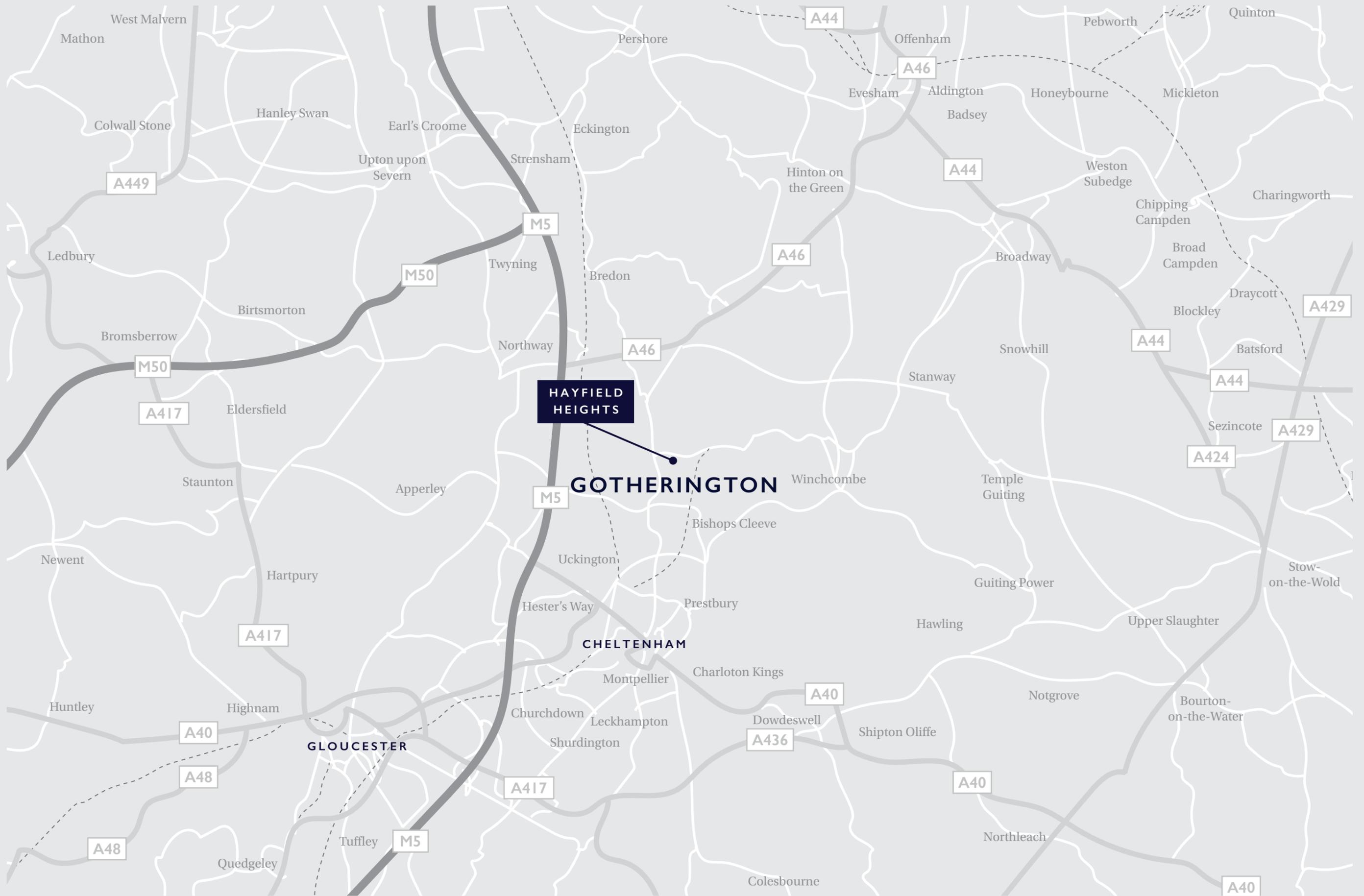
Nestled in the picturesque Cotswold countryside, the charming village of Gotherington offers an idyllic retreat from the hustle and bustle of modern life. Rich in history and brimming with character, Gotherington is a quintessential English village where community spirit thrives.

Surrounded by rolling hills and breathtaking landscapes, Gotherington provides an enviable rural lifestyle without compromising on convenience. Excellent transport links place the vibrant town of Cheltenham just a short drive away, ensuring that residents can enjoy the best of both worlds – peaceful village living with easy access to shopping, dining, and cultural attractions.

Gotherington itself is home to a welcoming local pub, a well-regarded primary school, and a host of community activities that bring neighbours together, fostering a true sense of belonging. For nature lovers, the village is a gateway to stunning walks and outdoor adventures, while history enthusiasts will delight in the area's rich heritage, with landmarks such as the historic St. Michael's Church nearby.



HAYFIELD HEIGHTS



LOCAL AREA

# On your doorstep

When you need to travel further afield, the M5 motorway network can be accessed in around 20 minutes by car. The A46 is just a few miles taking you towards Evesham. For travel by train, Cheltenham Spa station is accessible in just over 6 miles, with services to London, Bath and beyond.

**UNDER 1 MILE**

- Local Store & Post Office – 0.1 miles
- Old Chapel – 0.2 miles
- Tennis / Cricket Club – 0.2 miles
- Gotherington Primary School – 0.3 miles
- The Shutters Inn – 0.3 miles
- Gotherington Nurseries – 0.8 miles
- Co-op – 0.8 miles
- Black Gold Cake & Deli – 0.8 miles
- Take away eateries – 0.8 miles

**UNDER 5 MILES**

- Woodmancote Vets – 1.7 miles
- Tescos Superstore – 1.7 miles
- The Clevelands Medical Centre – 1.8 miles
- Cleeve Hill Golf Club – 3.5 miles
- The Royal Oak – 3.8 miles
- Cheltenham Racecourse – 4.1 miles
- Gallagher Retail Park – 5.8 miles

**UNDER 10 MILES**

- Sudeley Castle – 5.6 miles
- The Brewery Quarter Shopping Centre – 5.6 miles
- Cheltenham Spa Train Station – 6.7 miles
- Cheltenham General Hospital – 6.4 miles
- Waitrose & Partners – 6 miles

 PLACES OF WORSHIP	 DRINKS / DINING	 PARKS / RECREATION
 HEALTHCARE	 VETS	 SCHOOLS
 TOWN / CITY CENTRES	 SHOPS / SERVICES	 TRAIN STATION



N.B. Times and distances taken from Google Maps and correct at time of publication

# Our homes

LET US SHOW YOU AROUND

## Exclusively yours

At Hayfield Heights, there are nine exquisite house designs to choose from, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality workmanship that we are renowned for.

The development has beautiful, sustainable surroundings and each home includes private gardens and parking.



# Arrangement of homes

## THE LAVINGTON

2 bedroom bungalow  
Home 4

## THE EATON

5 bedroom house  
Homes 13, 21, 28 & 29

## THE ADDERBURY

2 bedroom bungalow  
Homes 1, 2, 17, 18 & 19

## THE KEATON

5 bedroom house  
Homes 22

## THE SHOTTERY

2 bedroom bungalow  
Homes 20, 25, 30 & 50

## THE GOTHERINGTON

5 bedroom house  
Homes 27, 33 & 45

## THE RADLEY

4 bedroom house  
Homes 5, 32, 46, 48 & 49

## THE WOOLSTONE

5 bedroom house  
Homes 23 & 24

## THE HANWELL

5 bedroom house  
Home 6, 16, 26, 31 & 47

Homes 3, 7-12, 14, 15 & 34-44 are affordable housing.

Computer Generated Image.

This is an indicative plan, please speak to a Sales Development Manager for more information.





Computer Generated Image.



<b>Sitting room</b>	4.02m x 4.46m	13'2" x 14'7"
<b>Kitchen/dining room</b>	4.02m x 7.05m	13'2" x 23'1"
<b>Principal bedroom</b>	3.25m x 3.76m	10'8" x 12'4"
<b>Bedroom 2</b>	4.13m x 3.06m	13'6" x 10'0"

# The Lavington

## 2 BEDROOM BUNGALOW

Home 4

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask our Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some homes may vary.



Computer Generated Image.

# The Adderbury

## 2 BEDROOM BUNGALOW

Homes 1, 2, 17, 18 & 19

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<b>Sitting room</b>	5.77m x 4.46m	18'11" x 14'7"
<b>Kitchen/dining room</b>	5.77m x 7.05m	18'11" x 23'1"
<b>Principal bedroom</b>	4.11m x 3.76m	13'6" x 12'4"
<b>Bedroom 2</b>	4.64m x 3.06m	15'2" x 10'0"



Computer Generated Image

# The Shottery

## 2 BEDROOM BUNGALOW

Homes 20, 25, 30 & 50

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<b>Sitting room</b>	4.45m x 4.10m	14'7" x 13'5"
<b>Kitchen/dining room</b>	4.18m x 5.23m	13'8" x 17'1"
<b>Family area</b>	3.74m x 5.23m	12'3" x 17'1"
<b>Principal bedroom</b>	4.65m x 6.57m	15'3" x 21'6"
<b>Bedroom 2</b>	5.64m x 4.10m	18'6" x 13'5"



# The Radley

## 4 BEDROOM HOUSE

Homes 5, 32, 46, 48 & 49

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FIRST FLOOR



<b>Principal bedroom</b>	3.59m x 3.90m	11'9" x 12'9"
<b>Bedroom 2</b>	3.70m x 3.40m	12'1" x 11'2"
<b>Bedroom 3</b>	2.49m x 3.68m	8'2" x 12'1"
<b>Bedroom 4</b>	2.62m x 3.90m	8'7" x 12'9"

GROUND FLOOR



<b>Sitting room</b>	5.68m x 3.90m	18'7" x 12'9"
<b>Kitchen/dining/family</b>	7.86m x 3.62m	25'9" x 11'10"
<b>Dining room/study</b>	2.93m x 3.90m	9'7" x 12'9"



# The Hanwell

## 5 BEDROOM HOUSE

Homes 6, 16, 26, 31 & 47

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FIRST FLOOR



<b>Principal bedroom</b>	4.16m x 3.39m	13'7" x 11'1"
<b>Bedroom 2</b>	4.10m x 3.23m	13'5" x 10'7"
<b>Bedroom 3</b>	4.08m x 2.80m	13'4" x 9'2"
<b>Bedroom 4</b>	3.07m x 2.80m	10'1" x 9'2"
<b>Bedroom 5</b>	1.89m x 3.42m	6'2" x 11'2"

GROUND FLOOR



<b>Sitting room</b>	4.70m x 3.56m	15'5" x 11'8"
<b>Kitchen/family room</b>	7.15m x 5.58m	23'5" x 18'3"
<b>Dining room</b>	2.42m x 4.48m	7'11" x 14'8"
<b>Study</b>	2.44m x 3.90m	8'0" x 12'9"



# The Eaton

## 5 BEDROOM HOUSE

Homes 13, 21, 28 & 29

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FIRST FLOOR



<b>Principal bedroom</b>	3.73m x 4.23m	12'3" x 13'10"
<b>Bedroom 2</b>	4.51m x 3.42m	14'9" x 11'2"
<b>Bedroom 3</b>	2.67m x 4.29m	8'9" x 14'1"
<b>Bedroom 4</b>	3.25m x 2.91m	10'8" x 9'7"
<b>Bedroom 5</b>	3.25m x 3.21m	10'8" x 10'6"

GROUND FLOOR



<b>Sitting room</b>	5.37m x 4.23m	17'7" x 13'10"
<b>Kitchen/family room</b>	5.07m x 9.88m	16'7" x 32'4"
<b>Dining room</b>	2.59m x 4.23m	8'6" x 13'10"
<b>Study</b>	3.30m x 4.23m	10'10" x 13'10"



# The Keaton

## 5 BEDROOM HOUSE

Home 22

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FIRST FLOOR



<b>Principal bedroom</b>	3.48m x 3.80m	11'5" x 12'6"
<b>Bedroom 2</b>	4.51m x 3.43m	14'9" x 11'3"
<b>Bedroom 3</b>	2.67m x 4.24m	8'9" x 13'10"
<b>Bedroom 4</b>	2.76m x 4.23m	9'0" x 13'10"
<b>Bedroom 5</b>	3.24m x 2.61m	10'7" x 8'6"

GROUND FLOOR



<b>Sitting room</b>	5.37m x 4.23m	17'7" x 13'10"
<b>Kitchen/family room</b>	5.07m x 9.88m	16'7" x 32'4"
<b>Dining room</b>	2.59m x 4.23m	8'6" x 13'10"
<b>Study</b>	3.30m x 4.23m	10'10" x 13'10"



# The Gotherington

## 5 BEDROOM HOUSE

Homes 27, 33 & 45

\*Bay and additional windows to home 51 only - changing Dining room dimensions to 2.64m x 4.46m (8'8" x 14'7")

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FIRST FLOOR



<b>Principal bedroom</b>	4.05m x 4.23m	13'3" x 13'10"
<b>Bedroom 2</b>	4.01m x 4.24m	13'2" x 13'10"
<b>Bedroom 3</b>	5.62m x 3.21m	18'5" x 10'6"
<b>Bedroom 4</b>	4.26m x 2.70m	13'11" x 8'10"
<b>Bedroom 5</b>	4.26m x 2.71m	13'11" x 8'10"

GROUND FLOOR



<b>Sitting room</b>	5.37m x 4.23m	17'7" x 13'10"
<b>Kitchen/family room</b>	5.70m x 10.09m	18'8" x 33'11"
<b>Dining room</b>	3.64m x 4.23m	11'11" x 13'10"
<b>Study</b>	3.38m x 3.66m	11'1" x 12'0"



Computer Generated Image

# The Woolstone

## 5 BEDROOM HOUSE

Homes 23 & 24

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GROUND FLOOR



<b>Sitting room</b>	5.12m x 5.16m	16'9" x 16'11"
<b>Kitchen/family room</b>	10.66m x 6.71m	34'11" x 22'0"
<b>Dining room</b>	3.80m x 4.98m	12'5" x 16'4"
<b>Study</b>	2.46m x 3.72m	8'1" x 12'2"

FIRST FLOOR



<b>Principal bedroom</b>	7.80m x 4.91m	25'7" x 16'1"
<b>Bedroom 2</b>	3.36m x 2.25m	11'0" x 10'8"
<b>Bedroom 3</b>	2.79m x 4.00m	9'2" x 13'1"
<b>Bedroom 4</b>	3.86m x 2.71m	12'8" x 8'11"
<b>Bedroom 5</b>	3.73m x 2.71m	12'3" x 8'10"
<b>Office/gym</b>	6.50m x 4.26m	21'3" x 14'3"

# Specification

DIFFERENT BY DESIGN

## It's all in the detail

We have fitted each home at Hayfield Heights with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances.

In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.

# Kitchen

SPECIFICATION	LAVINGTON	ADDERBURY	SHOTTERY	RADLEY	HANWELL	EATON	KEATON	GOTHERINGTON	WOOLSTONE
Bespoke kitchen furniture with full height wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED lighting to plinths and wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓
Quartz worktop to kitchen (and utility where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Matching quartz upstands (and splashback where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens integrated electric oven	✓	✓	✓	✓	✓				
Siemens integrated steam oven						✓	✓	✓	✓
Siemens integrated microwave combi oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens induction hob	✓								
Siemens vented induction hob		✓	✓	✓	✓	✓	✓	✓	✓
Siemens integrated fridge freezer	✓	✓	✓	✓	✓				
Siemens integrated larder fridge						✓	✓	✓	✓
Siemens integrated larder freezer						✓	✓	✓	✓
Siemens integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flip socket to worktop with USB-C port	✓	✓	✓	✓	✓	✓	✓	✓	✓
Oak cutlery tray	✓	✓	✓	✓	✓	✓	✓	✓	✓
Franke stainless steel sink (and utility where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insinkerator 4NI hot water tap						✓	✓	✓	✓
Karndean LVT flooring	✓	✓	✓	✓					
Ceramic floor tiling by Minoli					✓	✓	✓	✓	✓

Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.



# Bathroom

SPECIFICATION	LAVINGTON	ADDERBURY	SHOTTERY	RADLEY	HANWELL	EATON	KEATON	GOTHERINGTON	WOOLSTONE
Laufen bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Freestanding feature Adamsez bath with wall mounted taps					✓	✓	✓	✓	✓
Feature WC cubicle to principal en suite								✓	✓
Vanquish recessed mirror unit with LED light to principal en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full size mirror above sink to bathroom/en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainfall shower head and separate flexible handheld head	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed mirror with glass shelves in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric thermostatic towel rails	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minoli ceramic wall tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minoli ceramic floor tiling					✓	✓	✓	✓	✓
Karndean LVT flooring	✓	✓	✓	✓					
Electric underfloor heating to bathrooms						✓	✓	✓	✓

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# General

SPECIFICATION	LAVINGTON	ADDERBURY	SHOTTERY	RADLEY	HANWELL	EATON	KEATON	GOTHERINGTON	WOOLSTONE
Karndean LVT flooring to the utility, hall, cloakroom and store under stairs (where applicable)	✓	✓	✓	✓					
Ceramic floor tiling by Minoli to the utility, hall, cloakroom and store under stairs (where applicable)					✓	✓	✓	✓	✓
Plinth blocks to architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature grey paint to woodwork in hall, stairs and landing areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature oak and glass staircase								✓	✓
Handrail and newel posts painted black				✓	✓	✓	✓		
Bespoke fitted wardrobes in the principal bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bespoke fitted wardrobes to bedroom two						✓	✓	✓	✓
Contemporary matt black ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber entrance door in black	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sidelights to the front door with obscure glass			✓	✓	✓	✓	✓	✓	✓
Black door handle and matching letterbox	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors leading to the garden				✓	✓	✓	✓	✓	✓
Bi-fold glazed doors with personnel access	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed internal doors where appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
Matt black sockets and switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Television aerial sockets at level suitable for wall mounting in selected rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlights to hall, landing, kitchen, WC, bathrooms, en suites and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in feature fireplace						✓	✓	✓	✓
Built-in Sonos speaker system to selected rooms						✓	✓	✓	✓
Underfloor heating to the ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric underfloor heating to bathrooms						✓	✓	✓	✓

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# External

SPECIFICATION	LAVINGTON	ADDERBURY	SHOTTERY	RADLEY	HANWELL	EATON	KEATON	GOTHERINGTON	WOOLSTONE
Air source heat pump	✓	✓	✓	✓	✓	✓	✓	✓	✓
Patio area with buff riven slabbing	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
6ft closeboard fencing with access gate	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature planting to the front	✓	✓	✓	✓	✓	✓	✓	✓	✓
In-roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lantern style external lights	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ring video doorbell with chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
EVIQ 7 Pro electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.



CO-FOUNDER

## Mark Booth

"We are immensely proud to be bringing this remarkable collection of new EPC A-rated homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous.

In the scenic village of Gotherington, residents are sure to enjoy everything that Hayfield Heights has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning 5-star housebuilder."



# H

## Begin your story with us

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### HAYFIELD

This brochure is designed to provide an overview of the development and does not form a contract. Floor plan dimensions are provided for guidance only and are subject to a +/-50mm tolerance. The specification detailed can be subject to change, at any time, without prior notice. The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property. Journey times and distances are taken from Google Maps or nationalrail.co.uk and are correct at the time of publication. Please consult your Sales Development Manager for detailed plans for the property you are interested in.

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