



MANOR
COURT

AN EXCLUSIVE COLLECTION OF
SIX LUXURY 4 & 5 BEDROOM HOMES



WELCOME TO MANOR COURT



Manor Court is an exclusive collection of six luxury 4 & 5 bedroom homes, set in the charming Gloucestershire village of Greet, nestled within the Cotswold Hills. Overlooking the beautiful English countryside, each home boasts a sumptuous specification and a focus on energy efficiency and sustainability. Located within walking distance of the beautiful Winchcombe Park and just 1-mile from Winchcombe town with its excellent local amenities, this stunning development is perfectly placed to enjoy quiet seclusion with everything you need within easy reach. Furthermore, it enjoys excellent connections to Cheltenham, Bristol, London and beyond.



SURROUNDED BY NATURE

Discover the natural wonders awaiting you in Greet. This idyllic village offers a wealth of established countryside right on your doorstep, inspiring peaceful, wholesome living.



Embark on the famous Cotswold Way, a 100-mile trail stretching from Chipping Campden to the historic city of Bath, passing right through Winchcombe. It's a scenic journey that promises breathtaking views and memorable moments.

For a change of pace, take a short drive to explore the meticulously manicured gardens at Hidcote, or immerse yourself in history at National Trust properties like Snowhill and Chastleton.



Image of Greet countryside (left) and Cotswold Way walking trail sign (right).



A COTSWOLD GEM

Situated just a mile from Greet, Winchcombe embodies the essence of the Cotswolds. This charming Anglo-Saxon town is steeped in history and surrounded by natural beauty.



Winchcombe’s architectural treasures seamlessly integrate into the Cotswolds Area of Outstanding Natural Beauty, providing a picturesque backdrop. The warm community benefits from many amenities including independent shops, a supermarket, diverse dining options including the Michelin-starred 5 North Street restaurant, healthcare facilities, and vibrant clubs and societies.

Those with a thirst for history will love exploring the millennium-old Sudeley Castle, renowned for its enchanting gardens and the final resting place of Queen Katherine Parr. While St. Peter’s Church, dating back to the 1450s, stands as a testament to Winchcombe’s heritage.

For a truly immersive experience, consider a ride on the Gloucestershire Warwickshire Steam Railway, a volunteer-operated restored steam train offering scenic Cotswold views and convenient access to Cheltenham.



Images of Sudeley Castle and gardens (left) and Gloucestershire Warwickshire Steam Railway platform (right).



CHELTHENHAM CHIC

A mere 8-miles from Manor Court, Cheltenham awaits with its irresistible charm and an array of cultural delights. Immerse yourself in fashionable shopping, vibrant cultural events and renowned national festivals celebrating literature, music, food and jazz.

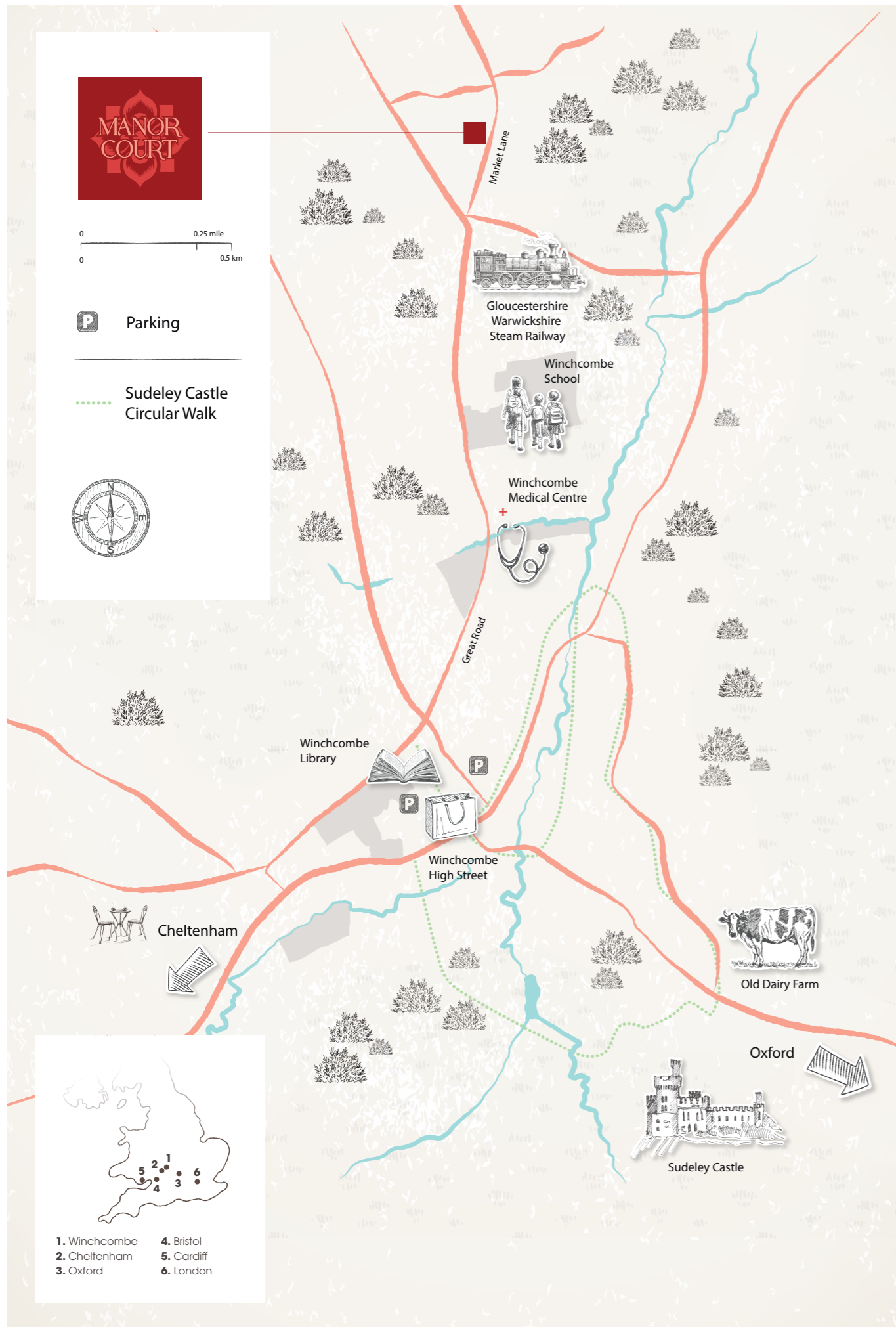


Cheltenham boasts the iconic Racecourse along with a selection of excellent schools, including Dean Close School and Cheltenham College.

With its regency architecture, chic boutiques and stylish dining options in the Montpellier district, Cheltenham exudes sophistication. Discover tranquillity in one of the many green spaces including Pittville Park, Cheltenham's largest ornamental park, offering an impressive oasis of natural beauty.



Images of boutiques, restaurants and historic streets in Cheltenham.



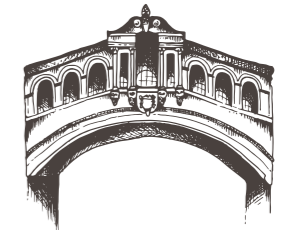
PRIME LOCATION



Winchcombe - 1 mile
Embark on a leisurely 25-minute stroll or scenic bike ride to the bustling town down the road.



Cheltenham - 8 miles
A quick 20-minute drive transports you to the heart of Cheltenham or Cheltenham Spa train station, serving as a gateway to Bristol, London and beyond.



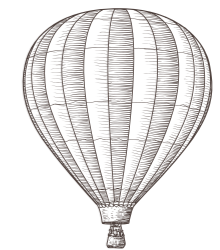
Oxford - 41 miles
Just over an hour's drive away, spend the day enjoying the sights or get down to business in one of the South of England's major business hubs.



Swindon - 37 miles
Less than an hour's drive and you're at the home of the renowned McArthur Glen Designer Outlet.



Birmingham - 42 miles
40-minutes by train from Cheltenham Spa and you have the cosmopolitan city at your fingertips.



Bristol - 55 miles
55-minutes by car and you're at the doorstep of this exciting city full of art, culture, delicious food and independent spirit.

Source: Google Maps, October 2023.
All journey times and distances are approximate and subject to change.



ELEVATED COUNTRY LIVING

Throughout the design process, a considerable amount of thought was given to the site's context. In particular, we have paid close attention to its relationship with the retained farm buildings, the adjacent houses, the retention of the existing trees and to the preservation of an open aspect through the site.

The cohesive nature of the development is inspired by a central concept 'contemporary interpretation of the local vernacular.' To achieve this, we have introduced simple architectural forms with clipped eaves and gables, modest window openings and gutters. Complemented by the use of traditional local facing and roofing materials throughout the development.

The resulting layout consists of two complementary elements: a single property, Honeybourne House, with its own new dedicated driveway, and five houses at 1-5 Saxon Drive clustered around a courtyard, accessed via a new road off Market Lane. This arrangement provides an informal public open space that allows views through the site to the fields beyond and facilitates the retention of the existing trees.

The placement of Honeybourne House respects the established building line by facing onto Market Lane and blends the existing houses with the rest of the development on Saxon Drive. The cluster of five houses on Saxon Drive is designed to evoke the aesthetic of a traditional agricultural courtyard, which is further emphasised by the dominance of the hard landscaping.

CLIVE PETCH ARCHITECTS
Chartered Architects



Computer generated image
of 3, 4 & 5 Saxon Drive.



Computer generated image of gated entrance
to Saxon Drive's shared courtyard.



SUSTAINABLE BY DESIGN



Sustainability is at the heart of our ethos, leading directly to the launch of Acorn Green; an initiative signifying our commitment to reducing the carbon footprint of our homes and fostering sustainable communities.

Our approach centres on well-being and innovation. Each development is uniquely designed, surpassing environmental standards. We're dedicated to pushing boundaries with advanced technologies and materials.



We prioritise reusing existing buildings to preserve local heritage where possible, and to enhance each site's aesthetics and support biodiversity, we actively incorporate native planting and trees.



Collaborating with environmentally-conscious companies, we are thrilled to be working with people who care about the environment as much as we do.

Acorn Green embodies our holistic approach to carbon reduction, ensuring that our developments have a positive impact on their surroundings. Now and in the future.



Together, we're shaping a sustainable, vibrant future.



BUILDING A BRIGHTER FUTURE

Key Sustainability Features
at Manor Court:



At Manor Court, we've placed energy efficiency at the forefront of our design. Each home is meticulously positioned to optimise natural light, undergoing independent glazing and insulation calculations. This ensures that your living spaces are not only inviting but also eco-friendly, contributing to a reduced carbon footprint.

Our commitment extends beyond the homes themselves. Thoughtful landscaping harmonises with the local countryside, preserving its natural beauty and retained features. Manor Court is more than just a housing development; it's a testament to responsible construction and a brighter, greener future for you and your family.



METICULOUS CRAFTSMANSHIP

Manor Court blends heritage and modernity with finesse. Our design thoughtfully integrates preserved farm buildings and mature trees, celebrating the area's rich history.

Step outdoors to discover beautifully landscaped gardens and inviting patios, perfect for relaxation and al fresco dining. Whilst the front of each home offers convenient parking with some properties offering a garage or carport and all featuring an EV charging point.

Inside, our homes offer versatile layouts including dedicated studies for those working remotely. Spacious open-plan kitchen and dining areas create a relaxing and social space in the heart of the home, while separate living rooms cater to contemporary lifestyles.

Honeybourne House features a private driveway off Market Lane, offering ample parking. Within Saxon Drive, the homes encircle existing trees, providing panoramic views of the countryside and the development.

Time and care has been spent to ensure our homes meet high-quality specifications and boast energy-efficient designs, emphasising sustainable and comfortable living for all residents.



SITE PLAN

- HH HONEYBOURNE HOUSE**
5 Bedrooms
- 1 1 SAXON DRIVE**
4 Bedrooms
- 2 2 SAXON DRIVE**
4 Bedrooms
- 3 3 SAXON DRIVE**
4 Bedrooms
- 4 4 SAXON DRIVE**
4 Bedrooms
- 5 5 SAXON DRIVE**
4 Bedrooms



● EV Charging Point

Wildlife conservation

- Hedgehog Dome
- ↕ Hedgehog Access
- Swift Nest Box
- Schwegler Nest Box
- Bat Box



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated image for illustrative purposes only. Oct 2023.



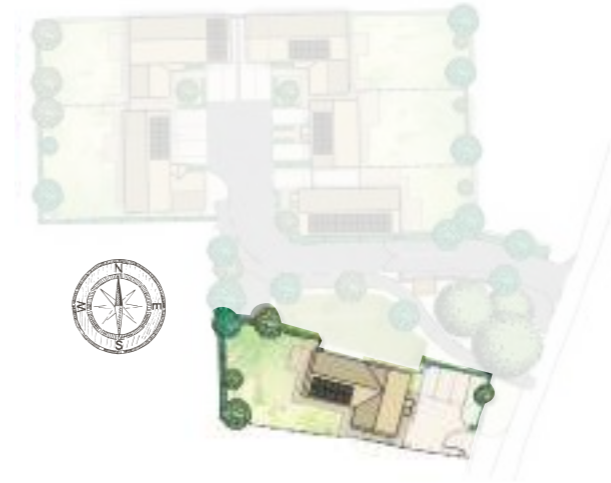


HONEYBOURNE HOUSE

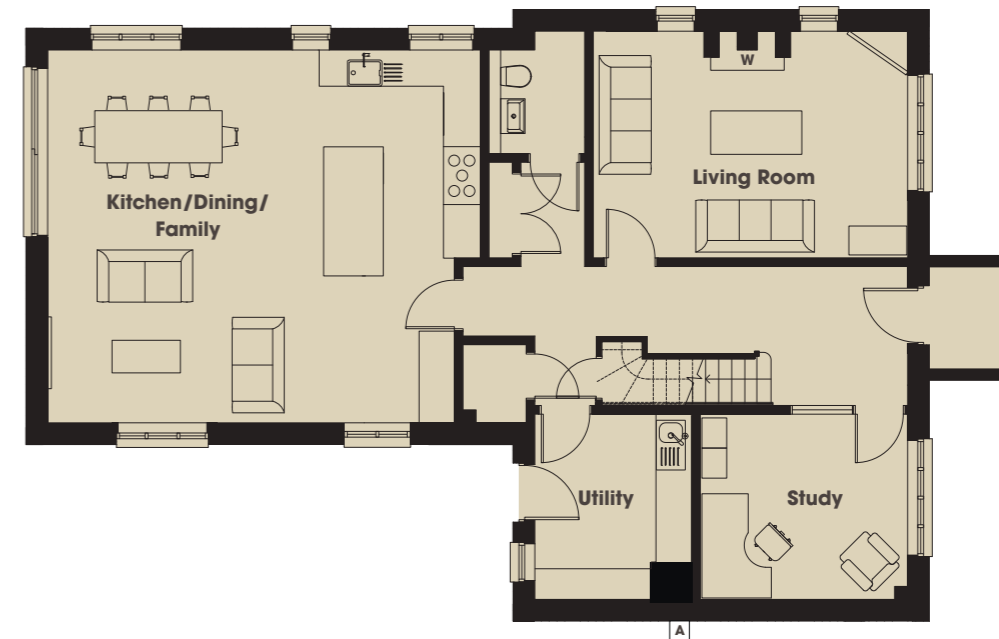
5 BEDROOMS | 235 SQM | 2,530 SQFT



Computer generated image of Honeybourne House.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining/Family

7.53 x 6.49m 24' 8" x 21' 4"

Living Room

5.82 x 3.97m 19' 1" x 13' 1"

Study

3.63 x 3.25m 11' 11" x 10' 8"

A Air Source Heat Pump

W Woodburner

FIRST FLOOR

Bedroom 1

4.19 x 3.40m 13' 9" x 11' 2"

Bedroom 2

3.93 x 3.25m 12' 11" x 10' 8"

Bedroom 3

4.43 x 3.88m 14' 7" x 12' 9"

Bedroom 4

3.72 x 3.04m 12' 2" x 10' 0"

Bedroom 5

3.68 x 3.04m 12' 1" x 10' 0"



1 SAXON DRIVE

4 BEDROOMS | 221 SQM | 2,379 SQFT



Computer generated image of 1 Saxon Drive.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining

6.49 x 4.35m 21' 4" x 14' 3"

Living Room

4.95 x 4.94m 16' 3" x 16' 3"

Family

3.92 x 3.34m 12' 10" x 11' 0"

Study

3.18 x 3.05m 10' 5" x 10' 0"

A Air Source Heat Pump

W Woodburner

FIRST FLOOR

Bedroom 1

4.52 x 3.29m 14' 10" x 10' 10"

Bedroom 2

4.67 x 3.89m 15' 4" x 13' 9"

Bedroom 3

3.72 x 3.04m 12' 2" x 10' 0"

Bedroom 4

3.81 x 3.04m 12' 6" x 10' 0"



2 SAXON DRIVE

4 BEDROOMS | 221 SQM | 2,379 SQFT



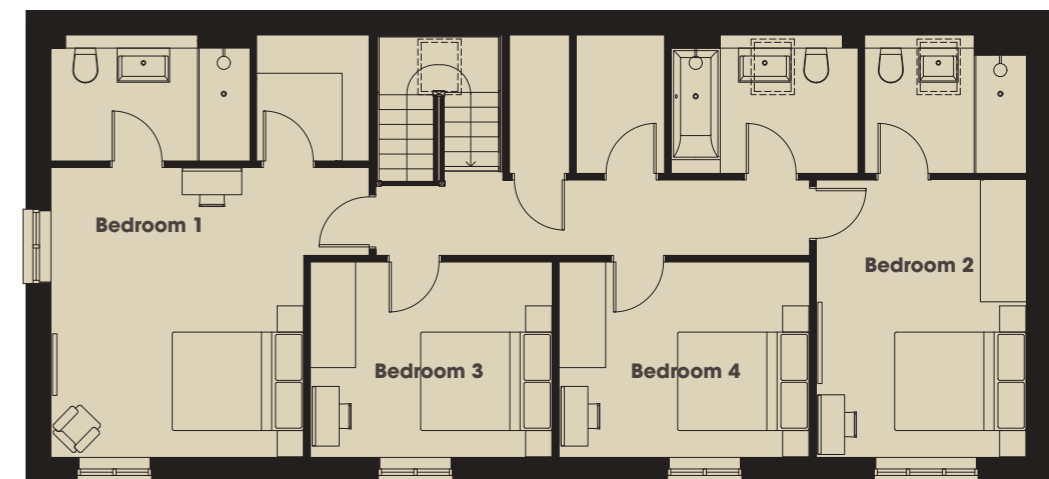
Computer generated image of 2 Saxon Drive.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	7.52 x 4.87m	24' 8" x 16' 0"
Living Room	5.37 x 4.05m	17' 7" x 13' 3"
Study	3.81 x 3.23m	12' 6" x 10' 7"

- A** Air Source Heat Pump
- W** Woodburner
- Roof light

FIRST FLOOR

Bedroom 1	4.46 x 3.89m	14' 8" x 12' 9"
Bedroom 2	4.27 x 3.25m	14' 0" x 10' 8"
Bedroom 3	3.72 x 3.02m	12' 2" x 9' 11"
Bedroom 4	3.84 x 3.02m	12' 7" x 9' 11"



3 SAXON DRIVE

4 BEDROOMS | 221 SQM | 2,379 SQFT



Computer generated image of 3 Saxon Drive.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	6.72 x 3.70m	22' 0" x 12' 2"
Living Room	4.12 x 3.45m	13' 6" x 11' 4"
Study	2.50 x 2.35m	8' 2" x 7' 9"

- A** Air Source Heat Pump
- W** Woodburner
- Roof light

FIRST FLOOR

Bedroom 1	3.47 x 3.37m	11' 5" x 11' 1"
Bedroom 2	3.68 x 3.37m	12' 1" x 11' 1"
Bedroom 3	3.27 x 2.95m	10' 9" x 9' 8"
Bedroom 4	3.58 x 2.52m	11' 9" x 8' 3"



4 SAXON DRIVE

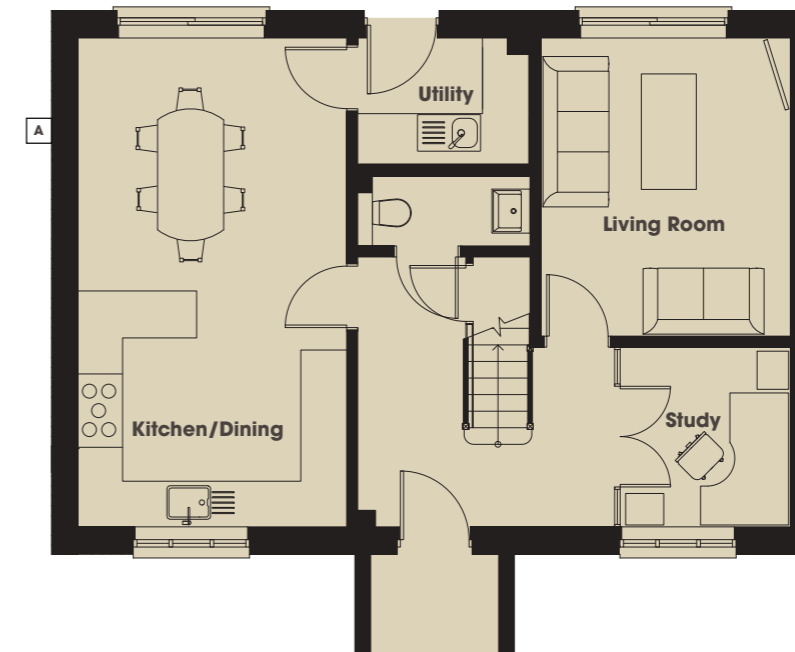
4 BEDROOMS | 130 SQM | 1,410 SQFT



Computer generated image of 4 Saxon Drive.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining

6.49 x 4.34m 21' 4" x 14' 3"

Living Room

5.05 x 4.34m 16' 7" x 14' 3"

Study

3.25 x 3.09m 10' 8" x 10' 2"

A Air Source Heat Pump

FIRST FLOOR

Bedroom 1

4.19 x 3.25m 13' 9" x 10' 8"

Bedroom 2

4.38 x 3.89m 14' 4" x 12' 9"

Bedroom 3

3.72 x 3.04m 12' 2" x 10' 0"

Bedroom 4

3.84 x 3.04m 12' 7" x 10' 0"



5 SAXON DRIVE

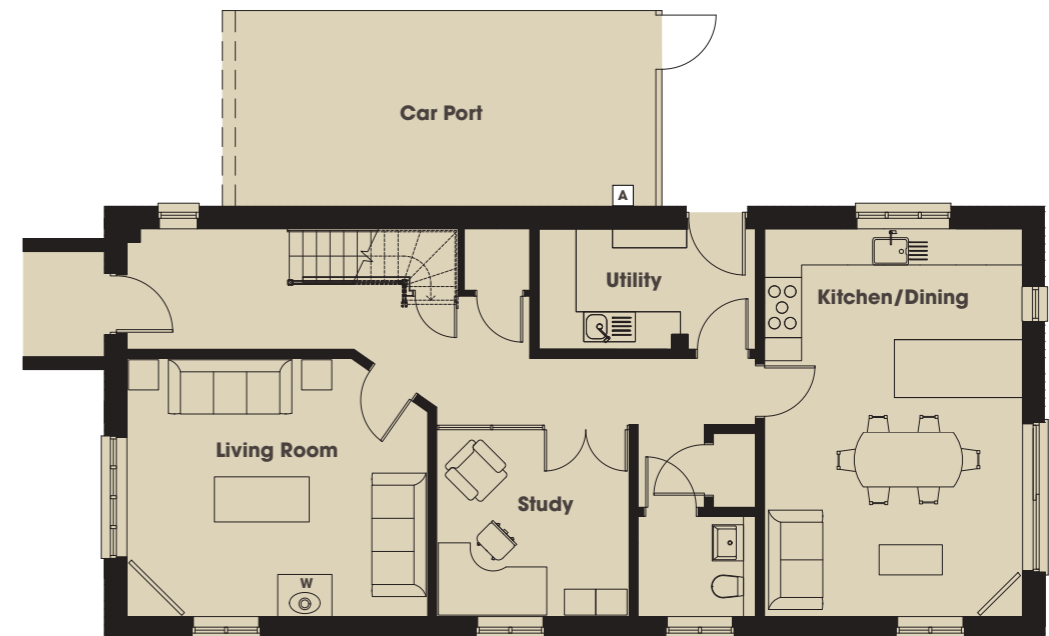
4 BEDROOMS | 192 SQM | 2,077 SQFT



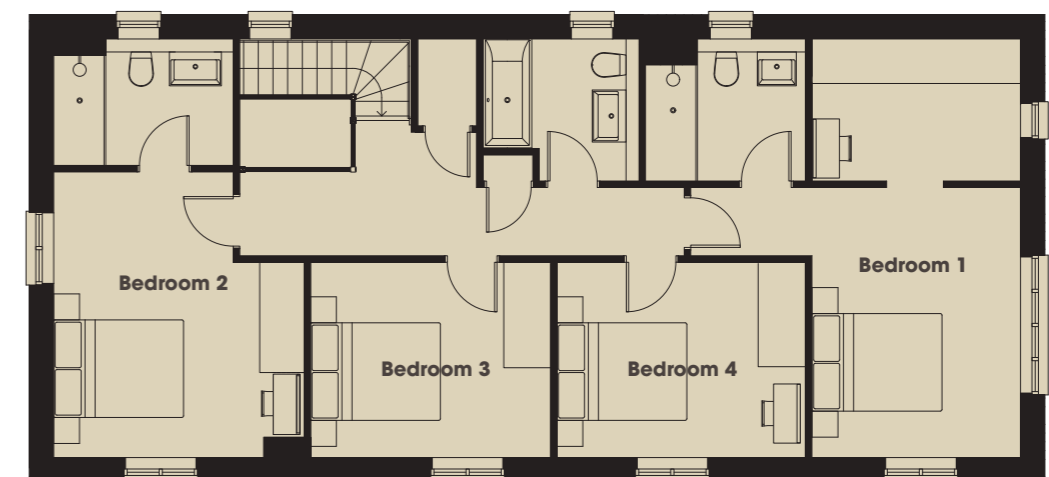
Computer generated image of 5 Saxon Drive.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining

7.52 x 4.87m 24' 8" x 16' 0"

Living Room

5.37 x 4.05m 17' 7" x 13' 3"

Study

3.81 x 3.23m 12' 6" x 10' 7"

A Air Source Heat Pump

W Woodburner

FIRST FLOOR

Bedroom 1

4.46 x 3.89m 14' 8" x 12' 9"

Bedroom 2

4.27 x 3.25m 14' 0" x 10' 8"

Bedroom 3

3.72 x 3.02m 12' 2" x 9' 11"

Bedroom 4

3.84 x 3.02m 12' 7" x 9' 11"



SPECIFICATION

KITCHEN

- Contemporary German shaker style fitted kitchen, choice of colour subject to build stage
- Caesarstone worktop, upstand and splashback behind hob
- White fireclay Belfast sink with brushed stainless steel mixer tap
- Integrated extractor fan venting externally
- Under-wall unit LED lighting
- Range of integrated appliances to include:
 - Bosch built in fridge/freezer (to selected homes) or
 - Siemens stainless steel American style fridge/freezer (to selected homes)
 - Bosch dishwasher
 - Bosch under counter wine cooler
- Pull out waste and recycling unit
- Soft closing hinge mechanism
- Hidden cutlery tray
- 90cm Rangemaster Elise cooker, choice of colour subject to build stage

BATHROOM & EN-SUITE

- Contemporary design white sanitary ware:
 - Vitra Wall-hung toilet with soft closing seat, concealed cistern and dual flush plate
 - Vitra Classic 60cm washbasin unit with one drawer
- Brassware by Vado to include:
 - Slimline mixer taps
 - Shower head over bath and shower tray with hand held shower kit
 - Clear glazed bath/shower screen
 - Full-height contemporary porcelain tiling around bath and shower
 - Large format porcelain tiled flooring
 - Caesarstone vanity top
 - Shaver socket to bathroom and en-suite
 - Chrome heated towel rail to bathroom and en-suite

UTILITY

- Fitted units with laminate worktop
- Stainless steel sink with mixer tap (to selected homes)
- Space and plumbing for a washing machine and tumble dryer
- Boot bench (to selected homes)



HEATING, VENTILATION AND HOT WATER

- Underfloor heating
- Smart heating controls
- Enhanced U-values and air tightness
- Worcester Bosch air source heat pump
- Solar PV panels with battery storage which offer a sustainable and cost-effective solution to generate energy. Additional batteries are available as a Sales Extra

INTERIOR FINISHES

- Walls painted in matt emulsion to interior designer's specification
- Ceilings painted in white matt emulsion
- Painted square edge profile skirting and architraves
- Solid painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Karndean flooring provided to ground floor (choice of colour available subject to build stage)
- Wood burner to selected plots

EXTERIOR WINDOWS AND DOORS

- Nordan front door with clear glazed panel
- External letterbox
- Nordan high-performance triple-glazed windows

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to the living room, study and selected bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- Turfed rear garden and patio area
- Landscape architect designed front and rear gardens
- LED lighting to front door and rear door
- External double socket to rear
- Cold water outside tap
- Gated entrance to development

SECURITY

- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

CAR PARKING

- Electric car charger fitted to all homes
- Allocated parking to all homes
- Garage or car port to specific plots

PEACE OF MIND

- 10 year structural warranty provided by ICW

OUR PHILOSOPHY

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



The Links, Rest Bay, Porthcawl



Bookers Edge, Hay-on-Wye



Thorens House, Cardiff Gate Business Park,
Beck Court, Cardiff CF23 8RP

For further information contact Acorn
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Floor plan details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machines are not included. Computer generated images for illustrative purposes only.

different by design

