



**Connells**

Lapwing Meadows Lapwing Meadows  
Coombe Hill Gloucester



# Lapwing Meadows Lapwing Meadows Coombe Hill Gloucester GL19 4BD

for sale shared ownership  
**£87,500**



## Property Description

Stonewater, in partnership with Bovis Homes, presents a small collection of two bedroom end-of-terrace and mid-terrace homes for shared ownership at the new Lapwing Meadows development. Situated in a rural location off the A38 Coombe Hill, each traditionally built house benefits from gas central heating, solar panels and comes with ready fitted sockets for the residents to install a future electric vehicle charging point.

The interiors have been designed to facilitate working from home with each house having ultra-fast broadband.

Outside is off-road parking for two vehicles and a useful cycle shed located in the rear garden.

The layout of the homes makes good use of all the available space with a spacious living/dining area on the ground floor, a separate kitchen, a hall and cloakroom with WC and handbasin. Upstairs are two double bedrooms and a family bathroom.

Plots available: Plot 40 / Plot 65

Price Example:

Full market value - £350,000

25% share price - £87,500

Rent based on a 25% share per month - £601.57

Service charge: £33.16

Minimum deposit required of 5% - £4375

Speak with our Shared Ownership team today to find out further information.

## The Local Area:

The development is in the catchment area of a number of highly regarded schools. The Deerhurst

and Apperley CofE Primary School in nearby Apperley accepts pupils aged from five- to-11-years-old

and is ranked 'Outstanding' by Ofsted. Tewkesbury Secondary School is just a few miles away and has achieved a ranking of 'Good' from Ofsted. For high achievers, Pate's Grammar School in nearby Cheltenham was awarded the Sunday Times Secondary School of the Year in 2020.

For everyday essentials or a quiet pint a local convenience store, farm shop and a pub, The Swan Inn, are just five minutes' walk away.

For the weekly grocery shop, a large Food Warehouse supermarket is just over three miles away at The Gallagher Shopping Park on the outskirts of Cheltenham.

A wide range of shops, restaurants, cafes and bars is available in Cheltenham itself, just over five miles away. Known locally as the 'Festival Town' Cheltenham is famous for its race course and its culture and nightlife, making it a popular all-round destination.

Slightly further away at just over seven miles via the A38 is Gloucester, with its impressive cathedral, historic docks and its own designer outlet at Gloucester Quays.

Finally, less than four miles away is the medieval town of Tewkesbury. Situated on the River Avon Navigation, Tewkesbury is famous for its 900-year-old Abbey, one of the few to escape destruction during the dissolution, and the county's second most visited most visited attraction.

Not surprisingly Lapwing Meadows benefits from excellent travel links

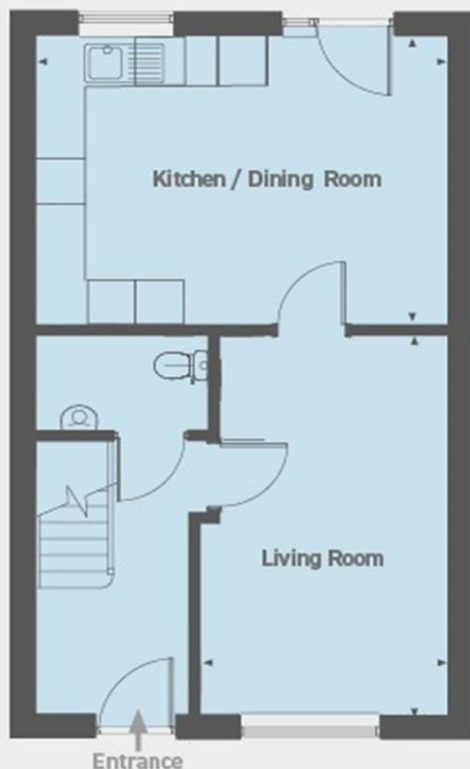
being close to junction 10 of the M5 motorway. From here both Bristol and Birmingham are easily accessible at just over 42 and 47 miles away respectively.

### Specification:

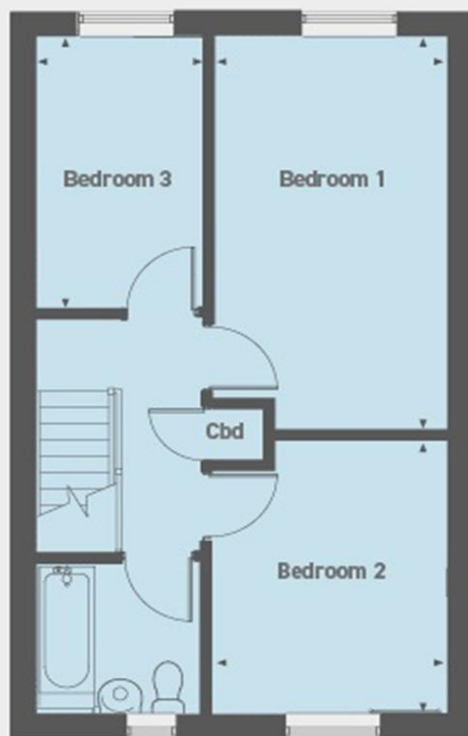
- Brick and block traditional build type
- Plug sockets for the provision of an electric car charging point  
(please note this allows provision of an electric car charge point to be installed only)
- Solar panels
- Gas central heating
- Home working space integrated into the build design
- Ultra fast broadband
- Cycle sheds to individual rear gardens for houses
- Hedgehog highways as part of the biodiversity plan



Ground floor



First floor



Ground floor

Living Room  
5.11m x 3.13m (16'7" x 10'2")

Kitchen/ Dining Room  
5.17m x 3.91m (16'9" x 12'8")

First floor

Bedroom 1  
5.33m x 2.99m (17'4" x 9'8")

Bedroom 2  
3.72m x 2.99m (12'2" x 9'8")

Bedroom 3  
3.71m x 2.10m (12'1" x 6'8")



To view this property please contact Connells on

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**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
WORCESTER WR4 0DZ

EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVL306707](https://www.connells.co.uk/Property/WVL306707)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WVL306707 - 0004