



Part of Sanctuary



# AMPNEY MEADOWS

DOWN AMPNEY

A charming collection of thoughtfully designed 2, 3, 4 and 5 bedroom homes



# DISCOVER

TRANQUIL COUNTRYSIDE  
LIVING IN THE COTSWOLDS...



## AMPNEY MEADOWS

Welcome to Ampney Meadows, a charming collection of beautifully designed 2, 3, 4 and 5 bedroom homes in the historic Cotswolds village of Down Ampney.

Nestled in the stunning Gloucestershire countryside on a former farm, Ampney Meadows is an ideal haven for anyone wanting to immerse themselves in a semi-rural Cotswold lifestyle. With something to suit everyone from families to first-time-buyers and downsizers, there is a stunning range of thoughtfully crafted homes available to purchase here.



# ENJOY THE OUTDOORS

## THE LOCAL AREA

Down Ampney is a picturesque village that benefits from its own small independent shop. Ideally located under 8 miles from the market town of Cirencester which is home to a variety of supermarkets, shops, restaurants and other local amenities.

At Ampney Meadows you will find a beautiful collection of properties, including natural Cotswold-stone homes, with large gardens and designated driveways for every property. Within the village itself there is a village hall, sports fields and a social club, primary school, tennis courts and allotments.

For those that enjoy an active outdoor lifestyle, there is a plethora of stunning walks and cycling routes to enjoy. Ampney Meadows is ideally situated nearby the Cotswolds Area of Outstanding Natural Beauty, as well as being just a 10 minute drive from the popular Cotswold Water Park.

# RELAX AND UNWIND

## MAKE YOUR MOVE

Down Ampney is conveniently situated, with a range of large towns and cities within a 25-mile radius. Head north-west and you'll find Gloucester and Cheltenham - with links to the M5. Swindon and the M4 is located to the west, and Oxford is under an hour away east, providing access to the M40.

There is easy access from the village itself to Cirencester via bus. The nearest train station, Kemble is just a 20-minute drive away.

For international travel, you can drive to Heathrow airport in an hour and a quarter.

2-5 bedroom properties on the development are available for sale as an outright purchase, and a selection of 2 & 3 bedroom homes are also available as a shared ownership purchase.

# SITE PLAN

## Property key

### 2 BEDROOM HOUSE

- **THE BURFORD**  
Plots 3 & 4
- **THE LECHLADE**  
Plots 30, 40 & 41

### 4 BEDROOM HOUSE

- **THE KEMPSFORD**  
Plots 1, 19 & 35
- **THE EATON**  
Plots 7, 20, 27 & 32
- **THE BOURTON**  
Plots 21, 23 & 31

- **SHARED OWNERSHIP**  
Plots: 11-14, 30, 40, 41

- **OUTRIGHT SALE**  
Plots 1-4, 7, 8, 19-24, 27, 28, 31-36, 39, 44

- **PUMPING STATION (P.S.)**

- ▨ **PARKING FOR EXISTING PROPERTY**

### 3 BEDROOM HOUSE

- **THE MALMESBURY**  
Plots 22 & 24
- **THE AMPNEY**  
Plots 11, 12, 13 & 14

### 5 BEDROOM HOUSE

- **THE BROADWAY**  
Plots 2, 8, 36 & 39
- **THE MORETON**  
Plots 28, 33, 34 & 44





# THE BURFORD

## 2 BEDROOM SEMI-DETACHED HOME

The Burford is perfect for downsizers or those looking to get onto the property ladder and purchase their first home. From the entrance hall, there is a spacious living room to the left, offering the perfect space for a relaxing evening. To the right of the hall there is a generous kitchen/dining room. There is also a downstairs WC.

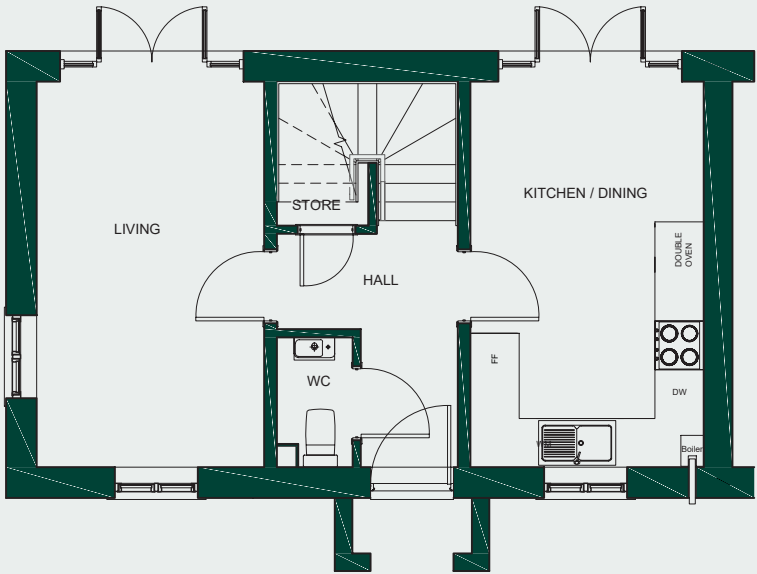
On the first floor, there is a master bedroom, plus a family bathroom and large second bedroom.

### PLOTS: 3 & 4

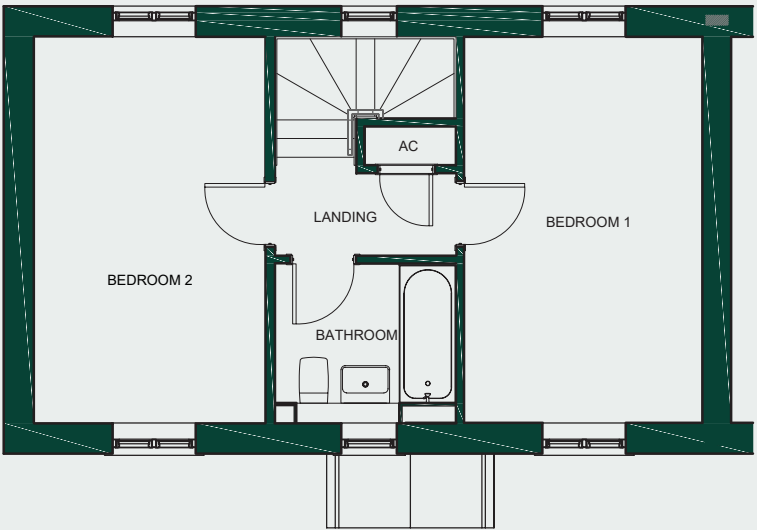
| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL     |
|---------------------|-------------|--------------|
| Living Room         | 2.8 x 4.75  | 9'2" x 15'7" |
| Kitchen/Dining Room | 2.87 x 4.75 | 9'5" x 15'7" |
| WC                  | 0.93 x 1.6  | 3'1" x 5'3"  |
| Bedroom 1           | 2.93 x 4.75 | 9'7" x 15'7" |
| Bedroom 2           | 2.84 x 4.75 | 9'4" x 15'7" |
| Bathroom            | 2.23 x 1.96 | 7'4" x 6'5"  |

### TOTAL AREA: 78.00 sqm / 839.59 sqft

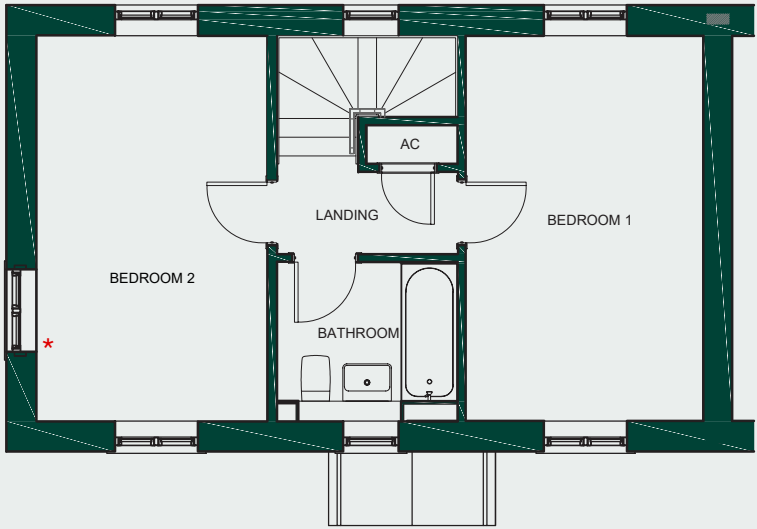
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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
Additional bedroom 2  
window to plot 4 only



# THE LECHLADE

## 2 BEDROOM SEMI-DETACHED HOME

The Lechlade is the perfect shared ownership home for downsizers or those looking to get onto the property ladder and purchase their first home.

From the entrance hall, there is a spacious living room to the back of the property, offering the perfect space for a relaxing evening. To the right of the hall there is a generous kitchen/dining room. There is also a downstairs WC.

Upstairs, there is a master bedroom to the back of the property, plus a family bathroom and large second bedroom.

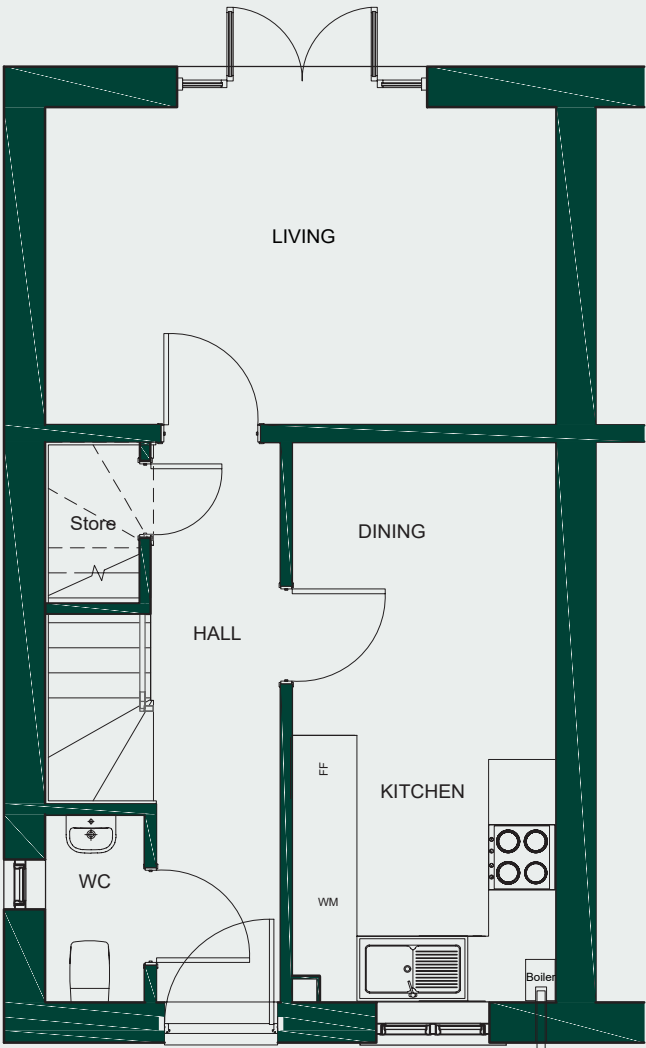
### PLOTS: 30, 40 & 41

| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL       |
|---------------------|-------------|----------------|
| Kitchen/Dining Room | 2.39 x 5.16 | 7'10" x 16'11" |
| Living Room         | 4.62 x 2.92 | 15'2" x 9'7"   |
| WC                  | 0.9 x 1.73  | 2'11" x 5'8"   |
| Bedroom 1           | 4.62 x 2.92 | 15'2" x 9'7"   |
| Bedroom 2           | 2.46 x 5.16 | 8'1" x 16'11"  |
| Bathroom            | 2.06 x 1.73 | 6'9" x 5'8"    |

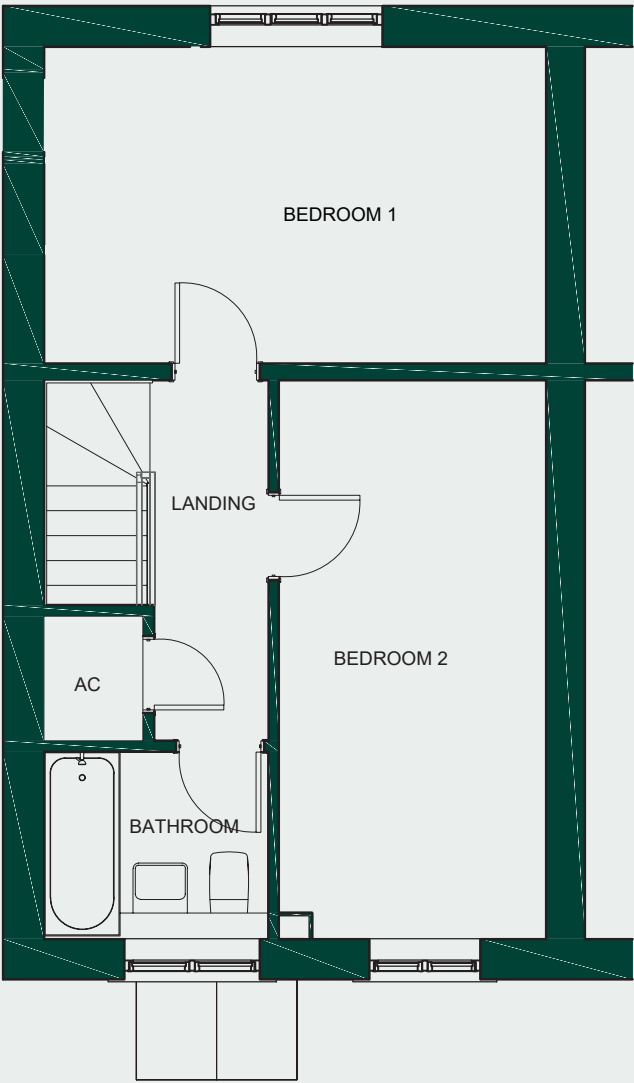
### TOTAL AREA: 76.00 sqm / 818.06 sqft

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GROUND FLOOR



FIRST FLOOR





# THE MALMESBURY

## 3 BEDROOM DETACHED HOME

The Malmesbury is a stunning three-bedroom, detached home designed for elegant, contemporary, and spacious living. Downstairs there is a spacious living room to the left of the entrance hall, and a full-length kitchen/dining room to the right – with double doors that lead to the rear garden. There is also a downstairs WC and utility.

Upstairs a large landing leads to a rear-facing family bathroom, with a master bedroom and ensuite to the left of the landing, and two bedrooms on the right.

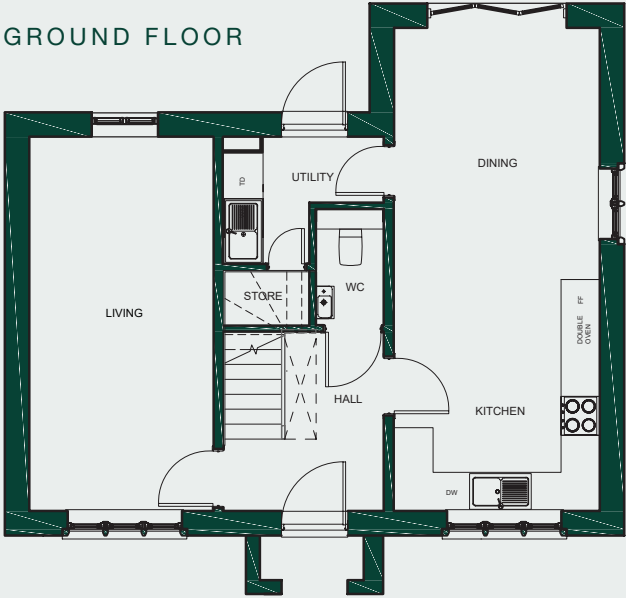
### PLOTS: 22 & 24

| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL       |
|---------------------|-------------|----------------|
| Kitchen/Dining Room | 3.17 x 7.45 | 10'5" x 24'5"  |
| Living Room         | 2.84 x 5.76 | 9'4" x 18'11"  |
| WC                  | 1.05 x 1.8  | 3'5" x 5'11"   |
| Utility             | 2.48 x 1.95 | 8'2" x 6'5"    |
| Bedroom 1           | 2.88 x 4.35 | 9'5" x 14'3"   |
| Bedroom 2           | 3.19 x 3.7  | 10'6" x 12'2"  |
| Bedroom 3           | 3.17 x 3.63 | 10'5" x 11'11" |
| Ensuite             | 2.88 x 1.31 | 9'5" x 4'4"    |
| Bathroom            | 2.55 x 1.95 | 8'4" x 6'5"    |

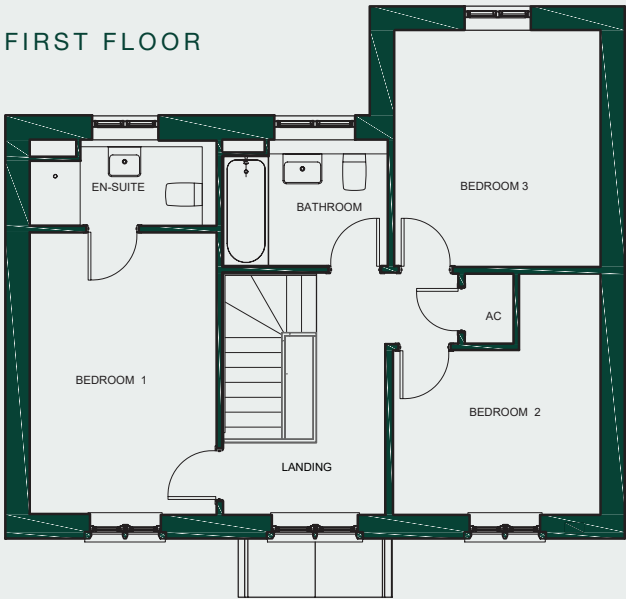
### TOTAL AREA: 110.08 sqm / 1184.89 sqft

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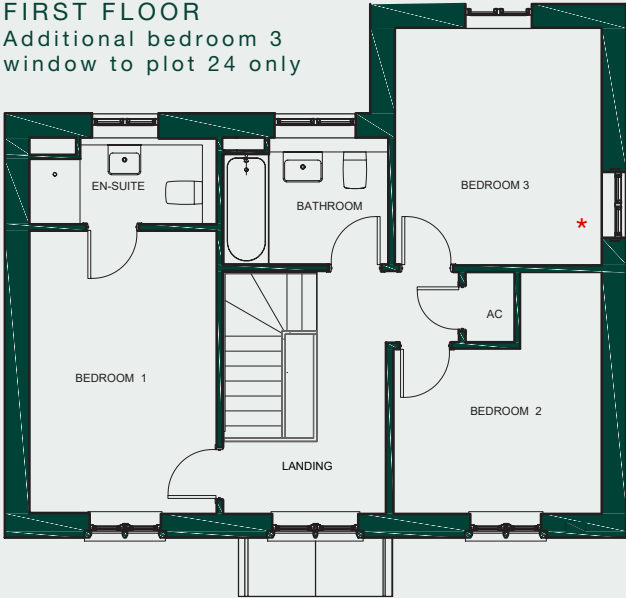
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
Additional bedroom 3  
window to plot 24 only





# THE AMPNEY

## 3 BEDROOM SEMI-DETACHED HOME

The Ampney is a stunning three-bedroom, semi-detached shared ownership home.

Downstairs there is a full-length living room to the left of the entrance hall, and a spacious kitchen/dining room to the right – with double doors that lead to the rear garden from both of these rooms. There is also a downstairs WC.

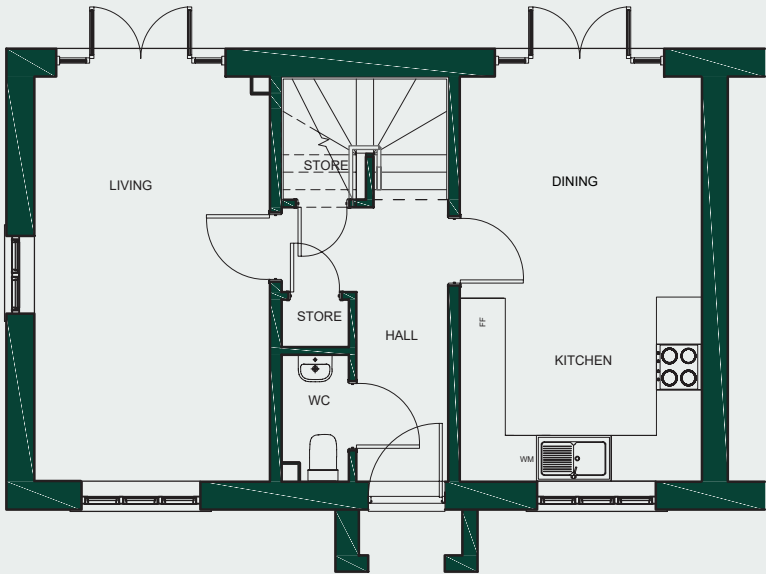
Upstairs there is a front-facing family bathroom, with a master bedroom and ensuite to the left of the landing, and two bedrooms on the right.

### PLOTS: 11, 12, 13 & 14

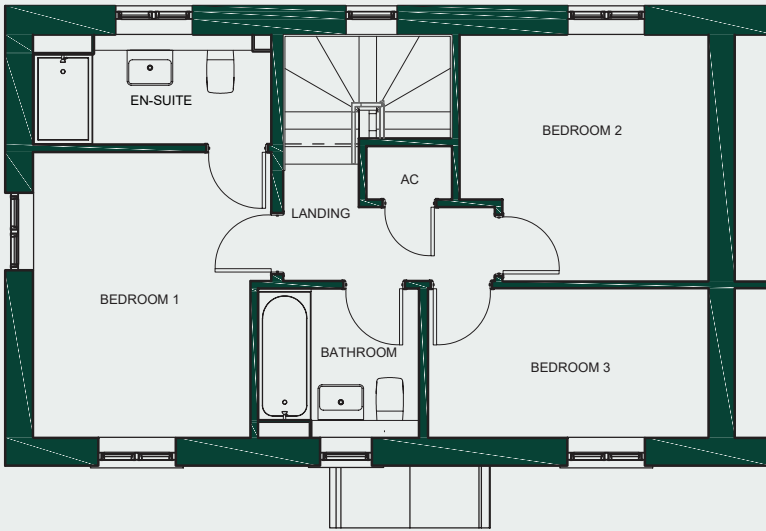
| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL      |
|---------------------|-------------|---------------|
| Living Room         | 3.14 x 5.31 | 10'4" x 17'5" |
| Kitchen/Dining Room | 3.22 x 5.31 | 10'7" x 17'5" |
| WC                  | 0.9 x 1.66  | 2'11" x 5'5"  |
| Bedroom 1           | 3.14 x 3.76 | 10'4" x 12'4" |
| Ensuite             | 3.14 x 1.45 | 10'4" x 4'9"  |
| Bedroom 2           | 3.27 x 3.25 | 10'9" x 10'8" |
| Bedroom 3           | 3.69 x 1.96 | 12'1" x 6'5"  |
| Bathroom            | 2.12 x 1.96 | 6'11" x 6'5"  |

### TOTAL AREA: 94.42 sqm / 1016.33 sqft

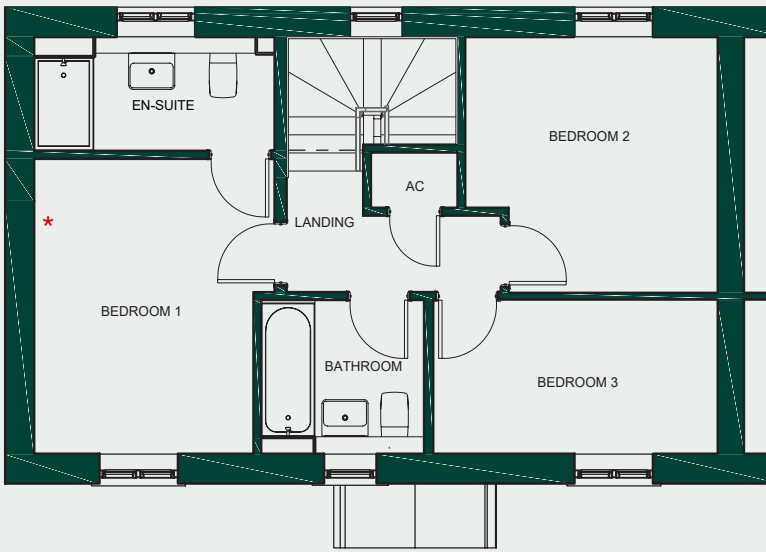
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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
No side window in bedroom 1 to plot 12 only



THE KEMPSFORD  
4 BEDROOM DETACHED HOME

The Kempsford is a beautiful four-bedroom home, uniquely designed for family living. On the ground floor is a conveniently placed WC off the entrance hall, plus a storage cupboard. From the hall you access the spacious living room with a front-facing bay window, plus double doors leading to the rear garden. To the back left of the property, there is a stunning kitchen/dining room with a large island, plus a utility.

Upstairs are four well-appointed bedrooms with the master bedroom and bedroom four at the rear of the property. The master bedroom boasts a walk-in closet plus ensuite. Bedroom two also benefits from an ensuite. A family bathroom and bedroom three are at the front of the property, with a landing store cupboard to complete this fantastic family property.

PLOTS: 1, 19 & 35

| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL       |
|---------------------|-------------|----------------|
| Kitchen/Dining Room | 3.74 x 7.85 | 12'3" x 25'9"  |
| Living Room         | 3.3 x 5.09  | 10'10" x 16'8" |
| Study               | 3.74 x 2.26 | 12'3" x 7'5"   |
| WC                  | 1.52 x 1.07 | 5'0" x 3'6"    |
| Bedroom 1           | 3.74 x 3.28 | 12'3" x 10'9"  |
| Ensuite 1           | 2.28 x 1.67 | 7'6" x 5' 6"   |
| Bedroom 2           | 3.46 x 3.56 | 11'4" x 11'8"  |
| Ensuite 2           | 2.6 x 1.43  | 8'6" x 4'8"    |
| Bedroom 3           | 3.7 x 2.4   | 12'2" x 7'10"  |
| Bedroom 4           | 3.35 x 2.59 | 11'0" x 8'6"   |
| Bathroom            | 3.1 x 2.4   | 10'2" x 7'10"  |
| Walk-in closet      | 1.36 x 1.67 | 4'6" x 5'6"    |

TOTAL AREA: 146.22 sqm / 1573.90 sqft

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# THE EATON

## 4 BEDROOM DETACHED HOME

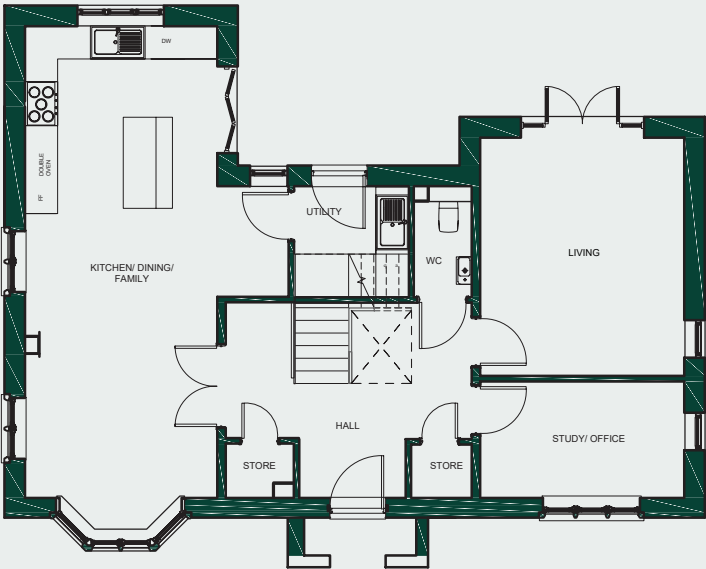
The Eaton is a spacious four-bedroom home, designed for family living. On the ground floor there is ample storage, plus a WC. At the front right of the home there is a living room with garden access via double doors. The full-length kitchen/dining/family room is to the left of the property, with a fantastic kitchen island, bay window and bi-fold doors for access to the rear garden. This property also benefits from a utility room, adjoining the kitchen. Upstairs are four generous-sized bedrooms to relax and unwind in, with the master bedroom plus ensuite at the rear of the property.

**PLOTS: 7, 20, 27 & 32**

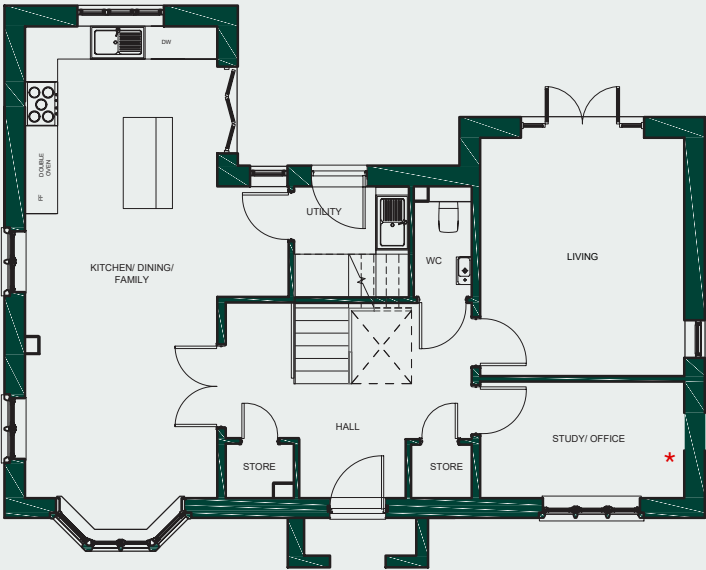
| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL      |
|---------------------|-------------|---------------|
| Kitchen/Dining Room | 3.51 x 8.57 | 11'6" x 28'1" |
| Living Room         | 3.74 x 4.34 | 12'3" x 14'3" |
| Study               | 3.74 x 2.11 | 12'3" x 6'11" |
| WC                  | 1.05 x 1.99 | 3'5" x 6'6"   |
| Utility             | 2.1 x 2     | 6'11" x 6'7"  |
| Bedroom 1           | 3.52 x 5.27 | 11'7" x 17'3" |
| Ensuite             | 1.2 x 2.36  | 3'11" x 7'9"  |
| Bedroom 2           | 3.74 x 3.68 | 12'3" x 12'1" |
| Bedroom 3           | 4.5 x 3.19  | 14'9" x 10'6" |
| Bedroom 4           | 3.74 x 3.37 | 12'3" x 11'1" |
| Bathroom            | 3.57 x 2.07 | 11'9" x 6'9"  |

**TOTAL AREA: 164.40 sqm / 1769.59 sqft**

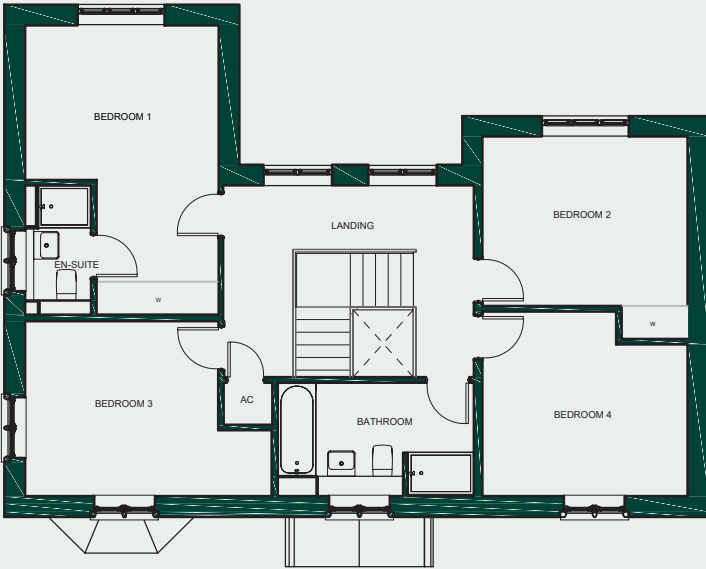
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GROUND FLOOR



GROUND FLOOR  
No additional window in the study/office to plot 20 only



FIRST FLOOR



THE BOURTON  
4 BEDROOM DETACHED HOME

The Bourton is the perfect home for growing families. On the ground floor there is a downstairs WC, storage, a study and living room off the entrance hall. The spacious kitchen and dining room are on the right of the property, with a bay window at the front, a conveniently placed utility room, and double doors at the back, providing access to the rear garden.

Upstairs there are four generous-sized bedrooms, with a master bedroom plus an ensuite at the front of the property, as well as a family bathroom and bedroom three. Towards the rear of the home are bedrooms two and four.

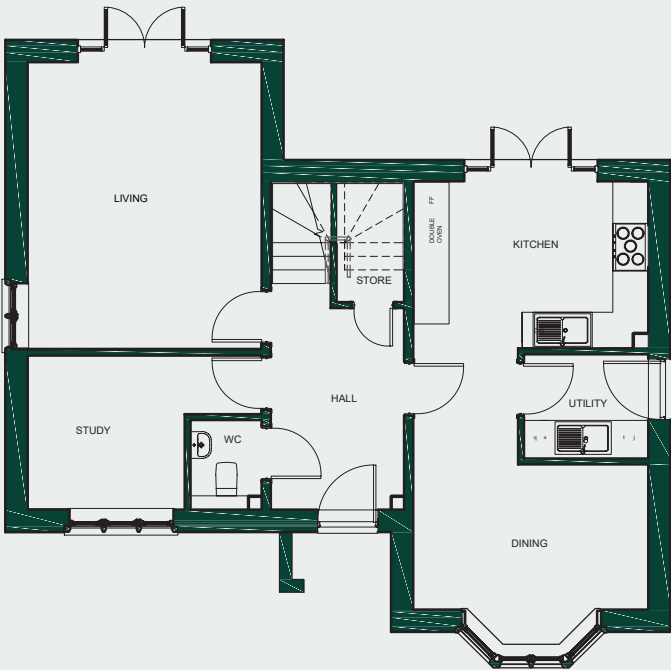
PLOTS: 21, 23 & 31

| ROOM DIMENSIONS | METRIC (M)  | IMPERIAL       |
|-----------------|-------------|----------------|
| Kitchen         | 3.96 x 2.8  | 13'0" x 9'2"   |
| Dining Room     | 3.96 x 2.45 | 13'0" x 8'0"   |
| Living Room     | 3.96 x 4.85 | 13'0" x 15'11" |
| Study           | 3.96 x 2.62 | 13'0" x 8'7"   |
| Utility         | 2.11 x 1.78 | 6'11" x 5'10"  |
| WC              | 1.21 x 1.53 | 4'0" x 5'0"    |
| Bedroom 1       | 3.97 x 4.34 | 13'0" x 14'3"  |
| Ensuite         | 2.68 x 1.23 | 8'10" x 4'0"   |
| Bedroom 2       | 3.96 x 3.61 | 13'0" x 11'10" |
| Bedroom 3       | 3.7 x 3.85  | 12'2" x 12'8"  |
| Bedroom 4       | 4.01 x 2.71 | 13'2" x 8'11"  |
| Bathroom        | 2.62 x 2.72 | 8'7" x 8'11"   |

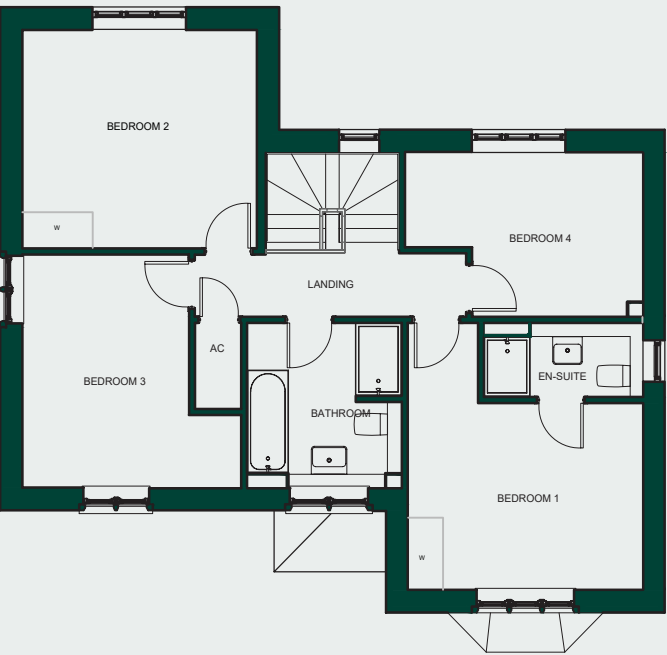
TOTAL AREA: 146.40 sqm / 1575.84 sqft

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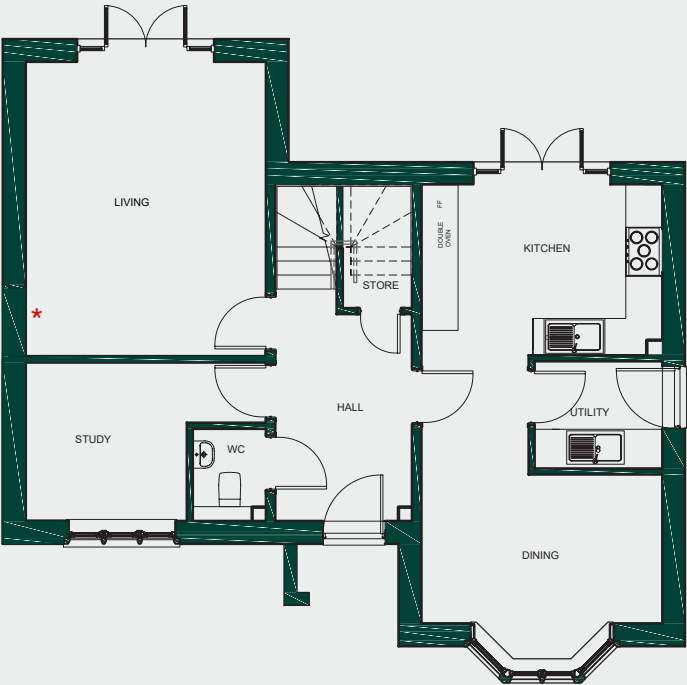
GROUND FLOOR



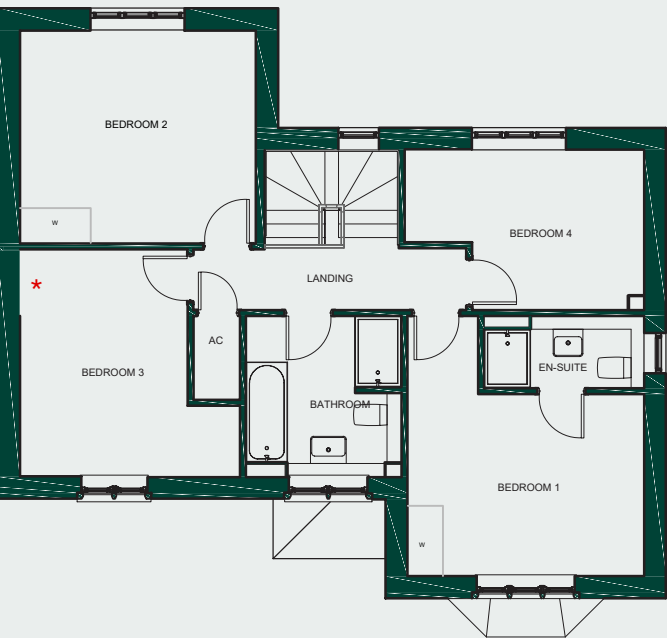
FIRST FLOOR



GROUND FLOOR  
No side window in living room to plot 31 only



FIRST FLOOR  
No side window in bedroom 3 to plot 31 only





THE BROADWAY  
5 BEDROOM DETACHED HOME

The layout of The Broadway is well-thought out - spacious and attractive for larger families and those looking for more space to enjoy. The ground floor consists of a large open plan kitchen & dining room, with access to the rear garden via bi-fold doors, as well as a utility room. There is also a separate dining room too with a bay window, and a spacious living room to the rear of the property. There is a study to the front of the property and a downstairs WC, plus ample storage. The first floor has five spacious bedrooms, two of which have their own ensuite bathrooms, with a walk-in closet in the master bedroom. There is also a family bathroom and built-in landing storage space.

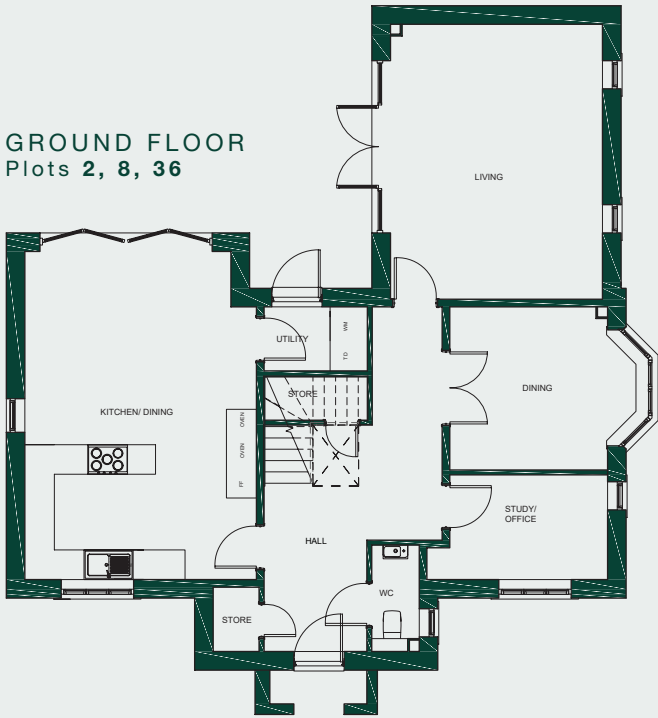
PLOTS: 2, 8, 36 & 39

| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL       |
|---------------------|-------------|----------------|
| Kitchen/Dining Room | 4.7 x 6.66  | 15'5" x 21'10" |
| Living Room         | 4.31 x 5.58 | 14'2" x 18'4"  |
| Dining Room         | 3.21 x 3.31 | 10'6" x 10'10" |
| Study               | 3.21 x 2.13 | 10'6" x 7'0"   |
| WC                  | 0.96 x 2.16 | 3'2" x 7'1"    |
| Utility             | 2.1 x 1.3   | 6'11" x 4'3"   |
| Bedroom 1           | 4.31 x 3.66 | 14'2" x 12'0"  |
| Ensuite 1           | 2.45 x 1.56 | 8'0" x 5'1"    |
| Bedroom 2           | 3.73 x 3.09 | 12'3" x 10'2"  |
| Ensuite 2/3         | 1.16 x 3.27 | 3'10" x 10'9"  |
| Bedroom 3           | 2.93 x 3.26 | 9'7" x 10'8"   |
| Bedroom 4           | 3.73 x 3.09 | 12'3" x 10'2"  |
| Bedroom 5           | 3.73 x 3.32 | 12'3" x 10'11" |
| Walk-in closet      | 1.76 x 1.82 | 5'9" x 6'0"    |
| Bathroom            | 3.11 x 2.34 | 10'2" x 7'8"   |

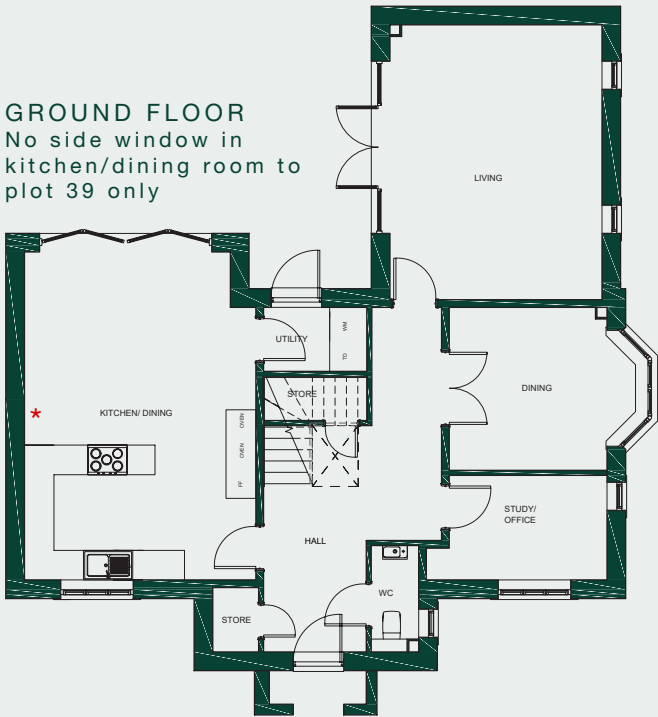
TOTAL AREA: 200.41 sqm / 2157.20 sqft

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GROUND FLOOR  
Plots 2, 8, 36



GROUND FLOOR  
No side window in  
kitchen/dining room to  
plot 39 only



FIRST FLOOR





THE MORETON  
5 BEDROOM DETACHED HOME

The Moreton is an impressive 5-bedroom detached home which is attractive for larger families, or those who desire ample space to enjoy. The ground floor consists of a large hall with plenty of storage space and a conveniently placed WC. There is a study at the front of the home, plus a dining room with a bay window. To the rear of the property there is an open plan kitchen and family room, with access to the rear garden via bi-fold doors, as well as a utility room. Finally, there is a spacious living room with double doors providing access to the rear garden.

The first floor has five spacious bedrooms, three of which have their own ensuite bathrooms. A family bathroom and built-in landing storage space complete this property.

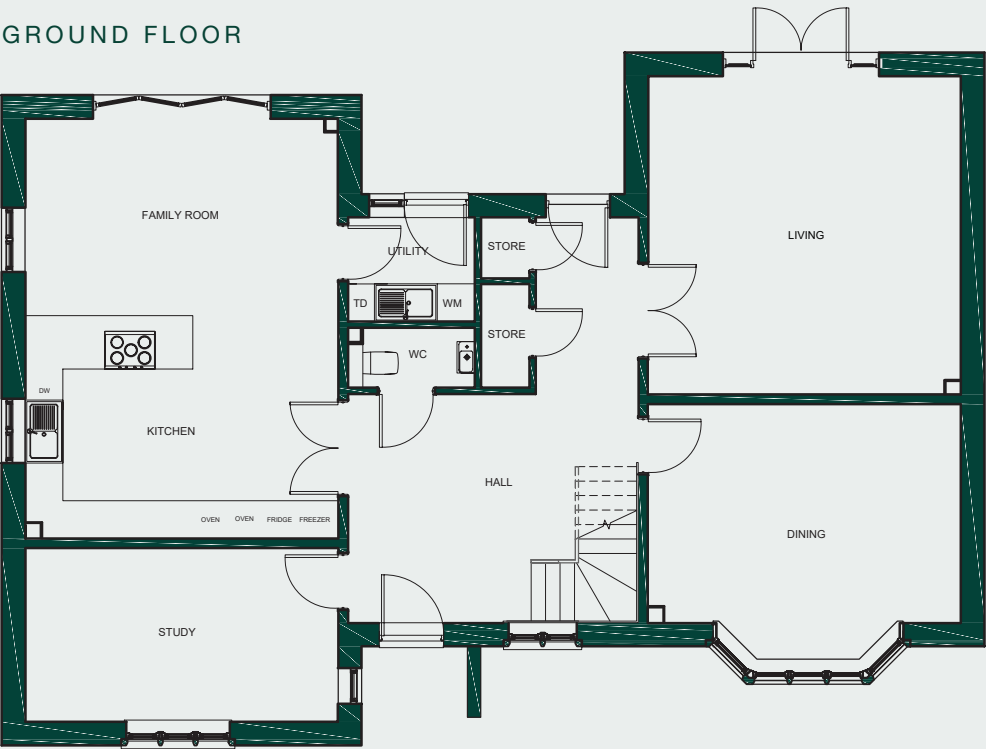
PLOTS: 28, 33, 34 & 44

| ROOM DIMENSIONS     | METRIC (M)  | IMPERIAL       |
|---------------------|-------------|----------------|
| Kitchen/Family Room | 4.97 x 6.67 | 16'4" x 21'11" |
| Living Room         | 4.97 x 5.06 | 16'4" x 16'7"  |
| Dining Room         | 4.97 x 3.47 | 16'4" x 11'5"  |
| Study               | 4.97 x 2.76 | 16'4" x 9'1"   |
| WC                  | 2 x 0.96    | 6'7" x 3'2"    |
| Utility             | 2 x 1.65    | 6'7" x 5'5"    |
| Bedroom 1           | 4.99 x 5.33 | 16'4" x 17'6"  |
| Ensuite 1           | 1.59 x 2.15 | 5'3" x 7'1"    |
| Bedroom 2           | 5.97 x 4.14 | 19'7" x 13'7"  |
| Ensuite 2           | 1.21 x 2.51 | 4'0" x 8'3"    |
| Bedroom 3           | 3.62 x 3.49 | 11'11" x 11'5" |
| Ensuite 3           | 1.25 x 2.46 | 4' 1" x 8' 1"  |
| Bedroom 4           | 4.98 x 2.88 | 16'4" x 9'5"   |
| Bedroom 5           | 3.72 x 2.56 | 12'2" x 8'5"   |
| Bathroom            | 3.32 x 2.1  | 10'11" x 6'11" |

TOTAL AREA: 246.39 sqm / 2652.12 sqft

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GROUND FLOOR



FIRST FLOOR



# PEACE OF MIND

## ESCAPE THE OUTSIDE WORLD

The home is a place where you can relax and unwind in your own private oasis. With this in mind, homes at Ampney Meadows have been built for everyday living – with generous open-plan, multi-functional spaces to relax in and kitchen / diners that quickly become the central hub of the home. We aim to make sure that your Beech Grove Home is the perfect place for you to sit back and relax, creating memories in a space you love and cherish.

Your new home at Ampney Meadows also benefits from high quality kitchens and bathrooms, fitted with the latest fixtures, fittings and energy efficient appliances, giving you the peace of mind that comes as standard when buying a new-build property from Beech Grove Homes.

With everything taken care of all you have to do is move in and make your new house a home.



## SPECIFICATIONS

### KITCHENS

- Soft close drawers and cupboards
- Laminate or Quartz worktops\*
- Glass Splashback
- Integrated appliances including (freestanding in utility rooms):
  - Fridge-freezer
  - Ceramic/Induction/5 Ring hob\*
  - Single/double electric oven\*
  - Dishwasher\*
  - Extractor hood
  - Washing machine/tumble dryer\*
- Stainless steel sink and Franke taps.
- Under cabinet lighting\*

### LIGHTING AND ELECTRICAL

- LED ceiling downlights to kitchen, bathroom and ensembles
- LED pendant lighting to dining room, living room and bedrooms
- Telephone points in lounge, hall and main bedroom
- TV points in living room and main bedroom

### BATHROOM

- Contemporary Vitra/Vado suites to bathroom and ensembles\*
- Bathroom accessories, including taps and shower-ware by Vado
- Thermostatic shower

- Vitra wall tile range in bathroom and ensembles. Full height to bath and shower areas and half height to walls with sanitary ware
- Vitra floor tile or luxury vinyl tile to bathrooms and ensembles
- Shower over bath, with shower screen in all family bathrooms
- Walk-in enclosed shower in ensuite bathrooms
- Shaving socket point in main bathroom and ensembles

### HEATING

- Air Source Heat Pump or Worcester Bosch Boiler (gas fired)\*
- White radiators throughout

### EXTERNAL FEATURES

- Turfed rear garden to all properties
- Patio areas in rear gardens

### PEACE OF MIND

- Heat and smoke detectors
- 10-year NHBC Warranty

### INTERNAL FINISH

- Deanta internal doors
- Brushed chrome handles
- Dulux Brilliant White to internal ceilings and Dulux Brilliant White to internal walls
- Built in wardrobes to select bedrooms in 4 & 5 bedroom homes\*

\*Varies per plot. Please speak to your Sales Executive for more information on which plots these items relate to.

# IMMERSE YOURSELF IN NATURE



# QUALITY & SERVICE

## CUSTOMER CARE

Quality and service are two areas that our Beech Grove Homes teams are passionate about. During key stages of the construction of your new home, a series of independent quality inspections are carried out to ensure your home is meeting our quality expectations as well as being compliant with building standards. These standards provide guidance on every part of the build process from foundations to decoration including performance and technical standards. By conducting these regular reviews, you can have the peace of mind in knowing that we have been looking after your home from the moment a spade first enters the ground.

So from the construction partners who carefully build your home, to our friendly Sales Executives who will help to guide you through the sales process and our dedicated customer service agents who are at the end of the phone to manage any queries you may have after you move in – we are here to ensure that your new home is as exactly as it should be.



## YOU'RE IN SAFE HANDS

Beech Grove Homes is committed to ensuring that through every step of your home buying journey our teams are there for you, and that doesn't stop when you move in. From when you begin your search to when you move into your dream home and start creating memories; we'll be on hand to listen, guide and give straight-forward advice.

# EVERY STEP OF THE WAY



Part of Sanctuary

## BEECH GROVE HOMES

Here at Beech Grove Homes, we're about more than just bricks and mortar. We carefully select each site to ensure it is the best available in the local area. This means that each Beech Grove development is special, whether that be due to its natural beauty, awe-inspiring views or renowned location.

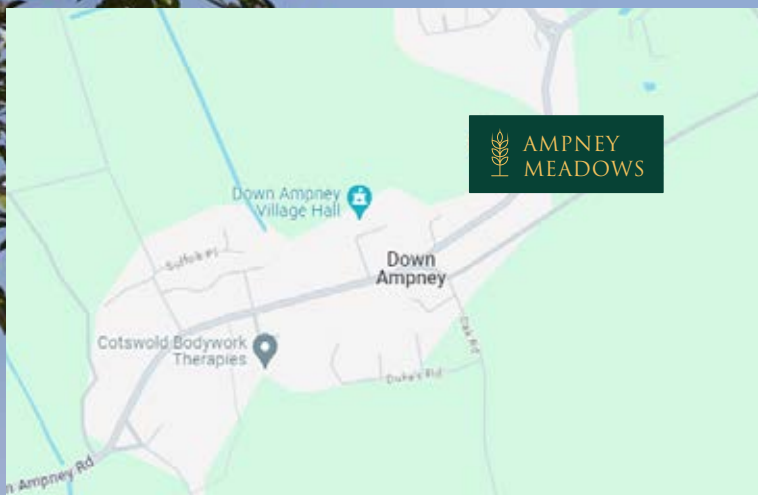
## ABOUT US

We carefully consider every feature of every home, from room layouts to top quality specifications, fixtures and fittings. Our aim is to ensure that we design properties which are perfect for our future homeowners to use as a blank canvas to create their forever homes.

The process of finding you your perfect home starts as soon as we find its ideal location. Every single aspect is carefully considered by the whole team, who share a passion for creating high quality, sophisticated properties. So whether you need advice on choosing which of our homes to make your own or help to make your move-in day as smooth as possible, our experienced team are here for you every step of the way.

A NEW  
BEGINNING...





Part of Sanctuary



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