

# RUTHERSTONE

HAWKESBURY UPTON

PART OF THE BESPOKE COLLECTION  
BY SPITFIRE HOMES









# RUTHERSTONE

HAWKESBURY UPTON

Set amongst the patchwork fields of South Gloucestershire, and just half an hour by car from Bath and Bristol, Rutherfordstone represents a collection of 21 new homes which enjoy a calm and secluded situation in the village of Hawkesbury Upton.









# SPITFIRE HOMES

Representing the homebuilding division of IM Properties, we are a forward-thinking, modern, privately-owned business specialising in the construction of sustainable, high-quality homes.

Dedicated to design for over a decade, Spitfire Homes is an award-winning company constantly striving to find the perfect blend between style and practicality.

Rutherford forms part of the Spitfire Homes Bespoke Collection, an exclusive portfolio of high-specification properties in some of the country's most desirable locations.

Employing a design-led approach, Spitfire's Bespoke Collection has forged a reputation for creating distinctly individual residences which are constructed from a hand-selected range of premium materials and showcase an interior specification comprising a variety of luxury brands.





# DELIVERING SUSTAINABLE FUTURES







Spitfire Homes is committed to delivering sustainable developments that benefit both the locations we build in, and the people we build for.

At Rutherford, all homes are powered by air-source heat pumps and benefit from electric car charging points and A+ rated appliances.

Alongside this, Spitfire Homes is also providing 7 affordable housing units at Rutherford and is contributing to various areas of the local community as part of the S106 agreement.

#### This includes contributions of:

- **£78,470** to education
- **£10,571** to the provision/enhancement of natural and semi-open space
- **£17,536** maintenance fee for Hawkesbury Upton Recreation Ground
- **£40,465** to outdoor sport facilities
- **£12,247** for the maintenance of outdoor sport facilities
- **£21,186** children and young people
- **£22,277** to maintenance of children and young people
- **£927** to allotment provision/enhancement
- **£1,182** to Birgage Road allotment maintenance





WELCOME TO RUTHERSTONE





Rutherford presents a selection of unique properties in the delightful village of Hawkesbury Upton.

The collection showcases 13 generously-proportioned detached houses, with a choice of three, four or five bedrooms, as well as a spacious two-bedroom detached bungalow with substantial living space.

Sympathetically designed in keeping with its Cotswold setting, each of the 14 private properties available have been individually designed to suit the ever-changing needs of modern life.





# A BESPOKE SPECIFICATION

Rutherford presents a hand-selected specification comprising a blend of bespoke detailing, quality finishes and premier brand names.

This includes desirable features such as bespoke staircases, oversized front doors, underfloor heating and electric car charging points.



## KITCHENS

*Individually designed kitchens are selected from a unique range created exclusively for Spitfire Homes.*

- Sleek handleless cabinet doors paired with premium Silestone composite quartz worktops with upstand
- Quartz splashback to hob area
- Neff integrated oven, combination microwave, touch-operated induction hob and extractor hood
- Integrated Zanussi dishwasher and fridge freezer

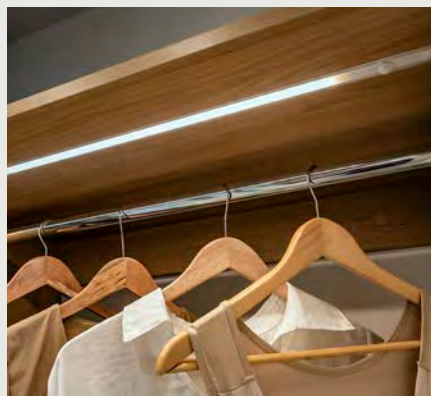
## FINISHES & FEATURES

*A meticulous attention to detail throughout each home is complemented by unique features and premium materials.*

- Bespoke feature staircase with oak handrail, oversized oak newels and black gunmetal balusters
- Bespoke fitted wardrobes to primary and secondary bedroom with mirrored sliding doors
- Oak finish internal doors with chrome handles
- RAK ceramic floor tiling to kitchen, family area (where attached to kitchen), utility, bathroom, en suites and WC where applicable
- Glazed bi-fold and French doors where indicated on plans
- Class 1 flue and feature oak mantle and hearth to the following properties: nos. 1, 2, 5, 8, 9, 10, 11, 12, 13, 14, 20 and 21















## BATHROOM, EN SUITES & WC

*Contemporary and stylish bathrooms and en suites benefit from a selection of quality materials and sleek finishes.*

- White contemporary Villeroy & Boch sanitaryware complemented by polished chrome Hansgrohe fittings
- Under-sink vanity unit to WC
- WC to feature half height RAK ceramic tiling to all walls with sanitaryware
- Bathroom and en suites benefit from full height RAK ceramic tiling to shower/bath area and half height tiling to walls with sanitaryware
- Bespoke mirrored over-sink vanity cabinet to bathroom and primary en suite as shown on plans
- Chrome wall-mounted toilet roll holder to bathroom and en suites
- Hansgrohe shower within main bathroom
- Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within primary en suite
- Shaver sockets and chrome heated towel rail to bathroom and en suites

## ELECTRICAL & HEATING

*A range of features that combine comfort, convenience, and low energy consumption.*

- Underfloor heating throughout the ground floor, thermostatically controlled radiators to subsequent floors (where applicable)
- Black nickel sockets and switches where visible throughout, white where hidden
- USB charging points to kitchen, utility, living room, bedrooms and study (where applicable)
- LED downlighters to kitchen, family and dining areas (where attached to kitchen), utility, hallway, landing, WC, bathroom and en suites

## MEDIA & COMMUNICATIONS

*Features for a modern and connected lifestyle.*

- Integrated television system with Sky TV provision including aerial
- BT point to store cupboard and living room

## EXTERNAL DETAIL

*Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.*

- Turfed garden areas with paved patios and pathways as shown on site plans
- External waterproof socket and tap to rear of property
- Motion activated satin silver up and down lights to front and rear of property
- Electric car charging point
- Electrical socket, internal lighting and motion activated external lighting to garage. Remote-operated up-and-over style garage door
- Planting installed in line with approved planning landscape layout – planting within marketing material is indicative only

## WARRANTY AND PEACE OF MIND

*The combination of low maintenance, security features and a 10-year warranty all contribute to peace of mind.*

- Two-year homeowner warranty from Spitfire Homes
- 10-year NHBC warranty
- Rutherfordstone is a private estate and will be maintained under a management company. Please refer to the Sales Consultant for details.



# RUTHERSTONE

Homes at Rutherford present a varied mix of striking façades designed to reflect the architectural heritage of the surrounding village, which benefits from the distinctive character synonymous with the Cotswolds. The collection enjoys a tasteful palette of materials and finishes comprising a blend of reconstituted stone, heritage white render, and tonal roof tiles.

This, combined with the thoughtful positioning and considered placement of each home allows for a range of varied street scenes, as well as ample space between properties and generous rear gardens throughout.



01 Somerly House

02 Avonview

05 Camberly

06 Alderley

07 Windergate

08 Kingchester House

09 Bethellwood House

10 Fairleigh

11 Tytherleigh

12 Ashcroft

13 Roxwell House

14 Hampton House

20 Greenwell Cottage

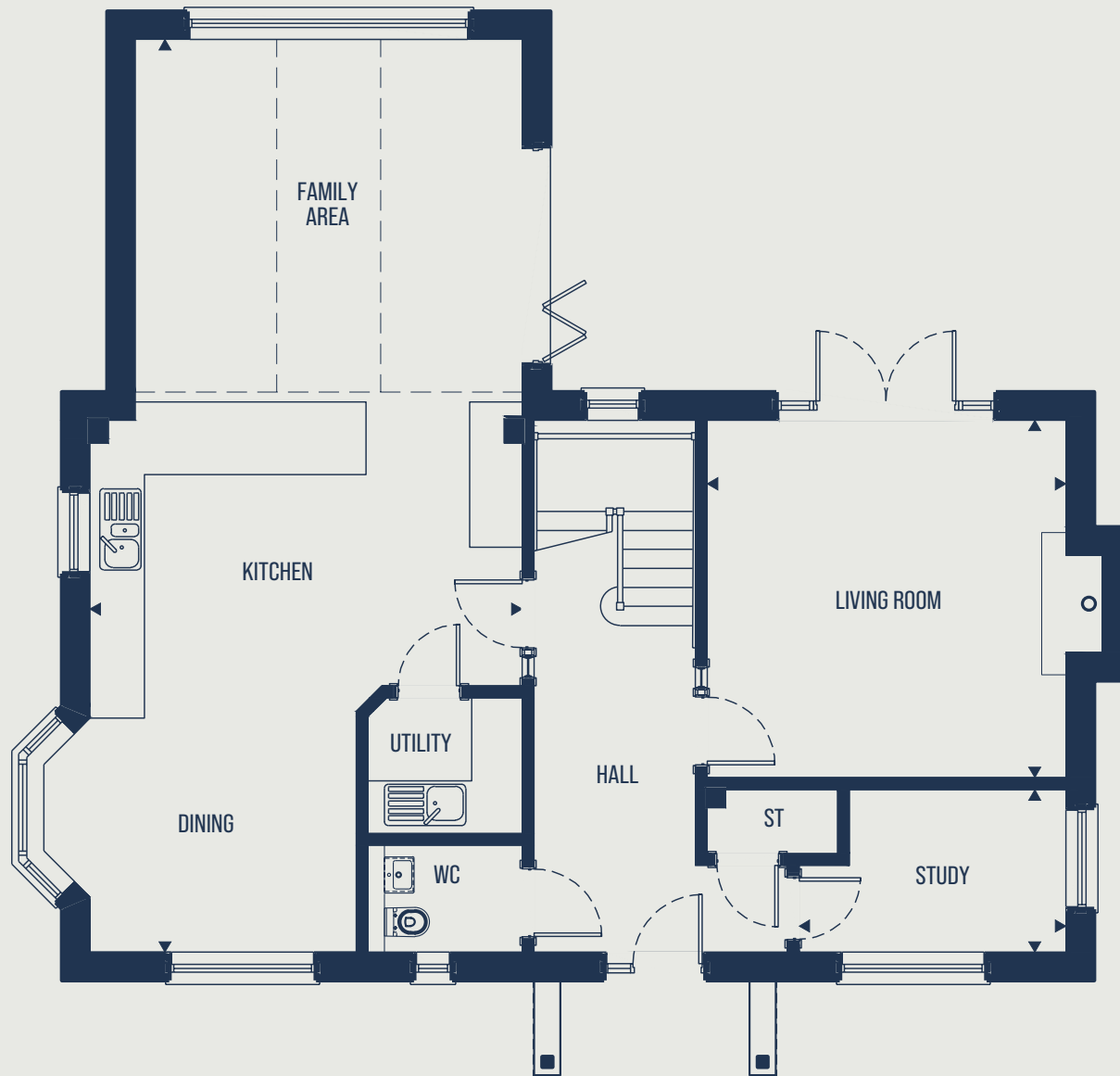
21 Berdwell House

● No's 3, 4, and 15 – 19 not available on the open market.









GROUND FLOOR



FIRST FLOOR





01

# SOMERLY HOUSE

Four-bedroom detached house with double garage

*Open-plan living space with separate living room and study, ideal for entertaining or relaxation.*

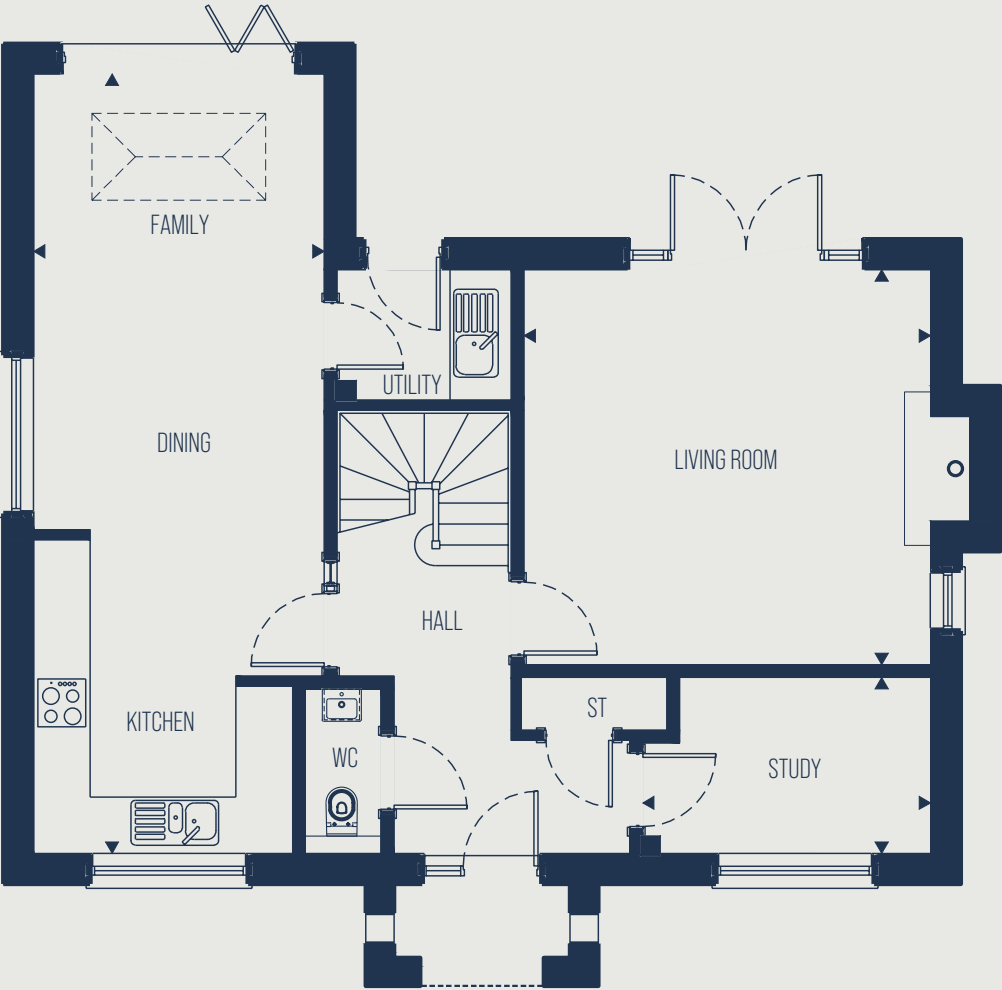
## GROUND FLOOR

Living Room	4.45m x 4.44m	14' 7" x 14' 7"
Family / Dining / Kitchen	5.37m x 11.32m	17' 7" x 37' 2"
Study	3.31m x 2.02m	10' 10" x 6' 8"

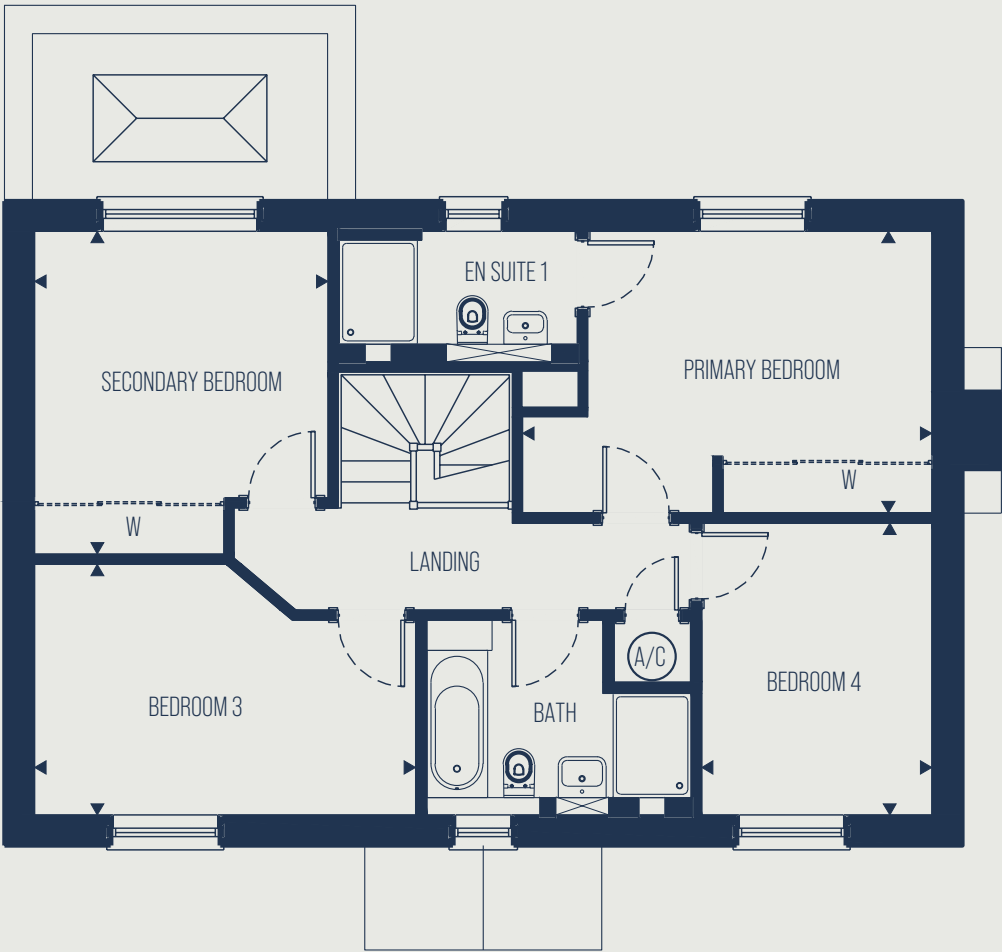
## FIRST FLOOR

Primary Bedroom	4.13m x 3.97m	13' 7" x 13' 0"
Secondary Bedroom	2.93m x 3.97m	9' 7" x 13' 0"
Bedroom 3	4.48m x 2.52m	14' 8" x 8' 3"
Bedroom 4	2.78m x 2.72m	9'1" x 8' 11"





GROUND FLOOR



FIRST FLOOR





02

# AVONVIEW

Four-bedroom detached house with garage

*A stylish roof lantern and glazed bi-fold doors ensure the family / dining area is flooded with natural light year-round.*

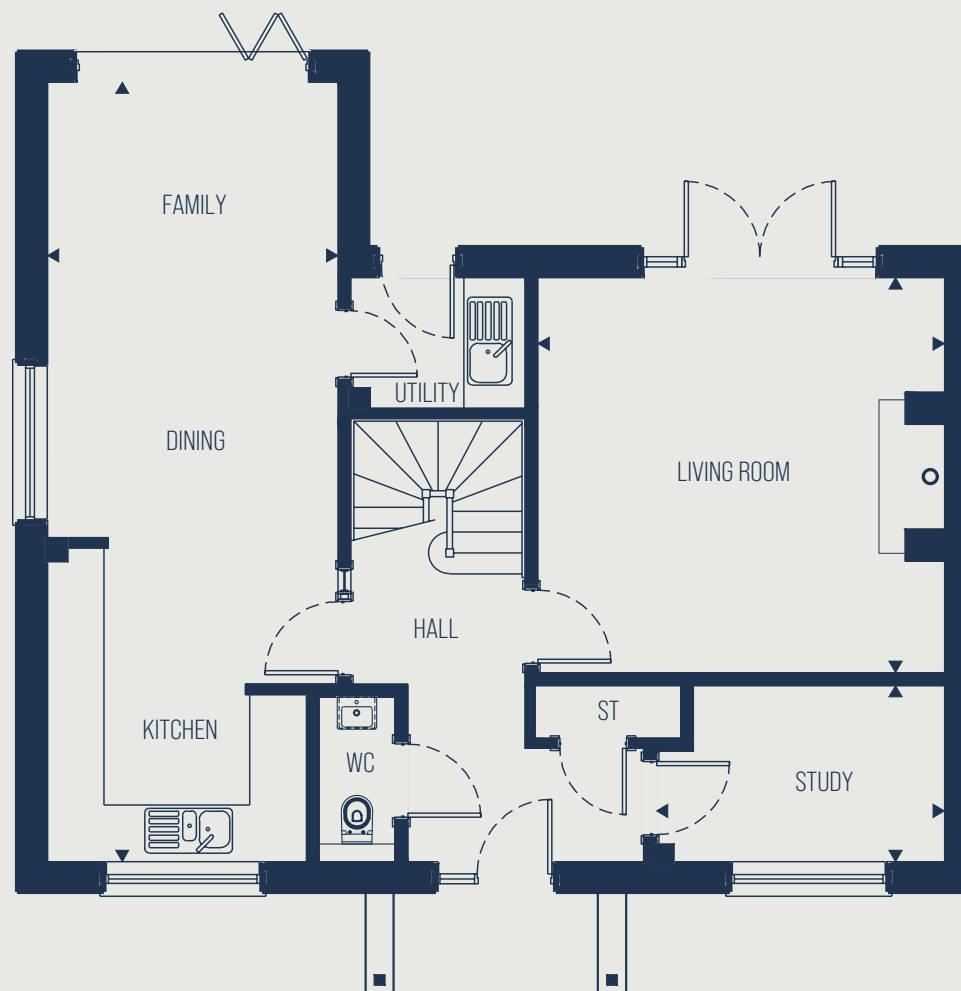
## GROUND FLOOR

Kitchen / Family / Dining	3.34m x 8.97m	10' 11" x 29' 5"
Living Room	4.67m x 4.54m	15' 4" x 14' 11"
Study	3.31m x 2.02m	10' 10" x 6' 8"

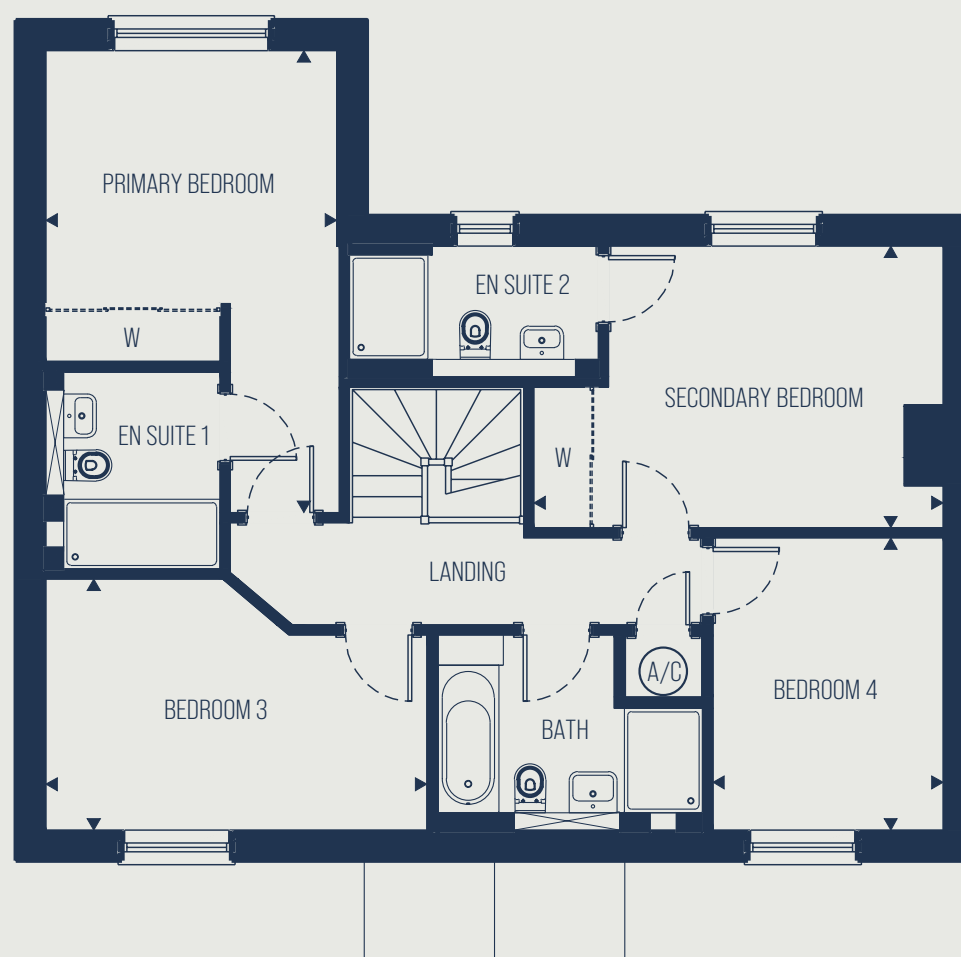
## FIRST FLOOR

Primary Bedroom	4.71m x 3.24m	15' 5" x 10' 7"
Secondary Bedroom	3.37m x 3.71m	11' 1" x 12' 2"
Bedroom 3	4.38m x 2.88m	14' 4" x 9' 6"
Bedroom 4	2.65m x 3.36m	8' 8" x 11' 0"





GROUND FLOOR



FIRST FLOOR





05

# CAMBERLY

Four-bedroom detached house with garage

*Expansive living areas combine with four generous bedrooms, two en suite, to create a beautiful family home.*

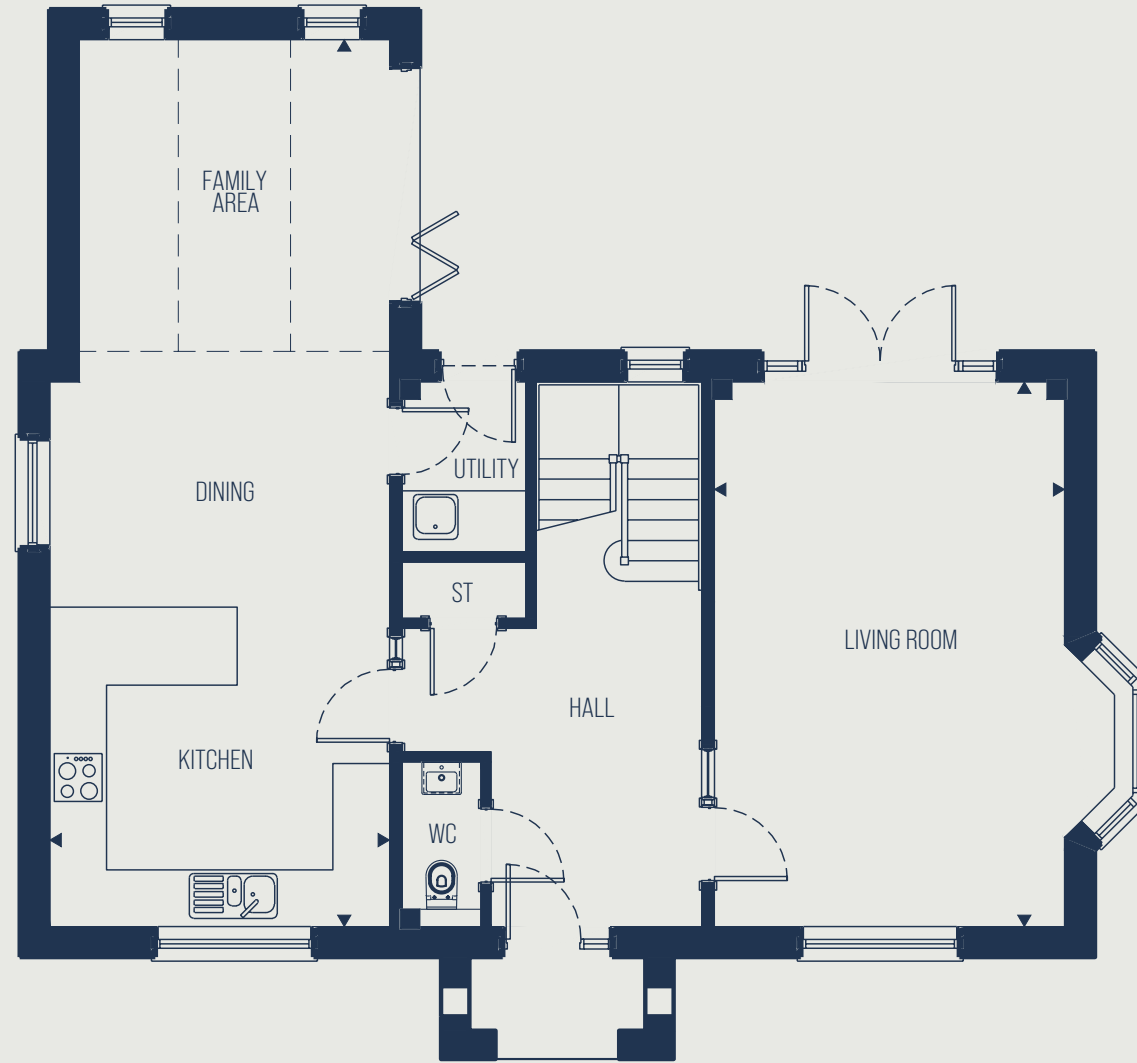
## GROUND FLOOR

Kitchen / Family / Dining	3.34m x 8.97m	10' 11" x 29' 5"
Living Room	4.67m x 4.54m	15' 4" x 14' 11"
Study	3.31m x 2.02m	10' 10" x 6' 8"

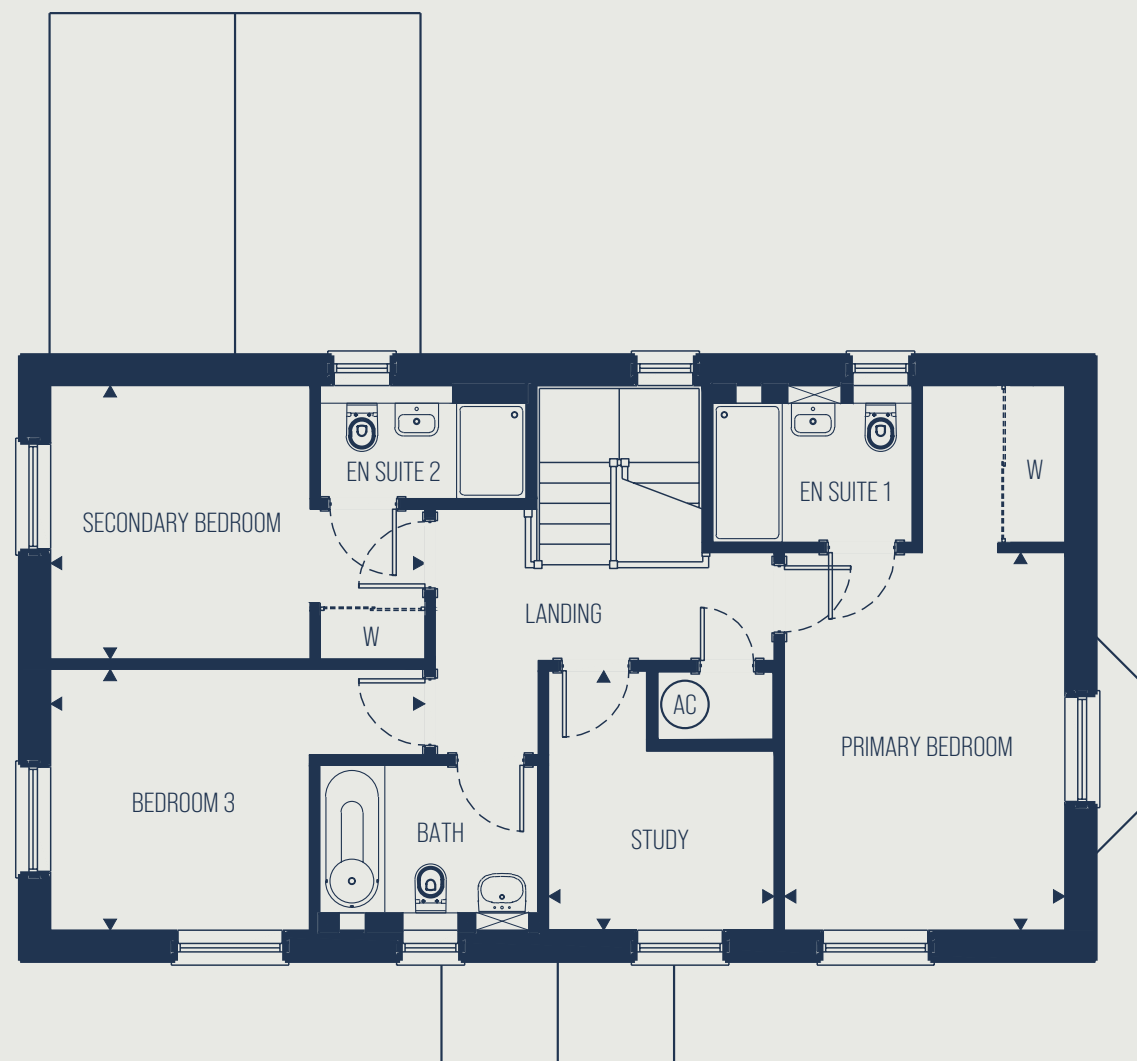
## FIRST FLOOR

Primary Bedroom	3.34m x 5.31m	10' 12" x 17' 5"
Secondary Bedroom	4.71m x 3.24m	15' 5" x 10' 7"
Bedroom 3	4.38m x 2.88m	14' 4" x 9' 6"
Bedroom 4	2.65m x 3.36m	8' 8" x 11' 0"





GROUND FLOOR



FIRST FLOOR





06

# ALDERLEY

Three-bedroom detached house with double garage

*A large entrance hall sets the tone for the well-appointed kitchen / family / dining area and spacious triple aspect living room.*

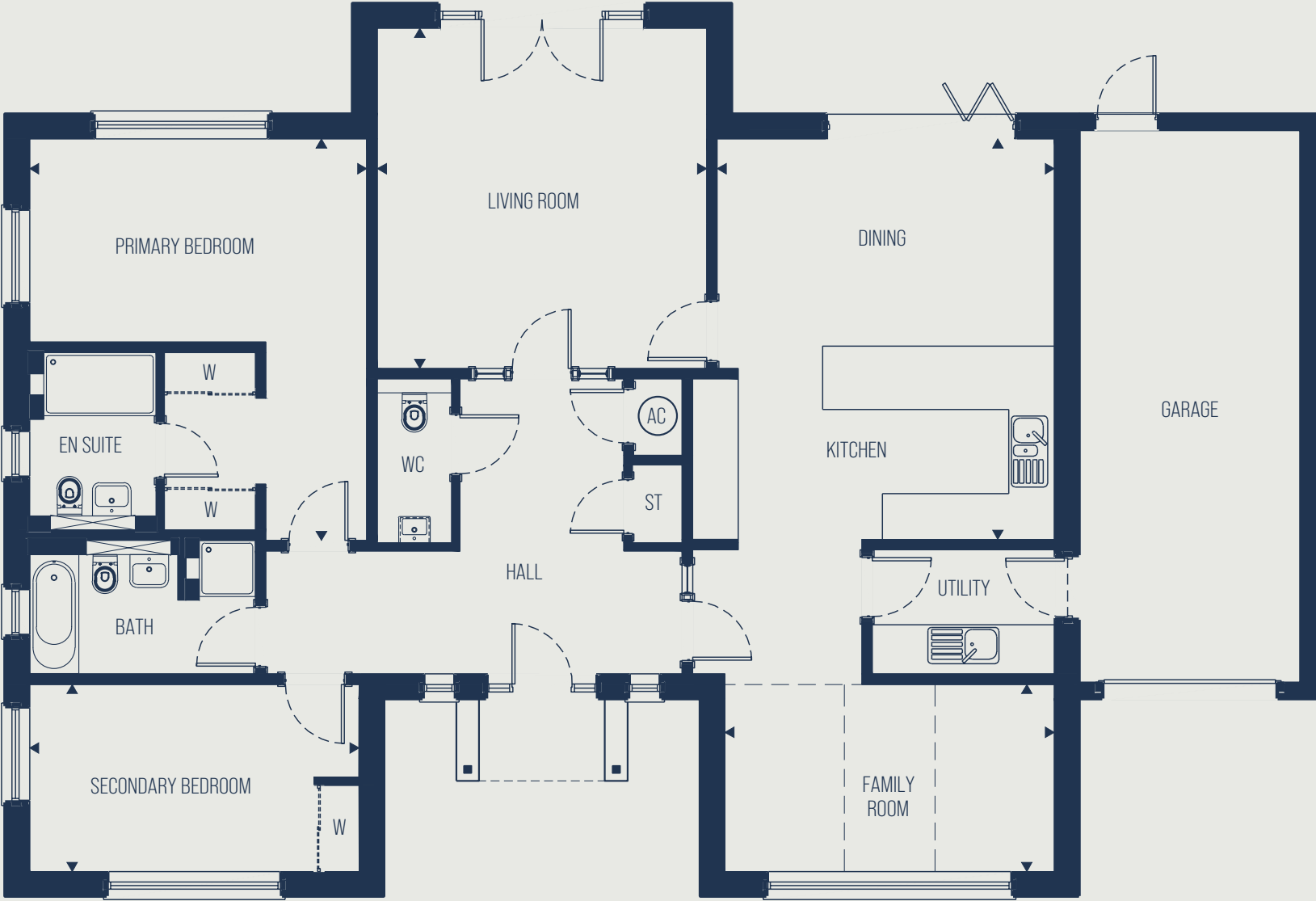
## GROUND FLOOR

Kitchen / Family / Dining	3.90m x 10.20m	12' 10" x 33' 6"
Living Room	4.03m x 6.27m	13' 2" x 20' 7"

## FIRST FLOOR

Primary Bedroom	3.23m x 4.35m	10' 7" x 14' 3"
Secondary Bedroom	4.31m x 3.15m	14' 1" x 10' 4"
Bedroom 3	4.31m x 3.00m	14' 1" x 9' 10"
Study	2.59m x 2.99m	8' 6" x 9' 10"









# 07 WINDERGATE

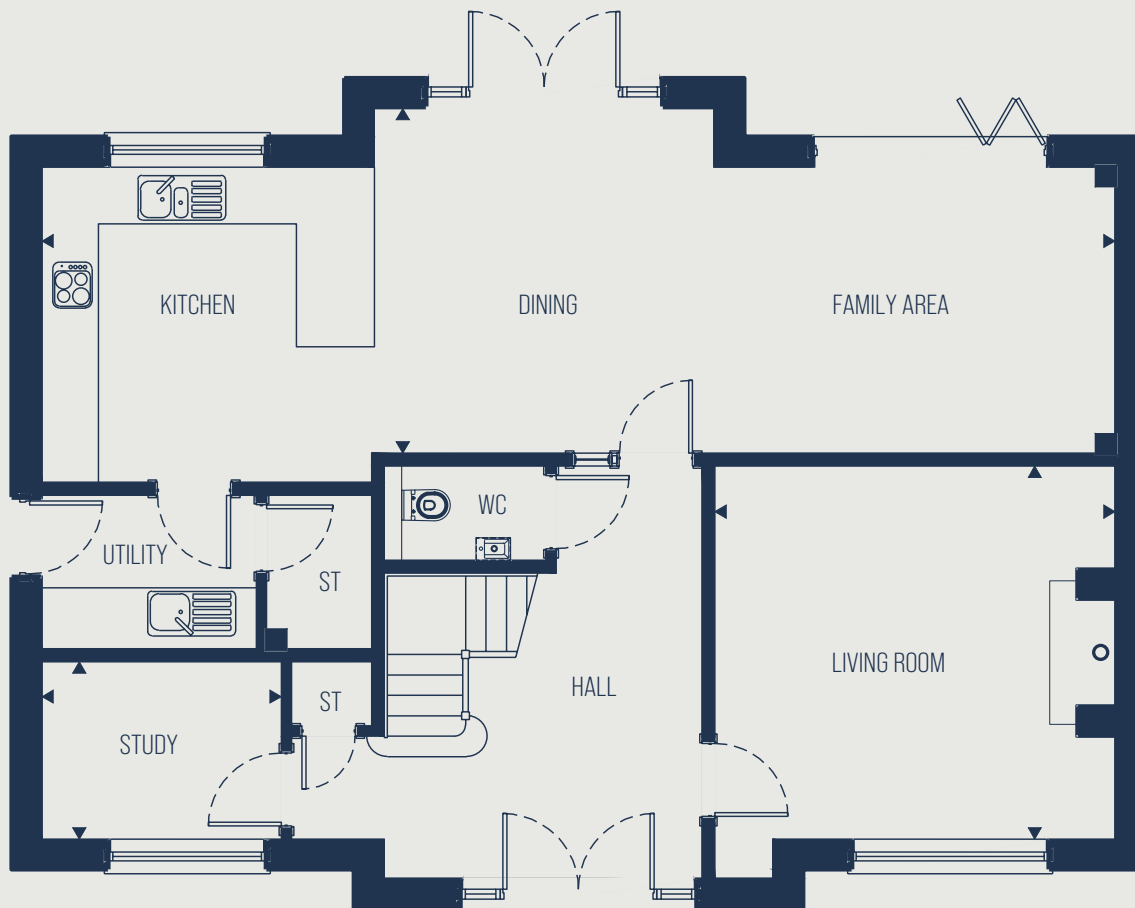
Two-bedroom bungalow with garage

*The ultimate in single-storey living, showcasing a feature vaulted window to the family room, as well as French doors from the living room and bi-fold doors to the dining area.*

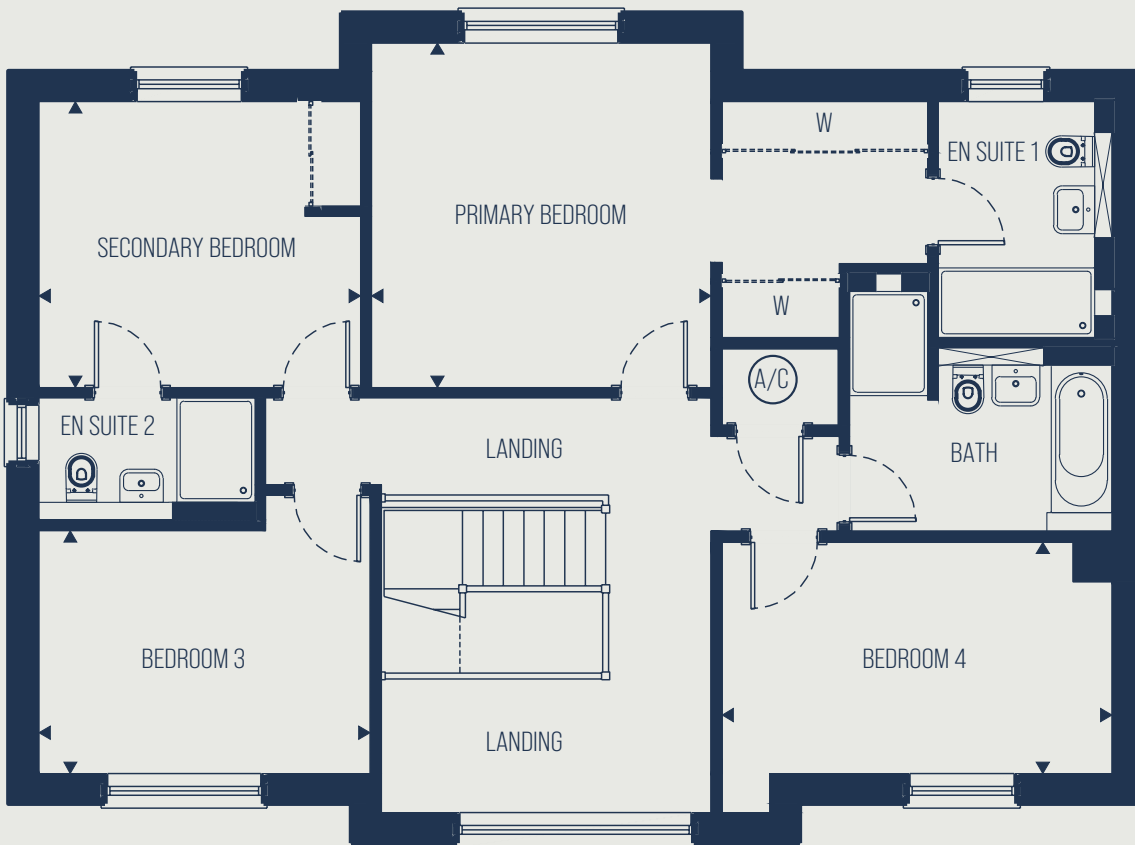
## GROUND FLOOR

Living Room	4.69m x 4.84m	15' 5" x 15' 11"
Kitchen / Dining	4.80m x 5.72m	15' 9" x 18' 9"
Family Room	4.69m x 2.66m	15' 5" x 8' 9"
Primary Bedroom	4.80m x 5.72m	15' 9" x 18' 9"
Secondary Bedroom	4.69m x 2.66m	15' 5" x 8' 9"





GROUND FLOOR



FIRST FLOOR





08

# KINGCHESTER HOUSE

Four-bedroom detached house with double garage

*An impressive family home with an open plan kitchen / family / dining area spanning the entire rear of the property, with glazed French and bi-fold doors.*

## GROUND FLOOR

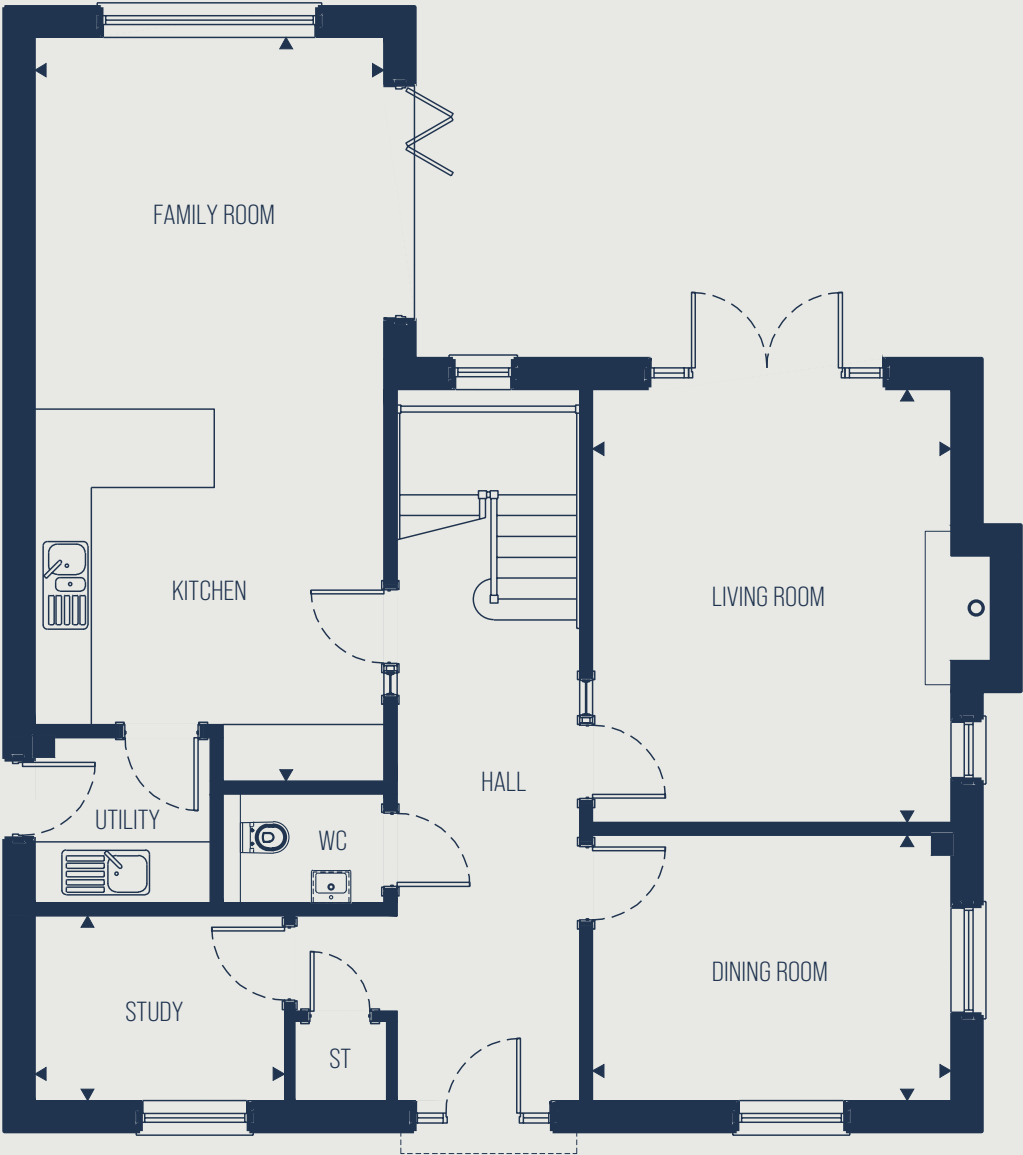
Kitchen / Family / Dining	12.34m x 3.96m	40' 6" x 13' 0"
Living Room	4.60m x 4.29m	15' 1" x 14' 1"
Study	2.75m x 2.04m	9' 0" x 6' 8"

## FIRST FLOOR

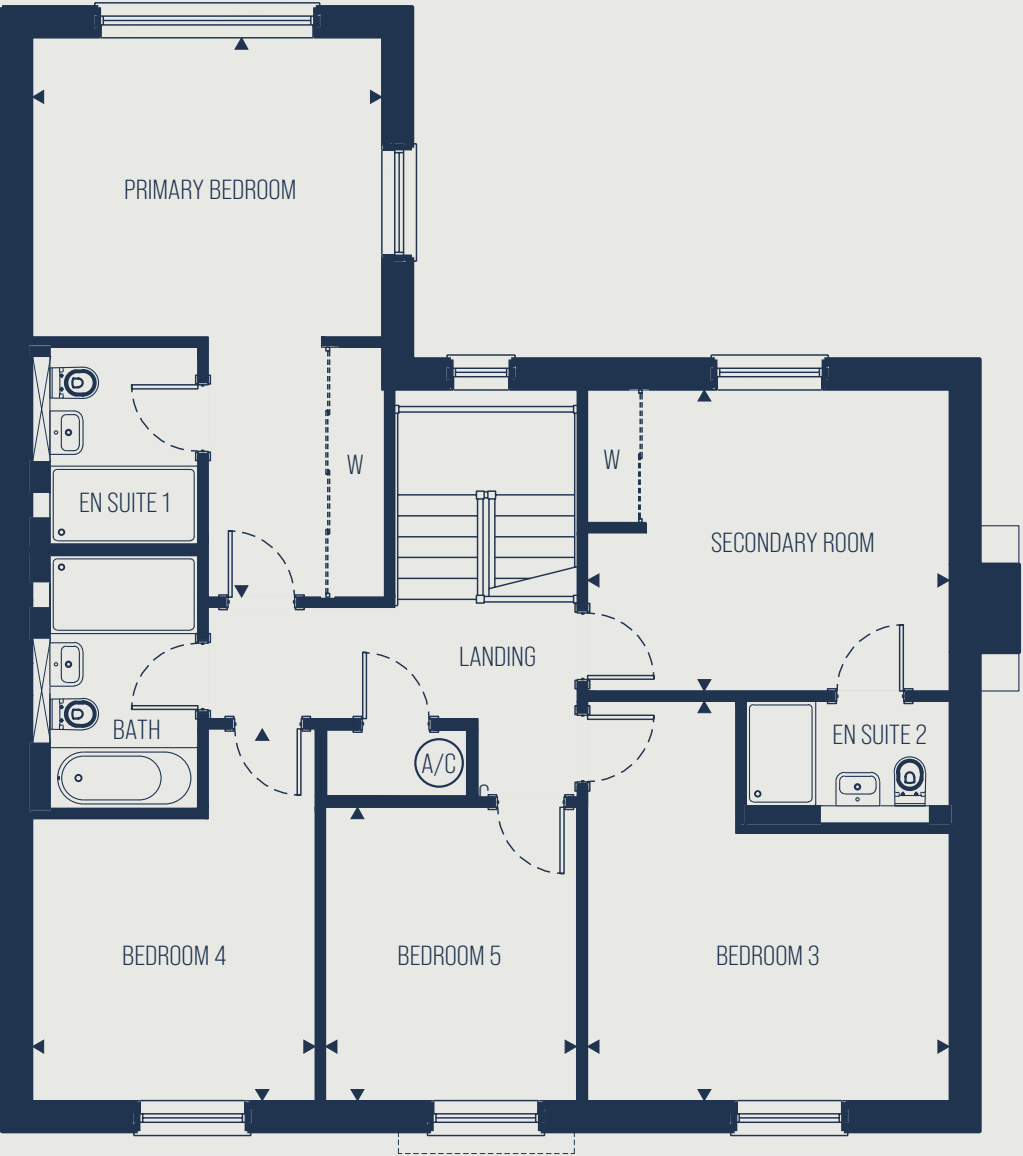
Primary Bedroom	3.90m x 3.96m	12' 10" x 13' 0"
Secondary Bedroom	3.70m x 3.29m	12' 2" x 10' 9"
Bedroom 3	3.46m x 4.15m	11' 35" x 13' 62"
Bedroom 4	4.48m x 2.66m	14' 8" x 8' 9"



GROUND FLOOR



FIRST FLOOR







09

# BETHELLWOOD HOUSE

Five-bedroom detached house with double garage

*A spacious offering comprising a considered layout with an open plan kitchen / family room as well as a separate living room, dining room and study.*

## GROUND FLOOR

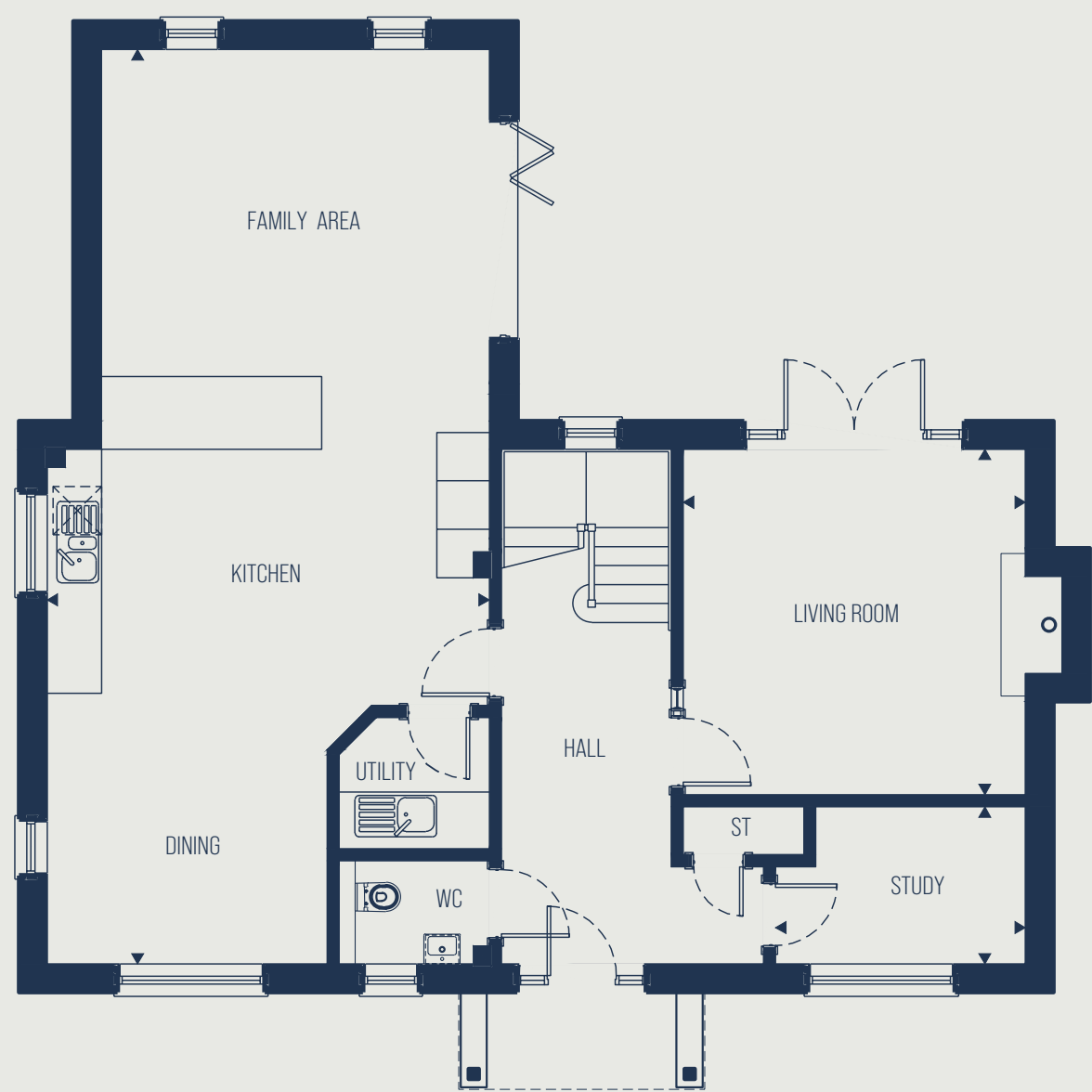
Living Room	4.13m x 4.98m	13' 6" x 16' 4"
Kitchen / Family	4.02m x 8.55m	13' 2" x 28' 1"
Dining Room	4.13m x 3.05m	13' 6" x 10' 0"
Study	2.87m x 2.13m	9' 5" x 6' 12"

## FIRST FLOOR

Primary Bedroom	4.02m x 6.43m	13' 2" x 21' 1"
Secondary Bedroom	4.15m x 3.46m	13' 7" x 11' 4"
Bedroom 3	3.46m x 4.59m	11' 4" x 15' 1"
Bedroom 4	3.25m x 4.28m	10' 8" x 14' 0"
Bedroom 5	2.89m x 3.37m	9' 6" x 11' 1"



GROUND FLOOR



FIRST FLOOR







10

# FAIRLEIGH

Five-bedroom detached house with double garage

*A family home which enjoys a desirable corner position and South-facing garden, perfect for summer evening drinks on the patio.*

## GROUND FLOOR

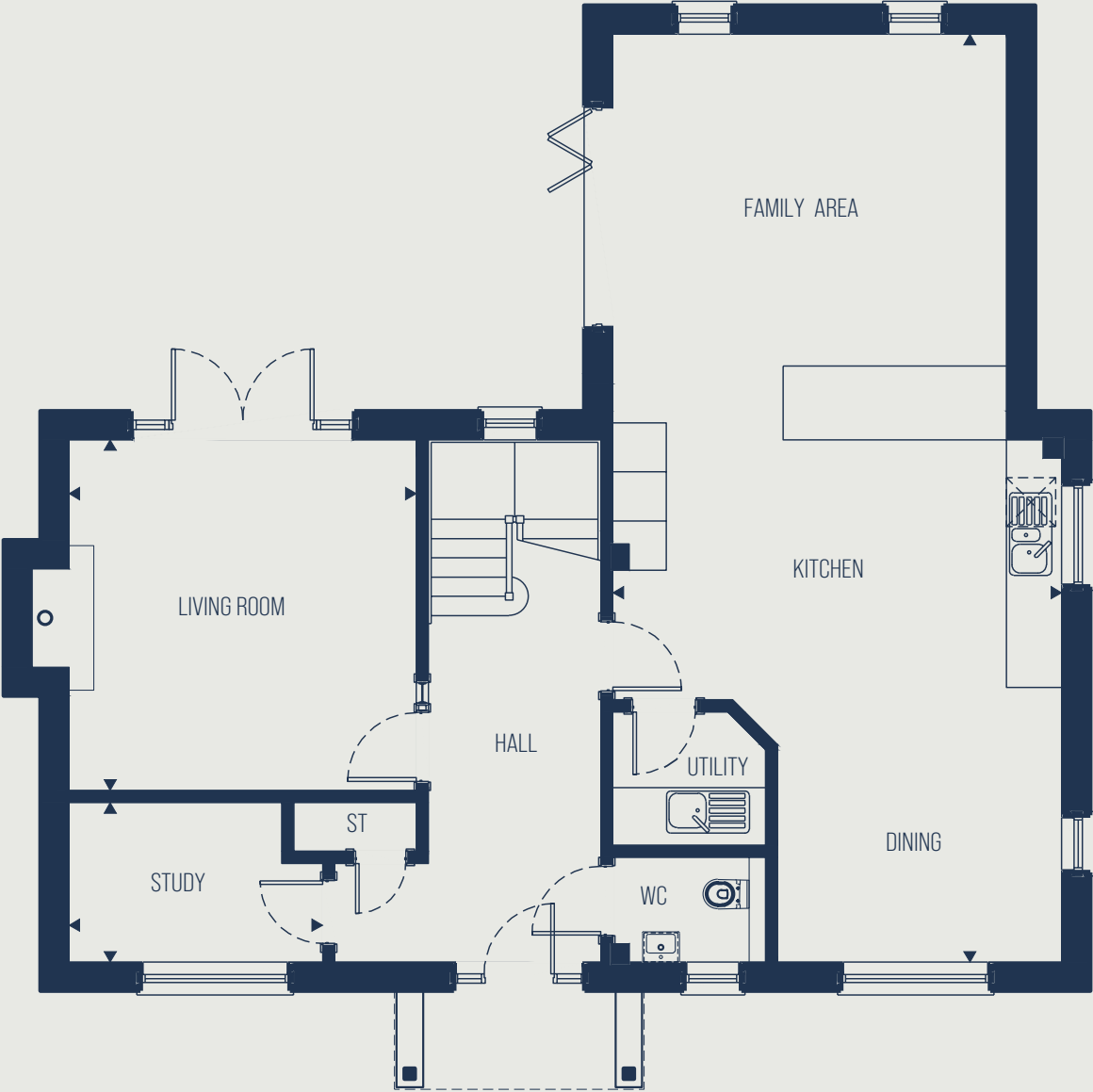
Living Room	4.24m x 4.28m	13' 11" x 14' 1"
Kitchen / Family / Dining	5.48m x 11.32m	17' 12" x 37' 2"
Study	3.09m x 1.95m	10' 2" x 6' 5"

## FIRST FLOOR

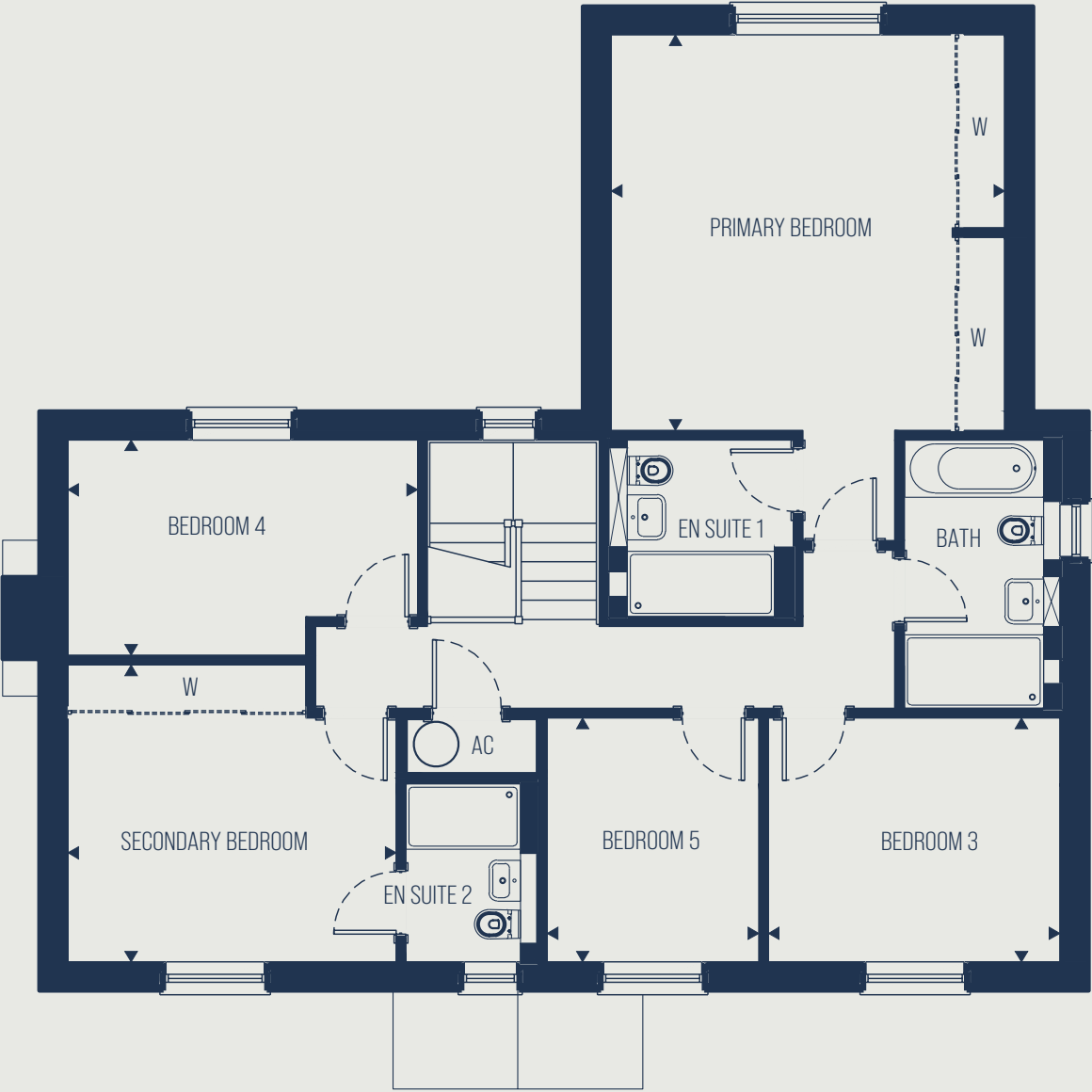
Primary Bedroom	4.80m x 4.83m	15' 9" x 15' 10"
Secondary Bedroom	4.01m x 3.63m	13' 2" x 11' 11"
Bedroom 3	3.56m x 2.98m	11' 8" x 9' 9"
Bedroom 4	4.25m x 2.63m	13' 11" x 8' 8"
Bedroom 5	2.58m x 2.98m	8' 6" x 9' 9"



GROUND FLOOR



FIRST FLOOR







11

# TYTHERLEIGH

Five-bedroom detached house with double garage

*A statement five-bedroom home featuring a luxurious primary bedroom with double fitted wardrobes and contemporary en suite.*

## GROUND FLOOR

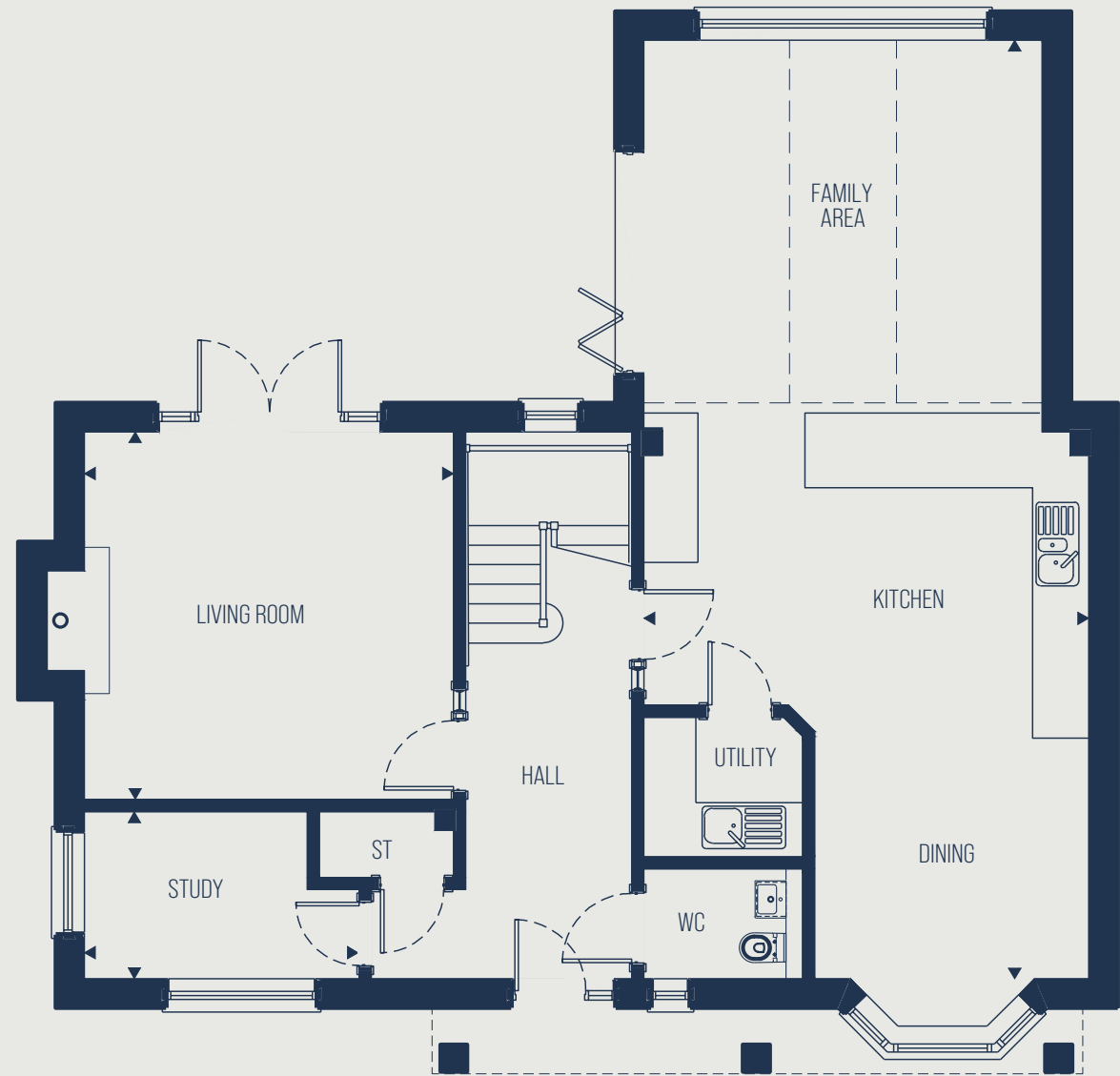
Living Room	4.24m x 4.28m	13' 11" x 14' 1"
Kitchen / Family / Dining	5.48m x 11.32m	17' 12" x 37' 2"
Study	3.09m x 1.95m	10' 2" x 6' 5"

## FIRST FLOOR

Primary Bedroom	4.80m x 4.83m	15' 9" x 15' 10"
Secondary Bedroom	4.01m x 3.63m	13' 2" x 11' 11"
Bedroom 3	3.56m x 2.98m	11' 8" x 9' 9"
Bedroom 4	4.25m x 2.63m	13' 11" x 8' 8"
Bedroom 5	2.58m x 2.98m	8' 6" x 9' 9"



GROUND FLOOR



FIRST FLOOR







12

# ASHCROFT

Four-bedroom detached house with double garage

*A thoughtful layout designed for modern lifestyles, including four spacious bedrooms and premium en suites to both the primary and secondary bedroom.*

## GROUND FLOOR

Living Room	4.45m x 4.44m	14' 7" x 14' 7"
Kitchen / Family / Dining	5.37m x 11.32m	17' 7" x 37' 2"
Study	3.31m x 2.02m	10' 10" x 6' 8"

## FIRST FLOOR

Primary Bedroom	4.13m x 3.97m	13' 7" x 13' 0"
Secondary Bedroom	2.93m x 3.97m	9' 7" x 13' 0"
Bedroom 3	4.48m x 2.52m	14' 8" x 8' 3"
Bedroom 4	2.78m x 2.72m	9'1" x 8' 11"



GROUND FLOOR



FIRST FLOOR







13

# ROXWELL HOUSE

Four-bedroom detached house with double garage

*Large, well-proportioned rooms provide effortless living, while the primary bedroom features a dressing area and large en suite.*

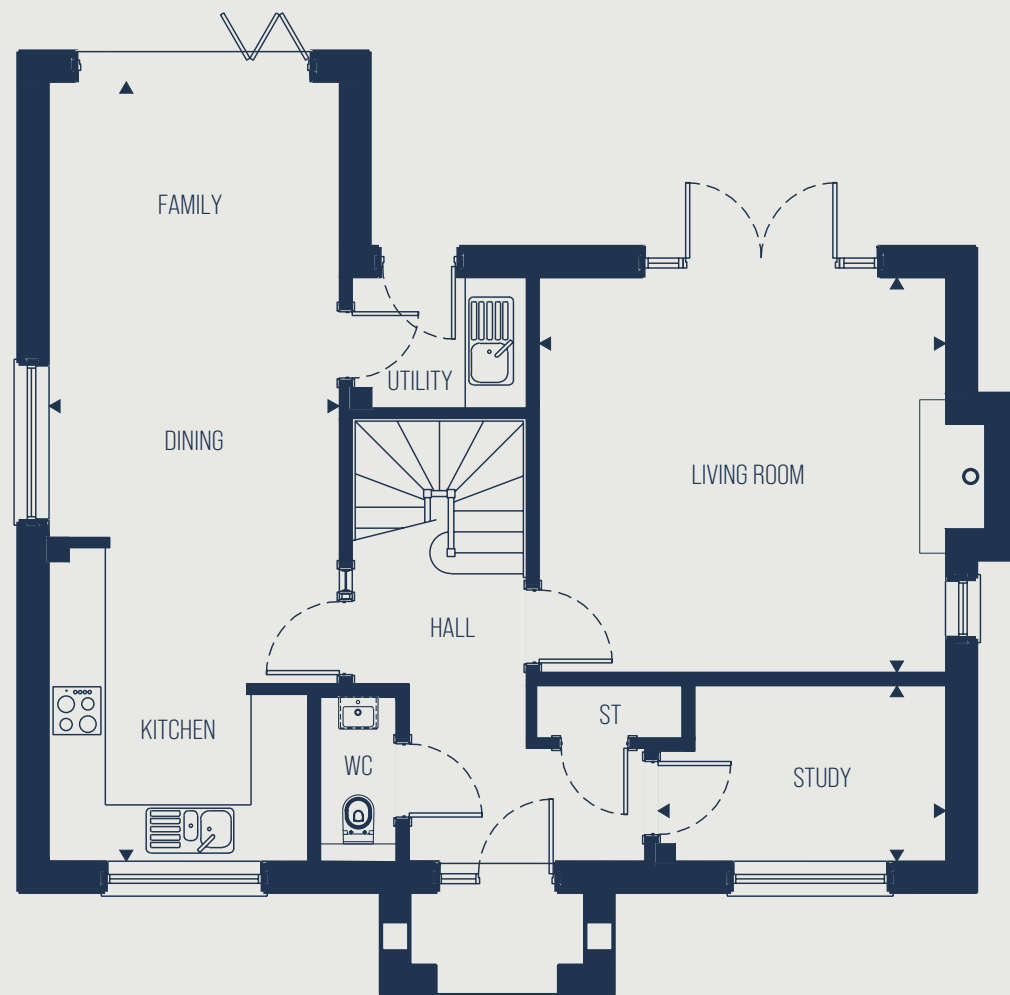
## GROUND FLOOR

Living Room	4.45m x 4.44m	14' 7" x 14' 7"
Kitchen / Family / Dining	5.37m x 11.32m	17' 7" x 37' 2"
Study	3.31m x 2.02m	10' 10" x 6' 8"

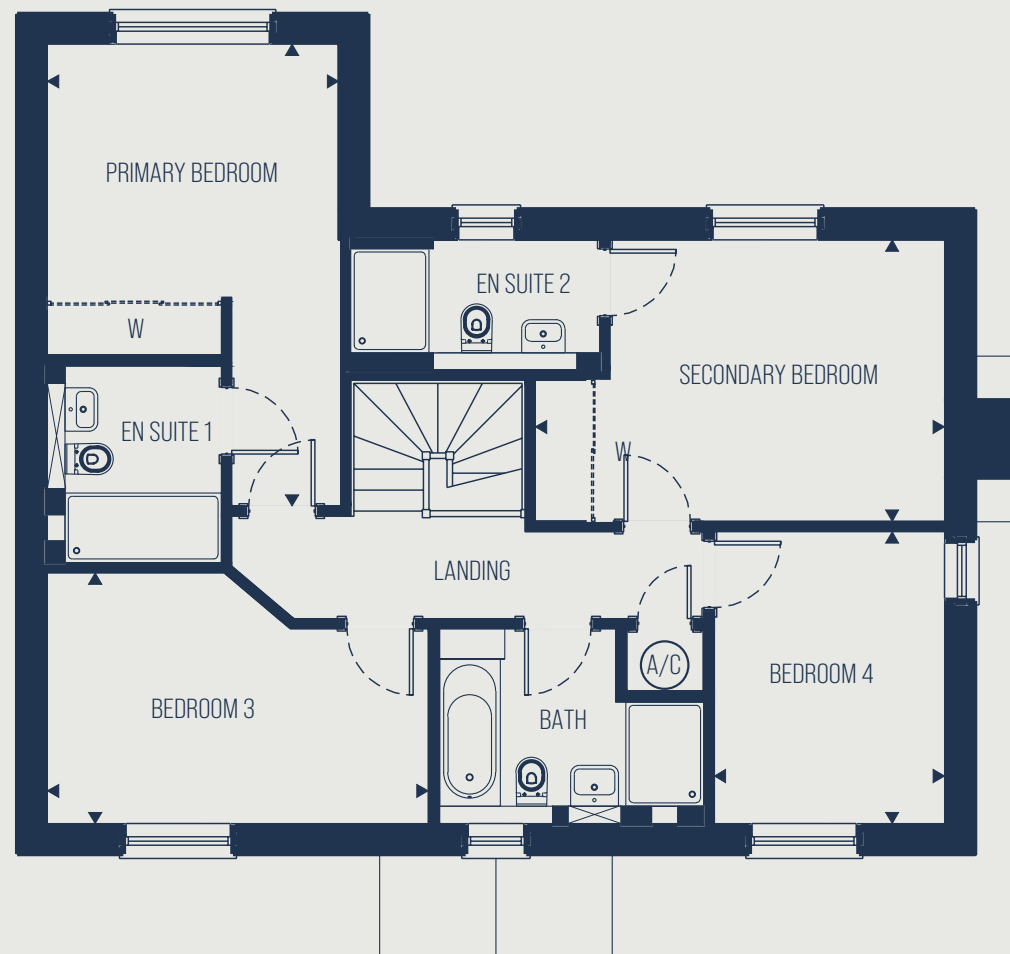
## FIRST FLOOR

Primary Bedroom	4.13m x 3.97m	13' 7" x 13' 0"
Secondary Bedroom	2.93m x 3.97m	9' 7" x 13' 0"
Bedroom 3	4.48m x 2.52m	14' 8" x 8' 3"
Bedroom 4	2.78m x 2.72m	9'1" x 8' 11"





GROUND FLOOR



FIRST FLOOR





14

# HAMPTON HOUSE

Four-bedroom detached house with double garage

*The central hallway with galleried landing welcomes you home, opening up to a living room with a feature fireplace and glazed French doors.*

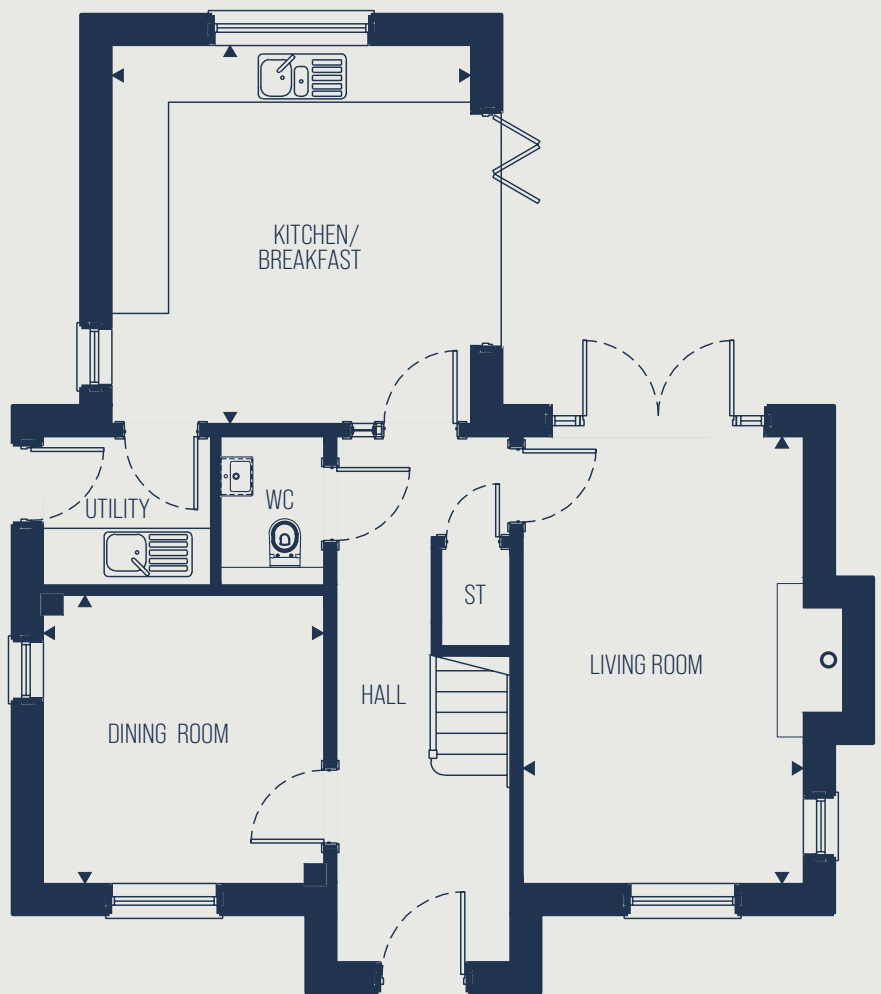
## GROUND FLOOR

Living Room	4.67m x 4.54m	15' 4" x 14' 11"
Kitchen / Family / Dining	3.34m x 8.97m	10' 11" x 29' 5"
Study	3.31m x 2.02m	10' 10" x 6' 8"

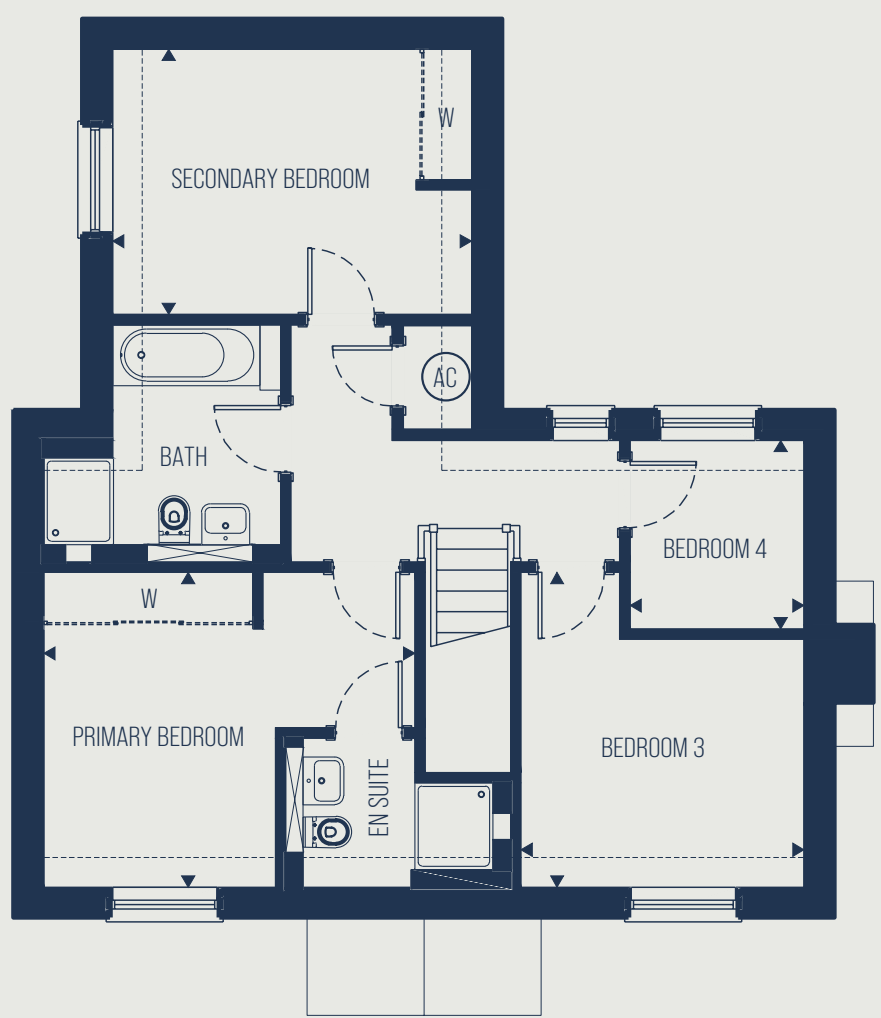
## FIRST FLOOR

Primary Bedroom	3.35m x 5.31m	10' 12" x 17' 5"
Secondary Bedroom	4.68m x 3.24m	15' 4" x 10' 7"
Bedroom 3	4.36m x 2.88m	14' 4" x 9' 6"
Bedroom 4	2.65m x 3.36m	8' 8" x 11' 0"





GROUND FLOOR



FIRST FLOOR





20

# GREENWELL COTTAGE

Four-bedroom detached house with garage

*A flexible layout for modern lifestyles, with a separate dining room that could double as a playroom, and a fourth bedroom ideally suited to be a nursery or study.*

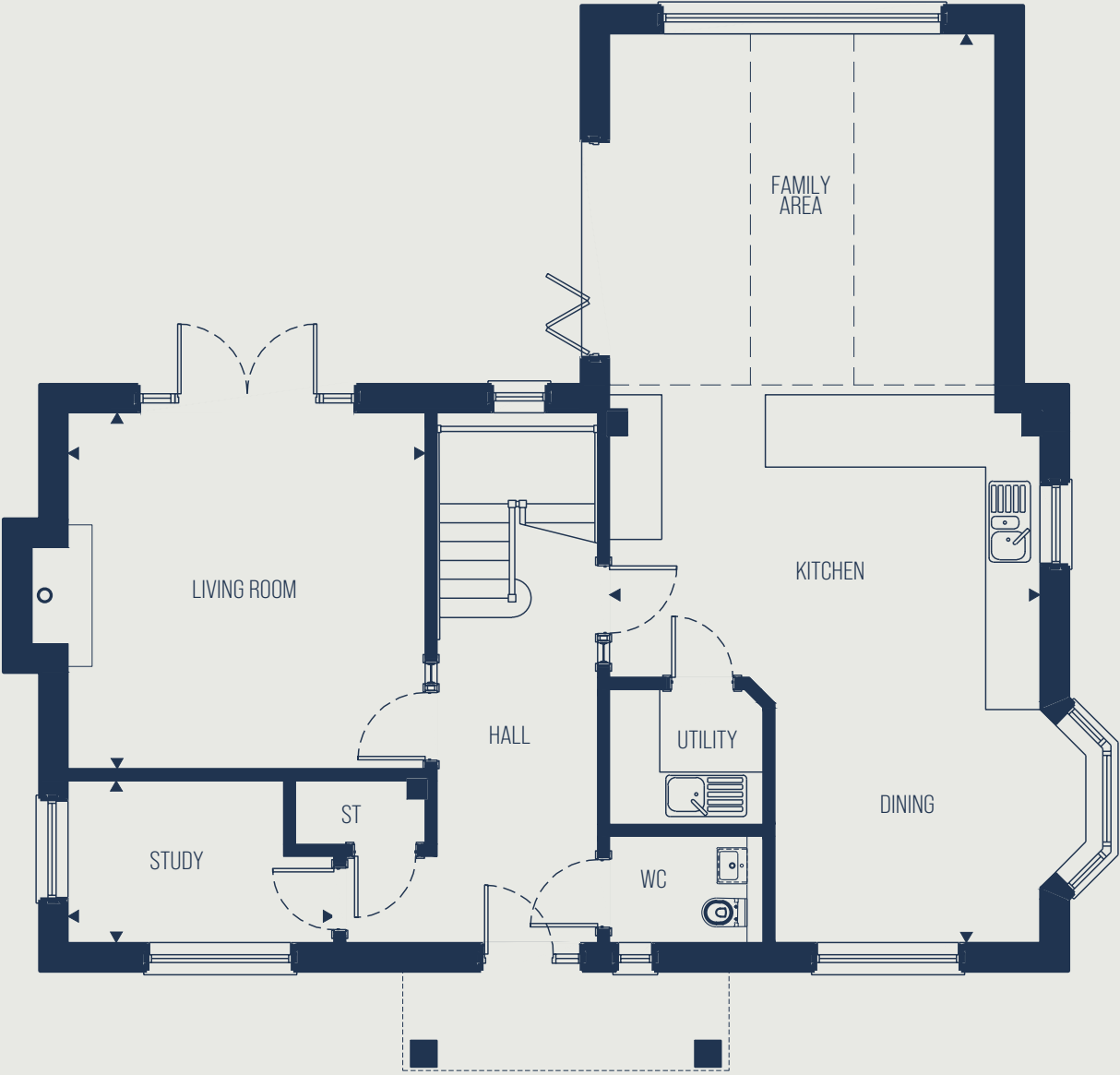
## GROUND FLOOR

Living Room	3.23m x 5.14m	10' 7" x 16' 10"
Kitchen / Breakfast	4.13m x 4.35m	13' 7" x 14' 3"
Dining Room	3.23m x 3.32m	10' 7" x 10' 11"

## FIRST FLOOR

Primary Bedroom	4.27m x 3.62m	14' 0" x 11' 11"
Secondary Bedroom	4.13m x 3.05m	13' 7" x 10' 0"
Bedroom 3	3.26m x 3.62m	10' 8" x 11' 11"
Bedroom 4	2.00m x 2.17m	6' 7" x 7' 1"





GROUND FLOOR



FIRST FLOOR





21

# BERDWELL HOUSE

Four-bedroom detached house with double garage

*A generous open plan layout combines with four large bedrooms to create a balanced and stylish family home.*

## GROUND FLOOR

Living Room	4.45m x 4.44m	14' 7" x 14' 7"
Kitchen / Family / Dining	5.37m x 11.32m	17' 7" x 37' 2"
Study	3.31m x 2.02m	10' 10" x 6' 8"

## FIRST FLOOR

Primary Bedroom	4.13m x 3.97m	13' 7" x 13' 0"
Secondary Bedroom	2.93m x 3.97m	9' 7" x 13' 0"
Bedroom 3	4.48m x 2.52m	14' 8" x 8' 3"
Bedroom 4	2.78m x 2.72m	9'1" x 8' 11"



# COTSWOLD CHARM







The Beaufort Arms



The Somerset Monument

Hawkesbury Upton lies on the Cotswold Way and is surrounded by the tranquil South Gloucestershire countryside. This idyllic village has a distinctly Cotswold aesthetic and is set on a hillside, overlooking the adjacent valley.

Village life is relaxed and unhurried with opportunities for long country walks and lazy Sunday lunches.

There are a number of local amenities, including a village shop, post office and two traditional country pubs, the Fox Inn and Beaufort Arms.

The village has a strong sense of community, with its own cricket club and walking group. Its annual event calendar includes a horticultural show, literature festival, golf championship and regular theatre group performances.



# LEISURELY PURSUITS



Badminton House, Badminton





Horton Court Folly, near Chipping Sodbury

There are several nearby villages and towns within reach of Rutherford. The closest is the tiny hamlet of Hawkesbury, with its centrepiece being The Church of St Mary, a 12th century Cotswold stone Grade I listed building.

Four miles away is the village of Badminton and the 52,000-acre Badminton Estate. This historic estate includes several listed buildings and has acres of beautiful gardens to enjoy. At its heart is Badminton House, the magnificent stately home of the Duke and Duchess of Beaufort.

Sherston is the largest of the surrounding villages and is just six miles away. This quaint village provides a number of amenities including a doctor's surgery, farm shop and a selection of restaurants and pubs, such as the Rattlebone Inn — a traditional English country gastro pub.

The nearest town is Chipping Sodbury, which is 14-minutes by car. This picturesque market town has its own golf club and several supermarkets including Waitrose and M&S.

North east is the beautiful town of Tetbury, with its quaint streets and historic architecture. The town has a treasure trove of antique shops, galleries and independent boutiques to explore, as well as a selection of cafés and restaurants, including The Priory Inn and Snooty Fox, ideal for enjoying a leisurely lunch.



Chipping Sodbury Golf Club



Tetbury Market





Harbourside, Bristol





Pulteney Bridge, Bath

## CITY LINKS

Hawkesbury Upton is less than 20 miles from the bustling cities of Bristol and Bath.

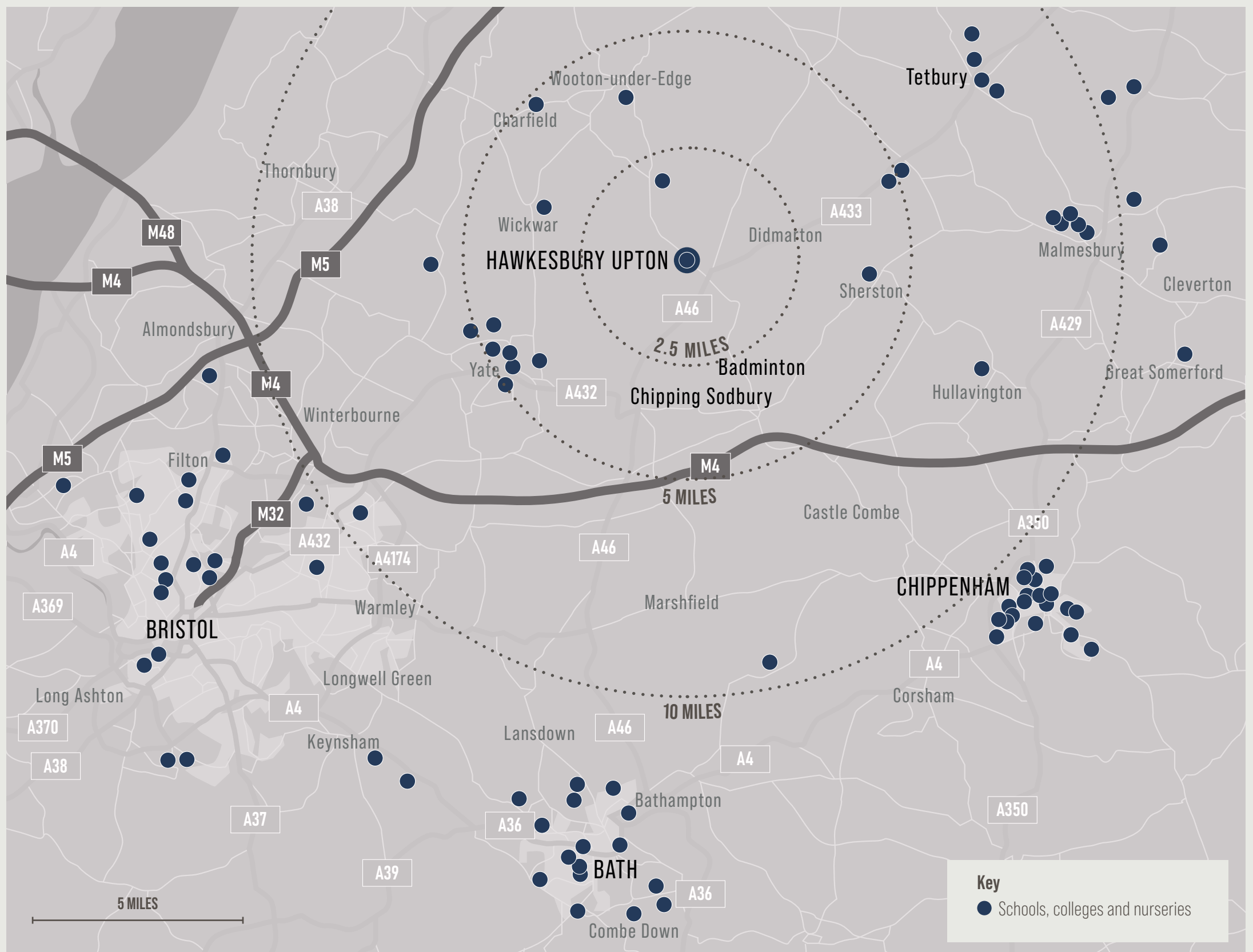
Bristol offers a vibrant mix of culture, entertainment, shopping and nightlife. There are a plethora of cafés and eateries on offer for all occasions, whilst the Michelin-starred Casamia offers a more refined dining experience, and is renowned for its indulgent 20-course tasting menu.

The historic city of Bath is famous for its striking Georgian architecture and ancient Roman baths. There's a fine selection of museums, galleries and independent shops to discover, including the Victoria Art Gallery and the SouthGate shopping area. Catch a show or enjoy a meal at one of the many restaurants, including the Michelin-starred Olive Tree.



The Christmas Steps, Bristol





## CENTRED ON EDUCATION

For younger children, Hawkesbury Upton has its own pre-school and toddler group held in the Village Hall, which offers a stimulating environment for learning and play.

Older children benefit from a choice of schools in the local area, many of which have Ofsted ratings of Good or above.

The nearest independent school is Wycliffe College in Stonehouse, which is less than a 30-minute drive from the village. The college takes children aged 3 to 19, with the option of boarding for children aged 7 and above.





# A BALANCED LIFESTYLE

Whether it's commuting or leisure, Hawkesbury Upton is an ideal location.

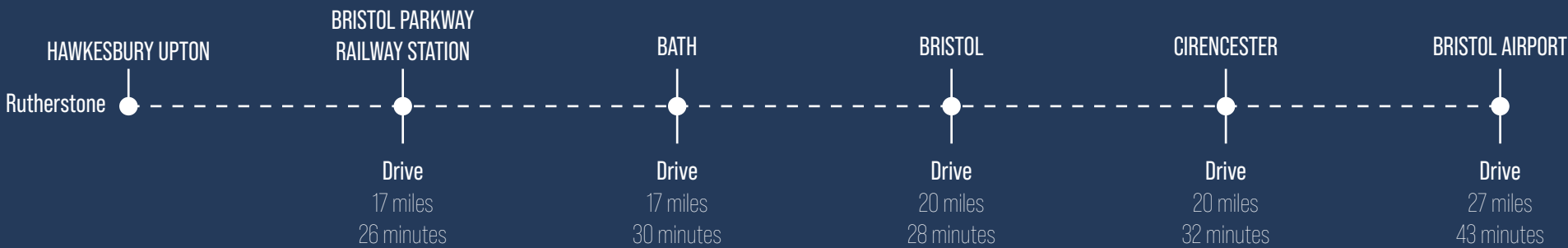
When it comes to work, Rutherford benefits from excellent commuter links, whilst also offering the added flexibility of home-working from the study, with access to superfast broadband.

By road, the two nearest cities are within 20 miles. Head south of the village to the A46, which links to Bristol and Bath, or follow the A433 north east to Cirencester.

Bristol Parkway railway station is 17 miles from Hawkesbury Upton. From here there are regular trains to London Paddington, with a journey time of around 90 minutes.

The nearest airport is Bristol, which is around 30 miles from the village and offers flights to a number of domestic and international destinations.

## DISTANCES AND DRIVE TIMES





# RUTHERSTONE

HAWKESBURY UPTON

[spitfirehomes.co.uk](http://spitfirehomes.co.uk)

Park Street, Hawkesbury Upton, GL9 1BA



0117 317 1974



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