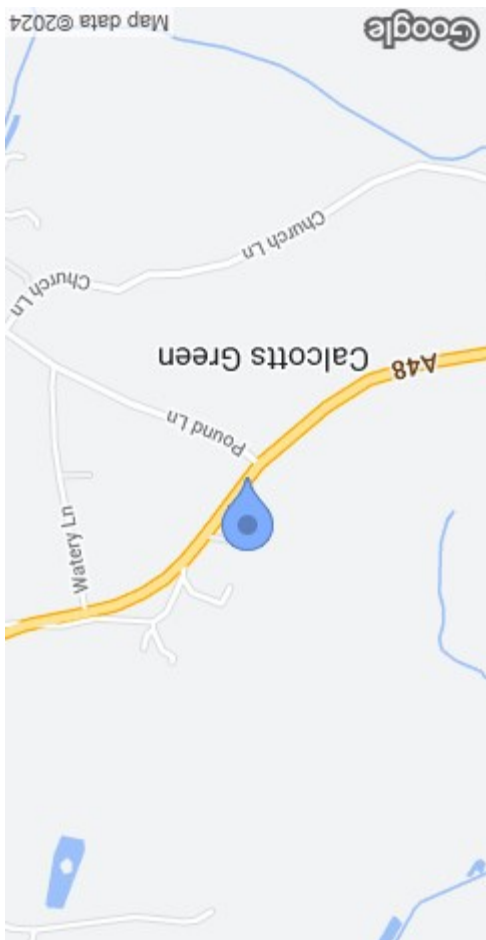


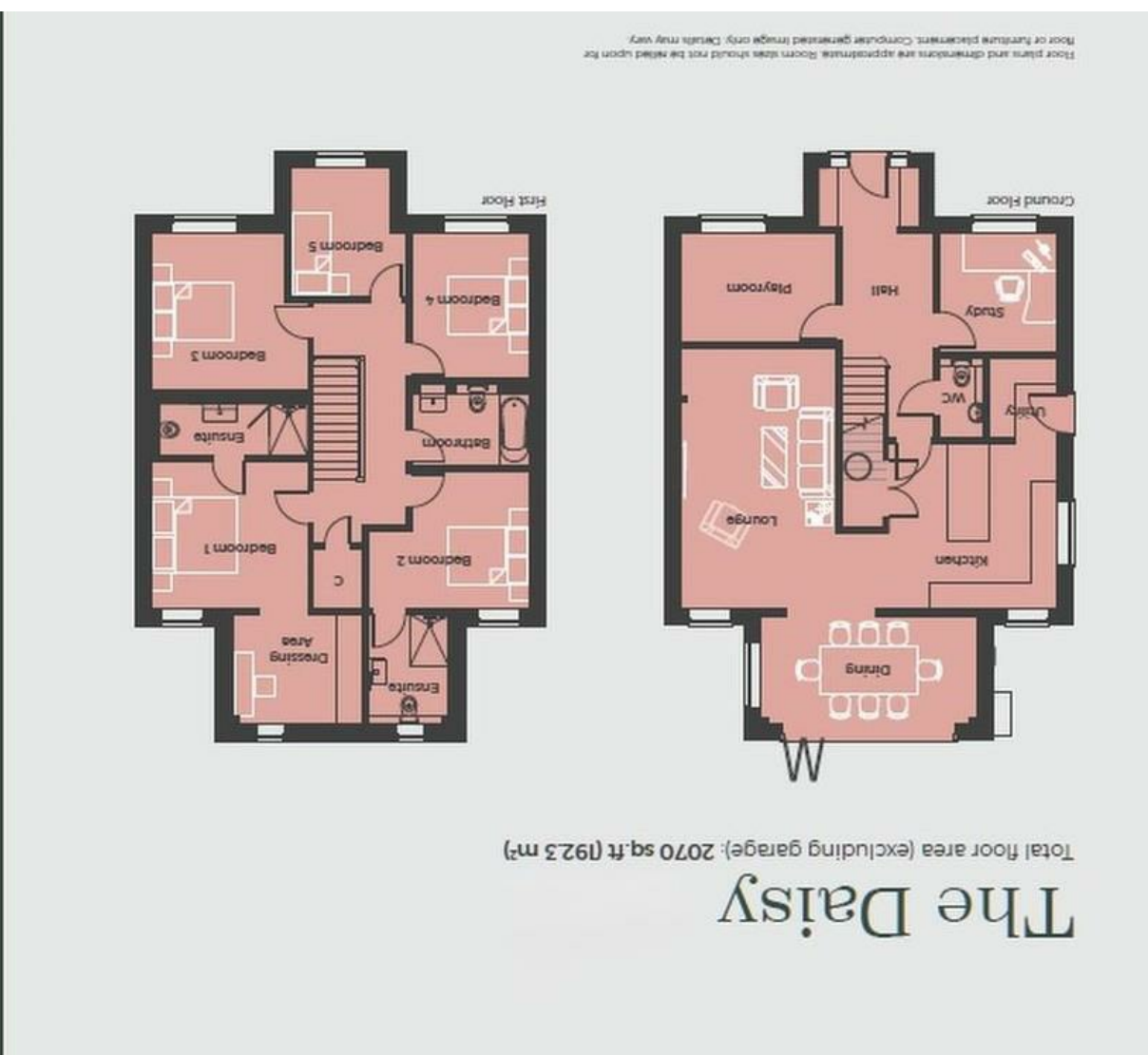


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (93-101 kWh/m <sup>2</sup> per year)	A (102-109 g/kWh CO <sub>2</sub> eq)
B (81-92 kWh/m <sup>2</sup> per year)	B (91-101 g/kWh CO <sub>2</sub> eq)
C (69-80 kWh/m <sup>2</sup> per year)	C (80-90 g/kWh CO <sub>2</sub> eq)
D (55-68 kWh/m <sup>2</sup> per year)	D (69-79 g/kWh CO <sub>2</sub> eq)
E (46-54 kWh/m <sup>2</sup> per year)	E (61-68 g/kWh CO <sub>2</sub> eq)
F (39-45 kWh/m <sup>2</sup> per year)	F (55-60 g/kWh CO <sub>2</sub> eq)
G (31-38 kWh/m <sup>2</sup> per year)	G (47-54 g/kWh CO <sub>2</sub> eq)
H (22-30 kWh/m <sup>2</sup> per year)	H (39-46 g/kWh CO <sub>2</sub> eq)
I (15-21 kWh/m <sup>2</sup> per year)	I (31-38 g/kWh CO <sub>2</sub> eq)



Room	Dimensions
Ground Floor	
Lounge	5.0m x 6.1m 17'0" x 20'0"
Dining	1.1m x 2.5m 10'9" x 8'2"
Kitchen	1.1m x 3.9m 10'9" x 12'10"
Utility	1.0m x 1.9m 5'5" x 6'5"
Study	2.8m x 2.8m 9'2" x 9'2"
Playroom	5.6m x 2.6m 18'0" x 8'6"
First Floor	
Bedroom 1	3.7m x 3.5m 12'2" x 11'6"
Dressing Area	3.7m x 2.6m 10'2" x 8'6"
Ensuite	3.7m x 1.4m 12'2" x 4'7"
Bedroom 2	3.8m x 3.2m 12'6" x 10'6"
Ensuite	1.9m x 2.0m 6'5" x 8'0"
Bedroom 3	3.7m x 3.7m 12'2" x 12'2"
Bedroom 4	2.8m x 3.5m 9'2" x 11'6"
Bedroom 5	2.7m x 3.0m 8'10" x 9'10"
Bedroom	2.8m x 1.9m 9'2" x 6'5"



Plot 7 - Hawthorn Gardens Main Road  
 Minsterworth GL2 8JH

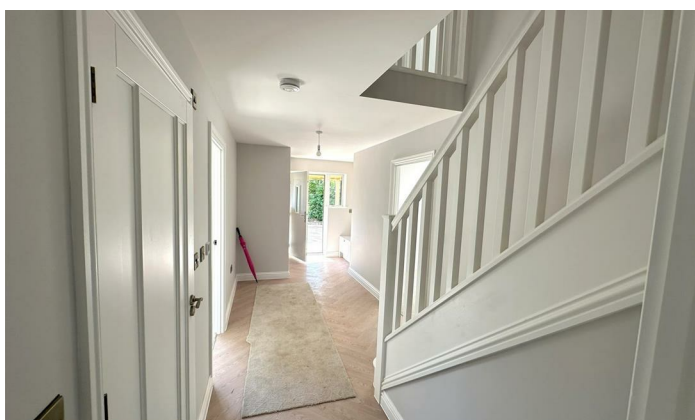


**£725,000**

A BRAND NEW FIVE BEDROOM DETACHED FAMILY HOME with TWO EN-SUITES, FOUR RECEPTIONS, ECO CREDENTIALS to include AIR SOURCE HEAT PUMP and SOLAR PANELS, GARAGE and OFF ROAD PARKING, 10 YEAR WARRANTY.

Minsterworth village offers a Village Hall, Church, Butchers, Water Ski Club, Care Home and the Harvey Centre for Education. The city centre of Gloucester is approximately 4-5 miles away for more comprehensive facilities and access to the M5 motorway for connection with the M50 motorway, linking up the Midlands and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.



## SPECIFICATION

### KITCHEN and UTILITY

- Bespoke designed kitchen with shaker style doors and quartz worktops.
- Range of high-quality appliances (cooker, hob, dishwasher, fridge / freezer).
- Integrated Belfast sinks.
- Special features include drawer inserts for easy organisation, large pan drawers and integrated bin pull-outs.

### BATHROOMS & EN-SUITES

- Sanitaryware with brushed gold taps and bath fillers.
- Wall hung toilet, floating sinks and towel radiators.
- Spot lighting to main ceiling.
- Tiling throughout.

### DOOR, WINDOWS & FLOORING

- Aluminium bi-fold doors to living areas.
- UPVC agate grey windows with double glazing.
- Amtico tiles to ground floor living areas.

### HEATING, LIGHTING & ELECTRICS

- Solar PV electric panels reducing electrical consumption.
- Air source heat pump to power heating and hot

water.

- Zoned underfloor heating to ground floor and radiators to upper floors with smart controls.
- LED lighting throughout.
- PIR lighting to outside areas.
- Antique brass sockets and switches.
- Superfast broadband capability.

### EXTERNAL

- Paved patio area at rear.
- External power socket and tap.
- Tarmac driveways and entrance road.
- Low level planting and landscaping to the front.
- Private garages to all plots plus additional allocated parking.
- Rear gardens finished with natural hedgerows to encourage wildlife habitation.

### AGENT'S NOTE

There are possible incentives available from the builder on the property. Please call the office for more information.

### SERVICES

Mains water, electricity and drainage, air source heat pump.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: TBC  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Gloucester proceed along the A40 towards Ross-on-Wye. On reaching Highnam roundabout, turn left onto the A48 towards Minsterworth and Westbury-on-Severn. Proceed along here for approximately one mile and the property will be found on the right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

