

THE OLD
GARDEN CENTRE

STAUNTON

A UNIQUE DEVELOPMENT OF
SIXTEEN VILLAGE HOMES



Badminton

WWW.BADMINTON.DEV

Welcome



Perfectly located in the scenic heart of Gloucestershire, just a short drive from Gloucester & Cheltenham, lies the historic village of Staunton.

Surrounded by beautiful scenery and with views stretching to the Malvern Hills, it is a quintessentially English village.

Despite its picturesque setting, Staunton enjoys excellent transport links, with the M5 and M50 motor ways both nearby.

Comprising 16 high-quality homes, The Old Garden Centre represents a real opportunity to own a special, energy-efficient home in a beautiful countryside location.

THE OLD GARDEN CENTRE



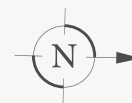
The Maple



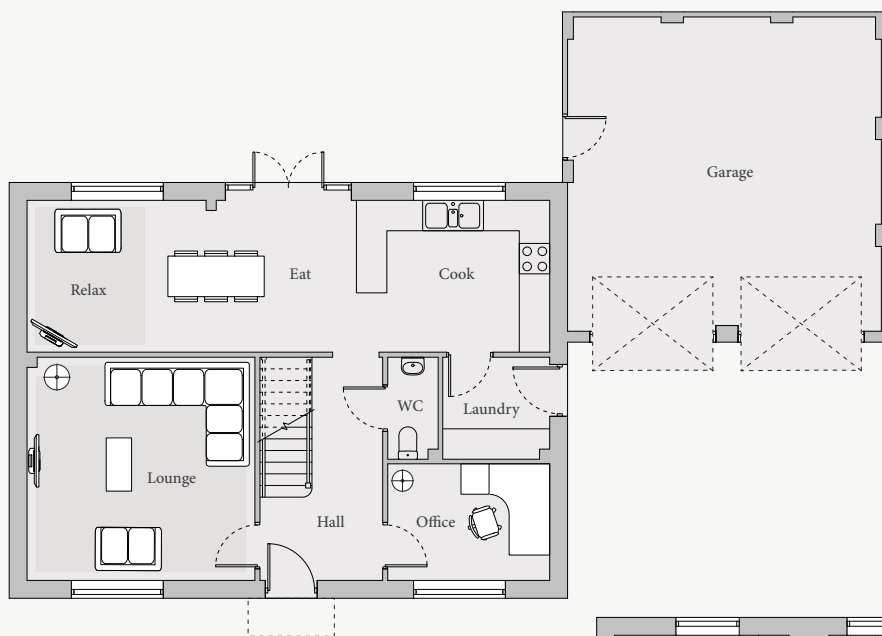
Reserved



The Maple



Plans & dimensions.

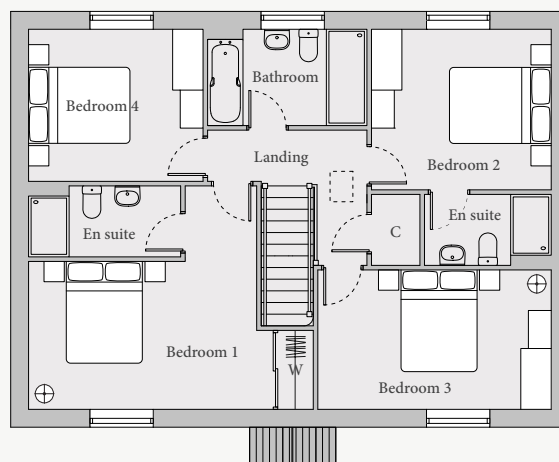


◀ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Lounge	4495 x 4400	14'9" x 14'5"
Office	3195 x 2300	10'6" x 7'6"
Kitchen/Family	10562 x 3000	34'8" x 9'10"
Laundry	2110 x 1012	6'11" x 6'7"

▶ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
Bedroom 1	4800 x 2917	15'9" x 9'7"
Bedroom 2	3545 x 3167	11'7" x 10'5"
Bedroom 3	4604 x 2750	15'1" x 9'0"
Bedroom 4	3442 x 3000	11'3" x 9'10"
Total floor area	153m ²	1650ft ²



C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





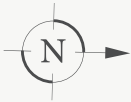
The Ivy



£495,000



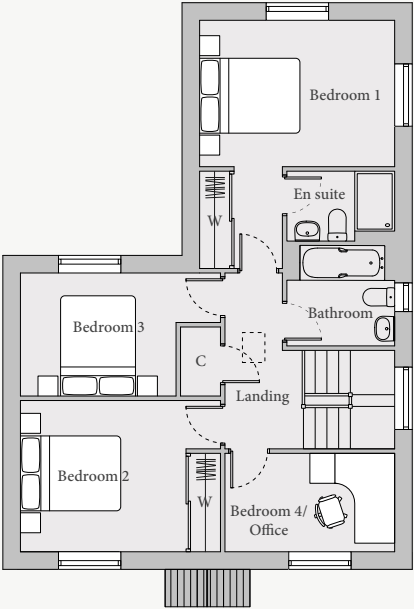
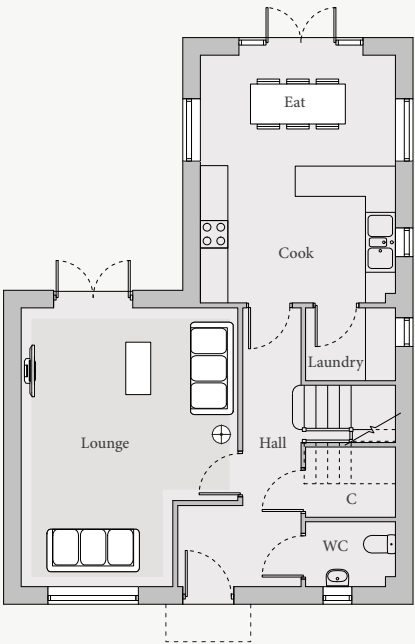
The Ivy



Plans & dimensions.

▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Lounge	4225* x 5585	13'10" x 18'4"
Kitchen/Family	3907 x 4972	12'10" x 16'4"
Laundry	1800 x 1460	5'11" x 4'10"



▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
Bedroom 1	3907 x 2933	12'10" x 9'7"
Bedroom 2	3317 x 3030	10'10" x 9'11"
Bedroom 3	3237 x 2465	10'7" x 8'1"
Bedroom 4/Office	3400 x 1972	11'2" x 6'6"
Total floor area	120m ²	1286ft ²

C - Cupboard W - Wardrobe

*Floor plans and dimensions are taken from architectural drawings and are subject to minor variations. Floor plans are not to scale. *Maximum dimensions. Total areas are provided as gross internal areas. Layouts are indicative only and are subject to change. Ask your Sales Advisor for details.*





The Maple



Reserved





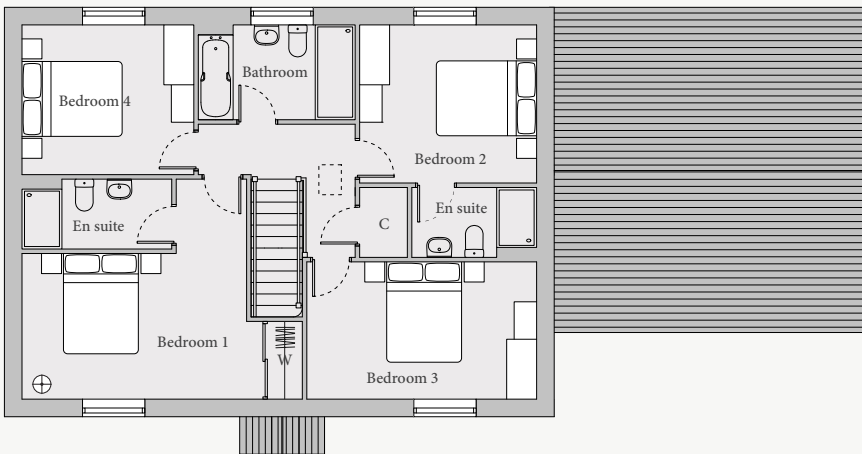
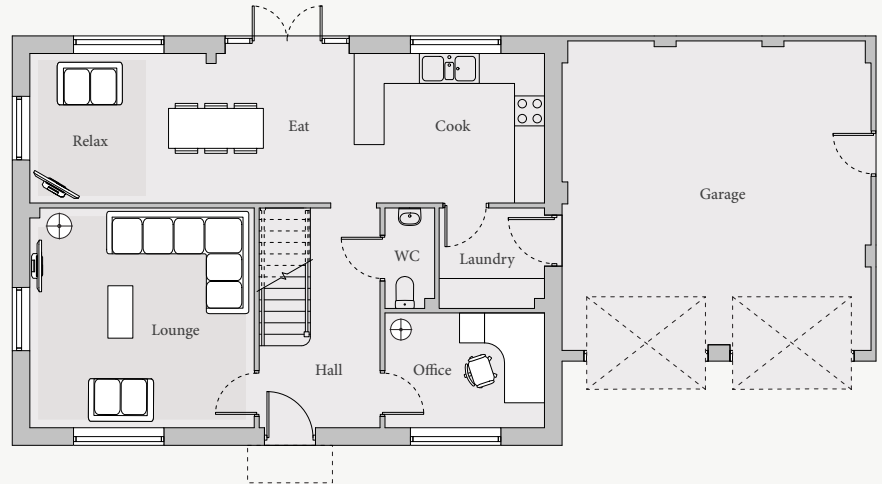
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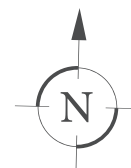


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C - Cupboard W - Wardrobe

Site plan



Plot No.

Key



EV charging point



Visitor parking



First Homes



Affordable housing



The Maple

5 & 7



The Ivy

6 & 8



The Laurel

9 & 12



The Fern

10 & 11



The Willow

13



The Cedar

14

Sustainability starts at home



Here's how...

- 1 Loft insulation
500mm loft insulation
- 2 External wall insulation
150mm full fill cavity insulation
- 3 Thermal lintels
Insulated lintels to all windows and external doors
- 4 Air source heat pump
Low carbon heating & hot water
- 5 Underfloor heating
Ground floor continuous heating circuit with 175mm insulation
- 6 High speed broadband
To help you work from home
- 7 Water saving
Dual flush toilets
- 8 PV panels
Low carbon electricity
- 9 EV charger
Electric vehicle charging point
- 10 Lighting
Low energy lighting



The Ivy



Reserved



The Ivy

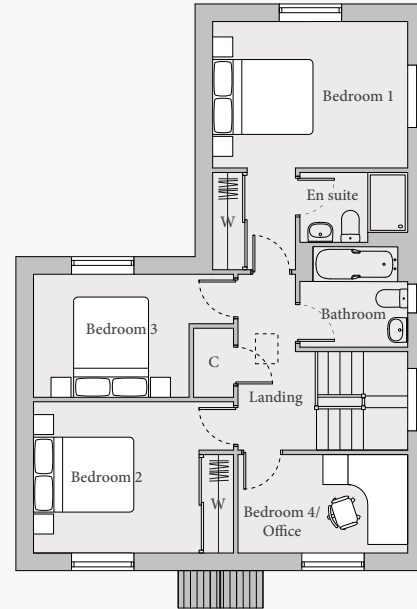
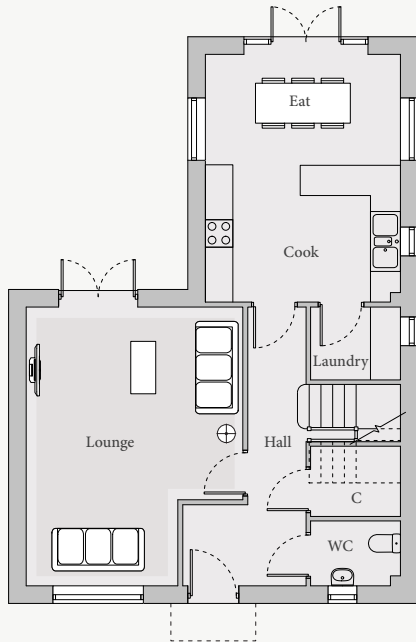


Plans & dimensions.



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Total floor area	120m ²	1286ft ²

C - Cupboard W - Wardrobe

The Laurel



Coming Soon



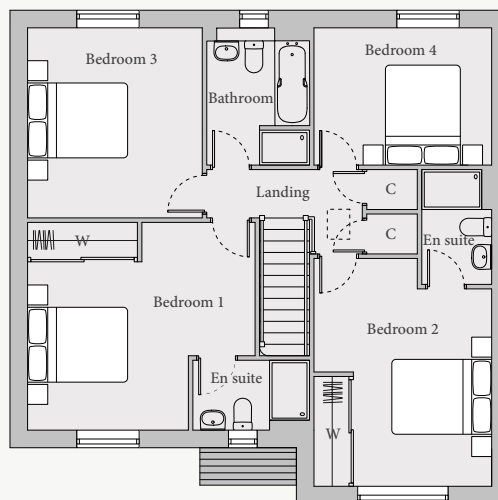
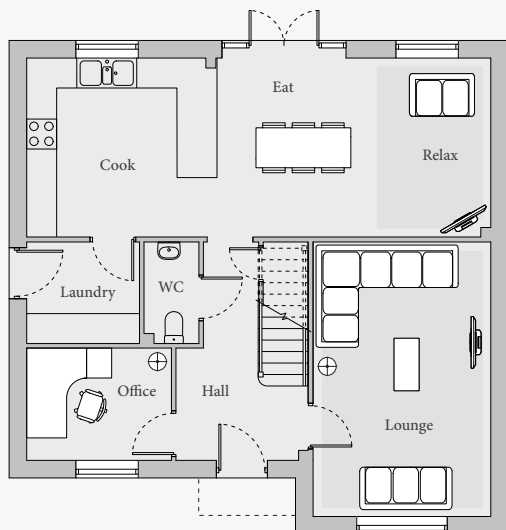
The Laurel



Plans & dimensions.

▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Lounge	3560 x 5500	11'8" x 18'0"
Office	2900 x 2250	9'6" x 7'5"
Kitchen/Family	9297 x 3585	30'6" x 11'9"
Laundry	2260 x 2035	7'5" x 6'8"



▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
Bedroom 1	4480 x 3372	14'8" x 11'0"
Bedroom 2	3560* x 3955	11'8"* x 12'11"
Bedroom 3	3500 x 3800	11'6" x 12'6"
Bedroom 4	3560 x 2750	11'8" x 9'0"
Total floor area	158m ²	1695ft ²

C - Cupboard W - Wardrobe

The Fern



Coming Soon



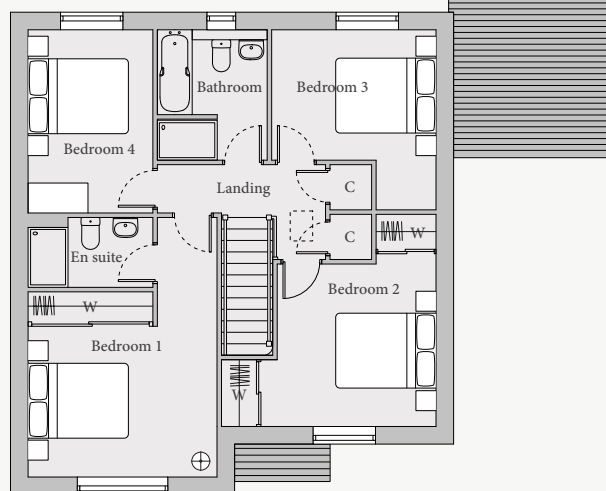
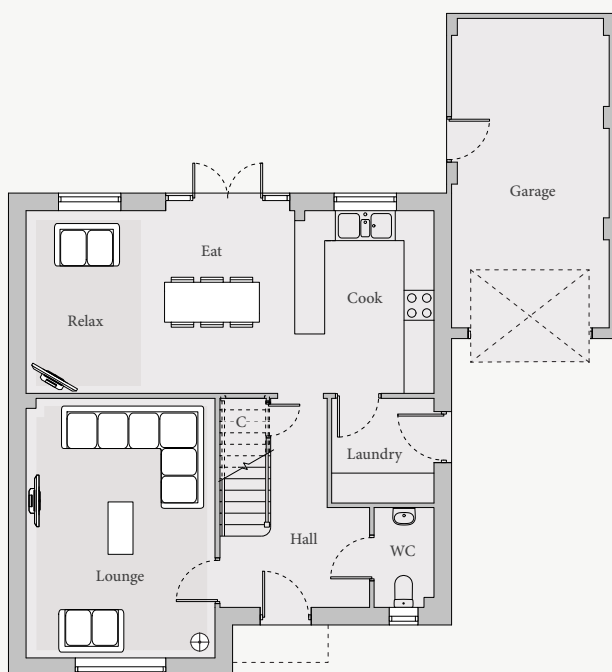
The Fern



Plans & dimensions.

▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Lounge	3785 x 5200	12'5" x 17'0"
Kitchen/Family	8072 x 3660	26'6" x 12'0"
Laundry	2050 x 2097	6'9" x 6'10"



▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
Bedroom 1	3785 x 3020	12'5" x 9'11"
Bedroom 2	3500 x 3460	11'6" x 11'4"
Bedroom 3	3292 x 2800	10'10" x 9'2"
Bedroom 4	2500 x 3670	8'2" x 12'0"
Total floor area	137m ²	1471ft ²

C - Cupboard W - Wardrobe





The Fern



Reserved



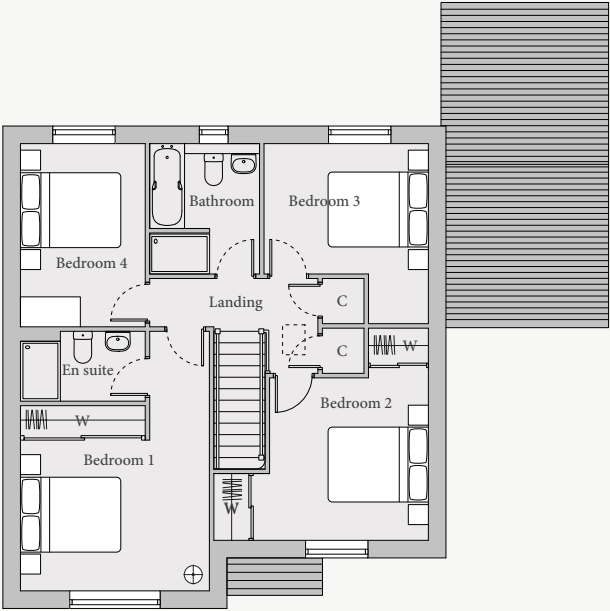
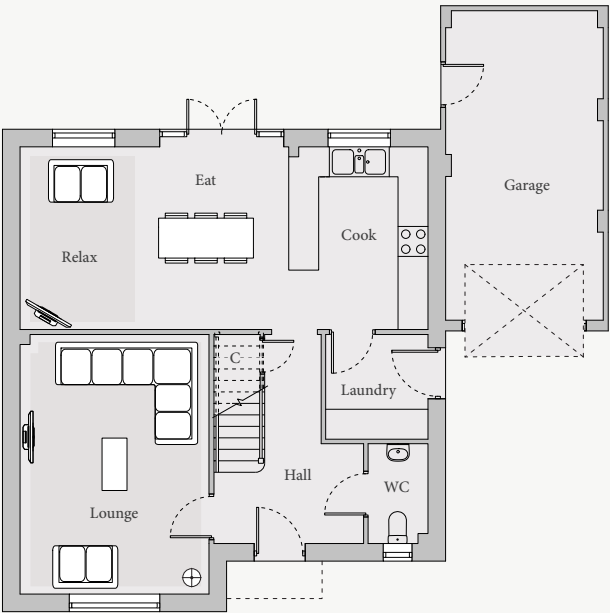
The Fern



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Total floor area	137m ²	1471ft ²

C - Cupboard W - Wardrobe

The Laurel



£675,000



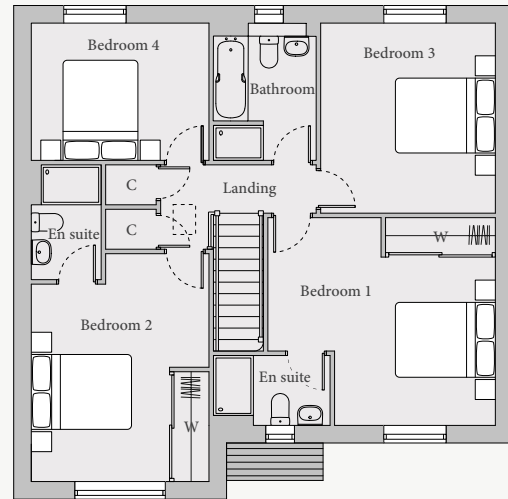
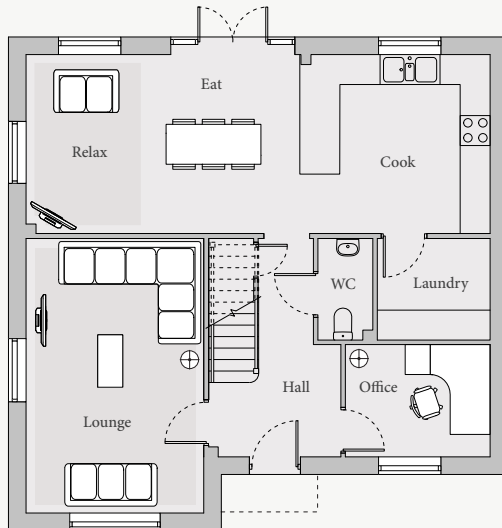
The Laurel



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Bedroom 4	3560 x 2750	11'8" x 9'0"
Total floor area	158m²	1695ft²

C - Cupboard W - Wardrobe





The Willow



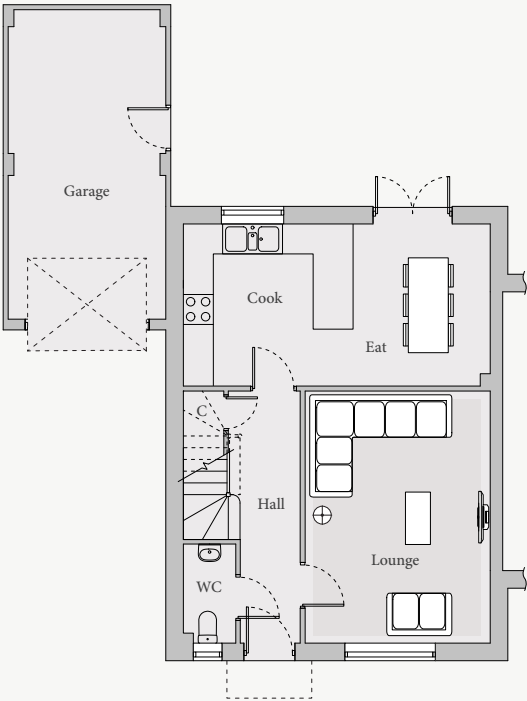
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The Willow



Plans & dimensions.

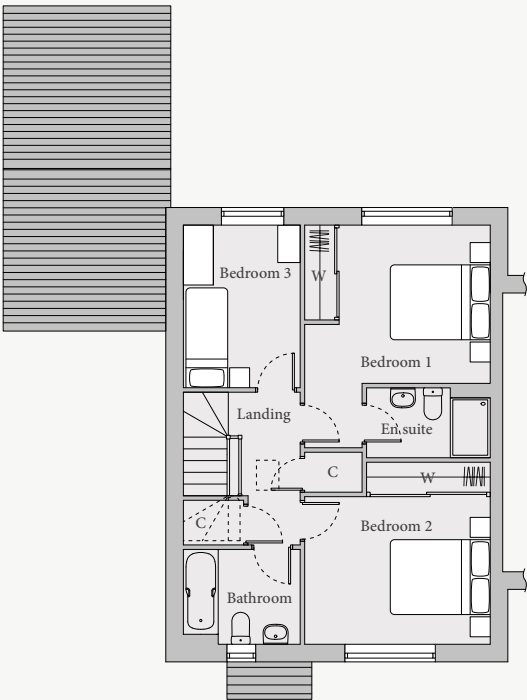


▲ GROUND FLOOR

	Metric	Imperial
Lounge	3707 x 5050	12'2" x 16'6"
Kitchen/Dining	6400 x 3262	21'0" x 10'8"

▼ FIRST FLOOR

	Metric	Imperial
Bedroom 1	3717* x 3258	12'2" x 10'8"
Bedroom 2	3717 x 2972	12'2" x 9'9"
Bedroom 3	2340 x 3258	7'8" x 10'8"
Total floor area	103m ²	1108ft ²



C - Cupboard W - Wardrobe

The Cedar



Reserved



The Cedar

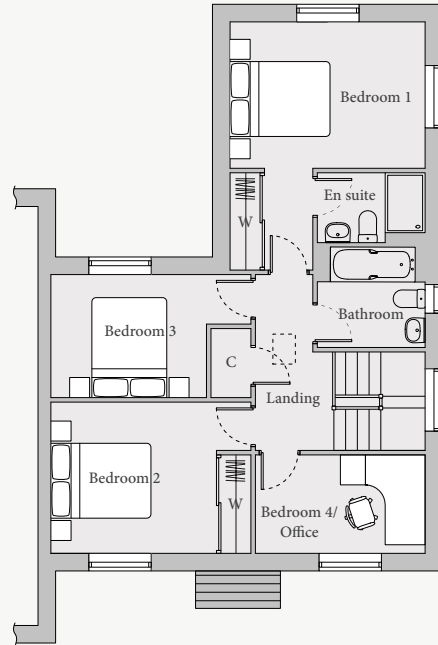
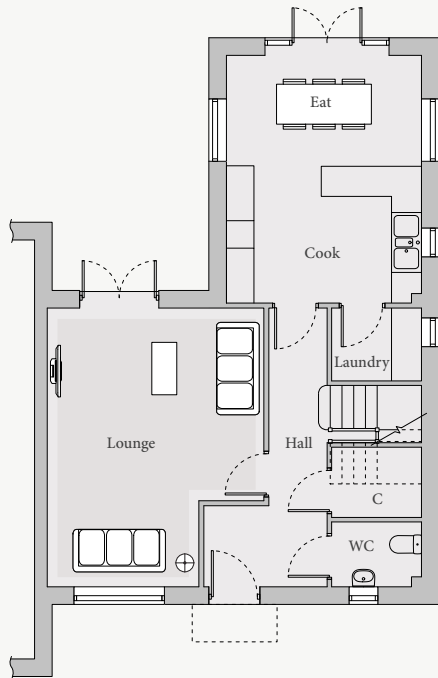


Plans & dimensions.



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Total floor area	120m ²	1286ft ²

C - Cupboard W - Wardrobe





Specification



Kitchen

- Individually designed layouts with a range of base & wall cabinets
- Quartz work surfaces, up-stands & splash back
- AEG-oven/hob/extractor
- AEG-dishwasher
- AEG-fridge/freezer

Bathroom & en-suites

- Thermostatically controlled showers
- Bath with mixer
- Wash basins with single lever mixer
- WC with soft close seats
- Heated towel rail
- Ceramic tiling

Other internal finishes

- Engineered white doors
- Chrome door furniture
- Built-in wardrobes

Media, communication & lighting

- Full fibre broadband
- TV/satellite points
- Recessed ceiling lights to kitchen/bathrooms
- Contemporary switch plates

Flooring

- Brecon flooring to ground floor & bathrooms

Environment

- EV (electric vehicle) charging point
- PV (Photovoltaic) panels
- Air-source heat pump
- Energy efficient thermostatically controlled heating
- Double glazed windows
- High level insulation within roof space and walls
- Dual flush mechanisms to toilets

Heating

- Thermostatically controlled air-source heating and hot water system
- Thermostatically controlled & zoned underfloor heating to ground floor
- Thermostatically controlled radiators to upper floors

Security & peace of mind

- 10 year ICW Warranty
- Outside wall lights to front and rear of property
- Multi-point locking system to external doors
- Smoke alarms

External

- Turfed gardens, planting and paving to patio areas & pathways
- External water tap

Important: This brochure is for guidance only and does not form part of any offer or contract. Some descriptions are subjective and given in good faith but should not be relied upon as fact. All measurements are approximate and not to be used for critical dimensions. The images are illustrative only. Variations in materials, floor layouts, site plan and landscape may occur in the completed scheme. If anything is critical to you, please check with us. **Your safety: Sites under construction can be dangerous. Visitors must be accompanied by our representatives whilst on-site. We will provide you with a hard hat & high-viz vest and robust footwear must be worn. Children must remain with parents throughout the visit.**

Location



Postcode for satnav: GL19 3QA [///tokens.camps.cabs](http://tokens.camps.cabs)


Badminton
WWW.BADMINTON.DEV

Selling Agent:

 **STEVE GOOCH**
WWW.STEVEGOOCH.CO.UK

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