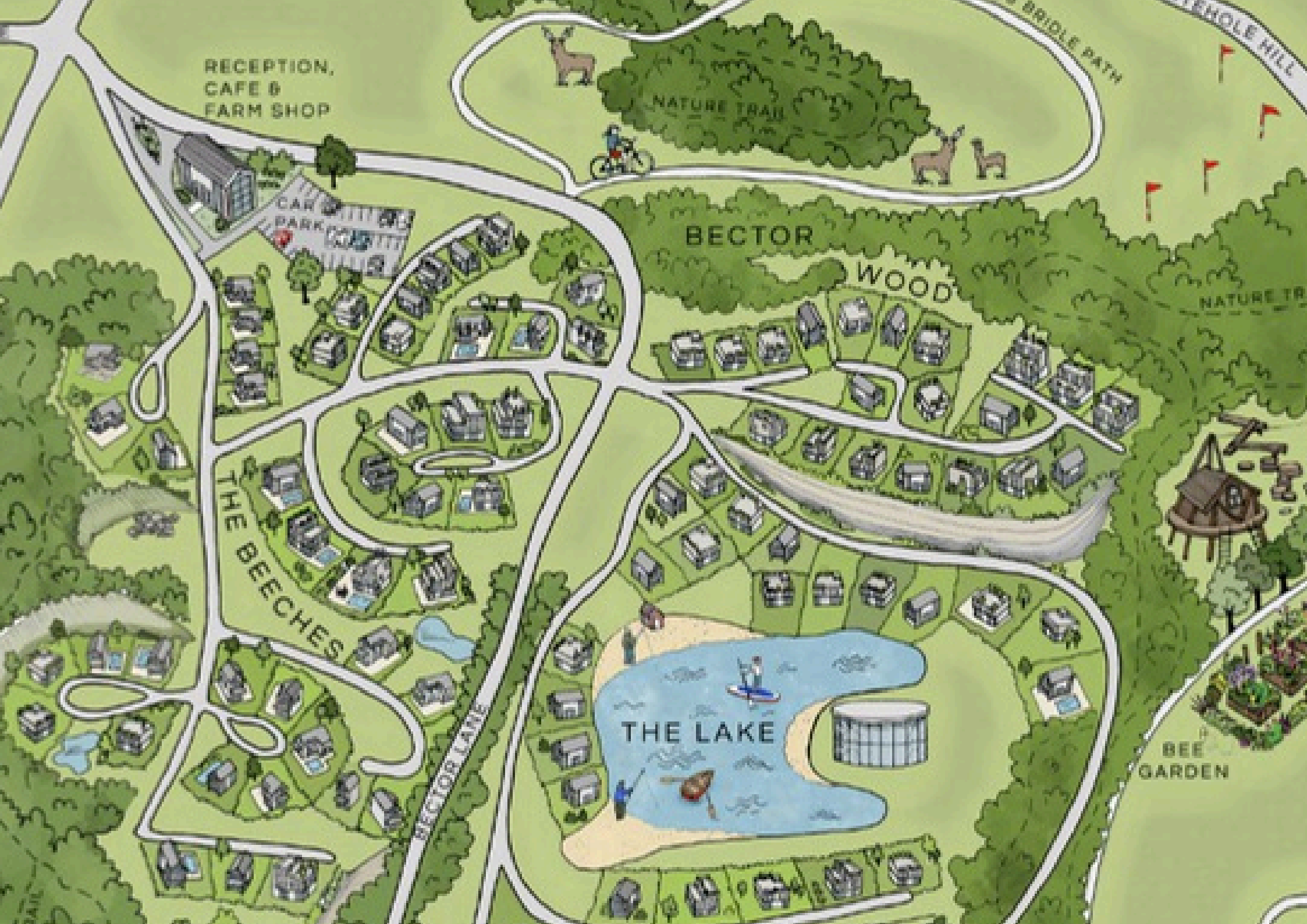




Plot Availability



RECEPTION,
CAFE &
FARM SHOP

CAR
PARK

BECTOR
WOOD

THE
BEECHES

THE LAKE

BEE
GARDEN

THE BRIDLE PATH

NATURE TRAIL

An aerial photograph of a residential development at dusk. The scene shows several houses with lit windows, a winding road, and a large body of water in the background under a purple and blue sky. The title 'Edford Meadows' is overlaid in a large, white, serif font.

Edford Meadows

Edford Meadows offers a rare chance to create a luxury self-build home in one of the estate's most scenic, characterful locations, surrounded by ancient woodland, open countryside, and beautiful meadow views, with several plots enjoying a dramatic natural cliff backdrop. With direct access to peaceful woodland and countryside walks, and close proximity to Cookswood's upcoming luxury pool and spa, residents can enjoy both rural tranquillity and premium lifestyle amenities within a secure gated community. Each plot is thoughtfully positioned to maximise the landscape's natural contours and vistas, creating homes that blend seamlessly with their surroundings.



The Nest

Build £315,000 GBP

1280 sqft

Experience contemporary luxury and peaceful seclusion in The Nest, an architecturally refined retreat offering around 1,280 sq ft of elegant, light-filled living space. Thoughtfully designed to embody modern countryside living, it creates a seamless connection to the natural beauty of the Cookswood Estate.

Striking glasswork, clean architectural lines, and warm, inviting interiors promote calm and comfort throughout. Floor-to-ceiling windows draw in natural light and frame serene woodland and meadow views, enhancing the sense of openness.

With two beautifully appointed ground-floor bedrooms and a spacious open-plan living area above (or in an optional reverse-living layout), The Nest is ideal for relaxed everyday living or intimate gatherings. A front-facing balcony with a sleek glass balustrade overlooks meadows and lakes, offering a tranquil escape whether as a weekend retreat or a permanent home.

The Nest Specification

Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of appliances and work surfaces
- Choice of tiling around basins in bathrooms and ensuites

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details.





The Cottage

Build £420,000 GBP

1790 sqft

Nestled within the picturesque Cookwood Estate, The Cottage blends classic design with contemporary elegance to create an inviting family retreat or countryside sanctuary. Spanning approximately 1,790 sq ft, this sustainable home is thoughtfully crafted for comfort, style, and mindful living.

The first floor hosts three generously sized bedrooms, including a master suite that opens onto a spacious balcony with sweeping views of meadows, woodland, and tranquil lakes. It's an idyllic space to relax and connect with the natural landscape.

With an optional reverse-living layout, the open-plan kitchen, dining, and living areas can be positioned upstairs to maximise natural light and enhance the views, offering a bright, airy setting for entertaining or unwinding. Every detail reflects quality craftsmanship, sustainable design, and contemporary comfort, resulting in a home that feels stylish, welcoming, and deeply connected to its surroundings.

The Cottage Specification

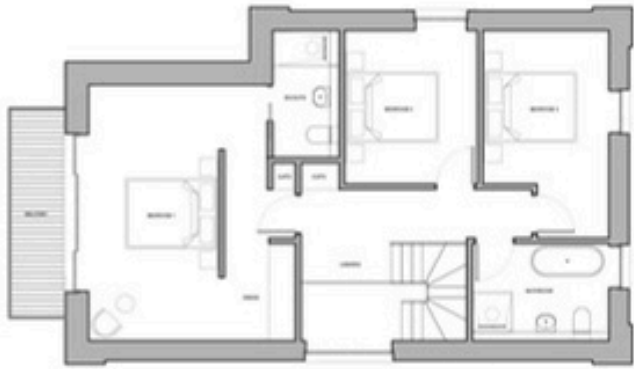
Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of appliances and work surfaces
- Choice of tiling around basins in bathrooms and ensuites

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The Summer House

Build £465,000 GBP

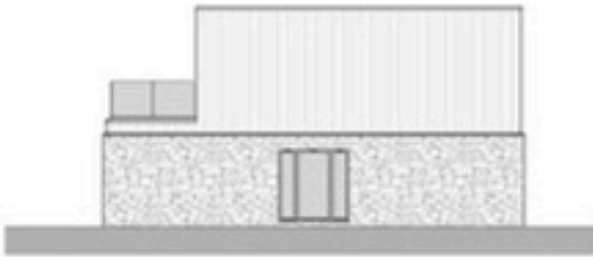
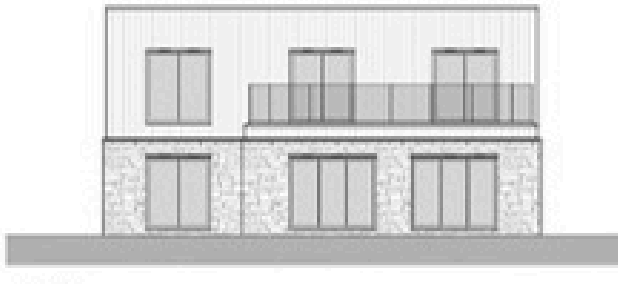
2300 sqft

Suggested plot size: 500 sqm +

The Summer House is an ultra-stylish retreat where modern luxury, comfort, and natural beauty come together, offering around 2,300 sq ft of spacious, light-filled interiors ideal for relaxation and entertaining. Thoughtfully designed, it provides a serene countryside sanctuary perfect for making lasting memories.

Three generously sized first-floor bedrooms, each with its own en-suite, ensure privacy and convenience, while a versatile ground-floor room can serve as an additional bedroom or study. High-quality finishes and careful craftsmanship create an atmosphere of understated elegance throughout.

A sleek first-floor terrace with a glass balustrade offers panoramic views of the Cookwood Estate, enhancing the home's strong connection to the outdoors. With its innovative layout, versatile spaces, and seamless integration with woodland and lakeside surroundings, The Summer House delivers a lifestyle defined by luxury, comfort, and nature.



The Summer House Specification

Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of appliances and work surfaces
- Choice of tiling around basins in bathrooms and ensuites

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details.



The Barn

Build £630,000 GBP

2400 sqft

Suggested plot size: 1000sqm +

The Barn is a stunning 2,400 sq ft countryside retreat that embodies modern rural living, with open-plan spaces designed to complement its natural woodland setting within the prestigious Cookswood Estate. Large contemporary windows flood the interiors with light, creating a seamless connection between indoors and out, while natural materials and clean architectural lines bring warmth and timeless simplicity.

Upstairs, the master bedroom opens onto a private balcony with spectacular views across the estate, offering a peaceful setting to enjoy quiet mornings and star-filled evenings. This elevated perspective enhances the home's tranquil atmosphere and deep connection to nature.

A versatile layout includes the open-plan kitchen, dining, and living areas on either floor, maximising light and panoramic vistas of the mineral lake, meadows, and woodland. Finished to the highest standard, The Barn offers a harmonious blend of comfort, sustainability, and style - an ideal sanctuary for those seeking an elegant modern retreat with authentic countryside character.

The Barn Specification

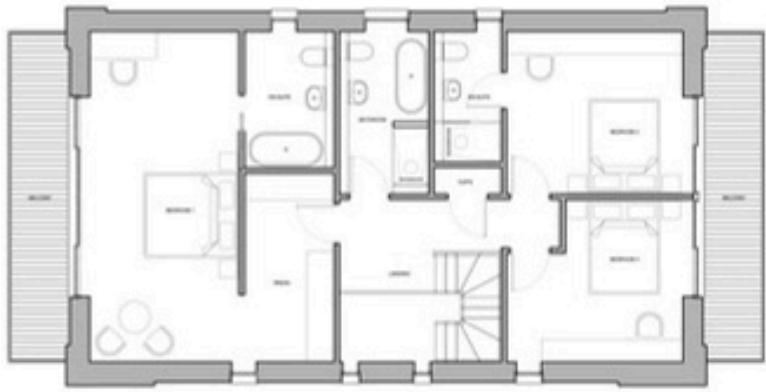
Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of appliances and work surfaces
- Choice of tiling around basins in bathrooms and ensuites

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details.

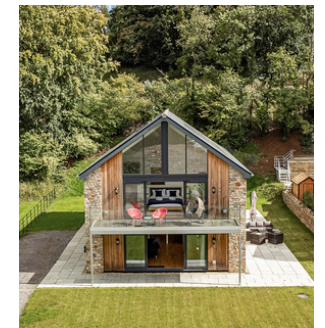
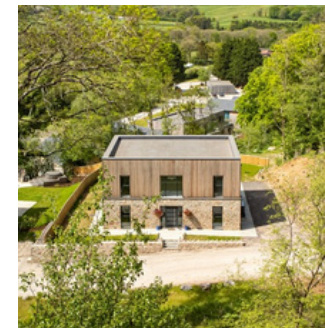


Plot Availability

Edford Meadows



Plot	Plot Size	Plot Price	Recommended Property Design	Estimated Total Price
2	362m ²	£250,000	The Nest	£565,000
5	380m ²	£275,000	The Cottage	£695,000
6	389m ²	£275,000	The Cottage	£695,000
12	992m ²	£425,000	The Barn	£953,000
13	928m ²	£400,000	The Barn	£928,000
14	928m ²	£400,000	The Barn	£928,000
15	808m ²	£375,000	The Barn	£903,000
16	530m ²	£325,000	The Summer House	£790,000
17	533m ²	£325,000	The Summer House	£790,000
18	531m ²	£325,000	The Summer House	£790,000





The Beeches

Add a The Beeches offers a rare opportunity to create your own luxury self-build home in one of the estate's most picturesque and well-connected settings. Surrounded by beautiful woodland and open countryside, this tranquil enclave enjoys sweeping meadow views and immediate access to a network of idyllic countryside walks, allowing residents to experience nature at its most peaceful.

Perfectly positioned within close proximity to Cookswood's upcoming restaurant, farm shop, and luxury spa, The Beeches combines the calm of rural living with the convenience of modern estate amenities. Whether you're seeking a second home or an investment property, this neighbourhood blends privacy, accessibility and timeless design.

Each plot within The Beeches has been carefully positioned to make the most of the natural landscape and topography, with every home thoughtfully oriented to maximise light, space, and surrounding views. A curated collection of architectural designs is available, including The Nest, The Cottage, The Summer House, The Barn, and The Executive Barn, each offering its own distinctive character and style.

little bit of body text



The Summer House

Build £465,000 GBP

2300 sqft

Suggested plot size: 500 sqm +

The Summer House is an ultra-stylish retreat where modern luxury, comfort, and natural beauty come together, offering around 2,300 sq ft of spacious, light-filled interiors ideal for relaxation and entertaining. Thoughtfully designed, it provides a serene countryside sanctuary perfect for making lasting memories.

Three generously sized first-floor bedrooms, each with its own en-suite, ensure privacy and convenience, while a versatile ground-floor room can serve as an additional bedroom or study. High-quality finishes and careful craftsmanship create an atmosphere of understated elegance throughout.

A sleek first-floor terrace with a glass balustrade offers panoramic views of the Cookwood Estate, enhancing the home's strong connection to the outdoors. With its innovative layout, versatile spaces, and seamless integration with woodland and lakeside surroundings, The Summer House delivers a lifestyle defined by luxury, comfort, and nature.



The Executive Barn

Build £785,000 GBP

2950 sqft

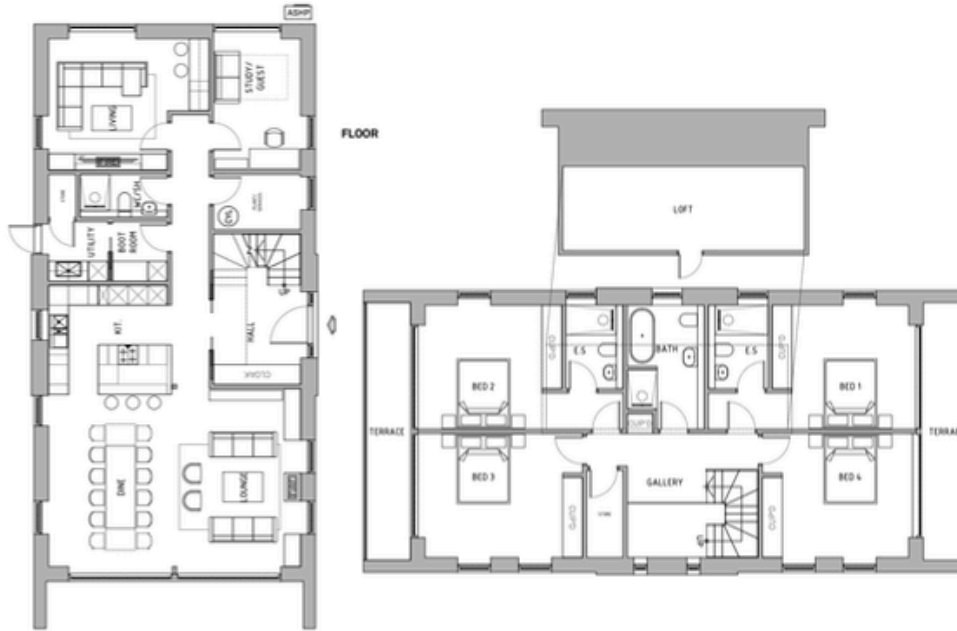
Suggested plot size: 1200sqm +

The Executive Barn at Cookwood Estate blends modern sophistication with rural charm, offering around 2,950 sq ft of refined, sustainably designed living space. Its striking architecture combines traditional barn-inspired form with sleek contemporary design, while expansive floor-to-ceiling windows frame panoramic views of woodland, lakes, and countryside.

A thoughtfully designed reverse-living layout places the open-plan kitchen, dining, and living areas on the first floor, maximising natural light and scenic vistas. The master suite opens onto a private balcony overlooking tranquil estate landscapes, and additional bedrooms are generously sized with warm, natural finishes that enhance the home's understated elegance.

Premium materials, energy-efficient systems, and bespoke design options ensure the home is both luxurious and sustainable. Set within the exclusive Cookwood Estate, residents enjoy access to private lakes, nature trails, and upcoming leisure facilities, making the Executive Barn a truly refined expression of modern rural living.

Executive Barn Specification



Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Designer staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of high end appliances and work surfaces



*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details.



Plot Availability

The Beeches

Plot	Plot Size	Plot Price	Recommended Property Design	Estimated Total Price
5	753m ²	£325,000	The Summer House	£790,000
14	1191m ²	£400,000	The Barn	£1,030,000
15	1215m ²	£475,000	The Barn	£1,105,000
16	1817m ²	£700,000	The Executive Barn	£1,385,000
23	425m ²	£285,000	The Summer House	£750,000

The Beeches Resales

Plot	Plot Size	Plot Price	Recommended Property Design	Estimated Total Price
25	458m ²	N/A	The Summer House	OEO £850,000





The Executive Barn

Build £785,000 GBP

2950 sqft

Suggested plot size: 1200sqm +

The Executive Barn at Cookwood Estate blends modern sophistication with rural charm, offering around 2,950 sq ft of refined, sustainably designed living space. Its striking architecture combines traditional barn-inspired form with sleek contemporary design, while expansive floor-to-ceiling windows frame panoramic views of woodland, lakes, and countryside.

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Premium materials, energy-efficient systems, and bespoke design options ensure the home is both luxurious and sustainable. Set within the exclusive Cookwood Estate, residents enjoy access to private lakes, nature trails, and upcoming leisure facilities, making the Executive Barn a truly refined expression of modern rural living.



The Villa

Build £935,000 GBP

4400 sqft

Suggested plot size: 1400sqm +

Nestled at the peak of Bector Wood within the exclusive Cookwood Estate, this contemporary villa is a striking fusion of glass, light, and landscape. Its four expansive floors showcase bold modern architecture while capturing exceptional views of the private mineral lake and surrounding woodland. Sunlight pours through vast panes of glass, creating interiors that feel open, tranquil, and intimately connected to nature.

Five generously sized bedrooms span the first and second floors, each featuring a luxurious en-suite and private balcony that invites residents to savour fresh countryside air in peaceful seclusion. Throughout the home, premium finishes, bespoke craftsmanship, and state-of-the-art smart technology ensure effortless comfort and refined sophistication.

Crowning the residence is a breathtaking rooftop garden — a serene escape above the treetops offering panoramic vistas of the Cookwood landscape. With customisable interior concepts and a fully bespoke design service, the villa provides a rare opportunity to tailor every detail, blending natural beauty with modern elegance for a truly exceptional way of living.

The Villa Specification

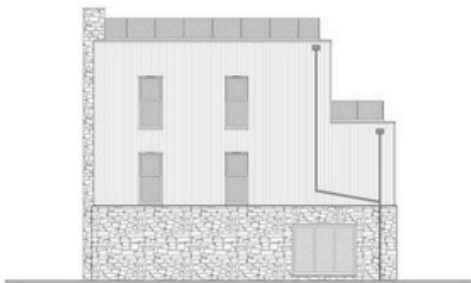
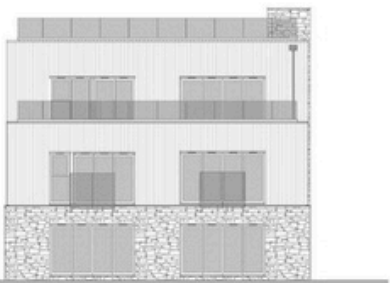
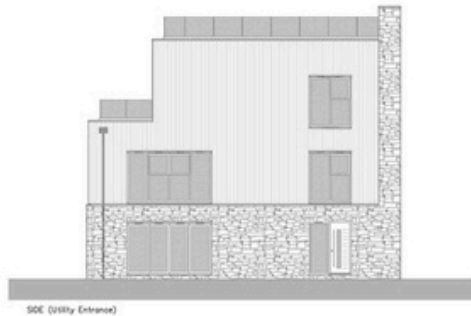
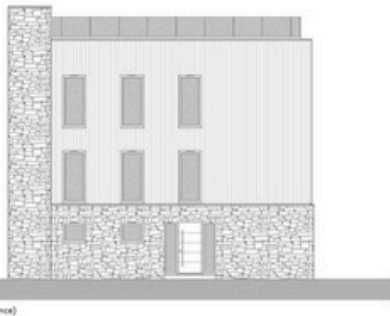
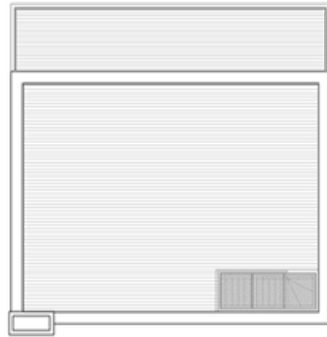
Exterior

- Engineer designed structural foundation
- Locally sourced natural stonework
- Sustainably sourced Larch cladding
- Triple glazed windows set in powdered aluminium frames
- Air source heat pump
- Paved surrounds and landscaping
- Estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Woodpecker flooring
- Underfloor heating
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Designer staircase
- Wooden internal doors
- Masterclass™ Kitchen with a choice of appliances and work surfaces

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details.



Plot Availability

Bector Wood



Plot	Plot Size	Plot Price	Recommended Property Design	Estimated Total Price
1	2133m ²	£1,110,000	The Villa	£2,045,000
2	2133m ²	£1,110,000	The Villa	£2,045,000
3	2049m ²	£700,000	The Villa	£1,635,000
6	1275m ²	£760,000	The Villa	£1,695,000
7	818m ²	£450,000	The Executive Barn	£1,235,000
8	867m ²	£450,000	The Executive Barn	£1,235,000
9	1566m ²	£700,00	The Executive Barn	£1,485,000
10	1487m ²	£625,000	The Executive Barn	£1,410,000
11	1564m ²	£625,000	The Villa	£1,560,000





Introducing: The Lakes

Plot Release Summer 2026

The upcoming Lake Phase at Cookswood marks an exciting new chapter, introducing a collection of high-end luxury homes in one of the most exclusive and unique locations in the UK. Set overlooking and directly on the edge of the turquoise mineral lake, these exceptional residences offer a rare opportunity to enjoy true waterside living within the one-of-a-kind setting of the Cookswood estate. Thoughtfully designed to maximise uninterrupted lake views, privacy and tranquillity, each home will feature refined architecture and premium finishes. Scheduled for release in summer 2026, this Lake Phase represents one of the most high-end residential offerings in the UK. Contact us to register your interest, and you will be contacted when the plots are released.

hello@cookswood.com | 01761 232889 | www.cookswood.com