



# Twyning Gardens

TWYNING, GLOUCESTERSHIRE

FreemanHomes

**HBF** Home  
Builders  
Federation



Customer Satisfaction 2026



**ENERGY-EFFICIENT**  
EPC A-RATED HOMES



**ZERO**  
CARBON  
LIVING



# Twynning Gardens

NEW HOMES FULL OF CHARACTER

By **Freeman**Homes

# FreemanHomes



Welcome to Twyning Gardens - a place where our vision for Zero Carbon Living meets the character of a cherished Gloucestershire village. Each property pairs thoughtful architecture with market-leading renewable technologies to deliver A-rated energy performance, lower running costs and effortless, everyday comfort. Designed in harmony with their surroundings, our homes offer more space, more style, and an outstanding specification, so you can enjoy modern living without compromise.

*Luke Freeman*  
Founder & CEO

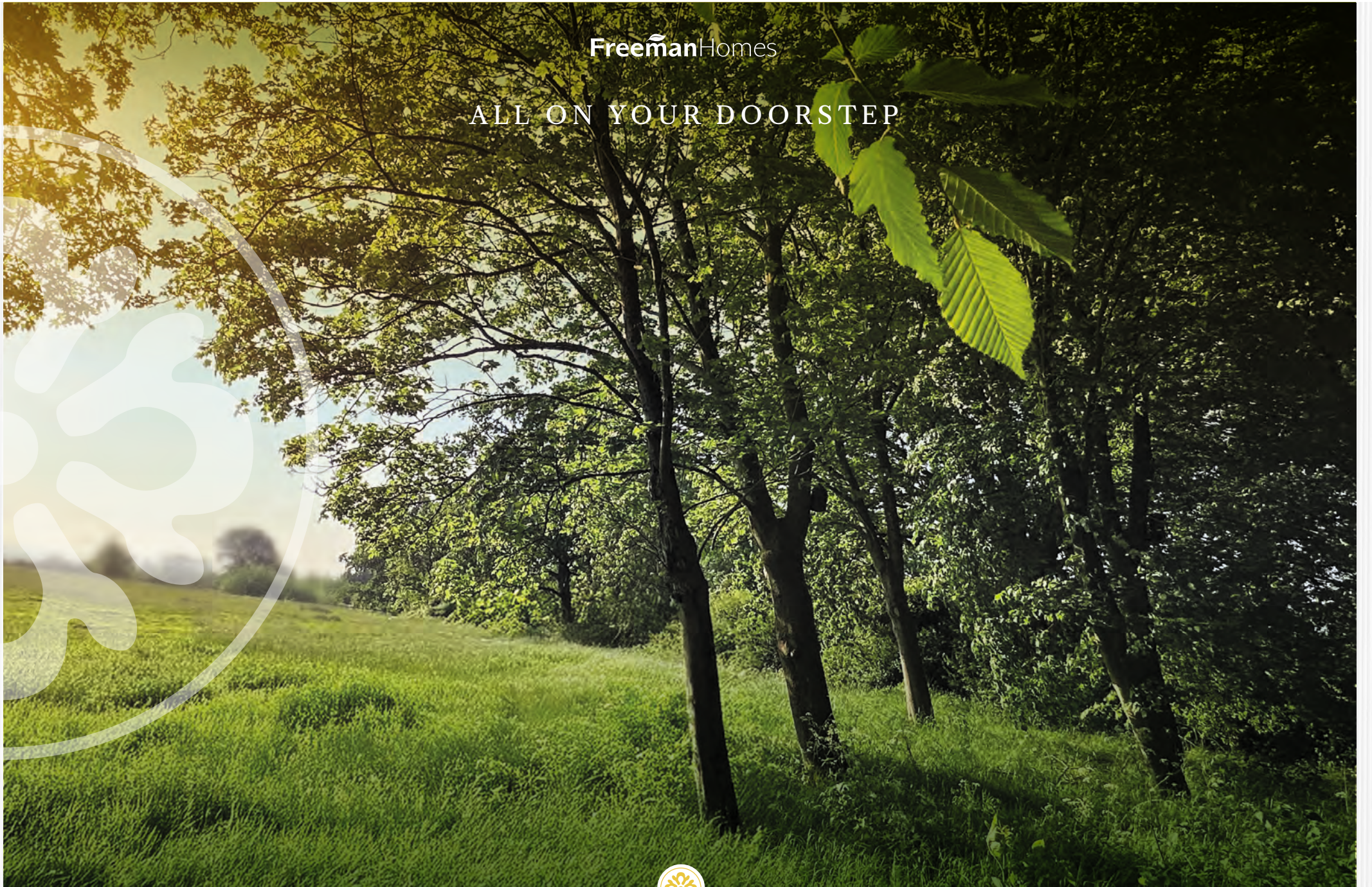


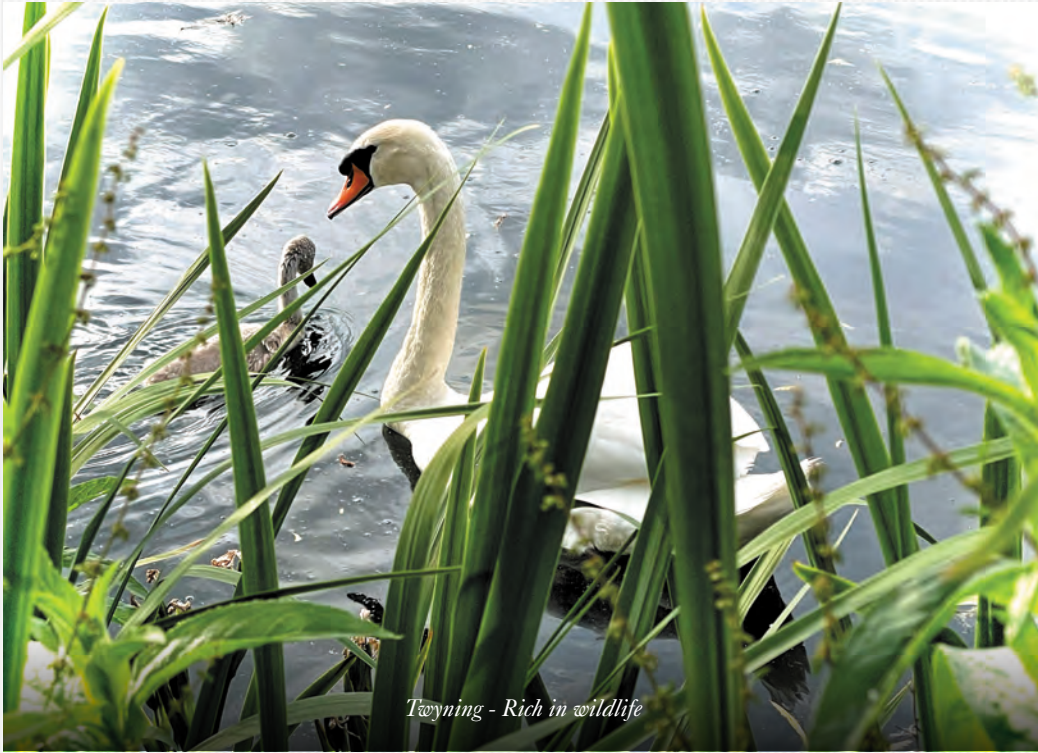
At Twyning Gardens, we've focused on how your home lives, as well as how it looks. Versatile layouts, generous outdoor spaces, and a premium sustainable specification come together to create a warm, contemporary and considerate feel. For early reservations, our Freeman Choice range lets you personalise cabinetry, bathroom tiles, flooring, security and sustainable upgrades, so your new home feels truly yours from day one. Our friendly team of new homes experts is here to guide you through every step as you discover the space, style, surrounding scenery, and smarter energy of Twyning Gardens.

*Hayley Coombs*  
Sales & Operations Director

FreemanHomes

ALL ON YOUR DOORSTEP





*Twynning - Rich in wildlife*



*Riverside walks along Shakespeare's Way*



*Twynning Village Green*



*Riverside treats*



*Twynning Village Hall*

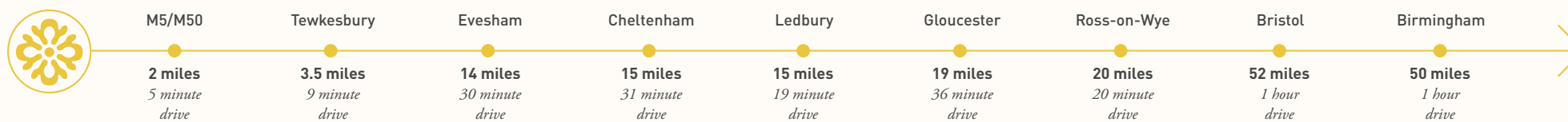


*Twynning - loved by walkers and families*

*Local countryside views*



## A WELL-CONNECTED COMMUNITY



Distances and times are approximate sourced from Google Maps taking the fastest route during usual traffic.

## WHAT'S NEARBY

### Eat & Drink

Twyning's riverside setting and rich heritage provide a striking backdrop for relaxed and enjoyable dining. The Fleet Inn, located directly on the River Avon, is a standout local favourite, serving classic pub fare with the added appeal of moorings for visiting boaters and panoramic waterside views. Just a short stroll from the village green, The Village Inn offers a welcoming, traditional pub atmosphere and a well-crafted seasonal menu. Tewkesbury is only three miles away with an array of cafes, relaxed bistros and family-friendly eateries. For a curated culinary experience, Cheltenham presents an acclaimed dining scene that includes artisan bakeries, contemporary bistros, and award-winning restaurants.

### Shopping

At the heart of the village, Twyning's community-run Village Shop and Post Office is a convenient spot for everyday essentials, fresh produce, and local goods. A short drive to Tewkesbury provides access to supermarkets, independent retailers, and a traditional street market. Cheltenham features a sophisticated mix of high-street names, designer labels, and premium food stores such as Waitrose and M&S Foodhall.

Only a stone's throw from Twyning, the newly opened Cotswolds Designer Outlet brings together well-known designer labels and

popular High Street favourites with independent brands that reflect the charm and craftsmanship of the locality. Thoughtfully designed with open-air walkways, greenery, and a selection of cafés and casual dining spots, it is an inviting place to shop, meet friends, or enjoy a relaxed afternoon out. With convenient parking and easy access from the M5, Cotswolds Designer Outlet has quickly become a go-to retail destination for the area.



*Twyning Village Shop & Post Office*



*Cotswolds Designer Outlet*

### Culture

Twyning and its surroundings enjoy a rich cultural landscape, with events that reflect both local tradition and national acclaim. Tewkesbury's popular Medieval Festival and Food & Drink Festival attract thousands of visitors each year, while The Roses Theatre offers a varied programme of film, theatre, and live performance. In nearby Cheltenham, renowned annual festivals celebrate literature, jazz, food, and science, making it one of the UK's leading cultural destinations. Within the village, community groups such as the Twyning Community Choir and Gardening Club bring neighbours together throughout the year.

### Health & Wellbeing

Twyning's natural beauty and riverside setting promote a healthy, outdoor lifestyle. Scenic walking trails follow the River Avon and pass through nearby nature reserves such as Upham Meadow, offering peaceful routes for walking, cycling, and birdwatching. Informal sports on the village green, including cricket and football, bring residents together, while boating and fishing remain popular pursuits on the river. Fitness facilities such as Gym & Tonic are just a ten-minute drive away, with additional leisure centres and wellness classes readily accessible in Tewkesbury and Cheltenham.

### Education

Twyning is ideally located for families seeking excellent educational opportunities. The village is home to Twyning Church of England Primary School, known for its supportive community and strong foundations. For secondary education, Tewkesbury School is a well-regarded local choice. The area is also within reach of top-performing grammar schools, including Pate's Grammar School in Cheltenham and Sir Thomas Rich's in Gloucester. For independent education, Cheltenham College and Cheltenham Ladies' College offer exceptional academic standards and extensive co-curricular programmes.



*Alderton's stunning countryside setting*

SAY HELLO TO A BRIGHT AND SPACIOUS HOME



Zero  
ZERO  
CARBON  
LIVING



## YOUR SIGNATURE SPECIFICATION

Let your personality shine through in your new home with the Freeman Choice of options and upgrades. We will talk you through the items available and offer more detailed information to assist with decision making, helping you to personalise your home.

Homes at Twynning Gardens feature Freeman Homes' Signature Specification, combining meticulous attention to detail with premium branded appliances, technologies and products.

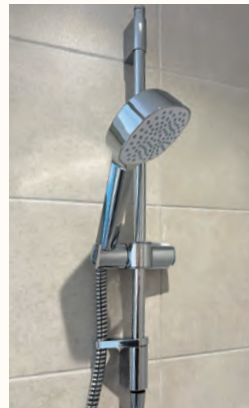
### Kitchen

- Beautifully designed, fully fitted kitchen
- Soft close doors and drawer units with integrated cutlery tray
- Choice of worktops with matching upstand (subject to build stage)
- NEFF integrated oven
- Integrated dishwasher
- Integrated 70/30 fridge freezer
- NEFF induction hob, stainless steel splashback and cooker hood
- Utility room with space for one or two appliances (where house type and design dictates)



### Bathroom, En suite and Cloakroom

- Roca sanitaryware
- Hansgrohe chrome sanitary fittings
- Mira Evoco shower with low profile shower tray to bathrooms and en suites
- Wet underfloor heating to ground floor, and electric underfloor heating to first floor, bathrooms and en suites
- Classic straight towel rail in chrome to bathrooms and en suites, with dual fuel heating element (controlled independently of central heating)
- Shaver socket to bathrooms and en suites
- Porcelanosa half-height tiles with full-height wall tiles to shower enclosure and bath



### Finishes

- Luxury carpet to stairs, landing, bedrooms and living room
- Hard flooring to kitchen and hallway
- Fitted wardrobes with sliding doors to bedrooms (as design dictates)
- Natural stained oak handrail
- Internal walls and ceilings finished in Crown White
- Internal woodwork finished in Crown Satinwood, White
- uPVC windows and patio doors in White
- Composite natural grained front door, utility door and garage personnel door in Agate Grey
- Glazed sliding doors or French patio doors leading to patio and garden
- Oak Veneer prefinished internal doors

### Safety and Security

- External multi-point locking door with thumb lock
- Window locks



### Energy-efficient Heating, Lighting & Electrical

- Viridian roof-integrated Solar PV panels including a 5.76 kWh storage battery which is scalable to 23.04 kWh as a customer upgrade
- NIBE Air Source Heat Pump
- Project EV 7.3kW electric car charging point
- Underfloor heating to ground floor with compact radiators to first floor
- Low energy downlights and pendant lighting (as design dictates)
- Ample sockets throughout, including BT point in living room
- TV points to kitchen, living room and all bedrooms
- USB charging port sockets to kitchen and master bedroom
- Pendant light to loft

### Garden & Garage

- Lighting and double power socket to garage
- Up and over garage door
- External tap
- Landscaping to front garden and turf to back garden
- External, low-level, wildlife-friendly lights to front and back of property
- Patio to rear garden

# ENERGY-EFFICIENT EPC **A** RATED PROPERTIES



## Sustainable Materials

We adopt a 'fabric-first' approach to design, partnering with market-leading brands and local suppliers to maximise the property energy performance. Timber frame construction from Herefordshire-based company, Taylor Lane, utilises timber sourced from certified managed forests, offering the lowest CO<sub>2</sub> cost and heightened thermal efficiencies.

## Zero Carbon Living

In addition to Freeman Homes' sustainable designs, NIBE air source heat pumps and Viridian roof-integrated solar PV panels enable Zero Carbon Living, EPC A-rated properties with significantly lower running costs than you might expect or be used to.



SUSTAINABLE LIVING  
AT TWYNING GARDENS

### Underfloor Heating

Underfloor heating to ground floor, bathrooms, en suites and cloakrooms increases energy efficiency by over 30% compared to traditional radiators.



### Fabric First

Built using a fabric-first approach with high quality materials and features to maximise performance and reduce embodied carbon.



### Solar PV Panels

Viridian roof-integrated Solar PV panels reduce energy use from the National Grid and carbon emissions.



### Timber Frame Construction

Timber sourced from certified managed forests that offer the lowest CO<sub>2</sub> cost and heightened thermal efficiencies. We partner with local supplier, Taylor Lane Timber Frame, further reducing vehicle movement on the roads.



### Car Charging Point

Project EV 7.3 kW electric car charging point.



### Saving Water

Water-saving appliances and features.



### Battery Storage

5.76 kWh solar battery storage to further reduce emissions and reliance on the National Grid.



### NIBE Air Source Heat Pump

Optimised seasonal performance for low operating costs. Carbon emissions can be reduced by more than 23 tonnes over 10 years – the same as 30 return plane flights between Heathrow and Madrid.

## STAY CONNECTED AT HOME

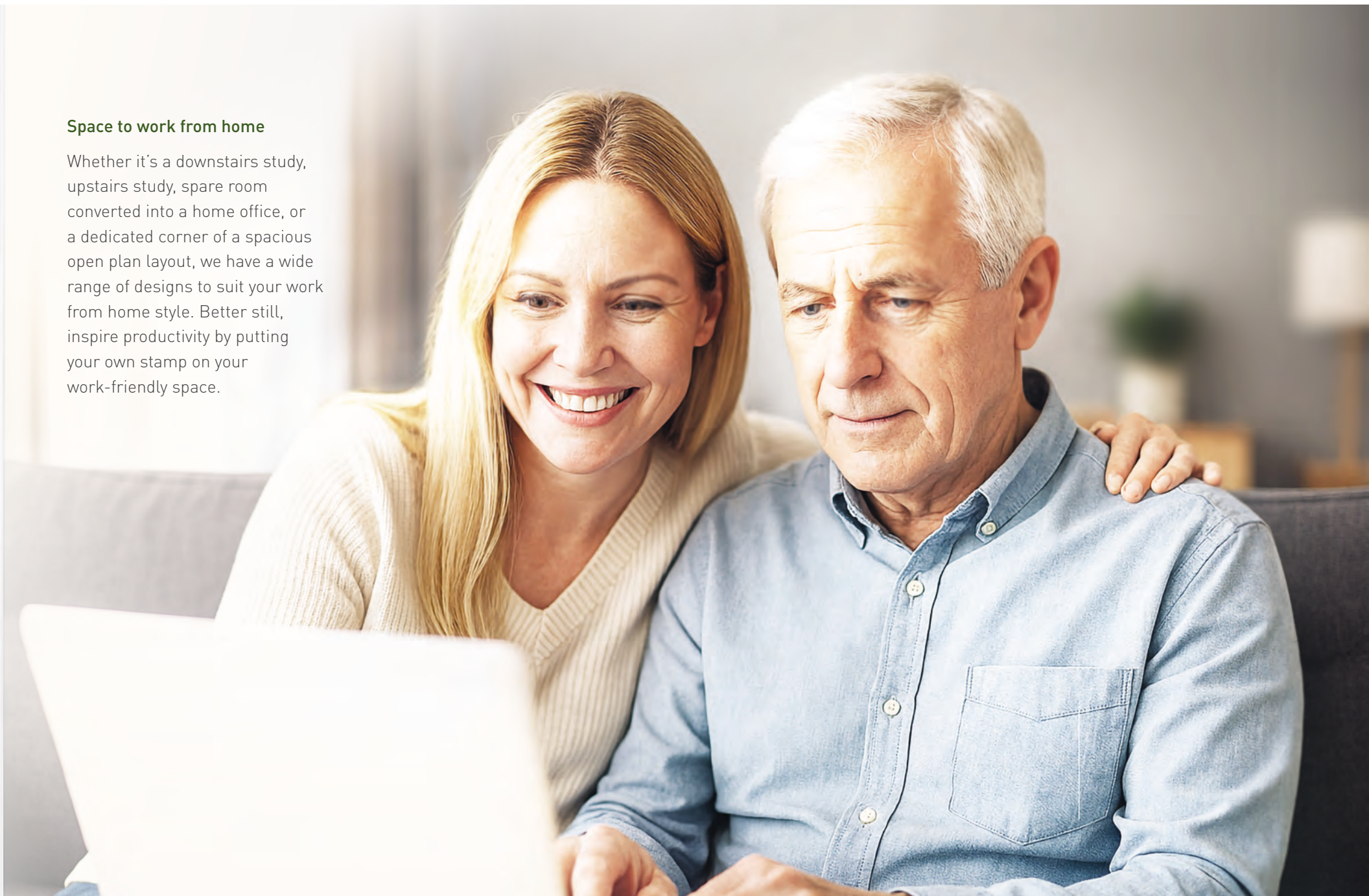
With fast broadband, everyone at home can be online at the same time - keeping in touch with friends and family, working, studying, watching Netflix, or doing the weekly shop.

Twyning benefits from fibre enabled broadband. The village also falls under Fastershire - a partnership between Herefordshire Council and Gloucestershire County Council to bring even faster broadband to both counties. This means you can upgrade to ultrafast fibre through your provider and access broadband speeds of up to 1,000Mbps.



### Space to work from home

Whether it's a downstairs study, upstairs study, spare room converted into a home office, or a dedicated corner of a spacious open plan layout, we have a wide range of designs to suit your work from home style. Better still, inspire productivity by putting your own stamp on your work-friendly space.



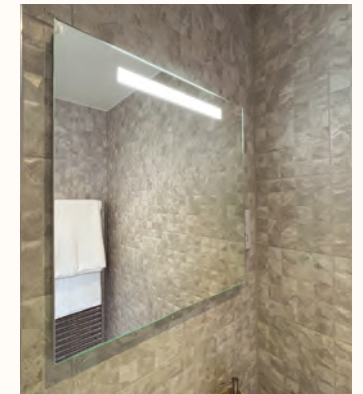
## YOUR FREEMAN CHOICE

Once you have chosen your Freeman Home, it's time to personalise it and make it your own. We have spent a lot of time talking to our customers, sourcing items and researching ideas to create the perfect specification.

Our customers tell us they want to choose colours, finishes, and add personal touches to make their home truly individual.

You may have some ideas about what you want, or perhaps you're looking for some inspiration. The Freeman Choice helps you personalise your property and ensure it feels like home from the moment you step inside.

*Create your perfect home  
at Twynning Gardens*



FreemanHomes

CELEBRATING THE TIMELESS CHARM  
OF GLOUCESTERSHIRE'S GARDENS



Twyning Gardens

## HOME & HERITAGE: THE GLOUCESTERSHIRE GARDENS COLLECTION

The property designs at Twynning Gardens are named after Gloucestershire's renowned gardens, honouring the natural heritage of this beautiful county. These living landscapes embody considered design, seasonal rhythm, and enduring beauty - values we build into every home. Like pathways guiding discovery and borders framing moments, our layouts invite light, connection, and effortless flow. Each name becomes a promise of rooted character, thoughtful detail, and a gentle dialogue with nature. It's our tribute to local heritage and a compass for modern living, connecting past inspiration to future wellbeing, so your home feels grounded, uplifting, and uniquely Gloucestershire.

*“To nurture a garden is to  
feed not just the body, but the soul.”*

*Alfred Austin*

### WESTBURY

*Westbury Court Gardens is among the UK's few surviving 17th-century Dutch water gardens, featuring canals, a pavilion, and topiary, at Westbury-on-Severn*  
[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)



### HIDCOTE

*Hidcote Manor Garden, is a pioneering Arts-and-Crafts garden of intimate 'rooms' created by Lawrence Johnston near Chipping Campden.*  
[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)



## KIFTSGATE

*Kiftsgate Court Gardens, beside Hidcote, is famed for Rosa Filipes Kiftsgate rose, and three generations of women gardeners' stewardship.*

[www.kiftsgate.co.uk](http://www.kiftsgate.co.uk)

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## MISERDEN

*Miserden's 17th-century walled garden features long mixed borders, a Lutyens yew walk, ancient trees, and views over the Golden Valley near Stroud.*

[www.miserden.org](http://www.miserden.org)

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## COLESBOURNE

*Colesbourne Park hosts one of Britain's premier snowdrop collections, with more than 300 varieties, alongside an arboretum and lakeside walks near Cheltenham, Gloucestershire.*

[www.colesbournegardens.org.uk](http://www.colesbournegardens.org.uk)

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## STANWAY

*Stanway House water garden features Britain's tallest single-jet fountain, gravity-fed to 300 feet, set within a Baroque landscape in the Cotswolds.*

[www.stanwayfountain.co.uk](http://www.stanwayfountain.co.uk)

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## SEZINCOTE

*Sezincote House and gardens exemplify Neo-Mughal design, with a copper dome, orangery, and a Repton landscape that influenced the Brighton Pavilion, near Moreton-in-Marsh, on the Gloucestershire estate.*

[www.sezincote.co.uk](http://www.sezincote.co.uk)

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# HOME DESIGN SELECTION

## 5 BEDROOMS



HIDCOTE

218 sqm - 2,349 sqft

PAGE 20



WESTBURY

215.3 sqm - 2,317 sqft

PAGE 22

## 4 BEDROOMS



COLESBOURNE

165 sqm - 1,778 sqft

PAGE 24



KIFTSGATE

158 sqm - 1,702 sqft

PAGE 26



MISERDEN

130 sqm - 1,396 sqft

PAGE 28



SEZINCOTE

129 sqm - 1,390 sqft

PAGE 30



STANWAY

101 sqm - 1,090sqft

PAGE 32

## 3 BEDROOMS





# Twyning Gardens

RESERVE YOUR  
PROPERTY  
OFF-PLAN TODAY

*Enjoy the pick of the  
properties*



Scan to register  
your interest

01594 543354

[twyning@freemanhomes.co.uk](mailto:twyning@freemanhomes.co.uk)  
[www.freemanhomes.co.uk](http://www.freemanhomes.co.uk)

These particulars are set out as a general outline for guidance only. The information in this brochure does not in any way form part of a contract or warranty. Details may be subject to change.



**ENERGY-EFFICIENT**  
EPC A-RATED HOMES



NORTH

# HIDCOTE

218 sqm / 2,349 sqft

## SPECIFICATION OVERVIEW

- Exceptionally spacious, detached five-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Large, beautifully designed kitchen with NEFF appliances
- French doors from kitchen to patio
- Utility with sink and external door
- Dual aspect living room with sliding doors to patio
- Spacious entrance hall
- Separate dining room and a dual aspect study
- Family bathroom with separate shower
- En suites to bedroom 1 & 2
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Double garage with driveway parking for four cars
- Project EV electric car charging point
- Generous private garden
- Large heritage oak porch

## THE HIDCOTE KEY FEATURES



5 BEDROOMS



TRADITIONAL LAYOUT



FAMILY BATHROOM



2 EN SUITE



FITTED WARDROBES



DOUBLE GARAGE



UTILITY



HOME WORKING



ZERO CARBON LIVING



African Ivory roughcast render over red brick plinth with rustic red roof tile

## PLOT




3

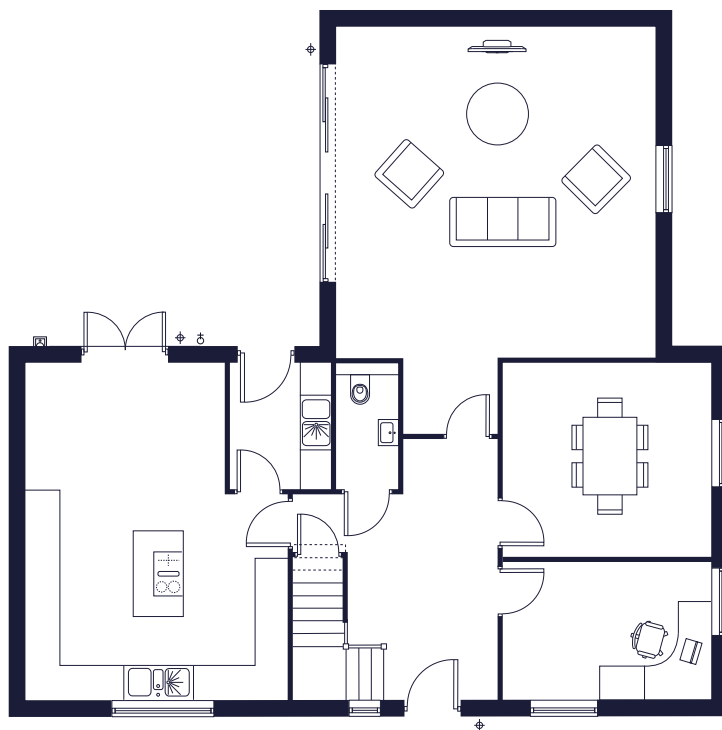
EPC **A** RATED HOME

All measurements are approximate and may vary on site. Computer Generated Imagery and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be handed on individual plots.

# HIDCOTE

218 sqm / 2,349 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOT

3

<b>Kitchen</b>	6.07m x 4.73m	19' 11" x 15' 6"
<b>Dining Room</b>	3.51m x 3.76m	11' 6" x 12' 4"
<b>Living Room</b>	5.99m x 5.73m	19' 8" x 18' 10"
<b>Utility</b>	2.27m x 1.87m	7' 5" x 6' 2"
<b>Study</b>	2.47m x 3.77m	8' 1" x 12' 4"

<b>Bedroom 1</b>	4.96m x 5.73m	16' 3" x 18' 10"
<b>Bedroom 2</b>	2.96m x 4.36m	9' 9" x 14' 4"
<b>Bedroom 3</b>	2.97m x 4.73m	9' 9" x 15' 6"
<b>Bedroom 4</b>	3.02m x 4.02m	9' 11" x 13' 2"
<b>Bedroom 5</b>	3.02m x 3.59m	9' 11" x 11' 9"



**Detached Double Garage**  
39.15 sqm / 421.4 sqft



# WESTBURY

215 sqm / 2,317 sqft

## SPECIFICATION OVERVIEW

- Exceptionally spacious, detached five-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Large, beautifully designed kitchen with NEFF appliances
- Kitchen island with breakfast bar
- Pantry with shelving
- French doors from kitchen to patio
- Utility with sink and external door
- Separate study
- Separate dining room with connecting doors
- Spacious entrance hall and upstairs landing
- Family bathroom with separate shower
- En suites to bedroom 1 & 2
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Double garage with driveway parking for four cars
- Project EV electric car charging point
- Private garden
- Large heritage lean-to oak porch

## THE WESTBURY KEY FEATURES

 5 BEDROOMS	 TRADITIONAL LAYOUT	 FAMILY BATHROOM	 2 EN SUITES	 FITTED WARDROBES
 PANTRY	 UTILITY	 HOME WORKING	 DOUBLE GARAGE	 ZERO CARBON LIVING



Red brick, anthracite roof tiles.

## PLOT




19

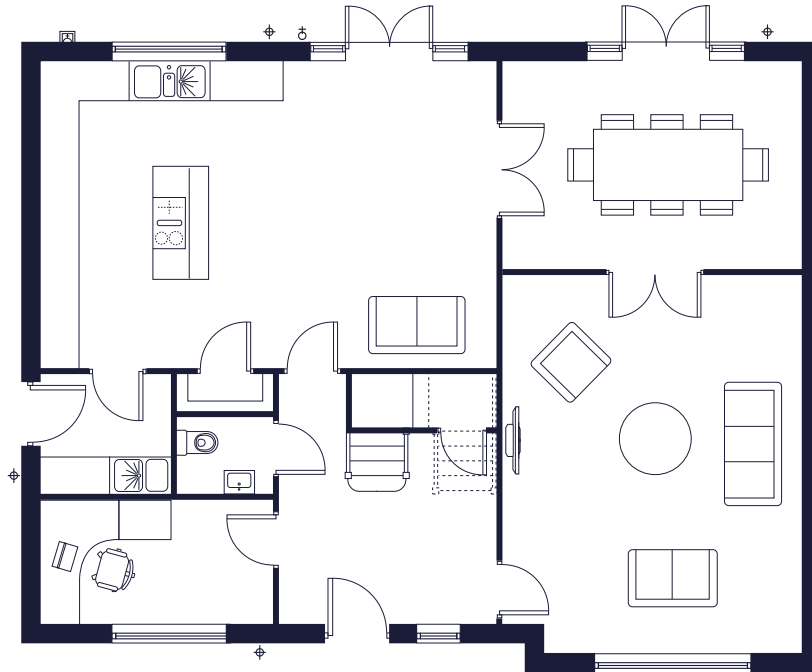
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FreemanHomes  
WESTBURY

215 sqm / 2,317 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOT

19

<b>Living Room</b>	5.97m x 4.73m	19' 7" x 15' 6"
<b>Kitchen</b>	4.58m x 4.26m	15' 0" x 14' 0"
<b>Dining Room</b>	3.27m x 4.73m	10' 9" x 15' 6"
<b>Family Room</b>	4.86m x 2.95m	15' 11" x 9' 8"
<b>Utility</b>	1.90m x 2.06m	6' 2" x 6' 9"
<b>Pantry</b>	0.60m x 1.52m	2' x 5'
<b>Study</b>	1.96m x 3.67m	6' 5" x 12' 0"

<b>Bedroom 1</b>	4.29m x 3.40m	14' 1" x 11' 2"
<b>Bedroom 2</b>	3.96m x 3.76m	13' 0" x 12' 4"
<b>Bedroom 3</b>	2.77m x 3.76m	9' 1" x 12' 4"
<b>Bedroom 4</b>	2.77m x 3.75m	9' 1" x 12' 4"
<b>Bedroom 5</b>	4.86m x 2.60m	15' 11" x 8' 6"



**Detached Double Garage**  
39.15 sqm / 421.4 sqft








# COLESBOURNE

165 sqm / 1,778 sqft

## SPECIFICATION OVERVIEW

- Exceptionally spacious, detached four-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Light and spacious, triple aspect kitchen with NEFF appliances
- French doors from kitchen to patio
- Utility with sink and external door
- Generous, triple aspect living room with French doors to patio
- Separate dining room
- Family bathroom with separate shower
- En suites to bedroom 1 & 2
- Fitted wardrobes to bedrooms 1, 2 & 3
- Double garage with additional off-road parking
- Project EV electric car charging point
- Heritage oak porch

## THE COLESBOURNE KEY FEATURES

 4 BEDROOMS	 TRADITIONAL LAYOUT	 FAMILY BATHROOM	 2 EN SUITES
 FITTED WARDROBES	 UTILITY	 DOUBLE GARAGE	 ZERO CARBON LIVING



All plots red brick, anthracite roof tiles.

## PLOTS






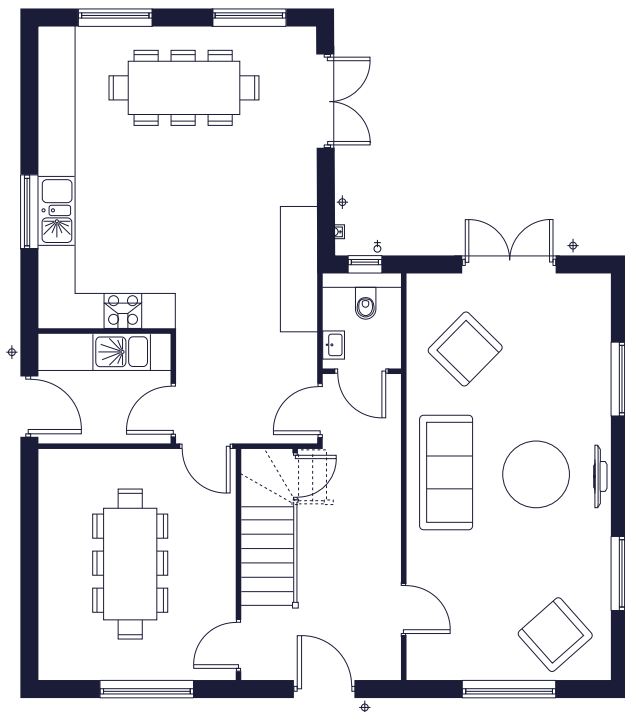
EPC **A** RATED HOME

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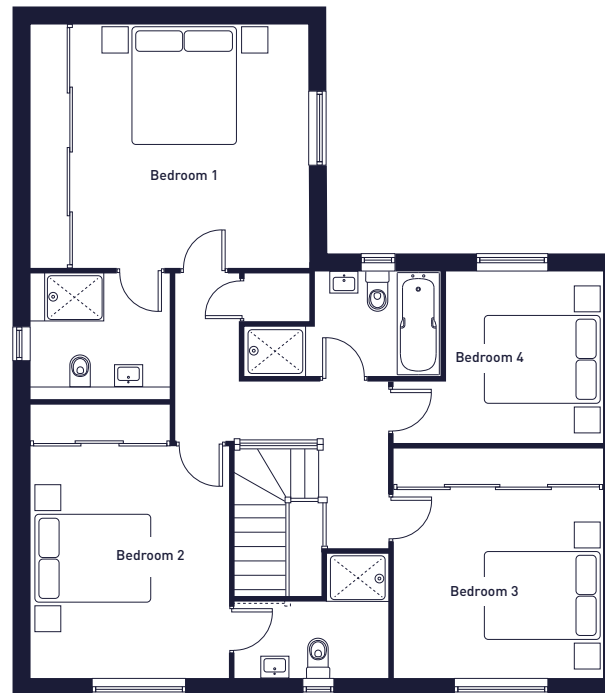
# COLESBOURNE

165 sqm / 1,778 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOTS



HANDED\*

<b>Living Room</b>	6.74m x 3.42m	22' 1" x 11' 3"
<b>Kitchen</b>	5.04m x 4.63m	16' 6" x 15' 2"
<b>Dining Room</b>	3.85m x 3.30m	12' 8" x 10' 10"
<b>Utility</b>	1.83m x 2.20m	6' 0" x 7' 3"

<b>Bedroom 1</b>	4.06m x 4.61m	13' 4" x 15' 2"
<b>Bedroom 2</b>	4.59m x 3.30m	15' 1" x 10' 10"
<b>Bedroom 3</b>	3.81m x 3.51m	12' 6" x 11' 6"
<b>Bedroom 4</b>	2.85m x 2.64m	9' 4" x 8' 8"



**Detached Double Garage**  
39.15 sqm / 421.4 sqft

Single Garage - Plot 3

# KIFTSGATE

158 sqm / 1,702 sqft

## SPECIFICATION OVERVIEW

- Exceptionally spacious, detached four-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Light and spacious kitchen with NEFF appliances
- Sit-up breakfast bar
- French doors from kitchen/dining area to patio
- Utility with sink and external door
- Spacious, double aspect living room with French doors to patio
- Separate dual aspect study
- Open gallery landing
- Family bathroom
- En suites to bedrooms 1 & 2
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Double garage with driveway parking for three cars
- Project EV electric car charging point
- Heritage oak porch
- Private garden

## THE KIFTSGATE KEY FEATURES



4 BEDROOMS



TRADITIONAL LAYOUT



FAMILY BATHROOM



2 EN SUITES



FITTED WARDROBES



UTILITY



HOME WORKING



DOUBLE GARAGE



ZERO CARBON LIVING



Red brick, anthracite roof tiles.

## PLOT




4

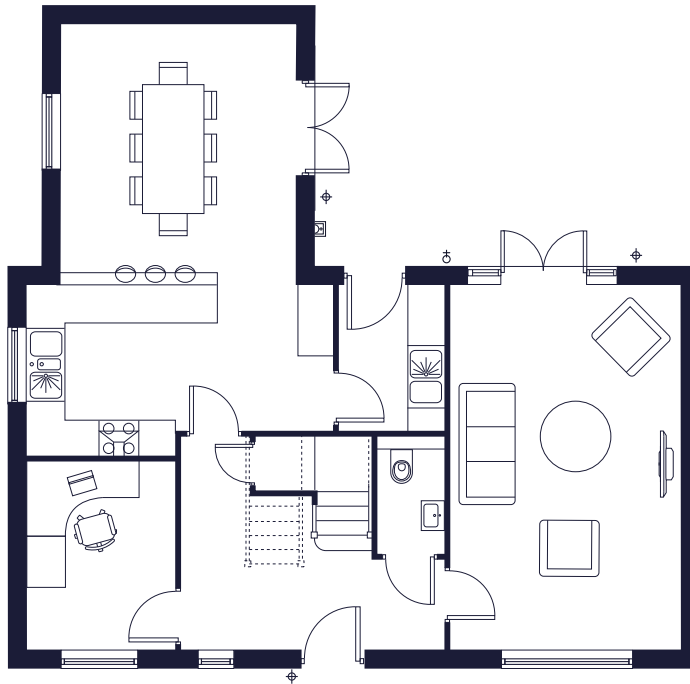
EPC **A** RATED HOME

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FreemanHomes  
KIFTSGATE

158 sqm / 1,702 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOT

4

<b>Living Room</b>	5.96m x 3.76m	19' 7" x 12' 4"
<b>Kitchen</b>	2.39m x 5.01m	7' 10" x 16' 5"
<b>Dining Room</b>	4.28m x 3.82m	14' 1" x 12' 6"
<b>Utility</b>	2.39m x 1.73m	7' 10" x 5' 8"
<b>Study</b>	3.08m x 2.43m	10' 1" x 7' 11"

<b>Bedroom 1</b>	3.26m x 3.82m	10' 8" x 12' 6"
<b>Bedroom 2</b>	3.76m x 4.08m	12' 4" x 13' 5"
<b>Bedroom 3</b>	2.68m x 3.47m	8' 10" x 11' 5"
<b>Bedroom 4</b>	2.10m x 4.08m	6' 11" x 13' 5"



**Detached Double Garage**  
39.15 sqm / 421.4 sqft

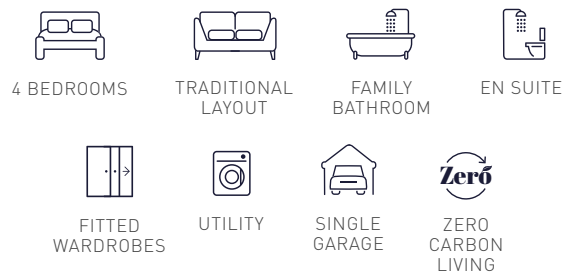
# MISERDEN

130 sqm / 1,396 sqft

## SPECIFICATION OVERVIEW

- Spacious, four-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Spacious, dual-aspect open plan kitchen/dining area with NEFF appliances
- Utility with sink and external door
- Triple-aspect living room with French doors to patio
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Garage with driveway parking with off-road parking
- Project EV electric car charging point
- Private garden

## THE MISERDEN KEY FEATURES



## PLOT






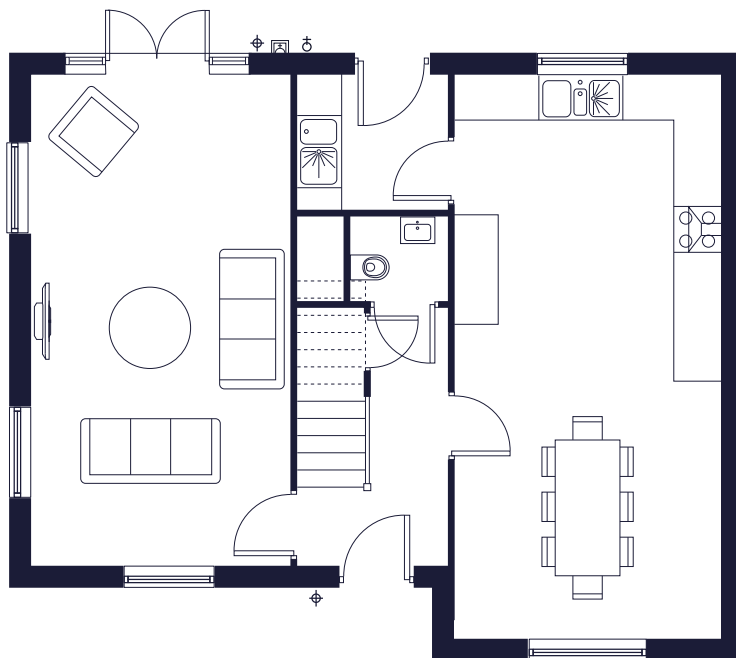
EPC **A** RATED HOME

All measurements are approximate and may vary on site. Computer Generated Imagery and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be handed on individual plots.

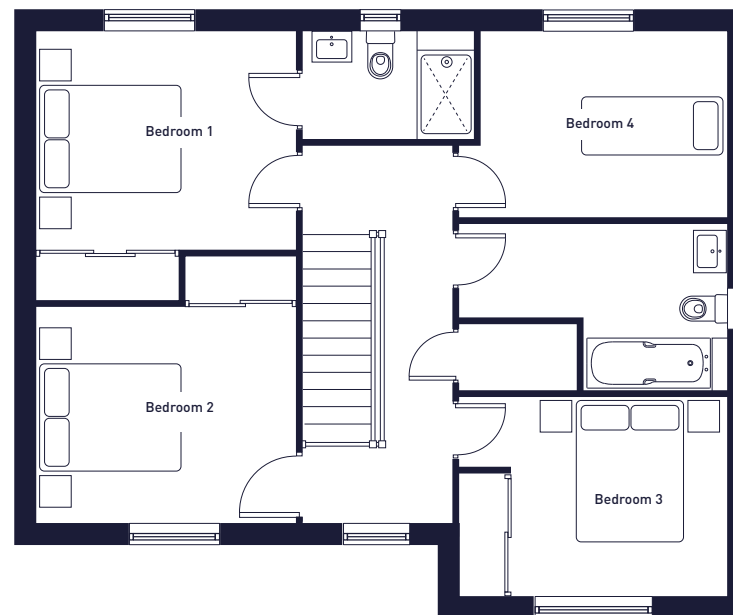
# MISERDEN

130 sqm / 1,396 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOT

6

<b>Living Room</b>	6.63m x 3.51m	21' 9" x 11' 6"
<b>Kitchen/Dining Room</b>	7.65m x 3.60m	25' 1" x 11' 10"
<b>Utility</b>	1.81m x 2.05m	5' 11" x 6' 9"

<b>Bedroom 1</b>	3.65m x 3.51m	11' 11" x 11' 6"
<b>Bedroom 2</b>	3.59m x 3.51m	11' 9" x 11' 6"
<b>Bedroom 3</b>	2.71m x 3.60m	8' 11" x 11' 10"
<b>Bedroom 4</b>	2.52m x 3.29m	8' 3" x 10' 10"



**Detached Single garage**  
19.39 sqm / 208 sqft

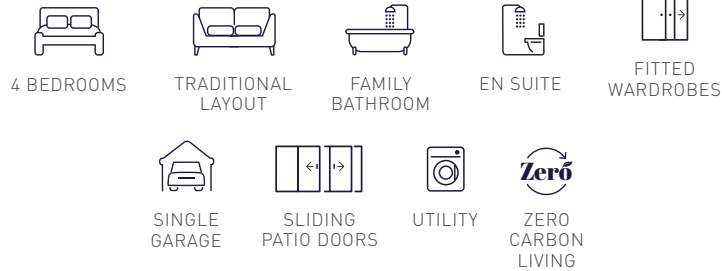
# SEZINCOTE

129 sqm / 1,390 sqft

## SPECIFICATION OVERVIEW

- Spacious, four-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Open plan kitchen/dining area with NEFF appliances and glazed sliding doors that welcome in reams of natural light
- Utility with sink and external door
- Separate living room
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Garage with driveway parking with off-road parking
- Project EV electric car charging point
- Private garden

## THE SEZINCOTE KEY FEATURES



All plots red brick, front elevation african ivory roughcast render with rustic red roof tile

## PLOTS






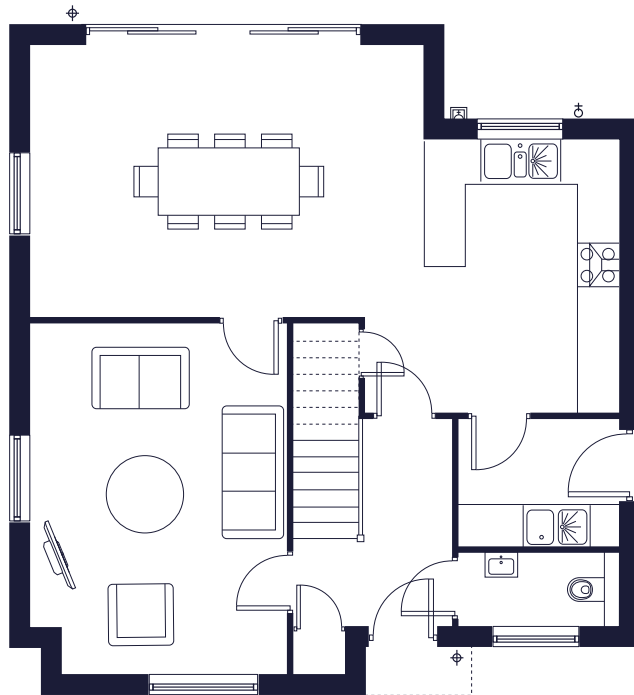
EPC **A** RATED HOME

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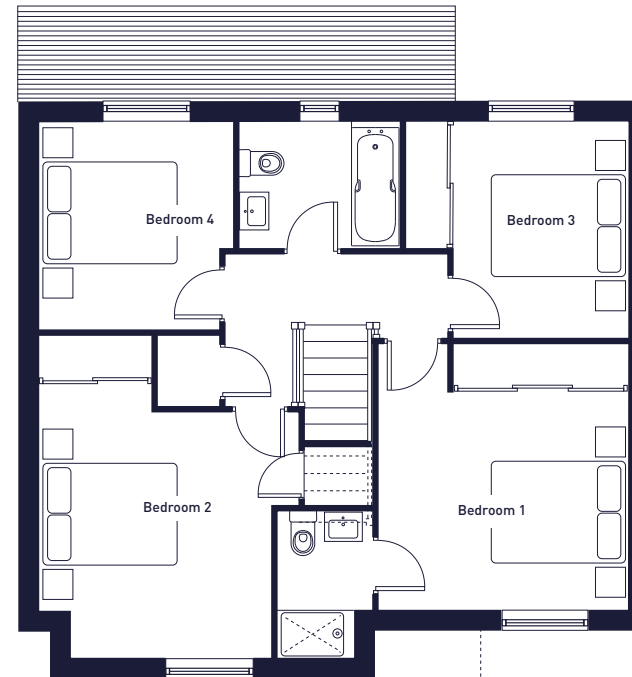
# SEZINCOTE

129 sqm / 1,390 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOTS



<b>Living Room</b>	5.01m x 3.69m	16' 5" x 12' 2"
<b>Kitchen</b>	3.91m x 2.81m	12' 10" x 9' 3"
<b>Dining Room</b>	3.90m x 5.62m	12' 10" x 18' 5"
<b>Utility</b>	1.84m x 2.30m	6' 0" x 7' 7"

<b>Bedroom 1</b>	3.80m x 3.59m	12' 6" x 11' 9"
<b>Bedroom 2</b>	3.50m x 3.31m	11' 6" x 10' 10"
<b>Bedroom 3</b>	3.08m x 2.50m	10' 1" x 8' 2"
<b>Bedroom 4</b>	2.97m x 2.76m	9' 9" x 9' 1"



**Detached Single garage**  
19.39 sqm / 208 sqft

HANDED\*

# STANWAY

101 sqm / 1,090 sqft

## SPECIFICATION OVERVIEW

- Spacious, detached three-bedroom property
- Energy-efficient, EPC A-rated home
- Sleek roof-integrated Viridian Solar PV panels, 5.76 kWh storage battery and market leading NIBE Air Source Heat Pump
- Modern and spacious, open plan layout with glazed sliding doors for maximum natural light
- Fully fitted kitchen featuring NEFF appliances
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1 & 2
- Garage with driveway parking with off-road parking
- Project EV electric car charging point
- Private garden

## THE STANWAY KEY FEATURES



## PLOT




18

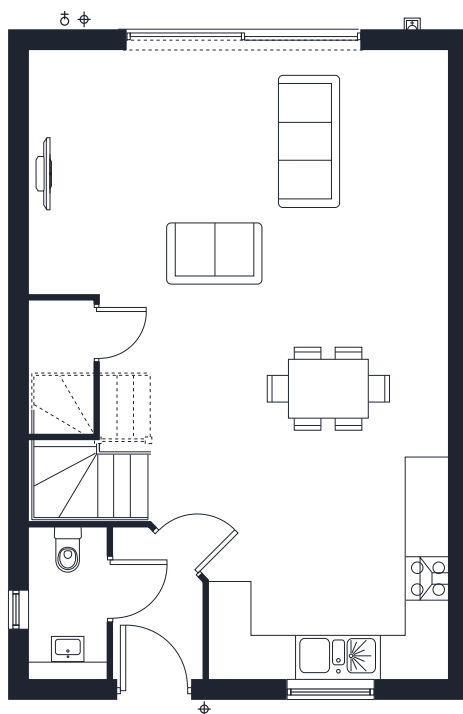
EPC **A** RATED HOME

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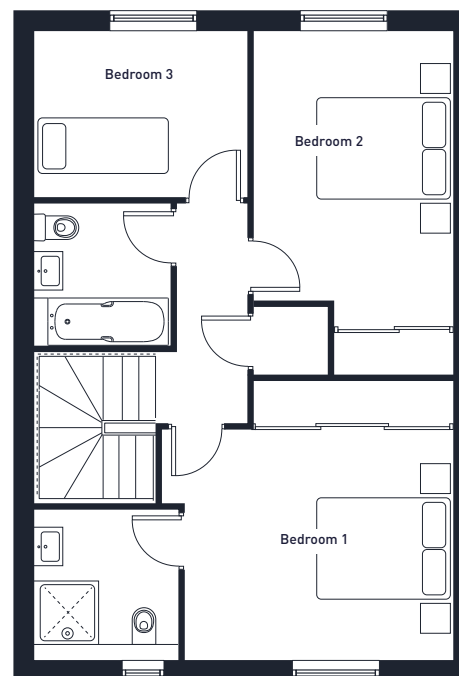
# STANWAY

101 sqm / 1,090 sqft

-  Exterior Socket
-  Light
-  Tap



GROUND FLOOR



FIRST FLOOR

PLOT

18

<b>Living Area</b>	3.40m x 5.85m	11' 2" x 19' 2"
<b>Kitchen</b>	2.14m x 3.41m	7' 0" x 11' 2"
<b>Dining Area</b>	3.20m x 4.86m	10' 6" x 15' 11"

<b>Bedroom 1</b>	4.14m x 3.74m	13' 7" x 12' 3"
<b>Bedroom 2</b>	3.60m x 2.79m	11' 10" x 9' 2"
<b>Bedroom 3</b>	2.30m x 3.00m	7' 7" x 9' 11"



**Detached Single garage**  
19.39 sqm / 208 sqft

FreemanHomes

FROM OUR FAMILY TO YOURS



## Spacious Living

Freeman Homes is renowned for its generously proportioned properties, designed to evolve and offer a comfortable living experience for many years to come. Enjoy the luxury of more space with our thoughtfully planned layouts that flow seamlessly throughout the home.

## Abundant Storage

Our homes feature an abundance of built-in storage throughout, providing ample space to store your most cherished possessions. This thoughtful detail consistently earns praise from our satisfied customers. We offer house designs and layouts specifically created for 'right-sizing' moves to more manageable, low-maintenance, future-proof, and efficient living spaces.

## Uncompromising Quality

Quality is synonymous with Freeman Homes. We build every home ourselves from the ground up, ensuring they meet our exacting standards.

## Peace of Mind

Each of our homes comes with a two-year home owner warranty from Freeman Homes, along with a 10-year structural NHBC warranty. Our dedicated and friendly customer care team is always ready to assist with any questions or support you may need.

## Right-Sizing for Your Lifestyle

Selling a long-time held family home can be emotional, but right-sizing is about finding the space that truly suits you. It's not about less, but about the right fit, perhaps fewer bedrooms and a larger living area, or a bigger kitchen-diner instead of a formal dining room. Many buyers are seeking homes that are easier to manage, with practical gardens and flexible layouts. Freeman Homes designs properties to match the way you want to live, offering settings with excellent amenities, strong transport links, and a harmonious connection with the countryside.

## Outstanding Customer Service

We prioritise our customers at every stage of the process. From design and construction to handover, we strive to make your experience as stress-free and enjoyable as possible. We take the time to listen to and understand your needs, ensuring a truly personalised journey.

## Award-Winning Excellence

Our growing collection of awards for design and innovation is testament to our unwavering commitment to putting quality and sustainability at the heart of everything we do. In choosing Freeman Homes, you can be confident that you're investing in a home of the highest quality.



## BUILDING FOR A BETTER FUTURE

At Freeman Homes, we recognise that the way we live is constantly evolving, so we are more committed than ever to building for a better future. Our homes provide generous spaces for working, relaxing, and enjoying leisure activities. Set in picturesque countryside, you can connect with nature right from your doorstep, while enjoying the convenience of village life and amenities, with easy access to excellent transport links.

We are a second-generation, family-owned business with a heritage dating back to 1966. Our commitment to excellence remains true to the values upon which our company was founded.

Family is at the heart of everything we do, and we take pride in constructing homes where treasured memories are made. We are passionate about building within stunning landscapes to create lifestyles of choice in exceptional locations.





## OUR COMMITMENT TO A GREENER FUTURE

At Freeman Homes, sustainability is more than a policy, it's a principle that guides everything we do.

**We align our work with the United Nations'**

**Sustainable Development Goals** (UN SDGs),

focusing on areas where we can make the greatest positive impact. Our Sustainability Framework and Environmental Impact Reduction Programme turn these ambitions into measurable, meaningful actions across our developments, operations, and communities.

Supported by our Environmental, Social & Governance (ESG) approach, and managed through our own ISO-accredited Integrated Management System (The Freeman Way), we're building homes and neighbourhoods that contribute to a healthier, more sustainable future.



### Good Health & Wellbeing

Ensuring healthy lives and promoting wellbeing for everyone, whatever time of life.



### Affordable & Clean Energy

Providing access to affordable, reliable and sustainable energy



### Decent Work & Economic Growth

Promoting inclusive, sustainable growth and productive employment



### Industry, Innovation & Infrastructure

Building resilient, future-ready places and fostering innovation



### Sustainable Cities & Communities

Creating inclusive, safe and resilient places to live



### Responsible Consumption & Production

Driving more sustainable ways of building and living



### Life on Land

Protecting nature, enhancing biodiversity, and restoring ecosystems

## A PARTNERSHIP WITH PLANETMARK



At Freeman Homes, doing the right thing is central to how we build. That is why we are proud to partner with PlanetMark, the UK's leading net-zero certification body. Together, we are working towards a clear, transparent route to achieve net zero by 2045; five years ahead of the national 2050 target.

This partnership helps ensure our decisions today, support a more sustainable future for generations to come.

## BUILDING RESILIENT HOMES FOR THE FUTURE

Responsible building is embedded in our approach. With the independent expertise of PlanetMark, we carefully examine what we build and how we build it, using robust data and certified reporting to guide real change.

This means we:

- Accurately measure and reduce our carbon footprint
- Continually improve the sustainability of our homes and communities
- Take informed, practical action that leads to measurable progress

By holding ourselves to recognised standards and tracking our impact year on year, we're committed to building homes that are not only well designed for modern living, but thoughtfully constructed for the long term.





### The Hedgehog Highway

The Hedgehog Highway, with **23 fence access points**, allows hedgehogs to roam freely in search of food and mates.

**Nesting boxes** provide shelter and safe spaces to rest. We've partnered with Gloucester Men's Shed to provide handmade hedgehog homes for Twyning Gardens.



### Gloucester Men's Shed

is a community space where men come together to connect, create, and support each other. Part of a global movement, it helps improve wellbeing through practical projects that benefit local communities - like our hedgehog houses.

# Building greener, living better



### Room to Roost

#### 12 bat boxes

provide safe, sheltered places for bats to roost. Bats are a vital part of the ecosystem, helping to control insect populations and support biodiversity. Providing them with a quiet home is another example of how we're making **space for nature.**

FreemanHomes



### Wildflowers

*Naturally beautiful, incredibly important*



#### Wildflowers are our native, unaltered blooms - a **powerhouse for biodiversity.**

They provide essential food and shelter for bees, butterflies, birds, and other wildlife. Even when not in bloom, their deep root systems help retain water, store nutrients, and lock carbon in the soil, supporting a healthier climate.



## Clean water, *wild life*

Our wetlands are designed using sustainable drainage systems that mimic nature. They slow, filter, and clean rainwater before it reaches the drains, while also supporting thriving ecosystems.



## A home for you, and for wildlife

At Twynning Gardens, we're creating more than homes - **we're nurturing a thriving, connected natural environment.** Green open spaces, ecology planting schemes, wetland features, and wildlife-friendly landscaping form vital corridors. This enables birds, insects, and other wildlife to move safely between your home and the surrounding countryside.

## Here at Twynning Gardens, we're planting:

- 67m<sup>2</sup> Perennial flowering bulbs
- 58m<sup>2</sup> Wetland attenuation ecology
- 1826m<sup>2</sup> Wildflowers
- 333m Native hedgerow
- 38 Trees
- 1,208 Low level plants

## Rooted in nature

## Tweet Retreats

We're incorporating **42 specialist bird boxes to support nesting swifts, sparrows, and their young**, swift and house sparrow numbers have declined significantly in recent decades. Swifts are now on the UK Red List for birds most at risk, so we're playing our part in their conservation.

Our bird boxes are designed in collaboration with ecologists and made from sustainable, durable WoodStone® (FSC-certified wood fibre), offering excellent insulation and a thermally stable home for these cherished species.

## SUPPORTING THE LOCAL COMMUNITY

Developing sustainable communities for a positive impact on society is core to our vision achieved through working closely with the communities we are growing, supporting local businesses, schools, clubs, and community projects.

GOOD IDEAS

BUILDING FOR  
A BETTER FUTURE



Twyning Gardens



Community Infrastructure  
£561,976



Refuse & Recycling  
£1,533



Transport  
£39,550

We are contributing  
**£796,762**  
to Twyning and the surrounding local community



Education  
£132,643



Improvements & refurbishments to existing affordable housing in the area  
£60,000



Local Stewardship  
£1,060

## LOCAL LINKS

We're delighted to share with you, some useful links to notable, local establishments, amenities, and websites:

### EXPLORE

[twyningparishcouncil.com](http://twyningparishcouncil.com)  
[cotswoldmarkets.com/tewkesbury-farmers-craft-1](http://cotswoldmarkets.com/tewkesbury-farmers-craft-1)  
[visittewkesbury.info](http://visittewkesbury.info)  
[tewkesburynaturereserve.org.uk](http://tewkesburynaturereserve.org.uk)

### DESTINATIONS & EXPERIENCES

[cheltenhamfestivals.org](http://cheltenhamfestivals.org)  
[butcombe.com/the-fleet-inn-gloucestershire](http://butcombe.com/the-fleet-inn-gloucestershire)  
[hilton.com](http://hilton.com)  
[tewkesburymedievalfestival.co.uk](http://tewkesburymedievalfestival.co.uk)  
[johnmooremuseum.org/events](http://johnmooremuseum.org/events)  
[tewkesburylive.co.uk](http://tewkesburylive.co.uk)  
[visittewkesbury.co.uk/things-to-do](http://visittewkesbury.co.uk/things-to-do)

### EDUCATION

[twyningschool.co.uk](http://twyningschool.co.uk)  
[tewkesburyacademy.clf.uk](http://tewkesburyacademy.clf.uk)



# Twyning Gardens

TWYNING, GLOUCESTERSHIRE

## A PERSONALISED JOURNEY

At Freeman Homes, we pride ourselves on putting our customers at the heart of everything we do. Experience a personalised homebuying journey where your individual needs are listened to and valued. As a family-run business, we understand the importance of the finer details and personal touches, making your move stress-free and enjoyable.

Our dedicated aftersales team is on hand to provide support and assistance long after your completion day. Your friendly and effective direct point of contact will be our Head of Customer Services, who will stay in touch and ensure your ongoing satisfaction.

*“Don’t take our word for it.  
Here’s what our customers say:”*

“All the local people we spoke to commented on Freeman Homes’ reputation for good quality building. Once we approached them we couldn’t fail to be impressed. We highly recommend Freeman Homes for the quality of their work and caring attitude”

*R & H Moir*

“It has been a real pleasure to deal with them. I cannot recommend them highly enough and am happy to thank them for all their assistance”

*Mr David Allen*

“The location, design, and build of my new home are amazing. From my initial interest, to purchase and aftercare, the staff were helpful and informative – nothing was too much trouble.”

*Mrs T Mills*

“They were very easy to deal with, very gracious, trustworthy and reassuring. Buying a house can be stressful, but it was so refreshing. I recommend them to everyone, and my in-laws even moved into one!”

*Kate*

“I have to congratulate you and your company for the amazing build quality, lovely touches, and of course a brilliant aftercare service. We love the house and really appreciate everything everyone has done for us!

A lovely team of people and outstanding efforts to all those involved. It has been an absolute pleasure dealing with everyone - it’s made the whole journey so much less stressful.”

*Diane & Tim*



# FreemanHomes

Part of the MF Freeman Group | NET ZERO 2045

*Talk to our friendly team today*

01594 543354

twyning@freemanhomes.co.uk  
www.freemanhomes.co.uk



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Twyning Gardens, Twyning, Gloucestershire, GL20 6BQ