



AVALON GROVE

BADSEY



AVALON GROVE
BADSEY

Welcome to Avalon Grove.

This beautiful collection of 2, 3, 4 and 5 bedroom homes is located in the popular village of Badsey just a couple of miles east of Evesham and within easy reach of the Worcestershire towns of Broadway and Honeybourne.

All of these homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.



OUTDOOR LIVING

THE PERFECT COUNTRY HOME

The village of Badsey is located in the beautiful Vale of Evesham, famous for its crops and market gardening thanks to the light sandy soil combined with a warm dry microclimate that allows for perfect growing conditions - particularly for Asparagus, which has always been linked to the area and even enjoys its own festival.

The river Avon in Evesham offers fishing and boating opportunities as well as tranquil walks along the riverbank while wooded hills and valleys in the Cotswolds allow for more extensive hiking, biking and horse-riding. You won't be short of beautiful views either, whether picturesque village greens or sweeping vistas across the hills from Broadway Tower.



PLACES TO EAT & DRINK

There is no shortage of places to eat and drink in the area and in particular a number of delightful village pubs including the Wheatsheaf and the Round of Gras in Badsey itself as well as the picturesque Fleece Inn at Bretforton which plays host to Morris Dancing, folk nights and the famous annual asparagus festival.

FARM SHOPS & SUPERMARKETS

The Vale of Evesham is often known as the 'fruit and vegetable basket of England', and Badsey is well placed to enjoy the very best of its local produce. Chadbury Farm Shop, Ellenden Farm Shop, Hampton Farm Shop and Wayside Farm Shop are all within five miles, offering a great choice of locally grown and locally sourced food.

For everyday essentials, the Spar mini supermarket in Badsey is ideal for last minute food and drink purchases. For a wider choice of supermarkets, Evesham is close by, with well known names including Aldi, Morrisons, M&S Simply Food and Waitrose.



TRANSPORT CONNECTIONS

TRAVEL OPTIONS MADE EASY

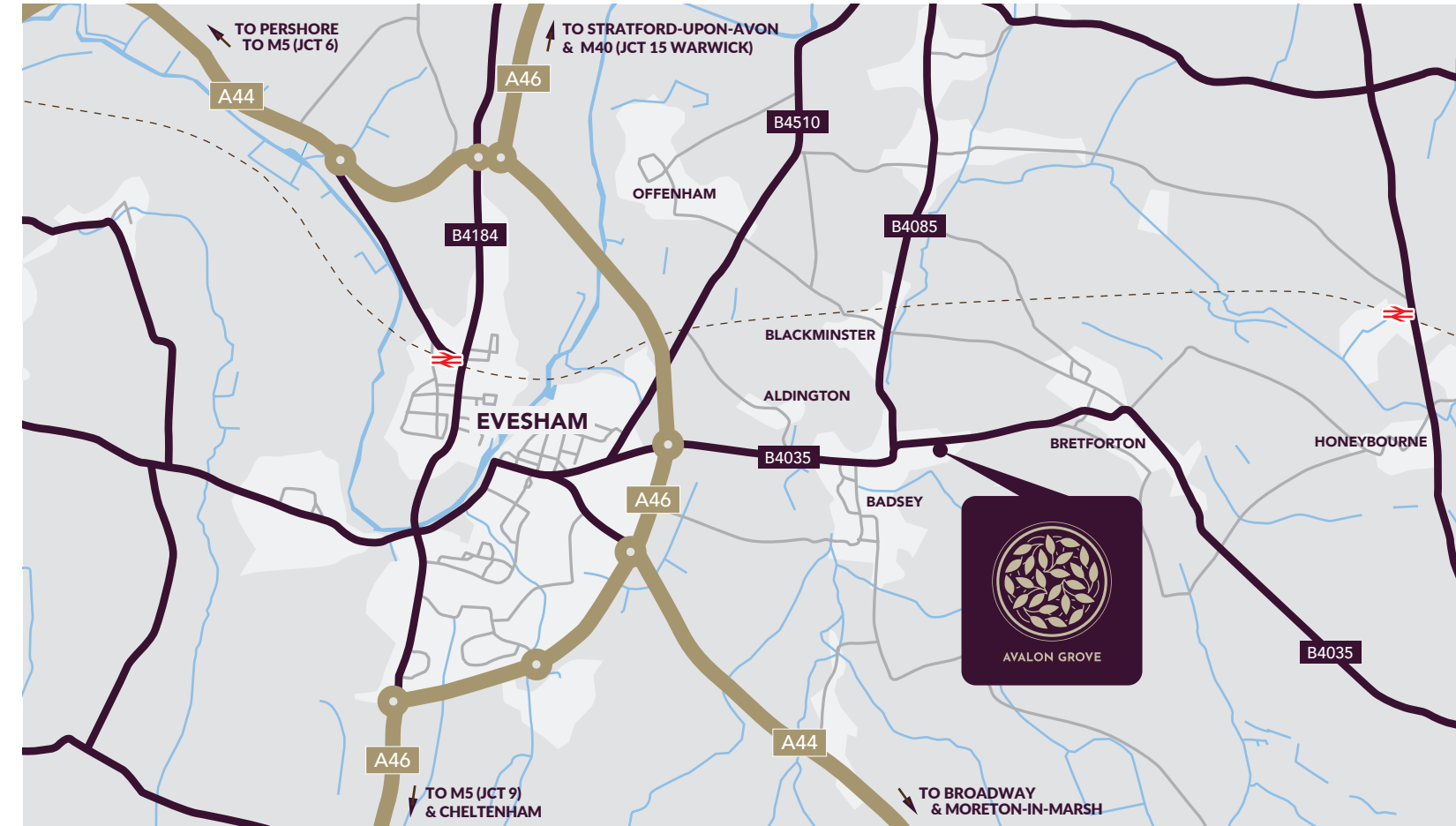
Badsey is located in the south-west corner of Worcestershire and benefits from some great transport links. It's just a 5-minute drive to the A46 Evesham ring road which takes you quickly to Stratford and Birmingham to the north or Tewkesbury and Cheltenham to the south and once on the M5 there's easy access to the Southwest or the North of England. Alternatively, the M40 motorway in the other direction is only a half hour drive.

Nearest train stations are at Evesham and Honeybourne with regular direct services to London Paddington (less than 2 hours) or via Worcestershire Parkway to Birmingham or Gloucester.

Birmingham International is the closest airport but East Midlands, Bristol, Manchester, Luton and Heathrow airports are all around a 2-hour drive meaning international travel connections are within easy reach.



Badsey village enjoys a Cotswolds location with a variety of transport links within easy reach.



TRAVEL DISTANCES FROM AVALON GROVE

Honeybourne	2.6 miles
Evesham	2.7 miles
Moreton-in-Marsh	13.3 miles
M5 junction 9 (Ashchurch)	13.5 miles
Stratford-upon-Avon	15.1 miles
Worcester	19.1 miles
Cheltenham	19.2 miles
M40 junction 15 (Warwick)	21.3 miles
Birmingham Intl. Airport	33.8 miles

EVESHAM STATION ~ 3.3 MILES

Gloucester	45 mins (via Worcestershire Parkway)
Birmingham New Street	1hr 4 mins (via Worcestershire Parkway)
London Paddington	1hr 42 mins direct

HONEYBOURNE STATION ~ 3.3 MILES

Oxford	46 mins direct
Reading	1hr 13 mins direct
London Paddington	1hr 39 mins direct



Computer generated image shows plots 1-5

INTRODUCTION TO AVALON GROVE



THE SKYLARK
PLOTS: 6, 24 & 25 ~ 919 SQ FT
3-BEDROOM SEMI-DETACHED



THE LAUREL
PLOTS: 3 & 4 ~ 924 SQ FT
3-BEDROOM SEMI-DETACHED



THE ORCHID
PLOTS: 7 & 26 ~ 940 SQ FT
3-BEDROOM SEMI & DETACHED



THE JUNIPER
PLOTS: 2, 5 & 15 ~ 1410 SQ FT
3-BEDROOM DETACHED



THE MAPLE
PLOTS: 14, 16 & 22 ~ 1498 SQ FT
4-BEDROOM DETACHED



THE POPPY
PLOTS: 18 & 21 ~ 1553 SQ FT
4-BEDROOM DETACHED



THE AVALON
PLOTS: 1, 13, 17, 19 & 23 ~ 1639 SQ FT
4-BEDROOM DETACHED



THE PRIMROSE
PLOT: 20 ~ 1750 SQ FT
5-BEDROOM DETACHED

There is a choice of 3, 4 and 5 bedroom homes at Avalon Grove ranging from the compact Skylark, with a third bedroom that can double up as a study, through to the impressive Primrose with a huge kitchen/dining/family space, separate utility with access outdoors, two additional large reception rooms, plus five bedrooms upstairs (two with ensuites).





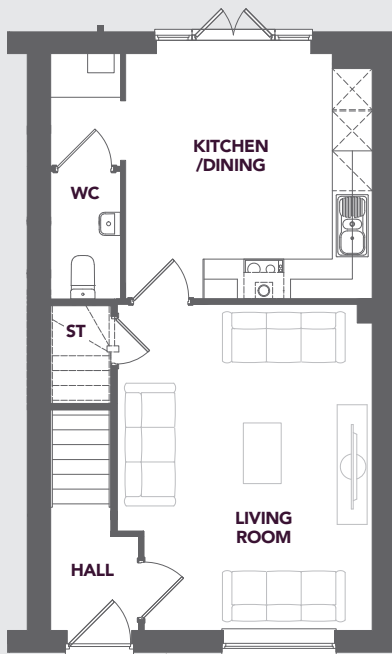
THE SKYLARK

3-bedroom semi-detached home ~ plots 6, 24 & 25

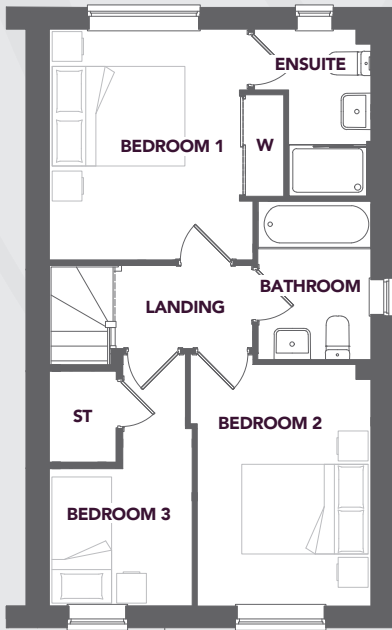


THE SKYLARK

3-bedroom semi-detached home - 919 sq.ft. (85.35m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.94m x 3.89m	16'2" x 12'9"
Kitchen/Dining	3.74m x 3.72m	12'3" x 12'2"

FIRST FLOOR

Bedroom 1	3.50m x 3.34m	11'6" x 10'11"
Bedroom 2	3.82m x 2.64m	12'6" x 8'8"
Bedroom 3	3.82m x 2.18m	12'6" x 7'2"
Bathroom	2.38m x 1.73m	7'10" x 5'8"

Note:
Floorplan shows plots 6 & 24.
Plot 25 is handed.

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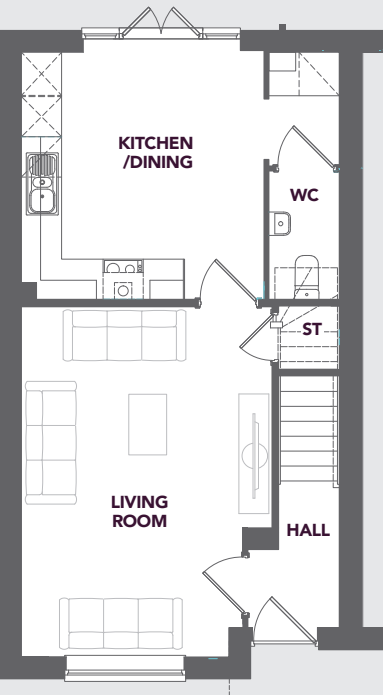
THE LAUREL

3-bedroom semi-detached home ~ plots 3 & 4

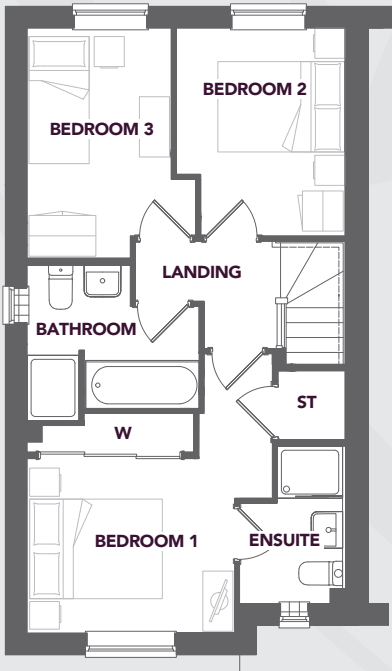


THE LAUREL

3-bedroom semi-detached home - 924 sq.ft. (85.81m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	5.26m x 3.77m	17'3" x 12'4"
Kitchen/Dining	3.90m x 3.72m	12'10" x 12'2"

FIRST FLOOR

Bedroom 1	4.19m x 3.67m	13'9" x 12'
Bedroom 2	3.13m x 2.52m	10'3" x 8'3"
Bedroom 3	3.46m x 2.52m	11'4" x 8'3"
Bathroom	2.60m x 2.32m	8'6" x 7'7"

Note:
Floorplan shows plot 3.
Plot 4 is handed.

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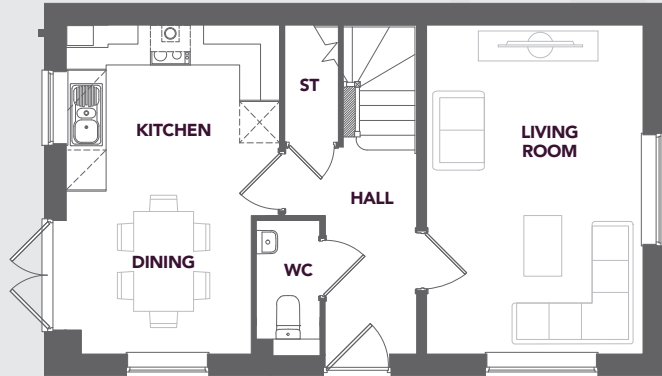
THE ORCHID

3-bedroom semi-detached & detached home ~ plots 7 & 26

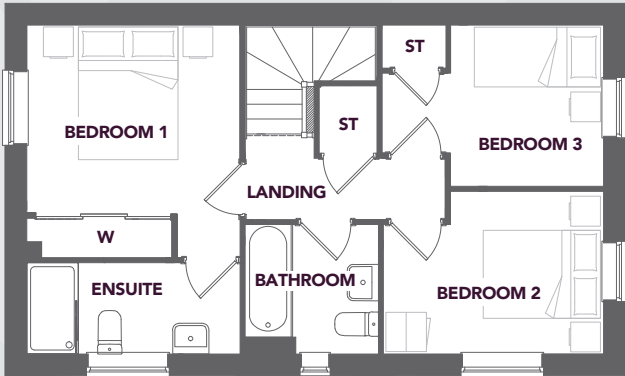


THE ORCHID

3-bedroom semi-detached & detached home - 940 sq.ft. (87.30m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	5.00m x 3.31m	16'5" x 10'10"
Kitchen/Dining	5.00m x 3.24m	16'5" x 10'8"

FIRST FLOOR

Bedroom 1	3.53m x 3.24m	11'7" x 10'8"
Bedroom 2	3.34m x 2.48m	10'11" x 8'2"
Bedroom 3	3.36m x 2.45m	11' x 8'
Bathroom	2.01m x 1.98m	6'7" x 6'6"

Note:
Floorplan shows plots 26.
Plot 7 is semi-detached.

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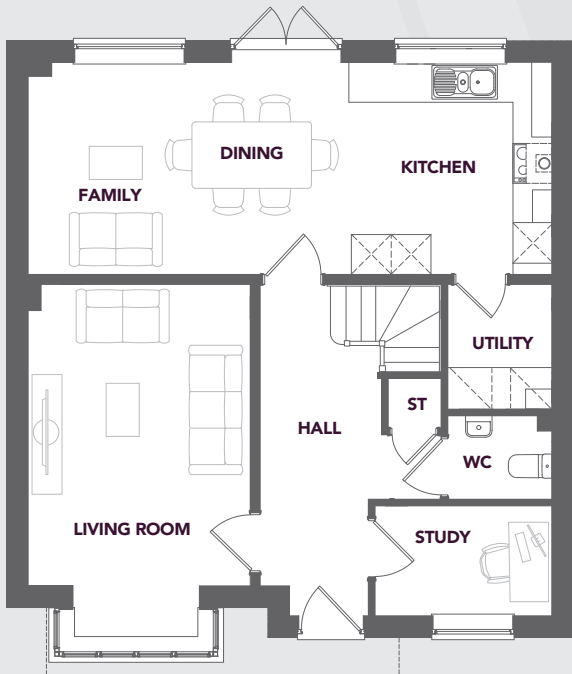
THE JUNIPER

3-bedroom detached home ~ plots 2, 5 & 15



THE JUNIPER

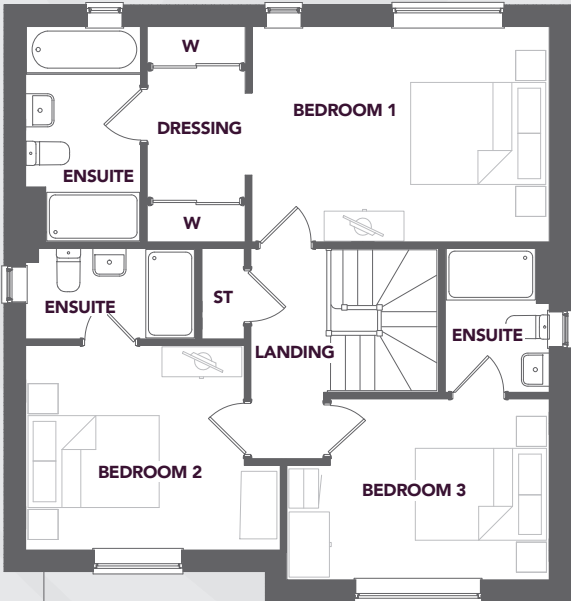
3-bedroom detached home - 1,410 sq.ft. (131.01m²)



GROUND FLOOR

GROUND FLOOR

Living Room	5.35m x 3.38m	17'7" x 11'1"
Kitchen/Dining/Family	7.93m x 3.24m	26' x 10'8"
Study	2.71m x 1.68m	8'11" x 5'6"
Utility	1.93m x 1.57m	6'4" x 5'2"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	4.53m x 3.27m	14'10" x 10'9"
Dressing Room	3.27m x 1.53m	10'9" x 5'
Ensuite 1	3.27m x 1.73m	10'9" x 5'8"
Bedroom 2	3.88m x 3.13m	12'9" x 10'3"
Bedroom 3	3.97m x 2.77m	13' x 9'1"

Note:
Floorplan shows plot 2.
Plots 5 & 15 are handed.

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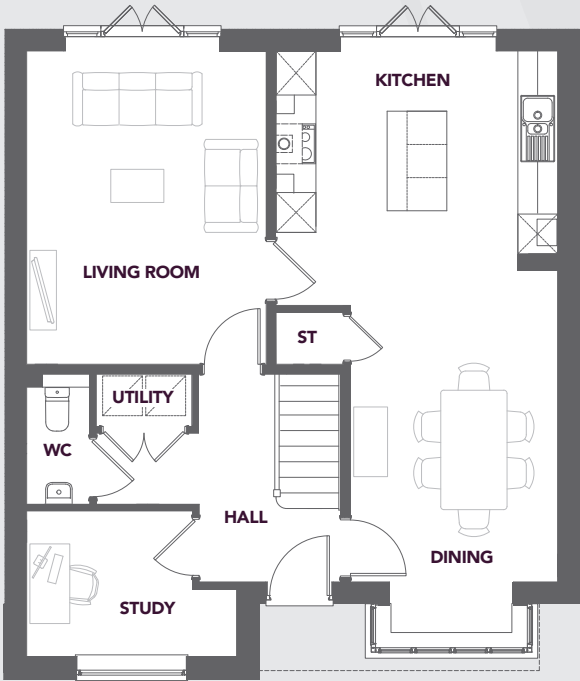
THE MAPLE

4-bedroom detached home ~ plots 14, 16 & 22



THE MAPLE

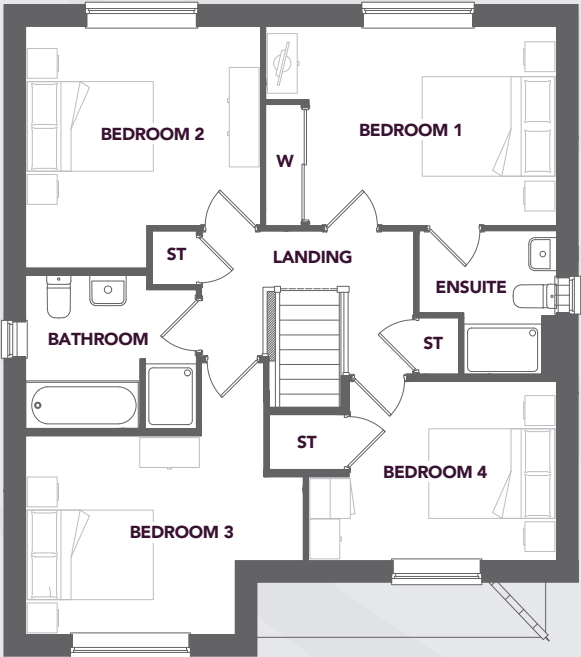
4-bedroom detached home - 1,498 sq.ft. (139.14m²)



GROUND FLOOR

GROUND FLOOR

Living Room	4.81m x 3.64m	15'9" x 11'11"
Kitchen/Dining	8.10m x 4.31m	26'7" x 14'2"
Study	3.21m x 2.26m	10'6" x 7'5"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	4.41m x 3.03m	14'6" x 9'11"
Bedroom 2	3.76m x 3.57m	12'4" x 10'6"
Bedroom 3	4.21m x 3.84m	13'10" x 12'7"
Bedroom 4	4.34m x 2.72m	14'3" x 8'11"
Bathroom	2.60m x 2.32m	8'6" x 7'7"

Note:
Floorplan shows plots 14 & 22.
Plot 16 is handed.

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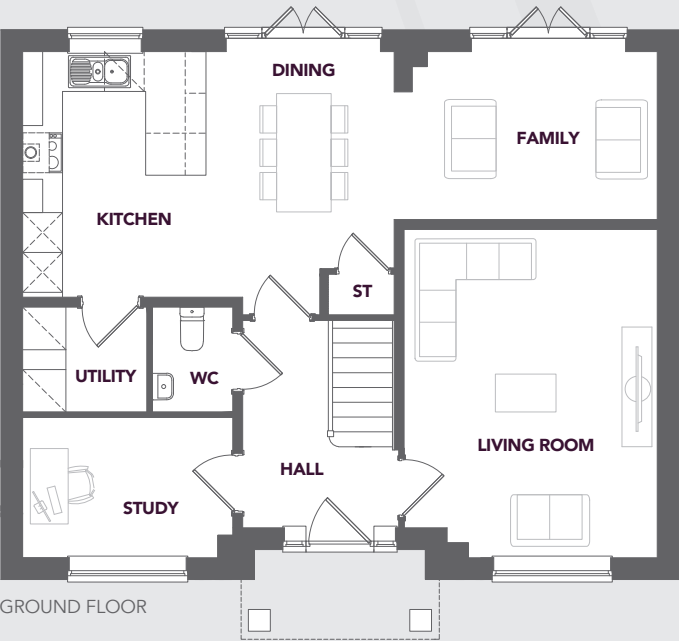
THE POPPY

4-bedroom detached home ~ plots 18 & 21



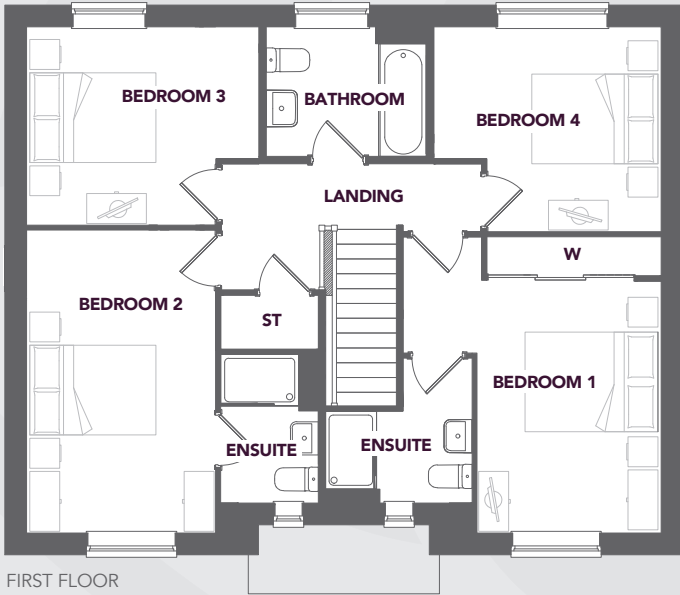
THE POPPY

4-bedroom detached home - 1,553 sq.ft. (144.31m²)



GROUND FLOOR

Living Room	4.99m x 3.86m	16'4" x 12'8"
Kitchen/Dining/Family	9.60m x 3.75m	31'6" x 12'4"
Study	3.21m x 2.14m	10'6" x 7'
Utility	1.90m x 1.61m	6'3" x 5'3"



FIRST FLOOR

Bedroom 1	4.48m x 3.91m	14'8" x 12'10"
Bedroom 2	4.58m x 2.87m	15' x 9'5"
Bedroom 3	3.52m x 3.01m	11'7" x 9'11"
Bedroom 4	3.45m x 3.11m	11'4" x 10'2"
Bathroom	2.40m x 1.97m	7'10" x 6'6"

Note:
Floorplan shows plots 18 & 21.

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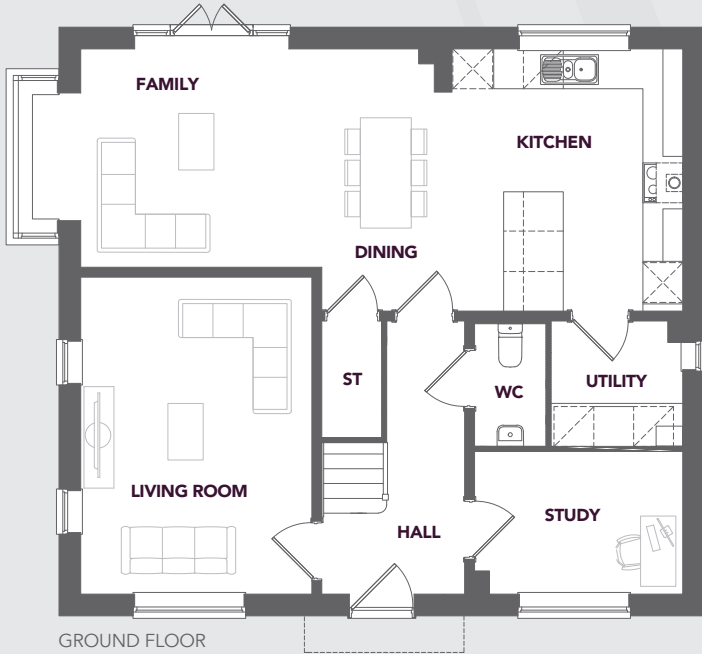


THE AVALON

4-bedroom detached home ~ plots 1, 13, 17, 19 & 23

THE AVALON

4-bedroom detached home - 1,639 sq.ft. (152.26m²)



GROUND FLOOR

Living Room	4.83m x 3.53m	15'10" x 11'7"
Kitchen/Dining/Family	9.87m x 4.00m	32'5" x 13'1"
Study	3.19m x 2.18m	10'6" x 7'2"
Utility	2.01m x 1.92m	6'7" x 6'4"



FIRST FLOOR

Bedroom 1	4.26m x 3.58m	14' x 11'9"
Bedroom 2	4.33m x 3.73m	14'2" x 12'3"
Bedroom 3	4.00m x 3.32m	13'1" x 10'11"
Bedroom 4	3.42m x 3.25m	11'3" x 10'8"
Bathroom	2.93m x 2.36m	9'7" x 7'9"

Note:
Floorplan shows plots 1, 17 & 23.
Plots 13 & 19 are handed.

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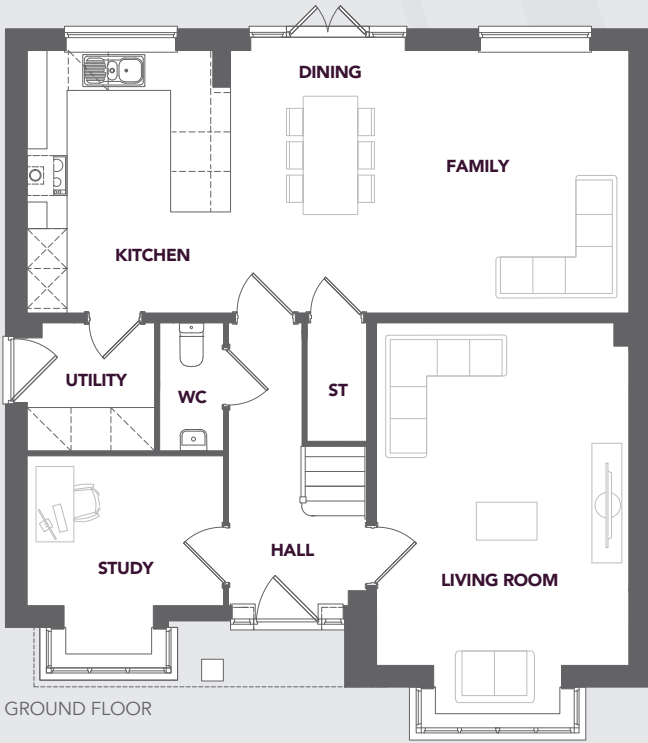


THE PRIMROSE

5-bedroom detached home ~ plot 20

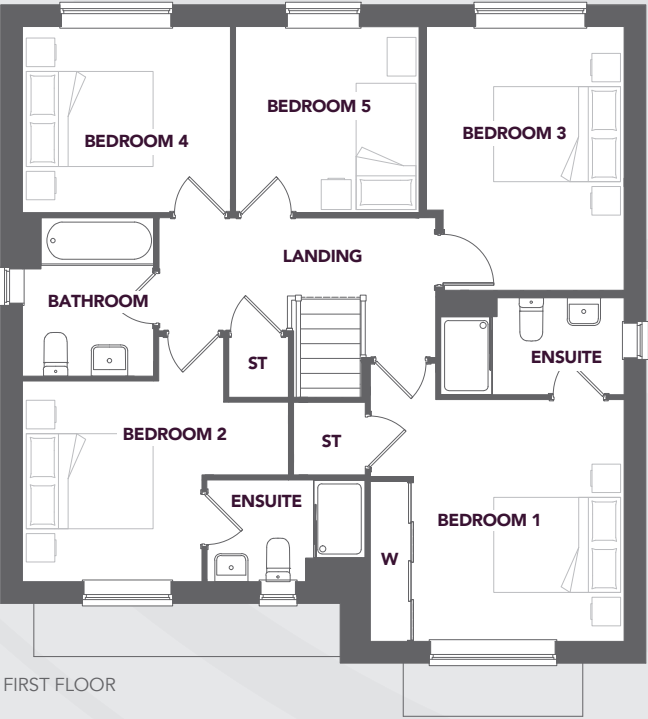
THE PRIMROSE

5-bedroom detached home - 1,750 sq.ft. (162.61m²)



GROUND FLOOR

Living Room	5.20m x 3.82m	17'1" x 12'6"
Kitchen/Dining/Family	9.11m x 4.00m	29'11" x 13'1"
Study	2.98m x 2.28m	9'9" x 7'6"
Utility	1.95m x 1.95m	6'5" x 6'5"



FIRST FLOOR

Bedroom 1	4.22m x 3.85m	13'10" x 12'8"
Bedroom 2	4.03m x 3.72m	13'3" x 12'2"
Bedroom 3	3.99m x 3.00m	13'1" x 9'10"
Bedroom 4	3.16m x 2.83m	10'4" x 9'3"
Bedroom 5	2.83m x 2.76m	9'3" x 9'1"
Bathroom	2.39m x 2.00m	7'10" x 6'7"

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STYLISH INTERIORS FOR MODERN LIVING

Avalon Grove is an outstanding development with an impressive specification. Built with modern living in mind - from individually designed kitchens at the heart of the home to stylish bathrooms offering a sanctuary of calm - each individual property enjoys a range of premium quality features which combine with our Signature specification to deliver truly exceptional homes.

Note: Interior pictures shown are from previous Cotswold Oak developments.



All the homes at Avalon Grove have been crafted with quality materials to showcase the very best in design.



SUPERIOR SPECIFICATION

EXCEPTIONAL QUALITY

KITCHEN

- Fully fitted Wren kitchen from the Infinity range
- Stone or laminate worktop with splashback fitted behind hob
- Inset stainless steel 1.5 sink with chrome mixer tap
- Integrated AEG double oven, hood & induction hob
- Integrated Electrolux fridge/freezer and dishwasher
- Karndean flooring

ELECTRICS & LIGHTING

- Under-pelmet lighting in the kitchen*
- Telephone/fibre points to living room
- Downlighters to bathrooms and ensuites
- Bulkhead light to utility and cloakroom
- Pendant lighting to all other rooms

CLOAKROOM, BATHROOMS & ENSUITES

- Roca Ona wall-hung vanity unit (with mirror where space allows), with two drawers and contemporary Hansgrohe basin mixer to bathroom, and one ensuite*
- Roca hand basin with contemporary Hansgrohe basin mixer to cloakroom
- Roca toilets with soft-closing seat
- Glass Merlyn doors for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit
- Rainwater shower head to principal ensuite*
- Roca bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer (or low-level kit & shower mixer if separate shower cubicle)
- Porcelanosa tiling to include:
 - Splashback behind basin in cloakroom
 - Full-height tiling around bath (half-height if separate shower cubicle), and splashback behind basin in bathroom
 - Full-height tiling to shower areas, and splashback behind basin in ensuite
 - Window cill tiling (where applicable)
- Pisa Plus heated towel rail to bathroom and ensuites
- Karndean flooring

INTERIOR AND EXTERIOR DETAILS

- Wardrobe with mirrored doors fitted to bedroom 1
- Oak faced contemporary internal doors with chrome door furniture
- Attractive oak features to staircase where possible
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- External lights to front and rear
- EV charging point
- PV solar panels and home storage battery
- External power
- Power and light to garages

THE
SIGNATURE
COLLECTION



OUR SIGNATURE SPECIFICATION INCLUDES

- Oak faced contemporary internal doors with chrome door furniture
- Attractive oak features to staircase
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mirrored wardrobes to bedroom 1
- Karndean flooring
- Roca sanitaryware
- Porcelanosa tiles

Note: Interior pictures shown are from previous Cotswold Oak developments.
Specification is subject to change and must be confirmed at the point of reservation.

*available on selected plots



SMARTER LIVING

WITH PREDICTABLE ENERGY COSTS

Discover a smarter way to live at Avalon Grove, where every home comes with E.ON Next's Lower Bills Built In solution.

Designed for the future, each home includes solar panels, battery storage and smart energy management as standard, with options for EV charging and other renewable technologies. Together with the exclusive Next Home Confidence tariff for new-build homes, you'll enjoy greater energy independence, improved efficiency and the confidence of lower, fixed energy bills (from just £25 per month*) right from the day you move in.

Talk to the team for full details of this scheme or to find out more about the Next Home Confidence tariff visit www.eonnext.com/energy/new-home-energy-hub/home-confidence-tariff

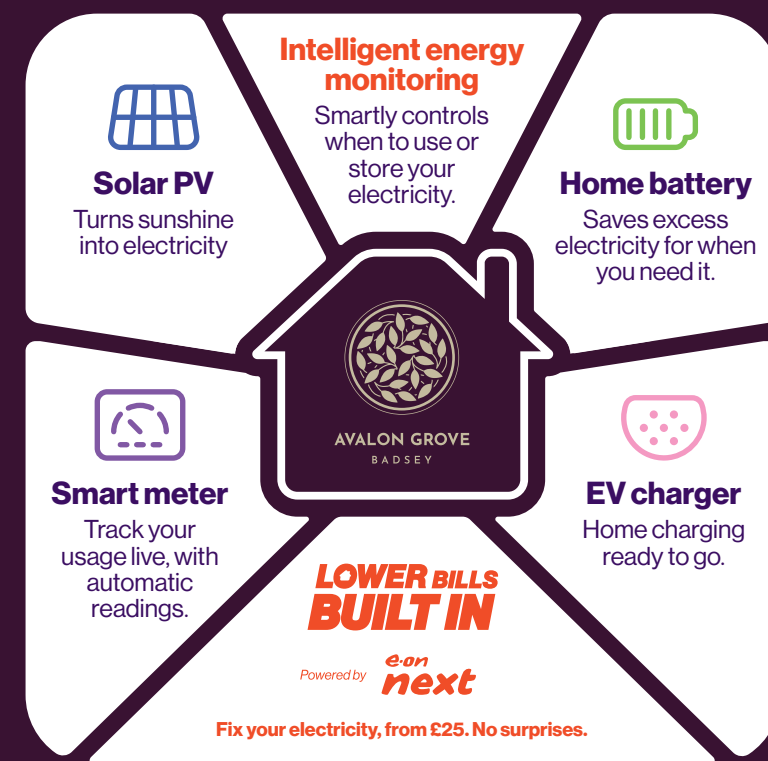
NOTE: Next Home Confidence is a 12-month fixed-price electricity tariff for eligible new-build homes with solar, battery and a Home Energy Management System installed as a minimum. £25 is the lowest available monthly price and depends on your property size, the technology installed and your expected usage. The fixed price applies up to your Fair Usage Limit and usage above it is charged separately at our Smart Saver rate. Electricity only; gas (where applicable) and EV charging are charged separately. T&Cs apply.

LOWER BILLS BUILT IN

Powered by
**e-on
next**

WHAT'S INCLUDED AS STANDARD

When you move into your new home at Avalon Grove, you'll benefit from the latest renewable energy technology. More energy efficient, cost-effective and future-ready, every home enjoys the Next Home Confidence tariff, fixing your energy costs from just £25 per month.



Note: Interior pictures shown are from previous Cotswold Oak developments.



FUTURE PROOFED FOR MODERN LIVING

BUILDING SUSTAINABLE COMMUNITIES

Cotswold Oak Homes is a responsible developer that cares deeply about the effect that modern construction methods and materials can have on the environment.

We consider the levels of carbon dioxide emitted during the construction process as well as during the lifespan of each home, and by reducing our carbon emissions throughout the build we're delivering sustainable and efficient homes which are fit for the future.

Our commitment to building future proofed homes includes:

- Enhanced solar panel coverage
- Home battery
- EV charging points
- GridX Home Energy Management System
- A-Rated Energy Performance
- Insulation below damp proof course as per Part L Regulations
- Thermally broken energy efficient lintels*
- 500mm insulation to lofts*
- Wastewater heat recovery systems to all plots
- Ecostat 'Ecosmart' Thermostatic showers to all plots
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating

* Where applicable



OUTSTANDING HOMES

CRAFTSMAN FINISH

Established in 2004, Cotswold Oak has grown over the last twenty years to become one of the most recognisable and successful construction companies in the Cotswolds and surrounding areas.

Over this time, we have delivered in excess of 300 new homes and seen families grow and flourish within a Cotswold Oak home – making memories and building futures.



TESTIMONIAL

"First house move in 31 years and we couldn't have made a better choice than Cotswold Oak.

From our first viewing, the Cotswold Oak team have been just brilliant - from Lisa in Sales, Mark and Greg - Site Managers and on-site maintenance. The few 'snags' have been dealt with without any problem whatsoever.

We are more than happy. The house and development is just perfect for us. We would highly recommend Cotswold Oak as a developer. Our sincere thanks to all the team for making our move and new home so enjoyable."



QUALITY & CRAFTSMANSHIP

Born out of a successful Cotswold joinery business, we still craft bespoke handmade timber joinery items in our dedicated workshop using select hardwoods picked for their durability and aesthetic appearance.

Experience and skills have been gained in utilising oak for the practice of structural oak framing using traditional techniques with modern materials.

As well as delivering outstanding homes as part of select housing developments across the Cotswolds we are also involved in one-off bespoke construction projects working on individual buildings of outstanding quality.



AVALON GROVE
BADSEY

Your next move to Avalon Grove

We hope this introduction to the Avalon Grove development at Badsey has given you an insight into life in a new home from Cotswold Oak. If you have any questions or need further information, please do not hesitate to get in touch. We will be delighted to tell you more about how a new Cotswold Oak home could be your best next move.

For further information, please contact us on
sales@avalongrove.co.uk





AVALON GROVE
BADSEY

Bretforton Road,
Badsey
Worcestershire
WR11 7XQ



**Cotswold
Oak**
SUPERIOR HOMES BUILT WITH STYLE

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Protection for new-build home buyers



Note: These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (i.e. $\pm 75\text{mm}$). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances, purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract and are given without responsibility on behalf of Cotswold Oak. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.