



OVERBURY HOMES

NASH ORCHARD




Conderton, Tewkesbury, GL20 7PP



Plot 1

NASH ORCHARD

An exclusive development of five Cotswold stone homes, built to a meticulous specification level, using traditional materials while delivering an 'A' rated energy efficient design.

			EPC
3-4	2	1-2	A

Local Authority: Wychavon District Council

Council Tax band: TBC

Tenure: Freehold

Price from: £925,000



SITUATED IN THE CHARMING HAMLET OF CONDERTON

The parish of Overbury and Conderton is set within the Cotswold National Landscape, on the borders of Worcestershire and Gloucestershire. Positioned on the southern slopes of Bredon Hill, it offers a strong community atmosphere with amenities including a primary school, village hall and sports clubs.

Comprising many properties, influenced by noted architects Richard Norman Shaw and Ernest Newton, the village is rich in character. The surrounding countryside provides excellent walking directly from the doorstep.

Broadway offers a range of shops and restaurants, while Cheltenham provides extensive amenities, schooling and mainline rail services to London Paddington. Additional connections are available from nearby Evesham and Ashchurch.





Plot 2



Plot 4



Plot 5

COMPLETED TO AN EXCEPTIONAL STANDARD

Nash Orchard is an exclusive development by Overbury Homes, part of the historic Overbury Estate, which brings over 300 years of craftsmanship and heritage to every home. Combining cutting-edge eco credentials with exceptional build quality, each property features air source heat pumps and solar panels alongside a superior specification throughout.

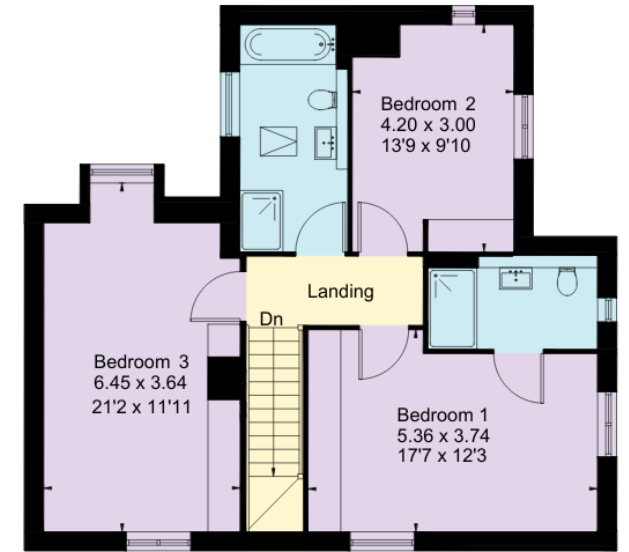
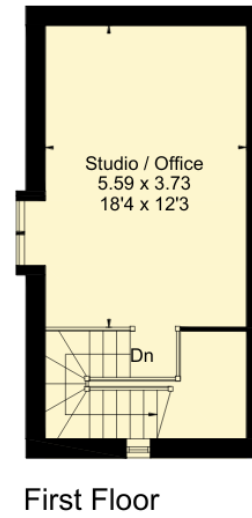
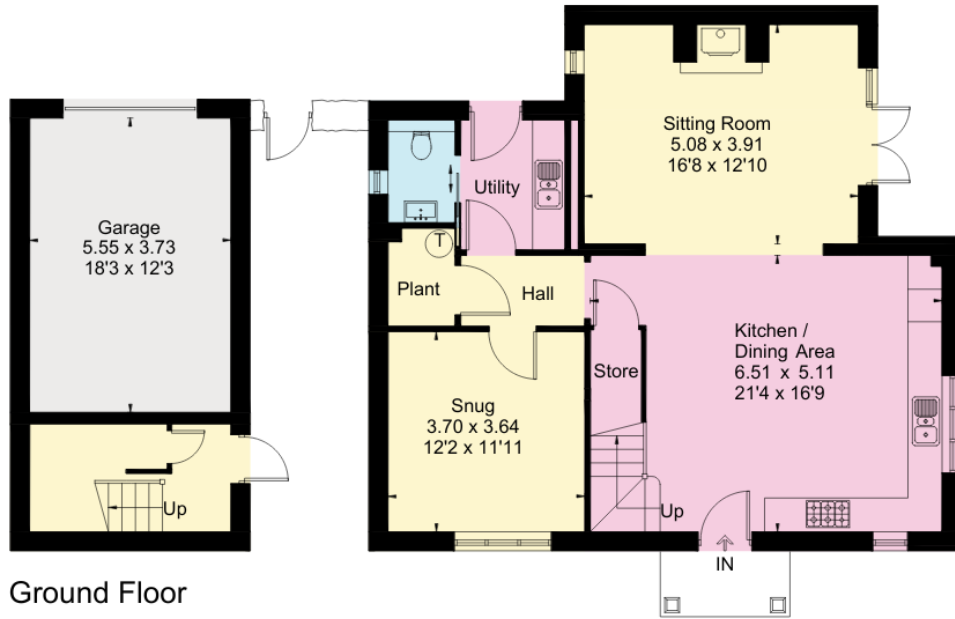
Underfloor heating runs across the ground and first floors, while bespoke kitchens are beautifully appointed with Rangemaster ovens, Belfast sinks, Quooker taps, integrated Smeg appliances and drinks coolers.

Distinctive details set these homes apart, including repurposed Cotswold stone used around log-burning stoves, and handcrafted oak front doors and staircases crafted by Overbury's own skilled joinery workshop.



Approximate Floor Area = 160.9 sq m / 1732 sq ft
Office / Studio = 56.8 sq m / 611 sq ft
Total = 217.7 sq m / 2343 sq ft

Plot 1





AN IDYLIC SETTING WITH FAR-REACHING VIEWS

The detached homes at Nash Orchard offer a choice of three or four bedrooms, each with either a garage or car barn. Set within a mature setting, the landscaped rear gardens extend into established orchards that remain part of each home's private outdoor space.

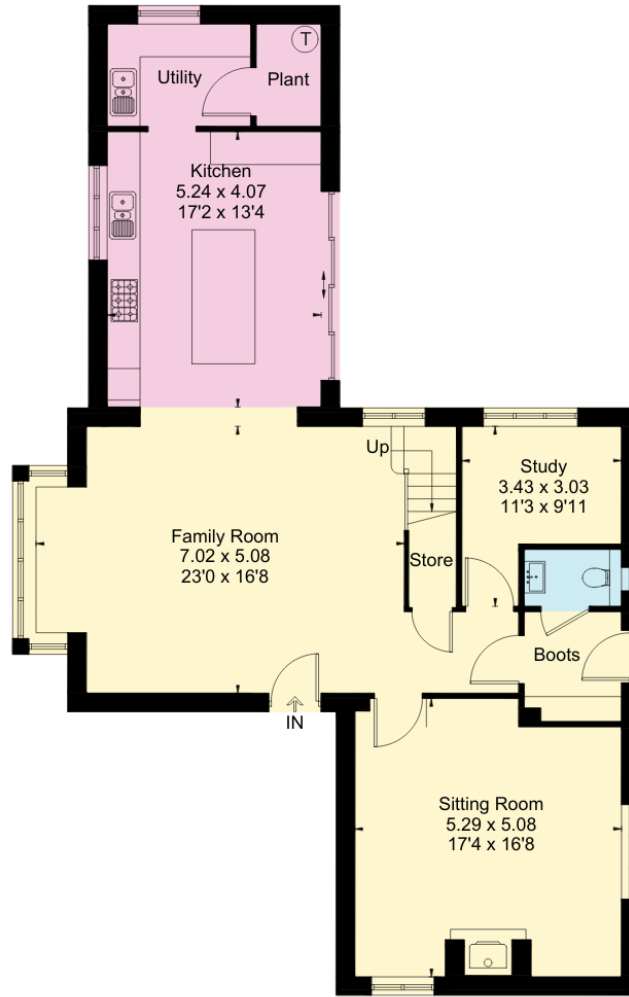
Homes 4 and 5 enjoy far-reaching views across open farmland towards Cheltenham, while Home 1 sits adjacent to the renowned Overbury Stud. The village of Conderton has remained largely unchanged over the years, preserving its traditional character, with a range of amenities including a village school, a village hall hosting a variety of events and classes, a cricket club and a Pilates studio. Further amenities can be found in nearby Beckford, including a popular tennis club, while a wider choice of shopping, dining and leisure facilities is available in Cheltenham and the surrounding market towns.



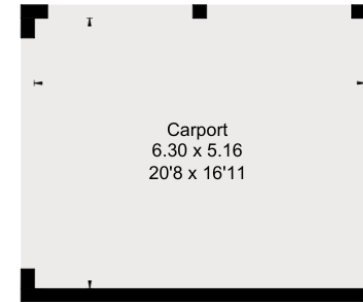


Approximate Floor Area = 193.0 sq m / 2077 sq ft

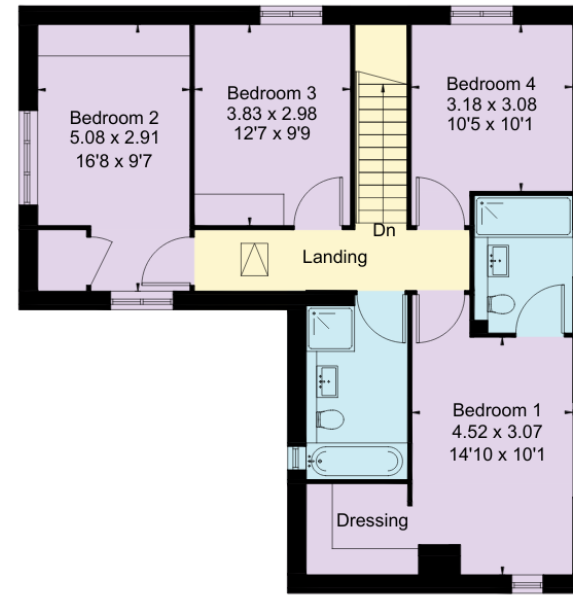
Plot 2



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



THOUGHTFULLY DESIGNED, HIGH-SPECIFICATION HOMES

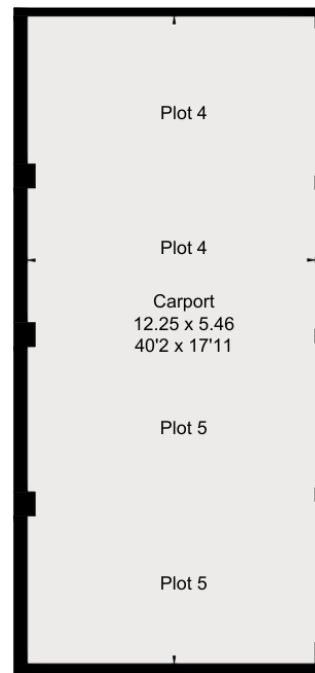
- Cotswold stone with stone roof tiles
- 'A' rated EPC with air source heat pump and solar panels
- Underfloor heating to the ground and first floor
- Rangemaster oven and Smeg appliances
- Karndean flooring downstairs with carpets upstairs and tiled flooring in the bathrooms
- Handmade oak front doors and staircases
- Built-in wardrobes in all bedrooms
- Landscaped rear gardens
- Log-burning stoves with repurposed Cotswold stone surrounds



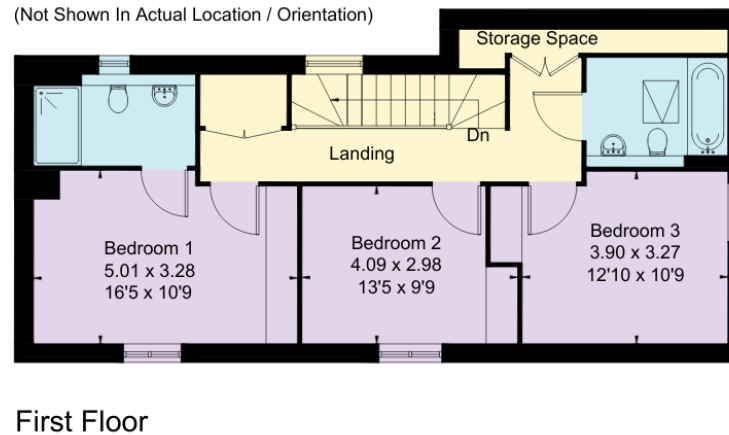
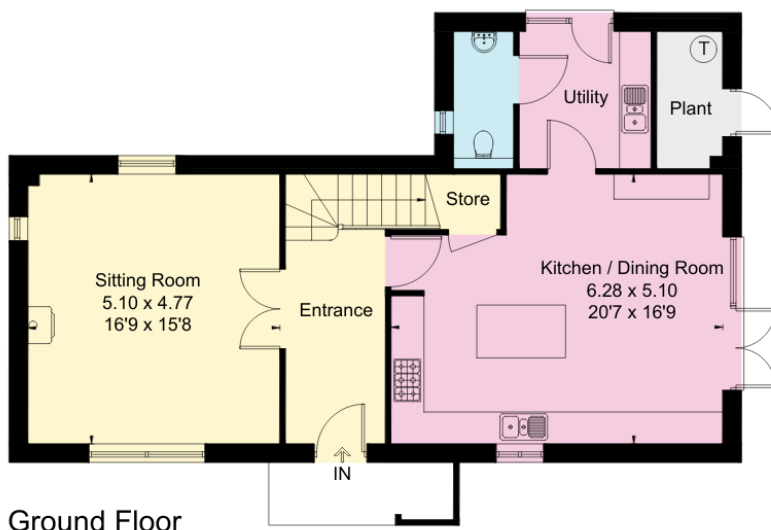


Plot 4

Approximate Floor Area = 149.4 sq m / 1608 sq ft
Outbuildings = 3.4 sq m / 36 sq ft
Total = 152.8 sq m / 1644 sq ft



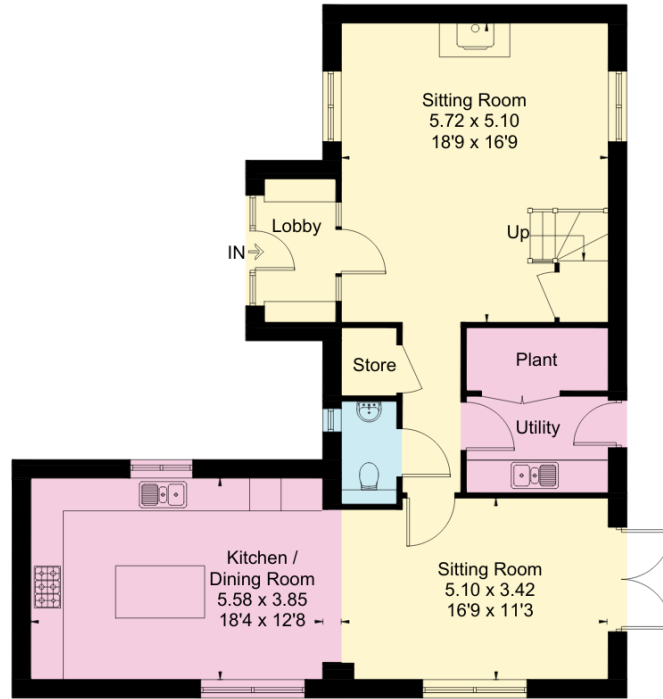
(Not Shown In Actual Location / Orientation)



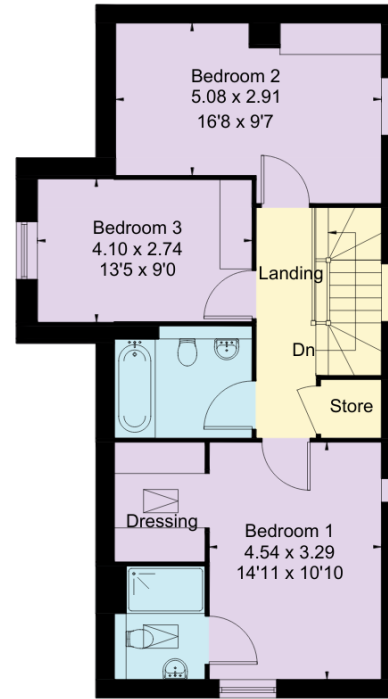


Approximate Floor Area = 159.6 sq m / 1718 sq ft

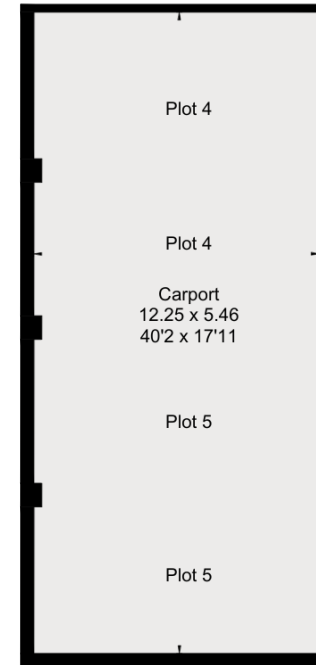
Plot 5



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

All images, photographs, and computer-generated renders (CGIs) are provided for illustrative and conceptual purposes only.

All plans are for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Katy Reynolds

01242 246 957

katy.reynolds@knightfrank.com

Knight Frank

123 Promenade

Cheltenham, GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



OVERBURY
HOMES

