

# gwladus

GARDENS



Raglan

A beautifully  
designed collection of homes

 ARCHER & CO

 ButlerWall  
Homes



# gwladus

GARDENS.

Presenting a distinguished collection of 38 thoughtfully designed homes. Built by award-winning developer ButlerWall Homes, they blend timeless architecture with refined contemporary living.



# The best of Raglan living...

The village of Raglan lies in the heart of Monmouthshire, roughly half way between Abergavenny, Monmouth & Usk.

For those seeking a quieter pace of life without sacrificing convenience.

This exclusive development sits on the edge of the village, within easy walking distance of local shops, pubs and everyday amenities, all set against the backdrop of the surrounding Welsh countryside.

Despite its peaceful setting, Raglan is well connected. The A40 and A449 provide easy access to surrounding towns, while the M4 corridor places Cardiff, Bristol and Newport all within comfortable commuting distance.

Images in this brochure are for illustrative purposes only. The images of house types are marketing images to represent the house build and in reality the surrounding area will differ from the image shown. Depending on build phase and site access, actual photographs of individual plots can be provided upon request. Please refer to the site plan for individual plot locations.

Measurements have been taken from architects plans provided by the builder and may vary slightly.



10 miles  
to Abergavenny

14 miles  
to M4 / Newport

7.5 miles  
to Monmouth  
10 miles to Usk

14 miles  
to Chepstow

A40

A40

Mommouth Road

Usk Road

High St

Chepstow Road

19

10

6

20

2

11

1

3

5

7

18

12

17

13

14

15

Large white stylized logo consisting of the letters 'S' and 'G' intertwined.



# Conveniently Located

Everything you need, on your doorstep



## Food & Drink

- 1 The Beaufort Arms
- 2 The Ship Inn
- 3 Raglan Fryer
- 4 Raglan Castle Cafe
- 16 Raglan Golf Club

## Sports & Leisure

- 14 Raglan FC
- 15 Raglan Golf Club
- 16 Raglan Castle

## Shopping

- 5 Tesco Express
- 6 Morrisons Daily
- 7 N S James Butchers
- 8 Extons Outfitters
- 9 Petrol Station
- 10 Post Office
- 11 Pharmacy

## Education

- 12 Raglan VC Primary School
- 13 Puddle Ducks Nursey

## Amenities

- 17 Castle Gate Medical Practice
- 18 Church of St Cadoc
- 19 Raglan Baptist Church
- 20 Laundrette



# The Caraway.



5 Bedroom



2  
Receptions



Separate  
Utility

## Ground Floor



- Kitchen / Family Room: 5.2m x 6.1m
- Lounge: 3.9m x 6.6m (excluding bays)
- Dining Room: 3.1m x 2.7m (excluding bays)
- Utility

## First Floor



- Bedroom 1: 4.0m x 3.9m
- Bedroom 3: 3.1m x 2.9m
- Bedroom 4: 3.1m x 2.9m
- Bath
- Dressing Area: 2.6m x 1.7m

## Second Floor



- Bedroom 2: 3.5m x 4.4m
- Bedroom 5: 3.9m x 2.5m

Plots 15, 20, 21 and 23 are mirrored.



3 Bathroom



181  
sq m



Detached  
Garage

Large three storey home with open plan kitchen / breakfast room with utility, as well as lounge and separate dining room which could be a study or snug. All plots have detached garages and driveway parking



# The Rosemary.



4 Bedroom



2  
Receptions



Separate  
Utility

## Ground Floor



• Kitchen / Family Room: 9.3m x 3.7m (max) • Lounge: 3.6m x 4.8m  
• Study: 3.4m x 2.4m

## First Floor



• Bedroom 1: 4.5m (max) x 3.9m (max) • Bedroom 3: 3.2m x 3.1m  
• Bedroom 2: 3.4m (max) x 4.1m • Bedroom 4: 2.7m x 3.7m

Plot 16 is mirrored.






2 Bathroom



142  
sq m



Driveway  
parking for 3 \*

Family home with open plan kitchen breakfast room with utility, lounge and separate study.   
All plots have driveway parking for three cars \*   


\* plot 2 has driveway parking for 2 cars and a detached garage



# The Foxglove.



4 Bedroom



2  
Receptions



Separate  
Utility

## Ground Floor



## First Floor



2 Bathroom



125  
sq m



Driveway  
parking for 3

One-of-a-kind at Gwladus Gardens, The Foxglove has an open plan kitchen with utility room, as well as dining room and separate lounge. It has a driveway for three cars.



# The Bluebell.



3 Bedroom

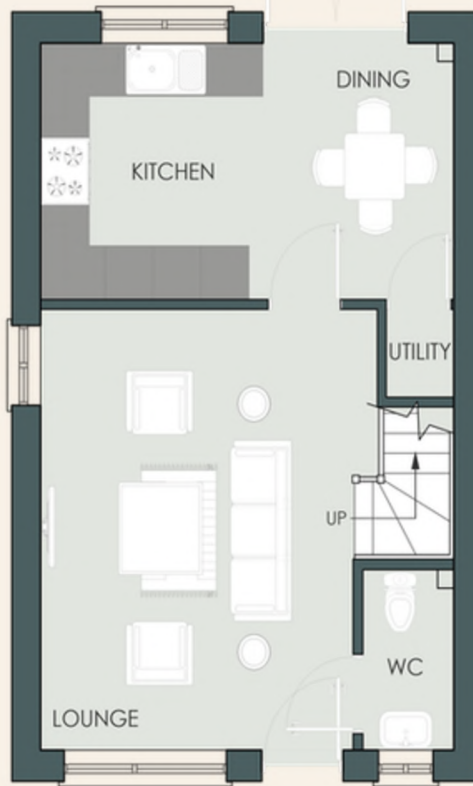


2  
Receptions



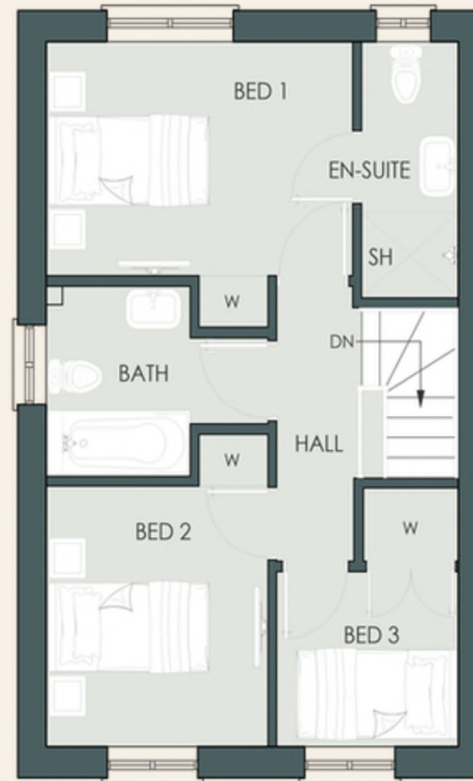
Separate  
Utility

## Ground Floor



- Kitchen / Dining Room: 5.2m x 3.0m
- Lounge: 4.2m (max) x 5.0m

## First Floor



- Bedroom 1: 2.7m x 3.9m
- Bedroom 2: 2.8m x 3.0m
- Bedroom 3: 2.3m x 2.0m

Plots 4 and 26 are mirrored.



2 Bathroom



83  
sq m



Driveway  
parking for 3

A handsome porch-fronted home featuring an open-plan kitchen and dining room, separate lounge, en-suite to the master bedroom and parking for three cars.



# Site Plan

This site plan including measurements and dimensions are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy of the layout

● **The Caraway**

181 sq m

5 bed detached

● **The Rosemary**

142 sq m

4 bed detached

● **The Foxglove**

125 sq m

4 bed detached

● **The Bluebell**

83 sq m

3 bed semi-detached

● **The Meadow**

from 63 sq m

2 bed apartments



260 meters  
to Raglan  
Village



# The Meadow.



2 Bedroom



1  
Receptions



Lift access  
to upper floors



Premium apartments with lift access and two allocated parking spaces and an external cycle store each. The ground floor apartments have private gardens and all have views of the communal grounds.



1 Bathroom \*



from 63  
sq m



2  
parking spaces

\* apartments 32, 34, 36, 37 also have en-suites

# Ground Floor



- Kitchen / Living Room: 4.0m x 6.6m
- Bedroom 1: 3.9m x 2.9m
- Bedroom 2: 2.7m x 3.7m



Apartment 38

- Kitchen / Living Room: 3.7m x 6.7m (excluding bay)
- Bedroom 1: 3.1m x 3.6m (excluding bay)
- Bedroom 2: 2.8m x 3.6m



Apartment 32

- Kitchen / Living Room: 4.0m x 6.6m
- Bedroom 1: 3.9m x 2.9m
- Bedroom 2: 2.7m x 3.7m



Apartment 31

# First Floor



- Kitchen / Living Room: 4.0m x 6.6m
- Bedroom 1: 3.9m x 2.9m
- Bedroom 2: 2.7m x 3.7m



- Kitchen / Living Room: 3.7m x 6.7m (excluding bay)
- Bedroom 1: 3.1m x 3.6m (excluding bay)
- Bedroom 2: 2.8m x 3.6m

Apartment 35



Apartment 34



- Kitchen / Living Room: 4.0m x 6.6m
- Bedroom 1: 3.9m x 2.9m
- Bedroom 2: 2.7m x 3.7m

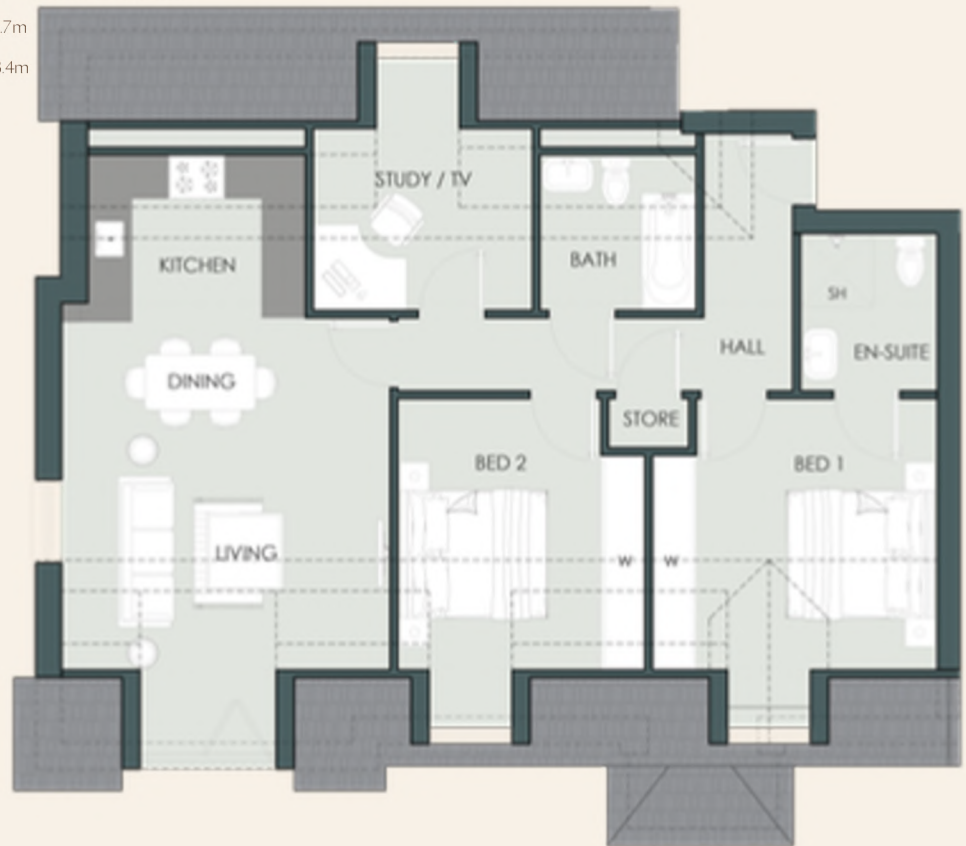
Apartment 33

# Second Floor



## Apartment 37

- Kitchen / Living Room: 7.0m (max - no) x 4.6m (excluding bay)
- Bedroom 1: 3.9m x 3.7m (excluding bay)
- Bedroom 2: 3.7m x 3.4m (excluding bay)
- Study: 3.2m x 2.6m (excluding bay)



Please note the location of doors, windows and other items are approximate and the floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.


- Kitchen / Living Room: 7.0m (max - no) x 4.6m (excluding bay)
- Bedroom 1: 3.9m x 3.7m (excluding bay)
- Bedroom 2: 3.7m x 3.4m (excluding bay)
- Study: 3.2m x 2.6m (excluding bay)



Apartment 36


# Specification

 The Caraway  
181 sq m  
5 bed detached

 The Rosemary  
142 sq m  
4 bed detached


 The Foxglove  
125 sq m  
4 bed detached

 The Bluebell  
83 sq m  
3 bed semi-detached


 The Meadow  
from 63 sq m  
2 bed apartments

## Decoration

 Smooth-finish ceiling and walls painted in Crown Cover Matt in white

 Woodwork to internal doors, skirting and architrave in Crown Fast Flow Satin in 'Butler Grey'

 Woodwork to stairs and balustrading in Crown Fast Flow Satin in white

 Satin chrome-effect internal ironmongery

## Bathrooms and En-Suites


 White contemporary Roca sanitaryware

 Concealed Roca cisterns throughout


 Vanity units to cloakrooms

 Towel warming radiators to bathrooms and ensuites


 Chrome taps and fittings throughout

 Electric shaver point to bathrooms and ensuites

































 Mandarin Stone porcelain tiling

 Thermostatic shower to ensuite








 Mira electric shower to second ensuite

 Shower handset fitting over bath

# Kitchen




-  Benchmark Kitchens – Marlow Range
-  Benchmark Kitchens – Sherwood Range
-  Quartz worktops and splashback/upstand
-  Laminate worktops and upstands
-  Miele integrated tower single electric oven
-  Miele integrated under counter single electric oven
-  Miele integrated tower microwave grill
-  Miele electric induction hob (90cm)
-  Miele electric induction hob (60cm)
-  Miele integrated extractor fan
-  Miele chimney style extractor fan
-  Miele integrated dishwasher
-  Miele full height integrated fridge
-  Miele full height integrated freezer
-  Miele American fridge freezer
-  Miele integrated 70/30 fridge freezer
-  Miele under counter integrated fridge
-  Miele under counter integrated freezer
-  CDA integrated wine cooler
-  Miele freestanding washing machine
-  Miele freestanding tumble dryer
-  Miele integrated washer/dryer
-  Plumbing for washer/dryer
-  Double Belfast kitchen sink with Pro-Boil boiling tap
-  Single Belfast kitchen sink with Pro-Boil boiling tap
-  Stainless steel one and a half bowl sink with top lever tap
-  Stainless steel one bowl undermount sink and tap to utility room
-  Cutlery tray
-  Soft closers to all units and drawers
-  Pantry unit and feature glazed wall units
-  Feature full height radiator
-  Feature aluminium glazed lantern

## Energy Efficiency (A Rated\*)

-  Ariston Sensys HD Wi-Fi controllable thermostats (requires broadband) \*
-  Gas central heating by Ariston combination gas boiler with 7-year warranty \*
-  Thermostatically controlled radiators to all rooms except where room stat fitted
-  UPVC high performance double glazed sash and casement windows
-  Aluminium bi-fold doors (plot specific)
-  High level Velux windows
-  Solar panels fitted to all plots, future proofed to allow addition of battery storage

\* Not applicable to Apartments 32 & 34. These are B-rated and have fully electric heating.

## Safety & Security

-  Mains powered smoke detectors and heat detectors
-  Window locks to all windows (except upper floor escape windows)
-  Multi-point locking systems to front composite doors

## Electrical

-  Full fibre superfast broadband – infrastructure by Openreach (broadband subscription required)
-  Cat 6 wiring and sockets throughout, wired back to distribution point and network switch
-  Brushed chrome switches and sockets throughout (bar when installed within cupboards)
-  Downlighters to kitchen
-  Downlighters to bathroom and ensuite(s)
-  LED light(s) and socket(s) to garage
-  7.5kw Project EV car charger
-  Wired “ring” doorbell (subscription required)
-  Electrically operated roller shutter garage door

# Specification

## External & General

- 10-year Buildzone structural warranty
- Full sustainable drainage (SAB) scheme across the whole site
- Firefighting main to provide dedicated sprinkler system
- Black cast-iron effect rainwater pipes and gutters
- Front porch lanterns
- Lanterns fitted to rear and some to side
- Solid oak hand-crafted porch
- Front gardens turfed and landscaped to approved scheme
- Tobermore pavours to driveways / apartment parking
- Large format porcelain tiled patios and pathways to front/side doors
- 1.8m contemporary horizontal fencing, including pedestrian gate
- Lift, cycle stores and high quality communal areas

- please enquire for specific provisions within the apartment block.

The Caraway ●  
181 sq m  
5 bed detached

The Rosemary ●  
142 sq m  
4 bed detached

The Foxglove ●  
125 sq m  
4 bed detached

The Bluebell ●  
83 sq m  
3 bed semi-detached

The Meadow ●  
from 63 sq m  
2 bed apartments



For up to date prices and availability, or to find out about viewing options, please use the QR code or contact details below.



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