



KING'S MEADOW, FALFIELD



Welcome

Welcome to King's Meadow, Falfield, a prestigious new community of elegant semi-rural homes featuring many of our most popular designs. The village of Falfield, approximately 4 miles from Thornbury, is conveniently situated just to the west of Junction 14 of the M5 - ideal for commuting with Gloucester to the north and Bristol to the south. This new community will feature allotments and benefits from plenty of open space nearby.

From countryside walks to working from home – **this location is truly the best of both worlds!**

Boasting an impressive all inclusive specification and enviable green credentials including photovoltaic panels built into the roof to generate your own electricity, air source heat pumps, underfloor heating to the ground floor and electric vehicle chargers, King's Meadow marries contemporary, money saving features with our famous eye for design .

Meticulously planned, these homes are designed to adapt as your needs evolve with the ever changing demands of family life - the experienced team at Cotswold Homes has paid attention to every detail!

Externally the exquisite elevations are finished in Purbeck Ragstone Natural Stone or roughcast Ivory Render with deep red or grey coloured rooftiles, in perfect harmony with this outstanding location, but they're not just beautiful on the outside...

Internally, carefully considered versatile layouts can adapt and reflect the needs of your family through the years. Enjoy generous multi-purpose Family spaces that actively promote 'togetherness' and more intimate areas that can adapt, from playroom to hobby room to study. Every care has been taken to maximise light, space and flow with contemporary and elegant finishes, complemented by our enviable all inclusive specification.

If you're new to Cotswold Homes, prepare to be very pleasantly surprised! We create beautiful new communities featuring elegant designs in popular locations throughout South Gloucestershire, The Cotswolds, Somerset & Wiltshire.

We're a family run business with several NHBC Pride in the Job Award winning site managers and an experienced, stable team dedicated to helping you through the entire process- from initial contact to the day you step over the threshold.

We understand; your new home is a financial and emotional investment. Quality, service & value for money – that's the 'Cotswold Homes' difference, all backed by a ten year NHBC buildmark warranty for added peace of mind.

One number is all you need to speak to the Team seven days a week 01454 218218 or visit www.cotswoldhomes.co.uk to see our video tours

lifestyle

KING'S MEADOW

It's all about value for money and beautiful finishes – as standard. Thoughtful designs with an energy efficient, All inclusive specification featuring PV panels, air source heat pumps, underfloor heating, EV chargers & Smeg appliances.

FEATURES

- Prestigious, spacious 3 & 4 bedroom new homes
- Historic village location
- Built by distinguished, local family owned company Cotswold Homes
- Energy efficient specification including PV panels, air source heat pumps, underfloor heating to ground floor & electric vehicle car charging points
- Spacious kitchen, family & dining suites
- Stunning principal suites and guest suites with ensuite and wardrobes
- Smeg appliances for style and function including oven, induction hob, feature hood, dishwasher, laundry facilities and fridge freezer
- Symphony kitchens renowned for design and durability
- Roca sanitaryware with Hansgrohe brassware
- Peace of mind with a 10 year NHBC buildmark warranty

This superb, all-inclusive specification is offered free of charge, saving you money and ensuring you are delighted with your new home from the moment you step over the threshold.



BUILT IN *considered* LOCATIONS

K&M

LET'S GO *Home...*



House types

PITTVILLE




4 BEDROOMS
3 BATHROOMS

NAUNTON



4 BEDROOMS
2 BATHROOMS

MEYSEY



3 BEDROOMS
2 BATHROOMS

NAUNTON DELUXE



4 BEDROOMS
2 BATHROOMS

FULBROOK



4 BEDROOMS
3 BATHROOMS

DYRHAM SUPERB



4 BEDROOMS
2 BATHROOMS

The development



PLEASE NOTE EACH HOME IS DESIGNED TO ENHANCE THE DEVELOPMENT AS A WHOLE - THERE ARE SUBTLE VARIATIONS IN EACH PLOT & DESIGN INCLUDING EXTERNAL FINISHES, ROOFLINES AND WINDOWS. SOME PLOTS ARE HANDED. PLEASE CHECK DETAILS WITH OUR SALES CONSULTANT.

The information and images we provide are issued in good faith and designed to give a flavour of our development and house types. This may not reflect a specific plot and does not form part of any contract. Details such as final finishes, landscaping, PV panel locations, handing and windows will vary. Layouts including bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Some house types include areas of reduced headroom. All dimensions are approximate only. Images used in marketing materials may be computer generated or photography of previous developments. Stone and Render colours can vary when viewing on screen/in print.

Some areas may be subject to minor Planning changes. Our sales consultant will be delighted to discuss plot specific details prior to any formal reservation. 06.06.2024

Pittville



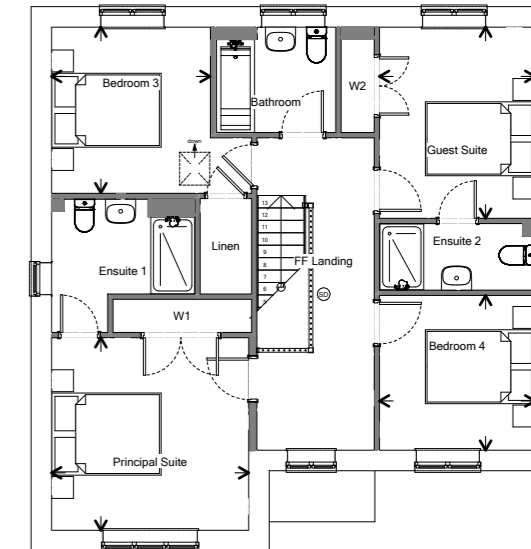
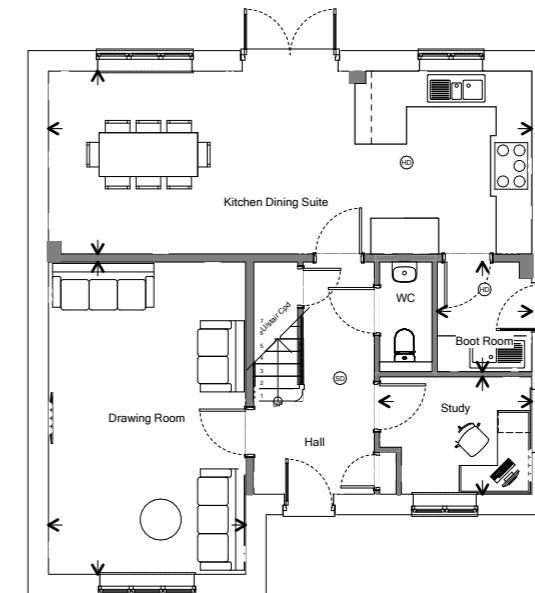

4 BEDROOMS


3 BATHROOMS


DETACHED

DIMENSIONS

Drawing Room	11' 10" x 18' 9"	3.6m x 5.7m
Kitchen Dining Suite	28' 12" x 10' 11"	8.8m x 3.3m
Study	9' 1" x 7' 0"	2.8m x 2.1m
Boot Room	5' 8" x 6' 7"	1.7m x 2.0m
Principal Suite	11' 10" x 11' 6"	3.6m x 3.5m
Guest Suite	9' 4" x 11' 5"	2.8m x 3.5m
Bedroom 3	9' 6" x 9' 11"	2.9m x 3.0m
Bedroom 4	9' 4" x 9' 3"	2.8m x 2.8m



**PLOTS
1, 2
& 20**

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Naunton



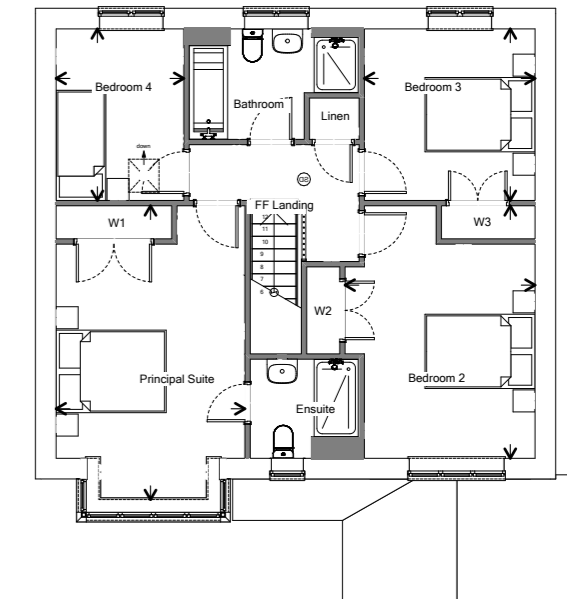
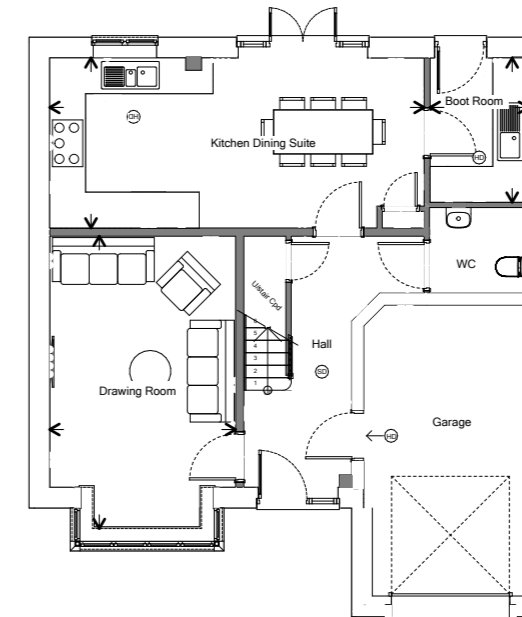

4 BEDROOMS


2 BATHROOMS


DETACHED

DIMENSIONS

Drawing Room	11' 1" x 17' 5"	3.4m x 5.3m
Kitchen Dining Suite	22' 4" x 10' 2"	6.8m x 3.0m
Boot Room	5' 10" x 8' 7"	1.8m x 2.6m
Principal Suite	11' 3" x 17' 6"	3.4m x 5.3m
Besroom 2	11' 4" x 15' 1"	3.5m x 4.6m
Bedroom 3	10' 2" x 10' 3"	3.1m x 3.1m
Bedroom 4	7' 7" x 10' 3"	2.3m x 3.1m



Please note plot 15 is a handed version of the floor plan shown above.

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PLOTS
3, 13
& 15

Meysey



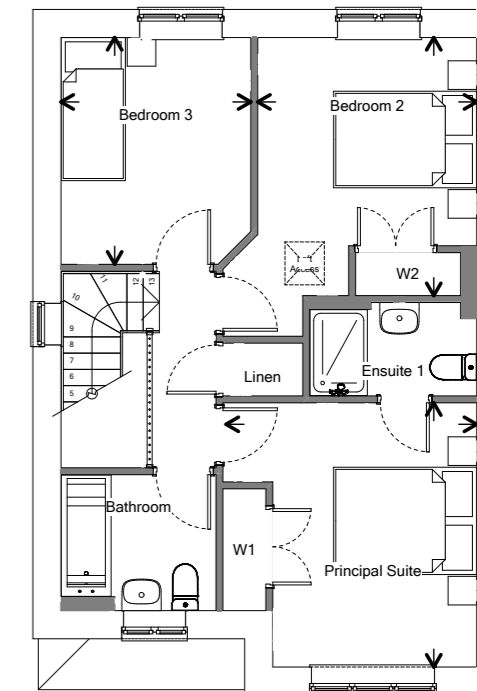
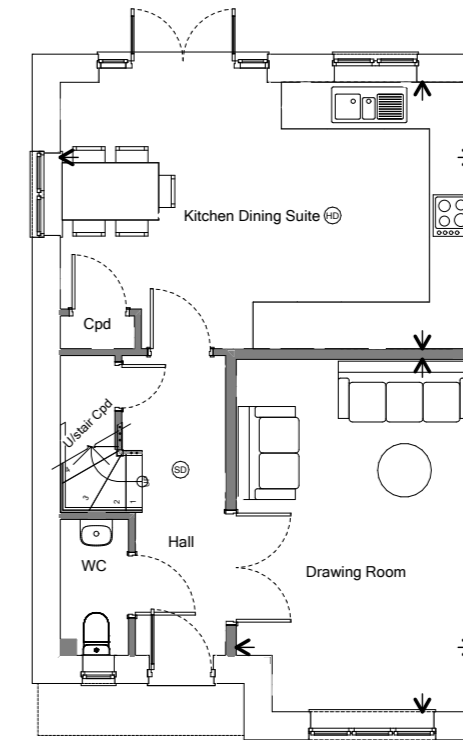

3 BEDROOMS


2 BATHROOMS


**SEMI-DETACHED
& END TERRACE**

DIMENSIONS

Drawing Room	10' 7" x 16' 2"	3.2m x 5.0m
Kitchen Dining Suite	19' 1" x 12' 3"	5.8m x 3.7m
Principal Suite	11' 6" x 12' 1"	3.5m x 3.7m
Bedroom 2	10' 1" x 11' 10"	3.0m x 3.6m
Bedroom 3	8' 8" x 10' 5"	2.7m x 3.2m



Please note plots 6 & 17 are a handed version of the floor plans shown above.

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**PLOTS
4, 6,
16 &
17**

Naunton

DELUXE



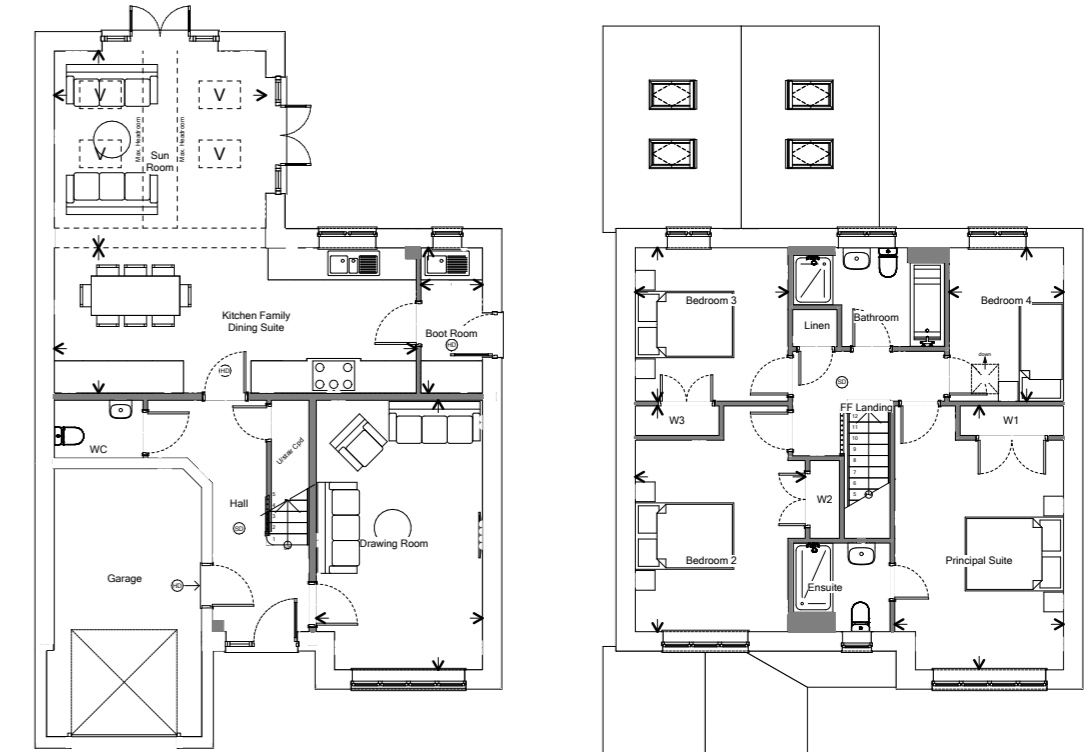

4 BEDROOMS


2 BATHROOMS


DETACHED

DIMENSIONS

Drawing Room	11' 1" x 17' 12"	3.8m x 5.5m
Kitchen, Family Dining Suite	24' 2" x 9' 8"	7.4m x 3.0m
Family Area	14' 1" x 13' 1"	4.3m x 4.0m
Boot Room	4' 1" x 9' 8"	1.3m x 3.0m
Principal Suite	11' 3" x 17' 7"	3.4m x 5.4m
Bedroom 2	11' 4" x 15' 1"	3.5m x 4.6m
Bedroom 3	10' 2" x 10' 3"	3.1m x 3.1m
Bedroom 4	7' 7" x 10' 3"	2.3m x 3.1m



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PLOT
14


COTSWOLD
HOMES

Fulbrook



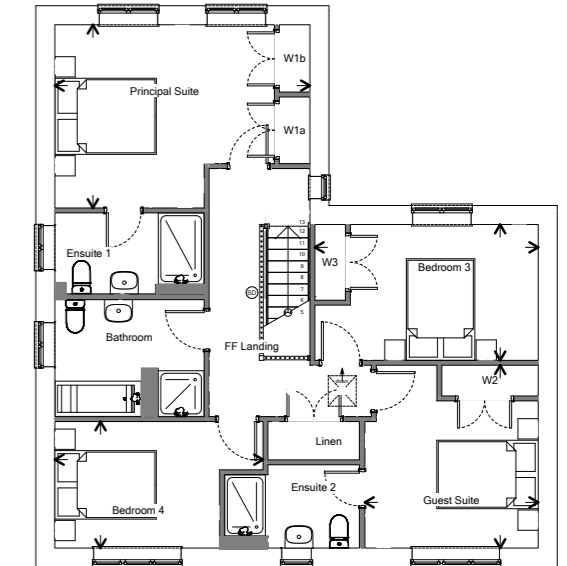
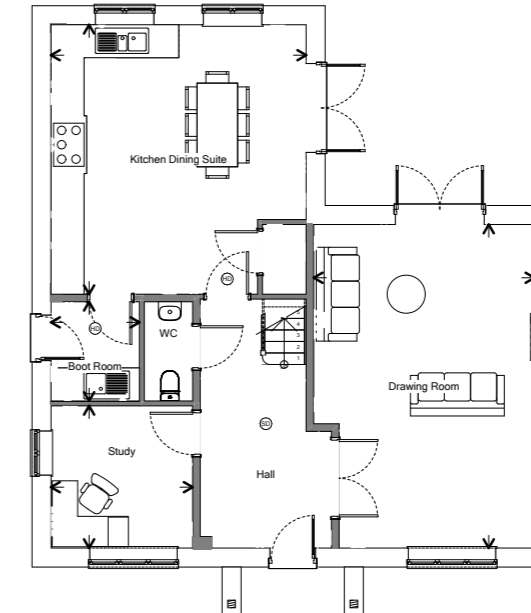

4 BEDROOMS


3 BATHROOMS


DETACHED

DIMENSIONS

Drawing Room	14' 3" x 20' 1"	4.4m x 6.4m
Kitchen & Dining Suite	16' 6" x 17' 5"	5.0m x 5.3m
Study	9' 2" x 9' 2"	2.8m x 2.8m
Boot Room	5' 9" x 6' 5"	1.8m x 2.0m
Principal Suite	16' 6" x 11' 10"	5.0m x 3.6m
Guest Suite	11' 2" x 11' 10"	3.4m x 3.6m
Bedroom 3	14' 5" x 8' 9"	4.4m x 2.7m
Bedroom 4	13' 6" x 8' 2"	4.1m x 2.5m



Please note plot 19 is a handed version of the floor plan shown above.

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PLOTS
18
& 19

Dyrham

SUPERB



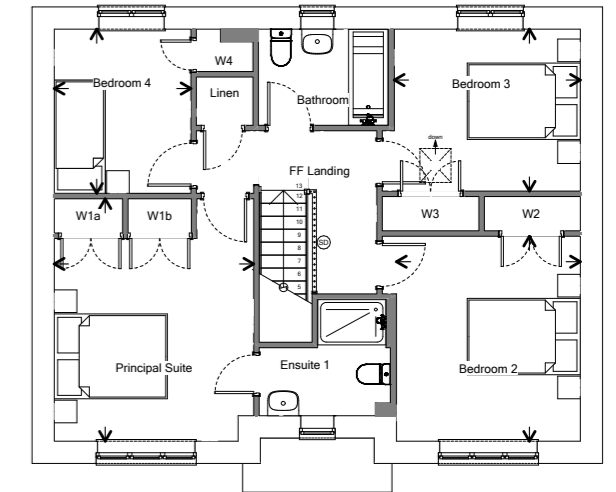
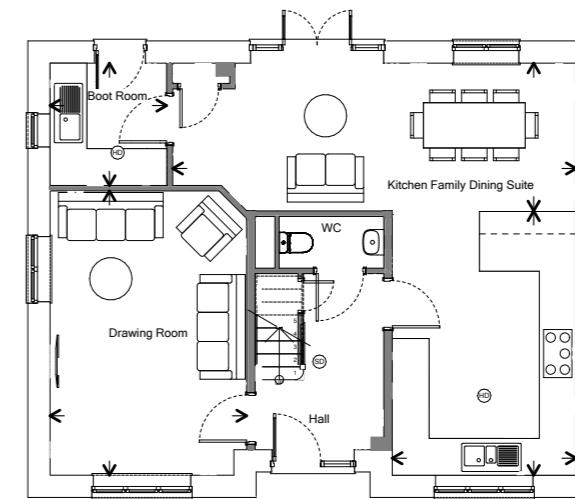

4 BEDROOMS


2 BATHROOMS


DETACHED

DIMENSIONS

Drawing Room	11' 5" x 16' 6"	3.5m x 5.0m
Kitchen	10' 8" x 15' 4"	3.3m x 4.7m
Family & Dining Suite	23' 5" x 8' 7"	7.1m x 2.6m
Boot Room	6' 9" x 7' 1"	2.1m x 2.2m
Principal Suite	11' 7" x 14' 1"	3.5m x 4.3m
Bedroom 2	10' 8" x 11' 11"	3.3m x 3.6m
Bedroom 3	10' 9" x 9' 5"	3.3m x 2.9m
Bedroom 4	7' 11" x 9' 6"	2.4m x 3.0m



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PLOT
21

ENERGY EFFICIENCY & YOUR NEW *Cotswold Homes* HOME

Research by the Home Builders Federation (HBF)* advises that new build homebuyers are saving over £400 million a year in energy bills, as well as collectively reducing carbon emissions by over 500,000 tonnes.

The average new build homebuyer saves £135 a month on energy bills, amounting to more than £1,600 a year, compared with purchasers of equivalent older properties. This saving rises to over £180 per month for purchasers of houses, rather than flats or bungalows, totalling £2,200 a year.

The HBF research also demonstrated that climate change and energy efficiency are considered major factors when buying a new home for one in four buyers – a figure that will no doubt rise in the coming months.

But STOP THE PRESS....an energy efficient home with a contemporary specification needn't look like a shoebox...

Our elegant new homes boast beautifully proportioned elevations and are packed with enviable features throughout.

It's all about energy efficiency without compromising on design or quality...and at Cotswold Homes it's been part of our culture from day 1.

'Fabric first' is our mantra; we design in energy efficient, high performing materials which are critical to every element of the build but are often unseen.... passive air management, increased insulation, increased cavity width and a high level of air tightness means less heat loss and therefore less energy required to heat your home.

'Attention to detail'; creating an energy efficient new home requires expertise and patience at every stage - it's a marathon not a sprint.

On site we allow our craftsmen plenty of time to complete their work resulting in a 'right first time' top quality finish. Only with the fabric of the building itself guaranteed do we turn to additional features which enhance the home and reduce running costs (such as PV panels, electric vehicle chargers & appliances).

And rest assured, all our homes exceed building regulation requirements for energy efficiency.

So to sum up - style, substance and specification. Not a shoebox in sight!

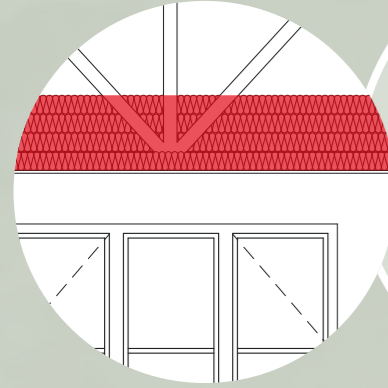
*SOURCE MATERIAL www.hbf.co.uk JULY 2023 report



ENERGY EFFICIENCY & YOUR

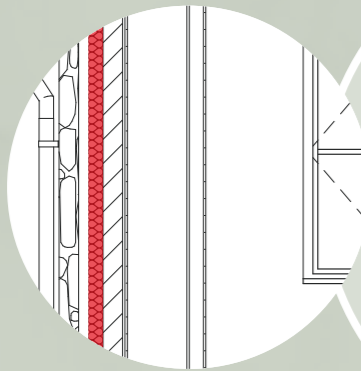
NEW

Cotswold Homes HOME



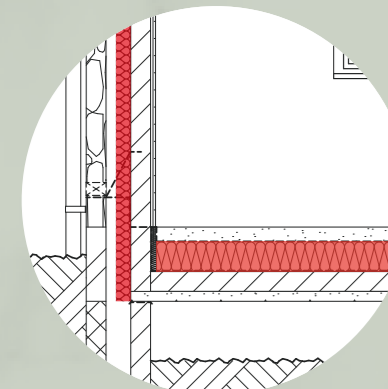
Ceiling Insulation

400mm total thickness of loft insulation laid above ceiling to upper floor, cross laid for maximum efficiency, to minimise heat loss to the roof void.



Wall Insulation

75mm partial fill rigid insulation board fitted with the cavity walls, in conjunction with an insulation block inner masonry skin, to minimise heat loss through the external wall. A wider than standard cavity is used to maintain good ventilation and minimise water ingress.



Floor Insulation

150mm thick rigid insulation board laid within the suspended concrete floor construction to minimise heat loss to the void below.



Windows & Doors

Glass in windows and door with low thermal conductivity to minimise heat loss to the outside.

PV Panels

High power rated and efficient photo voltaic panels, fitted flush to the roof of the house. Aesthetically more pleasing than surface mounted panels, this enables "green" electricity to be generated, contributing to the energy needs of the home and/ or to sell back to the National Grid when not being used.

Heating Controls

Portable heating controls linked to dual zones within the home to provide convenient and efficient control of temperatures.



Underfloor Heating to Ground Floor

Underfloor Heating works by heating your home from the floor upwards. The main advantage of underfloor heating is its high level of performance, providing uniform heat with no cold spots or draughts. This form of radiant heating is different from convected heat provided by radiators, which works by drawing cold air across your floor, heating it and then convecting it upwards.

Appliances

Energy efficient appliances including Oven, Hob, feature Hood, Fridge/Freezer, Dishwasher and Laundry facilities by SMEG.



Air Source Heat Pump

According to a report by the Carbon Trust, heat pumps are a highly efficient form of electric heating that have the potential to deliver CO2 savings of 60-70% compared to conventional electric heating and 55-65% compared to an A-rated gas boiler³.

A heat pump is a simple technology that uses electricity and free energy in the air to create heat that can warm your house and produce hot water.



Vehicle Charger

Fitted to an external wall of house or garage to enable convenient home charging of hybrid or full electric vehicles. Supplied by a dedicated 32amp supply, the 7.3Kwp chargers can be controlled remotely and are supplied with a 5-year warranty.



Specification

KITCHEN

- Kitchen by Symphony.
- Stainless steel splashback behind hob.
- Appliance range, including oven, hob, feature hood, fridge/freezer, dishwasher and laundry facilities by Smeg.
- Luxury vinyl tile flooring (wood effect).

BATHROOM/CLOAKS

- Roca sanitaryware.
- Hansgrohe taps and shower mixers.
- Heated towel rail in chrome to bathroom and ensuite.
- Oversized mirror feature above basins where possible.
- Shaver socket and light over basin where possible.
- Contemporary vinyl flooring to bathroom and ensuite(s).

DÉCOR

- Smooth, white emulsion ceilings.
- Skirtings and architrave in satinwood finish.
- Walls in white.

INTERNAL DOORS

- White satinwood finish.
- Door furniture in satin chrome finish.

STAIRCASE

- Ash-stained handrail with painted white balustrades.

WALL TILES

- Porcelanosa full height to bath and shower areas.

ELECTRICAL SOCKETS

- White slim profile faceplates.
- Wiring only for satellite television terminated externally.

HEATING

- Air source heat pump & hot water cylinder.
- Under floor heating to the ground floor.
- Wifi control thermostat to control both heating & hot water.

LIGHT FITTINGS

- Track to kitchen plus under unit lighting.
- Pendant and bulb elsewhere except bathrooms where suitable light fittings are installed.

EXTERIOR FEATURES

- Windows in uPVC cream.

EXTERIOR DOORS

- Multi point lock GRP front and rear doors with contemporary glazing and painted finish.

FRENCH DOORS

- UPVC double glazed with 5 multipoint locking.

EXTERNAL FEATURES

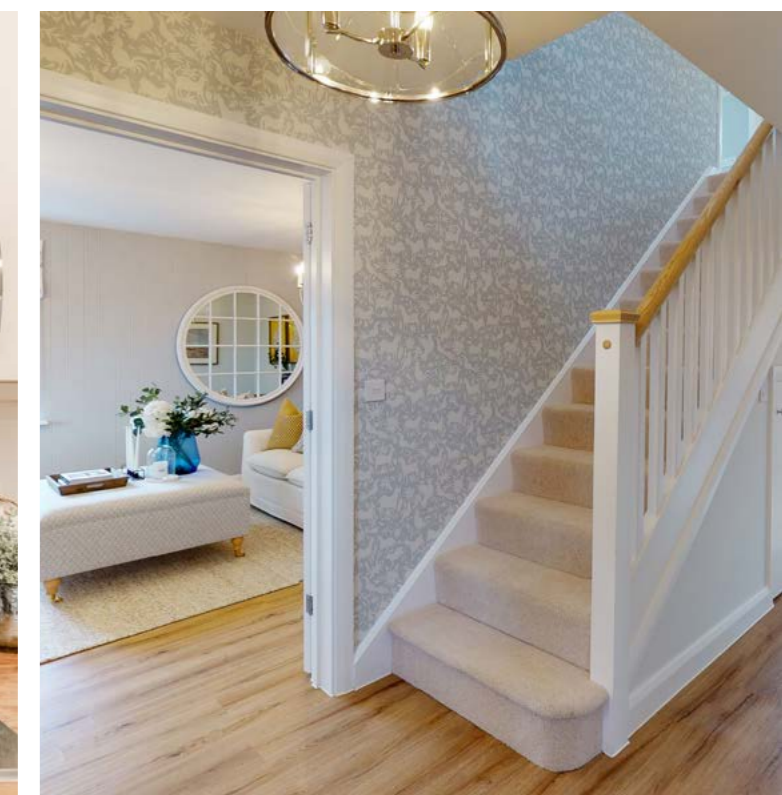
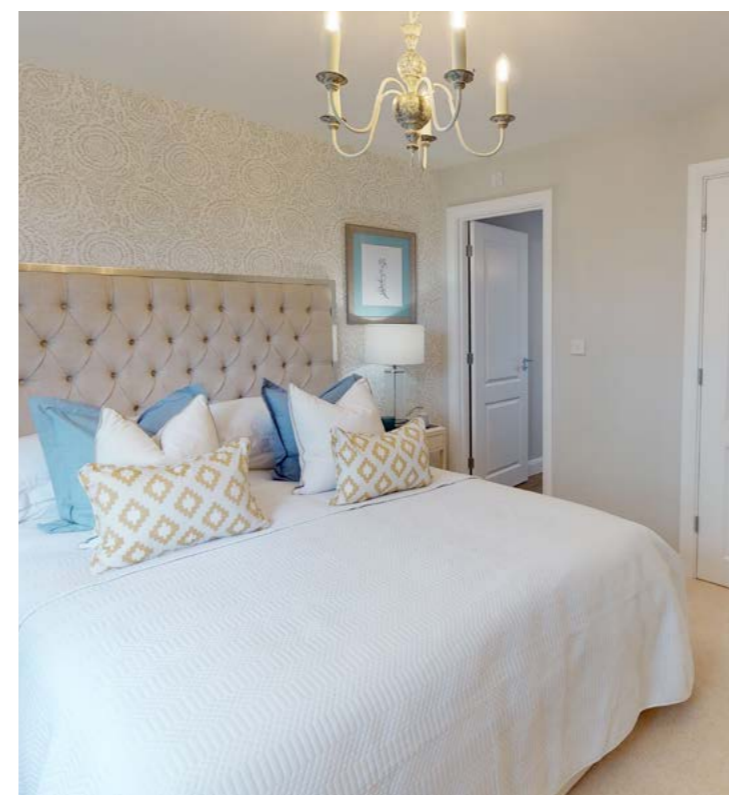
- PIR light fittings.
- Outside tap.
- PV panels.

GARAGE SPECIFICATION

- Garage door(s) with painted finish in Sandtex Baytree Green.
- Garage personnel door.
- Power and light.
- Car charging facilities.

GARDEN FEATURES

- Fully enclosed rear garden with fencing or wall, dependent on plot.
- Turf to rear gardens. Landscaping scheme to front garden (refer to landscape drawing).



CUSTOMER *charter*

The most important person at Cotswold Homes is You!

We understand that moving home can be stressful and we're here to make the journey smoother. As a smaller, family run business we take time to get to know our clients and assist at every stage of the process.

We believe in clarity and communication and are committed to our Customer Charter and the Consumer Code for Home Builders.

Before Reservation we will furnish you with the information required to make an informed decision.

On Legal Completion we'll provide you with direct contact details for Customer Care.

We take our commitments to the NHBC and Consumer Code for Homebuilders seriously and will provide you with details of what this entails.

Full details can be found on our website www.cotswoldhomes.co.uk

ONE *number* IS ALL YOU NEED

On our website you can view all our developments and see virtual tours but one number is all you need to speak with the team seven days a week.

01454 218218

LEGAL DISCLAIMER

Jan 1 2024 - Urgent notification regarding Consumer Code Edition 5 and new building regulations.

We are committed to transparency with our customers and proud to adhere to the Consumer Code for Home Builders. Guidance and building regulations have recently changed - this affects all our new developments and some existing developments.

We are acting in good faith but some points of specification are still to be finalised and you are respectfully advised that should you make a reservation with us at this time, changes could be made. Our sales consultants will be delighted to guide you through the process and any subsequent changes will be notified to you.

Examples include (but are not limited to) Air Source Heat Pumps, EVC and meter box positions plus additional ventilation measures where applicable.

Content and availability were correct at time of print.

Incentives and offers may be withdrawn at any time without notice.

Images shown may be of current or previous Cotswold Homes developments and show homes. In addition, computer generated images (CGI) are used. These images are produced in good faith and are intended to give potential customers a flavour of each particular housetype. They do not necessarily represent specific plots or developments and actual external finishes, plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.

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Protection for new-build home buyers

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Protection for new-build home buyers

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