



Colburn

ALL IN THE DETAIL

THE OLD DAIRY

Gotherington Lane, Bishops Cleeve, Cheltenham, Gloucestershire GL52 8EN

THE OLD DAIRY IS AN EXCLUSIVE NEW DEVELOPMENT OF
JUST 6 VERY DESIRABLE 3 AND 4 BEDROOMED HOMES IDEALLY
LOCATED IN THE VILLAGE OF BISHOPS CLEEVE.

THE OLD DAIRY

THE COMPANY

Colburn is an established residential development company based in Cirencester, Gloucestershire, which for the past 27 years has specialised in numerous challenging and highly original developments located throughout the south west including the counties of Gloucestershire, Somerset, Avon, Wiltshire and Herefordshire.

The company has a renowned reputation for not only building new homes of the highest quality and specification, but also planning and producing new property development schemes which enhance and even change the face of their surrounding environments. Colburn is recognised as an independent local developer who cares intensely about the tradition and character of its build locations

and who takes a pride in their reputation for planning and producing small developments of outstanding style, design and quality. New bespoke house type styles are designed and created for each development to respond naturally to the surroundings in which they are situated, be that city, town or country.

WHY BUY A COLBURN HOME?

Colburn is an established local developer with a great understanding of the area. Colburn has acquired a reputation for building the very best homes, using the finest materials and traditional techniques in the very best of cherry picked locations.

Colburn works hard to keep ahead of the game producing highly specified homes of exceptional quality. Their 'special touches'

and attention to detail make their homes original, individual and highly appreciated by the more discerning home owner.

Colburn is conscious of their responsibility to the environment, taking great pride in their dedication to sustainable building. They have proved it is possible to slash the impact on the environment without cutting corners on quality or design, homes to be proud of, homes for the future.

Colburn takes enormous pride in offering its customers an exceptional level of service which enables the process of finding, buying and moving to your new home as speedy, efficient and stress free as possible.



THE AREA

ABOUT THE AREA

Bishops Cleeve 's ideal situation combines beautiful countryside, a bustling community and town living with excellent travel connections and hassle free commuting. Bishops Cleeve has numerous independent shops, including gift and other specialist shops, as well as supermarkets, cafes and picturesque pubs.

It has a thriving community with good schools, and churches and an excellent sports centre. It is located very close to the beautiful town of Cheltenham with all its amenities, and also near to the amazing Cleeve Hill, an area of great beauty. Cleeve Hill is the highest point of the Cotswolds commanding magnificent views, and access to the famous

Cotswold Way providing walkers with well-marked footpaths along the edge of the hills. Cheltenham is a vibrant and beautiful Regency town, having won more Britain in Bloom awards than any other. It has become a cultural centre with an international reputation. 70 days each year are now devoted to festivals, including the Festivals of Literature and of Science, the Folk Music, Jazz and Fringe Festivals.

It has excellent shops, cafes and bars, theatre, cinema, and parks. It is also home to the the famous Prestbury Racecourse which hosts the Cheltenham Festival of Racing. It has many excellent schools, both state and independent, including the famous Cheltenham Ladies College and Pates Grammar School.

LEISURE

The area offers several National Parks due to its close proximity to the beautiful Cotswolds. Golf enthusiasts will also appreciate the number of golf courses nearby, including Brockhampton Court Golf Club and Cotswold Hills Golf Club, which are both within 3.5 miles.

There is easy access to the stunningly beautiful North Cotswolds offering picturesque towns and villages, fabulous walking, riding, cycling and tourist attractions. Located just 10 minutes from Junction 9 of the M5 and so in easy reach of Tewkesbury, Vale of Evesham, and Stratford upon Avon.

TRANSPORT

Travelling for business or pleasure is not a problem as Cheltenham Spa Railway Station provides regular services to London Paddington in just over 2 hours, whilst Bristol Temple Meads and Birmingham New Street are both less than an hour away. The nearby junction 11 of the M5 makes travel to areas such as Gloucester and Oxford a breeze. For destinations further afield, Bristol airport is approximately 45 miles away.

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THE WITCOMBE

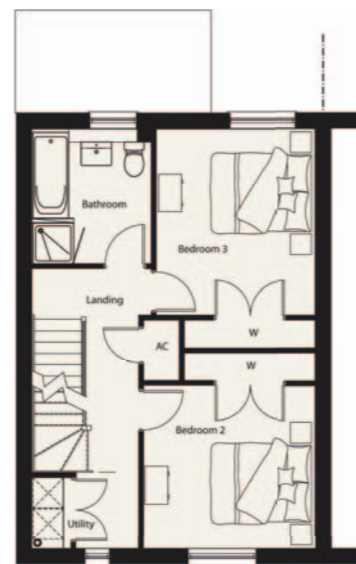
3 BEDROOM HOME

THE WITCOMBE Plots 3 & 4		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living room		4.90	3.30	16'0"	10'9"
Kitchen Diner	Overall	5.60	4.80	18'4"	15'8"
Bedroom 1	Plus wardrobes	4.60	4.30	15'0"	14'0"
Ensuite	Overall	1.80	1.75	6'0"	5'9"
Bedroom 2	Plus wardrobes	3.30	3.20	10'9"	10'6"
Bedroom 3	Plus wardrobes	3.65	3.10	12'0"	10'00

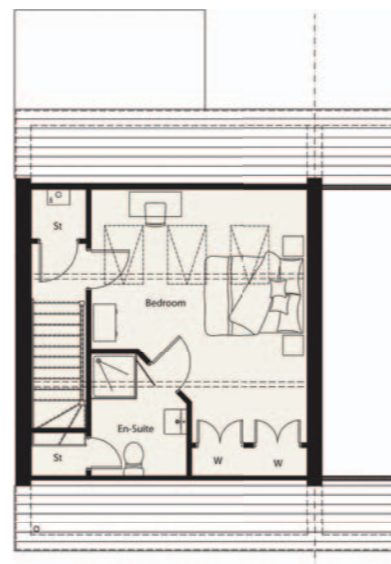
NB. All plots rough dressed southwold reconstituted stone.



The Witcombe Ground Floor



The Witcombe First Floor



The Witcombe Second Floor





THE MISERDEN

3 BEDROOM HOME

THE MISERDEN Plot 2		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living room		5.60	3.30	18'4"	10'9"
Kitchen Diner	Overall	5.60	4.10	18'4"	13'3"
Bedroom 1	Plus wardrobes	3.75	3.20	12'3"	10'6"
Ensuite	Overall	2.60	1.55	8'6"	5'0"
Bedroom 2	Plus wardrobes	3.20	3.05	10'6"	10'0"
Bedroom 3	Plus wardrobes	2.65	2.20	8'6"	7'3"



The Miserden Ground Floor



The Miserden First Floor

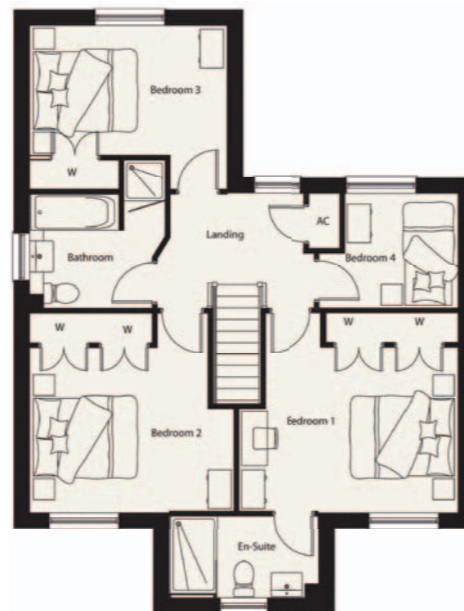
THE SOUTHROP

4 BEDROOM HOME

THE SOUTROP Plots 1, 5 & 6		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living room		6.20	3.65	20'3"	12'0"
Kitchen Diner	Overall	6.55	3.75	21'3"	12'3"
Utility		2.40	1.60	7'9"	5'3"
Bedroom 1	Plus wardrobes	4.20	3.20	13'6"	10'6"
Ensuite		2.90	1.50	9'6"	4'9"
Bedroom 2	Plus wardrobes	3.80	3.20	12'6"	10'6"
Bedroom 3	Plus wardrobes	3.80	2.50	12'6"	8'3"
Bedroom 4		2.20	2.10	7'3"	6'9"



The Southrop Ground Floor



The Southrop First Floor



SPECIFICATIONS

GENERAL

- Gas fired central heating
- Feature gas fire with natural stone surround
- Travertine flooring to Kitchen/dining areas, utility, hall and cloakrooms
- Thermostatically controlled radiators throughout
- Oak finished doors to the main reception rooms
- Painted panel doors to bedrooms and cupboards
- Built in wardrobe, with shelf and hanging rail
- Painted stop chamfered balustrading and newel post
- Oak hand rail and newel caps
- Loft ladder and light to the loft space

SECURITY & ENERGY

- Solar panels to heat hot water
- 'A' rated boilers

- Factory finished double glazed lockable windows
- 'A' and 'B' rated appliances
- Multipoint locking system to front and French doors
- 400mm loft insulation
- Smoke or heat detectors plus prewire for security alarm
- SAP energy rated
- Low energy down lights
- Dual flush cisterns to WCs

KITCHENS

- Individually designed and fitted kitchen
- Granite Worktops
- Duel Fuel Range style cookers and microwaves
- Fully integrated appliances
- Stainless steel extractors to all plots

- Dishwashers and fridges to all plots
- Freezers to plots 2, 3 and 4
- Under pelmet and plinth lighting
- Travertine Flooring
- Recessed down lighting
- Ceramic wall tiles

BATHROOMS & ENSUITES

- Ideal Standard white sanitary ware
- Vanity units in bathrooms and ensuites
- Matki shower doors and trays
- Built in mains pressure thermostatic showers
- Recessed down lights
- Ceramic floor and wall tiles
- Heated chrome towel rails
- Mirrors over basins
- Soft close toilet seats

EXTERIOR

- Bradstone rough dressed walling stone in Southwold colour
- Mix of natural slate and plain tiled roofs
- Flush fitting timber windows painted in micro-porous paint
- Front and rear lights
- Riven paving slabs to paths and terraces
- Turf to front and rear gardens
- Outside tap and water butt to each plot

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ECO CREDENTIALS

At Colburn, we work hard to ensure all our homes make the least impact on our environment as possible and are designing for eco-friendly living, while maintaining the very best in traditional style and elegance.

So, with Colburn, your new home offers you less – less in terms of energy usage, water use and carbon footprint, but more in warmth –and a good feeling that your home has been built with sustainability in mind.

With energy bills rising, we use the very latest environmentally-friendly technology to ensure your home uses the least amount of energy, staying warm and welcoming for less. We work with a sustainable buildings consultant who helps us source the most eco-friendly materials.

And it's not just the buildings which are eco-friendly, we commission ecology experts to help us develop our landscaping schemes to encourage local wildlife, putting up bird and bat boxes where we can, and planting indigenous trees.

All our new homes at The Old Dairy use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

- Class A (>90% efficient) gas boilers which are graded Class 5 Nox (low emissions)
- Solar hot water panels – using the power of the sun to heat your baths and showers
- Water butts to capture rainwater for your garden, reducing the need for hosepipes

- All building materials are EMS certified ISO14001 or timber certified to FSC/ PEFC standards and wherever possible, meet the international BRE Green Guide Specification
- The windows are double glazed with 24 mm (4-16-4) Low E Sealed glazing units as standard
- All lofts are fitted with 400 mm loft insulation
- External walls are cavity filled with Dritherm 32 insulation quilt
- 75% of all light fittings are low energy





SITE PLAN

KEY

- Plot 1 The Southrop - 4 bedrooms
- Plot 2 The Miserden - 3 bedrooms
- Plot 3 The Witcombe - 3 bedrooms
- Plot 4 The Witcombe - 3 bedrooms
- Plot 5 The Southrop - 4 bedrooms
- Plot 6 The Southrop - 4 bedrooms



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