

THE OLD  
GARDEN CENTRE

STAUNTON

A UNIQUE DEVELOPMENT OF  
SIXTEEN VILLAGE HOMES



**Badminton**

[WWW.BADMINTON.DEV](http://WWW.BADMINTON.DEV)

# Welcome



Perfectly located in the scenic heart of Gloucestershire, just a short drive from Gloucester & Cheltenham, lies the historic village of Staunton.

Surrounded by beautiful scenery and with views stretching to the Malvern Hills, it is a quintessentially English village.

Despite its picturesque setting, Staunton enjoys excellent transport links, with the M5 and M50 motor ways both nearby.

Comprising 16 high-quality homes, The Old Garden Centre represents a real opportunity to own a special, energy-efficient home in a beautiful countryside location.

THE OLD GARDEN CENTRE



Plot No.

5

THE OLD GARDEN CENTRE

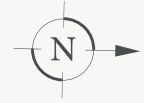
# The Maple



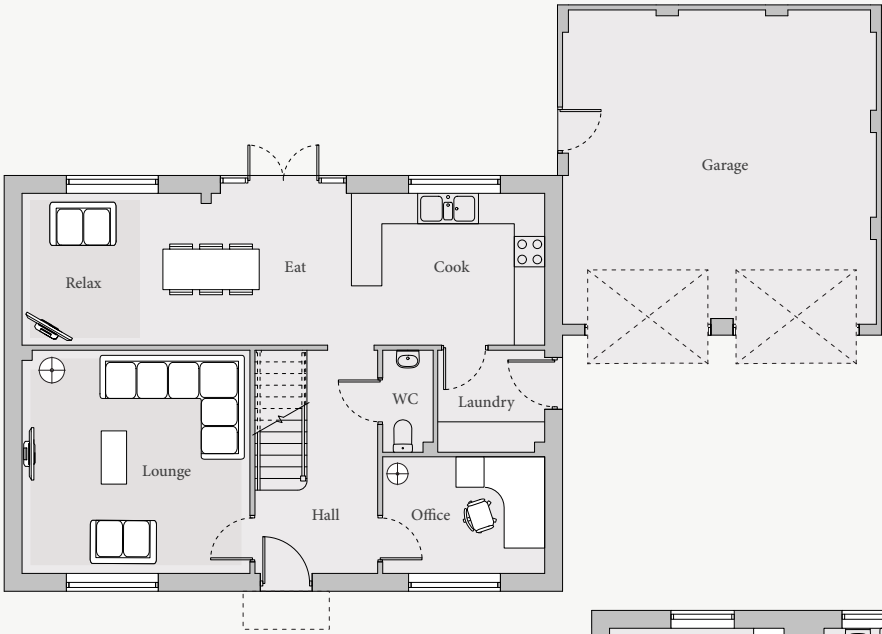
**SOLD**



# The Maple



*Plans & dimensions.*

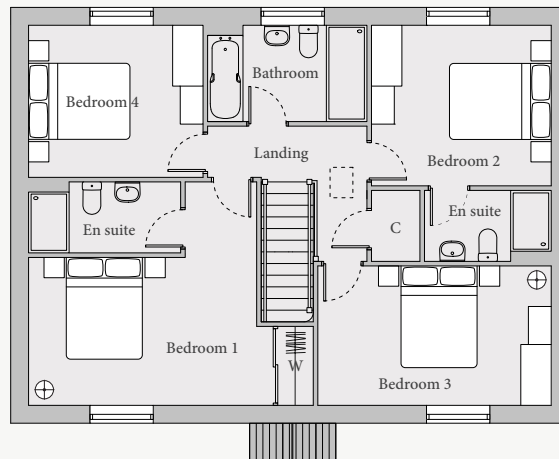


## ◀ GROUND FLOOR

	Metric	Imperial
Lounge	4495 x 4400	14'9" x 14'5"
Office	3195 x 2300	10'6" x 7'6"
Kitchen/Family	10562 x 3000	34'8" x 9'10"
Laundry	2110 x 2012	6'11" x 6'7"

## ▶ FIRST FLOOR

	Metric	Imperial
Bedroom 1	4800 x 2917	15'9" x 9'7"
Bedroom 2	3545 x 3167	11'7" x 10'5"
Bedroom 3	4604 x 2750	15'1" x 9'0"
Bedroom 4	3442 x 3000	11'3" x 9'10"
<b>Total floor area</b>	<b>153m<sup>2</sup></b>	<b>1650ft<sup>2</sup></b>



C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





Plot No.

6

THE OLD GARDEN CENTRE

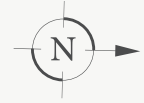
# The Ivy



**£495,000**



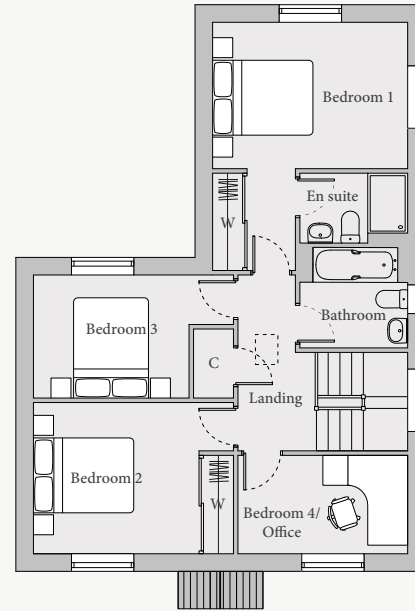
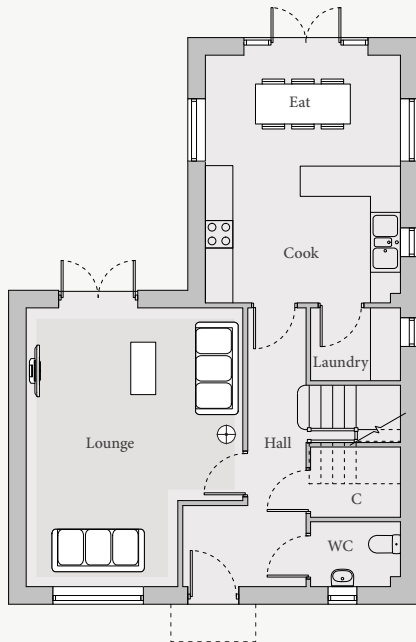
# The Ivy



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Lounge	4225* x 5585	13'10"* x 18'4"
Kitchen/Family	3907 x 4972	12'10" x 16'4"
Laundry	1800 x 1460	5'11" x 4'10"



## ▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
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Bedroom 3	3237 x 2465	10'7" x 8'1"
Bedroom 4/Office	3400 x 1972	11'2" x 6'6"
<b>Total floor area</b>	<b>120m<sup>2</sup></b>	<b>1286ft<sup>2</sup></b>

C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





Plot No.

7

THE OLD GARDEN CENTRE

# The Maple



**SOLD**



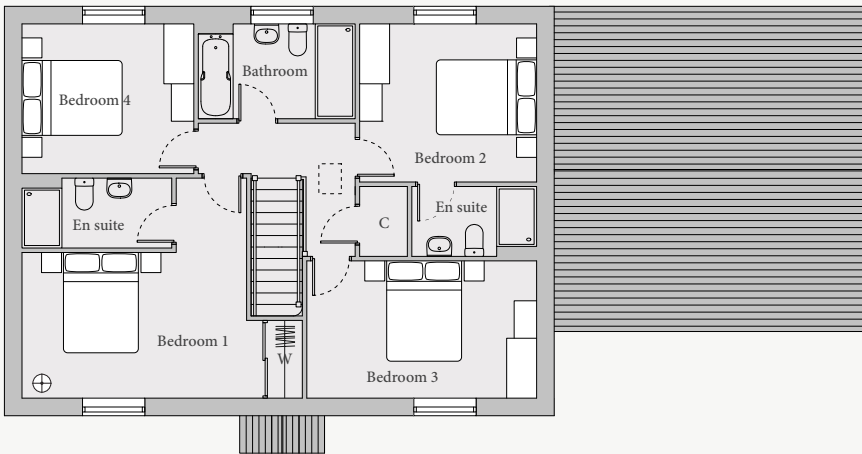
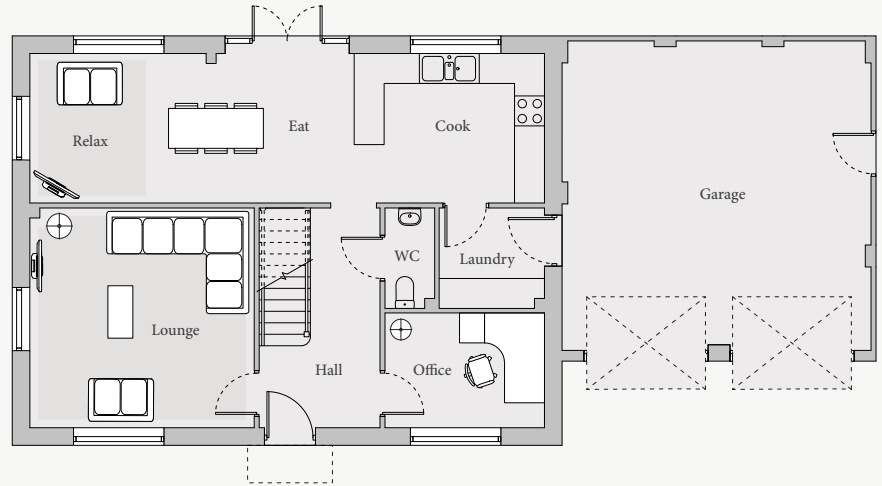
# The Maple



*Plans & dimensions.*

## ► GROUND FLOOR

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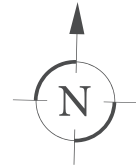


## ◀ FIRST FLOOR





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C - Cupboard W - Wardrobe

# Site plan



*Key*

-  EV charging point
-  Visitor parking
-  First Homes
-  Affordable housing

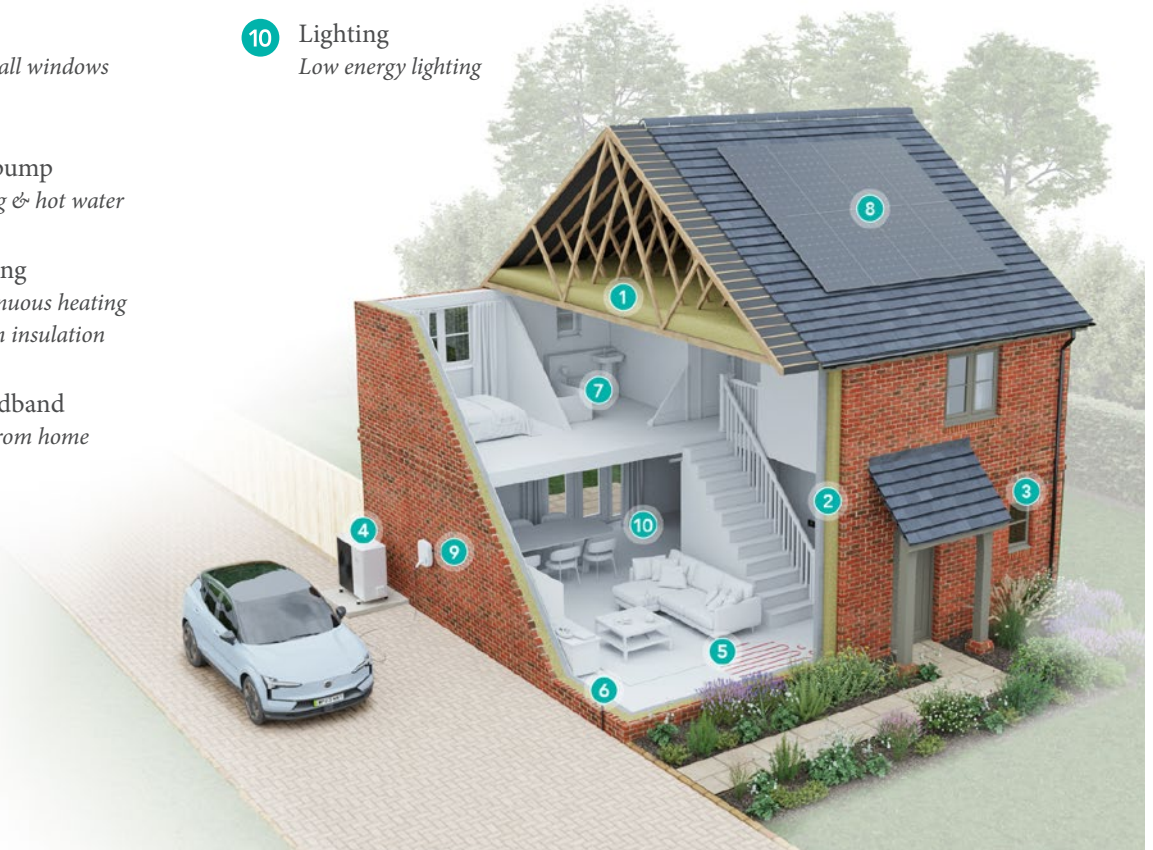
		<i>Plot No.</i>
	The Maple	5 & 7
	The Ivy	6 & 8
	The Laurel	9 & 12
	The Fern	10 & 11
	The Willow	13
	The Cedar	14

# Sustainability starts at home



Here's how...

- 1** Loft insulation  
*500mm loft insulation*
- 2** External wall insulation  
*150mm full fill cavity insulation*
- 3** Thermal lintels  
*Insulated lintels to all windows and external doors*
- 4** Air source heat pump  
*Low carbon heating & hot water*
- 5** Underfloor heating  
*Ground floor continuous heating circuit with 175mm insulation*
- 6** High speed broadband  
*To help you work from home*
- 7** Water saving  
*Dual flush toilets*
- 8** PV panels  
*Low carbon electricity*
- 9** EV charger  
*Electric vehicle charging point*
- 10** Lighting  
*Low energy lighting*



# The Ivy



**SOLD**



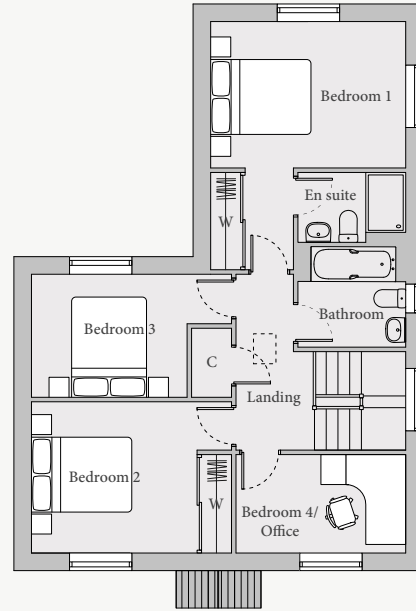
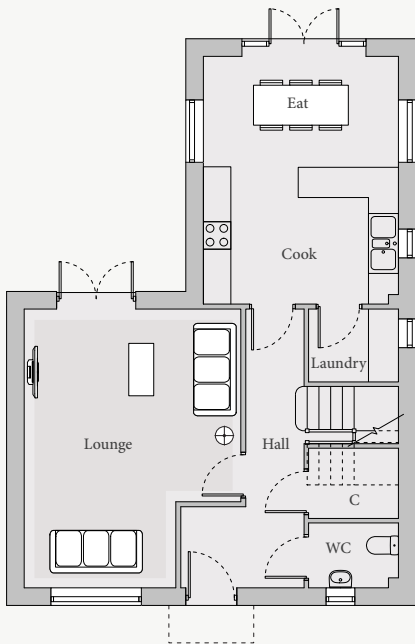
# The Ivy



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
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<b>Laundry</b>	1800 x 1460	5'11" x 4'10"



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<b>Bedroom 4/Office</b>	3400 x 1972	11'2" x 6'6"
<b>Total floor area</b>	<b>120m<sup>2</sup></b>	<b>1286ft<sup>2</sup></b>

C - Cupboard W - Wardrobe

Plot No.

9

THE OLD GARDEN CENTRE

# The Laurel



*Coming Soon*



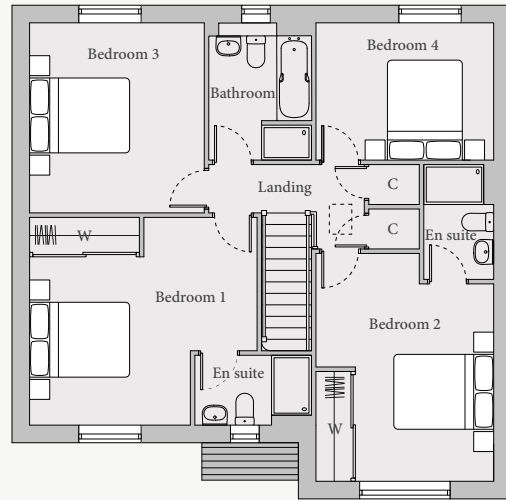
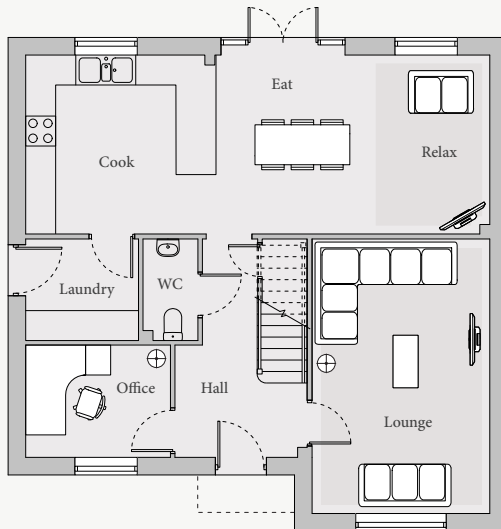
# The Laurel



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
<b>Lounge</b>	3560 x 5500	11'8" x 18'0"
<b>Office</b>	2900 x 2250	9'6" x 7'5"
<b>Kitchen/Family</b>	9297 x 3585	30'6" x 11'9"
<b>Laundry</b>	2260 x 2035	7'5" x 6'8"



## ▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
<b>Bedroom 1</b>	4480 x 3372	14'8" x 11'0"
<b>Bedroom 2</b>	3560* x 3955	11'8"* x 12'11"
<b>Bedroom 3</b>	3500 x 3800	11'6" x 12'6"
<b>Bedroom 4</b>	3560 x 2750	11'8" x 9'0"
<b>Total floor area</b>	<b>158m<sup>2</sup></b>	<b>1695ft<sup>2</sup></b>

C - Cupboard W - Wardrobe

# The Fern



**£575,000**



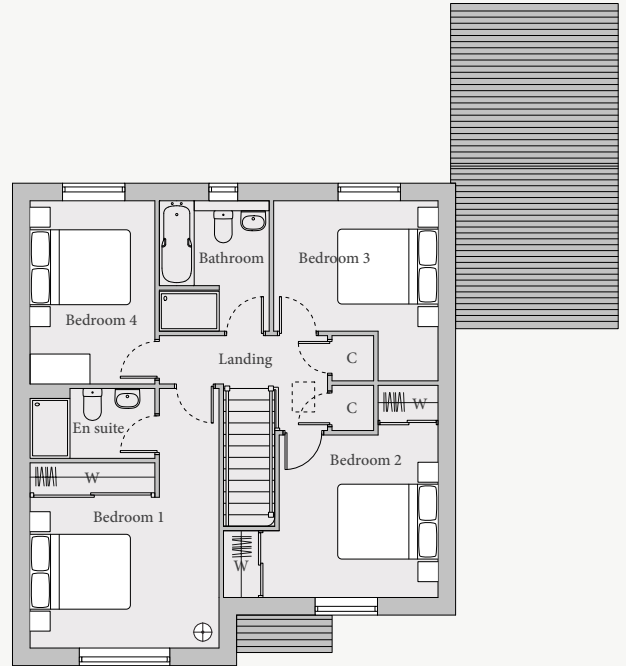
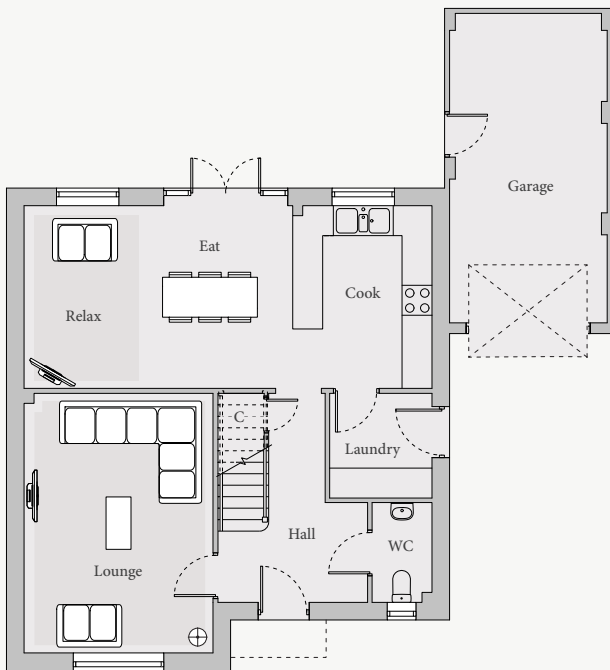
# The Fern



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
<b>Lounge</b>	3785 x 5200	12'5" x 17'0"
<b>Kitchen/Family</b>	8072 x 3660	26'6" x 12'0"
<b>Laundry</b>	2050 x 2097	6'9" x 6'10"



## ▲ FIRST FLOOR

	<i>Metric</i>	<i>Imperial</i>
<b>Bedroom 1</b>	3785 x 3020	12'5" x 9'11"
<b>Bedroom 2</b>	3500 x 3460	11'6" x 11'4"
<b>Bedroom 3</b>	3292 x 2800	10'10" x 9'2"
<b>Bedroom 4</b>	2500 x 3670	8'2" x 12'0"
<b>Total floor area</b>	<b>137m<sup>2</sup></b>	<b>1471ft<sup>2</sup></b>

C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





# The Fern



*Reserved*



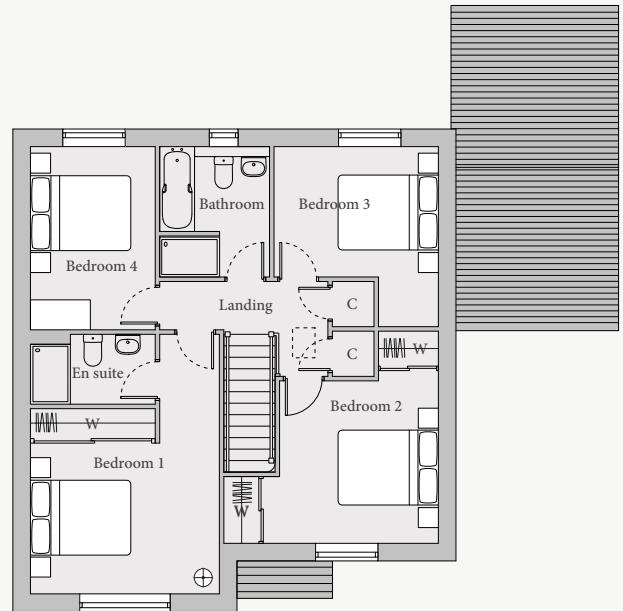
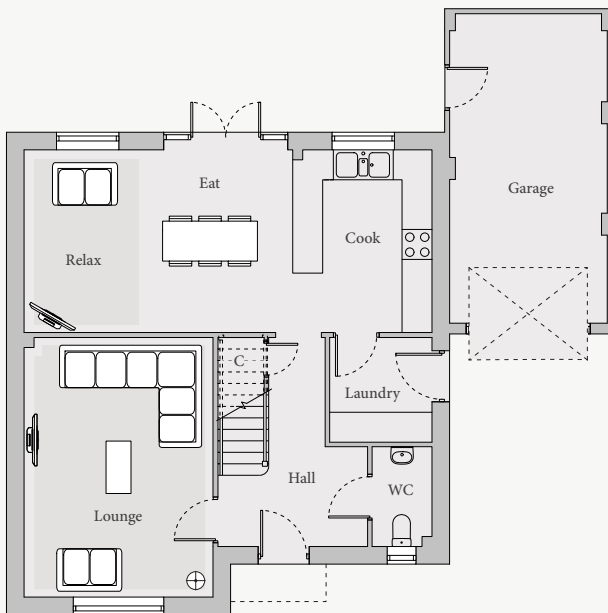
# The Fern



*Plans & dimensions.*

## ▼ GROUND FLOOR

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C - Cupboard W - Wardrobe

Plot No.

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THE OLD GARDEN CENTRE

# The Laurel



**£675,000**



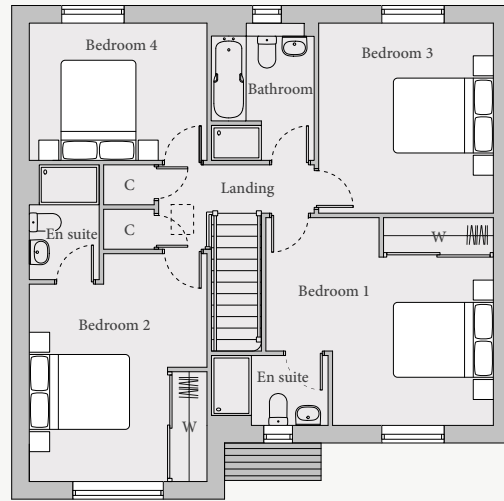
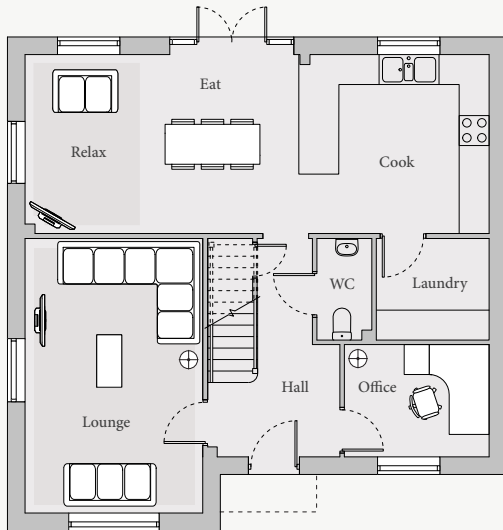
# The Laurel



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
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<b>Kitchen/Family</b>	9297 x 3585	30'6" x 11'9"
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## ▲ FIRST FLOOR

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C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





# The Willow



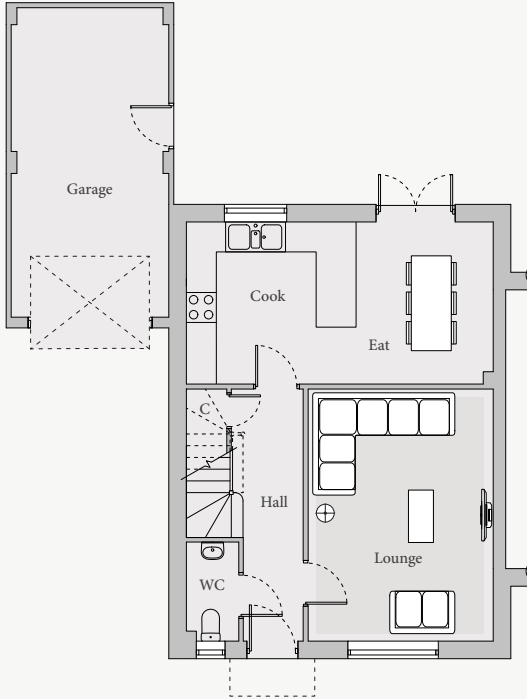
**SOLD**



# The Willow



*Plans & dimensions.*

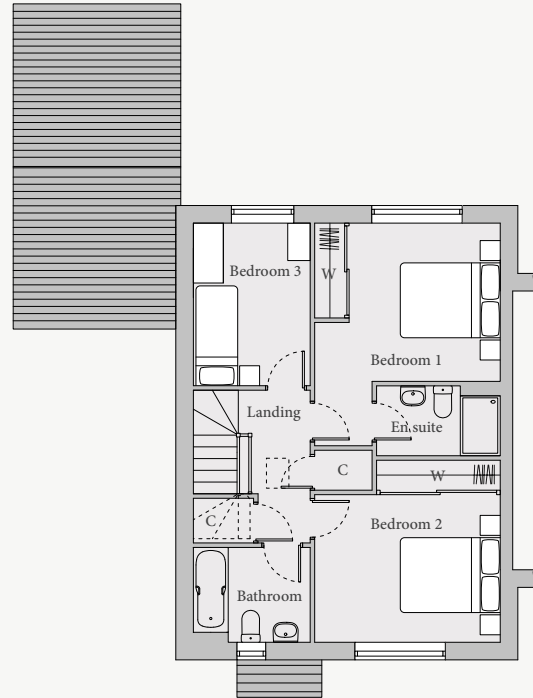


## ▲ GROUND FLOOR

	Metric	Imperial
Lounge	3707 x 5050	12'2" x 16'6"
Kitchen/Dining	6400 x 3262	21'0" x 10'8"

## ▼ FIRST FLOOR

	Metric	Imperial
Bedroom 1	3717* x 3258	12'2"* x 10'8"
Bedroom 2	3717 x 2972	12'2" x 9'9"
Bedroom 3	2340 x 3258	7'8" x 10'8"
Total floor area	103m <sup>2</sup>	1108ft <sup>2</sup>



C - Cupboard W - Wardrobe

# The Cedar



**SOLD**



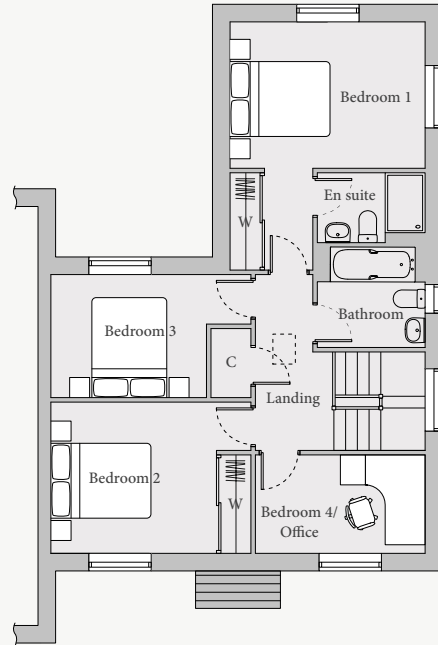
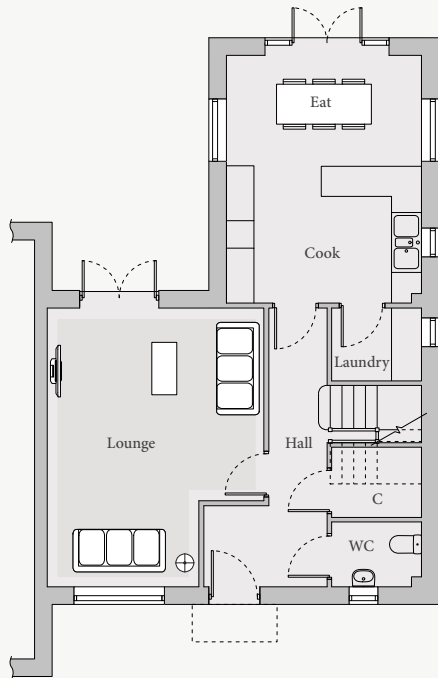
# The Cedar



*Plans & dimensions.*

## ▼ GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
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C - Cupboard W - Wardrobe

THE OLD GARDEN CENTRE





# Specification



## Kitchen

- Individually designed layouts with a range of base & wall cabinets
- Quartz work surfaces, up-stands & splash back
- AEG-oven/hob/extractor
- AEG-dishwasher
- AEG-fridge/freezer

## Bathroom & en-suites

- Thermostatically controlled showers
- Bath with mixer
- Wash basins with single lever mixer
- WC with soft close seats
- Heated towel rail
- Ceramic tiling

## Other internal finishes

- Engineered white doors
- Chrome door furniture
- Built-in wardrobes

## Media, communication & lighting

- Full fibre broadband
- TV/satellite points
- Recessed ceiling lights to kitchen/bathrooms
- Contemporary switch plates

## Flooring

- Brecon flooring to ground floor & bathrooms

## Environment

- EV (electric vehicle) charging point
- PV (Photovoltaic) panels
- Air-source heat pump
- Energy efficient thermostatically controlled heating
- Double glazed windows
- High level insulation within roof space and walls
- Dual flush mechanisms to toilets

## Heating

- Thermostatically controlled air-source heating and hot water system
- Thermostatically controlled & zoned underfloor heating to ground floor
- Thermostatically controlled radiators to upper floors

## Security & peace of mind

- 10 year ICW Warranty
- Outside wall lights to front and rear of property
- Multi-point locking system to external doors
- Smoke alarms

## External

- Turfed gardens, planting and paving to patio areas & pathways
- External water tap

**Important:** This brochure is for guidance only and does not form part of any offer or contract. Some descriptions are subjective and given in good faith but should not be relied upon as fact. All measurements are approximate and not to be used for critical dimensions. The images are illustrative only. Variations in materials, floor layouts, site plan and landscape may occur in the completed scheme. If anything is critical to you, please check with us. **Your safety: Sites under construction can be dangerous. Visitors must be accompanied by our representatives whilst on-site. We will provide you with a hard hat & high-visibility vest and robust footwear must be worn. Children must remain with parents throughout the visit.**

# Location



Postcode for satnav: GL19 3QA    [///tokens.camps.cabs](http://tokens.camps.cabs)

  
**Badminton**

[WWW.BADMINTON.DEV](http://WWW.BADMINTON.DEV)

Selling Agent:



**STEVE GOOCH**  
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**01531 820 844**