

HUXLEY COURT AT BRADLEY'S LAKE

SOUTH CERNEY · GLOUCESTERSHIRE GL7 5XF



COLBURN

ALL IN THE DETAIL

HUXLEY COURT
AT BRADLEY'S LAKE

*is an exclusive new development
of very desirable
luxury 5 bedroom homes, ideally located,
on the edge of a beautiful lake
in the Cotwold Water Park*



*Water, Water
Everywhere*



COLBURN

THE COMPANY

Colburn is an established residential development company based near Stroud, Gloucestershire, which for the past 30 years has specialised in numerous challenging and highly original developments located throughout the southwest 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 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 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 reduce 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.



DID YOU KNOW?

The town of Swindon has long been associated with rail travel, located as it is on the main line between Bristol and London. This was Isambard Kingdom Brunel's Great Western Railway, and in 1841 Swindon became the location for the line's repair and maintenance yards.

Initially there was no station building, and passengers used a local pub to buy their tickets! The station that exists today was constructed in the 1970s and serves as a major hub for trains to London and the West.

STEAM Museum, which tells the story of the Great Western Railway, is housed in a beautifully restored Grade II listed railway building in the heart of the former Swindon railway works and is well worth a visit.



SOUTH CERNEY SAILING CLUB, BRADLEY'S LAKE

SOUTH CERNEY OUTDOOR, LAKE 12

THE VILLAGE

South Cerney is a thriving Cotswold village nestling on the edge of the Cotswold Water Park just south of Cirencester. With over 140 lakes to choose from there is an unprecedented number of recreational and leisure activities on offer for all those who love the outdoors. Sailing, windsurfing, canoeing, waterskiing and angling to name just a few... There is even a beach where you can go swimming!

Cyclists and walking enthusiasts are spoilt for choice with its abundance of footpaths and cycleways, where as bird lovers can participate in wildlife and nature conservation, as the Cotswold Water Park provides an excellent habitat for a diverse range of bird species throughout the year.

South Cerney, which takes its name from the River Churn that flows through the centre of the village,

has a wide range of local amenities including a post office, a couple of small supermarkets, hairdresser, dental surgery, pharmacy a beautiful church, a grade II listed thatched village hall and three pubs! For those who love hitting a ball there is a cricket pitch, two tennis courts, a golf course and various playing fields.

The well respected Ann Edwards Church of England Primary school is situated within the village and there is an impressive choice of state, grammar and independant schools nearby.



ALL HALLOWS CHURCH

TRANSPORT

The village is located within easy reach of a number of larger towns including Cirencester (4.5 miles), Swindon (13 miles) and Stroud (17 miles). Junction 15 of the M4 is approximately fifteen miles away.

There is a regular bus service to Cirencester, Cheltenham and Swindon and the mainline railway stations at Kemble and Swindon provide train services to Paddington station in London, Cheltenham and the West Country.



VILLAGE HALL

STATION ROAD

SOUTH CERNEY



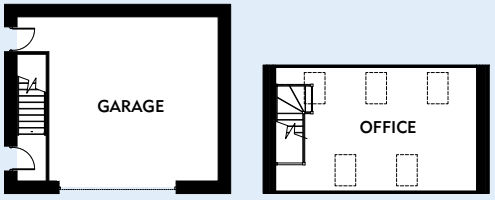
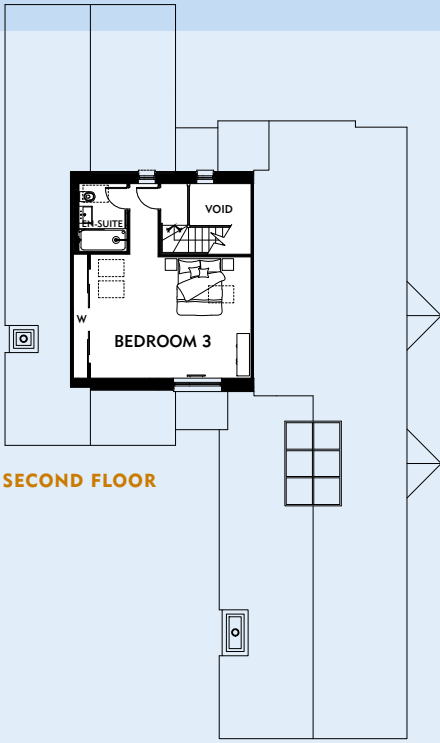
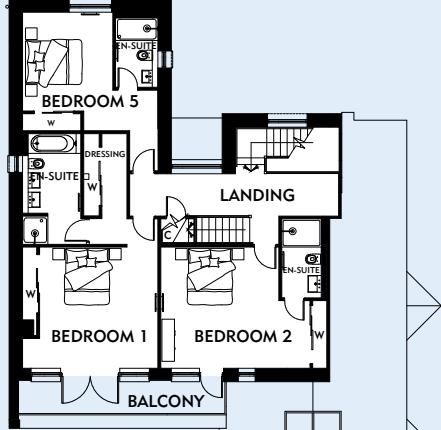
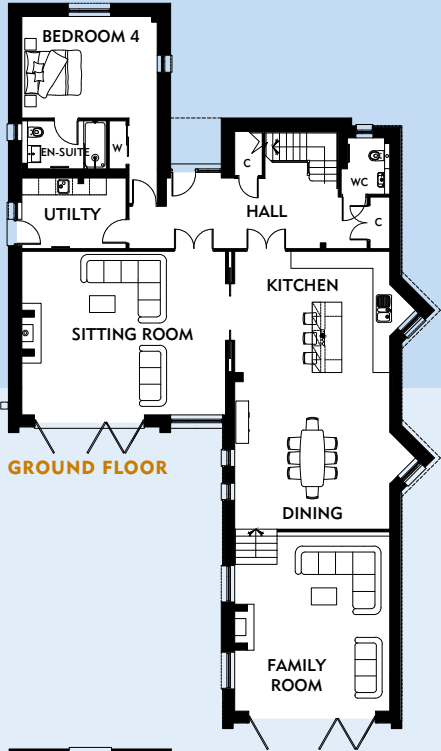
SOUTH CERNEY GOLF CLUB



SILVER STREET



NUMBER 1



THE SOMERFORD

NUMBERS 1 AND 3 - 5 BEDROOM HOME

A detached home on 3 floors with 5 double bedrooms, all with en-suites and a double garage

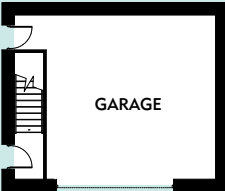
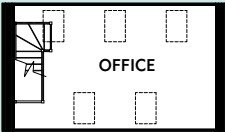
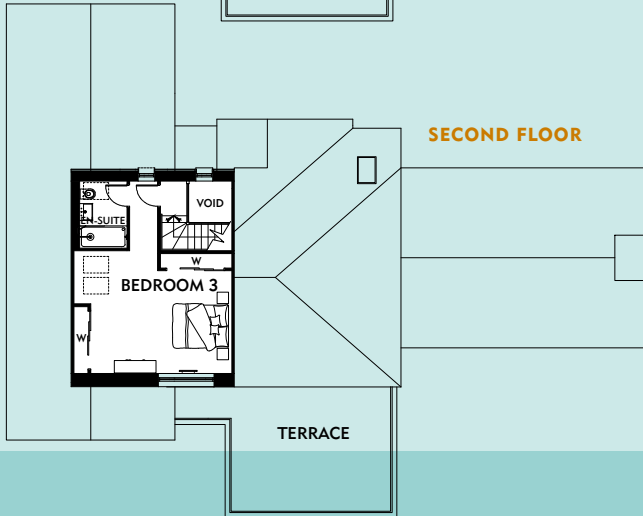
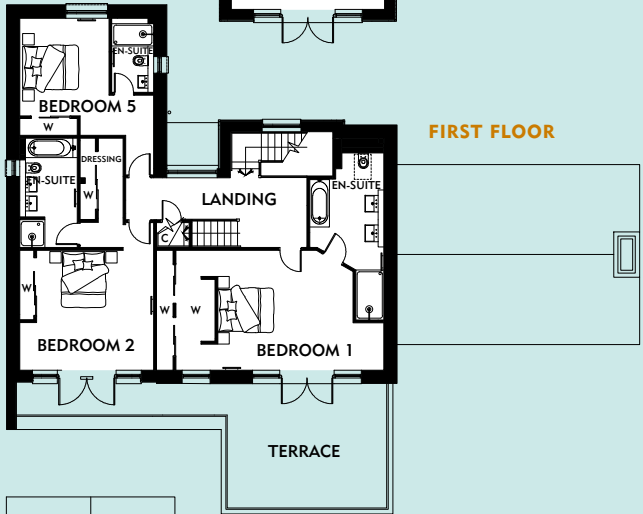
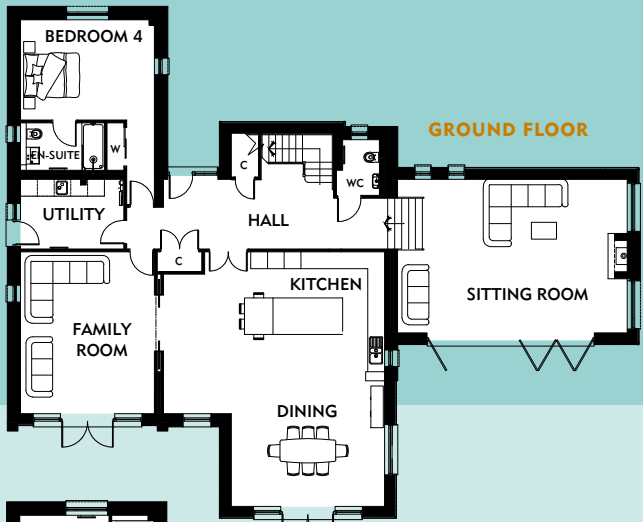
	Length Metric	Width Metric	Length Imperial	Width Imperial
Family Room	6.15	5.45	20'2"	17'11"
Kitchen/Dining Room	9.80	5.45	32'2"	17'11"
Sitting Room	5.75	7.15	18'10"	23'5"
Bedroom 1	Inc. wardrobes 4.25	4.75	13'11"	15'7"
Bedroom 2	Exc. wardrobes 4.25	5.25	13'11"	17'3"
Bedroom 3	Inc. wardrobes 4.25	6.20	13'11"	20'4"
Bedroom 4	3.55	4.75	11'8"	15'7"
Bedroom 5	Inc. wardrobes 4.10	3.20	13'5"	10'6"
Home Office	4.65	7.55	15'3"	24'9"

THE ASHTON

NUMBER 2 - 5 BEDROOM HOME

A detached home on 3 floors with 5 double bedrooms, all with en-suites and a double garage

		Length Metric	Width Metric	Length Imperial	Width Imperial
Family Room		5.75	4.75	18'10"	15'7"
Kitchen/Dining Room		9.05	7.85	29.8"	25'9"
Sitting Room		5.45	8.15	17'11"	26'9"
Bedroom 1	Inc. wardrobes	4.25	8.10	13'11"	26'7"
Bedroom 2	Inc. wardrobes	4.25	4.75	13'11"	15'7'
Bedroom 3	Inc. wardrobes	4.25	5.55	13'11"	18'3"
Bedroom 4		3.55	4.75	11'8"	15'7"
Bedroom 5	Inc. wardrobes	4.15	3.15	13'7"	10'4"
Home Office		4.65	7.55	15'3"	24'9"



SITE PLAN



THE SOMERFORD
NUMBERS 1 AND 3

THE ASHTON
NUMBER 2

POSSIBLE 4TH HOUSE

SPECIFICATIONS



Colburn works hard to keep ahead of the game,
producing highly specified homes of exceptional quality.

Colburn pursues a policy of continuous improvement. Whilst every effort has been made to ensure the information in this brochure is correct, it is intended only as a guide and the company reserves the right to alter the information as necessary and without prior notice. This does not constitute or form any part of a sale agreement.

BLANCO


OMEGA PLC

hansgrohe

**MANDARIN
STONE**

DURAVIT

SIEMENS

GEBERIT

SPECIFICATIONS

GENERAL

External Walls

- > Natural stone

Roof Tiles

- > Natural slate

Windows

- > Internorm powder coated aluminium

External Doors

- > Internorm windows and doors, tripled glazed with wood finish internally

Heating

- > **Ground Floor** - Underfloor heating to ground floor, radiators throughout
- > **Primary** - Gas central heating
- > **Fires** - Wood burning stove
- > **Bathrooms & Ensuites** - Underfloor electric heating

Wardrobes

- > Built in wardrobes as shown with internal light

Stairs

- > Oak strings and ballustrades

Doors

- > Oak faced doors throughout
- > Brushed chrome fittings

Flooring

- > Ceramic flooring to halls, cloakrooms, and kitchen/sitting rooms
- > Ceramic flooring to bathrooms

ELECTRICAL

- > Brushed chrome face plates

COMMUNICATION

- > TV point to all other rooms including bedrooms

- > Telephone points in all rooms

- > Data (internet) points in all rooms

- > N.B. Purchaser is responsible for establishing a broadband connection with their preferred internet service provider

- > Deta Connect enables app controlled lighting and power to kitchen/dining, family room, sitting room and bedroom 1

- > Heat controlled via app through Smartphones/wireless thermostats

- > Wi-fi boosters to be provided to boost signal from router

- > Aerial and Sky dish fitted

- > Audio Entertainment - supply and fit of speakers and cables to kitchen, sitting room and bedroom 1

KITCHEN

- > Omega kitchens, high gloss contemporary finish, soft close doors and drawers

- > Sileostone worktops

- > Stainless steel integrated Siemens single ovens

- > Multi-function microwave

- > Integrated dishwasher

- > Induction hob

- > Extractor hood

- > Wine cooler

- > American fridge/freezer

- > Under pelmet and plinth lighting

- > Recessed down lights

- > Blanco hot water tap

- > Water softeners

- > Coffee machine

BATHROOM

- > Duravit sanitaryware and vanity units with soft close drawers

- > Soft close toilet seats

- > Hansgrohe taps

- > Heated chrome towel rails

- > Mirrors over basins

- > Recessed down lights

- > Built in mains pressure thermostatic shower by Hansgrohe

- > Geberit toilet systems

- > Walk in shower units

- > Full height mandarin tiling to showers and 1.2m high to walls with fittings

UTILITY ROOM

- > Washing machine and tumble dryer space

- > Freezer space

- > Stainless steel single bowl

SECURITY AND ENERGY EFFICIENCY

- > Triple glazed and factory finished aluminium powder coated doors and windows

- > Multi-point locking system to external doors

- > Smoke/heat detectors

- > External lighting

- > A-rated efficiency boiler

- > 400mm loft insulation or equivalent

- > Low energy lighting (90% of lights)

- > Alarm system fitted

- > Wall safes

EXTERIOR

- > Front and rear lights

- > Exterior electrical socket

- > Outside taps to front and rear of each property

- > Turf to front and rear gardens

- > Paved terrace as landscape plan

- > 6m Tee mooring jetty (details to be confirmed)

HIGHLIGHTS



Stroud - *Farmers' Market*

You won't be able to resist the intoxicating smells and colours of some of the finest local produce in the country! This busy, popular multi-award winning market is held every Saturday morning in the Cornhill Market Place.



THE FARMER'S MARKET, STROUD



Cheltenham - *Festivals*

This beautiful, Regency Spa town offers a rich diversity of cultural and sporting festivals throughout the year. Whether you are a lover of literature, a budding scientist or jazz enthusiast - there is something for everyone. Sporting highlights include the 140 year old Cricket Festival in the idyllic setting of Cheltenham College and 'The Festival' - the highlight of the National Hunt racing calendar.



LITERARY FESTIVAL



JAZZ FESTIVAL



LYDIARD PARK



Lydiard Park - *Recreation*

Lydiard Park is a beautiful historic estate with a Palladian house, church, lake, walled garden and tea room, set in 260 acres of parkland, on the Western edge of Swindon. It is the perfect destination for a walk, run or bike ride and an ideal spot for a picnic or BBQ in the summer.



Designer Outlet, Swindon - *Shopping*

The McArthurGlen Designer Outlet is housed in the beautifully renovated Grade II listed buildings of the Great Western Railway Works. It is one of the largest covered designer outlets in Europe and home to over 100 designer and high street brands. You will be spoilt for choice!

Cirencester -

'Gateway to the Cotswolds'

With its Roman heritage, honey coloured buildings, bustling market square and an eclectic mix of independent shops and cafés there is something for everyone.



MARKET SQUARE, CIRENCESTER



THE MCARTHURGLEN DESIGNER OUTLET, SWINDON



IT'S ALL IN THE DETAIL

4 LEWISTON MILL · TOADSMOOR ROAD · BRIMSCOMBE · STROUD · GLOUCESTERSHIRE GL5 2TE

T 01453 882 280 E sales@colburn.co.uk

WWW.COLBURN.CO.UK

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www.consumercode.co.uk

Design: www.rupertpurcell.co.uk

premier
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