
THE OLD YARD

THE GREEN ♦ UCKINGTON ♦ CHELTENHAM ♦ GL51 9SR

KEtm
KINGSLEY
EVANS

THE OLD YARD

AN EXCLUSIVE DEVELOPMENT OF JUST FOUR BRAND NEW DETACHED FAMILY HOMES WHICH OFFER EXCEPTIONAL AND WELL CONSIDERED PRACTICAL FAMILY ACCOMMODATION WITHIN GENEROUS PLOTS AND AN OPEN COUNTRYSIDE BACKDROP ALL IN A LOVELY VILLAGE SETTING A SHORT DRIVE FROM CHELTENHAM.

MODERN LIFESTYLE, CLASSIC LIVING

Particular thought has been given to the design of each house and to the overall feel of the build with contemporary living at the forefront. Each home is characterful in style carefully combining traditional architecture with a modern approach to the finish, design and sustainability.

Offered to the market with an exemplary finish, the houses include high end fixtures and fittings, bespoke kitchens and quality sanitary ware from reputable names. These homes offer comfort and quality yet retaining the focus on practical accommodation, which has been greatly considered, ideal for day to day family living and offering all the modern touches one would expect of a new build home.

SPECIFICATIONS

Kitchens

- ◆ Bespoke Kitchens by DeVol Kitchens.
- ◆ Quartz Worktops
- ◆ Sinks to Kitchen and Utility
- ◆ Quality brassware throughout
- ◆ Integrated fridge freezer or freestanding French door Fridge / Freezer dependent on plot.
- ◆ Range cooker or in built Neff multifunction oven with "hide and slide" dependent on plot design.
- ◆ Neff integrated dishwasher
- ◆ Integrated pull out eco bins to aid recycling
- ◆ Plumbing for tumble dryer and washing machine
- ◆ Mandarin Stone flooring throughout the ground floor.

Bathrooms

- ◆ Crosswater Freestanding Bath & white sanitary ware.
- ◆ Crosswater brassware in either a brushed stainless or brushed brass finish.
- ◆ Walk in shower to Master Bed ensuite
- ◆ Mandarin Stone tiles throughout all bathrooms.

Electrical

- ◆ Fibre Optic broadband available to all plots.
- ◆ CAT 6 data cabling and data points throughout all plots and to various rooms.
- ◆ TV points to various rooms.
- ◆ Brushed Brass electrical sockets / outlets to all rooms (excluding plant room areas).
- ◆ CCTV ready with data cables wired to suitable external positions and fed back to central position.
- ◆ Doorbell.
- ◆ All plots are 3phase ready - Plots 3&4 have already been installed with 3 phase meters which mean they can export for electricity and charge electric cars at a quicker rate. The car chargers are 7KW to Plots 1&2 and 22KW to Plots 3&4.
- ◆ Velux windows and heating controls can all be operated through app control.

Internal finish

- ◆ LPD White Satinwood London Doors with contemporary ironmongery
- ◆ Woodwork finished in pure brilliant white satinwood
- ◆ Matt emulsion walls in Clay.
- ◆ Ceilings in brilliant white

External finish

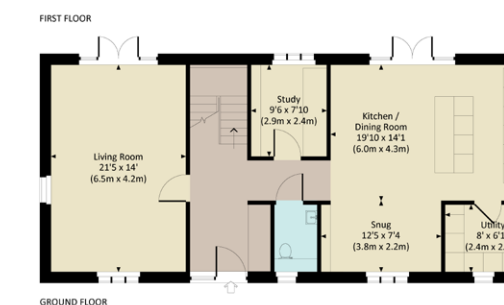
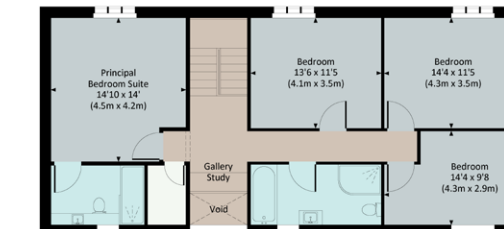
- ◆ Handmade external red facing brickwork.
- ◆ Dale Joinery Timber windows.
- ◆ Black rainwater goods
- ◆ Turf to rear gardens
- ◆ Outside tap & power points.
- ◆ Mandarin Stone external paving
- ◆ Power and light to garage with Hormann roller shutter door.
- ◆ Plots 3&4 Only - Traditional cut roofs & loft ladder to the loft storage.

Zero carbon and energy saving

- ◆ Each Home has an EPC Rating of - A
- ◆ They are constructed to the latest building regulations.
- ◆ Every home is air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC). This is achieved using a fabric first approach throughout the construction, including:
 - ◆ Underfloor heating to the ground floor and first floor including bathrooms. All bathrooms also have towel rail.
 - ◆ Nibe Air source heat pumps
 - ◆ Modern Inset Solar Panels flush with Clay Roof
 - ◆ 5.8KW Solar PV panels, the Solar panel invertors are battery ready should you wish to install a battery in the future.
- ◆ High performance insulation to the ground floor, external walls and roof. All intermediate walls and floor are also insulated.
- ◆ Double glazed windows and doors with energy efficient glazing



THE GREEN, UCKINGTON, GL51
Approx. gross internal area
2071 Sq Ft. / 192.4 Sq M.



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - 44 7793 974 209



PLOT ONE WILLOW HOUSE

APPROXIMATE GROSS INTERNAL AREA
2071 SQ.FT / 192.4 SQ.M

- Entrance Hall
- Large Open Plan Kitchen/Dining/Family Room with doors to the Garden
- Sitting Room
- Home Office
- Galleried Study
- Utility
- Cloakroom
- Master Suite with En Suite
- Three further Bedrooms
- Luxury Bathroom
- Garage
- Garden
- In all 2071 Sq Ft
- EPC Rated A

PLOT TWO WALNUT HOUSE

APPROXIMATE GROSS INTERNAL AREA
2071 SQ.FT / 192.4 SQ.M

- Entrance Hall
- Large Open Plan Kitchen/Dining/Family Room with doors to the Garden
- Sitting Room
- Home Office
- Galleried Study
- Utility
- Cloakroom
- Master Suite with En Suite
- Three further Bedrooms
- Luxury Bathroom
- Garage
- Garden
- In all 2071 Sq Ft
- EPC Rated A



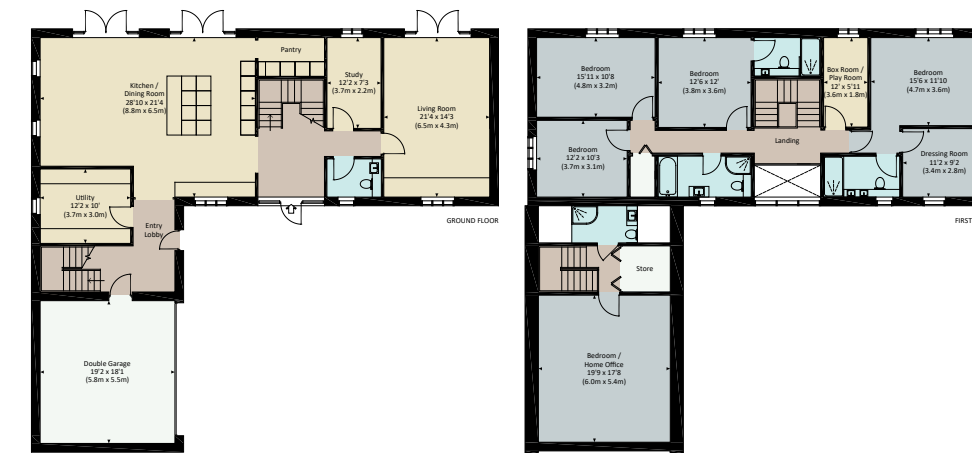
THE GREEN, UCKINGTON, GL51
Approx. gross internal area
2071 Sq Ft. / 192.4 Sq M.



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



THE GREEN, UCKINGTON, GL51
Approx. gross internal area
3663 Sq Ft. / 340.3 Sq M.



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



PLOT THREE OLIVE HOUSE

APPROXIMATE GROSS INTERNAL AREA
3663 SQ.FT / 340.3 SQ.M

- One of the largest properties
- Atrium Style Entrance Hall
- Large Kitchen/Dining/Family Room open to Garden
- Study
- Utility
- Cloakroom
- Pantry
- Master Suite with En Suite Et Dressing Room
- Guest Bedroom with En Suite
- Three Further Double Bedrooms
- Playroom
- Family Bathroom
- Double Garage
- Room over garage – Gym or Home Office with a Shower Room
- In all 3663 Sq Ft
- EPC Rated A

PLOT FOUR MULBERRY HOUSE

APPROXIMATE GROSS INTERNAL AREA
3663 SQ.FT / 340.3 SQ.M

One of the largest properties

Atrium Style Entrance Hall

Large Kitchen/Dining/Family Room Open to Garden

Study

Utility

Cloakroom

Pantry

Master Suite with En Suite & En Suite

Guest Bedroom with En Suite

Three Further Double Bedrooms

Playroom

Family Bathroom

Double Garage

Room over garage – Gym or Home Office with a Shower Room

In all 3663 Sq Ft

EPC Rated A



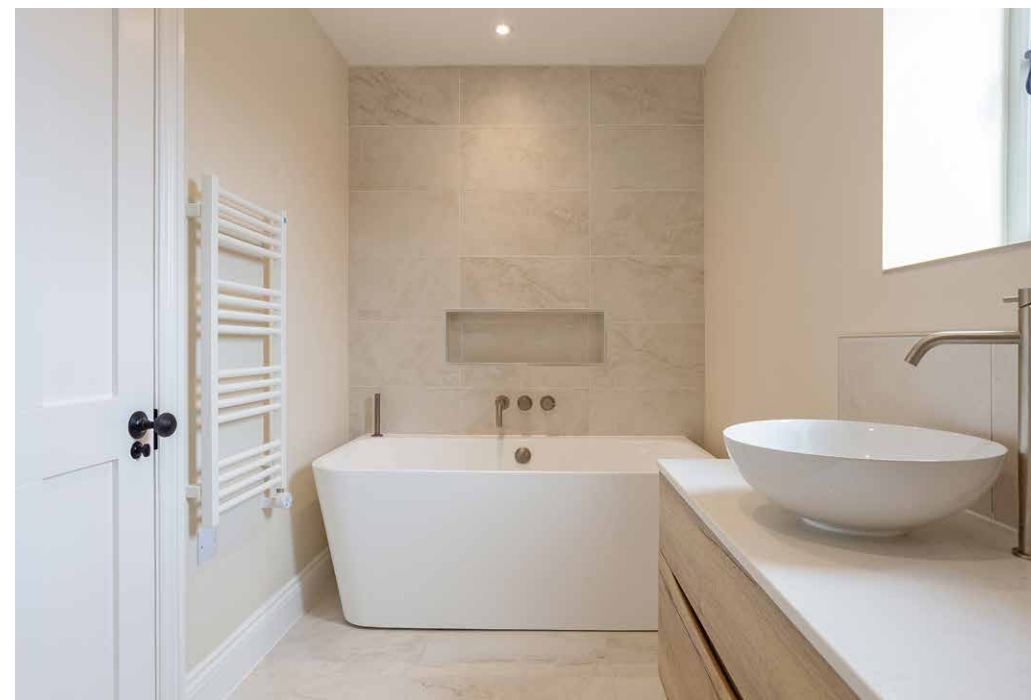
THE GREEN, UCKINGTON, GL51
Approx. gross internal area
3663 Sq Ft. / 340.3 Sq M.



DOWLING & CO.

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

KE
KINGSLEY
EVANS



SITUATION

The village of Uckington is situated about three miles from Cheltenham, a lovely area with a thriving community, located on the north-west fringe of the town. Whilst this area is notably semi-rural, surrounded by some super walking countryside, it is an easily accessible spot conveniently placed within a mile to the popular shopping area of Kingsditch and Gallagher Retail Park nearby, comprising two large super markets, a chemist, various retail shops and a under construction, a brand new M&S home/food store. Cheltenham is a short distance on and within an easy drive or bus route in, providing a more comprehensive range of amenities and facilities. A Regency spa town, Cheltenham offers a cosmopolitan lifestyle to its audience playing host to several highly acclaimed festivals including food, literary and jazz. In addition, this area offers an excellent choice of private, state and Grammar schools, in both Cheltenham and Gloucester of which the properties are in close proximity. For the commuter, the M50 and M5 gives easy access to major cities.

DESCRIPTION

The Old Yard is an outstanding development of just four luxury, newly constructed homes of the most discerning quality with an eco-responsible approach. Designed in a barn style to compliment the surrounding architecture and landscape, each property sits in a generous plot within a private and select enclave backing onto open countryside. Ranging from 2070 sq ft to 3660 sq ft, each home is individual in style internally, with particular thought given to practical and comfortable living arrangement with a luxury finish ideal for contemporary living. All beautifully proportioned with private gardens and off-road parking and garaging.

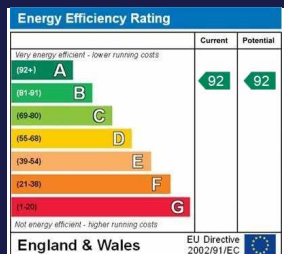
Due for completion 2024.

ADDITIONAL INFORMATION

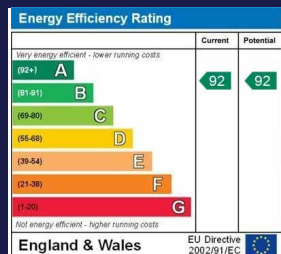
Local Authority: Tewkesbury Borough Council

Viewings: Viewing by appointment only

Plot 3



Plot 4



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE

Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

