

ST MARY'S MEADOW
EARDISLEY



Cotswold Oak specialise in select developments throughout The Cotswolds. We take great pride in designing and building traditional homes, with a focus on quality and placemaking.



ST MARY'S MEADOW

EARDISLEY

Welcome to St Mary's Meadow.

This exclusive collection of private 3 and 4 bedroom homes is located in the village of Eardisley, 15 miles west of Hereford and little more than 5 miles from the Welsh border, offering easy access to both England and Wales.

All of these homes are built to our Signature specification with an exceptional finish throughout. We are fully committed to delivering superior homes built with quality and style.



STUNNING LOCATION

BEAUTIFUL MARKET TOWNS

The village of Eardisley sits in a stunning location in Herefordshire close to the Welsh border. Situated on the River Arrow the village has a rich history dating back to the 11th century and is dominated by the notable landmark of St Mary Magdalene Church, with impressive stained-glass windows, as well as offering some classic black and white timbered buildings that are typical of the area.

The main attraction here though is the breathtaking rural beauty of the countryside – whether horse riding across the hills, strolling along the banks of the river or cycling through picturesque villages and market towns there are endless opportunities to connect with nature in this part of the world.



LOCAL AMENITIES

Eardisley is a charming Herefordshire village that offers a range of local amenities for residents and visitors alike. At its heart is a well-stocked village shop, perfect for everyday essentials. Supermarkets and a range of shopping and eating options can be found in nearby Hay-on-Wye or Hereford. The New Strand, at the centre of the village, acts as a multi-purpose community hub consisting of a bar, café/restaurant, bookshop and post office all in the same building while there are also several other popular country pubs within just a short drive.

PLACES TO SEE

This part of Herefordshire is home to many picturesque market towns featuring distinctive black and white half-timbered buildings, historic market squares, independent shopping and a sense of community, including Kington, Pembridge, Eardisland, Hay-on-Wye and Leominster.



TRANSPORT CONNECTIONS

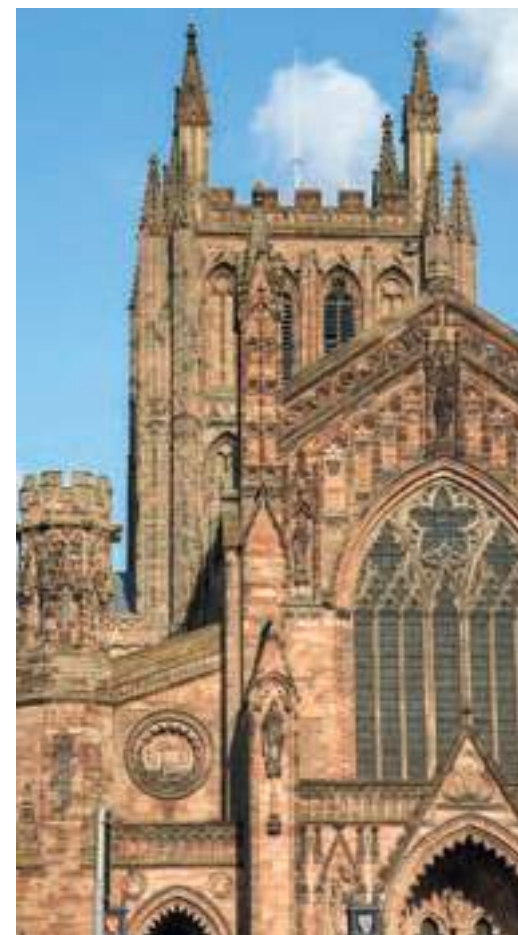
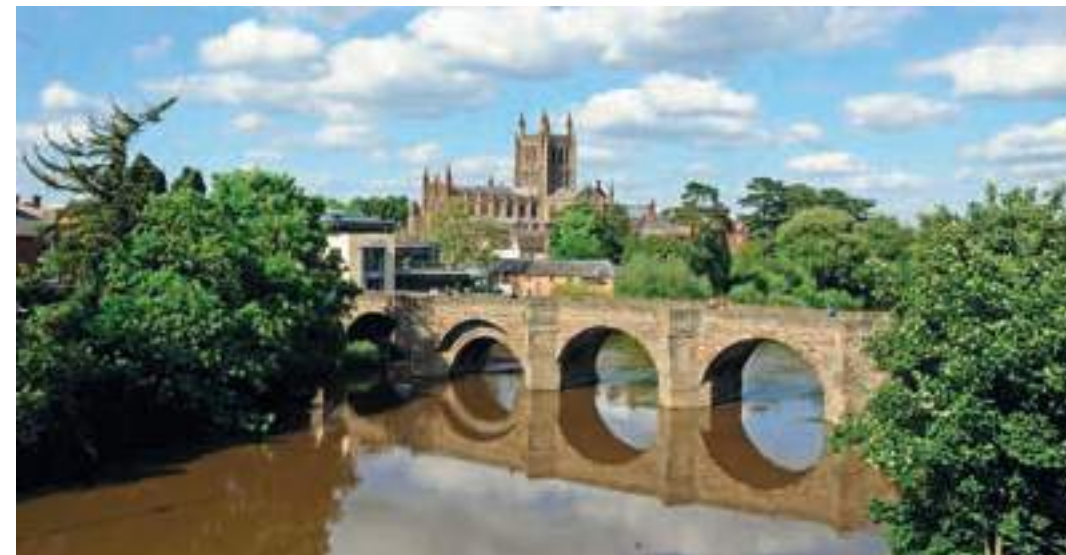
TRAVEL OPTIONS MADE EASY

Eardisley is located in the west of Herefordshire and close to the Welsh border so within easy reach of both the impressive hills and valleys of Wales and the delightful market towns and villages of the English countryside.

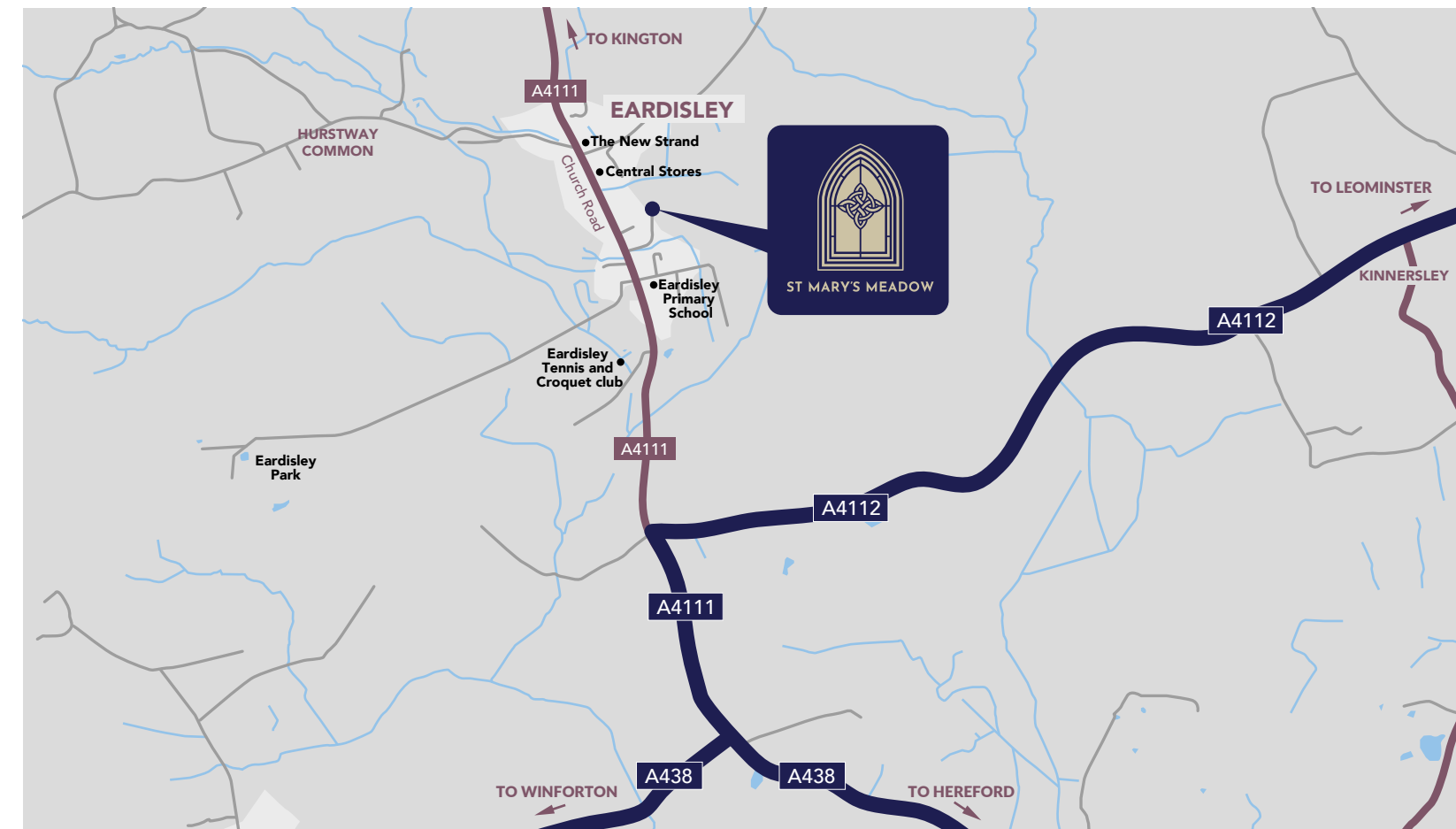
It's just a half hour drive to the cathedral city and county town of Hereford and then another 20 minutes to reach the M50 to connect to the national motorway network for driving further afield.

The nearest train stations are at Leominster and Hereford with regular services to all points across the UK including services to Cardiff (approx. 1 hour), Liverpool (approx. 2 hours) and London (approx. 3 hours).

Birmingham International, Bristol and Cardiff are the closest airports, all around a 2-hour drive, meaning international travel connections are within reach.



Eardisley enjoys an enviable countryside location and connects well with both England and Wales through road and rail links.



TRAVEL DISTANCES FROM ST MARY'S MEADOW

Hay-on-Wye	10.1 miles
Hereford	15.2 miles
Leominster	15.3 miles
Abergavenny	30.3 miles
Ross-on-Wye	30.8 miles
Worcester	40.1 miles
Gloucester	44.6 miles
Birmingham Intl. Airport	77.0 miles

HEREFORD STATION ~ 15.1 MILES

Cardiff Central	1hr 5 mins direct
Birmingham New Street	1hr 29 mins direct
London Paddington	2hrs 53 mins (via Newport, South Wales)

LEOMINSTER STATION ~ 15.8 MILES

Birmingham New Street	1hr 47 mins (via Shrewsbury)
Manchester Piccadilly	2hrs 4 mins direct
Liverpool Lime Street	2hrs 29 mins (via Crewe)



Computer generated image

INTRODUCTION TO ST MARY'S MEADOW



THE TALBOT

PLOTS: 14 & 15 ~ 868 SQ FT

3-BEDROOM SEMI-DETACHED HOME



THE FERRERS

PLOT: 7 ~ 1275 SQ FT

3-BEDROOM DETACHED HOME



THE DEVEREUX

PLOTS: 6 & 13 ~ 1410 SQ FT

3-BEDROOM DETACHED HOME



THE PEMBRIDGE

PLOT: 16 ~ 1475 SQ FT

3-BEDROOM DETACHED HOME

There is a choice of 3 and 4 bedroom homes at St Mary's Meadow ranging from the semi-detached 3-bedroom Talbot through to the 4-bedroom detached Lucy with a separate double garage. The development is accessed through Millstream Gardens just off Church Road (A4111) at the heart of the village, close to the church and the local primary school, and backs onto mature open fields to create a truly countryside setting.



THE VAUGHAN

PLOTS: 5, 12 & 17 ~ 1498 SQ FT

3-BEDROOM DETACHED HOME



THE CLIFFORD

PLOTS: 4 & 18 ~ 1460 SQ FT

4-BEDROOM DETACHED HOME



THE LUCY

PLOT: 1 ~ 1553 SQ FT

4-BEDROOM DETACHED HOME

SITE PLAN





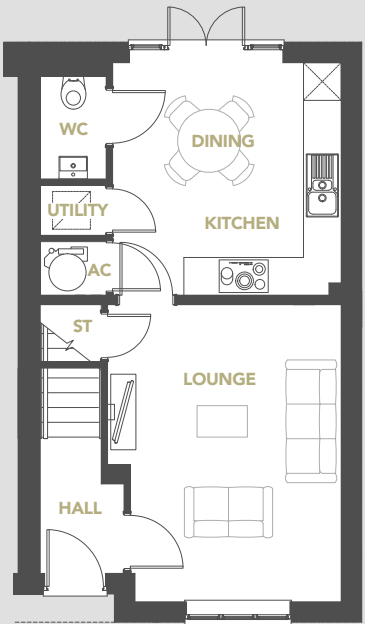
THE TALBOT

3-bedroom semi-detached home ~ plots 14 & 15



THE TALBOT

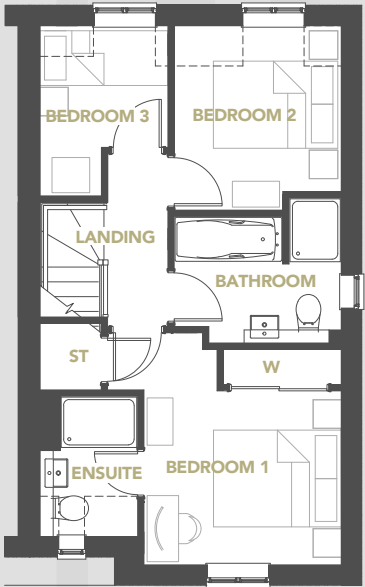
3-bedroom semi-detached home - 868 sq.ft. (80.64m²)



GROUND FLOOR

GROUND FLOOR

Lounge	4.8m x 3.8m	15'9" x 12'6"
Kitchen/Dining	3.8m x 3.7m	12'6" x 12'2"
Utility	1.7m x 0.9m	5'7" x 2'12"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	3.7m x 3.2m	12'2" x 10'6"
Bedroom 2	3m x 2.7m	9'10" x 8'10"
Bedroom 3	2.7m x 2.1m	8'10" x 6'11"
Bathroom	2.7m x 2.3m	8'10" x 7'7"

Note:
Floorplan shows plots 15,
plot 14 is handed.

Note: Computer Generated Illustrations are indicative only and some details may vary. All room dimensions are approximate and shown as maximums. Refer to the site layout for details of parking arrangements. This information is for guidance only and does not form part of any contract or constitute a warranty but please ask the agent/sales adviser for clarification on any matter.



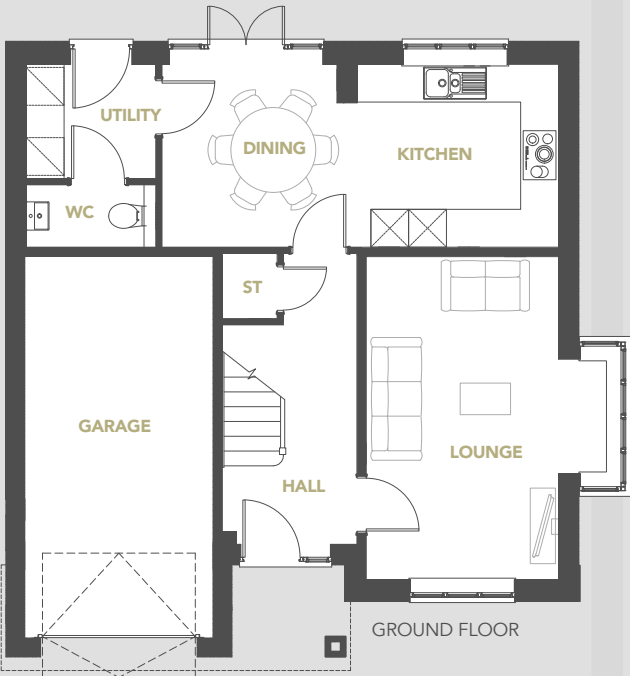
THE FERRERS

3-bedroom detached home ~ plot 7



THE FERRERS

3-bedroom detached home - 1275 sq.ft. (118.45m²)



GROUND FLOOR

Lounge	5.2m x 4m	17'x 13'1"
Kitchen	3.5m x 3m	11'6" x 9'10"
Dining	3m x 2.8m	9'10" x 9'3"
Utility	2.1m x 1.9m	6'11" x 6'3"



FIRST FLOOR

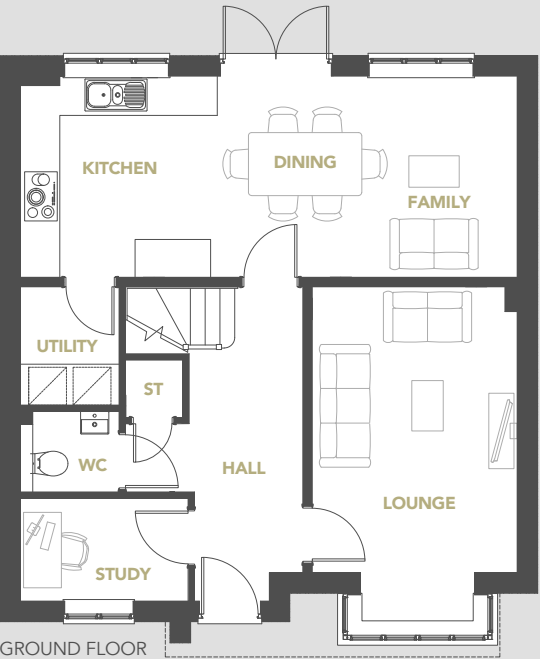
Bedroom 1	4.4m x 2m	14'5" x 6'7"
Dressing	3.2m x 1.8m	10'6" x 5'10"
Bedroom 2	4.2m x 3m	13'9" x 9'10"
Bedroom 3	3.5m x 3m	11'6" x 9'10"

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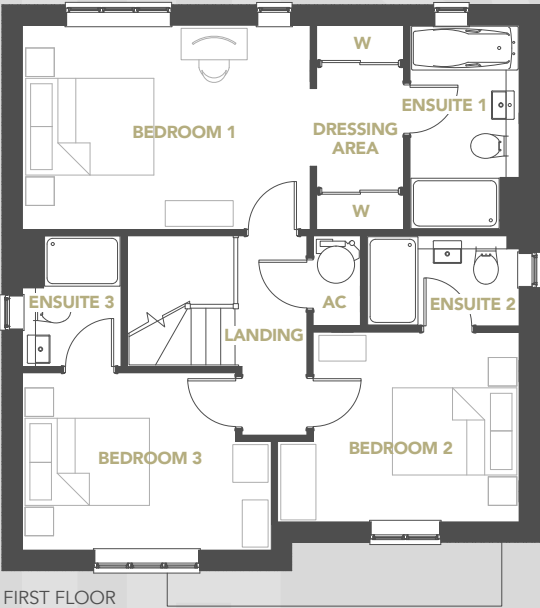
THE DEVEREUX
3-bedroom detached home ~ plots 6 & 13

THE DEVEREUX
3-bedroom detached home - 1410 sq.ft. (130.99m²)



GROUND FLOOR

Lounge	5.4m x 3.3m	17'9" x 10'10"
Kitchen/Dining/Family	7.9m x 3.3m	25'11" x 10'10"
Utility	1.9m x 1.6m	6'3" x 5'3"
Study	2.7m x 1.7m	8'10" x 5'7"



FIRST FLOOR

Bedroom 1	4.6m x 3.3m	15'1" x 10'10"
Dressing	3.3m x 1.4m	10'10" x 4'7"
Bedroom 2	3.9m x 3m	12'9" x 9'10"
Bedroom 3	4m x 2.8m	13'1" x 9'3"

Note:
Floorplan shows plots 6 & 13.

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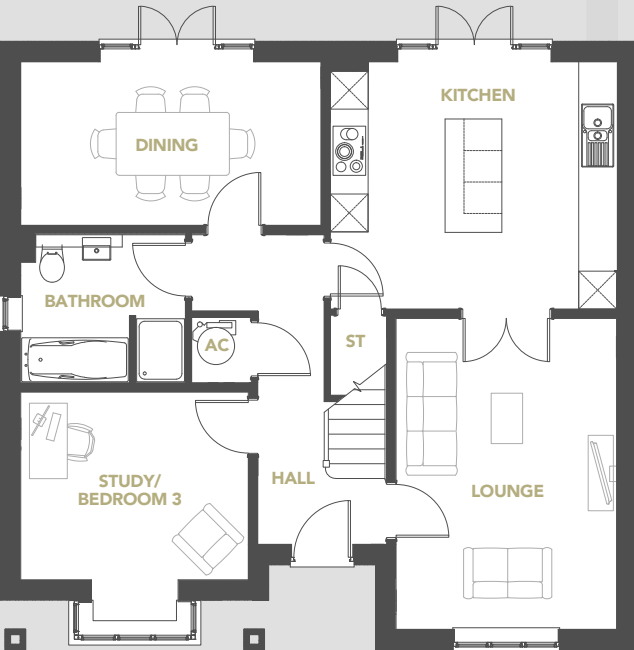


THE PEMBRIDGE

3-bedroom detached home ~ plot 16

THE PEMBRIDGE

3-bedroom detached home - 1475 sq.ft. (137.03m²)



GROUND FLOOR

GROUND FLOOR

Lounge	5m x 3.5m	16'5" x 11'6"
Kitchen	4.6m x 4m	15'11" x 13'11"
Dining	4.8m x 2.6m	15'9" x 8'6"
Study/Bedroom 3	3.7m x 3m	12'2" x 9'10"
Bathroom	2.7m x 2.4m	8'10" x 7'10"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	5.3m x 3.6m	17'5" x 11'10"
Bedroom 2	3.7m x 3.4m	12'2" x 11'2"
Bathroom	2.5m x 1.8m	8'2" x 5'10"

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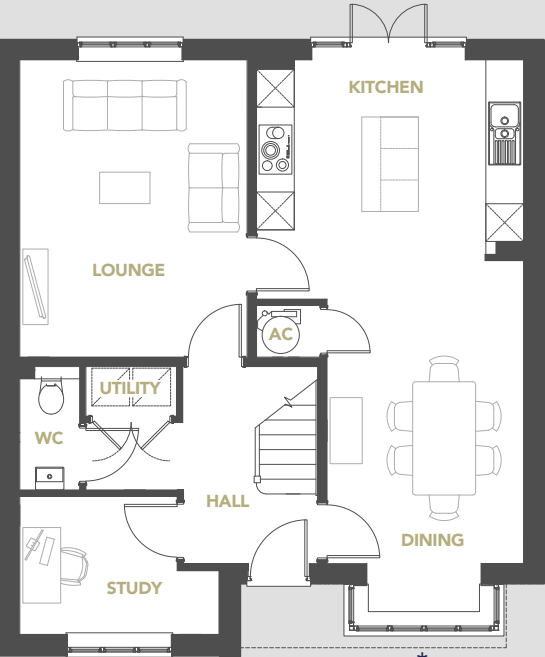
THE VAUGHAN

3-bedroom detached home ~ plots 5, 12 & 17



THE VAUGHAN

3-bedroom detached home - 1498 sq.ft. (139.17m²)



GROUND FLOOR

GROUND FLOOR

Lounge	4.8m x 3.7m	15'9" x 12'2"
Kitchen	4.3m x 3.2m	14'1" x 10'6"
Dining	5.6m x 3.2m	18'4" x 10'6"
Study	3.2m x 2.2m	10'6" x 7'3"
Utility	2m x 1.5m	6'7" x 4'11"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	4.4m x 3.4m	14'5" x 11'2"
Dressing	3.6m x 2.6m	11'10" x 8'6"
Bedroom 2	4.2m x 3m	13'9" x 9'10"
Bedroom 3	3.8m x 2.7m	12'6" x 8'10"
Bathroom	2.6m x 2.6m	8'6" x 8'6"

Note:
Floorplan shows plots 5 & 17,
plot 12 is handed.

* Bay window in
different position on
plots 12 & 17.

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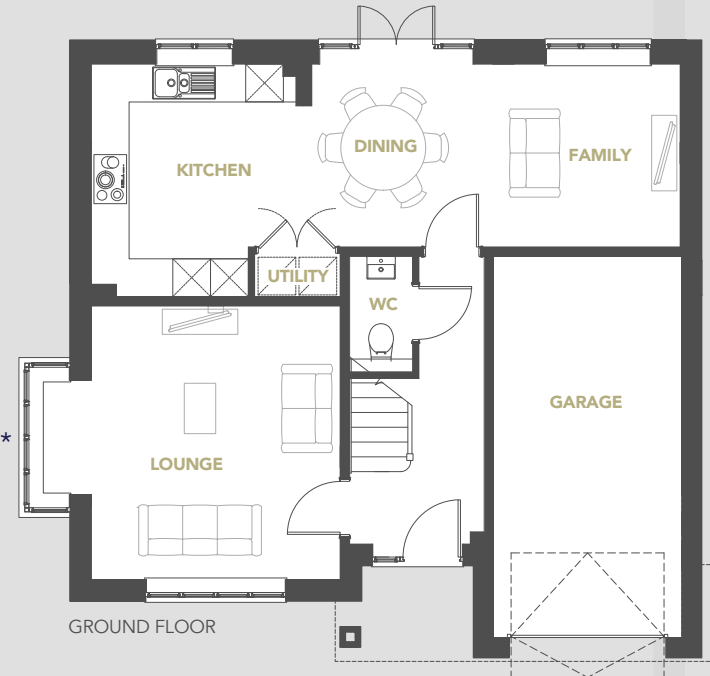
THE CLIFFORD

4-bedroom detached home ~ plots 4 & 18



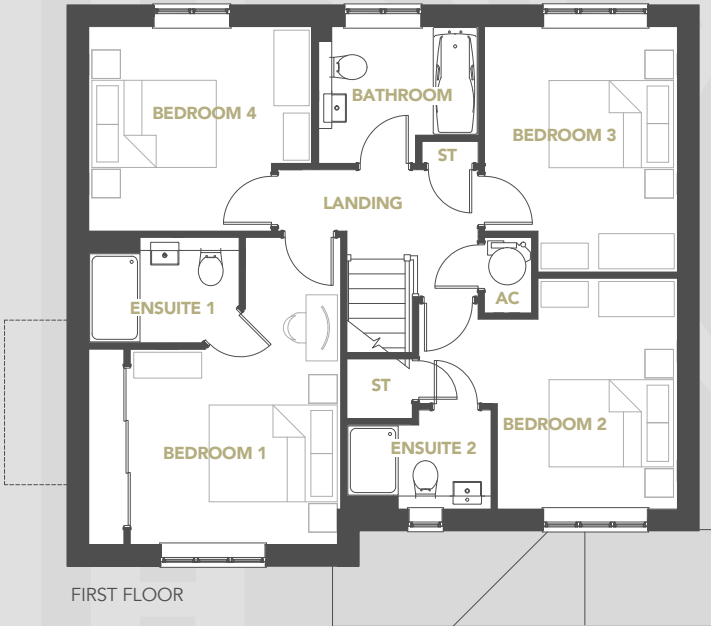
THE CLIFFORD

4-bedroom detached home - 1460 sq.ft. (135.64m²)



GROUND FLOOR

Lounge	5.2m x 4m	17' x 13'1"
Kitchen	3.8m x 3.3m	12'6" x 10'10"
Family	3.2m x 3m	10'6" x 9'10"
Dining	3m x 2.8m	9'10" x 9'3"
Utility	1.4m x 0.7m	4'7" x 2'4"



FIRST FLOOR

Bedroom 1	4.9m x 4m	16'1" x 13'1"
Bedroom 2	4m x 3.9m	13'1" x 12'9"
Bedroom 3	3.9m x 3.1m	12'9" x 10'2"
Bedroom 4	3.6m x 3.3m	11'10" x 10'10"
Bathroom	2.6m x 2.1m	8'6" x 6'11"

Note:
Floorplan shows plots 18,
plot 4 is handed.

* Lounge bay window
in different position
on plot 4.

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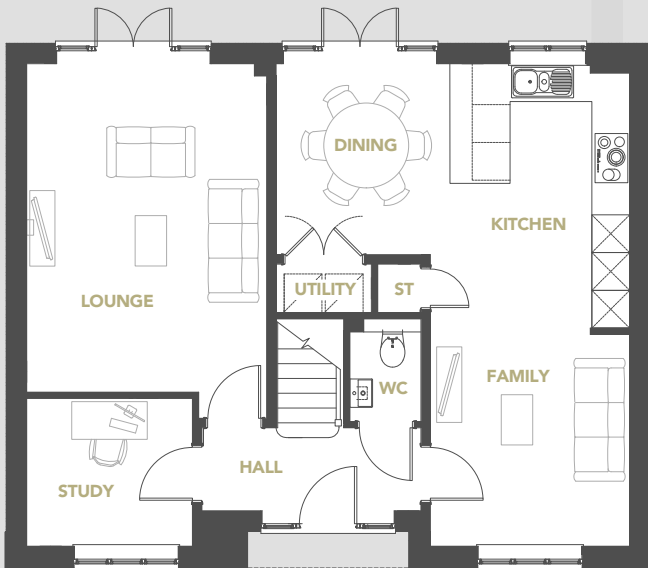


THE LUCY

4-bedroom detached home ~ plot 1

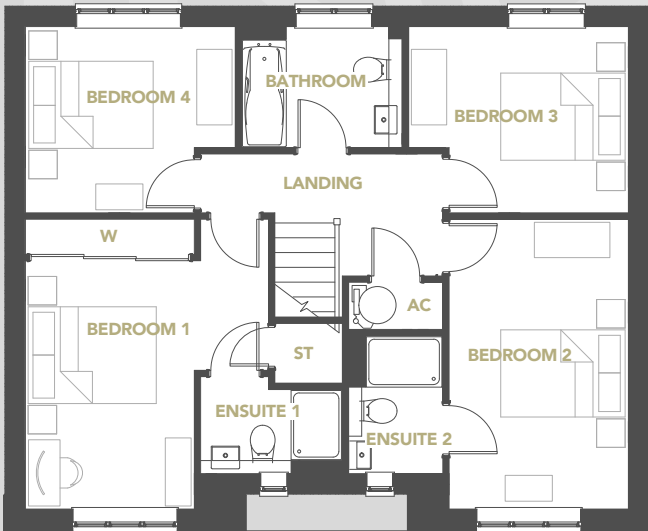
THE LUCY

4-bedroom detached home - 1553 sq.ft. (144.28m²)



GROUND FLOOR

Lounge	5.3m x 3.9m	17'5" x 12'9"
Study	2.7m x 2.4m	8'10" x 7'10"
Kitchen/Dining	5.7m x 4.3m	18'8" x 14'1"
Family	3.4m x 3.2m	11'2" x 10'6"
Utility	1.5m x 0.8m	4'11" x 2'8"



FIRST FLOOR

Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
Bedroom 2	4.6m x 2.8m	15'1" x 9'3"
Bedroom 3	3.5m x 3m	11'6" x 9'10"
Bedroom 4	3.4m x 3m	11'2" x 9'10"
Bathroom	2.6m x 2m	8'6" x 6'7"

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STYLISH INTERIORS

FOR MODERN LIVING

St Mary's Meadow is an outstanding development with an impressive specification. Built with modern living in mind - from individually designed kitchens at the heart of the home to stylish bathrooms offering a sanctuary of calm - each individual property enjoys a range of premium quality features which combine with our Signature specification to deliver truly exceptional homes.

Note: Interior pictures shown are from previous Cotswold Oak developments.



All the homes at St Mary's Meadow have been crafted with quality materials to showcase the very best in design.



SUPERIOR SPECIFICATION

EXCEPTIONAL QUALITY

KITCHEN

- Fully fitted Symphony kitchen from the Gallery range
- Laminate worktop with matching up-stand
- Stainless steel Symphony splashback fitted behind hob
- Inset stainless steel 1.5 sink with chrome mixer tap
- Integrated AEG double oven, hood & hob
- Integrated Electrolux fridge/freezer and dishwasher
- Integrated Electrolux washer/dryer where there is no utility area/space
- Induction hob
- Karndean flooring

ELECTRICS & LIGHTING

- Television points to living room and bedroom 1 where applicable
- Telephone points to living room and hallway where applicable
- Data points to living room and bedroom 1
- Four spot track light to kitchen
- LED light to bathrooms and ensuites
- Pendant lighting to all other rooms

INTERIOR AND EXTERIOR DETAILS

- Wardrobe with mirrored doors fitted to bedroom 1
- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps, handrail and bottom step where possible
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mains operated doorbell
- External light
- Air Source Heat Pump

CLOAKROOM, BATHROOMS & ENSUITES

- Roca semi pedestal or pedestal hand basin with contemporary Hansgrohe basin mixer to cloakroom
- Roca pedestal hand basin with contemporary Hansgrohe basin mixer to ensuites
- Roca toilets with soft-closing seat and cover

- Glass Merlyn doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit, where applicable
- Roca Gap bath with panel and Hansgrohe thermostatic low-level kit & shower mixer
- Porcelanosa tiling to include:
 - Splashback behind basin in cloakroom
 - Half-height tiling around bath, and splashback behind basin in bathroom
 - Full-height tiling to shower areas, and splashback behind basin in ensuite
 - Window cill tiling (where applicable) in bathroom and ensuite
- Chrome heated towel rails to bathrooms and ensuite
- Karndean flooring

THE
SIGNATURE
COLLECTION



OUR SIGNATURE SPECIFICATION INCLUDES

- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps and handrail where possible
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mains operated doorbell
- Mirrored wardrobes to bedroom 1
- Karndean flooring
- Roca sanitaryware
- Porcelanosa tiles

Note: Interior pictures shown are from previous Cotswold Oak developments.



FUTURE PROOFED FOR MODERN LIVING

BUILDING SUSTAINABLE COMMUNITIES

Cotswold Oak Homes is a responsible developer that cares deeply about the effect that modern construction methods and materials can have on the environment.

We consider the levels of carbon dioxide emitted during the construction process as well as during the lifespan of each home, and by reducing our carbon emissions throughout the build we're delivering sustainable and efficient homes which are fit for the future.

Our commitment to building future proofed homes includes:

- Air Source Heat Pumps
- All homes are prepared for EV car charging installation
- Insulation below damp proof course as per Part L Regulations
- Thermally broken energy efficient lintels*
- 500mm insulation to lofts*
- Wastewater heat recovery systems to all plots
- Ecostat 'Ecosmart' Thermostatic showers to all plots
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating

* Where applicable



OUTSTANDING HOMES

CRAFTSMAN FINISH

Established in 2004, Cotswold Oak has grown over the last twenty years to become one of the most recognisable and successful construction companies in the Cotswolds and surrounding areas.

Over this time, we have delivered in excess of 250 new homes and seen families grow and flourish within a Cotswold Oak home – making memories and building futures.



TESTIMONIAL

"It's been a 5-star journey from the very beginning. Our home is beautifully and solidly built, with great attention to detail throughout. The quality really stands out.

Your customer service has been absolutely brilliant, helpful, responsive, and supportive every step of the way.

We're genuinely enjoying living in our new home and would highly recommend Cotswold Oak to anyone looking to buy a new build house, a thoughtfully designed, well-built home"



QUALITY & CRAFTSMANSHIP

Born out of a successful Cotswold joinery business, we still craft bespoke handmade timber joinery items in our dedicated workshop using select hardwoods picked for their durability and aesthetic appearance.

Experience and skills have been gained in utilising oak for the practice of structural oak framing using traditional techniques with modern materials.

As well as delivering outstanding homes as part of select housing developments across the Cotswolds we are also involved in one-off bespoke construction projects working on individual buildings of outstanding quality.



ST MARY'S MEADOW
EARDISLEY

Your next move to St Mary's Meadow

We hope this introduction to the St Mary's Meadow development at Eardisley has given you an insight into life in a new home from Cotswold Oak. If you have any questions or need further information, please do not hesitate to get in touch. We will be delighted to tell you more about how a new Cotswold Oak home could be your best next move.

**For further information, please contact our Selling Agent,
Andrews Land & New Homes on 01242 248975
sales@stmarysmeadow.co.uk**





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EARDISLEY

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Cotswold
Oak
SUPERIOR HOMES BUILT WITH STYLE

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Protection for new-build home buyers



Note: These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (i.e. $\pm 75\text{mm}$). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances, purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract and are given without responsibility on behalf of Cotswold Oak. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.