



MILL MEADOWS

K E M P S E Y



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.



MILL MEADOWS

KEMPSEY

Welcome to Mill Meadows.

This outstanding collection of 2, 3, 4 & 5 bedroom homes is located in the sought-after village of Kempsey just a few miles south of Worcester and within easy reach of the M5 motorway. All of these homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.



TRANQUIL COUNTRYSIDE

NEXT TO AN HISTORIC CITY

The village of Kempsey is part of a large and diverse parish in South Worcestershire surrounded by open, tranquil countryside and within easy reach of the many amenities and attractions that the City of Worcester has to offer.

One of the big attractions here is the outdoor life and the opportunity to explore the many footpaths and bridleways nearby, along the River Severn or the arable fields and pastureland and the various Commons to the south and west. You can enjoy stunning views of the Malvern Hills in one direction plus glimpses of Bredon Hill and Abberley Hills in another.



LOCAL AMENITIES

There are various local community facilities including a small Morrisons supermarket, Post Office, Parish Hall, Youth Centre and Community Centre. There are also a number of different public houses to choose from including The Crown, The Talbot and The Anchor Inn. For education, Kempsey Primary School has around 300 pupils and was rated 'Good' at last inspection. There are more options in Worcester and you'll also find plenty of secondary schools within a few miles.

THE CITY OF WORCESTER

Worcester is one of the oldest cities in the country and prides itself as a cultural city with a historic heart. The dramatic Cathedral dominates the landscape while cobbled streets and elegant architecture help impart important history. A rich programme of arts and events throughout the year offer entertainment alongside riverside parks and a range of shopping options including the Crowngate and Cathedral Square shopping centres.



TRANSPORT CONNECTIONS

TRAVEL OPTIONS MADE EASY

Kempsey is located in the heart of Worcestershire and benefits from some great transport links. It's just a 5-minute drive to junction 7 of the M5 (Worcester South) which allows easy access to Droitwich, Bromsgrove and Birmingham to the north or Tewkesbury, Cheltenham and Bristol to the south, plus the rest of the national motorway network.

The nearest train station is Worcestershire Parkway, 5 miles south of the City, with regular direct services to Gloucester, Birmingham and London Paddington but you can also get a service to the centre of Worcester (Foregate Street) taking around 10 minutes.

Birmingham International is the closest airport but East Midlands, Bristol, Heathrow, Liverpool and Manchester airports are all within a two hour drive meaning international travel connections are within easy reach.

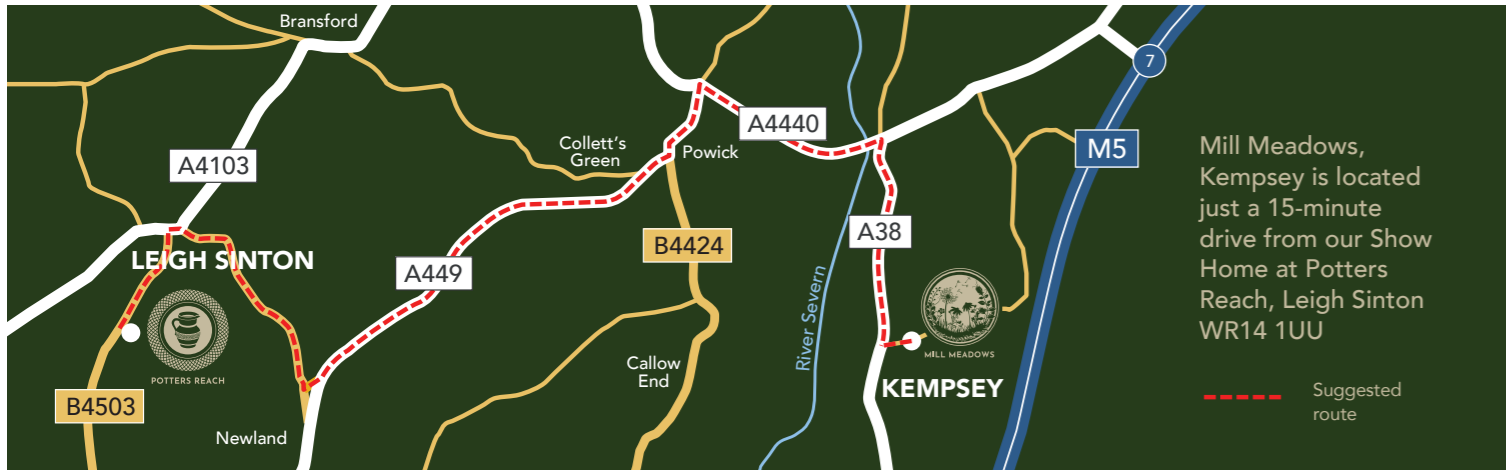


TRAVEL DISTANCES MILL MEADOWS

M5 junction 7 (Worcester South)....	3.3 miles
Worcester	4.3 miles
Upton-upon-Severn	6.8 miles
Great Malvern	8.6 miles
Tewkesbury	12.1 miles
Cheltenham	22.8 miles
Stratford-upon-Avon	25.8 miles
Birmingham	36.9 miles
Birmingham Intl. Airport	37.7 miles

WORCESTERSHIRE PARKWAY STATION ~ 4.2 MILES

London Paddington	1hr 55 mins direct
Birmingham New Street	31 mins direct
Gloucester	27 mins direct





Computer generated image shows plots 37, 38, 39 & 40

INTRODUCTION TO MILL MEADOWS

There is a wide choice of homes available at Mill Meadows ranging from the Foxglove, a compact 2-bedroom terraced property, right through to the Primrose, an impressive 5 bedroom home with a separate study, living room and open-plan kitchen/dining/family space, and a detached double garage.

The new development, which is on the north side of Kempsey, is located on Brookend Lane which is accessed off the main road (the A38) that runs through the village from Gloucester to Worcester.



THE FOXGLOVE
2-BED HOME ~ 670 SQ FT



THE WILLOW
3-BED HOME ~ 903 SQ FT



THE SKYLARK
3-BED HOME ~ 919 SQ FT



THE ORCHID
3-BED HOME ~ 940 SQ FT



THE BLUEBELL
3-BED HOME ~ 950 SQ FT



THE WREN
3-BED HOME ~ 1311 SQ FT



THE CORNFLOWER
4-BED HOME ~ 1216 SQ FT



THE CLOVER
4-BED HOME ~ 1410 SQ FT



THE POPPY
4-BED HOME ~ 1553 SQ FT



THE REDWING
4-BED HOME ~ 1706 SQ FT



THE PRIMROSE
5-BED HOME ~ 1750 SQ FT



SITE PLAN

- | | |
|--------------------------------|----------------------------------|
| The Foxglove
2-bedroom home | The Cornflower
4-bedroom home |
| The Willow
3-bedroom home | The Clover
4-bedroom home |
| The Skylark
3-bedroom home | The Poppy
4-bedroom home |
| The Orchid
3-bedroom home | The Redwing
4-bedroom home |
| The Bluebell
3-bedroom home | The Primrose
5-bedroom home |
| The Wren
3-bedroom home | |
| First Homes | |
| Discount Homes | |

PUBLIC OPEN SPACE

Mill Meadows enjoys an unusual amount of surrounding green space for a new homes development. The main street forms a natural buffer between the new homes and extensive areas of unspoilt parkland, grass and greenery, together with a new planned play area.

The vast public open space and views overlooking the countryside provide an attractive visual for residents and give a unique feel to this development.



Note: Site plan is intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



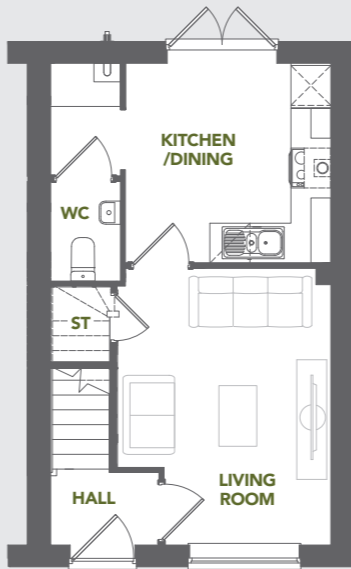
THE FOXGLOVE

2-bedroom semi-detached and mid-terrace home ~ plots 18 & 19

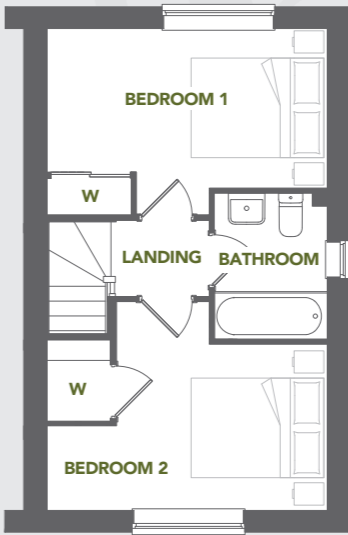


THE FOXGLOVE

2-bedroom semi-detached and mid-terrace home - 670 sq.ft. (62.24m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.19m x 3.24m	13'9" x 10'8"
Kitchen/Dining	4.27m x 3.30m	14' x 10'10"

FIRST FLOOR

Bedroom 1	4.27m x 2.82m	14' x 9'3"
Bedroom 2	4.27m x 3.17m	14' x 10'5"
Bathroom	2.20m x 1.73m	7'3" x 5'8"

Note:
Floorplan shows plot 18.
Plot 19 is handed and mid-terrace,
so no window to bathroom.

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.



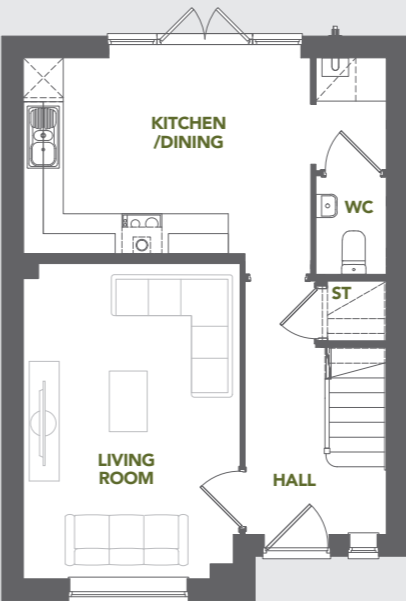
THE WILLOW

3-bedroom detached home ~ plot 35



THE WILLOW

3-bedroom detached home - 903 sq.ft. (83.89m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.80m x 3.21m	15'9" x 10'6"
Kitchen/Dining	5.51m x 3.00m	18'1" x 9'10"

FIRST FLOOR

Bedroom 1	4.43m x 3.81m	14'6" x 12'6"
Bedroom 2	3.14m x 2.88m	10'4" x 9'5"
Bedroom 3	2.88m x 2.30m	9'5" x 7'7"
Bathroom	2.31m x 1.73m	7'7" x 5'8"

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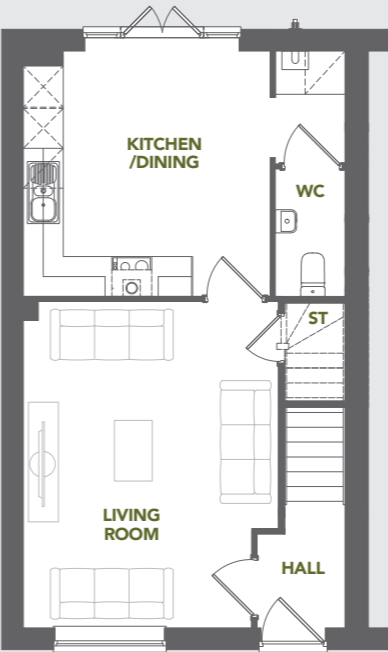
THE SKYLARK

3-bedroom semi-detached and mid-terrace home ~ plots 10-14, 30 & 31

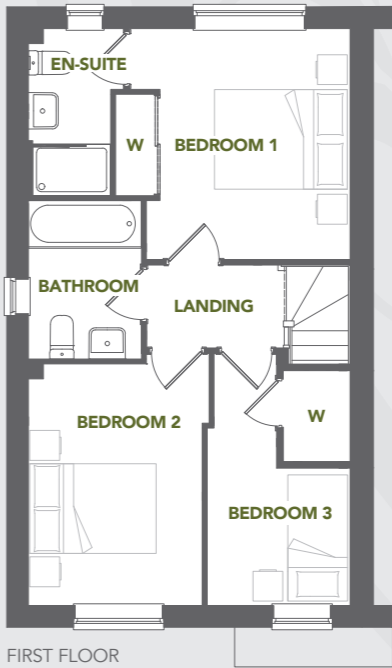


THE SKYLARK

3-bedroom semi-detached and mid-terrace home - 919 sq.ft. (85.37m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.94m x 3.89m	16'2" x 12'9"
Kitchen/Dining	3.74m x 3.72m	12'3" x 12'2"

FIRST FLOOR

Bedroom 1	3.50m x 3.34m	11'6" x 10'11"
Bedroom 2	3.82m x 2.64m	12'6" x 8'8"
Bedroom 3	3.82m x 2.72m	12'6" x 8'11"
Bathroom	2.38m x 1.73m	7'10" x 5'8"

Note:
Floorplan shows plots 12, 13 & 31.
Plots 10, 14 & 30 are handed.
Plot 11 is mid-terrace, so no window
to bathroom.

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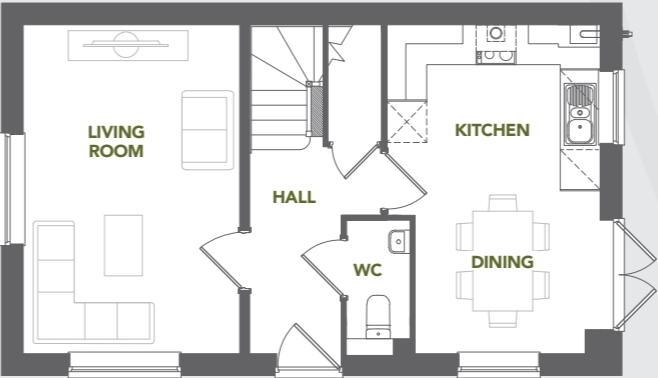
THE ORCHID

3-bedroom detached home ~ plot 17

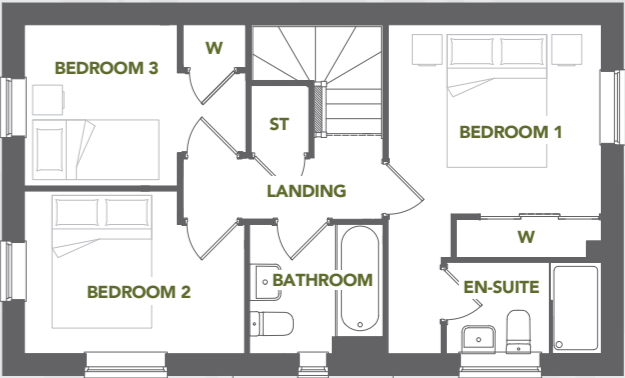


THE ORCHID

3-bedroom detached home - 940 sq.ft. (87.32m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	5.00m x 3.31m	16'5" x 10'10"
Kitchen/Dining	5.00m x 3.24m	16'5" x 10'8"

FIRST FLOOR

Bedroom 1	5.00m x 3.24m	16'5" x 10'8"
Bedroom 2	3.34m x 2.48m	10'11" x 8'2"
Bedroom 3	3.36m x 2.45m	11' x 8'
Bathroom	2.01m x 1.98m	6'7" x 6'6"

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THE BLUEBELL

3-bedroom detached home ~ plot 1



THE BLUEBELL

3-bedroom detached home - 950 sq.ft. (88.25m²)



GROUND FLOOR

Living Room	4.89m x 3.45m	16'1" x 11'4"
Kitchen/Dining	4.40m x 3.45m	14'5" x 11'4"
Bedroom 1	4.50m x 3.91m	14'9" x 12'10"
Bedroom 2	3.37m x 2.58m	11'1" x 8'6"
Bedroom 3	3.14m x 2.78m	10'4" x 9'1"
Bathroom	2.87m x 2.24m	9'5" x 7'4"

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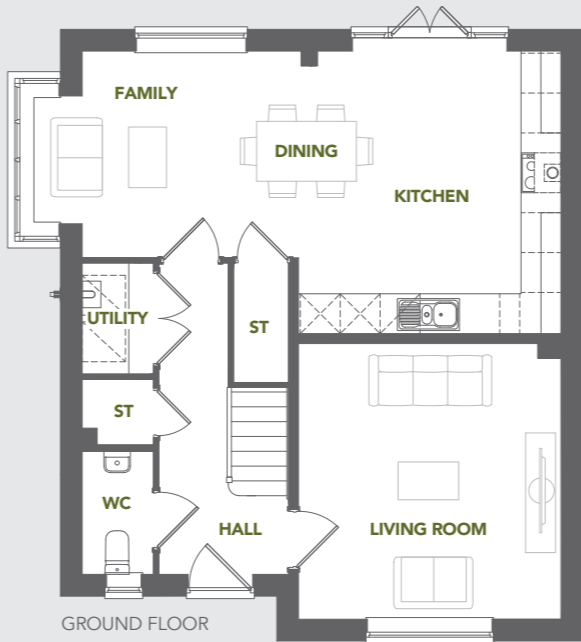
THE WREN

3-bedroom detached home ~ plots 5, 9 & 34



THE WREN

3-bedroom detached home - 1,311 sq.ft. (121.79m²)



GROUND FLOOR

Living Room	4.20m x 4.00m	13'9" x 13'1"
Kitchen/Dining/Family	8.00m x 4.30m	26'3" x 14'1"



FIRST FLOOR

Bedroom 1	3.55m x 4.05m	11'8" x 13'3"
Dressing Room	3.13m x 1.90m	10'3" x 6'3"
Bedroom 2	3.71m x 2.94m	12'2" x 9'8"
Bedroom 3	2.94m x 2.81m	9'8" x 9'3"

Note:
Floorplan shows plots 5 & 9.
Plot 34 is handed.

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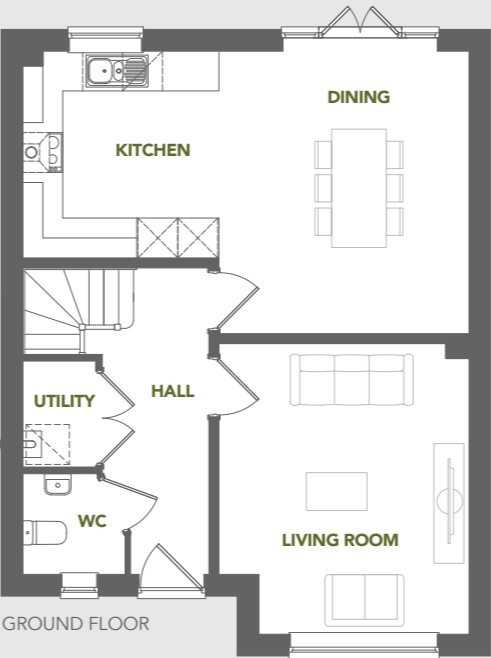
THE CORNFLOWER

4-bedroom detached home ~ plot 4



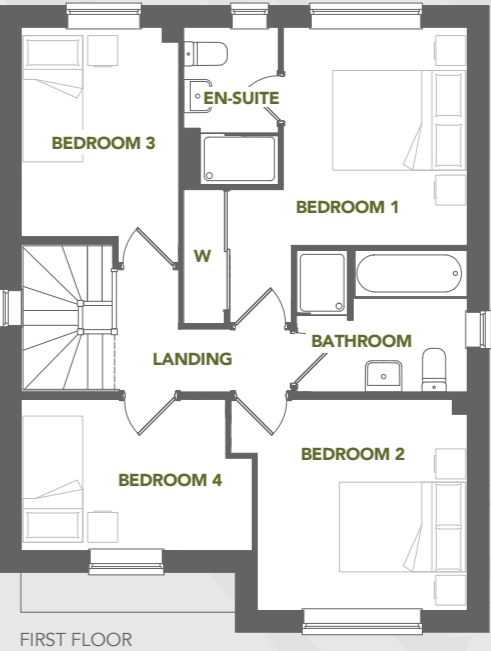
THE CORNFLOWER

4-bedroom detached home - 1,216 sq.ft. (112.97m²)



GROUND FLOOR

Living Room	4.42m x 3.81m	14'6" x 12'6"
Kitchen/Dining	6.76m x 4.30m	22'2" x 14'1"



FIRST FLOOR

Bedroom 1	3.60m x 3.31m	11'10" x 10'10"
Bedroom 2	3.61m x 3.20m	11'10" x 10'6"
Bedroom 3	3.60m x 2.40m	11'10" x 7'10"
Bedroom 4	3.48m x 2.30m	11'5" x 7'7"
Bathroom	2.60m x 2.13m	8'6" x 7'

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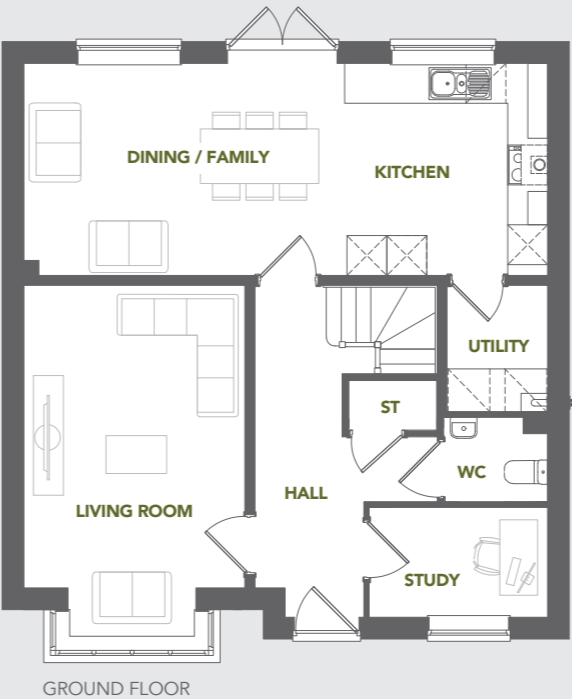
THE CLOVER

4-bedroom detached home ~ plots 2, 8 & 37



THE CLOVER

4-bedroom detached home - 1,410 sq.ft. (130.99m²)



GROUND FLOOR

Living Room	4.60m x 3.38m	15'1" x 11'1"
Kitchen/Dining/Family	7.93m x 3.24m	26' x 10'8"
Study	2.71m x 1.68m	8'11" x 5'6"
Utility	1.93m x 1.57m	6'4" x 5'2"



FIRST FLOOR

Bedroom 1	3.38m x 3.29m	11'1" x 10'10"
Bedroom 2	3.83m x 3.29m	12'7" x 10'10"
Bedroom 3	4.00m x 2.77m	13'1" x 9'1"
Bedroom 4	3.88m x 2.43m	12'9" x 8'
Bathroom	3.37m x 2.08m	11'1" x 6'10"

Note:
Floorplan shows plots 2, 8 & 37.

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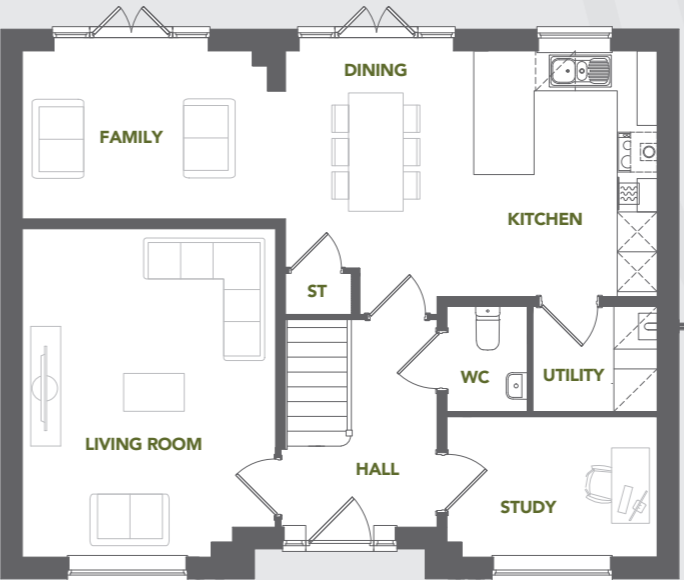
THE POPPY

4-bedroom detached home ~ plot 3



THE POPPY

4-bedroom detached home - 1,553 sq.ft. (144.27m²)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4.99m x 3.86m	16'4" x 12'8"
Kitchen/Dining/Family	9.60m x 3.75m	31'6" x 12'4"
Study	3.21m x 2.14m	10'6" x 7'
Utility	1.90m x 1.61m	6'3" x 5'3"

FIRST FLOOR

Bedroom 1	4.48m x 3.91m	14'8" x 12'10"
Bedroom 2	4.58m x 3.50m	15" x 11'6"
Bedroom 3	3.80m x 3.01m	12'6" x 9'11"
Bedroom 4	3.45m x 3.11m	11'4" x 10'2"
Bathroom	2.40m x 1.97m	7'10" x 6'6"

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THE REDWING

4-bedroom detached home ~ plots 36 & 38

THE REDWING

4-bedroom detached home - 1,706 sq.ft. (158.49m²)



GROUND FLOOR

Living Room	4.49m x 4.12m	14'9" x 13'6"
Kitchen/Dining/Family	10.21m x 3.70m	33'6" x 5'9"
Study	3.60m x 2.06m	11'10" x 6'9"
Utility	1.75m x 1.69m	5'9" x 5'7"



FIRST FLOOR

Bedroom 1	4.48m x 3.94m	14'8" x 12'11"
Bedroom 2	4.86m x 3.02m	15'11" x 9'11"
Bedroom 3	3.40m x 3.21m	11'2" x 10'6"
Bedroom 4	3.58m x 3.14m	11'9" x 10'4"
Bathroom	3.19m x 1.76m	10'6" x 5'9"

Note:
Floorplan shows plots 36 & 38.

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 PRIMROSE

5-bedroom detached home ~ plots 39 & 40

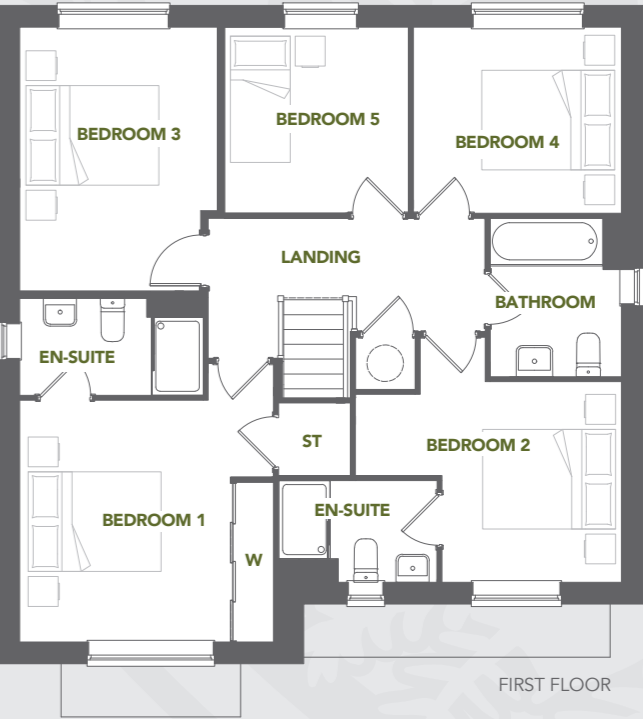
THE PRIMROSE

5-bedroom detached home - 1,750 sq.ft. (162.58m²)



GROUND FLOOR

Living Room	5.20m x 3.82m	17'1" x 12'6"
Kitchen/Dining/Family	9.11m x 4.00m	29'11" x 13'1"
Study	2.98m x 2.28m	9'9" x 7'6"
Utility	1.95m x 1.95m	6'5" x 6'5"



FIRST FLOOR

Bedroom 1	4.22m x 3.85m	13'10" x 12'8"
Bedroom 2	4.03m x 3.72m	13'3" x 12'2"
Bedroom 3	3.99m x 3.00m	13'1" x 9'10"
Bedroom 4	3.16m x 2.83m	10'4" x 9'3"
Bedroom 5	2.83m x 2.76m	9'3" x 9'1"
Bathroom	2.39m x 2.00m	7'10" x 6'7"

Note:
Floorplan shows plots 39 & 40.

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STYLISH INTERIORS

FOR MODERN LIVING

Mill Meadows 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 Mill Meadows 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
- Stone or laminate worktop with splashback fitted behind hob
- Inset stainless steel 1.5 sink with chrome mixer tap
- Integrated AEG double oven, hood & induction hob
- Integrated Electrolux fridge/freezer and dishwasher
- Karndean flooring

ELECTRICS & LIGHTING

- Under-pelmet lighting in the kitchen
- 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
- Downlighters to kitchen and dining, bathrooms and ensuites
- Bulkhead light to utility and cloakroom
- Pendant lighting to all other rooms

CLOAKROOM, BATHROOMS & ENSUITES

- Roca Unik wall-hung vanity unit with two drawers and contemporary Hansgrohe basin mixer to bathroom, and one ensuite for selected plots
- Roca hand basin with contemporary Hansgrohe basin mixer to cloakroom
- Roca toilets with soft-closing seat
- Glass Merlyn doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit
- Roca bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer (or low-level kit & shower mixer if separate shower cubicle)
- Electric shower to ensuite 2 where applicable
- Porcelanosa tiling to include:
 - Splashback behind basin in cloakroom
 - Full-height tiling around bath (half-height if separate shower cubicle), and splashback behind basin in bathroom
 - Full-height tiling to shower areas, and splashback behind basin in ensuite
 - Window cill tiling (where applicable)
- Heated towel rail to bathroom and ensuites
- Karndean flooring

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 lights to front and rear
- EV Charging Point
- PV Solar Panels
- Sheds to all plots without a garage

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.
Specification is subject to change and must be confirmed at the point of reservation.



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:

- Solar panels to all private plots
- All homes installed with EV car charging points
- 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
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating



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

"First house move in 31 years and we couldn't have made a better choice than Cotswold Oak.

From our first viewing, the Cotswold Oak team have been just brilliant - from Lisa in Sales, Mark and Greg - Site Managers and onsite maintenance. The few 'snags' have been dealt with without any problem whatsoever.

We are more than happy. The house and development is just perfect for us. We would highly recommend Cotswold Oak as a developer. Our sincere thanks to all the team for making our move and new home so enjoyable."



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.



MILL MEADOWS

KEMPSEY

Your next move to Mill Meadows

We hope this introduction to the Mill Meadows development at Kempsey 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,
Fisher German on 01905 726220**

sales@millmeadows.co.uk





MILL MEADOWS
KEMPSEY

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Selling Agent:
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Tel: 01905 726220



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.