



# ATHELAI EDGE II

DOWN HATHERLEY



## **ATHELAI EDGE II**

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### **Welcome to Athelai Edge II.**

This exclusive collection of 3 & 4 bedroom homes is located in the sought-after village of Down Hatherley perfectly positioned between Gloucester and Cheltenham. All homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.





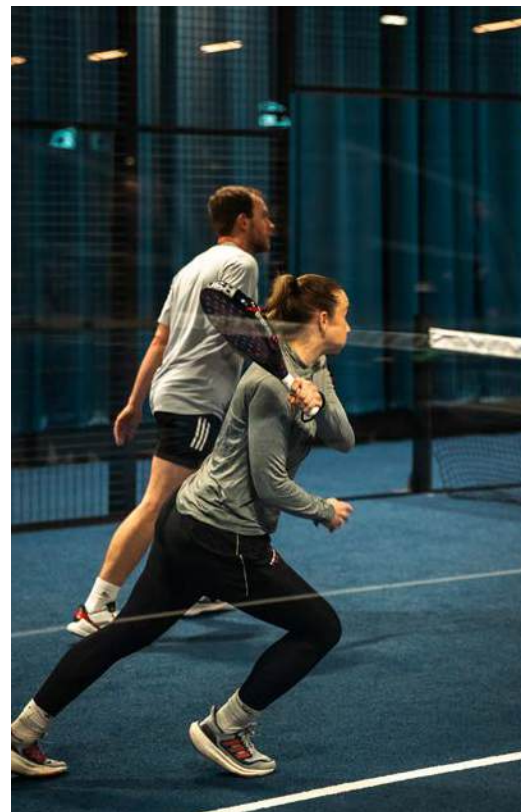
# COUNTRY LIVING

## CLOSE TO AN HISTORIC CITY

The village of Down Hatherley is a popular area that bridges town and country living on the outskirts of Gloucester. There are excellent transport links plus easy access to modern urban amenities and the tranquility of open countryside right on your doorstep.

Gloucester, Cheltenham and Tewkesbury are all within easy reach and offer an excellent range of cultural activities, architectural delights, shops and restaurants.

However, one of the other big attractions here is the outdoor life and the opportunity to explore the many footpaths and bridleways nearby including along the River Severn plus easy access to beautiful walks and trails in the Forest of Dean.



### LOCAL AMENITIES

There is a Co-Op food store and bakery just round the corner, with larger supermarkets just a few miles away. For local relaxation, Hatherley Manor and Spa is a 17th Century manor set in a parkland estate, or you can visit Brickhampton Golf course or the Gloucester Padel Centre for sporting exercise. Norton CofE primary school is just a mile away with many other options in nearby Churchdown and Gloucester while there are a host of excellent renowned secondary schools in both Gloucester and Cheltenham.

### THE CITY OF GLOUCESTER

Gloucester combines a rich history alongside modern shopping and amenities. The stunning Cathedral has a 1300-year long history with world-famous architecture sitting alongside cobbled streets and iconic black and white timbered buildings. There is a thriving arts and entertainment scene with festivals, food fairs and music events. The historic Victorian docks is now home to museums, bars and restaurants alongside stylish shopping at Gloucester Quays.





# TRANSPORT CONNECTIONS

## TRAVEL OPTIONS MADE EASY

Down Hatherley is positioned on the outskirts of Gloucester, adjacent to the A38 running from Tewkesbury to Gloucester, and benefits from some great transport links. It's just a 5-minute drive to the A40, at the Longford roundabout, which then allows easy access to the M5 to the south, Cheltenham to the east and Ross-on-Wye, the Forest of Dean and Wales to the west.

The nearest train station is in the centre of Gloucester with regular direct services to Bristol, Birmingham and London Paddington but you can also get a service to Cheltenham Spa which takes just 10 minutes.

Bristol and Birmingham International are the closest airports but Cardiff, East Midlands and Heathrow airports are all within a 1 hour 45 minute drive meaning international travel connections are within easy reach.



*Down Hatherley is ideally located to benefit from excellent road and rail links.*



### TRAVEL DISTANCES ATHELAII EDGE II

Gloucester .....	3.2 miles
Gloucester Quays .....	4.7 miles
M5 junction 11 (Cheltenham) .....	5.1 miles
Cheltenham .....	6.6 miles
Tewkesbury .....	7.6 miles
Ross-on-Wye .....	18.5 miles
Bristol .....	41.6 miles
Birmingham Intl. Airport .....	55.4 miles

### GLOUCESTER STATION ~ 3.1 MILES

London Paddington .....	1hr 40 mins direct
Bristol Temple Meads .....	47 mins direct
Birmingham New Street .....	56 mins direct







# INTRODUCTION TO ATHELAI EDGE II



**THE PLUM** PLOTS: 5 & 6  
3-BEDROOM SEMI-DETACHED HOME  
853 SQ FT

The Plum is semi-detached and features a large living room at the front plus kitchen/dining with doors out to the garden. There are two double bedrooms upstairs plus a third bedroom that could be used as an office.



**THE HAWTHORN** PLOTS: 1 & 7  
3-BEDROOM DETACHED HOME  
925 SQ FT

The Hawthorn is a detached home with an impressive central hall that leads off to the large living room on one side and the open-plan kitchen/dining on the other. There are three double bedrooms on the first floor and plot 1 also benefits from a detached garage at the rear of the property.







**THE HAZEL** PLOTS: 8 & 9  
4-BEDROOM DETACHED HOME  
1,604 SQ FT

The Hazel is a detached 4-bedroom home with a single garage. The ground floor features an extensive kitchen/dining/family room across the whole width of the property as well as a living room and separate study, while upstairs two bedrooms feature ensuites and there is also a large family bathroom.

## SITE PLAN



-  The Plum  
3-bedroom semi-detached home
-  The Hawthorn  
3-bedroom detached home
-  The Hazel  
4-bedroom detached home
-  Affordable Homes

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.





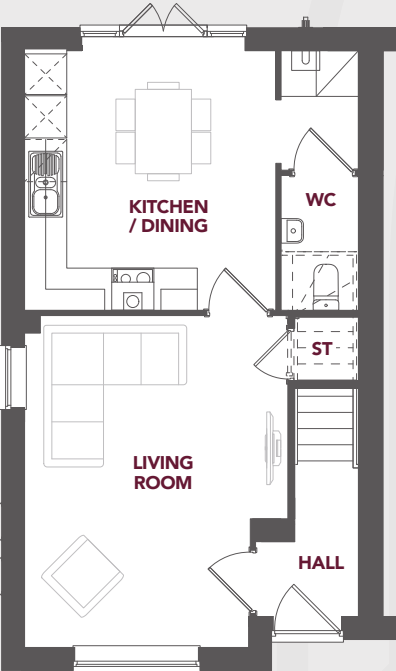
# THE PLUM

3-bedroom semi-detached home ~ plots 5 & 6

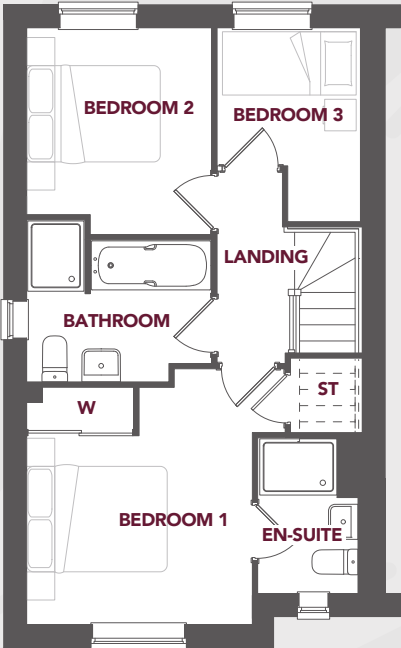


## THE PLUM

3-bedroom semi-detached home - 853 sq.ft. (79.25m<sup>2</sup>)



GROUND FLOOR



FIRST FLOOR

Note:  
Floorplan shows plot 5.  
Plot 6 is handed.

### GROUND FLOOR

Living Room	4.75m x 3.77m	15'7" x 12'4"
Kitchen/Dining	3.72m x 3.60m	12'2" x 11'10"

### FIRST FLOOR

Bedroom 1	3.85m x 3.24m	12'8" x 10'8"
Bedroom 2	2.97m x 2.66m	9'9" x 8'9"
Bedroom 3	3.05m x 2.07m	10' x 6'9"
Bathroom	2.66m x 2.31m	8'9" x 7'7"

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.





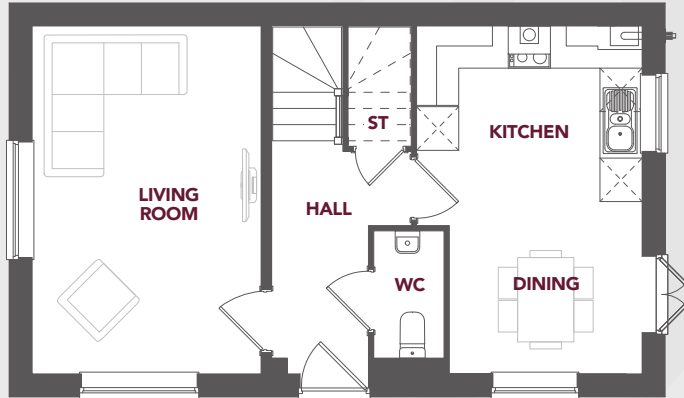
# THE HAWTHORN

3-bedroom detached home ~ plots 1 & 7

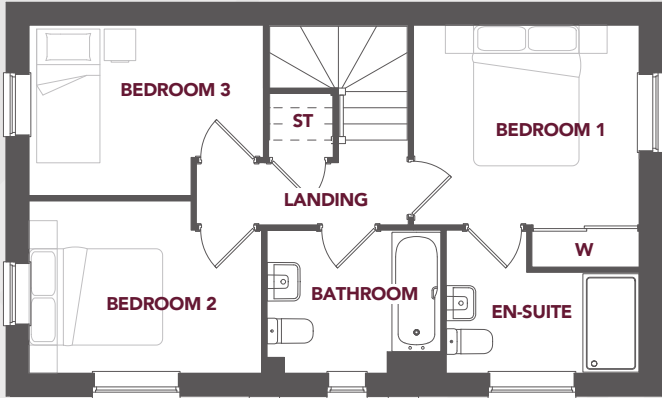


## THE HAWTHORN

3-bedroom detached home - 925 sq.ft. (85.94m<sup>2</sup>)



GROUND FLOOR



FIRST FLOOR

**Note:**  
Floorplan shows plot 7.  
Plot 1 is handed.

### GROUND FLOOR

Living Room	5.00m x 3.31m	16'5" x 10'10"
Kitchen	3.24m x 2.91m	10'8" x 9'7"
Dining	2.77m x 2.09m	9'1" x 6'10"

### FIRST FLOOR

Bedroom 1	3.24m x 2.87m	10'8" x 9'5"
Bedroom 2	3.34m x 2.48m	10'11" x 8'2"
Bedroom 3	3.36m x 2.45m	11' x 8'
Bathroom	2.50m x 2.05m	8'2" x 6'9"

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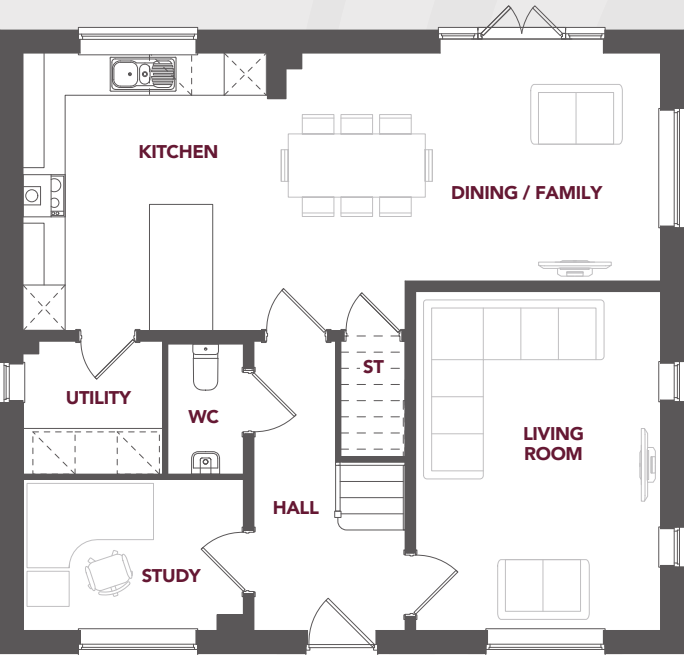
# THE HAZEL

4-bedroom detached home ~ plots 8 & 9



## THE HAZEL

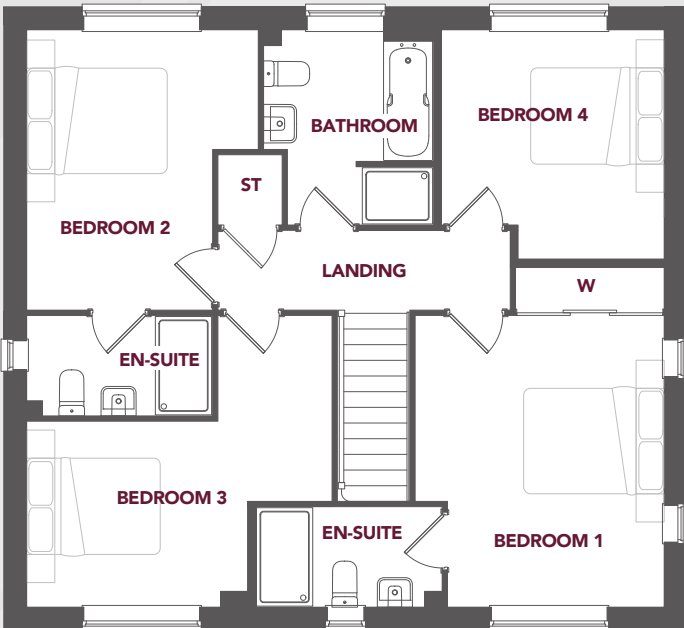
4-bedroom detached home - 1604 sq.ft. (149.02m<sup>2</sup>)



GROUND FLOOR

### GROUND FLOOR

Living Room	4.87m x 3.53m	16' x 11'7"
Kitchen/Dining/Family	9.12m x 4.00m	29'11" x 13'1"
Study	3.19m x 2.18m	10'6" x 7'2"



FIRST FLOOR

### FIRST FLOOR

Bedroom 1	4.18m x 3.57m	13'9" x 11'9"
Bedroom 2	4.01m x 3.32m	13'2" x 10'11"
Bedroom 3	4.37m x 4.18m	14'4" x 13'9"
Bedroom 4	3.29m x 3.19m	10'10" x 10'6"
Bathroom	2.80m x 2.42m	9'2" x 7'11"

Note:  
Floorplan shows plot 9.  
Plots 8 is handed.

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# STYLISH INTERIORS

## FOR MODERN LIVING

Athelai Edge II 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 Athelai Edge II have been crafted with quality materials to showcase the very best in design.*





# SUPERIOR SPECIFICATION

## EXCEPTIONAL QUALITY

### KITCHEN

- Fully fitted Wren kitchen from the Infinity range
- Laminate worktop with matching up-stand
- Stainless steel 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
- Integrated Electrolux washer/dryer where there is no utility room (plots 1 & 7 only)
- 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
- Under-pelmet lighting in the kitchen to plots 8 & 9 only

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

### CLOAKROOM, BATHROOMS & ENSUITES

- Roca Ona wall-hung vanity unit with two drawers and contemporary Hansgrohe basin mixer to one en-suite for plots 8 & 9 only
- 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 and screen (plots 1, 7, 8 & 9 only)
- Roca bath with panel and Hansgrohe thermostatic bath, and low-level kit & shower mixer (plots 5 & 6 only)
- Electric shower to en-suite 2 (plots 8 & 9 only)

- Porcelanosa tiling to include:
  - Basin splashback in all wet rooms
  - Full-height tiling around bath (plots 1, 7, 8 & 9 only)
  - Full-height tiling to shower areas
  - Window cill tiling (where applicable)
- Heated towel rail to bathrooms and ensuite
- Karndean flooring

### INTERIOR AND EXTERIOR DETAILS

- Wardrobe with mirrored doors fitted to all principal bedrooms
- 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
- External socket
- 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.





# 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

\* 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.





**ATHELAI EDGE II**  
DOWN HATHERLEY

**Your next move to Athelai Edge II**

We hope this introduction to the Athelai Edge II development at Down Hatherley 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@athelaiedge.co.uk](mailto:sales@athelaiedge.co.uk)**







**ATHELAI EDGE II**  
DOWN HATHERLEY

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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.