



BOURTON GARDENS

BADSEY



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Welcome to Bourton Gardens.

This beautiful collection of 3 and 4 bedroom detached homes is located in the popular village of Badsey just a couple of miles east of Evesham and within easy reach of the Worcestershire towns of Broadway and Honeybourne.

All of these homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.



COUNTRYSIDE LOCATION

THE PERFECT OUTDOOR LIFE

The village of Badsey is located in the beautiful Vale of Evesham, famous for its crops and market gardening thanks to the light sandy soil combined with a warm dry microclimate that allows for perfect growing conditions - particularly for Asparagus, which has always been linked to the area and even enjoys its own festival.

The river Avon in Evesham offers fishing and boating opportunities as well as tranquil walks along the riverbank while wooded hills and valleys in the Cotswolds allow for more extensive hiking, biking and horse-riding. You won't be short of beautiful views either, whether picturesque village greens or sweeping vistas across the hills from Broadway Tower.



PLACES TO EAT & DRINK

There is no shortage of places to eat and drink in the area and in particular a number of delightful village pubs including the Wheatsheaf and the Round of Gras in Badsey itself as well as the picturesque Fleece Inn at Bretforton which plays host to Morris Dancing, folk nights and the famous annual asparagus festival.

FARM SHOPS & SUPERMARKETS

The Vale of Evesham is sometimes referred to as the 'fruit and vegetable basket of England' and Chadbury, Ellenden, Hampton and Wayside farm shops, selling locally grown and sourced produce are all within 5 miles. The Spar mini supermarket in Badsey is useful for last minute food and drink purchases, but for most shopping requirements you'll need to visit Evesham for the well-known supermarket names, from Aldi to Waitrose, with Morrisons and M&S Simply Food in between.



TRANSPORT CONNECTIONS

TRAVEL OPTIONS MADE EASY

Badsey is located in the south-west corner of Worcestershire and benefits from some great transport links. It's just a 5-minute drive to the A46 Evesham ring road which takes you quickly to Stratford and Birmingham to the north or Tewkesbury and Cheltenham to the south and once on the M5 there's easy access to the Southwest or the North of England. Alternatively, the M40 motorway in the other direction is only a half hour drive.

Nearest train stations are at Evesham and Honeybourne with regular direct services to London Paddington (less than 2 hours) or via Worcestershire Parkway to Birmingham or Gloucester.

Birmingham International is the closest airport but East Midlands, Bristol, Manchester, Luton and Heathrow airports are all around a 2-hour drive meaning international travel connections are within easy reach.



Badsey village enjoys a Cotswolds location with a variety of transport links within easy reach.



TRAVEL DISTANCES FROM BOURTON GARDENS

Evesham	2.6 miles
Honeybourne	2.9 miles
M5 junction 9 (Ashchurch)	13.4 miles
Stratford-upon-Avon	13.8 miles
Moreton-in-Marsh	14.5 miles
Cheltenham	19.1 miles
Worcester	19.3 miles
M40 junction 15 (Warwick)	23.6 miles
Birmingham Intl. Airport	34.3 miles

EVESHAM STATION ~ 3.1 MILES

London Paddington	1hr 50 mins direct
Birmingham New Street	1hr 8 mins (via Worcester Parkway)
Gloucester	45 mins (via Worcester Parkway)

HONEYBOURNE STATION ~ 3.7 MILES

London Paddington	1hr 40 mins direct
Birmingham New Street	1hr 15 mins (via Worcester Parkway)
Gloucester	52 mins (via Worcester Parkway)



Computer generated image shows plots 15, 16 &17

INTRODUCTION TO BOURTON GARDENS

There is a choice of 3 and 4 bedroom detached homes at Bourton Gardens ranging from the Broadway, with unusually flexible living space, through to the Buckland with 4 bedrooms, detached double garage and impressive outside space.

All homes benefit from an outstanding finish with our Signature specification (see later in the brochure for more details).

This new development at Badsey is located just off the main Bretforton Road (B4035) with the main access through Kingshurst Gardens, although there is also a footpath that links directly to the main road.



THE BROADWAY PLOTS: 3-5
3-BEDROOM DETACHED HOME ~ 1510 SQ FT



THE CAMPDEN PLOTS: 1, 2, 13-16
3-BEDROOM DETACHED HOME ~ 1485 SQ FT



THE STANWAY PLOTS: 19 & 20
3-BEDROOM DETACHED HOME ~ 2000 SQ FT



THE BUCKLAND PLOTS: 17 & 18
4-BEDROOM DETACHED HOME ~ 2098 SQ FT





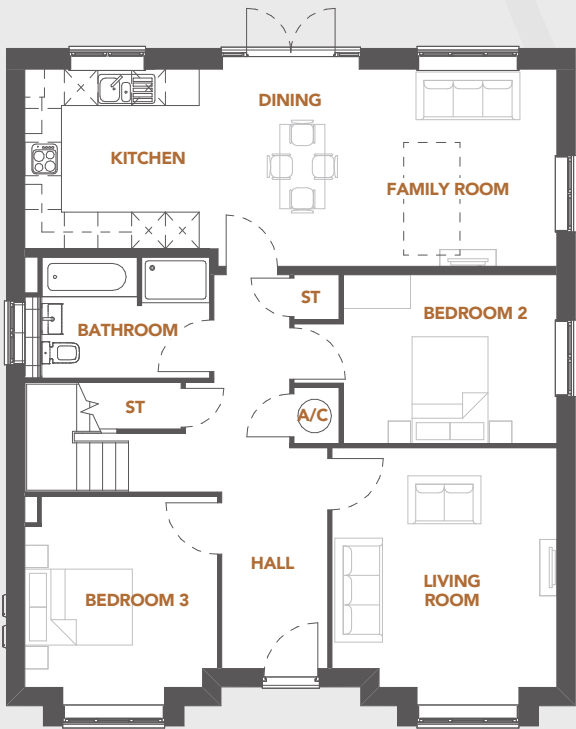
THE BROADWAY

3-bedroom detached home ~ plots 3–5



THE BROADWAY

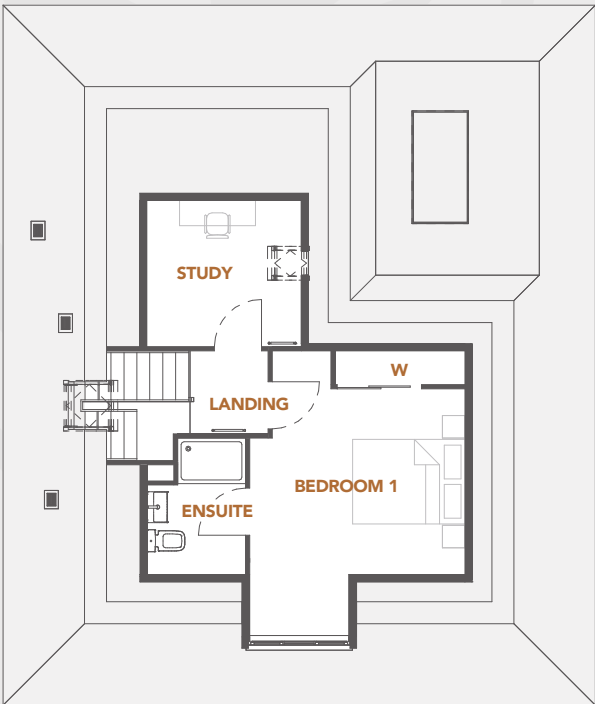
3-bedroom detached home - 1,510 sq.ft. (140.28m²)



GROUND FLOOR

GROUND FLOOR

Living Room	4.6m x 4m	15'1" x 13'1"
Kitchen	3.5m x 3.3m	11'6" x 10'10"
Dining	3.9m x 2.5m	12'9" x 8'2"
Family Room	3.6m x 3.5m	11'10" x 11'5"
Bedroom 2	4.7m x 3m	15'5" x 9'10"
Bedroom 3	3.7m x 3.4m	12'1" x 11'2"
Bathroom	3.3m x 2.2m	10'10" x 7'3"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	4.2m x 3.8m	13'9" x 12'5"
Study	2.8m x 2.6m	9'3" x 8'6"

Note:
Floorplan shows plots 3 & 4,
plot 5 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.

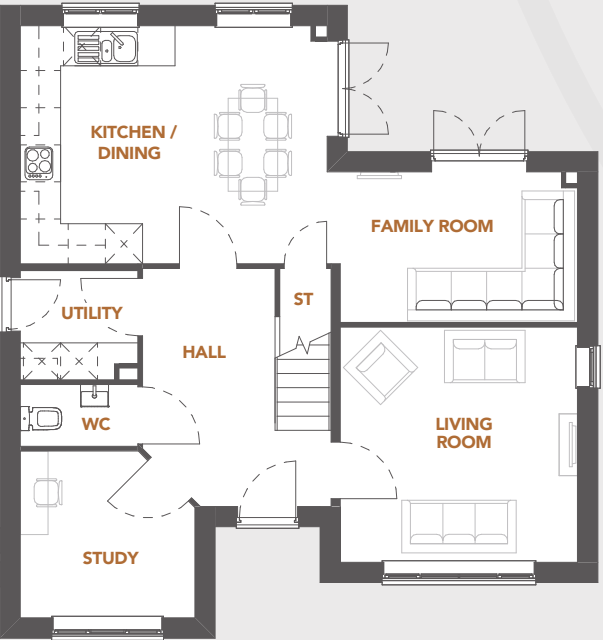


THE CAMPDEN

3-bedroom detached home ~ plots 1, 2, 13–16

THE CAMPDEN

3-bedroom detached home - 1,485 sq.ft. (137.96m²)



GROUND FLOOR

GROUND FLOOR

Living Room	3.9m x 3.8m	12'9" x 12'6"
Kitchen / Dining	5m x 3.9m	16'5" x 12'9"
Family Room	3.9m x 2.5m	12'9" x 8'2"
Study	2.8m x 2.7m	9'3" x 8'10"
Utility	1.9m x 1.8m	6'3" x 6'



FIRST FLOOR

FIRST FLOOR

Bedroom 1	3.9m x 3.8m	12'9" x 12'6"
Dressing Room	2.5m x 1.8m	8'2" x 5'10"
Bedroom 2	3.8m x 2.8m	12'6" x 9'3"
Bedroom 3	3.4m x 2.8m	11'2" x 9'3"
Bathroom	2.3m x 2.1m	7'7" x 6'11"

Note:
Floorplan shows plots 14, 15 & 16,
plots 1, 2 & 13 are handed.

* Window to plots
1, 2 13 & 16 only

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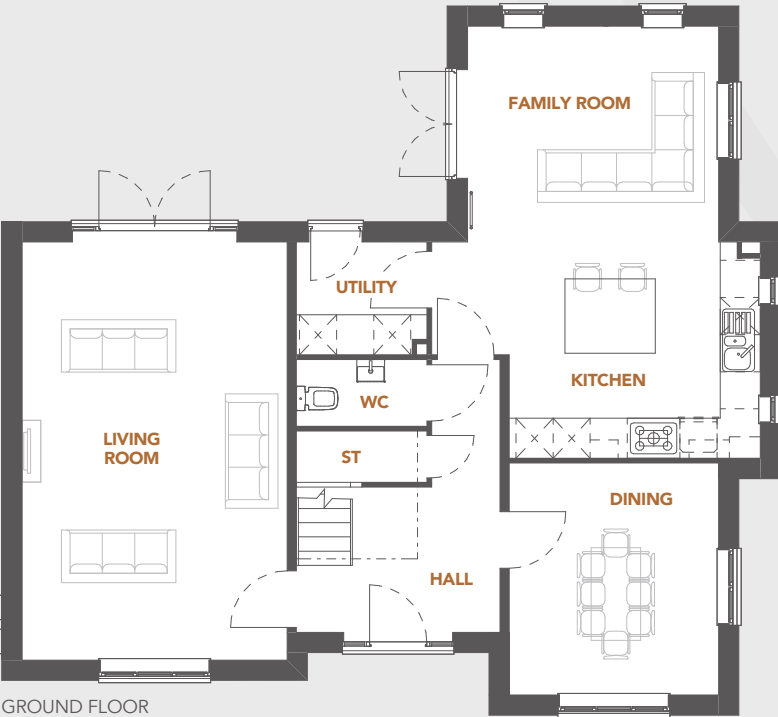


THE STANWAY

3-bedroom detached home ~ plots 19 & 20

THE STANWAY

3-bedroom detached home - 2,000 sq.ft. (185.81m²)



GROUND FLOOR

Living Room	6.8m x 4.3m	22'4" x 14'1"
Kitchen	4.1m x 3.5m	13'5" x 11'6"
Dining	3.7m x 3.4m	12'2" x 11'2"
Family Room	4.1m x 3.5m	13'5" x 11'6"
Utility	2.1m x 1.8m	6'11" x 5'10"



FIRST FLOOR

Bedroom 1	4.1m x 3.4m	13'5" x 11'2"
Bedroom 2	3.8m x 3.3m	12'6" x 10'10"
Bedroom 3	4.3m x 3.7m	14'1" x 12'2"
Bathroom	2.9m x 1.8m	9'6" x 5'10"
Study	3.2m x 3m	10'6" x 9'10"

Note:
Floorplan shows plot 19,
plot 20 is handed.

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THE BUCKLAND

4-bedroom detached home ~ plots 17 & 18

THE BUCKLAND

4-bedroom detached home - 2,098 sq.ft. (194.91m²)



GROUND FLOOR

GROUND FLOOR

Living Room	6.9m x 4.3m	22'8" x 14'1"
Kitchen	4.1m x 3.6m	13'5" x 11'10"
Dining	4.1m x 3.7m	13'5" x 12'2"
Family Room	4.8m x 3.3m	15'9" x 10'10"
Utility	2.1m x 1.8m	6'11" x 5'10"



FIRST FLOOR

FIRST FLOOR

Bedroom 1	4.5m x 4.1m	14'9" x 13'5"
Bedroom 2	5.7m x 4.5m	18'8" x 14'9"
Bedroom 3	4.3m x 3.8m	14'1" x 12'6"
Bedroom 4	3.2m x 3m	10'6" x 9'10"
Bathroom	2.9m x 1.8m	9'6" x 5'10"

Note:
Floorplan shows plot 18,
plot 17 is handed.

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Computer generated image shows plots 3, 4, 5, 6, 7 & 8



STYLISH INTERIORS FOR MODERN LIVING

Bourton Gardens 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.

Upgrades to achieve the Show Home Platinum Specification are available – please enquire with our sales team.

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



All the homes at Bourton Gardens 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 Zanussi/Electrolux fridge/freezer and dishwasher
- Induction hob
- Karndean flooring

UTILITY AREA

- Laminate worktop
- Washing machine*, and plumbing for free standing tumble dryer
- Karndean flooring

ELECTRICS & LIGHTING

- Television points to living room and bedroom one where applicable
- Telephone points to living room and hallway where applicable

- Data points to living room and bedroom one
- Chrome downlighters to kitchen and dining, bathrooms and ensuites
- Pendant lighting to feature in all other rooms

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 and bathrooms
- 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 Seville bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer, where applicable, or low-level handset where no ensuite
- Porcelanosa tiling to include:
 - Splashback behind basin in cloakroom

- Full-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

INTERIOR AND EXTERIOR DETAILS

- Radiators throughout
- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps, handrail and bottom step
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mains operated doorbell
- External Light
- EV Charging Point
- Solar Panels

THE
SIGNATURE
COLLECTION



OUR SIGNATURE SPECIFICATION INCLUDES

- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps and handrail
- Ceilings and walls painted in Dulux Timeless
- Patio area
- External tap to rear
- Mains operated doorbell
- Mirrored wardrobes to all principal bedrooms
- Kitchen appliances throughout
- Karndean flooring

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

* Plots 3, 4 and 5 include integral washer/dryer in Kitchen.

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
- Ecostat 'Ecosmart' Thermostatic showers to all plots
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating
- LED light fittings



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.



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.



BOURTON GARDENS
BADSEY

Your next move to Bourton Gardens

We hope this introduction to the Bourton Gardens development at Badsey 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,
Peter Clarke New Homes on 01926 870 145**



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www.cotswoldoakltd.co.uk/New_homes



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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.