



Honeystones

BOURTON-ON-THE-WATER

A fine collection of 3, 4 and 5 bedroom homes within one of the most picturesque villages in the Cotswolds



Linden
HOMES



*Welcome to the
Venice of
the Cotswolds*

Honeystones
BOURTON-ON-THE-WATER



Honeystones is an exquisite new development of 3, 4 and 5 bedroom homes, located within the delightful Gloucestershire village of Bourton-on-the-Water. Situated in the heart of the Cotswolds and with good access to major road networks, this is indeed a rare opportunity to own a brand new home in such a location.

Brought to you by Linden Homes, one of the UK's leading housebuilders, our passion for design and quality is evident in every aspect of the homes. External elevations reflect the architectural heritage of the area, while the internal layout and high level specification provide you with everything you need for modern living.





Simply sublime

Bourton-on-the-Water is just 4 miles from the market town of Stow-on-the-Wold and straddles the tranquil River Windrush with its series of beautiful low stone bridges, flanked by trees, lawns and mellow stone buildings. Described as the 'Venice of the Cotswolds', it is regularly voted as one of the prettiest villages in England and has a unique appeal to residents and visitors alike.



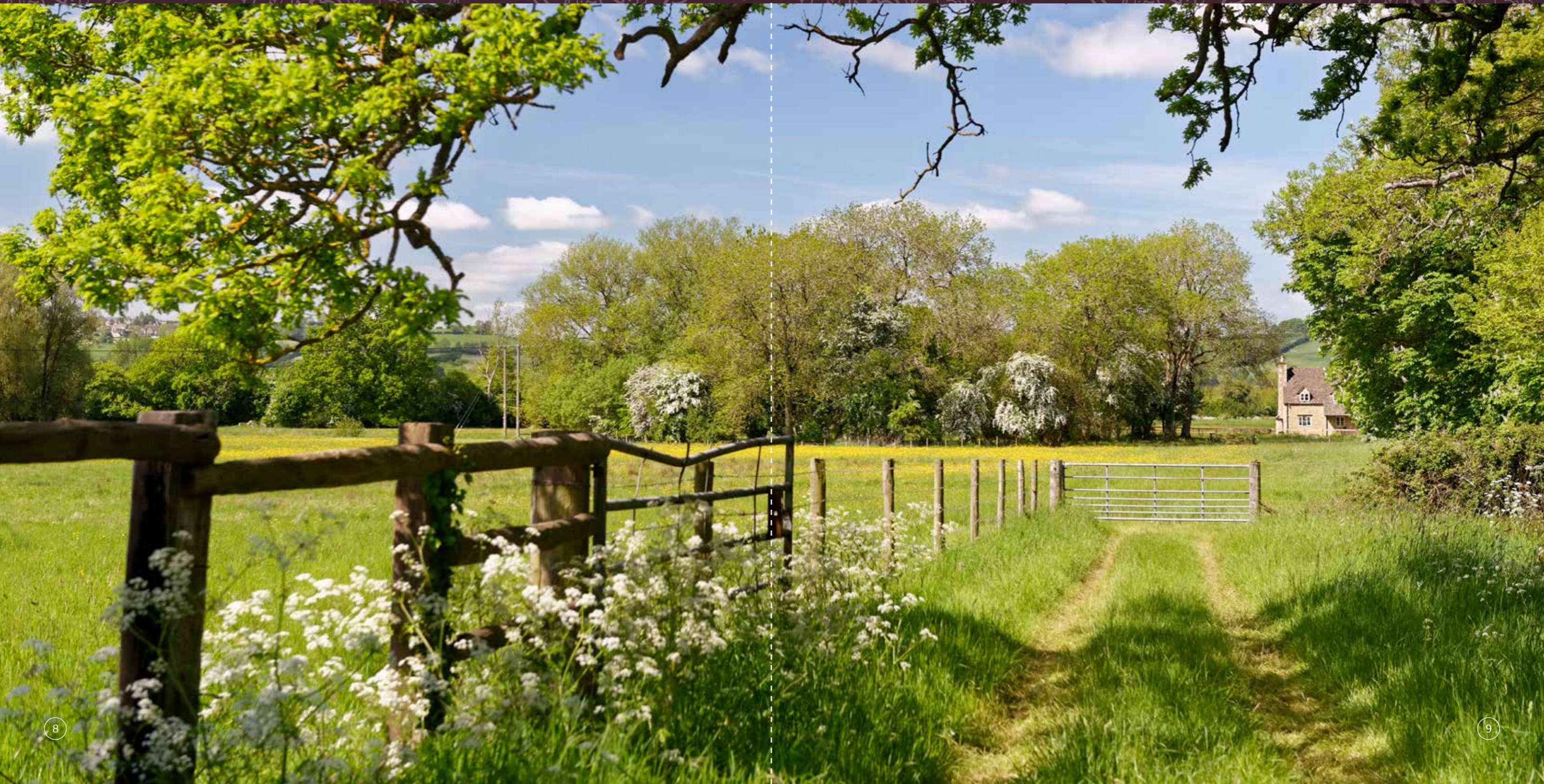
Living at Honeystones, you'll be part of a vibrant local community, with pubs and restaurants, shops, Post Office, supermarket, bank, library and doctor's surgery all nearby. The village has a good primary school and an excellent secondary school, recently judged by Ofsted as 'outstanding' across all categories. Community life revolves around the parish church and the village hall, and there are village cricket, football and tennis clubs.



Real community

Perfectly placed

Being at the heart of one of the most beautiful parts of England, Honeystones is perfectly placed for enjoying the surrounding countryside and its host of walking trails, heritage sites, museums, nature reserves, gardens and country houses. Families will love the local Birdland Park and Gardens, while Bourton-on-the-Water's delightful model village remains ever popular with young and old alike.



Lovely days out



The unspoilt landscape of the Cotswold Hills, its mellow stone villages and traditional country pubs make for lovely days out, while nearby Cheltenham, Cirencester, Gloucester and Oxford are steeped in history and packed with a host of shopping, leisure and cultural opportunities.







Computer generated image.

Aspects of Honeystones

The exquisite homes at Honeystones are thoughtfully designed to reflect the architectural heritage of the area and incorporate a range of external finishes. Contemporary interiors are arranged to suit a variety of lifestyles and whether your choice is a three bedroom semi-detached or a three, four or five bedroom detached, each home enjoys a superb specification. With every fixture, fitting, finish and optional extra selected with the utmost care, you can rest assured that your fine new home at Honeystones will be of the highest standard throughout.

Honeystones

BOURTON-ON-THE-WATER



Arrangement of homes

○ The Ampney
3 bedroom home
Homes 3, 4, 25, 26, 36, 37, 53, 54 & 76

○ The Cherwell
3 bedroom home
Homes 14, 18, 43 & 77

○ The Avon
4 bedroom home
Homes 42, 57, 75, 79, 88, 90 & 95

○ The Bybrook
4 bedroom home
Homes 1, 17, 28, 29, 41 & 93

○ The Isbourne
4 bedroom home
Homes 2, 5, 15, 16, 27, 30, 40, 86 & 94

○ The Evenlode
4 bedroom home
Homes 52, 55, 78, 87, 89 & 97

○ The Windrush
5 bedroom home
Homes 38, 91, 98 & 100

○ The Coln
5 bedroom home
Homes 39, 56, 92, 96 & 99

○ Affordable Housing



Not to scale. Trees and landscaping are indicative only and may alter during construction. Finishes and materials may vary from those shown within the plan. Please consult the Sales Executive for specific details. Development layout correct at time of going to press. July 2015.

The Ampney

3 bedroom home

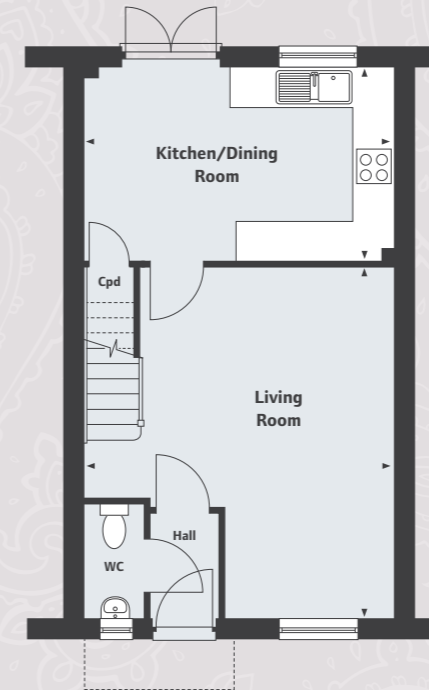
Homes 3, 4, 25, 26, 36, 37, 53, 54 & 76



Computer generated image of homes 3 and 4.

The Ampney is a charming three bedroom semi-detached home with garage and drive parking. It offers spacious accommodation for the growing family, including a living room at the front of the house, along with a conveniently placed cloakroom. A fully fitted kitchen/dining room is at the back, with French doors opening onto the garden.

Upstairs there is an en-suite shower room to the master bedroom, a stylish family bathroom and two further bedrooms.



GROUND FLOOR

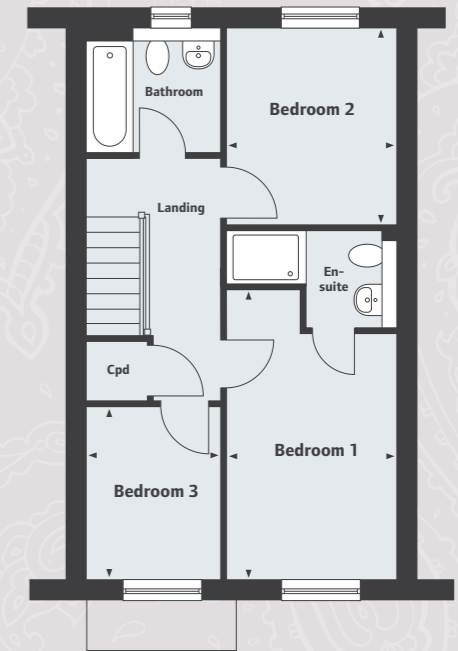
GROUND FLOOR

Kitchen*/Dining Room

4.72 x 2.97m 15'6" x 9'9"

Living Room*

5.38 x 4.72m 17'8" x 15'6"



FIRST FLOOR

FIRST FLOOR

Bedroom 1*

4.44 x 2.57m 14'7" x 8'5"

Bedroom 2

3.02 x 2.57m 9'11" x 8'5"

Bedroom 3

2.63 x 2.06m 8'8" x 6'9"

Please note:

Homes 4, 25, 37, 53 & 76 are shown.

Homes 3, 26, 36 & 54 are handed (mirror image).

*Denotes irregularly shaped room, refer to floor plans for details.

*Kitchen layouts may vary – please ask to see separate kitchen drawings.

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The Cherwell

3 bedroom home

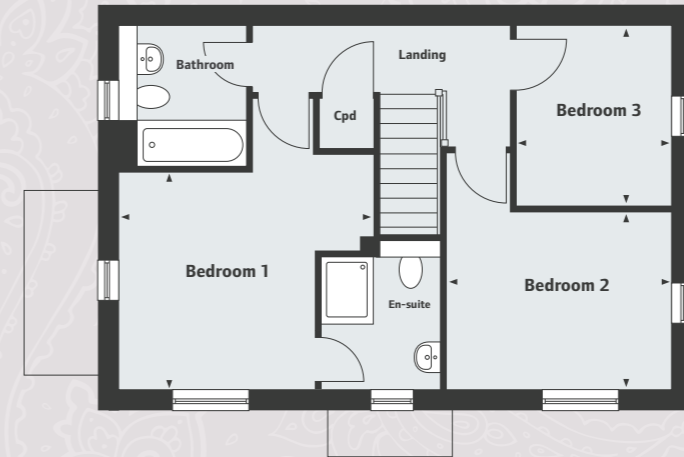
Homes 14, 18, 43 & 77



Computer generated image of home 18.

The Cherwell is a fine three bedroom detached or semi-detached home, complete with garage and drive parking. Offering more than enough space for the growing family, the ground floor benefits from a spacious kitchen adjoining a large dining room, with feature bay and French doors opening onto the garden. There is also a separate dual aspect living room with feature bay window, plus a useful cloakroom off the hall.

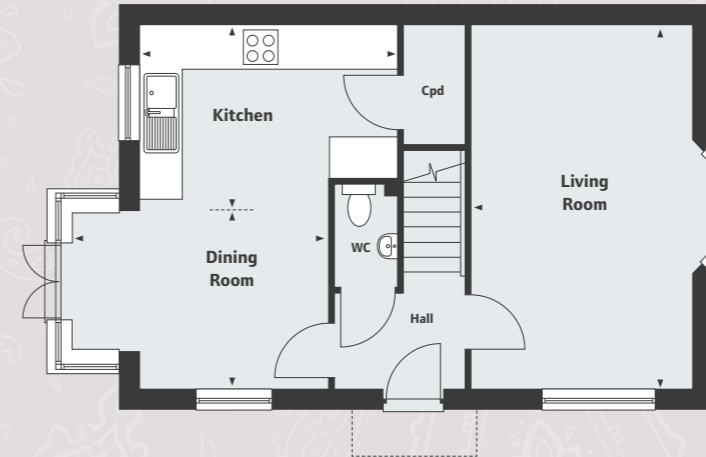
On the first floor there is a stylish family bathroom, while the three bedrooms include a master bedroom with en-suite shower room.



FIRST FLOOR

FIRST FLOOR

- Bedroom 1***
3.91 x 3.32m 12'10" x 10'11"
- Bedroom 2***
3.45 x 2.70m 11'4" x 8'11"
- Bedroom 3**
2.72 x 2.36m 8'11" x 7'9"



GROUND FLOOR

GROUND FLOOR

- Kitchen***
3.91 x 2.83m 12'10" x 9'3"
- Dining Room***
3.94 x 2.71m 12'11" x 8'11"
- Living Room**
5.52 x 3.84m 18'1" x 12'7"

*Denotes irregularly shaped room, refer to floor plans for details.
*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Home 18 is shown.
Homes 14, 43 & 77 are handed (mirror image).

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The Avon

4 bedroom home

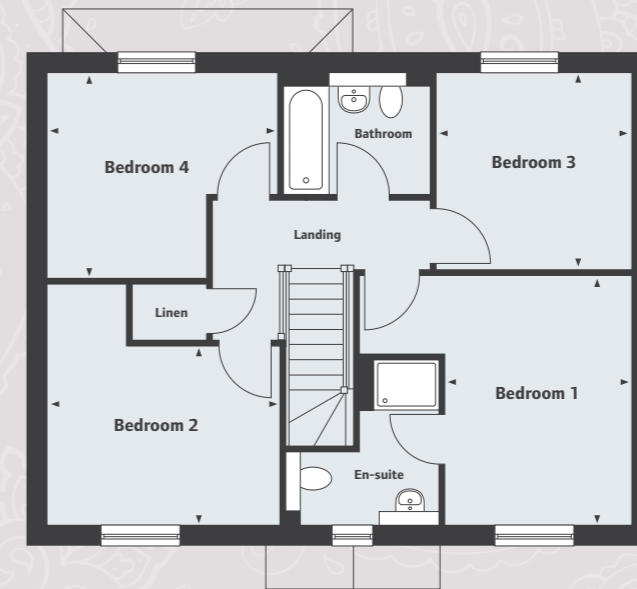
Homes 42, 57, 75, 79, 88, 90 & 95



Computer generated image of home 95.

The Avon is a spacious four bedroom detached home, offering a garage, drive parking and great family accommodation. The centrally located hall gains access to a living room on one side and separate dining room on the other. A stunning full width kitchen/family/breakfast room features bi-fold doors to the garden, while a utility area, off the kitchen, has its own external door. A cloakroom completes the ground floor living space.

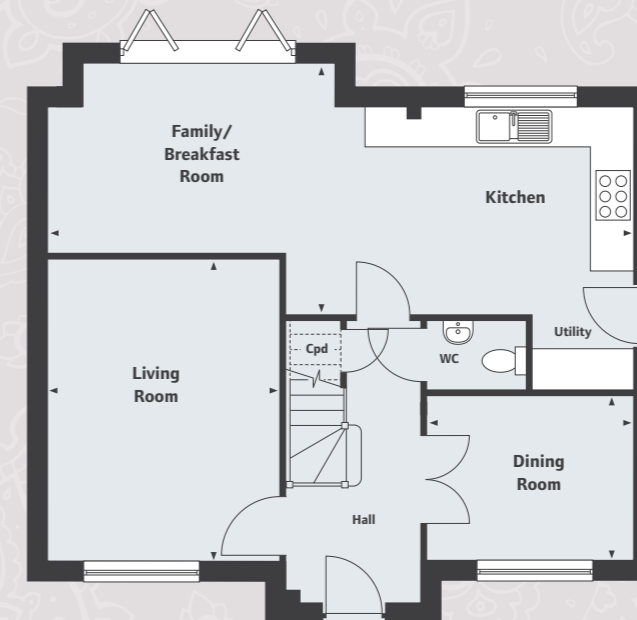
Well-proportioned bedrooms upstairs include a master bedroom with en-suite shower room, while a stylish family bathroom serves the remaining three bedrooms.



FIRST FLOOR

- Bedroom 1***
3.85 x 2.85m 12'8" x 9'4"
- Bedroom 2***
3.60 x 2.76m 11'10" x 9'1"
- Bedroom 3**
3.04 x 2.98m 10'0" x 9'10"
- Bedroom 4***
3.57 x 3.17m 11'9" x 10'5"

FIRST FLOOR



GROUND FLOOR

- Kitchen*/Family/Breakfast Room***
9.01 x 3.87m 29'7" x 12'8"
- Living Room**
4.64 x 3.56m 15'3" x 11'8"
- Dining Room**
3.11 x 2.54m 10'3" x 8'4"

GROUND FLOOR

*Denotes irregularly shaped room, refer to floor plans for details.
*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Homes 57, 90 & 95 are shown.
Homes 42, 75, 79 & 88 are handed (mirror image).

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The Bybrook

4 bedroom home

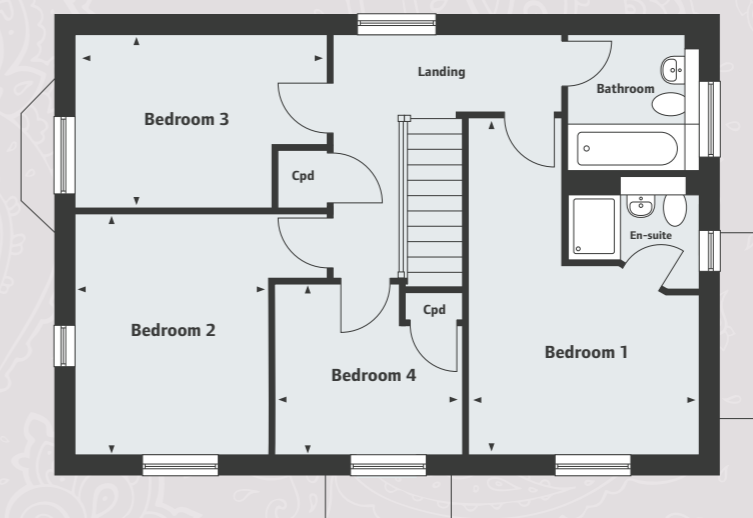
Homes 1, 17, 28, 29, 41 & 93



Computer generated image of home 41.

The Bybrook is a splendid four bedroom detached home, with garage and drive parking, offering a real feeling of space and light. With access from the hall, a dual aspect through living room features an attractive bay window to the side and two further windows. A cloakroom is also located off the hall, while a spacious kitchen and dining room combine to create a great family space. A feature bay with French doors opening onto the garden are at the side of the dining room, while a utility room off the kitchen, with external back door, further enhances the property.

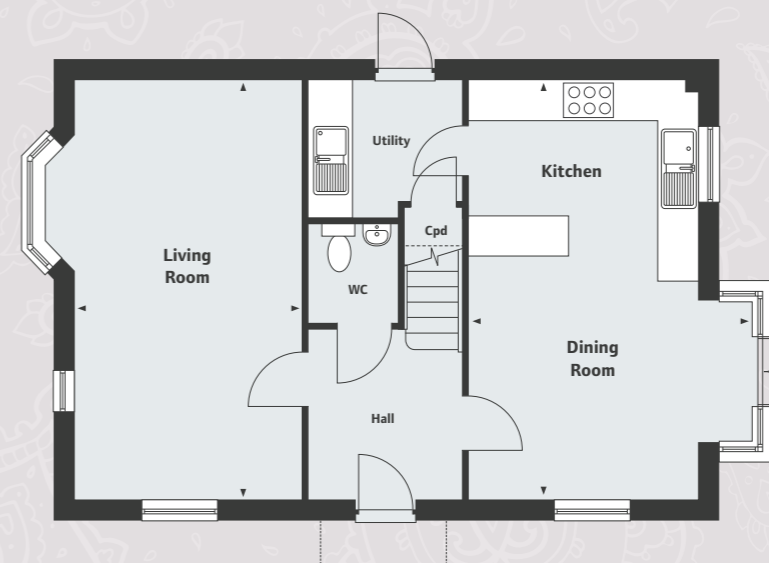
The bright and versatile living space continues upstairs, with a master bedroom and en-suite shower room, a stylish family bathroom and three further bedrooms.



FIRST FLOOR

FIRST FLOOR

- Bedroom 1***
5.16 x 3.52m 16'11" x 11'7"
- Bedroom 2***
3.68 x 2.94m 12'1" x 9'8"
- Bedroom 3***
3.83 x 2.64m 12'7" x 8'8"
- Bedroom 4***
2.87 x 2.61m 9'5" x 8'7"



GROUND FLOOR

GROUND FLOOR

- Living Room**
6.42 x 3.47m 21'1" x 11'5"
- Kitchen*/Dining Room***
6.42 x 4.26m 21'1" x 14'0"

*Denotes irregularly shaped room, refer to floor plans for details.
*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Homes 1, 17, 28, 41 & 93 are shown.
Home 29 is handed (mirror image).

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The Isbourne

4 bedroom home

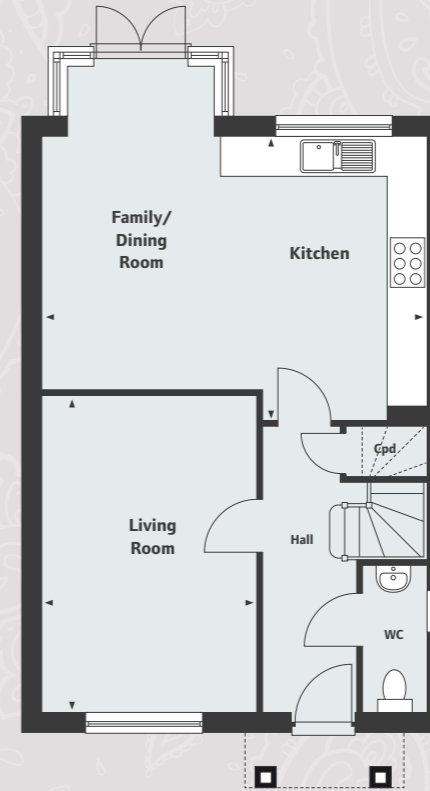
Homes 2, 5, 15, 16, 27, 30, 40, 86 & 94



Computer generated image home 94.

The Isbourne is a great value four bedroom detached home, with garage and drive parking, offering adaptable family living space. The ground floor enjoys a large kitchen/family/dining room with feature bay and French doors opening onto the garden. A separate well-proportioned living room, plus cloakroom are off the hall at the front.

Upstairs the master bedroom benefits from having an en-suite shower room, while a stylish family bathroom and three further bedrooms offer all the space you need.



GROUND FLOOR

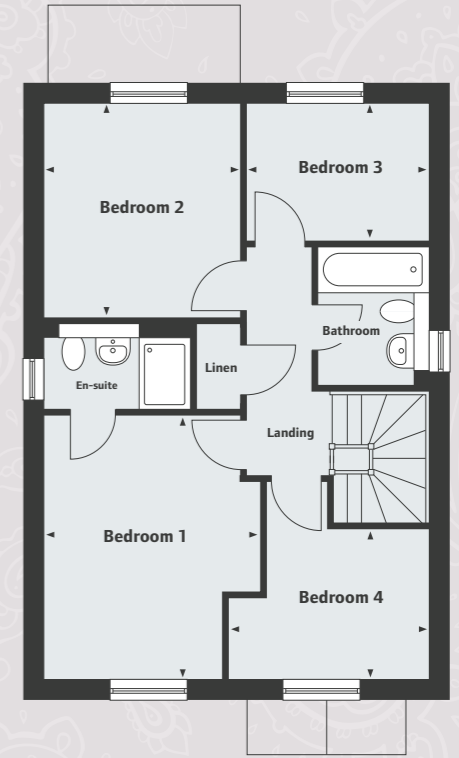
GROUND FLOOR

Kitchen*/Family/Dining Room*

4.85 x 3.31m 15'11" x 10'10"

Living Room

5.95 x 4.36m 19'6" x 14'4"



FIRST FLOOR

FIRST FLOOR

Bedroom 1*

4.04 x 3.34m 13'3" x 11'0"

Bedroom 2

3.34 x 3.02m 11'0" x 9'11"

Bedroom 3

2.82 x 2.16m 9'3" x 7'1"

Bedroom 4*

3.11 x 2.26m 10'3" x 7'5"

*Denotes irregularly shaped room, refer to floor plans for details.

*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:

Homes 16, 86 & 94 are shown.

Homes 2, 5, 15, 27, 30 & 40 are handed (mirror image).

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The Evenlode

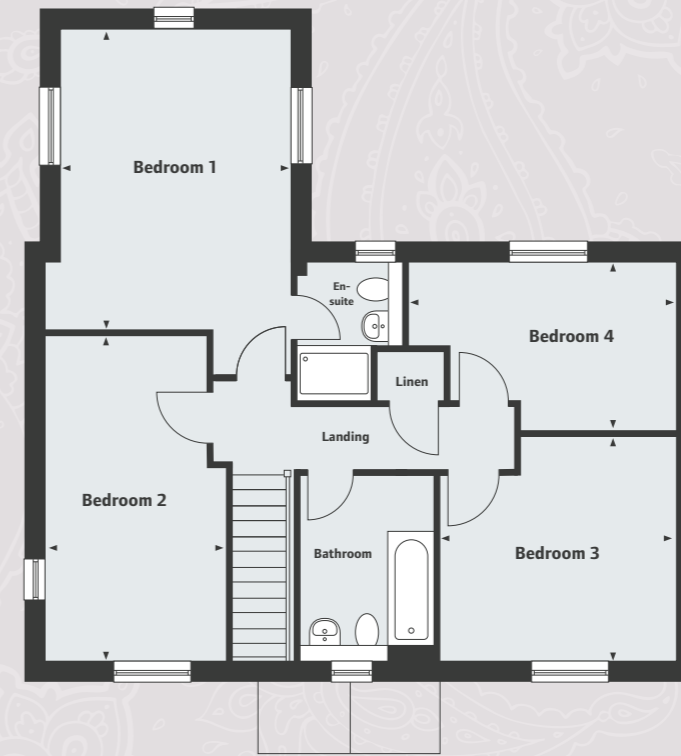
4 bedroom home

Homes 52, 55, 78, 87, 89 & 97



Computer generated image of home 89.

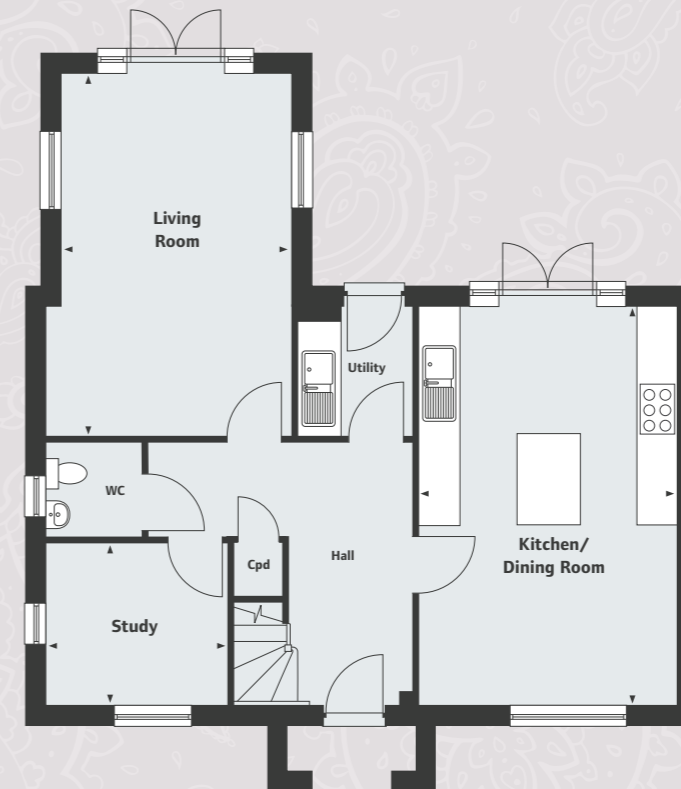
The Evenlode is a superb four bedroom detached home with garage, drive parking and space for the larger family. To one side of the generous hall, a beautiful kitchen/dining room features French doors to the garden, while a useful utility room also enjoys outside access. To the front of the house, a delightful dual aspect study provides a quiet space, while at the back, a triple aspect living room with French doors opens onto the garden. Upstairs, a large triple aspect master bedroom is located above the living room, complete with en-suite shower room. A further three well-proportioned bedrooms and a stylish family bathroom completes the accommodation.



FIRST FLOOR

FIRST FLOOR

- Bedroom 1***
4.62 x 3.49m 15'2" x 11'6"
- Bedroom 2***
4.94 x 2.77m 16'3" x 9'1"
- Bedroom 3***
3.61 x 3.42m 11'10" x 11'3"
- Bedroom 4***
4.09 x 2.56m 13'5" x 8'5"



GROUND FLOOR

GROUND FLOOR

- Living Room***
5.57 x 3.49m 18'3" x 11'6"
- Kitchen*/Dining Room**
6.08 x 3.95m 20'0" x 13'0"
- Study**
2.74 x 2.46m 9'0" x 8'1"

*Denotes irregularly shaped room, refer to floor plans for details.
*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Homes 52, 55, 78, 87, 89 & 97 are shown.

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The Windrush

5 bedroom home

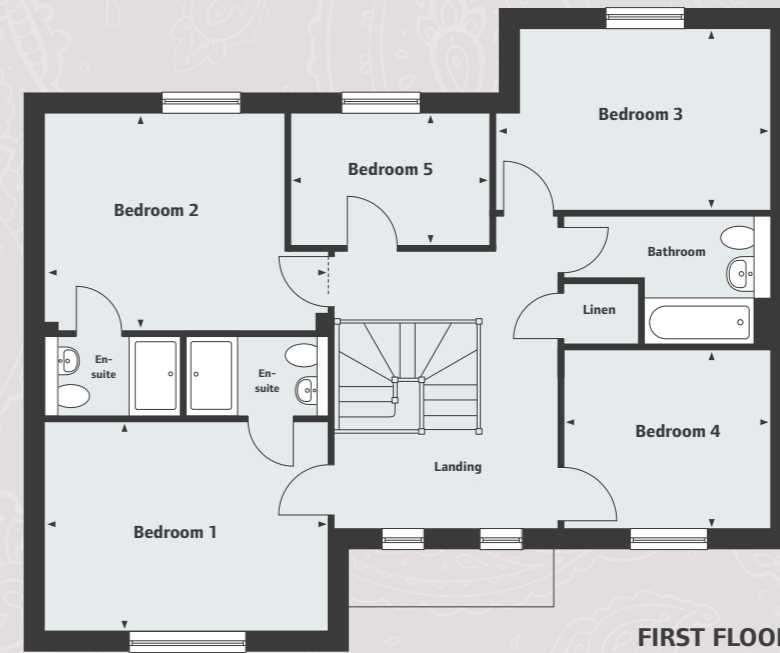
Homes 38, 91, 98 & 100



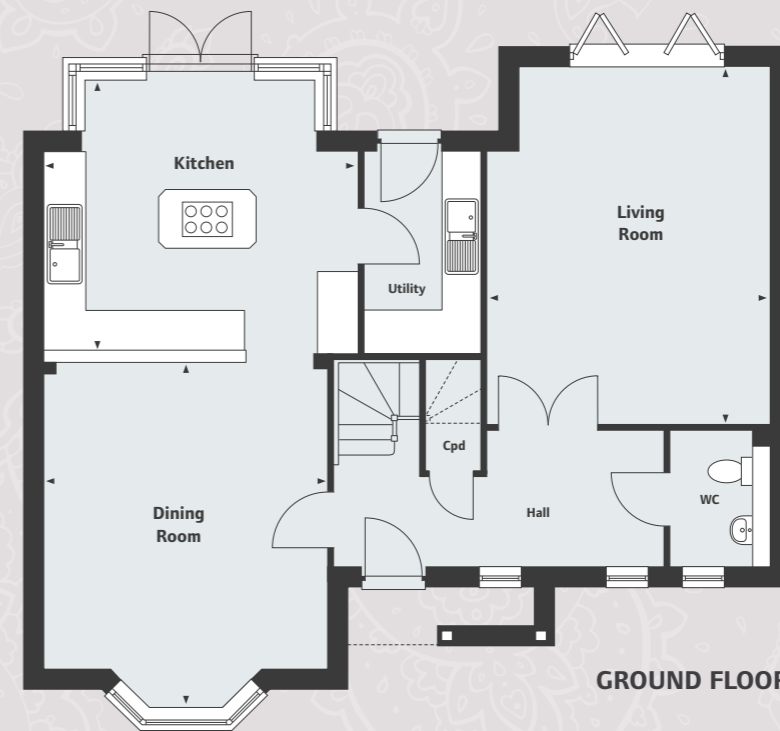
Computer generated image of home 38.

The Windrush is a wonderful five bedroom detached home with double garage and drive parking, offering spacious, flexible living space for all the family. Beyond the hall, double doors lead to a well-proportioned living room with bi-fold doors opening onto the garden. Across the hall, opposite the cloakroom, a dining room with feature bay window gains access to a beautifully fitted kitchen with French doors. There is also a separate utility room with outside access.

Moving up to the first floor, both the master and second bedrooms feature an en-suite shower room, while a stylish bathroom and three further bedrooms combine to provide plenty of room for everyone.



- FIRST FLOOR**
- Bedroom 1**
4.34 x 3.20m 14'3" x 10'6"
 - Bedroom 2***
4.40 x 3.32m 14'5" x 10'11"
 - Bedroom 3***
4.21 x 2.75m 13'10" x 9'1"
 - Bedroom 4**
3.16 x 2.72m 10'5" x 8'11"
 - Bedroom 5**
3.05 x 2.00m 10'0" x 6'7"



- GROUND FLOOR**
- Living Room***
5.49 x 4.31m 18'0" x 14'2"
 - Kitchen****
4.79 x 4.12m 15'9" x 13'6"
 - Dining Room***
5.23 x 4.34m 17'2" x 14'3"

*Denotes irregularly shaped room, refer to floor plans for details.
**Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Home 38 is shown.
Homes 91, 98 & 100 are handed (mirror image).

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The Coln

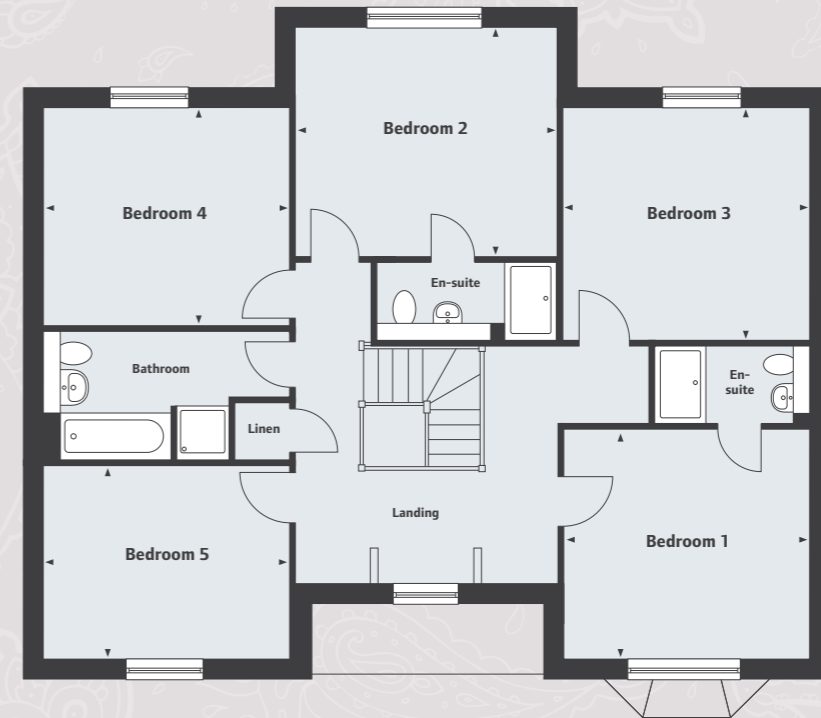
5 bedroom home

Homes 39, 56, 92, 96 & 99



Computer generated image of home 96.

The Coln is a fantastic 5 bedroom detached home with double garage and drive parking, offering high quality living space with plenty of room for you and your family. A central hall affords access to the living room, dining room, study and cloakroom, plus a spacious family/breakfast room, opening onto a beautiful fitted kitchen and separate utility room. The living room and family/breakfast room have bi-fold doors to the garden, while the utility has its own external door to the side of the house. The dining room is conveniently placed for the kitchen and enjoys a feature bay window. Upstairs, the spacious accommodation includes an en-suite shower room to the master bedroom and second bedroom, a beautiful family bathroom that includes a separate shower, and three further bedrooms.



FIRST FLOOR

- Bedroom 1**
3.75 x 3.55m 12'4" x 11'8"
- Bedroom 2**
4.05 x 3.53m 13'3" x 11'7"
- Bedroom 3**
3.80 x 3.58m 12'6" x 11'9"
- Bedroom 4**
3.80 x 3.37m 12'6" x 11'1"
- Bedroom 5**
3.75 x 2.98m 12'4" x 9'10"

FIRST FLOOR



GROUND FLOOR

- Living Room**
5.90 x 3.75m 19'4" x 12'4"
- Kitchen***
3.90 x 3.55m 12'10" x 11'8"
- Family/Breakfast Room***
4.77 x 4.05m 15'8" x 13'3"
- Dining Room***
3.75 x 3.53m 12'4" x 11'7"
- Study**
3.75 x 2.53m 12'0" x 8'4"

GROUND FLOOR

*Denotes irregularly shaped room, refer to floor plans for details.
*Kitchen layouts may vary – please ask to see separate kitchen drawings.

Please note:
Homes 56, 96 & 99 are shown.
Homes 39 & 92 are handed (mirror image).

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Fine specification

Contemporary kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a brand new Linden home.

The Ampney
The Cherwell
The Avon
The Bybrook
The Isbourne
The Evenlode
The Windrush
The Colin

	The Ampney	The Cherwell	The Avon	The Bybrook	The Isbourne	The Evenlode	The Windrush	The Colin
External door with multipoint locking system & door bell	●	●	●	●	●	●	●	●
Low energy external light to front door	●	●	●	●	●	●	●	●
External tap to rear garden	●	●	●	●	●	●	●	●
Fitted kitchen with laminate worktop and upstand	●	●	●	●	●	●	●	●
Single oven	●	●	●	●	●	●	●	●
Gas hob	●	●	●	●	●	●	●	●
Chimney hood	●	●	●	●	●	●	●	●
2 no. single oven side by side	●	●	●	●	●	●	●	●
Gas hob (6 burner)	●	●	●	●	●	●	●	●
Chimney hood (900 wide)	●	●	●	●	●	●	●	●
Stainless steel splash back to hob	●	●	●	●	●	●	●	●
Integrated fridge freezer	●	●	●	●	●	●	●	●
Integrated tall fridge and integrated tall freezer	●	●	●	●	●	●	●	●
Integrated dishwasher (space provided in 3 bed homes)	●	●	●	●	●	●	●	●
Plumbing and electrical supply for washer dryer	●	●	●	●	●	●	●	●
Under unit lighting to kitchen units	●	●	●	●	●	●	●	●
Multigrig appliance switching to kitchen	●	●	●	●	●	●	●	●
Downlights to kitchen, bathroom, en-suites and cloakroom	●	●	●	●	●	●	●	●
Shaver socket to bathroom and en-suites	●	●	●	●	●	●	●	●
Heated towel rail to bathroom and en-suites	●	●	●	●	●	●	●	●
Pendant fittings to other rooms including low energy fittings	●	●	●	●	●	●	●	●
TV point in living room, kitchen/breakfast room/family room and bedroom 1	●	●	●	●	●	●	●	●
Telephone BT points to living room and bedroom 1 (points can be used for Sky/BT Vision)	●	●	●	●	●	●	●	●
White plastic switchplates & sockets	●	●	●	●	●	●	●	●
Half height tiling to walls with appliances in bathroom and en-suites	●	●	●	●	●	●	●	●
Full height tiling to en-suite shower area	●	●	●	●	●	●	●	●
Splashback tiling to cloakroom basin only	●	●	●	●	●	●	●	●
Ceramic floor tiling to kitchen unit area	●	●	●	●	●	●	●	●
Walls in gardenia emulsion	●	●	●	●	●	●	●	●
Ceilings – flush smooth finish in white emulsion	●	●	●	●	●	●	●	●
Internal woodwork in gloss white	●	●	●	●	●	●	●	●
White vertical panel doors with chrome ironmongery	●	●	●	●	●	●	●	●
Softwood staircase with ash/light oak handrails	●	●	●	●	●	●	●	●
Gas fired condensing boiler	●	●	●	●	●	●	●	●

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.





How to find us

Honeystones, Station Road, Bourton-on-the-Water, Gloucestershire GL54 2ES.



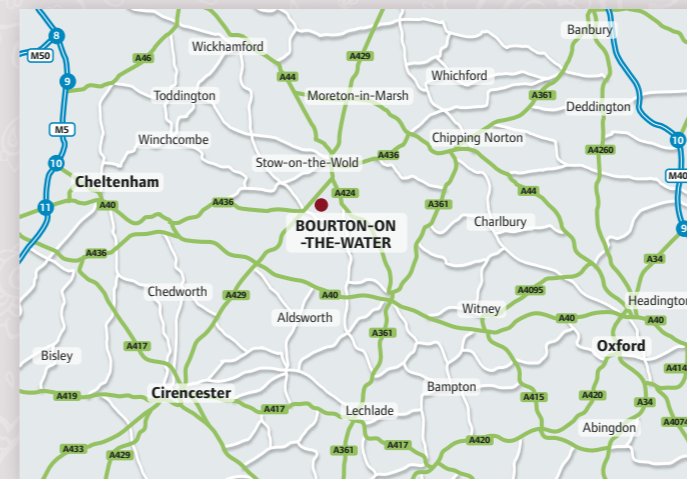
Honeystones is conveniently located on Station Road, less than a mile from the centre of the village. The nearby A429 provides a direct link north east to the M40 and south west to Cirencester and the M4. Around 4.5 miles south of Honeystones, the A40 affords access west to Cheltenham, Gloucester and the M5, and east to Oxford. Routes to the West Country, Birmingham and London are excellent and the location affords easy access to much of the national motorway network.

There are good local buses serving the Cotswolds, while for rail travel, the nearest station is 8 miles away at Moreton-in-Marsh. From here, there are regular services to London Paddington, with a fastest journey time of 1 hour 33 minutes*.

For air travellers, the nearest international airport is at Birmingham, which is 48 miles away.

From the A429

Leave the A429 by turning onto Station Road at the traffic lights signposted Bourton-on-the-Water. Honeystones will be found immediately on your right.



*Source: National Rail Enquiries.



National Strength, Locally Delivered



Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including those that are traditionally built. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

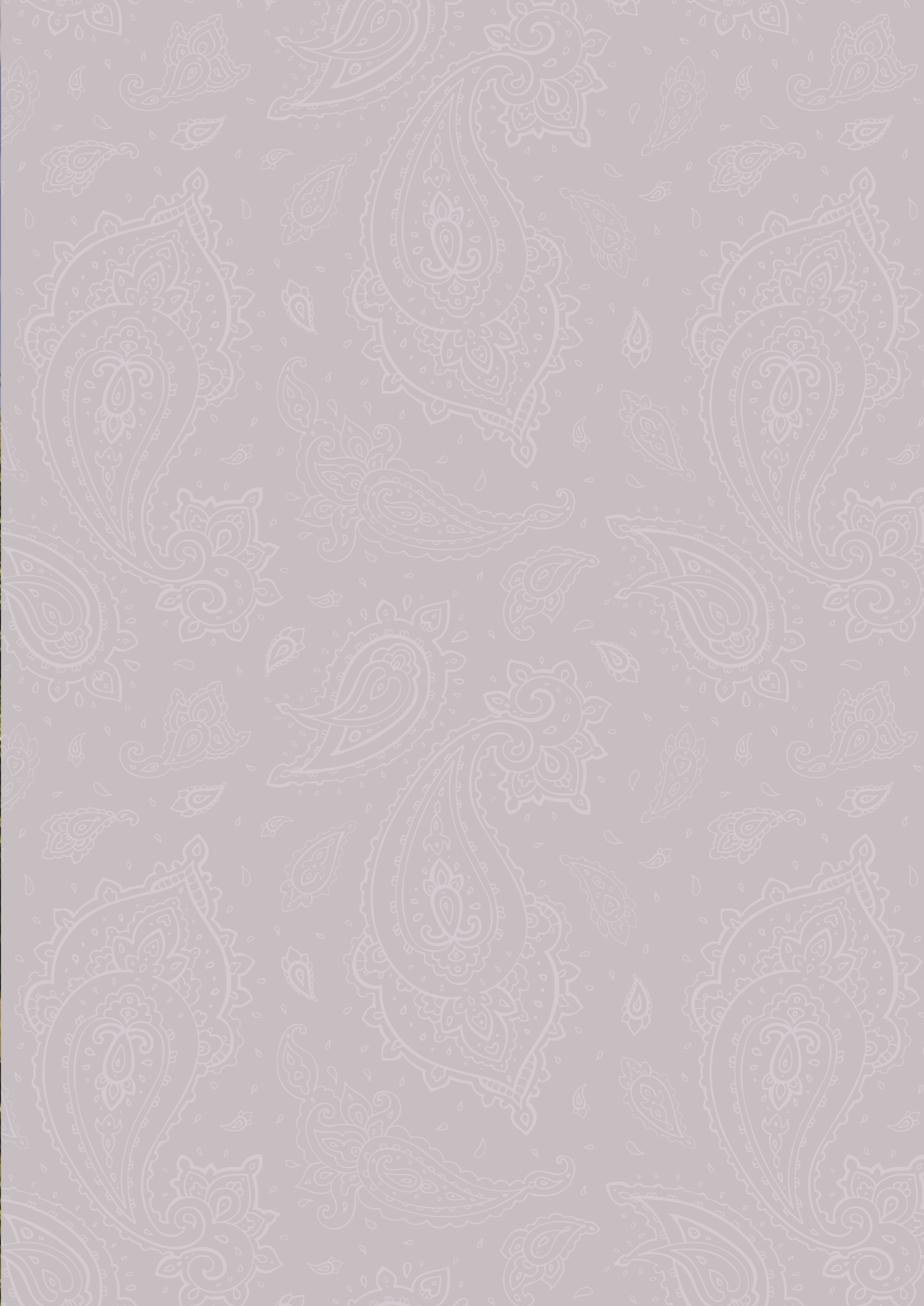
FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**



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