



OLD MANOR

FARM

A DEVELOPMENT BY LOCKLEY HOMES



OLD MANOR FARM

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Construction has now commenced with homes available for completion in Summer 2023.



LOCKLEY
HOMES

ALSTONE *Gloucestershire*

Located 15 minutes north of Cheltenham at the foot of Bredon Hill in Alstone, the setting for this rare collection of homes could not be more stunning. Nestled quietly within the Cotswolds area of outstanding natural beauty, Alstone lends itself as the perfect escape whilst still offering commutability to the M5 within a short drive. Cheltenham Spa train station also offers a direct line to London Paddington within 2 hours.

Alstone, Gloucestershire, GL20 8JD





OLD MANOR
FARM

PLOT 1

PLOT 2

PLOT 1



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 1 (2,112 SQ FT)

- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ Detached property
- ◆ Double garage

For more information on Old Manor Farm or any other enquires please contact Harts, agents for fine homes:

01564 791111

info@harts-homes.co.uk


HARTS
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**LOCKLEY
HOMES**

PLOT 1 *Specification*

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

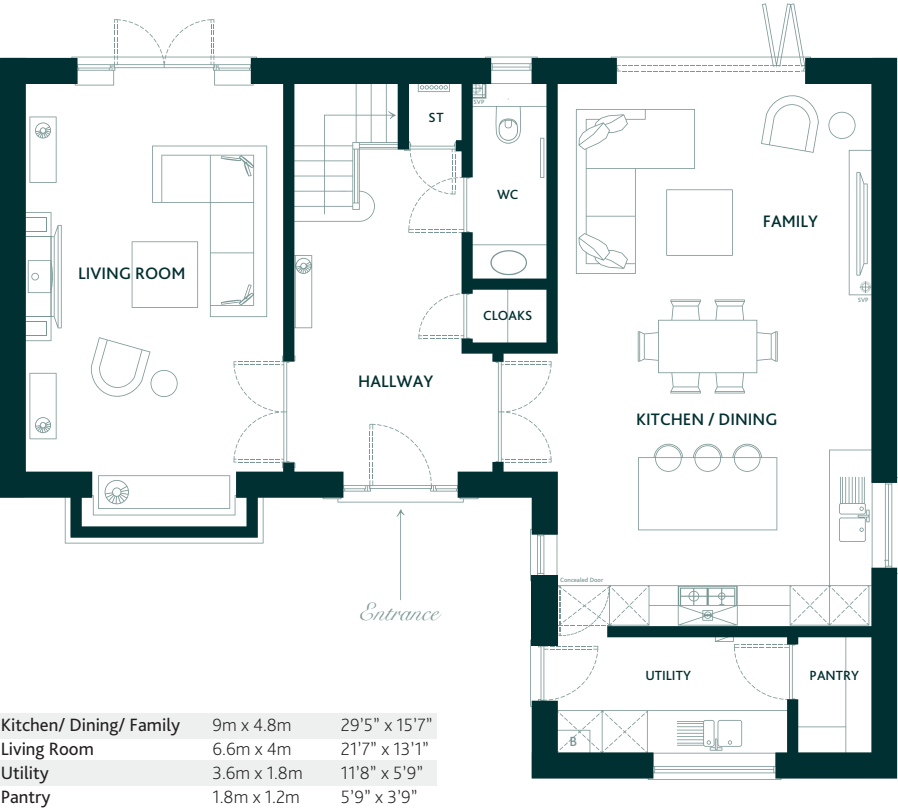
EXTERIOR FINISHES

- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

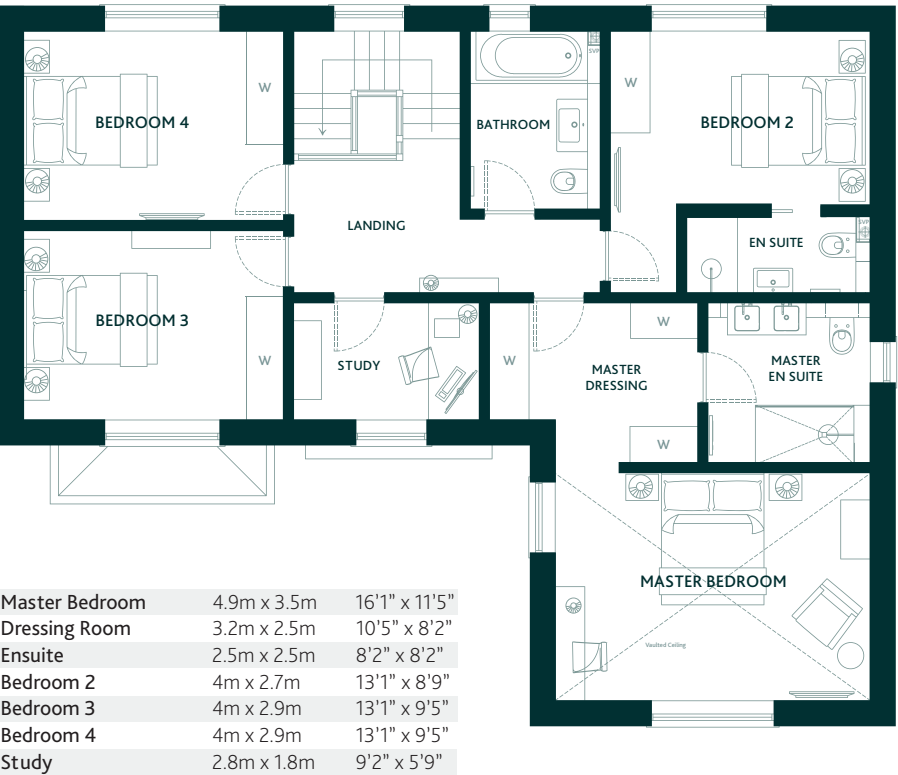
SECURITY & WARRANTY

- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





OLD MANOR FARM



PLOT 2



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 2 (2,406 SQ FT + 388 SQ FT above garage)

- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ Detached property
- ◆ Double garage

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01564 791111

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HARTS
AGENTS FOR FINE HOMES


**LOCKLEY
HOMES**

PLOT 2 Specification

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

EXTERIOR FINISHES

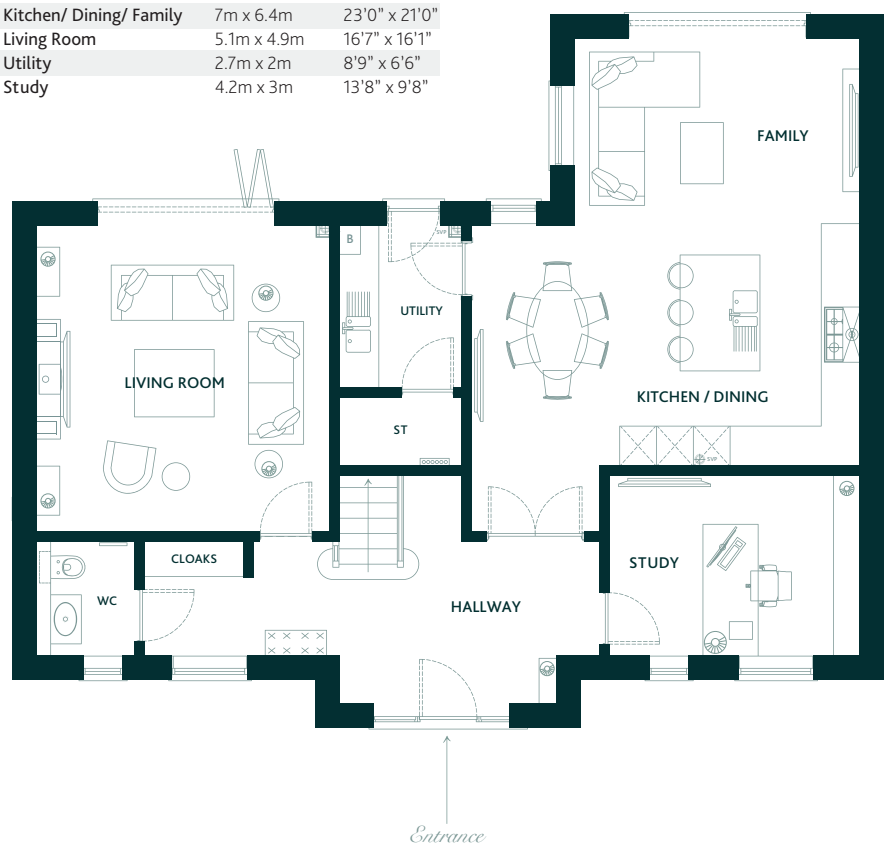
- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

SECURITY & WARRANTY

- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

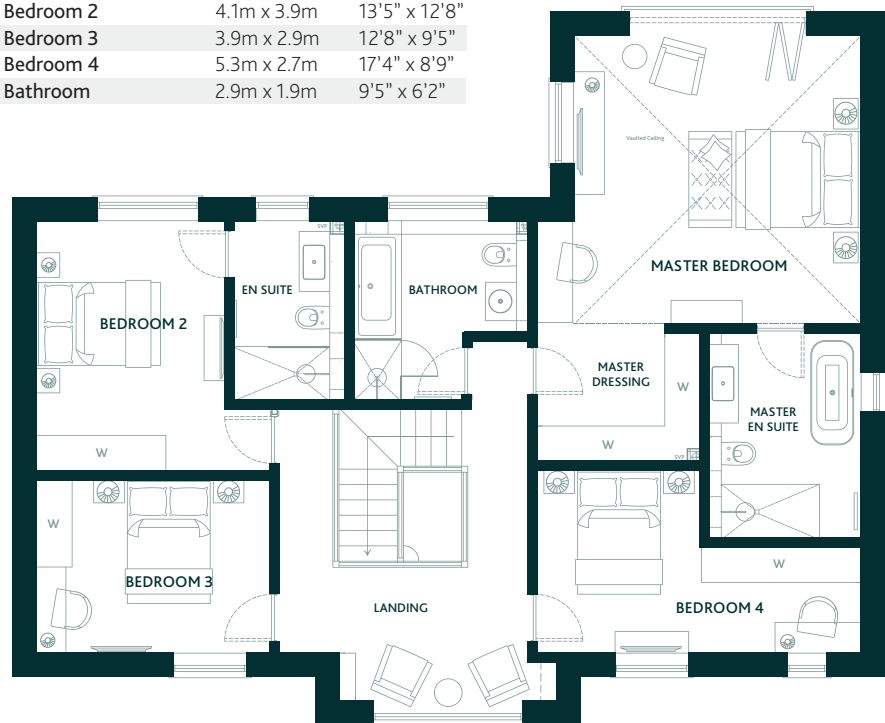
GROUND FLOOR PLAN

Kitchen/ Dining/ Family	7m x 6.4m	23'0" x 21'0"
Living Room	5.1m x 4.9m	16'7" x 16'1"
Utility	2.7m x 2m	8'9" x 6'6"
Study	4.2m x 3m	13'8" x 9'8"



FIRST FLOOR PLAN

Master Bedroom	4.8m x 4.7m	15'7" x 15'4"
Dressing Room	2.7m x 2.2m	8'9" x 7'2"
Ensuite	3.4m x 2.5m	11'2" x 8'2"
Bedroom 2	4.1m x 3.9m	13'5" x 12'8"
Bedroom 3	3.9m x 2.9m	12'8" x 9'5"
Bedroom 4	5.3m x 2.7m	17'4" x 8'9"
Bathroom	2.9m x 1.9m	9'5" x 6'2"





OLD MANOR FARM



PLOT 3



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 3 (2,112 SQ FT)

- ◆ 4 Bedroom
- ◆ 3 Bathroom
- ◆ Detached property
- ◆ Double garage

For more information on Old Manor Farm or any other enquires please contact Harts, agents for fine homes:

01564 791111

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HARTS
AGENTS FOR FINE HOMES


**LOCKLEY
HOMES**

PLOT 3 Specification

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

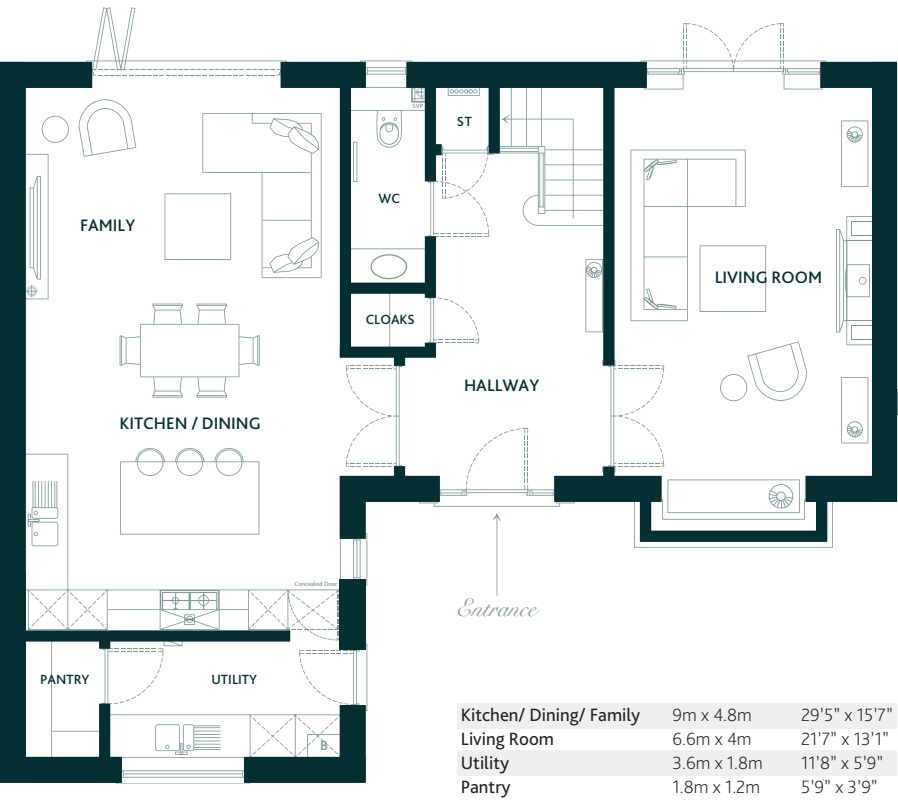
EXTERIOR FINISHES

- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

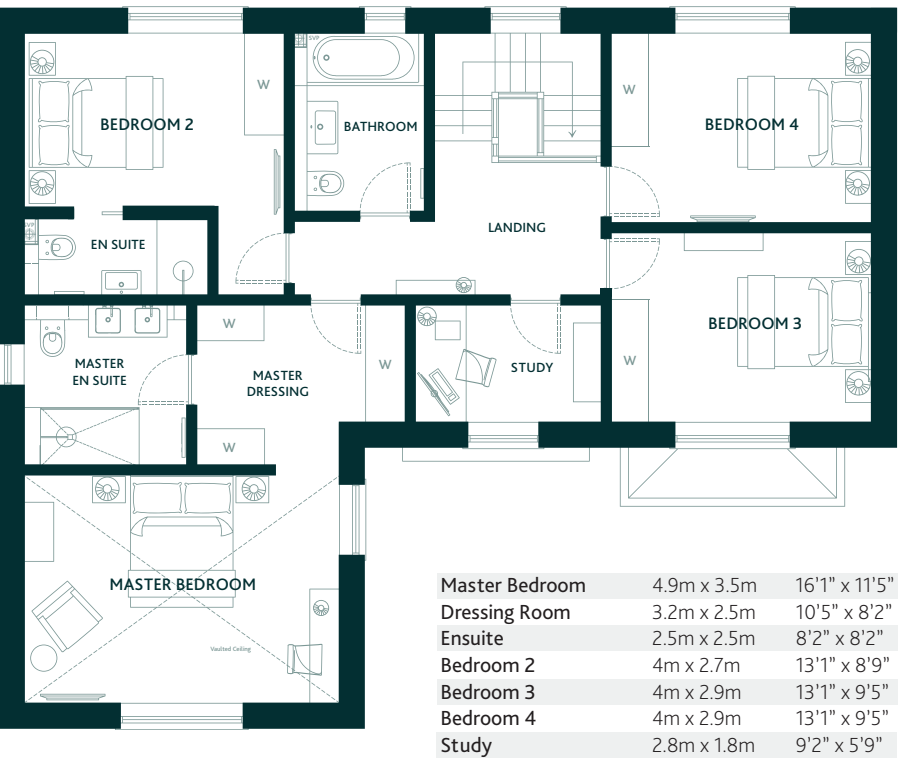
SECURITY & WARRANTY

- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





OLD MANOR
FARM



PLOT 4



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

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PLOT 4 (1,715 SQ FT)

- ◆ 3 Bedroom
- ◆ 3 Bathroom
- ◆ Detached property
- ◆ Double garage

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**LOCKLEY
HOMES**

PLOT 4 *Specification*

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

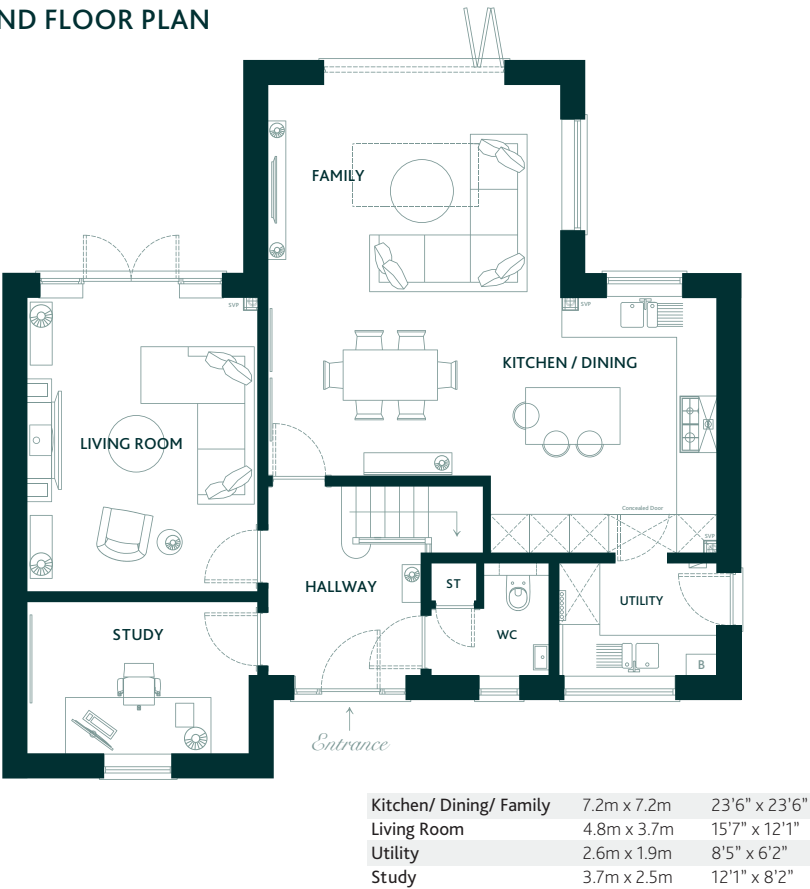
EXTERIOR FINISHES

- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

SECURITY & WARRANTY

- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





OLD MANOR
FARM



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 5 (1,715 SQ FT)

- ◆ 3 Bedroom
- ◆ 3 Bathroom
- ◆ Detached property
- ◆ Double garage

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HARTS
AGENTS FOR FINE HOMES


**LOCKLEY
HOMES**

PLOT 5 Specification

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

EXTERIOR FINISHES

- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

SECURITY & WARRANTY

- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

GROUND FLOOR PLAN



Kitchen/ Dining/ Family	7.2m x 7.2m	23'6" x 23'6"
Living Room	4.8m x 3.7m	15'7" x 12'1"
Utility	2.6m x 1.9m	8'5" x 6'2"
Study	3.7m x 2.5m	12'1" x 8'2"

FIRST FLOOR PLAN



Master Bedroom	4.2m x 3.2m	13'8" x 10'5"
Ensuite	3.2m x 2.4m	10'4" x 7'9"
Bedroom 2	4m x 3.9m	13'1" x 12'8"
Ensuite	2.4m x 2m	7'9" x 6'6"
Bedroom 3	3.9m x 3.3m	12'8" x 10'8"
Bathroom	2.4m x 2m	2'9" x 6'6"





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This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 6 (1,415 SQ FT)

- ◆ 2 Bedroom
- ◆ 2 Bathroom
- ◆ Detached property
- ◆ Single garage

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HARTS
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**LOCKLEY
HOMES**

PLOT 6 Specification

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial.
- Fitted electric fireplace with natural stone surround and hearth to living rooms.
- Master BT telephone point fitted to all homes.

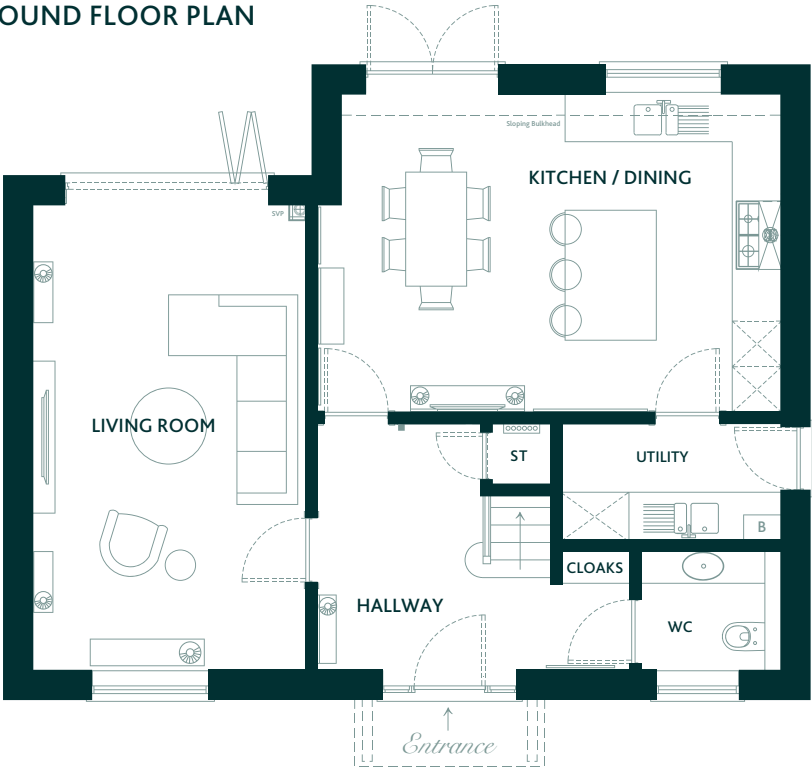
EXTERIOR FINISHES

- Electric car charging points to all homes.
- Turfed garden areas with paved patios and pathways as shown on site plan.
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- External waterproof socket and tap to rear of property.
- Private double garage with power and light (single garage to homes 6-7).
- Electric gates for access to homes 2 and 3.

SECURITY & WARRANTY

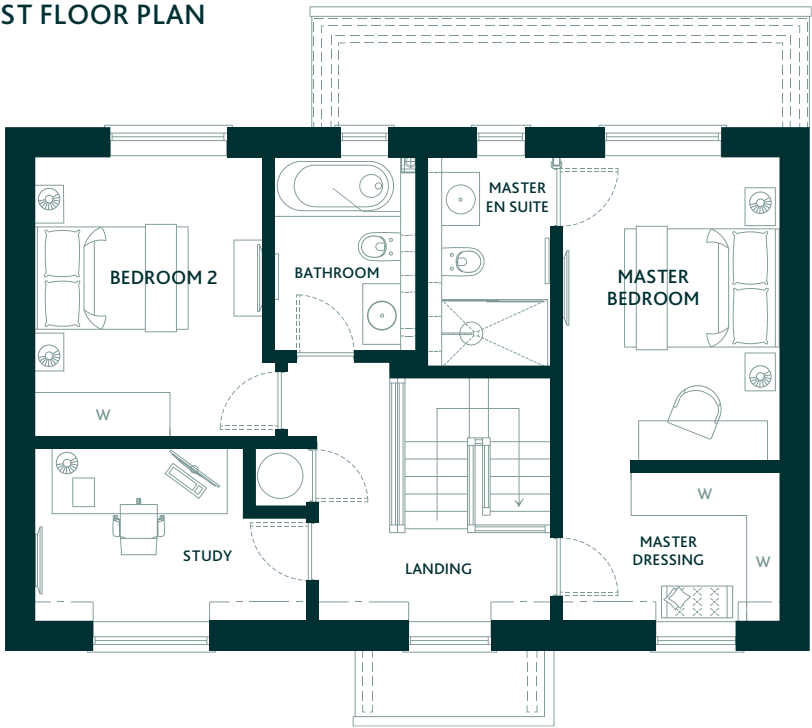
- Two-year Homeowner Warranty from Lockley Homes.
- Ten-year Premier Structural Warranty.
- Multi-point locking mechanisms to external doors.
- Security alarms to all homes.

GROUND FLOOR PLAN



Kitchen/ Dining Room	6.2m x 4.3m	20'3" x 14'1"
Living Room	6.8m x 3.7m	22'3" x 12'1"
Utility	2.9m x 1.6m	9'5" x 5'2"

FIRST FLOOR PLAN



Master Bedroom	4.1m x 2.9m	13'5" x 9'5"
Dressing Room	2.9m x 2m	9'5" x 6'6"
Ensuite	2.7m x 1.7m	8'9" x 5'6"
Bedroom 2	3.7m x 3.3m	12'1" x 10'8"
Bathroom	2.6m x 1.9m	8'5" x 6'2"
Study	2.8m x 2.3m	9'2" x 7'5"





OLD MANOR
FARM



OLD MANOR FARM *Gloucestershire*

Alstone, Gloucestershire, GL20 8JD

This development will offer an exclusive collection of seven detached 2, 3 and 4 bedroom homes crafted from locally sourced Cotswold Stone. Each home will be unique and enjoy traditionally styled architectural detailing from a range of the finest materials, in keeping with this quaint hamlet's local vernacular. Construction has now commenced with homes available for completion in Summer 2023.

PLOT 7 (1,415 SQ FT)

- ♦ 2 Bedroom
- ♦ Bathroom
- ♦ Detached property
- ♦ Single garage

For more information on Old Manor Farm or any other enquires please contact Harts, agents for fine homes:

01564 791111

info@harts-homes.co.uk


HARTS
AGENTS FOR FINE HOMES


**LOCKLEY
HOMES**

PLOT 7 Specification

KITCHEN & UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers.
- Stone worktops, upstands and splashback to hob area.
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap.
- Siemens integrated multi-function oven & Siemens touch operated induction hob.
- Siemens integrated combination microwave oven.
- Siemens wall mounted extractor hood.
- Siemens integrated fridge/freezer.
- Siemens integrated dishwasher.
- Cape premium integrated under-counter dual zone wine cooler.
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- Homes 1-3 to include a separate pantry room and homes 4-7 to include a pantry larder cupboard within utility rooms.
- Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES & WC

- Villeroy & Boch white sanitaryware and luxurious vanity units.
- Large wall hung bespoke cut mirrors.
- Traditional towel ladder radiators in a chrome finish.
- Shaver sockets in a chrome finish.
- Ceramic/Porcelain wall and floor tiling.

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels & hand painted spindles.
- Matt paint finish to all ceilings and walls.
- Herringbone Karndean flooring to all entrance hallways, WC's and utilities (homes 4-7 to include herringbone Karndean to kitchen/dining/family rooms).
- Luxury silken carpet to all bedrooms, staircases, study (where applicable) and living rooms.
- Large format porcelain floor tiling to kitchen/dining/family rooms (homes 1-3 only).
- Oak pre-finished internal doors (glazed doors to selected rooms).
- Door fittings, light switches and sockets in a brushed chrome finish.
- Allocated coats cupboard with interior fit out.
- Bespoke painted feature TV wall with niche lighting to family rooms (homes 1-3 only).
- Bespoke fitted wardrobe with painted timber frame and soft-close mirrored sliding doors to master and secondary bedrooms.
- Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC & LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor.
- Worcester Bosch boiler (LPG tank).
- Smart low energy Dimplex hot water cylinder fitted in AC cupboard (homes 1-3 fitted in loft space).
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites.
- PV Solar Panels fitted to all homes with controls fitted in loft.
- Dimmer switches to living room, dining area and master bedroom.
- TV points to all bedrooms, living room, dining/family area and study (where applicable).
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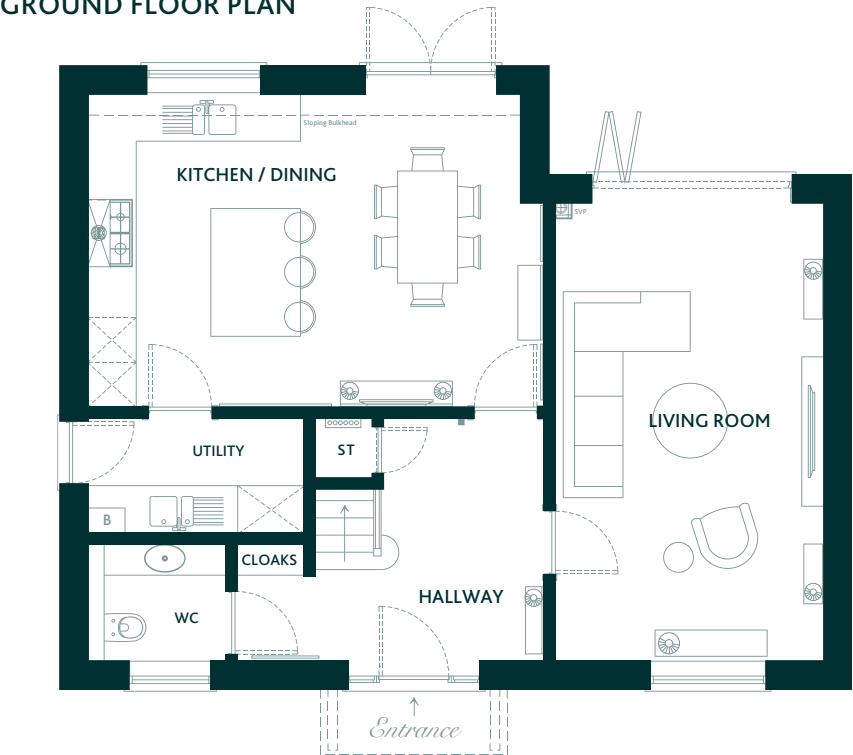
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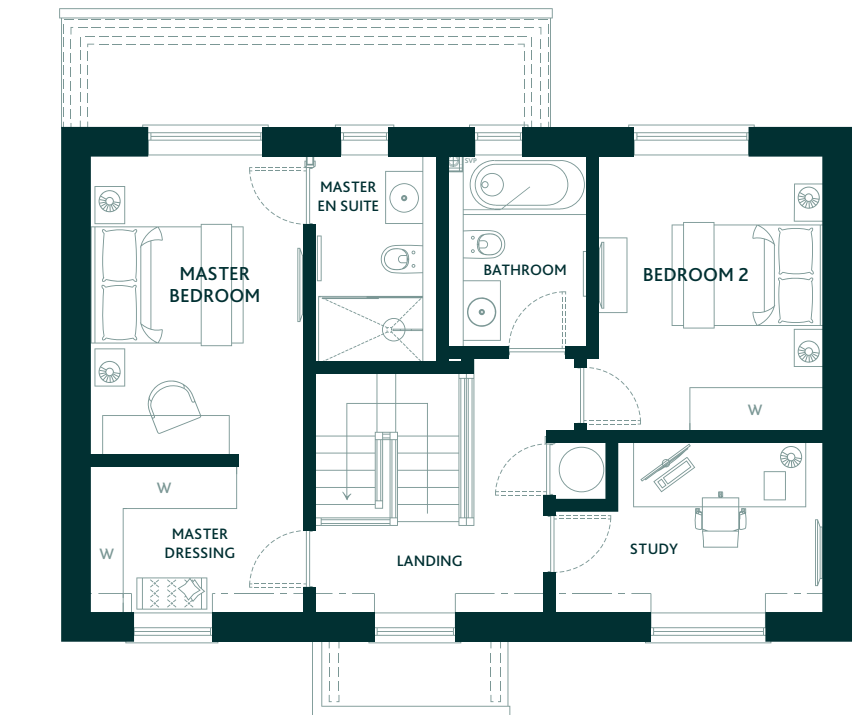
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