



Stanshawes Court Gardens

Site Layout




The Kingsgate


The Stanshawe


The Ashbury

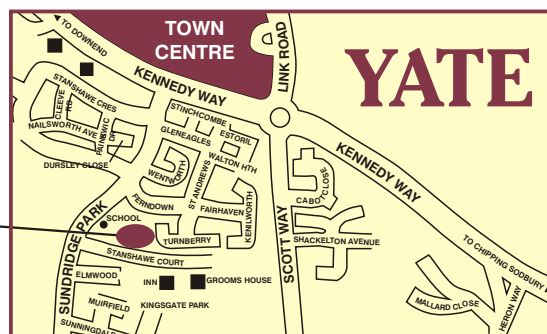


Stanshawes Court Gardens

Stanshawes Court Gardens is pleasantly located in what were once the grounds of Stanshawes Court - the Saxon Manor - and sits immediately adjacent to Kingsgate Park, a nature wildlife area with it's large lake and the home of a protected species - the Greater Crested Newt. The Town Centre is only a few minutes walk, with it's excellent shopping and sports facilities. St Paul's Catholic Primary School and the King Edmund's Community School are both literally within 100 yards and Stanshawes Court Hotel, with it's open gardens and patio area, is almost "next door".



Stanshawes Court Gardens



Agents : **Besley Hill,**
14, High Street, Chipping Sodbury
Telephone : 01454 313575



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Stanshawes Court Gardens

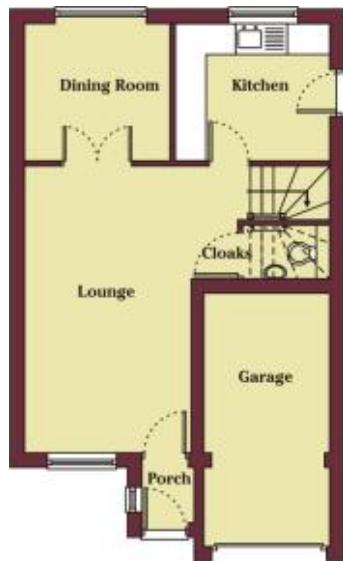


Artist's Impression

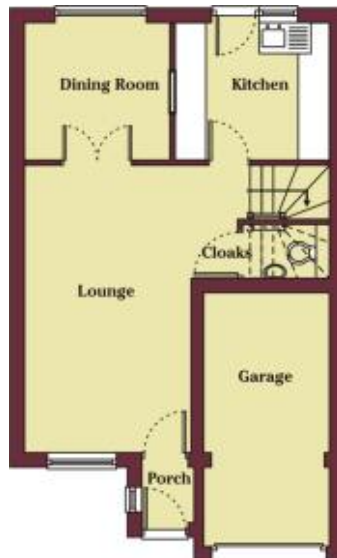
The Ashbury

Ground Floor

- Living room** : 5600 x 4468 (18' 4" x 14' 8")
- Dining room** : 2765 x 2740 (9' 0" x 9' 0")
- Kitchen/Utility** : 3200 x 2740 (10' 6" x 9' 0")
- Garage** : 5030 x 2415 (16' 6" x 7' 11")



**GROUND FLOOR PLAN
PLOTS 2 & 3
PLOT 4 (Handed)**



**GROUND FLOOR PLAN
PLOT 1 (Handed)**



FIRST FLOOR PLAN

First Floor

- Bedroom 1** : 4430 x 2740 (14' 6" x 9' 0")
- Bedroom 2** : 3300 x 3000 (10' 10" x 9' 10")
- Bedroom 3** : 3300 x 2965 (10' 10" x 9' 8")
- Bathroom** : 2200 x 1900 (7' 2" x 6' 2")
- En-suite** : 2740 x 1535 (9' 0" x 5' 0")



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Stanshawes Court Gardens



Artist's Impression

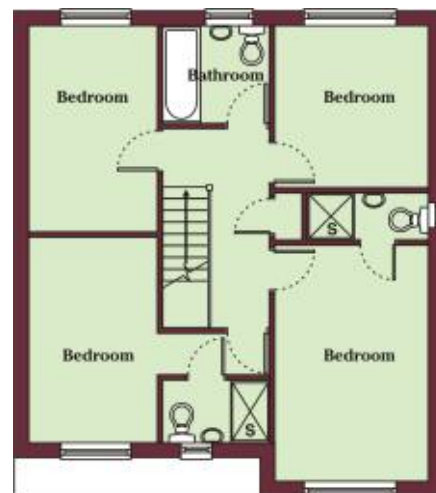
The Kingsgate

Ground Floor

- Living room** : 4515 x 3010 (14' 8" x 9' 10")
- Dining room** : 4150 x 3010 (13' 6" x 9' 10")
- Kitchen/Utility** : 4794 x 3100 (15' 9" x 10' 2")
- Garage** : 4660 x 2433 (15' 3" x 8' 0")



GROUND FLOOR PLAN
PLOTS 2 3 & 4



FIRST FLOOR PLAN

First Floor

- Bedroom 1** : 4515 x 3010 (14' 8" x 9' 10")
- Bedroom 2** : 3965 x 2563 (12' 11" x 8' 5")
- Bedroom 3** : 3945 x 2563 (12' 11" x 8' 5")
- Bedroom 4** : 3150 x 3010 (10' 4" x 9' 10")
- Bathroom** : 2131 x 1900 (7' 0" x 6' 2")
- En-suite 1** : 2410 x 900 (7' 10" x 3' 0")
- En-suite 2** : 2131 x 1200 (7' 0" x 3' 11")



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Stanshaves Court Gardens



Artist's Impression

The Stanshawe

Ground Floor

- Living room** : 4515 x 3010 (14' 8" x 9' 10")
- Dining room** : 4150 x 3010 (13' 6" x 9' 10")
- Kitchen/Utility** : 4794 x 3100 (15' 9" x 10' 2")
- Study** : 3690 x 2563 (12' 1" x 8' 5")



GROUND FLOOR PLAN
PLOTS 2 3 & 4



FIRST FLOOR PLAN

First Floor

- Bedroom 1** : 4515 x 3010 (14' 8" x 9' 10")
- Bedroom 2** : 3590 x 4794 (11' 9" x 15' 9") (max.)
- Bedroom 3** : 3150 x 3010 (10' 4" x 9' 10")
- Bedroom 4** : 3300 x 2563 (10' 10" x 8' 5")
- Bathroom** : 2131 x 1950 (7' 0" x 6' 4")
- En-suite 1** : 2410 x 900 (7' 10" x 3' 0")
- En-suite 2** : 2563 x 900 (8' 5" x 3' 0")



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For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and they do not form any part of a contract. Whilst building works are in progress the specification may be altered without due notice and room measurements should not be relied upon for carpets, fitted furniture or curtains.



Stanshawes Court Gardens

Specifications



	Ashbury	Kingsgate	Stanshawe
External			
Hanson facing bricks and insulated blockwork	x	x	x
Brick feature window cills & heads	x	x	x
Double glazed windows and patio doors	x	x	x
Hardwood front door	x	o	o
All external woodwork painted white	x	x	x
Door bell & chimes	x	x	x
200mm insulation to roof space	x	x	x
Pet & child retaining fencing	x	x	x
5 lever mortice lock on front & rear doors	x	x	x
Footpath in buff riven slabs	x	x	x
Timber side entry gate with Suffolk latch	x	x	x
Front gardens turfed, rear rotovated	x	x	x
Garage drives in block paviers	x	x	x
Electric light and power to garage	x	x	x
Internal			
Solid blockwork partitions on ground floor	x	x	x
Insulated ground floor	x	x	x
6 panel white painted internal doors	x	x	x
Cornice to living and dining room	x	x	x
Coving to kitchen, hall, landing and bedrooms	x	x	x
Choice of 2 colours for internal walls	x	x	x
Brass/Bronze door and window furniture	x	x	x
BT point to hall and bedroom 1	x	x	x
All electric points are doubles	x	x	x
Gas point to living room (for balanced flue fire)	x	x	x
Central Heating System			
Combi/condensing boiler with water softener	x	x	x
British Gas Homewarm Guarantee - 2 years	x	x	x
Maintenance free white radiators	x	x	x
Thermostatic radiator valves	x	x	x
Cloakroom			
Claudia Vista Sanitary Ware - white	x	x	x
Brass taps	o	x	x
Tile choice above basin (subject to build stage)	x	x	x
Kitchen/Utility			
Choice of kitchen (subject to build stage)	x	x	x
Choice of wall tiles (subject to build stage)	x	x	x
Armstrong cushion flooring	x	x	x
Plumbing for washing machine	x	x	x
Gas hob and electric fan oven	x	x	x
Ducted cooker hood	x	x	x
Stainless steel 1.5 bowl, single drainer sink	x	x	x
Concealed ceiling lights	x	x	x
Bathroom			
Claudia Vista Suite - white	x	x	x
Brass taps and mixer/shower attachment	o	x	x
Concealed ceiling lighting	x	x	x
Shaver socket/light	x	x	x
Choice of wall tiles (subject to build stage)	x	x	x
Electric extractor fan	x	x	x
En Suite Shower Rooms			
	1	2	2
As Bathroom plus:			
Mira fitted shower	x	x	x
Safety glass shower door	x	x	x

(Continued overleaf)



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Stanshawes Court Gardens

Specifications



	Ashbury	Kingsgate	Stanshawe
Optional Extras*			
Fitted bedrooms by Moores	op	op	op
Fitted carpets by Thomas Witter - 50/50	op	op	op
- 80/20	op	op	op
- 100% man-made	op	op	op
Plumbing for dishwasher	op	op	op
Remote controlled burglar alarm	op	op	op
Extra BT points	op	op	op
Extra double electric sockets	op	op	op
Wiring for wall lights (subject to build stage)	op	op	op
Dimmer switches for lights	op	op	op
External water tap (outside kitchen/utility)	op	op	op
Extra paths or extended patio areas	op	op	op
Rear turfed gardens	op	op	op

***It is Chatsworth Homes Policy that Purchaser's Extras have to be Pre-Paid before any extra will be ordered. If a purchaser withdraws after ordering and paying for Purchaser's extras only the monies not already spent, including any cancellation charges, will be refunded.**

Location

Many people think of Yate as just a "New Town" - but it in fact has a long and interesting history. Romans were in the area in the 2nd Century BC, a religious house was created around 770 AD, and the name Yate is derived from the Saxon - GIETE - a "gateway to the forest area". In Saxon times there were three main manors, Yate Court, Brimsham, and Stanshawes, the first with it's moat and castle fortifications of the 13th Century, it's medieval deer park and it's notable involvement in the Civil war.

Although located on the Southern edge of the Cotswolds, the three mineral deposits in Yate Parish have each contributed to the shaping of today's landscape - limestone to the east, coal to the west, and celestine in between. In fact, celestine pits once surrounded the manor of Stanshawes Court, and the Chatsworth Homes development of Stanshawes Court Gardens.

In today's world of the 21st Century, Yate boasts one of the best shopping areas in the region, with over 100 shops and free parking for 1500 cars. There are extensive sports facilities, both at the Yate Sports Centre and the Yate Outdoor Sports Complex, and golf courses abound. With Dyrham Park and Dodington House nearby, there are places of interest for all ages.

Communications

Yate is superbly located to the North-East of Bristol in the " triangle" between Bristol, Bath and Gloucester, close to both the M4 junctions 18 & 19 at Tormarton & Hambrook, the A46 Stroud to Bath road, and via the B4058/4059/4060 to the M5 junction 14 at Falfield/Tortworth.

Bristol, with it's many attractions, is only 11 miles away. Bath, with it's fascinating architecture and Roman Spa is a close 15 miles. And Gloucester, with it's restored historic docks is only 30 miles due north. If you fancy less crowded areas, there are plenty of picturesque towns & villages around :- Berkeley, Thornbury, Castle Combe, the "Royal" town of Tetbury, and the wool town of Chipping Sodbury right on the doorstep, with it's magnificent High Street, market and Coaching Inns.

Reservation Procedure

A £500 deposit reserves a home at Stanshawes Court Gardens subject to status. You will normally be expected to exchange contracts within 4 weeks. Should you withdraw Chatsworth Homes reserves the right to deduct £200 from the deposit towards the cost of administration.

Chatsworth Homes Solicitors are:

Messrs. Horsey Bomer & Partners, 20 West Mills, Newbury, Berks. RG14 5HG.



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