

PIRTON FIELDS

GLOUCESTER



Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







An impressive development in a fantastic location.



Ashberry at Pirton Fields is situated in the semi-rural village of Churchdown, Gloucestershire, around six miles east of Cheltenham. With a mixture of beautifully designed 2, 3, and 4 bedroom homes, there will be plenty to attract prospective homeowners to Ashberry at Pirton Fields. A combination of quality commuting routes and local amenities are available in the surrounding areas.

Day-to-day conveniences are close at hand with a large supermarket being located less than half a mile from the development. A short 10 minute drive will take you to St Oswalds Retail Park where a number of home and garden stores, as well as a range of eateries and restaurants can be found. Slightly further afield, Cheltenham Promenade awaits, offering an array of high street stores, independent boutiques and shopping centres. For those wanting to sample the delights of dining out, a 15 minute drive will take you into the centre of Cheltenham, where a range of restaurants catering for all tastes can be found.

The local area presents a number of parks and activities for those wishing to embrace the great outdoors. Plock Court Wetland and Oxstalls Sports Park, around two miles away from Ashberry at Pirton Fields, is a 26-hectare park boasting a number of sports facilities and a large open space recreation ground, as well as a beautiful wetland area. Wotton Brook runs through the park, attracting wildlife, whilst the footpaths are perfect for those wishing to take a leisurely stroll, enjoying the views out to the surrounding hills.

In addition, the Chosen Hill Nature Reserve, around a 10 minute drive from home, presents a network of paths for walkers with vistas commanding stunning views over the Severn Vale – ideal for lovers of the outdoors.

Residents of Ashberry at Pirton Fields will appreciate the variety of transport options available for commuting to nearby towns and cities. Around two and a half miles away from the development, a little under a 10-minute drive, is Gloucester train station, which provides trains into nearby Bristol – under a 50-minute trip – and Newport – a journey that takes a little under an hour.

For those preferring to drive, this development's direct access to the M5 means that a number of cities are within driving distance of Ashberry at Pirton Fields. Worcester, around 25 miles away, and Bristol, roughly 40 miles away, are both less than 45 minutes' drive. A little further away, both Birmingham and Oxford can be reached in about an hour's drive.

Families at Ashberry at Pirton Fields will be well-served by the highly regarded schools in the area. Under a mile away from the development are Innsworth Infant School and Longlevens Infant School. Plus, a little over a 10-minute walk away is St Mary's RC Primary School. For older students, Churchdown School Academy is only around a five-minute drive away from Ashberry at Pirton Fields. Additionally, the University of Gloucestershire's campuses, are all within a 20-minute drive of the development.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen work surface
- Enhanced selection of sinks and taps
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Integrated dishwasher
- Under cupboard lighting
- Upgraded taps

FLOORING:

- Carpeting
- Luxury vinyl flooring

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling

WARDROBES:

- A choice of fitted wardrobes

BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Security alarm

GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area







The difference
is in the detail.



YOUR SPECIFICATION

- Range of kitchen wall and base units
- 4 burner gas hob
- Extractor hood
- Integrated Single Oven
- Integrated Microwave Oven*
- Integrated Fridge Freezer*
- Integrated Dishwasher*
- Roca Sanitaryware
- Chrome trim to tiling
- Shaver Socket to bathroom
- Mira Shower and enclosure
- USB Sockets
- Outside Tap
- Door Number Plaque
- Spot lights to wet rooms
- Chrome Towel radiator to bathroom*
- Smoked Glass emulsion throughout
- White emulsion to ceilings
- White gloss to woodwork
- Ladder-style internal doors
- Cat 6 Network points
- Landscaped Front Garden
- External Lights
- Enhanced security front door with ERA multi point locking system

*4 bedrooms only

Photographs are used for illustrative purposes only.

Please check with your Sales Advisor for a more detailed specification to your chosen home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development. Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development.





Help to Buy

Buy with just 5% deposit

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Ashberry Assisted Move

We can help get you moving

With Assisted Move our Intermediate Management Agent will work with a local estate agent to market your home at a price you're happy with, and we will pay the estate agent fees.

You'll receive regular updates, and could soon be moving into your new dream home.



Ashberry
Homes

We look forward to meeting you...



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Homes

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