

CHAPEL

— GREEN —

Chapel Lane • Gorsley • Herefordshire



KHDevelopments



Welcome to Chapel Green

This superb new development of only 11 executive family homes boasts the very latest technology in eco-friendly living.

Each property has been uniquely designed to maximise space and natural light, with large floor to ceiling windows being a feature of each home.

The attention to detail on this development is second to none with high quality fixtures and fittings, large plot sizes and ample parking being just some of the benefits. Every detail has been thought of to provide comfortable living, from a lovely wood burning stove in the living room and underfloor heating throughout the ground floor, through to providing good sized garages, each with electric opening doors.

They are homes you will want to entertain friends and family in. They are homes where you can relax and cosy up by the fireplace whilst taking in the views. But most importantly, they are somewhere you will be proud to call home.





The Perfect Location

Chapel Green is set in the desirable village of Gorsley which is located in South Herefordshire straddling the border with Gloucestershire.

The development is surrounded by stunning, peaceful countryside. Each detached property has been carefully positioned within generous plot sizes to create a feeling of space and allow for uninterrupted views.

The village provides useful facilities including a shop and post office, public house/restaurant and church, all of which are only a short walk from the development.

Schools

Primary:

- Gorsley Goffs Primary School is just a short walk from the development and is rated 'Good' by Ofsted.

Secondary:

- John Kyrle High School, Ross-on-Wye
- Newent Community School, Newent

Independent:

- Monmouth Haberdashers Schools, Monmouth
- Kings School, Gloucester
- Hereford Cathedral School, Hereford
- Malvern College, Malvern

Shopping & Leisure

Close by are two excellent golf clubs and an array of other country and leisure pursuits. The countryside of Herefordshire, Gloucestershire and the Welsh Borders are within easy reach. Superb fishing is found on the beautiful River Wye and the well known walks in the Malvern Hills and Brecon Beacons are only a short distance away. The market towns of Ross-on-Wye and Newent are each found approximately 5 miles away where an excellent range of amenities can be found.

Commuting

For the commuter, access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway and A40/M4, linking up the Midlands, South Wales, the South West and London. High speed trains can be taken from Gloucester and Cheltenham railway stations with direct journeys to London Paddington.

Gloucester – 12 miles

Cheltenham – 20 miles

Hereford – 15 miles

Worcester – 25 miles

Newport – 40 miles

Bristol – 45 miles








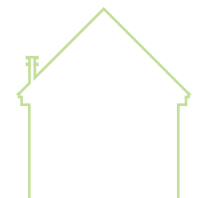


Site Layout

Chapel Green, Gorsley, Herefordshire

House Type Key

-  Type A - 4 bedroom detached dwelling with integral single garage (Houses 2, 4, 5, 6 & 7)
-  Type B - 4 bedroom detached dwelling with detached double garage (Houses 1 & 3)
-  Type C - 5 bedroom detached dwelling with integral double garage (Houses 8, 9, 10 & 11)





House Type A

Room	Size (m)	Size (ft)
Kitchen/Dining	5.38 x 5.38	17'7" x 17'7"
Living Room	4.44 x 5.38	14'6" x 17'7"
Study	2.17 x 4.03	7'1" x 13'2"
Utility	1.85 x 2.51	6'0" x 8'2"
Bedroom 1	4.52 x 4.67	14'9" x 15'3"
Bedroom 2	3.88 x 2.97	12'8" x 9'8"
Bedroom 3	5.69 x 2.63	18'8" x 8'7"
Bedroom 4	4.47 x 2.63	14'7" x 8'7"
Bathroom	1.73 x 2.49	5'8" x 8'2"

Total house square footage 206sq m / 2217 sq ft



House Type B

Room	Size (m)	Size (ft)
Kitchen/Dining	5.40 x 5.38	17'8" x 17'7"
Living Room	4.52 x 5.38	14'9" x 17'7"
Study	3.51 x 3.82	11'6" x 12'6"
Utility	3.01 x 2.16	9'10" x 7'1"
Bedroom 1	3.78 x 4.67	12'4" 15'3"
Bedroom 2	3.35 x 3.80	10'11" x 12'5"
Bedroom 3	4.32 x 2.63	14'3" x 8'7"
Bedroom 4	4.32 x 2.63	14'3" x 8'7"
Bathroom	2.35 x 2.80	7'8" x 9'2"

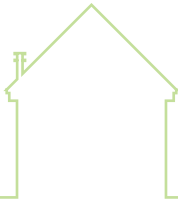
Total house square footage 220 sq m / 2368 sq ft



Ground Floor



First Floor





House Type C

Room	Size (m)	Size (ft)
Kitchen/Dining	5.05 x 5.38	16'6" x 17'7"
Living Room	4.56 x 5.39	14'11" x 17'8"
Study	3.25 x 2.92	10'7" x 9'6"
Utility	2.39 x 2.17	7'10" x 7'1"
Bedroom 1	4.56 x 5.39	14'11" x 17'8"
Bedroom 2	3.07 x 6.30	10'0" x 20'8"
Bedroom 3	3.43 x 6.30	11'3" x 20'8"
Bedroom 4	5.05 x 2.63	16'6" x 8'7"
Bedroom 5	3.92 x 2.63	12'10" x 8'7"
Bathroom	1.69 x 2.49	5'6" x 8'2"

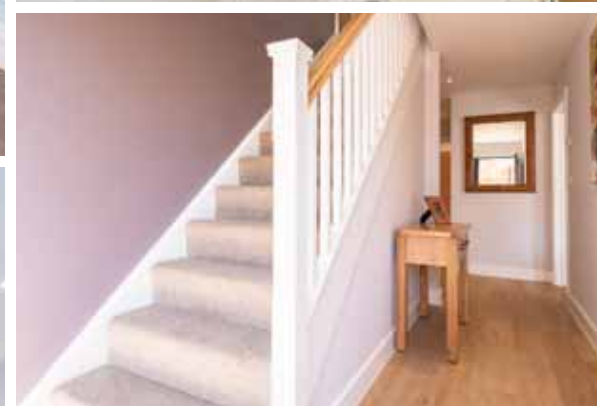
Total house square footage 238 sq m / 2562 sq ft



Ground Floor



First Floor



Our Specification

Chapel Lane has been designed with the environment in mind. Each home has an exacting specification to provide the highest level of luxurious living and superior craftsmanship.

The eco-friendly features that come as standard on each home includes:

- Inline solar panels on the roof to provide a substantial amount of your energy needs
- Samsung Air Source Heat Pump giving you a free renewable source of energy to aid the heating system
- I-switch hot water, providing on average 50-70% of your hot water needs
- High levels of insulation and air tightness, meaning less energy is required to heat your home
- A whole-house ventilation and heat recovery system (MVHR), providing fresh filtered air into the house continuously, as well as taking heat from the air of bathrooms and kitchens when in use and distributing it to other areas of the house
- Low maintenance Siberian larch cladding
- Smart aluminium double glazing
- Di Lusso R4 Euro wood burning stove

Additional features within each house:

- Wet underfloor heating to the ground floor
- LVT flooring to the ground floor
- Carpets to the lounge, study and first floor
- Bifold doors
- Engineered Suffolk oak doors with chrome furniture

Kitchen:

- Locally handmade, high quality kitchens with choice of doors and handles
- Granite worktops
- 2 x full sized Bosch fridge / freezers
- Bosch warming drawer
- Bosch microwave oven
- Bosch oven
- Bosch 5 ring induction hob
- Bosch extractor
- Bosch dishwasher
- Mixer tap and 1 ½ bowl sink
- Downlights

Bathrooms:

- Modern white sanitary ware
- Walk in shower
- Chrome heated towel rail
- Vanity unit
- Heated mirror
- Downlights
- Tiled walls
- LVT flooring

Outside:

- Electrically operated, insulated garage door with internal power and lighting
- Outside power point
- Glass canopy (on house type B only)
- Private block paved driveways
- Turfed gardens
- Sandstone patio

Builders Warranty:

- 10 year Build-Zone warranty



About us

We're an established, family run property development firm located in Gloucestershire, providing homes throughout the Midlands and South West.

We genuinely care about the people who go on to live in the developments we build, and with that in mind we design and build homes as though we were going to live in them ourselves. This mindset ensures that not only are we happy with the look and finish of what we build, but also pay attention to the important details for comfortable living; from always ensuring a high level of energy efficiency through to practical considerations regarding things like effective storage space.

To create this one of a kind development we have worked with renowned Cheltenham based architects coombes:everitt who's design ethos is centred around bespoke solutions, design, sustainability and longevity.



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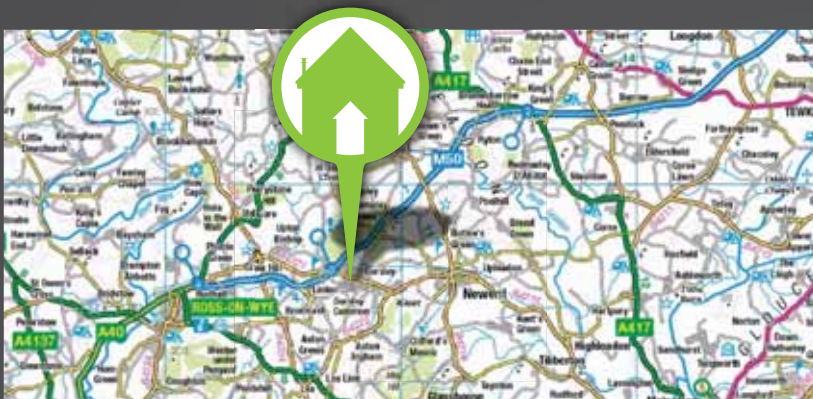

coombes:everitt architects

We would be delighted to show you around our stunning show home so
you can see for yourself what makes these homes so special.

To book an appointment please contact our
APPOINTED AGENTS

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www.kh-developments.co.uk