



The Sunground Avening

The Sunground, Avening, Gloucestershire, GL8 8NW
www.englishrural.org.uk

Welcome to The Sunground

We have five shared ownership homes available for sale (Plots 1,2,3,4 and 14) which are part of a small development of 14 new homes in the village of Avening, in the Cotswold district of Gloucestershire. Avening is a small village dating back to the Saxon period with a current population of around 1,100 people. The site itself is within the conservation area of Avening and within the Cotswold Area of Natural Beauty (AONB).

It has a vibrant, active community with a thriving primary school and playgroup, many local groups such as the youth club, WI, film club, a village hall and social club. There is a village pub, The Bell Inn also accommodation and food at the Queen Matilda County Inn, a playing field and a golf course just outside the village.

The historic market town of Stroud is only a 15 minute drive away to the north which offers modern retail, recreational and heritage activities and has a direct train line to London Paddington in 1.5 hours. The local village of Kemble also has a station. There is the market town of Nailsworth very close by which has a small but reinvigorated town centre with shops, restaurants and amenities.

Currently under construction, the new homes are scheduled for completion in April 2024.

Development Site Plan



40% share available from £128,000

plus specified rent per month on the unsold equity

The Sunground Specification

Overview:

- The houses have been designed to show characteristic 'cottage style' Cotswolds proportions such as steeply pitched gables, traditional style windows, doors, chimneys and porches; stone lintels above windows, high quality reconstituted stone and roof tiles to remain in keeping with the local architectural style. All homes come with a 10 year LABC structural building warranty.

Kitchens:

- Contemporary style, Moores kitchens in warm grey finish
- 1½ Bowl stainless-steel sink and satin finish mixer tap
- Integrated single Beko electric fan oven, electric hob and chimney hood
- Stainless steel splashback to hob and 100mm worktop upstands

Bathrooms:

- White Twyfords sanitaryware with Bristan chrome fittings
- Thermostatic shower to bath with glass hinged bath screen
- Heated chrome towel rails

Windows & Doors:

- Double-glazed high performance PAS24 UPVC windows finished in grey.
- Front door – Composite GRP PAS 24 Security accreditation and 3 lever lock mechanism.

Heating, lighting and electrical:

- Samsung air source heat pump central heating and hot water
- Recessed LED downlights to kitchens, bathrooms, ensuite and cloakroom
- Pendant light fittings to all other rooms
- Outside lighting to external doors with PIR sensors

Internal finishes:

- White vertical panel internal doors
- Smooth ceilings finished in white paint with coving
- All walls finished in white paint
- All woodwork and timber stairs finished in white satin paint
- Carpets to living areas, stairs/landing & bedrooms.
- Vinyl floors to kitchens, bathroom & WC's.

Media and communications:

- Pre-wiring and fittings for TV/satellite in living room
- Telephone sockets to hallway
- Fibre broadband available to each plot

Exterior:

- In curtilage parking (2 spaces per plot)
- Enclosed rear garden, laid to lawn and outside tap
- Fencing – 6' close board fencing to all rear gardens
- Landscaped front garden

Energy Performance:

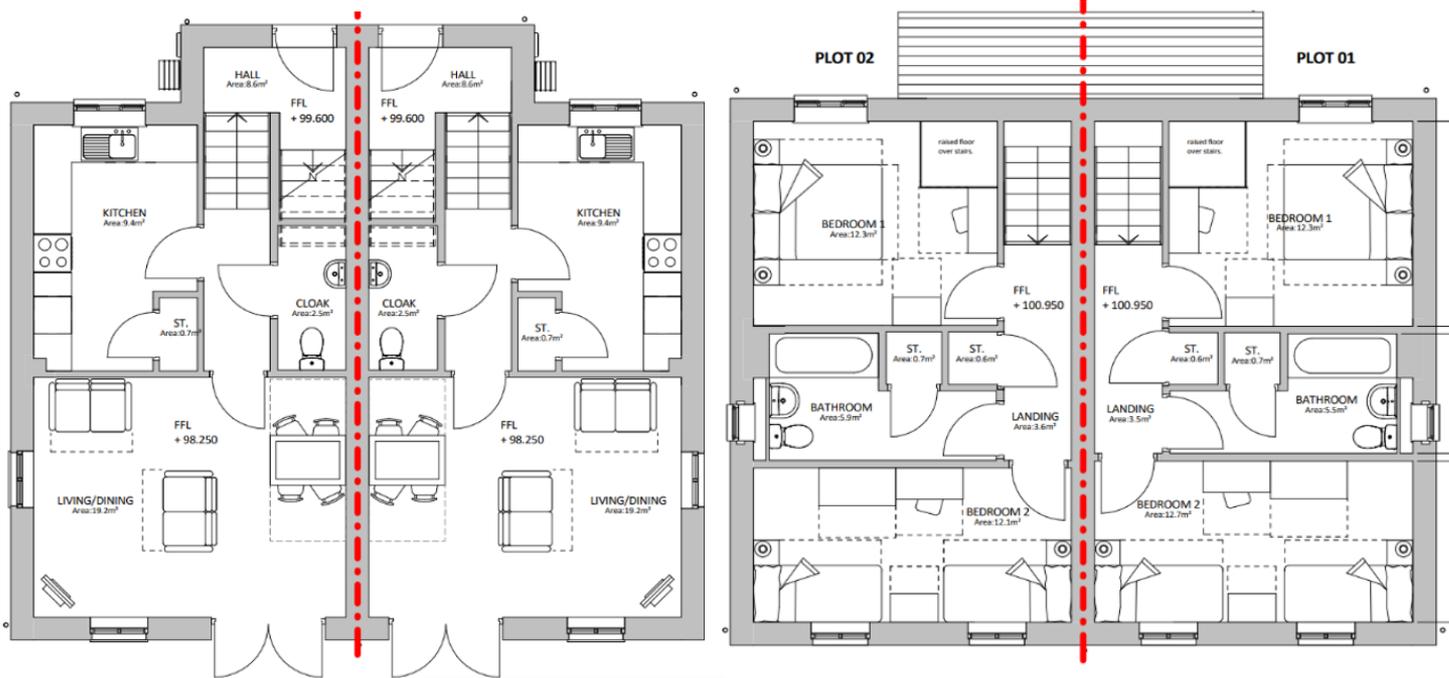
- Predicted Energy Performance Rate (EPC) Band B
- Energy efficient and thermostatically controlled air source heat pump boiler and solar PV panels on roof
- Dual flush mechanisms to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Electric vehicle charging point to front and a rain water butt

Local Authority:

- Cotswolds District Council

Plots 1- 4 : Semi-detached house featuring

- 2 Bedrooms
- Plots 1,2 & 3 are 81.44m²
- Plot 4 is 85.27m²
- Rear living/dining room and front kitchen
- Understairs cloakroom
- Family bathroom
- In-curtilage block paved parking for two cars



Plot 1 – Floor Areas

- Kitchen 9.4m²
- Living / Dining Room 19.2m²
- Bedroom 1 12.3m²
- Bedroom 2 12.7m²

Plot 1, 2, 3 & 4 Elevation and Floor Plan 40% share from £128,000 & £130,000 plus specified rent per month on the unsold equity

Plots 1- 4 : Semi-detached house featuring

- 2 Bedrooms
- Plots 1,2 & 3 are 81.44m²
- Plot 4 is 85.27m²
- Rear living/dining Room and front kitchen
- Understairs cloakroom
- Family Bathroom
- In-curtilage block paved parking for two cars

Plots 1 to 4



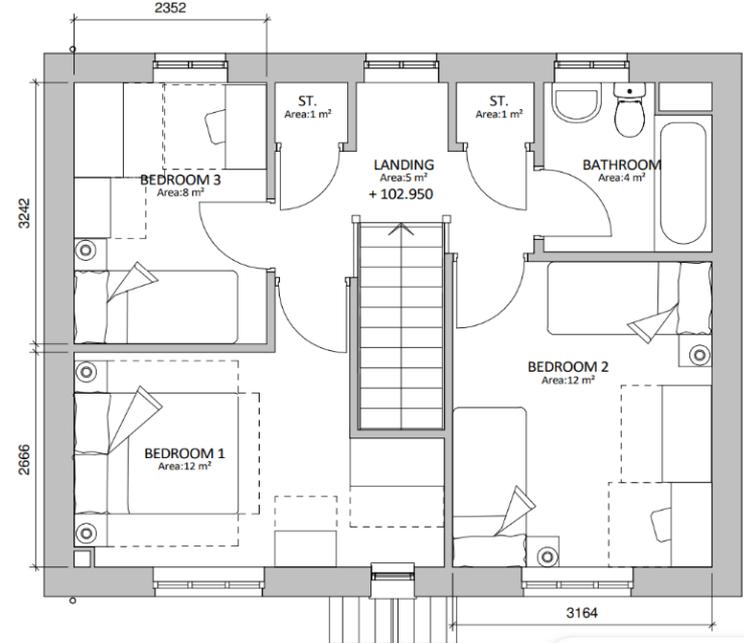
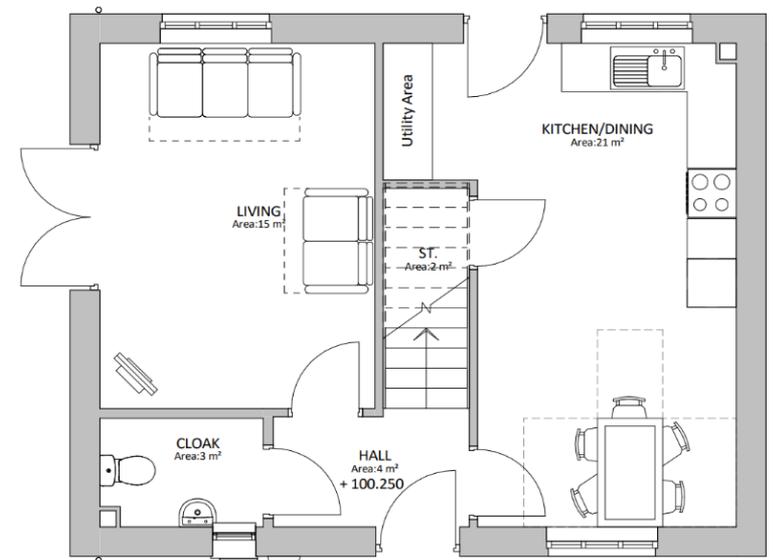
Plot 1, 2, 3 & 4 Elevation and Artists Impression 40% share from £128,000 & £130,000
plus specified rent per month on the unsold equity

Plots 14 : Detached house

- 3 Bedrooms
- Plot 14 is 93.58m²

Plot 14 – Floor Areas

- Kitchen/Dining 21m²
- Living Room 15m²
- Bedroom 1 12 m²
- Bedroom 2 12 m²
- Bedroom 3 8 m²

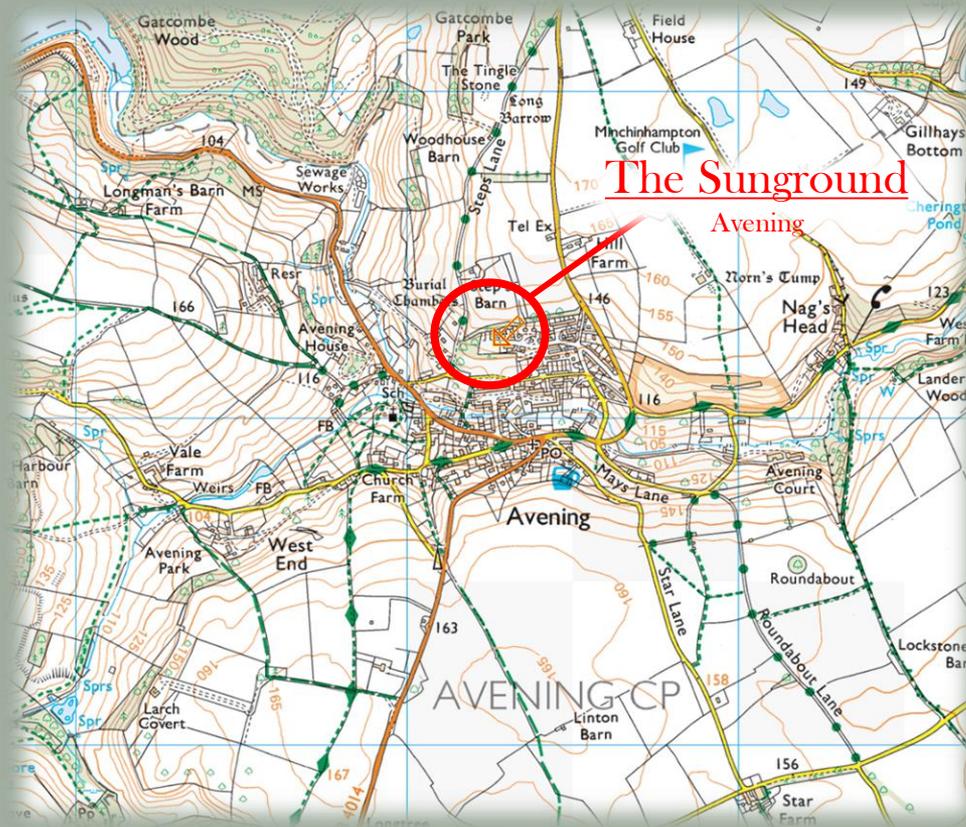


Plot 14 Elevation and Artists Impression 40% share £150,000

plus specified rent per month on the unsold equity



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For latest information on availability and eligibility, please contact;

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Site layouts, floor plans and specifications are all based on information current at the time of preparing these sales particulars. Plans within these particulars are not to scale and all measurements are approximate. Although we endeavour to adhere to the details contained in these particulars, it may be necessary to make amendments and we reserve the right to make such changes as and when considered necessary.

Date of Issue November 2023



Building Warranty