

LAPWING MEADOWS

Tewkesbury Road, Cheltenham, Gloucestershire GL19 4BD

3 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Bovis Homes, presents a small collection of **three bedroom terraced homes for shared ownership** at the new Lapwing Meadows development. Situated in a rural location off the A38 Coombe Hill, each traditionally built house benefits from gas central heating, solar panels and comes with ready fitted sockets for the residents to install a future electric vehicle charging point.

The interiors have been designed to facilitate working from home with each house having ultra-fast broadband. Outside is off-road parking for two vehicles and a useful cycle shed located in the rear garden.

The layout of the homes makes good use of all the available space with a spacious kitchen/dining area on the ground floor, a separate living room, a hall and cloakroom with WC and handbasin. Upstairs are two double bedrooms, a single bedroom and a family bathroom.

Lapwing Meadows is surrounded by glorious open countryside while being conveniently located for access to Cheltenham, Tewkesbury and Gloucester. Local attractions include the Coombe Hill Nature Reserve, part of the Severn Vale flood plain which provides migrating birds with abundant wetlands in Winter and grassland for ground nesting birds the rest of the year. Ideal for walking or bird watching from one of its many hides the Reserve is just half a mile away. For everyday essentials or a quiet pint a local convenience store, farm shop and a pub, The Swan Inn, are just five minutes' walk away.

For the weekly grocery shop, a large Food Warehouse supermarket is just over three miles away at The Gallagher Shopping Park on the outskirts of Cheltenham.

A wide range of shops, restaurants, cafes and bars is available in Cheltenham itself, just over five miles away. Known locally as the 'Festival Town' Cheltenham is famous for its race course and its culture and nightlife, making it a popular all-round destination. Slightly further away at just over seven miles via the A38 is Gloucester, with its impressive cathedral, historic docks and its own designer outlet at Gloucester Quays.

Finally, less than four miles away is the medieval town of Tewkesbury. Situated on the River Avon Navigation, Tewkesbury is famous for its 900-year-old Abbey, one of the few to escape destruction during the dissolution, and the county's second most visited attraction.

The development is in the catchment area of a number of highly regarded schools. The Deerhurst and Apperley CofE Primary School in nearby Apperley accepts pupils aged from five- to-11-years-old and is ranked 'Outstanding' by Ofsted. Tewkesbury Secondary School is just a few miles away and has achieved a ranking of 'Good' from Ofsted. For high achievers, Pate's Grammar School in nearby Cheltenham was awarded the Sunday Times Secondary School of the Year in 2020.

Not surprisingly Lapwing Meadows benefits from excellent travel links being close to junction 10 of the M5 motorway. From here both Bristol and Birmingham are easily accessible at just over 42 and 47 miles away respectively.

- Coombe Hill Nature Reserve 0.5 miles
- Deerhurst and Apperley Church of England Primary School 3.2 miles
- Tewkesbury School 4.8 miles
- Cheltenham 5.2 miles
- Gallagher Shopping Park Cheltenham 3.2 miles
- Gloucester 7.4 miles
- Bristol 42.1 miles
- Birmingham 47.2 miles
- Tewkesbury 3.8 miles

SPECIFICATION

- Brick and block traditional build type
- Plug sockets for the provision of an electric car charging point (please note this allows provision of an electric car charge point to be installed only)
- Solar panels
- Gas central heating
- Home working space integrated into the build design
- Ultra fast broadband
- Cycle sheds to individual rear gardens for houses
- Hedgehog highways as part of the biodiversity plan



SITE PLAN



PLOT 39

41 Meadow Brown Road, Tewkesbury Road, Cheltenham, Gloucestershire GL19 4FA



3 bed end-of-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

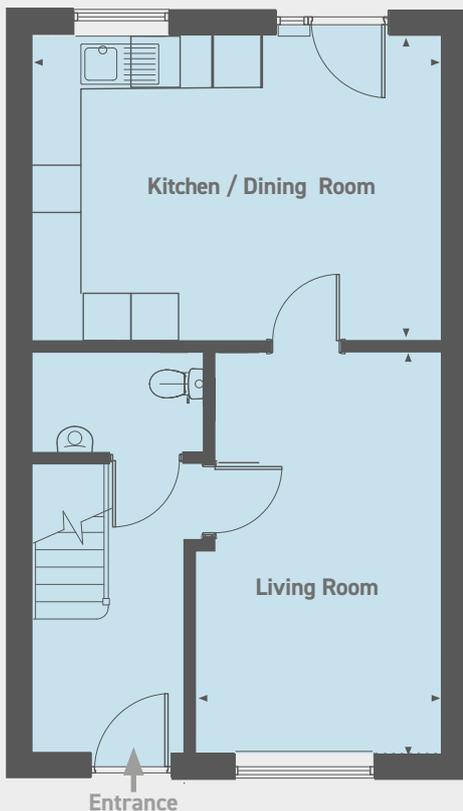
£142,000 for a 40% share

Open Market Value: **£355,000**

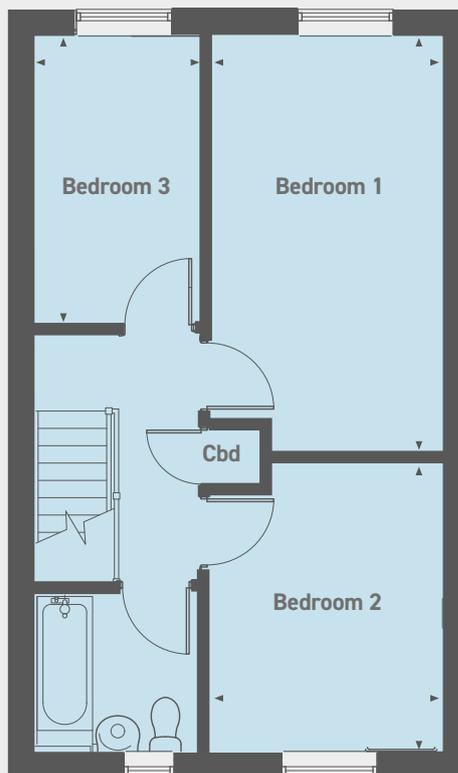
Monthly Rent: **£488.13**

Service Charge: **£33.16**

Ground floor



First floor



Ground floor

Living Room
5.11m x 3.13m (16'7" x 10'2")

Kitchen/ Dining Room
5.17m x 3.91m (16'9" x 12'8")

First floor

Bedroom 1
5.33m x 2.99m (17'4" x 9'8")

Bedroom 2
3.72m x 2.99m (12'2" x 9'8")

Bedroom 3
3.71m x 2.10m (12'1" x 6'8")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 40

39 Meadow Brown Road, Tewkesbury Road, Cheltenham, Gloucestershire GL19 4FA



3 bed mid-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

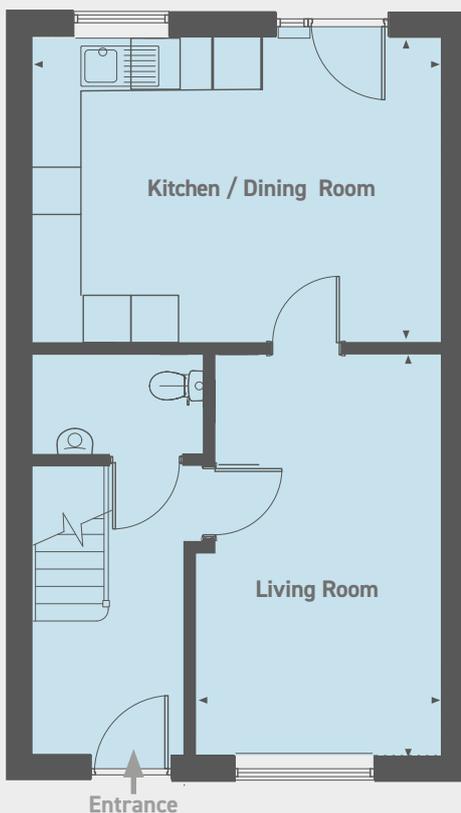
£140,000 for a 40% share

Open Market Value: **£350,000**

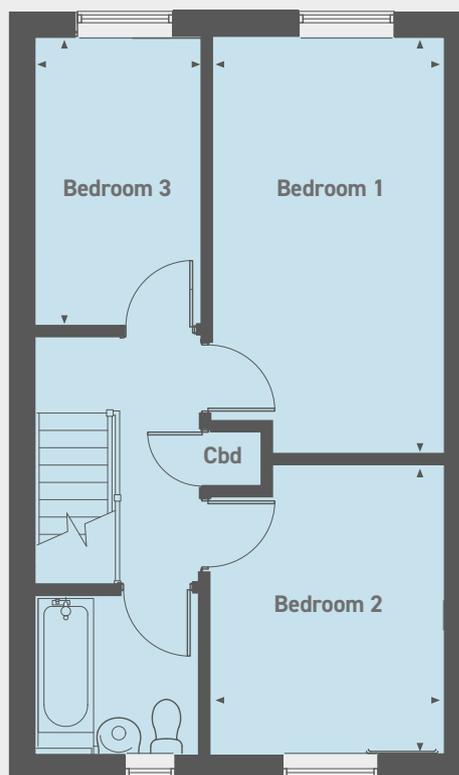
Monthly Rent: **£481.25**

Service Charge: **£33.16**

Ground floor



First floor



Ground floor

Living Room
5.11m x 3.13m (16'7" x 10'2")

Kitchen/ Dining Room
5.17m x 3.91m (16'9" x 12'8")

First floor

Bedroom 1
5.33m x 2.99m (17'4" x 9'8")

Bedroom 2
3.72m x 2.99m (12'2" x 9'8")

Bedroom 3
3.71m x 2.10m (12'1" x 6'8")

PLOT 41

37 Meadow Brown Road, Tewkesbury Road, Cheltenham, Gloucestershire GL19 4FA



3 bed end-of-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

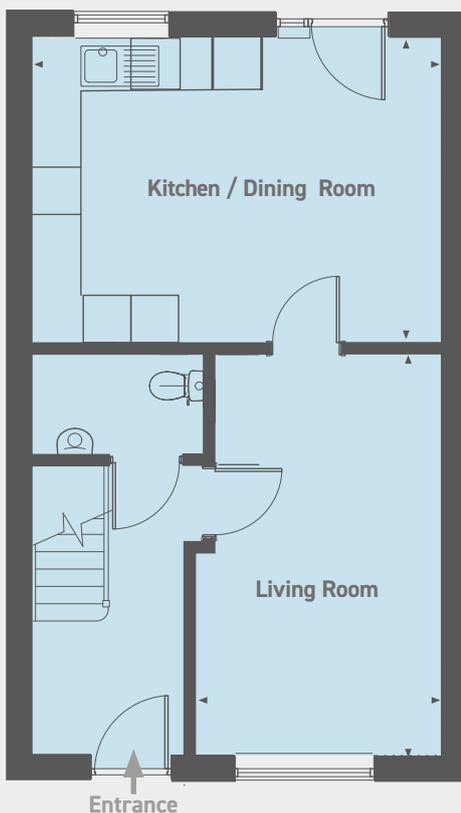
£142,000 for a 40% share

Open Market Value: **£355,000**

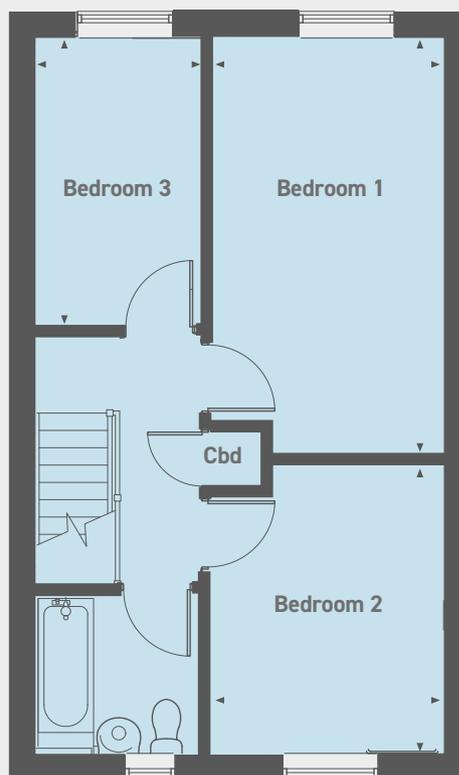
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Service Charge: **£33.16**

Ground floor



First floor



Ground floor

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Bedroom 3
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PLOT 65

4 Turnstone Close, Tewkesbury Road, Cheltenham, Gloucestershire GL19 4FB



3 bed end-of-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

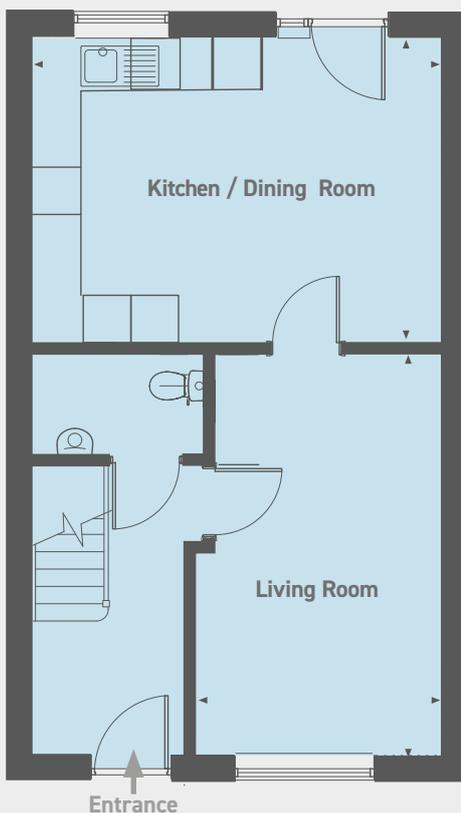
£142,000 for a 40% share

Open Market Value: **£355,000**

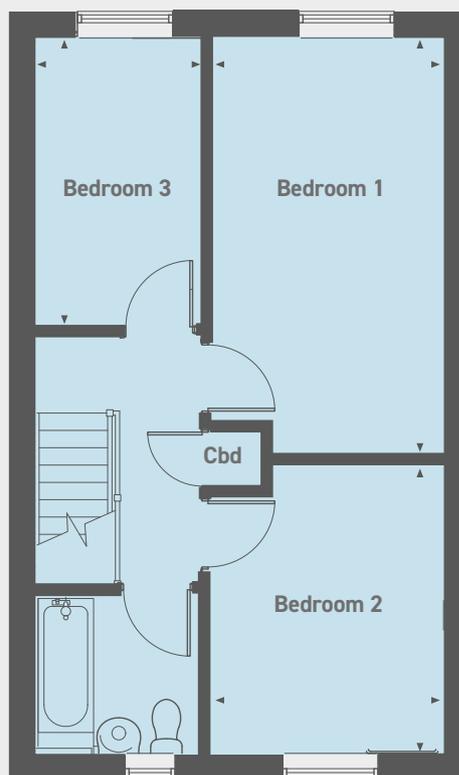
Monthly Rent: **£488.13**

Service Charge: **£33.16**

Ground floor



First floor



Ground floor

Living Room
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Kitchen/ Dining Room
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First floor

Bedroom 1
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Bedroom 2
3.72m x 2.99m (12'2" x 9'8")

Bedroom 3
3.71m x 2.10m (12'1" x 6'8")

PLOT 68

1 Turnstone Close, Tewkesbury Road, Cheltenham, Gloucestershire GL19 4FB



3 bed end-of-terrace house

Two parking spaces
Turfed rear garden
Kitchen/Dining area
Downstairs WC

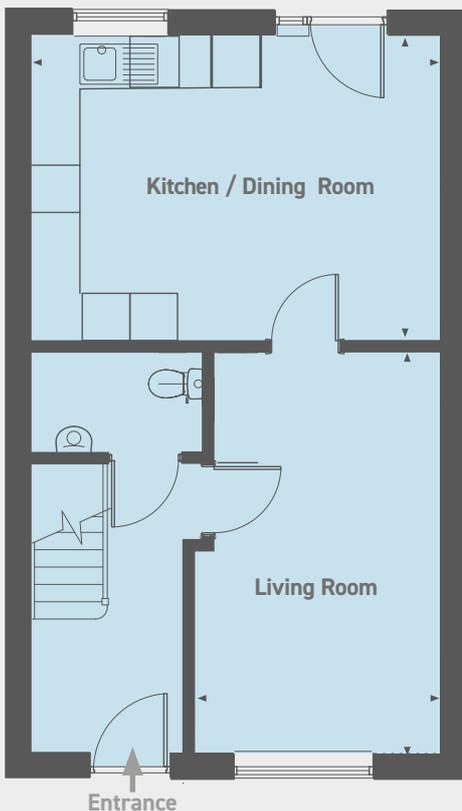
£142,000 for a 40% share

Open Market Value: **£355,000**

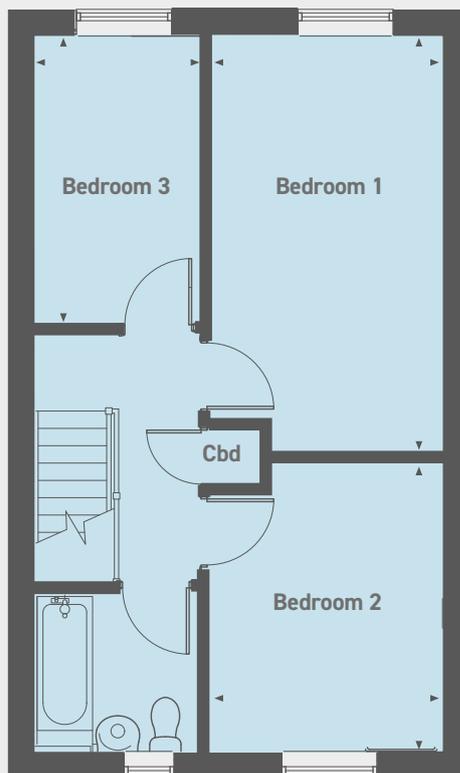
Monthly Rent: **£488.13**

Service Charge: **£33.16**

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

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