



NUP END MEADOW

ASHLEWORTH

Redcliffe
HOMES

WELCOME TO

NUP END MEADOW



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ASHLEWORTH

Discover a range of beautifully designed 2, 3, and 4-bedroom homes in this attractive village location. Adjoining the popular Nup End Green development, this new collection of homes at Nup End Meadow is part of a welcoming, close-knit community with easy connections to Gloucester, Cheltenham, Hereford and the M50.





LOCATED SIX MILES NORTH OF THE

HISTORIC CITY OF GLOUCESTER



WHERE RURAL CHARM MEETS A WARM, WELCOMING COMMUNITY

A tranquil village in the Tewkesbury District of Gloucestershire, Ashleworth is an idyllic spot offering the perfect blend of rural calm and urban accessibility.

Located six miles north of the historic city of Gloucester, and with vibrant Cheltenham also within easy reach, you're mere moments away from an array of shopping, leisure and cultural possibilities. With both cities offering independent boutiques and cafés nestled among big-name brands, everything you need is at your fingertips. Gloucester Quays also beckons with a wealth of outlet shopping, dining and entertainment options, or enjoy a leisurely

round of golf at the Rodway Hill Golf Course, seven miles away.

The small village primary school in Ashleworth is well regarded and rated 'Good' in its latest Ofsted report, while Hartpury College and University, renowned for its programmes in agriculture, animal studies, equine studies, sports, and veterinary nursing, is just a short drive away.

Once you venture beyond the village, a nearby pub, local bakery and veterinary centre add to the rich tapestry of amenities and opportunities.

A VIBRANT VILLAGE

WITH A RICH HISTORY



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Your new home at Ashleworth truly offers a complete lifestyle: Close to picturesque countryside in the heart of an established, bustling community and within easy reach of modern amenities.

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The rich history of the area is apparent around every corner, with Ashleworth's origins stretching back to at least the Roman occupation, and ancient artefacts still being discovered.

St Andrew and St Bartholomew Church is Grade I listed and primarily from the 12th and 13th century, revealing striking Saxon herringbone stonework. Ashleworth Tithe Barn next door is an impressive

medieval Tithe Barn, built in the late 1400s, which you can visit through the National Trust. The interior roofing is a wonderful example of medieval timber framing.

The local sporting scene plays a key role in the community, the cricket club and sports and social club, along with a small memorial hall for local events, are ready to welcome you to Ashleworth.

OPPORTUNITIES TO
RECONNECT
WITH NATURE

SUSTAINABLE LIVING IN A STUNNING COUNTRYSIDE LOCATION



Ashleworth's enviable lifestyle seamlessly blends the tranquillity of nature with the warmth of community, and an ongoing commitment to sustainable living. Electric vehicle charging points are readily available/accompany every home, while air source heat pumps reduce your home's carbon footprint while keeping you comfortably warm. The timber frame construction used throughout the development is not only lower carbon, but provides exceptional thermal insulation.

The local countryside is stunning, with opportunities to reconnect with nature on your doorstep. Rolling fields and farmlands are close by, whether for peaceful morning dog walks or Sunday afternoon strolls.



A charming village hub at the heart of the community is waiting for you to explore, with a popular deli, cosy café, well-stocked village shop and convenient post office. It's a place to take a few moments out of your day, enjoy a spot of lunch, connect with your neighbours and enjoy the quality of life Ashleworth has to offer.

DEVELOPMENT LAYOUT

Nup End Meadow offers a delightful range of 2, 3 and 4-bedroom energy efficient homes.

This stunning new development offers you the opportunity to experience a high-quality sustainable home and relaxed village living in the beautiful village of Ashleworth.

Key:

- Axminster - 2 bedroom home
Plots 13, 14, 15, 25, 26, 35 & 36
- Sherston - 3 bedroom home
Plots 3, 11, 12, 16, 17, 18 & 41
- Dyrham - 3 bedroom home
Plots 5, 27 & 34
- Alderton - 4 bedroom home
Plots 1, 2, 37 & 38
- Banbury - 4 bedroom home
Plots 4, 39, 40 & 42
- Registered Provider
 - 1 Bedroom
 - 2 Bedroom
 - 3 Bedroom
 - 4 Bedroom

- BCP Bin Collection Point
- VP Visitor Parking
- S Electric Substation



AXMINSTER

2 BEDROOM HOME

PLOTS 13, 14, 15, 25, 26, 35 & 36

The Axminster is an impressive home offering an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, a second bedroom and a family bathroom.

GROUND FLOOR

Kitchen/

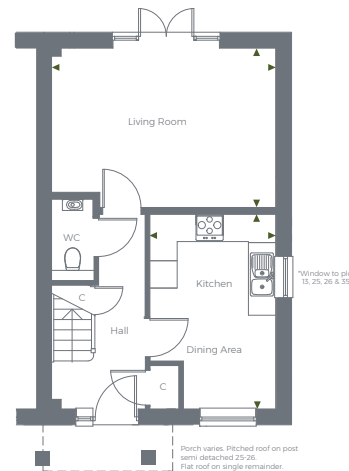
Dining Area	4290mm x 2772mm	14' 1" x 9' 1"
Living Room	4940mm x 3543mm	16' 2" x 11' 7"

FIRST FLOOR

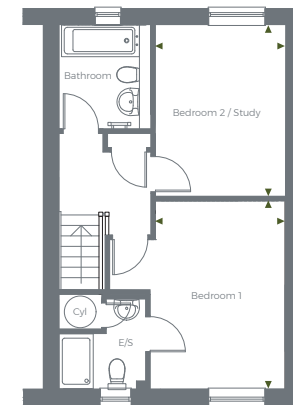
Bedroom 1	4085mm x 2805mm	13' 5" x 9' 2"
Bedroom 2/Study	3744mm x 2805mm	12' 3" x 9' 2"

TOTAL AREA: 840 SQ FT | 78.1 SQ M

◀▶ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only.



Ground Floor



First Floor

SHERSTON

3 BEDROOM HOME
PLOTS 3, 11, 12, 16, 17, 18 & 41

The Sherston is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

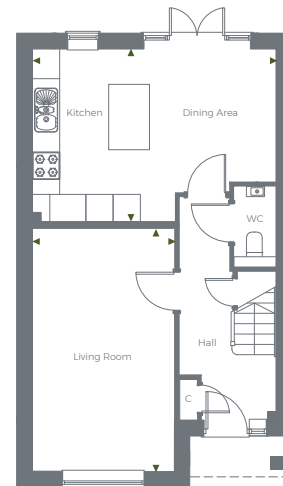
Kitchen/ Dining Area	5362mm x 3825mm	17' 7" x 12' 7"
Living Room	5321mm x 3112mm	17' 5" x 10' 3"

FIRST FLOOR

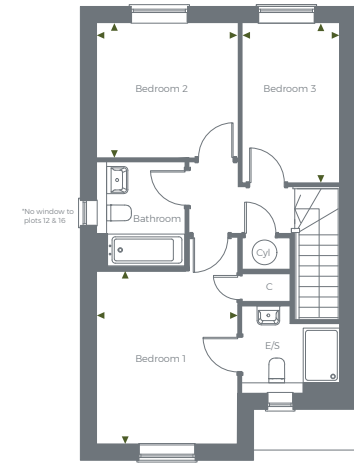
Bedroom 1	3796mm x 3127mm	12' 5" x 10' 3"
Bedroom 2	3104mm x 2949mm	10' 2" x 9' 8"
Bedroom 3	3512mm x 2138mm	11' 6" x 7' 0"

TOTAL AREA: 1017 SQ FT | 94.5 SQ M

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Ground Floor



* Internal sizes subject to timber frame designs.

First Floor

DYRHAM

3 BEDROOM HOME PLOTS 5, 27 & 34

The Dyrham is a splendid home offering an open-plan kitchen/dining area and adjoining utility, together with a separate living room, an en-suite main bedroom, two further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/

Dining Area 6046mm x 3103mm 19' 10" x 10' 2"

Living Room 6046mm x 3238mm 19' 10" x 10' 7"

FIRST FLOOR

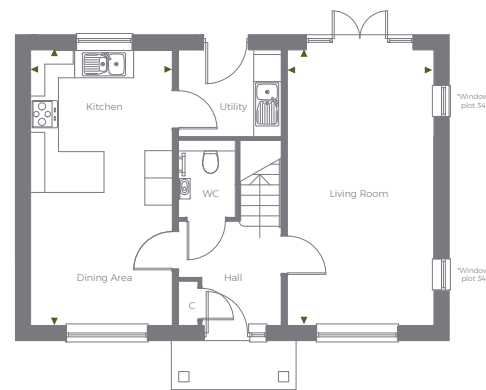
Bedroom 1 4388mm x 3238mm 14' 5" x 10' 7"

Bedroom 2 3508mm x 3330mm 11' 6" x 10' 11"

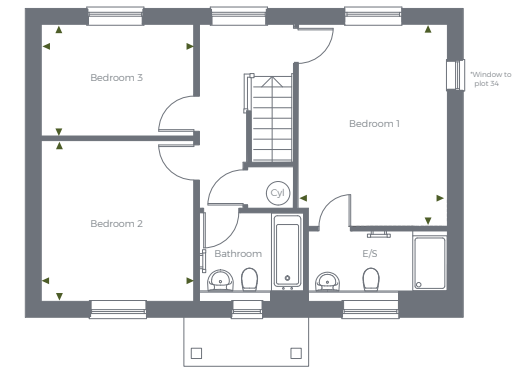
Bedroom 3 3330mm x 2418mm 10' 11" x 7' 11"

TOTAL AREA: 1152 SQ FT | 107 SQ M

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Ground Floor



First Floor

ALDERTON

4 BEDROOM HOME
PLOTS 1, 2, 37 & 38

The Alderton is a wonderful home benefitting from an open-plan kitchen and dining/family area, a study and a separate living room, together with an en-suite main bedroom, three further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/Dining/
Family Area

8402mm x 3586mm 27' 7" x 11' 9"

Living Room 4581mm x 3466mm 11' 4" x 15' 0"

Study 1883mm x 2666mm 6' 2" x 8' 9"

FIRST FLOOR

Bedroom 1 3475mm x 3890mm 11' 5" x 12' 9"

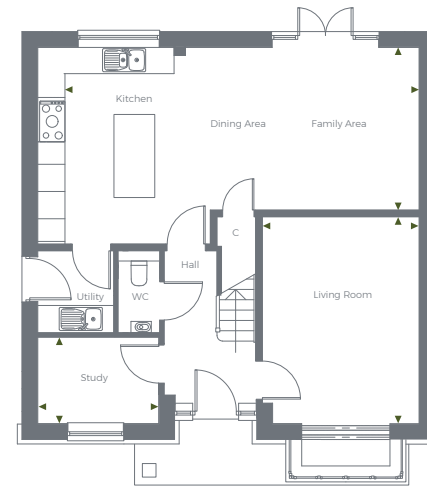
Bedroom 2 3879mm x 3823mm 12' 8" x 12' 6"

Bedroom 3 4285mm x 3005mm 14' 1" x 9' 10"

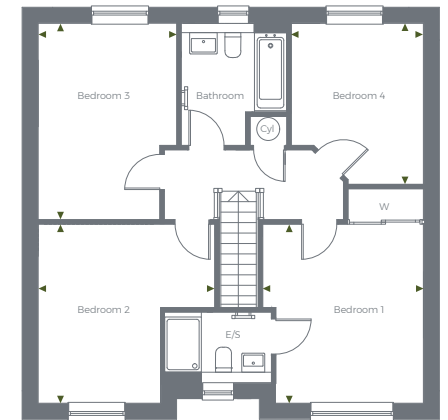
Bedroom 4 3513mm x 2863mm 11' 6" x 9' 5"

TOTAL AREA: 1493 SQ FT | 138.7 SQ M

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Ground Floor



First Floor

BANBURY

4 BEDROOM HOME
PLOTS 4, 39, 40 & 42

The Banbury is a spacious home offering an open-plan kitchen and dining/family area, a separate living room and a study, in addition to an en-suite main bedroom, three further bedrooms and a family bathroom.

GROUND FLOOR

Kitchen/Dining/
Family Area

6125mm x 4803mm 20' 1" x 15' 9"

Living Room 5365mm x 3605mm 17' 7" x 11' 10"

Study 2833mm x 2485mm 9' 4" x 8' 2"

FIRST FLOOR

Bedroom 1 3778mm x 3161mm 12' 5" x 10' 4"

Bedroom 2 4708mm x 3432mm 15' 5" x 11' 3"

Bedroom 3 3796mm x 2757mm 12' 5" x 9' 0"

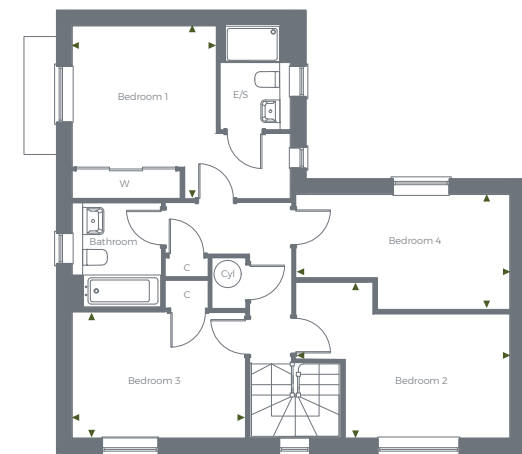
Bedroom 4 4695mm x 2513mm 15' 5" x 8' 3"

TOTAL AREA: 1509 SQ FT | 140.2 SQ M

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Ground Floor



First Floor

HIGH SPECIFICATION

With an emphasis on 21st-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond.

Sustainable features at Nup End Meadow:

- High levels of wall, floor and roof insulation
- A-rated appliances
- Dual flush mechanisms
- Low energy light fittings
- Bird & bat boxes to: Axminster plots 25, 26, 35 & 36, Dyrham plot 27, Banbury plot 42 and Alderton plot 37
- Electric car charger
- Double glazing
- Air source heat pump
- Fibre broadband to the premises



Images from previous Redcliffe show home.

KITCHEN & APPLIANCES

	Banbury & Alderton	Dyrham, Sherston & Axminster
Superb choice of kitchens with soft close doors & drawers	✓	✓
Laminated worktops with upstands	✓	✓
Splashback - Stainless Steel		✓
Splashback - Glass	✓	
Built-in single oven brushed steel with 4 ring ceramic hob (60cm wide)		✓
Built-in double oven brushed steel with 4 ring ceramic hob (80cm wide)	✓	
Integrated fridge freezer & dishwasher	✓	

ELECTRICAL & PLUMBING

Air source heat pump & cylinder	✓	✓
Fibre Hub, Phone Point & Data Mod Surround downstairs in hall cupboard. Phone point in Living Room.	✓	✓
Mod surround Quadplexer with Satellite & Terrestrial TV points & separate Data point to Living Room	✓	✓
Data point to study (where applicable)	✓	
Shaver points to bathroom & en-suites	✓	✓
Front door light & rear patio light	✓	
Front door light only		✓
Downlighters to kitchen, utility, WC, bathroom, en-suite & where applicable	✓	✓
LED strip lighting to underside of all kitchen wall units	✓	✓
PIR lighting control with override switch to cloakroom	✓	✓
3 double sockets to all bedrooms	✓	✓
Electric car charger	✓	✓

DECORATION & JOINERY

	Banbury & Alderton	Dyrham, Sherston & Axminster
Internal walls to be finished in matt emulsion 'white'	✓	✓
Internal woodwork to be finished in 'Satinwood white'	✓	✓

BATHROOM / CLOAKROOM / EN-SUITE

Roca sanitaryware in white	✓	✓
Ceramic wall tiles	✓	✓
Anthracite towel rail (To bathroom & ensuites only, where applicable)	✓	✓
Roca vanity unit to cloakroom in gloss white	✓	✓
Roca vanity unit to bedroom 1 en-suite in gloss white	✓	

GARDEN

Rear garden - Graded and rotavated	✓	✓
Outside tap	✓	✓

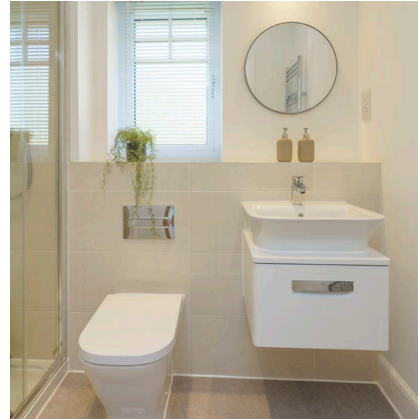
SAFETY & SECURITY

Smoke & heat detector	✓	✓
Smoke alarms to hall & landing	✓	✓
Composite front door with 3 point locking system	✓	✓

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A combination of desirable homes and idyllic locations brought to life with elegant design and high quality craftsmanship.

”



INDULGE YOURSELF

THE CHOICE IS YOURS

QUALITY ASSURANCE

MAKING YOUR MOVE TO A REDCLIFFE HOME AS SMOOTH AS POSSIBLE

We know this is one of the most important investments you will make, so every home at Nup End Meadow is individually designed with you in mind. Our team of architects, builders and craftspeople are dedicated to finessing the small details to create a high-quality home that truly reflects your ideal lifestyle. Our contemporary homes combine innovation and technology with traditional features, all finished to the highest standard. And we're here to help you personalise the important details, such as your kitchen, tiles and other finishes*.

The result is a sustainable, sophisticated home that's made perfectly for you.

*Subject to build stage

Redcliffe Homes has been synonymous with creating desirable homes for over forty years and we take great pride in providing you with your dream home. From the first time you visit us to the day you move in, we aim to provide you with a first class service dedicated towards helping you settle into your new home. We involve our customers at every possible opportunity. You will be invited to a Home Demonstration which provides a valuable opportunity for you to understand the functional aspects of your new home and to ask any questions or resolve any queries you may have.

On your move-in day your dedicated Sales Advisor will be there to ensure that the move-in is as smooth as possible. Once you have settled in, our Quality Assurance team will contact you to ensure you are delighted with your new home, and any 'niggles' dealt with quickly and without fuss. A comprehensive information pack is provided with details of all the working instructions of your new home and we are always at the end of the phone to help. The 10 year NHBC warranty provides further peace of mind part of which Redcliffe offers a 2 year warranty after legal completion.





NUP END MEADOW

ASHLEWORTH

TRAVEL TIMES & DISTANCES

BY ROAD TO:

(from Nup End Meadow)

- Gloucester Train Station - 7 miles
- Gloucester Docks - 7 miles
- Tewkesbury - 10 miles
- Cheltenham - 14 miles
- Bristol - 41 miles

BY RAIL TO:

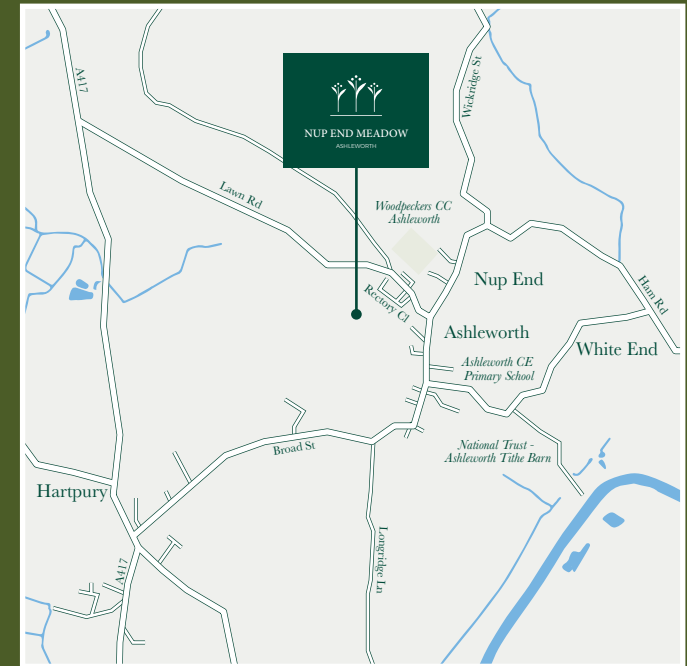
(from Gloucester Train Station)

- Tewkesbury - 18 mins
- Swindon - 45 mins
- Bristol Temple Meads - 55 mins
- Birmingham New Street - 60 mins
- Cardiff Central - 1 hr 9 mins

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)



Area Map



Local Map

Postcode for sat nav, please use: **GL19 4JT**



[redcliffehomes.co.uk](https://www.redcliffehomes.co.uk)



01452 442290

Redcliffe

HOMES

Maps not to scale