

PRIORY MEADOWS

Hempsted



LIONCOURT
HOMES

WELCOME TO PRIORY MEADOWS Hempsted, Gloucester

Priory Meadows offers an exciting range of 1, 2, 3, 4 and 5 bedroom new homes in a choice of 16 striking designs. Set in the village of Hempsted, close to the Gloucester Quays, Priory Meadows is just minutes from the centre of Gloucester. With large areas of open space, landscaped gardens and a dedicated play area, the development will provide an ideal environment. If you do need to get away, Gloucester Railway Station and the M5 motorway are both within easy reach.

Your new home at Priory Meadows is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.





PRIORY MEADOWS
Hempsted Gloucester

EDUCATION

For those coming to Priory Meadows with young children, Hempsted C of E Primary School, Linden Primary School and St. Paul's C of E primary school are all within easy reach. For older children there is an excellent choice of secondary schools. For further and higher education, Gloucestershire College and the University of Gloucester are both nearby.

SHOPPING

The nearest local supermarket is Sainsbury's in St Ann Way. Continue along St. Ann Way across the canal and set in a stunning waterside location you'll find Gloucester Quays, which features an outlet shopping centre. Adjacent is a more traditional retail park, The Peel Centre. Just a little further away are the Eastgate Shopping Centre, Eastgate Market and the King's Walk. Gloucester also offers a wide range of independent stores and a weekly farmer's market.

LEISURE FACILITIES

From Paddle Boarding around the Docks, to skiing, snowboarding or tubing at Gloucester Ski and Snowboard Centre, the longest dry ski slope in England, Gloucester offers a fantastic choice of leisure activities. Gloucester Cathedral is home to over 1,000 years of architectural history as well as being a location for the Harry Potter films. The city also boasts several museums, ranging from Beatrix Potters to the Jet Age as well as a host of restaurants, cafés and pubs.

AROUND AND ABOUT

Priory Meadows is just a mile and a half from the railway station and less than five miles from the M5 motorway, making it perfectly placed for travel and commuting. With the Cotswolds on your doorstep, you will never be short of a delightful destination for a day out. The charming Regency spa town of Cheltenham is just next door and offers an abundance of attractions, from Michelin starred dining to Cheltenham Racecourse, the home of Jump Racing. Bristol and Bath are also within easy reach. There are regular trains from Gloucester to Birmingham International and London Paddington.



PRIORY MEADOWS

LOCAL AMENITIES



Times are approximate and sourced from National Rail and Google Maps.



Gloucester and surrounding area photography

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven (single oven to 2 bedroom homes)
Hotpoint 60cm ceramic hob
Hotpoint 60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine (where house has no utility)
Removable kitchen unit with plumbing for dishwasher
Rangemaster Leisure Albion stainless steel 1.5 bowl sink with Aquamono 35 chrome mixer tap
UTILITY (where applicable)
Symphony fitted units
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca sanitary ware and Bristan chrome taps with tiled splashback to basin
Half height tiling to bath
Where no en-suite: full height tiling to bath, Mira EV shower and bath screen
Shaver socket
EN-SUITE (where applicable)
Roca sanitary ware and Bristan Hourglass Chrome taps
Mira Minimal EV thermostatic shower, Mira Flight shower tray with Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Roca sanitary ware and Bristan chrome taps with tiled splashback to basin

The Acer, Alder, Ash, Clematis, Elm, Laurel, Lime, Poplar

ELECTRICAL
White electrical switches and sockets with 1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge
Low energy lighting
Mains doorbell
Vehicle charging point (see plan for locations)
HEATING
Air source heat pump
Myson radiators with thermostatic control
Provision of electric fused spur for future fire where applicable (fire not provided)
WINDOWS & DOORS
Grey PVCu double glazed windows/french doors (where specified)
Grey composite front door
Grey pre-finished steel up and over garage door (where applicable)
White painted vertical 5 panel internal doors
Chrome internal door furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings and white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain to front door
External PIR lighting to front and rear elevations
EXTERNAL
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing (where applicable)
Grey riven paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with glass splashback
Bosch stainless steel single oven and integrated microwave
Bosch ceramic hob
90cm chimney extractor hood
Hotpoint integrated dishwasher and Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca Sanitaryware & Bristan Hourglass Chrome taps
Chrome towel rail
Half height wall tiling to all walls
Mira EV thermostatic shower & full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
Roca sanitary ware
Bristan Hourglass Chrome taps
Mira Minimal ERD thermostatic shower, Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Roca Sanitaryware with vanity unit & Bristan Hourglass Chrome taps
Tiled splashback

The Beech, Birch, Cottonwood, Cypress, Linden, Redwood, Willow

ELECTRICAL
Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge
Low energy lighting throughout
LED down lighters to kitchen, bathroom, en-suite & WC
Vehicle charging point
HEATING
Air Source heat pump with Myson underfloor heating to ground floor
Myson radiators with thermostatic control to other floors
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
Grey PVCu double glazed windows/french doors
Grey composite front door with Chrome mains doorbell
Grey pre-finished steel up and over garage door (where applicable)
Oak internal single doors and oak glazed double doors with chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors. Through door viewer & door chain to front door
Smoke & carbon monoxide detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



Where everyone feels at home



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03330 110 610

sales.priorymeadows@lioncourthomes.com

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