



**KINGS RIDGE**

FLADBURY



CHESTNUT LODGE

A stunning new three-bedroom detached bungalow.

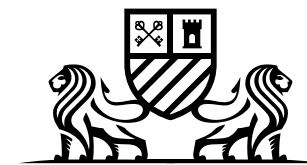


# CHESTNUT LODGE

Chestnut Lodge is a large, bespoke detached bungalow offering three bedrooms. Thoughtfully designed it forms part of an exclusive development of just four luxury properties at Kings Ridge.

Tucked away behind electric gates, this distinctive and contemporary bungalow combines modern living with the tranquillity of a countryside setting, enjoying gardens and extensive off road parking with the convenience of an attached double garage.

Chestnut Lodge offers an impressive 2,597 sq ft of single-level space and a high specification throughout.



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A LOCKLEY HOMES DEVELOPMENT





Kitchen	6.0m x 3.8m	19' 7" x 12' 6"
Family / Dining Area	5.7m x 5.0m	18' 7" x 16' 8"
Utility	2.8m x 2.7m	9' 3" x 9' 0"
Living Room	6.1m x 4.3m	20' 0" x 14' 2"
Study	3.5m x 3.5m	11' 6" x 11' 6"
Principal Bedroom	5.6m x 4.9m	18' 2" x 15' 11"
Bedroom 2	4.9m x 3.4m	15' 11" x 11' 2"
Garage	6.5m x 6.2m	21' 1" x 20' 5"



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Impeccable taste, supreme quality and incredible attention to detail characterise these wonderful new homes.

#### KITCHEN AND UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers
- Stone worktops, upstands and splashback to hob area
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap
- Siemens integrated multi-function oven and Siemens touch operated induction hob
- Siemens integrated combination microwave oven
- Siemens wall mounted extractor hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Caple premium integrated under-counter dual zone wine cooler
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink
- Larder cupboard within utility rooms
- Plumbing and electrics ready for washing machine and tumble dryer

#### BATHROOM, EN SUITES AND WC

- Burlington sanitaryware and luxurious vanity units
- Large wall hung bespoke cut mirrors
- Traditional chrome towel ladder radiators in chrome finish
- Shaver sockets in a chrome finish
- Luxury ceramic/porcelain wall and floor tiling from Mandarin Stone

#### INTERIOR FINISHES

- Matt paint finish to all ceilings and walls
- Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities
- Luxury carpet to all bedrooms, staircases, study (where applicable) and living rooms
- Oak internal doors (glazed doors to selected rooms)
- Door fittings, light switches and sockets in a brushed chrome finish
- Allocated coats cupboards with interior fit out
- Bespoke fitted wardrobes to all bedrooms
- Glazed French doors where applicable

#### HEATING, ELECTRIC AND LIGHTING

- Wet underfloor heating throughout
- Worcester Bosch boiler (mains gas)
- Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)
- Low energy lighting throughout with LED downlights to kitchen, hallway, dressing room, WC, bathroom and en suites
- PV Solar Panels fitted to all homes with controls fitted in loft/garage
- TV points to all bedrooms, living room, dining/family area and study (where applicable)
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial

- Fitted electric fire place with natural stone surround and hearth to living rooms
- Master BT telephone point fitted to all homes

#### EXTERIOR FINISHES

- Electric car charging points to all homes
- Turfed garden areas with paved patios and pathways as shown on site plan
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
- External waterproof socket and tap to rear of property
- Private double garage with power and light
- Electric gates access to all homes individually

#### SECURITY AND WARRANTY

- Two-year Homeowner Warranty from Lockley Homes
- Ten-year Premier Structural Warranty
- Multi-point locking mechanisms to external doors
- Security alarms to all homes

## LOCKLEY BESPOKE

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From layouts to finishes, our early-purchase option offers far greater flexibility to personalise, ensuring your home feels truly yours from the day you move in.

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## SADDLEMOUNT & ASHCOMBE HOUSES

Two stunning new four-bedroom detached homes,  
plus a detached first floor annex over garage.

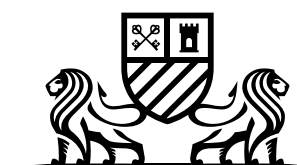


# SADDLEMOUNT & ASHCOMBE HOUSES

These striking four-bedroom detached residences, offer an impressive 3,214 sq ft of luxurious living space, surrounded by mature trees on the edge of the Cotswold Area of Outstanding Natural Beauty (AONB).

Blending traditional architecture with high-quality finishes, both homes deliver style and substance. Each approached through private electric gates, they offer the perfect balance of security, elegance, and seclusion.

Designed with modern living in mind, the interiors combine functionality with refined comfort, creating a warm and welcoming atmosphere throughout. More than just a home, these are contemporary retreats, offering peace, privacy, and sophistication in an idyllic rural setting.

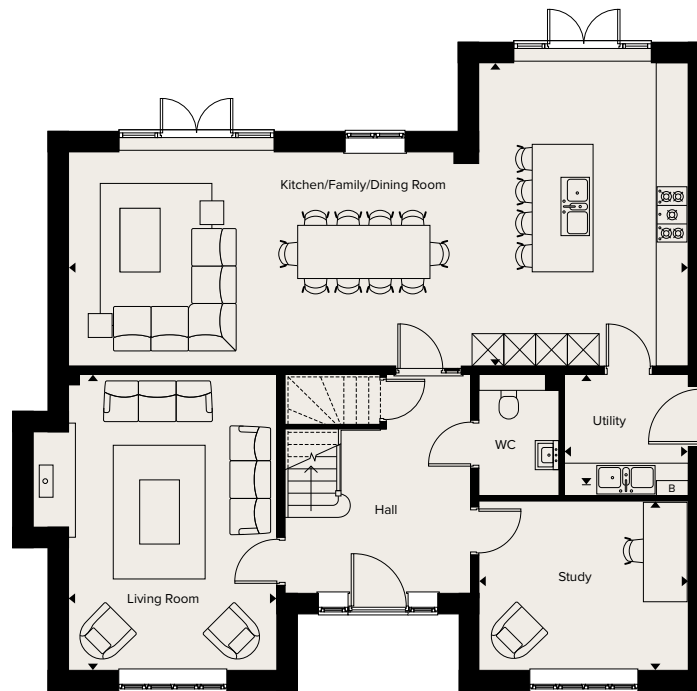


## KINGS RIDGE

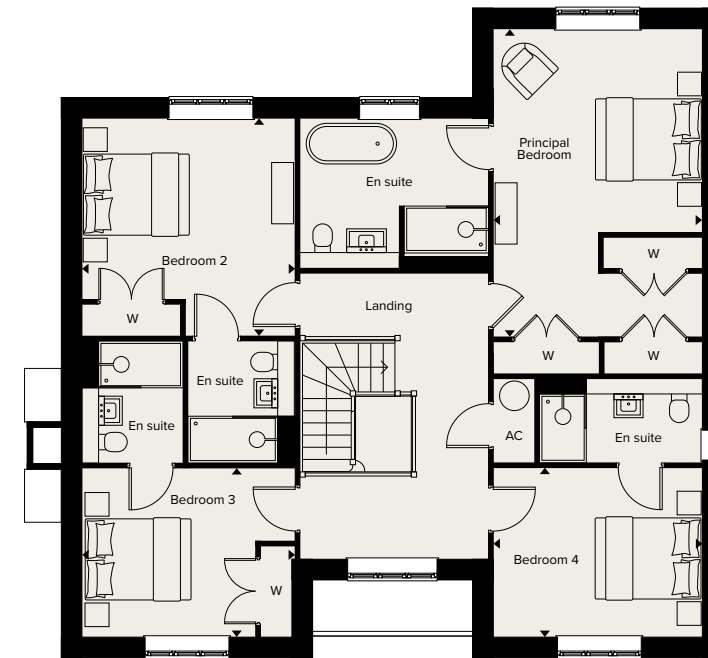
FLADBURY

A LOCKLEY HOMES DEVELOPMENT



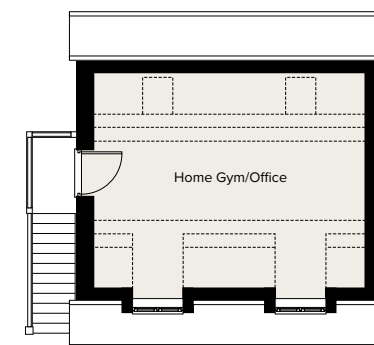
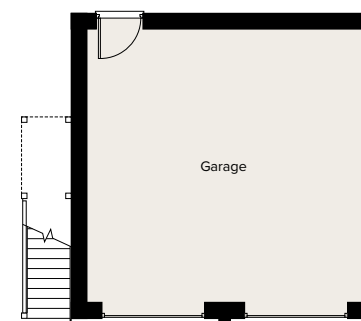


GROUND FLOOR



FIRST FLOOR

Kitchen / Family / Dining Room	13.4m x 4.5m	44' 0" x 14' 8"
Utility	3.6m x 2.2m	11' 8" x 7' 2"
Living Room	6.0m x 4.7m	19' 7" x 15' 7"
Study	4.6m x 2.9m	14' 11" x 9' 5"
Principal Bedroom	5.0m x 4.8m	16' 4" x 15' 7"
Bedroom 2	4.2m x 3.7m	13' 8" x 12' 3"
Bedroom 3	4.9m x 3.1m	16' 1" x 10' 1"
Bedroom 4	3.7m x 3.1m	12' 3" x 10' 4"
Garage	8.5m x 6.0m	28' 0" x 19' 7"
Home Gym / Office	8.5m x 4.8m	28' 0" x 15' 8"



DETACHED GARAGE & FIRST FLOOR ANNEX



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#### KITCHEN AND UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers
- Stone worktops, upstands and splashback to hob area
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap
- Siemens integrated multi-function oven and Siemens touch operated induction hob
- Siemens integrated combination microwave oven
- Siemens wall mounted extractor hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Caple premium integrated under-counter dual zone wine cooler
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink
- Larder cupboard within utility rooms
- Plumbing and electrics ready for washing machine and tumble dryer

#### BATHROOM, EN SUITES AND WC

- Burlington sanitaryware and luxurious vanity units
- Large wall hung bespoke cut mirrors
- Traditional towel ladder radiators in chrome finish
- Shaver sockets in a chrome finish
- Luxury ceramic/porcelain wall and floor tiling from Mandarin Stone

#### INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels and frameless glass balustrades
- Matt paint finish to all ceilings and walls
- Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities
- Luxury carpet to all bedrooms, staircases, study (where applicable) and living rooms
- Oak internal doors (glazed doors to selected rooms)
- Door fittings, light switches and socket in a brushed chrome finish
- Allocated coats cupboards with interior fit out
- Bespoke fitted wardrobes to principal suite, bedrooms 2 and 3
- Glazed French doors where applicable

#### HEATING, ELECTRIC AND LIGHTING

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
- Worcester Bosch boiler (mains gas)
- Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)
- Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites
- PV Solar Panels fitted to all homes with controls fitted in loft/garage

- TV points to all bedrooms, living room, dining/family area and study (where applicable)
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial
- Fitted electric fire place with natural stone surround and hearth to living rooms
- Master BT telephone point fitted to all homes

#### EXTERIOR FINISHES

- Electric car charging points to all homes
- Turfed garden areas with paved patios and pathways as shown on site plan
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
- External waterproof socket and tap to rear of property
- Private double garage with power and light
- Electric gates access to all homes individually

#### SECURITY AND WARRANTY

- Two-year Homeowner Warranty from Lockley Homes
- Ten-year Premier Structural Warranty
- Multi-point locking mechanisms to external doors
- Security alarms to all homes

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BAYFIELD MANOR

A stunning new five-bedroom Georgian Manor house.

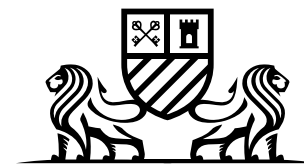


# BAYFIELD MANOR

Bayfield Manor redefines contemporary countryside living. Extending to an impressive 3,827 sq ft, this exceptional five-bedroom home combines elegant design, versatile spaces and an outstanding rural setting.

Approached through secure electric gates and surrounded by glorious open countryside, Bayfield Manor balances modern sophistication with the timeless appeal of its setting.

Inside, the interiors are thoughtfully designed to suit the demands of modern life, blending functionality with refined style. Every detail from the flowing layout to the high-quality finishes has been carefully considered to create a home that is both welcoming and effortlessly luxurious.

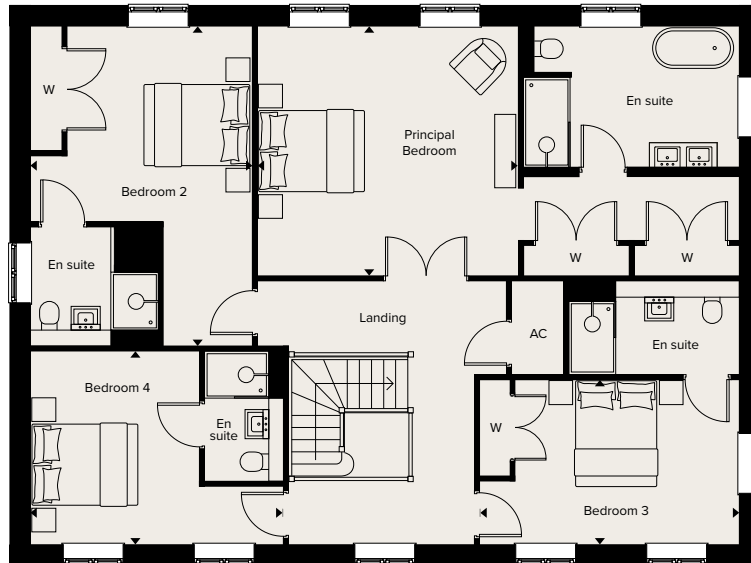


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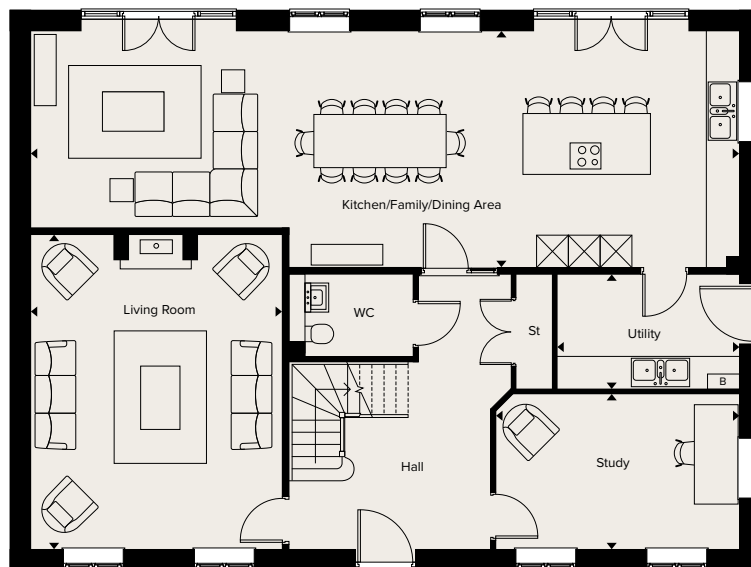
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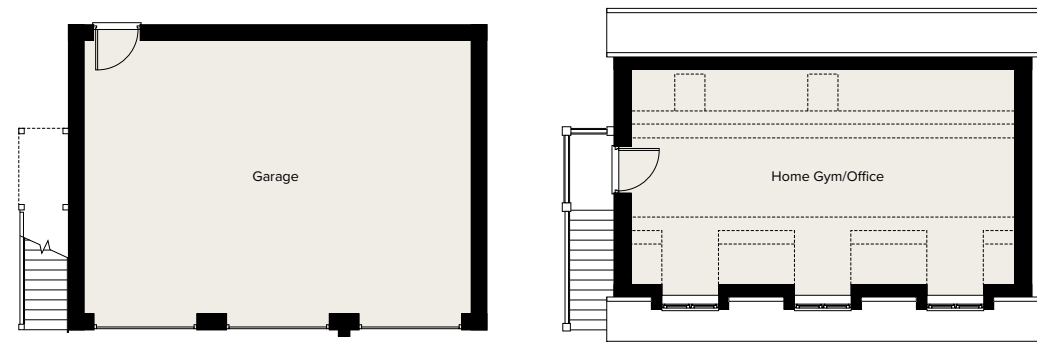


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