



COPPER BEECH VIEW

VALE OF BERKELEY • GLOUCESTERSHIRE

A BEAUTIFUL PLACE TO PUT DOWN NEW ROOTS

COPPER BEECH VIEW sits on the edge of the Vale of Berkeley, flanked by the rolling Cotswold Hills to the east and the Severn Estuary and beautiful Wye Valley to the west.

This agriculturally rich area is a patchwork of fields leading down to the banks of the Severn, where migrating birds stop off at Slimbridge Wetland Centre and the imposing mass of 12th century Berkeley Castle looks out over the surrounding area; also in Berkeley is the birthplace of Edward Jenner, pioneer of vaccination.

Walkers can enjoy the steep, snaking wooded valleys of the Cotswold escarpment which lead up to the higher ground of the Cotswold Hills themselves, with their charming stone villages, quaint pubs and ancient churches. The breathtaking views over the Vale of Berkeley from the top of the escarpment are worth the effort of the climb.



Dursley town hall

The William Tyndale Monument overlooks the picturesque Vale of Berkeley towards Newport



Regency architecture in Cheltenham's Royal Crescent

RICH IN HERITAGE AND CULTURAL HIGHLIGHTS

MIDWAY BETWEEN Bristol and Cheltenham, two of the south west's finest places, Copper Beech View is in a great location to take advantage of what both have to offer. Connected easily by road or rail, their shopping, leisure and cultural attractions are both well under an hour away.

Bristol's SS Great Britain and We The Curious science centre are must-see attractions for families, while the vibrant Floating Harbour and Waterfront are full of bars, restaurants and galleries.

Historic Cheltenham is smaller but with great charm; its fine Regency buildings are without equal and it boasts an unrivalled range of festivals: the Literary Festival draws crowds to hear the world's best known authors, and the National Hunt season starts in March with the Cheltenham Festival. The town's range of attractions includes boutique restaurants and hotels, premium shopping, theatres, museums and its distinctive garden squares and parks.

Newport is well-connected by rail from Cam & Dursley Station to the South West, the Midlands and South Wales; the M5 is just a short drive, and from there connects to the rest of the motorway network with ease.



Bristol's spectacular Clifton Suspension Bridge and nearby houses climbing up from the River Avon are bathed in early autumn sunshine.

IDEALLY LOCATED FOR WORK AND LEISURE

AROUND 20 MINUTES FROM BRISTOL, Copper Beech View balances the convenience of a short commute with all the benefits of a more rural lifestyle. The Gloucestershire countryside is right on the doorstep and the smaller towns in the area offer all the facilities you need for everyday life.

Local state schools are either Good or Outstanding (Ofsted), and there are a number of independent schools within easy reach of Newport.

- THE MAPLE - 3 bedrooms, 1 ensuite
- THE WALNUT - 3 bedrooms, 1 ensuite
- THE ALDER - 4 bedrooms, 1 ensuite
- THE ELM - 4 bedrooms, 1 ensuite, study
- THE HORNBEAM - 4 bedrooms, 1 ensuite, study
- THE YEWE - 4 bedrooms, 2 ensuites, study
- Garage



THE LOCAL AREA



A REPUTATION FOR QUALITY AND CARE

EDE HOMES has a long and diverse track record of successful and sympathetic property development in the south of England as part of the Ede Holdings Group. Our reputation for quality in construction and after-sales care has been built up over the 60-plus years since our foundation.

We make a point of listening to the needs of our purchasers and in so doing can forecast living trends, building in locations where people want to live and, most importantly, building homes which people aspire to live in.

Our homes reflect their environment, blending in well through the use of local architectural cues and appropriate materials in their design.

Two of our recent projects at Churchill Rise, Churchill (above) and Watcombe Manor, Watlington (right).





STYLISH, CONTEMPORARY SPECIFICATION

CLEVER, INGENIOUS AND INSPIRING – at Ede Homes we believe that the beauty of a home lies in the details, so we put every effort into ensuring the high quality of the materials we use and that the fit and finish are beautifully executed. We design, lay out and equip our interior spaces to promote a feeling of well-being and happiness with as much care and attention to detail as our exteriors.

Light, bright living spaces which open onto spacious patios and bring the inside and outside together; stylish, contemporary kitchens which are the heart of the home and make the experience of cooking a pleasure; bathrooms which ensure a luxurious start and end to every day.

Contemporary or traditional German-manufactured kitchens with a choice of finish[†], together with inspiring design and layout and a generous range of high quality appliances ensure spacious work areas and plenty of storage. Bathrooms feature stylish sanitaryware with low-level shower trays, rainfall showers, wall-hung WCs and vanity units.

KITCHEN AND UTILITY

- Fully fitted contemporary or traditional style kitchen by Nobilia with Silestone worktops (laminare in 3-bedroom properties), upstands and splashbacks, and under-unit lighting
- AEG integrated appliances including electric oven, induction hob, cooker hood, combi microwave, fridge/freezer, dishwasher and cooker hood (kitchen design and appliances may vary by property)
- Washing machine* or space for washing machine and dryer in utility room
- Utility cabinets to match kitchen, with laminate worktop and upstand



[†] Subject to stage of construction * 3-bedroom properties only

Photographs show recent Ede Homes properties, which may be of a different specification to Copper Beech View.



COPPER BEECH VIEW

SPECIFICATION CONTINUED

BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Low level shower trays with glazed shower panels, hair wash facility and rainfall shower head °
- Recess with lighting °*
- Shaver point in bathroom and ensuite
- Chrome ladder towel rail
- Mirror in bathroom
- Ceramic wall and floor tiling by Minoli, from selected range
- Half-tiled walls in cloakroom

HEATING & ENERGY EFFICIENCY

- Underfloor heating with room controls on ground floor
- Radiators on first floor, with electric underfloor heating in bathroom
- Air source heat pump
- Dual flush toilets to reduce water usage
- Thermostatic valves to first floor radiators

ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchen, bathroom and ensuites
- Lumi-Plugin integrated downlight and smoke alarm in hallway
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- USB sockets in lounge, kitchen and all bedrooms
- Main incoming BT in hallway
- Aerial wired into roof space
- Electric vehicle charging point

Photographs show recent Ede Homes properties, which may be of a different specification to Copper Beech View.

COPPER BEECH VIEW

EXTERNAL FINISHES

- Double glazed UPVC windows
- UPVC front door in Anthracite grey with brushed chrome ironmongery
- Glazed back door
- Turfed front garden with planting (subject to planning approval)
- Patio areas and paths paved in Indian Riven Sandstone
- External lighting to front and rear of property
- Exterior tap
- Manual garage doors
- 1.8m closeboard gate to side access †

INTERNAL FINISHES

- Floor tiling in kitchen/dining room/family room, utility room, hallway and WC†
- Cottage-style oak doors with brushed steel ironmongery
- Staircase with oak handrails, strings and newel posts. White painted softwood spindles
- Walls painted in white emulsion; architrave and skirting in white satin; ceiling in white matt
- Draks fitted wardrobes in master bedroom *
- Chimney flued with space for log burner **

SECURITY

- Front door with multi-point lock system

WARRANTY

- Appliance warranty direct with manufacturer
- Two-year warranty direct with Ede Homes
- NHBC ten-year warranty

† Varies by plot ° Feature available where possible * 4-bedroom properties only ** Plot 32 only; extra-cost option in other plots



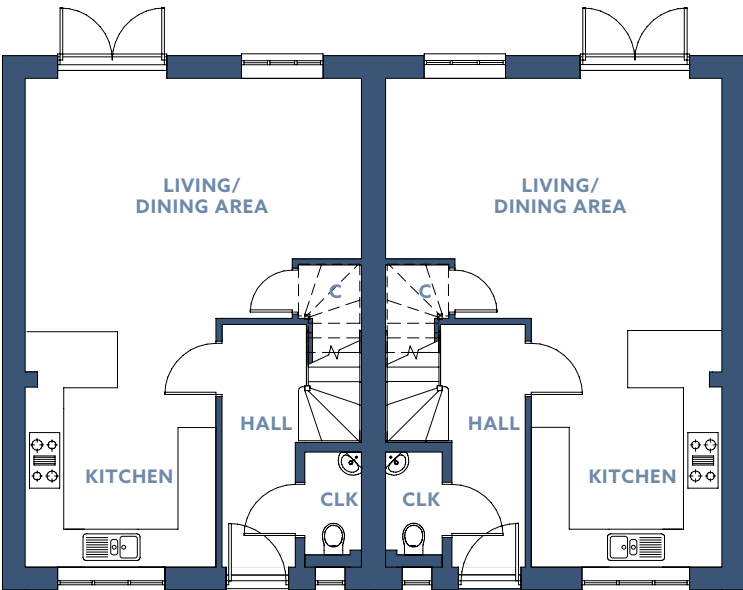
Ede Homes reserve the right to change or amend specification at any time during the build process.



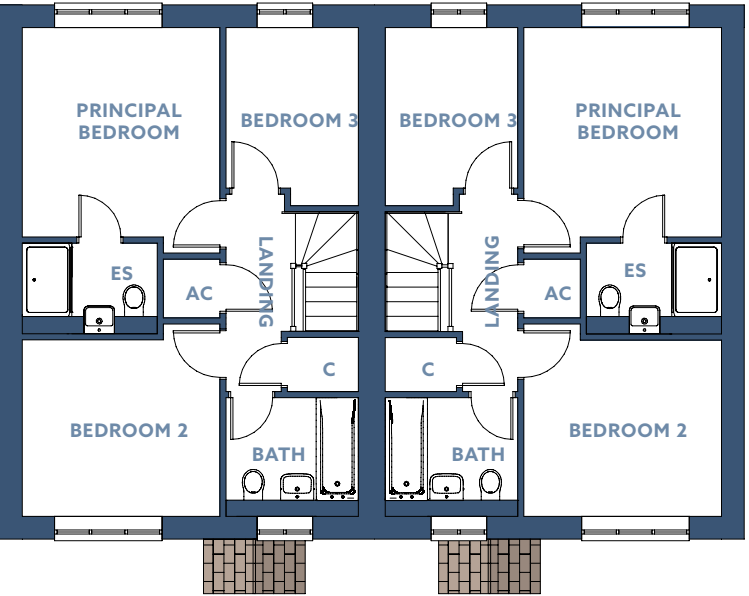
COPPER BEECH VIEW

THE MAPLE

PLOTS 20-23 • THREE BEDROOMS, ONE ENSUITE



GROUND FLOOR		
LIVING/DINING AREA	5535 x 3955mm	18' 2" x 13' 0"
KITCHEN AREA	4095 x 3140mm	13' 5" x 10' 4"
CLOAKROOM	1895 x 930mm	6' 3" x 3' 1"



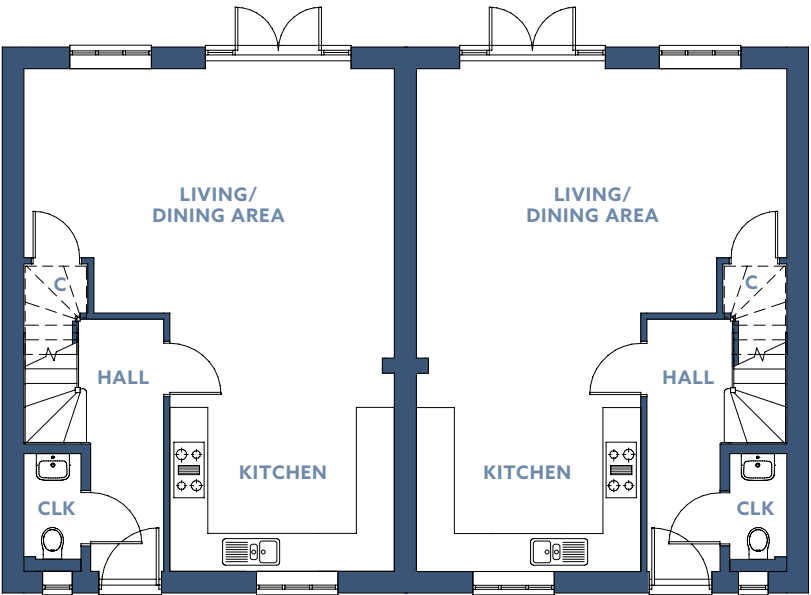
FIRST FLOOR		
PRINCIPAL BEDROOM	3715 x 3255mm	12' 2" x 10' 8"
ENSUITE	2225 x 1210mm	7' 4" x 4' 0"
BEDROOM 2	3255 x 3165mm	10' 8" x 10' 5"
BEDROOM 3	2935 x 2180mm	9' 8" x 7' 2"
BATHROOM	2180 x 1955mm	7' 2" x 6' 5"



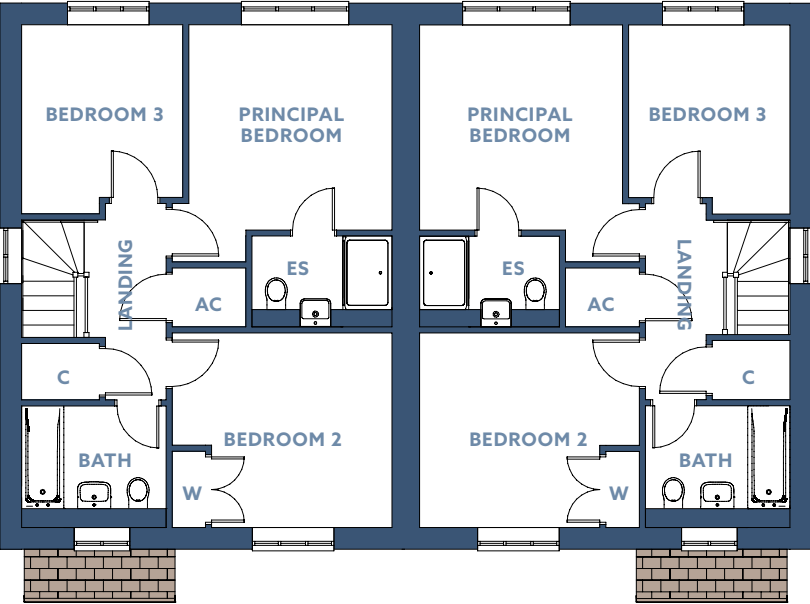
COPPER BEECH VIEW

THE WALNUT

PLOTS 24, 25, 38 & 39 • THREE BEDROOMS, ONE ENSUITE



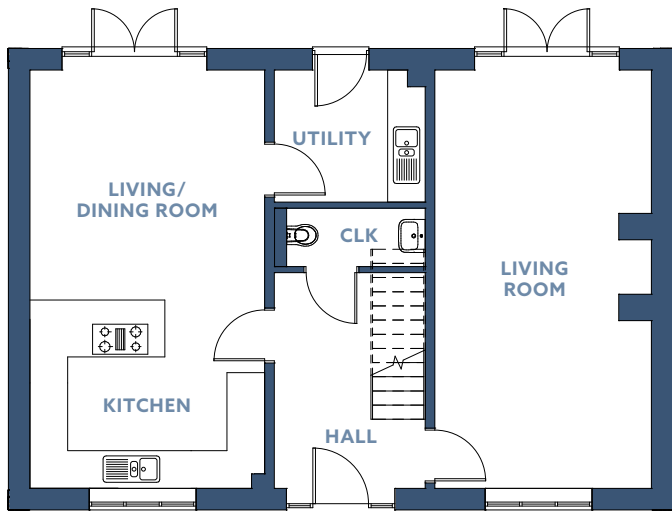
GROUND FLOOR			
LIVING/DINING AREA	6100 x 4025mm	20' 0" x 13' 2"	
KITCHEN	4255 x 3695mm	14' 0" x 12' 1"	
CLOAKROOM	1940 x 940mm	6' 4" x 3' 1"	



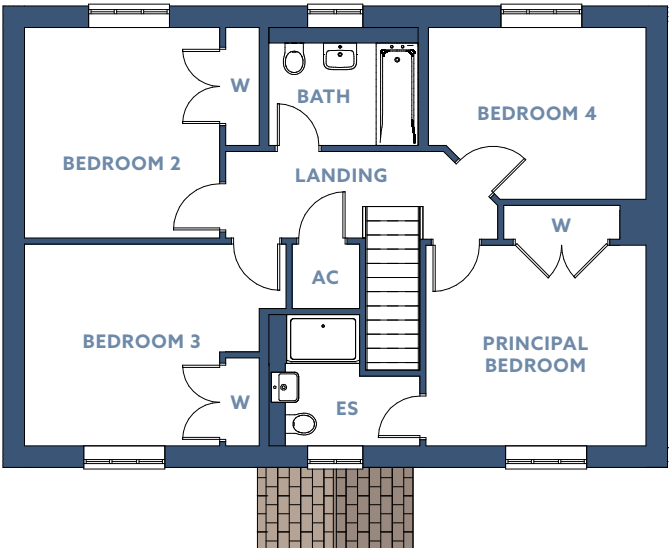
FIRST FLOOR			
PRINCIPAL BEDROOM	3905 x 3345mm	12' 10" x 10' 12"	
ENSUITE	2305 x 1495mm	7' 7" x 4' 11"	
BEDROOM 2	3620 x 3205mm	11' 11" x 10' 6"	
BEDROOM 3	3115 x 2655mm	10' 3" x 8' 9"	
BATHROOM	2380 x 2000mm	7' 10" x 6' 7"	

THE ALDER

PLOTS 26, 34 & 37 • FOUR BEDROOMS, ONE ENSUITE



GROUND FLOOR			
LIVING ROOM	6935 x 3590mm	22' 9" x 11' 9"	
KITCHEN/DINING AREA	6935 x 3890mm	22' 9" x 12' 9"	
UTILITY	2500 x 2190mm	8' 2" x 7' 2"	
CLOAKROOM	2500 x 970mm	8' 2" x 3' 2"	



FIRST FLOOR			
PRINCIPAL BEDROOM	3645 x 3325mm	12' 0" x 10' 11"	
ENSUITE	2505 x 2175mm	8' 3" x 7' 2"	
BEDROOM 2	3490 x 3235mm	11' 5" x 10' 7"	
BEDROOM 3	4335 x 3345mm	14' 3" x 11' 0"	
BEDROOM 4	3605 x 2850mm	11' 10" x 9' 4"	
BATHROOM	2475 x 1955mm	8' 1" x 6' 5"	



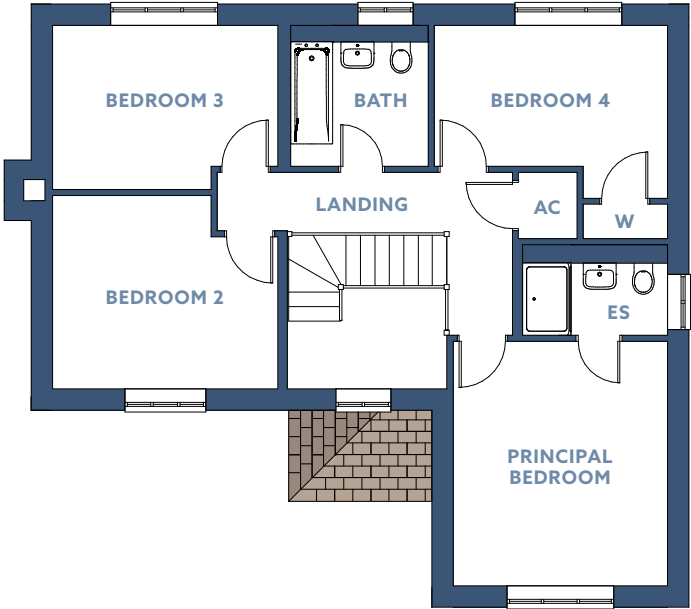


THE ELM

PLOTS 27, 31, 33 & 35 • FOUR BEDROOMS, ONE ENSUITE, STUDY



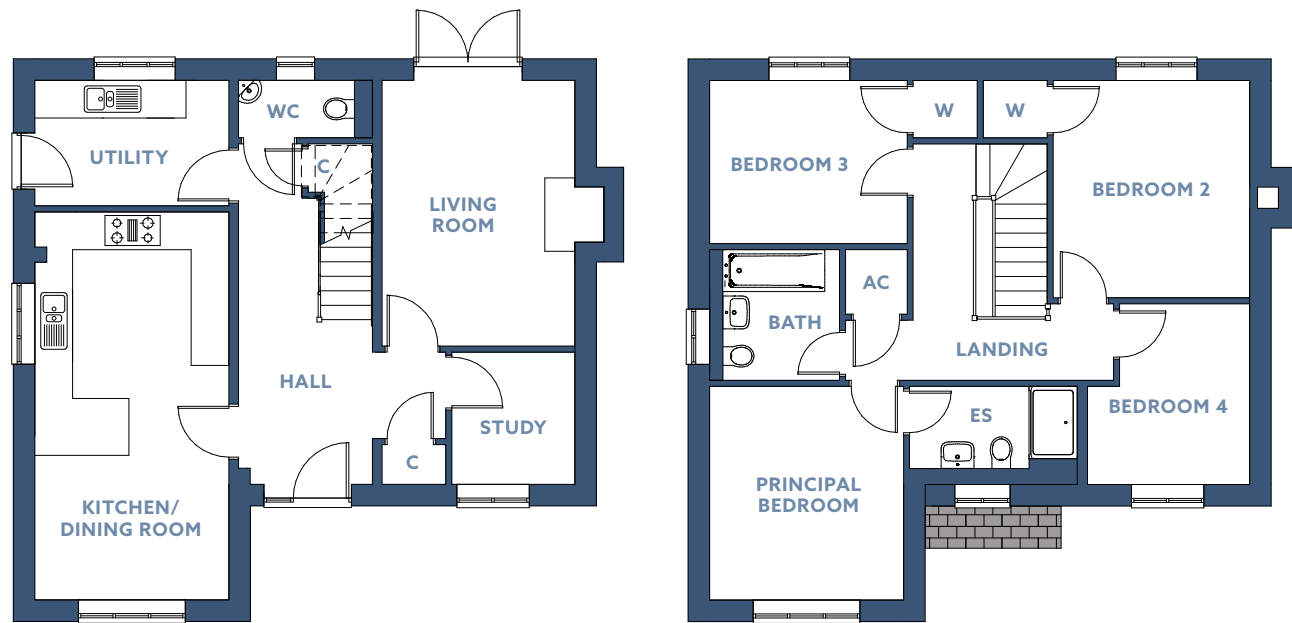
GROUND FLOOR			
LIVING ROOM	6025 x 3730mm	19' 9" x 12' 3"	
KITCHEN/DINING ROOM	6300 x 3290mm	20' 8" x 10' 10"	
STUDY	3550 x 2605mm	11' 8" x 8' 7"	
UTILITY ROOM	2345 x 1765mm	7' 8" x 5' 9"	
CLOAKROOM	2345 x 1270mm	7' 8" x 4' 2"	



FIRST FLOOR			
PRINCIPAL BEDROOM	4055 x 3550mm	13' 4" x 11' 8"	
ENSUITE	2400 x 1500mm	7' 10" x 4' 11"	
BEDROOM 2	3730 x 3205mm	12' 3" x 10' 6"	
BEDROOM 3	3730 x 2720mm	12' 3" x 8' 11"	
BEDROOM 4	3865 x 2865mm	12' 8" x 9' 5"	
BATHROOM	2335 x 2280mm	7' 8" x 7' 6"	

THE HORNBEAM

PLOTS 28 & 29 • FOUR BEDROOMS, ONE ENSUITE, STUDY



GROUND FLOOR			
LIVING ROOM	4405 x 3195mm	14' 5" x 10' 6"	
KITCHEN/DINING ROOM	6430 x 3215mm	21' 1" x 10' 7"	
STUDY	2195 x 2040mm	7' 2" x 6' 8"	
UTILITY ROOM	3215 x 2085mm	10' 7" x 6' 10"	
CLOAKROOM	2220 x 950mm	7' 3" x 3' 1"	

FIRST FLOOR			
PRINCIPAL BEDROOM	3545 x 3215mm	11' 8" x 10' 7"	
ENSUITE	2780 x 1630mm	9' 1" x 5' 4"	
BEDROOM 2	3605 x 3255mm	11' 10" x 10' 8"	
BEDROOM 3	3275 x 2705mm	10' 9" x 8' 10"	
BEDROOM 4	2995 x 2685mm	9' 10" x 8' 10"	
BATHROOM	2165 x 2155mm	7' 1" x 7' 1"	

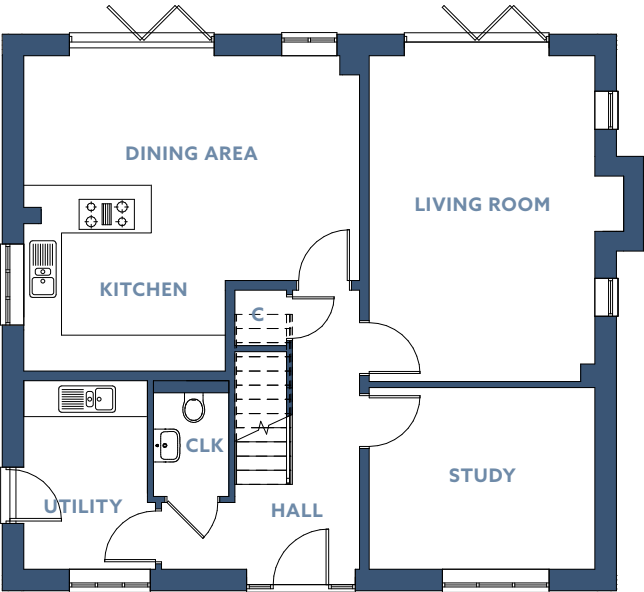




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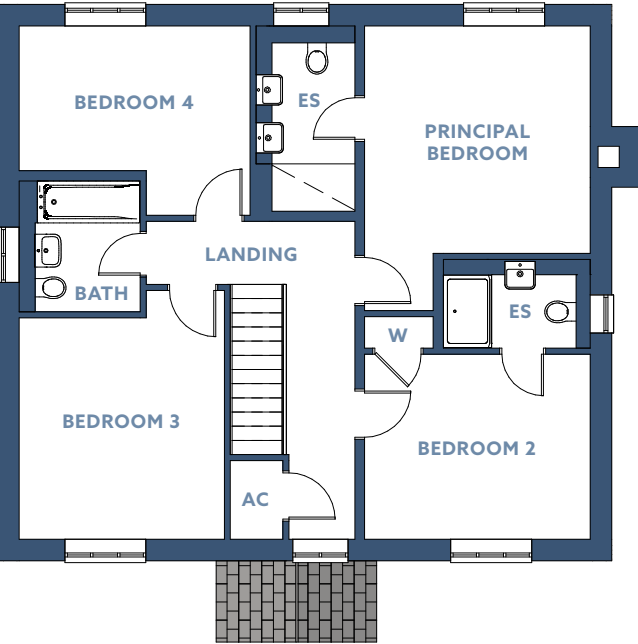
THE YEW

PLOTS 30, 32 & 36 • FOUR BEDROOMS, TWO ENSUITES, STUDY



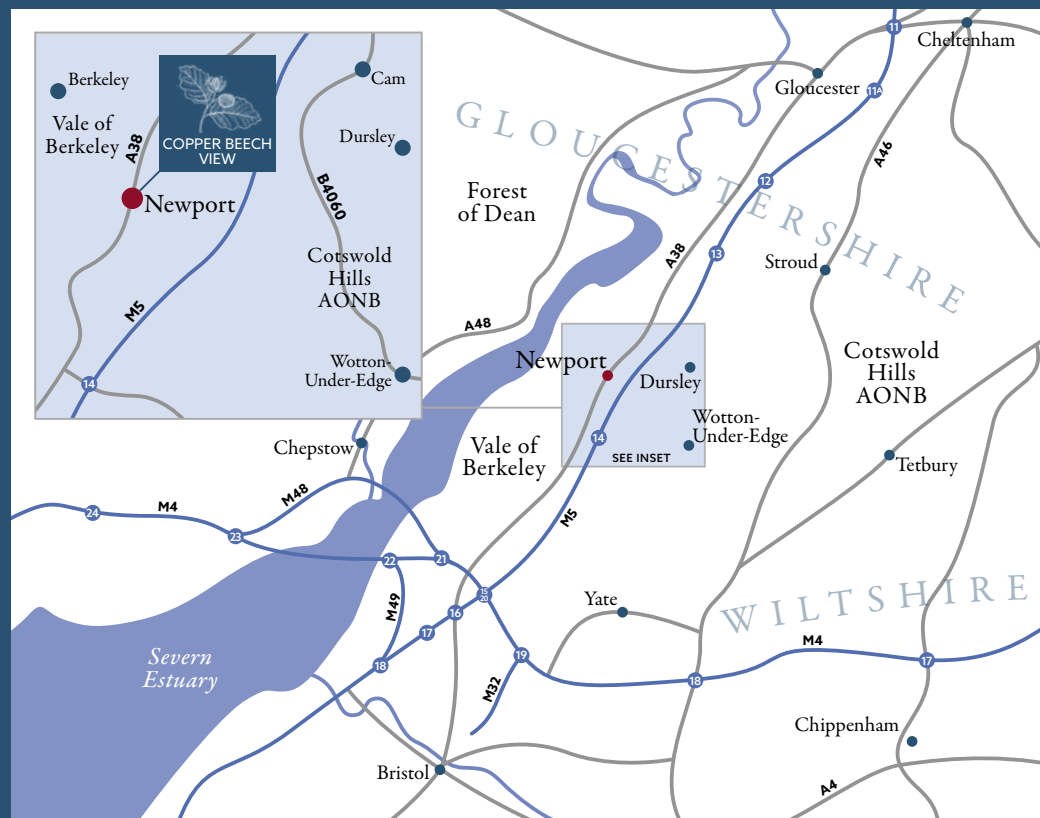
GROUND FLOOR

LIVING ROOM	5400 x 3740mm	17' 9" x 12' 3"
KITCHEN/DINING ROOM	5565 x 5225mm	18' 3" x 17' 2"
STUDY	3125 x 2050mm	10' 3" x 6' 9"
UTILITY ROOM	3740 x 3010mm	12' 3" x 10' 1"
CLOAKROOM	1920 x 1250mm	6' 4" x 4' 1"



FIRST FLOOR

PRINCIPAL BEDROOM	4720 x 3740mm	15' 6" x 12' 3"
ENSUITE	3070 x 1640mm	10' 1" x 5' 5"
BEDROOM 2	3740 x 3070mm	12' 3" x 10' 1"
ENSUITE	2435 x 1470mm	8' 0" x 4' 10"
BEDROOM 3	4125 x 3400mm	13' 6" x 11' 2"
BEDROOM 4	3825 x 3140mm	12' 7" x 10' 4"
BATHROOM	2170 x 2005mm	7' 1" x 6' 7"

FINDING **COPPER BEECH VIEW** GL13 9PZ

For all enquiries and to arrange a site visit, please contact our Sales Team

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