

Discover the difference



LITTLECOMBE



Foundry Rise, Dursley, Gloucestershire GL11 4HJ

YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





Development Layout



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 69006/July 2023



The Hallvard

- Open plan kitchen living dining room with French doors to the garden
- Downstairs cloakroom
- Integral garage
- Main bedroom with fitted wardrobe and en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

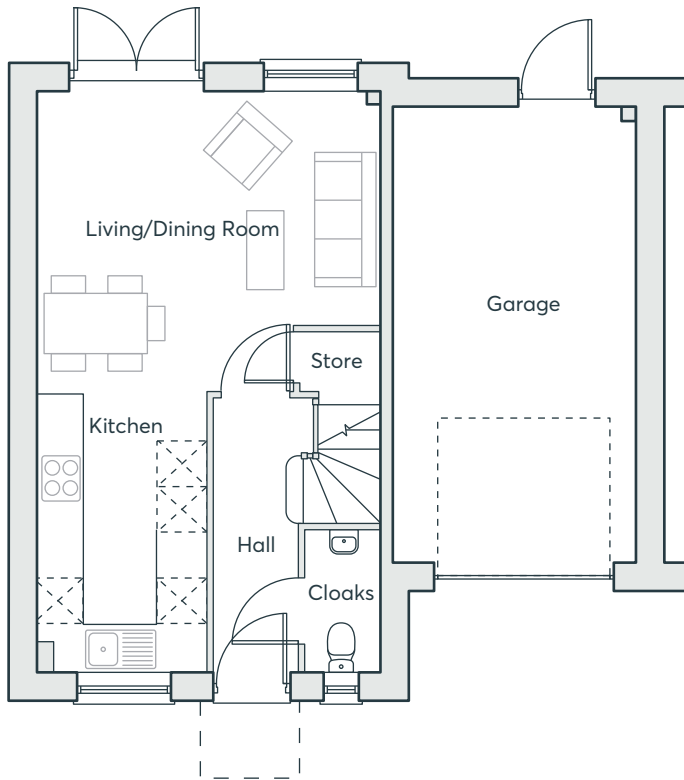
**THREE
BEDROOM
HOME**

979 SqFt

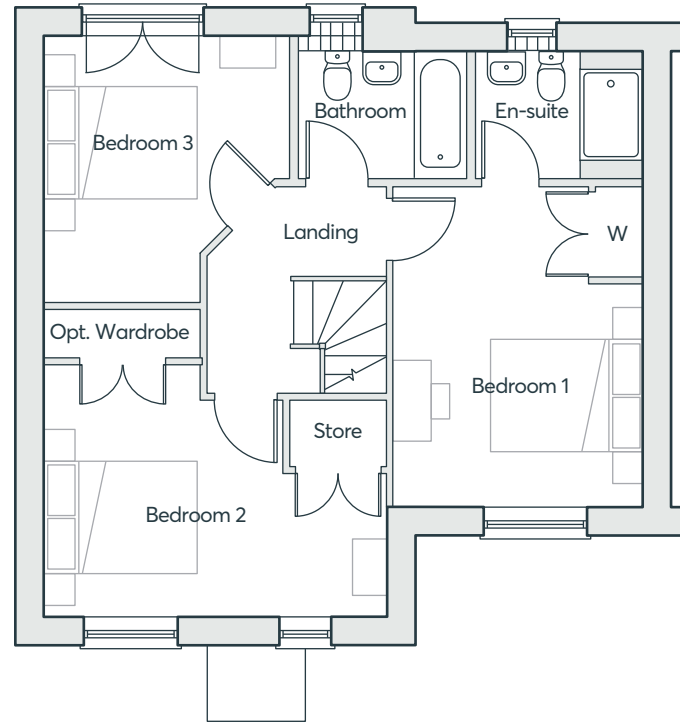
Littlecombe
Dursley

 **ST.MODWEN
HOMES**

The Hallvard



Ground Floor



First Floor

Living/Dining	4.57m x 3.99m	15'0" x 13'1"
Kitchen	3.73m x 2.26m	12'3" x 7'5"
Cloakroom	1.90m x 1.02m	6'3" x 3'4"
Bedroom 1	4.25m x 3.28m	13'11" x 10'9"
Bedroom 2	4.57m x 4.08m	15'0" x 13'5"
Bedroom 3	3.55m x 3.30m	11'8" x 10'10"
Bathroom	2.25m x 1.70m	7'5" x 5'7"
En-suite	2.20m x 1.70m	7'3" x 5'7"

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**THREE
BEDROOM
HOME**
979 SqFt

 **ST.MODWEN
HOMES**

The Hannington

- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Downstairs cloakroom
- Fully fitted family bathroom
- Main bedroom with en-suite and built-in wardrobe
- Bedroom 2 with built-in store cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

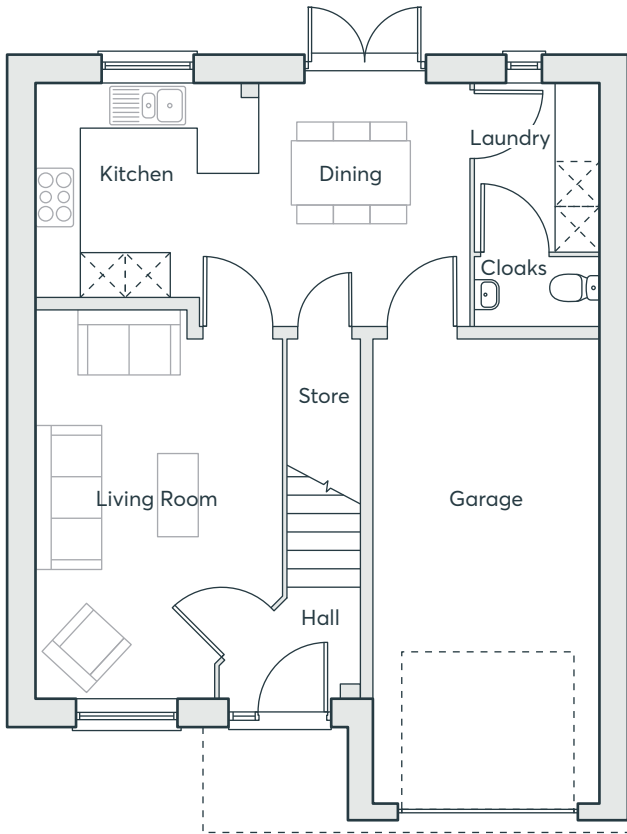
FOUR BEDROOM HOME

1136 SqFt

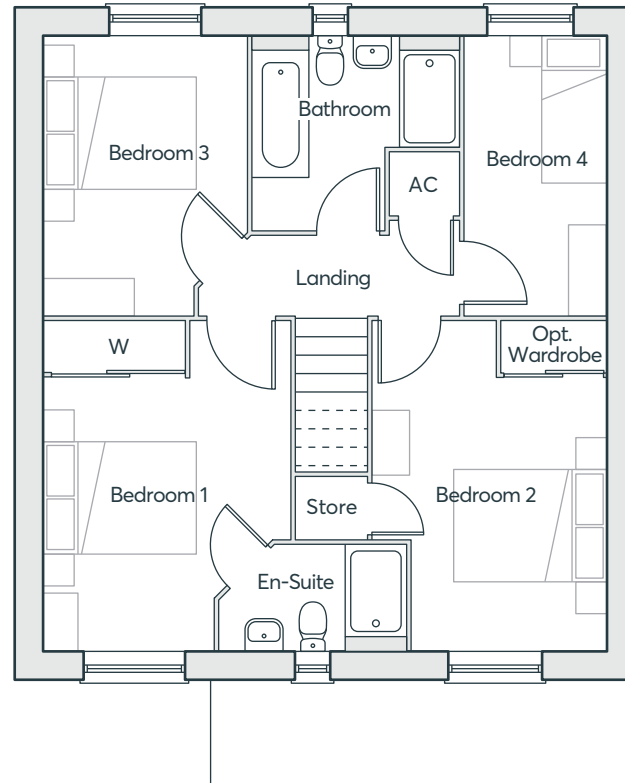
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Dursley

 **ST. MODWEN
HOMES**

The Hannington



Ground Floor



First Floor

Living Room	5.21m × 3.28m	17'1" × 10'9"
Kitchen	2.77m × 3.01m	9'1" × 9'11"
Dining	3.20m × 2.61m	10'6" × 8'7"
Laundry	2.21m × 1.74m	7'3" × 5'8"
Cloakroom	0.90m × 1.74m	2'11" × 5'8"
Garage	6.15m × 3.00m	20'2" × 9'10"
Bedroom 1	4.33m × 3.28m	14'3" × 10'9"
Bedroom 2	4.33m × 3.06m	14'3" × 10'0"
Bedroom 3	3.70m × 2.68m	12'2" × 8'9"
Bedroom 4	3.70m × 1.88m	12'2" × 6'2"
Bathroom	2.56m × 2.72m	8'5" × 8'11"
En-suite	1.42m × 2.42m	4'8" × 7'11"

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FOUR BEDROOM HOME

1136 SqFt



The Clermont

- Kitchen/dining room with integrated appliances and bi-folding doors to the garden
- Laundry room
- Downstairs cloakroom
- Integral garage with door to the hallway
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

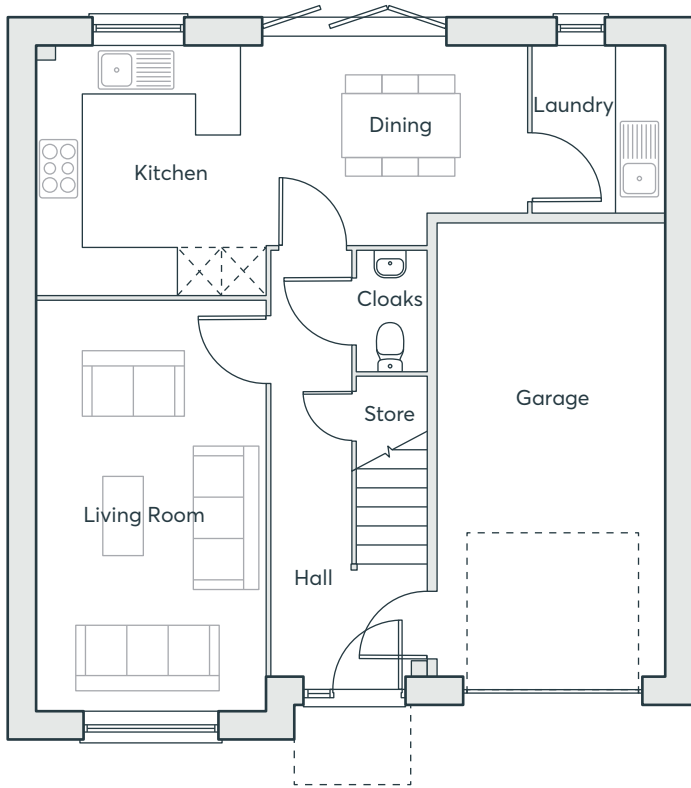
**FOUR
BEDROOM
HOME**

1318 SqFt

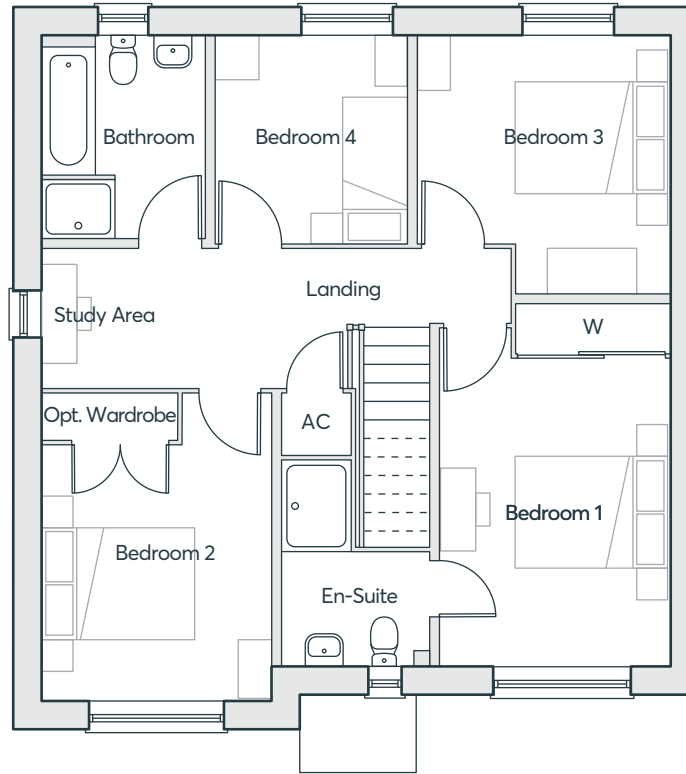
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 **ST.MODWEN
HOMES**

The Clermont



Ground Floor



First Floor

Living Room	5.40m × 3.06m	17'9" × 10'0"
Kitchen	3.31m × 3.09m	10'10" × 10'1"
Dining	2.19m × 3.43m	7'2" × 11'3"
Laundry	2.19m × 1.72m	7'2" × 5'8"
Cloakroom	1.84m × 0.89m	6'0" × 2'11"
Garage	6.02m × 3.04m	19'9" × 10'0"
Bedroom 1	4.06m × 3.10m	13'4" × 10'2"
Bedroom 2	4.02m × 3.06m	13'2" × 10'0"
Bedroom 3	3.45m × 3.36m	11'4" × 11'0"
Bedroom 4	2.84m × 2.59m	9'4" × 8'6"
Study Area	1.74m × 2.20m	5'8" × 7'3"
Bathroom	2.81m × 2.20m	9'3" × 7'3"
En-Suite	2.69m × 1.99m	8'10" × 6'6"

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**FOUR
BEDROOM
HOME**
1318 SqFt

 **ST.MODWEN
HOMES**

The Hexham

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Main bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

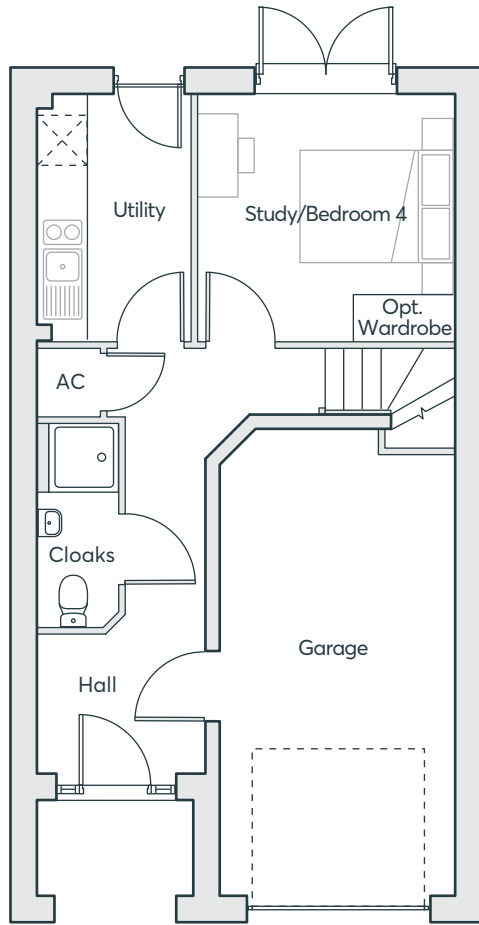
FOUR BEDROOM HOME

1334 SqFt

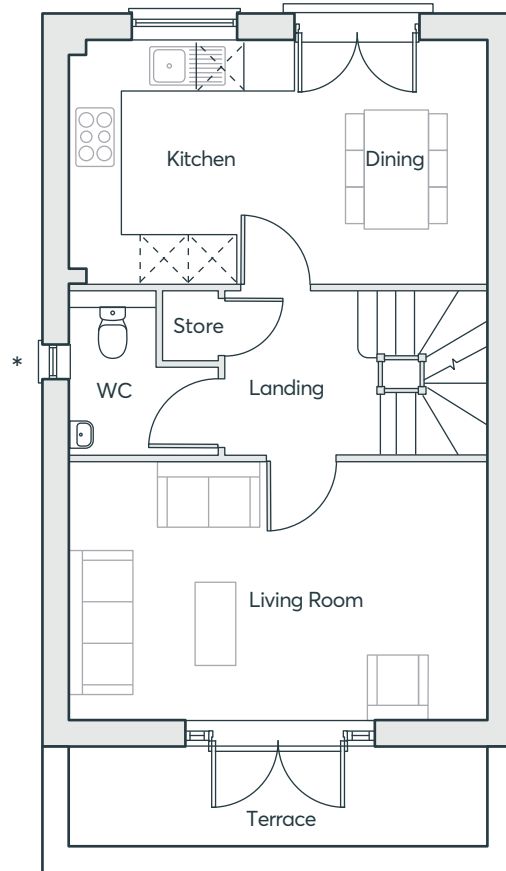
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 **ST.MODWEN
HOMES**

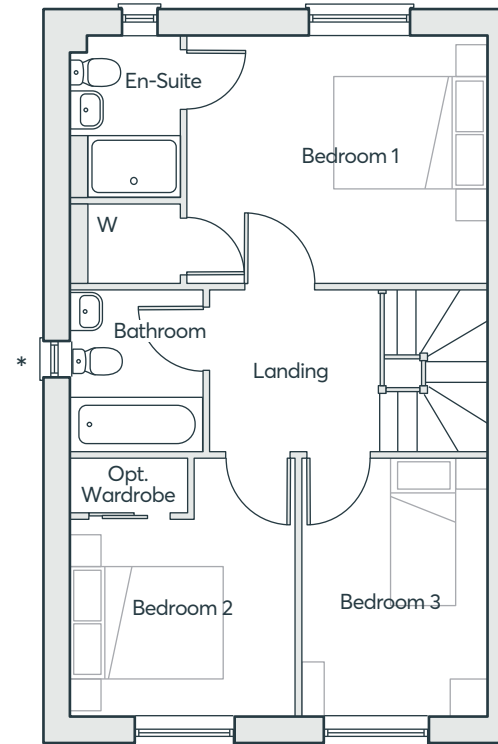
The Hexham



Ground Floor



First Floor



Second Floor

Study/bedroom 4	3.14m × 3.27m	10'3" × 10'9"
Shower Room	2.63m × 1.04m	8'8" × 3'5"
Utility	3.14m × 1.95m	10'3" × 6'5"
Garage	6.02m × 3.03m	19'9" × 9'11"
Living Room	3.28m × 5.31m	10'9" × 17'5"
Dining	3.11m × 2.69m	10'2" × 8'10"
Kitchen	3.11m × 2.63m	10'2" × 8'7"
WC	2.09m × 1.86m	6'10" × 6'1"
Bedroom 1	3.11m × 3.82m	10'2" × 12'6"
Bedroom 2	3.28m × 2.85m	10'9" × 9'4"
Bedroom 3	3.28m × 2.35m	10'9" × 7'8"
Bathroom	2.09m × 1.70m	6'10" × 5'7"
En-suite	2.02m × 1.40m	6'8" × 4'7"

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FOUR BEDROOM HOME

1334 SqFt





The Garnet

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Main bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

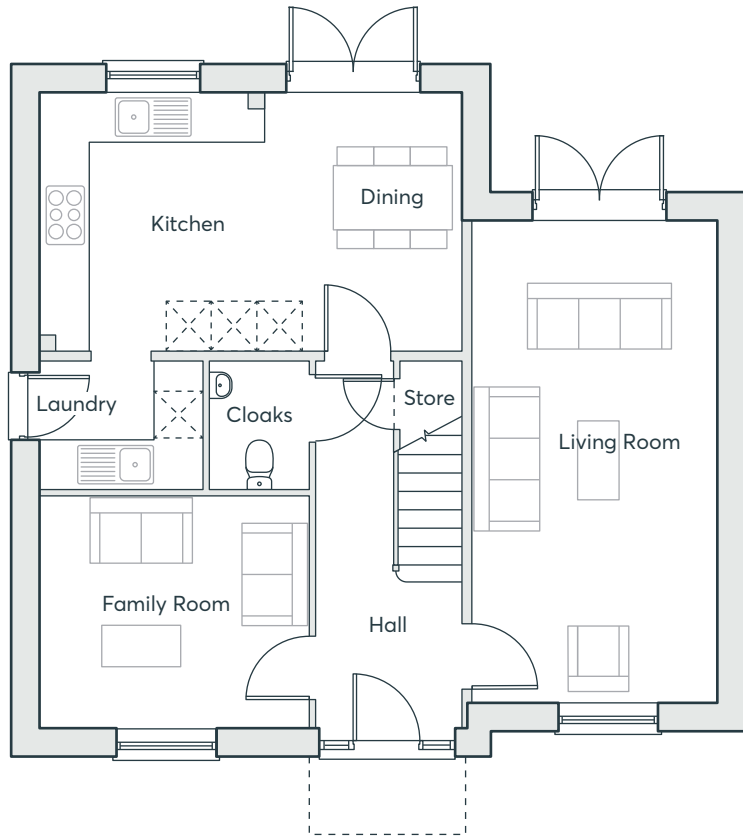
**FOUR
BEDROOM
HOME**

1454 SqFt

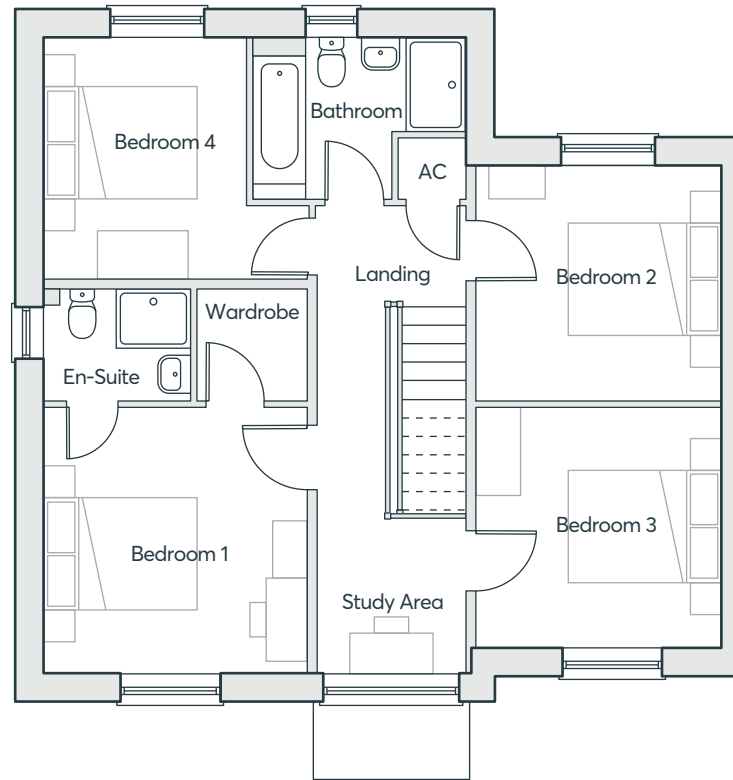
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 **ST.MODWEN
HOMES**

The Garnet



GROUND FLOOR



FIRST FLOOR

Kitchen	3.39m x 3.58m	11'1" x 11'9"
Dining	3.39m x 2.02m	11'1" x 6'8"
Family Room	3.04m x 3.53m	10'0" x 11'7"
Living Room	6.32m x 3.23m	20'9" x 10'7"
Laundry	1.68m x 2.13m	5'6" x 7'0"
Cloakroom	1.68m x 1.31m	5'6" x 4'4"
Bedroom 1	3.50m x 3.46m	11'6" x 11'4"
Bedroom 2	3.05m x 3.29m	10'0" x 10'9"
Bedroom 3	3.18m x 3.26m	10'5" x 10'8"
Bedroom 4	3.13m x 3.65m	10'3" x 8'9"
Bathroom	2.08m x 2.79m	6'10" x 9'2"
En-Suite	1.51m x 1.94m	5'0" x 6'4"

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FOUR BEDROOM HOME

1454 SqFt





The Cuthbert

- Large open plan kitchen/dining/family room with French doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Main bedroom with en-suite and built in wardrobes
- En-suite to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

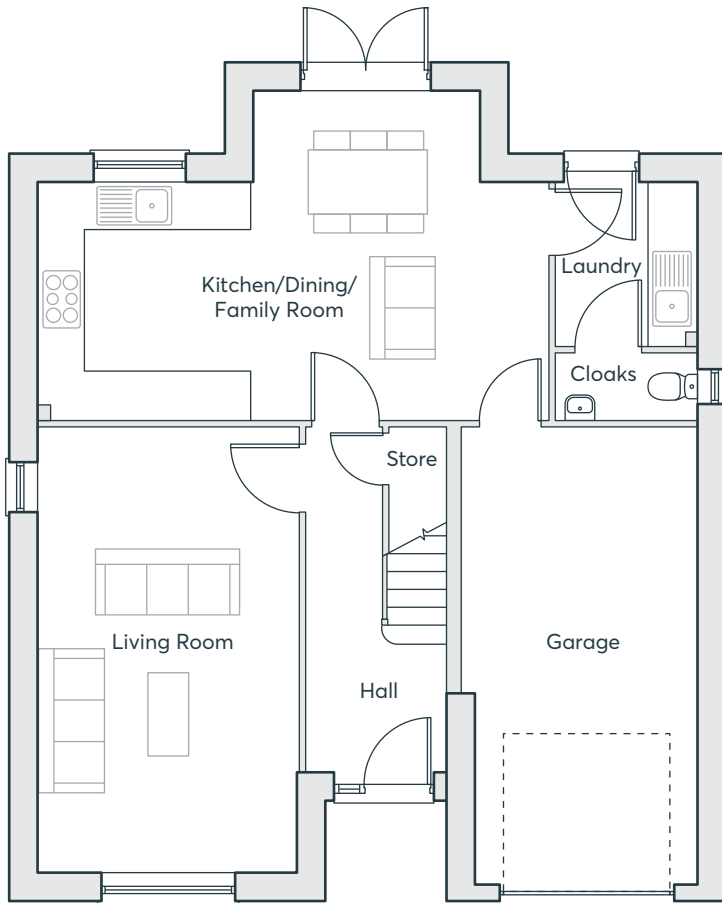
**FOUR
BEDROOM
HOME**

1516 SqFt

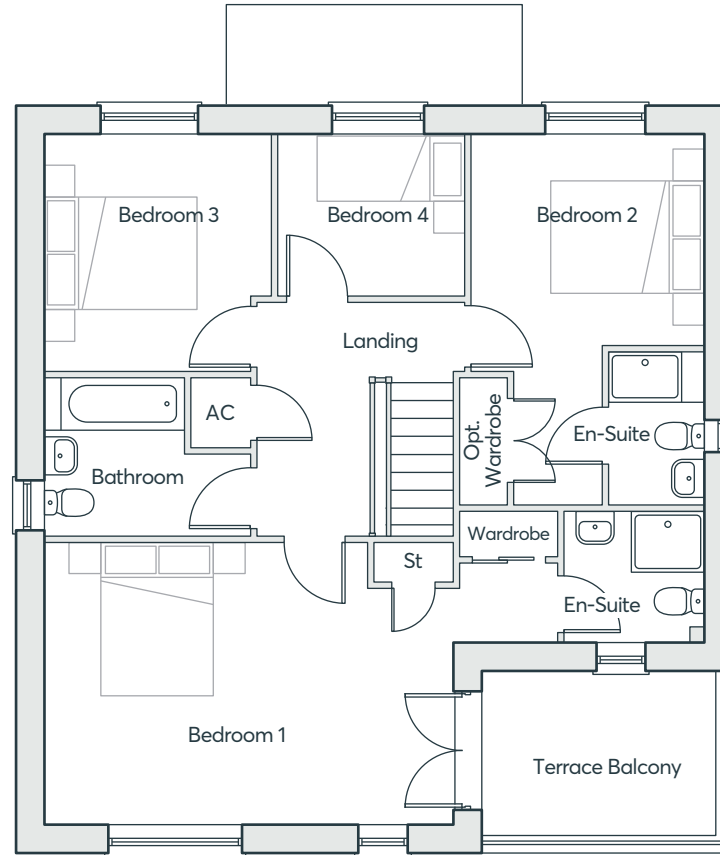
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Dursley

 **ST.MODWEN
HOMES**

The Cuthbert



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Family

6.95m × 3.23m 22'6" × 10'7"

Living Room

3.56m × 6.03m 11'8" × 19'9"

Laundry

1.93m × 2.24m 6'4" × 7'4"

Garage

3.23m × 6.04m 10'7" × 19'10"

Bedroom 1

5.59m × 3.85m 18'4" × 12'8"

En-Suite 1

1.87m × 1.77m 6'2" × 5'10"

Bedroom 2

3.12m × 2.89m 10'3" × 9'6"

En-Suite 2

1.26m × 2.08m 4'1" × 6'10"

Bedroom 3

3.09m × 3.22m 10'2" × 10'7"

Bedroom 4

2.55m × 2.21m 8'4" × 7'3"

Bathroom

2.84m × 2.13m 9'3" × 7'0"

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FOUR BEDROOM HOME

1516 SqFt



Littlecombe

Off Long Street, Dursley,
Gloucestershire GL11 4HR



FLEECE HOUSE

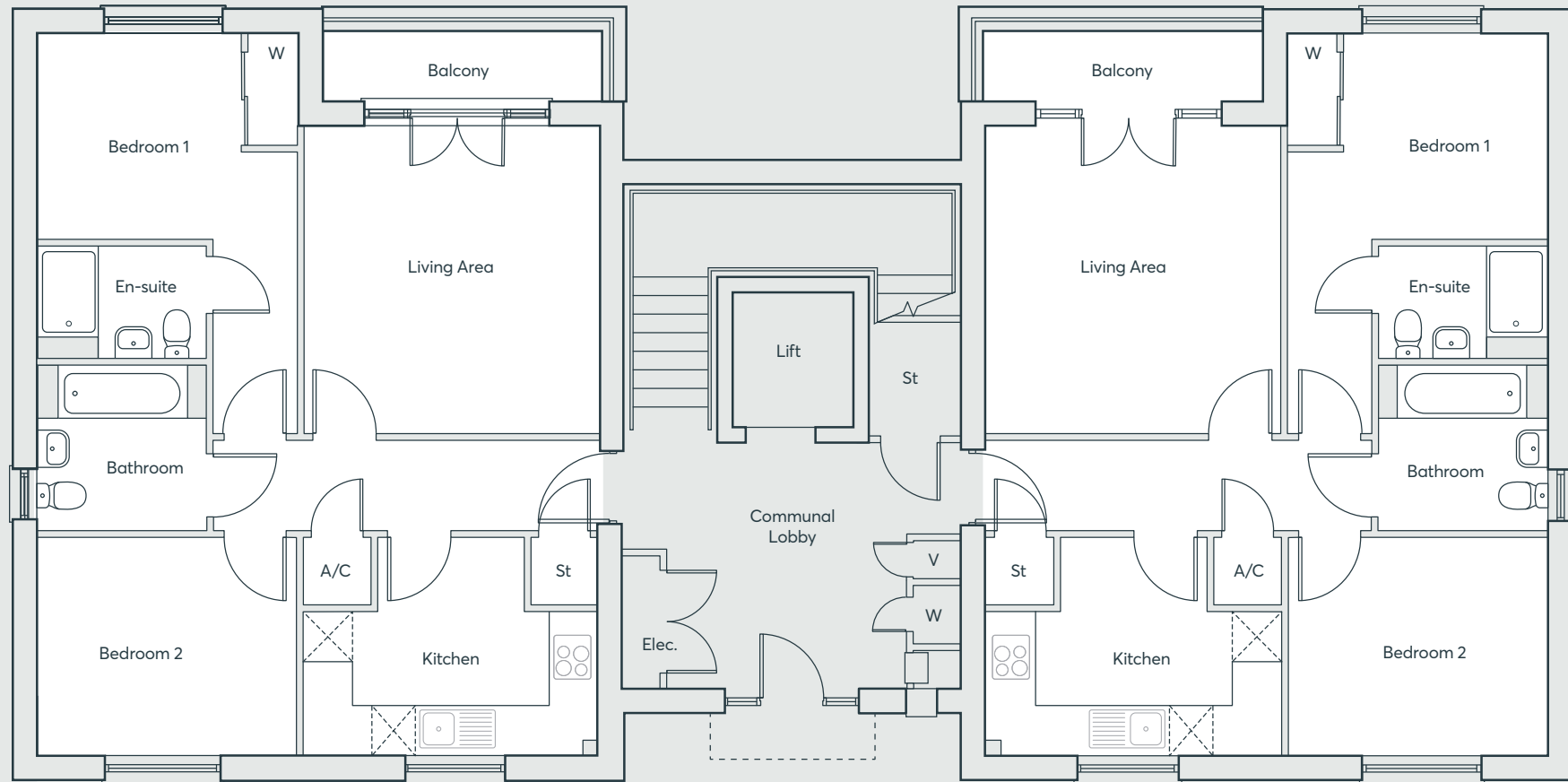


2 bedroom apartments
724 sq. ft.



Ground Floor

Apartment 296 to 297



Apartment 296 724 sq. ft.

Living/Dining	4.11m x 3.95m	13'5" x 13'0"
Kitchen	2.90m x 3.95m	9'6" x 13'0"
Bedroom 1	2.74m x 3.45m	9'0" x 11'4"

En-suite	1.50m x 2.25m	5'0" x 7'4"
Bedroom 2	2.90m x 3.53m	9'6" x 11'6"
Bathroom	2.20m x 2.25m	7'2" x 7'4"

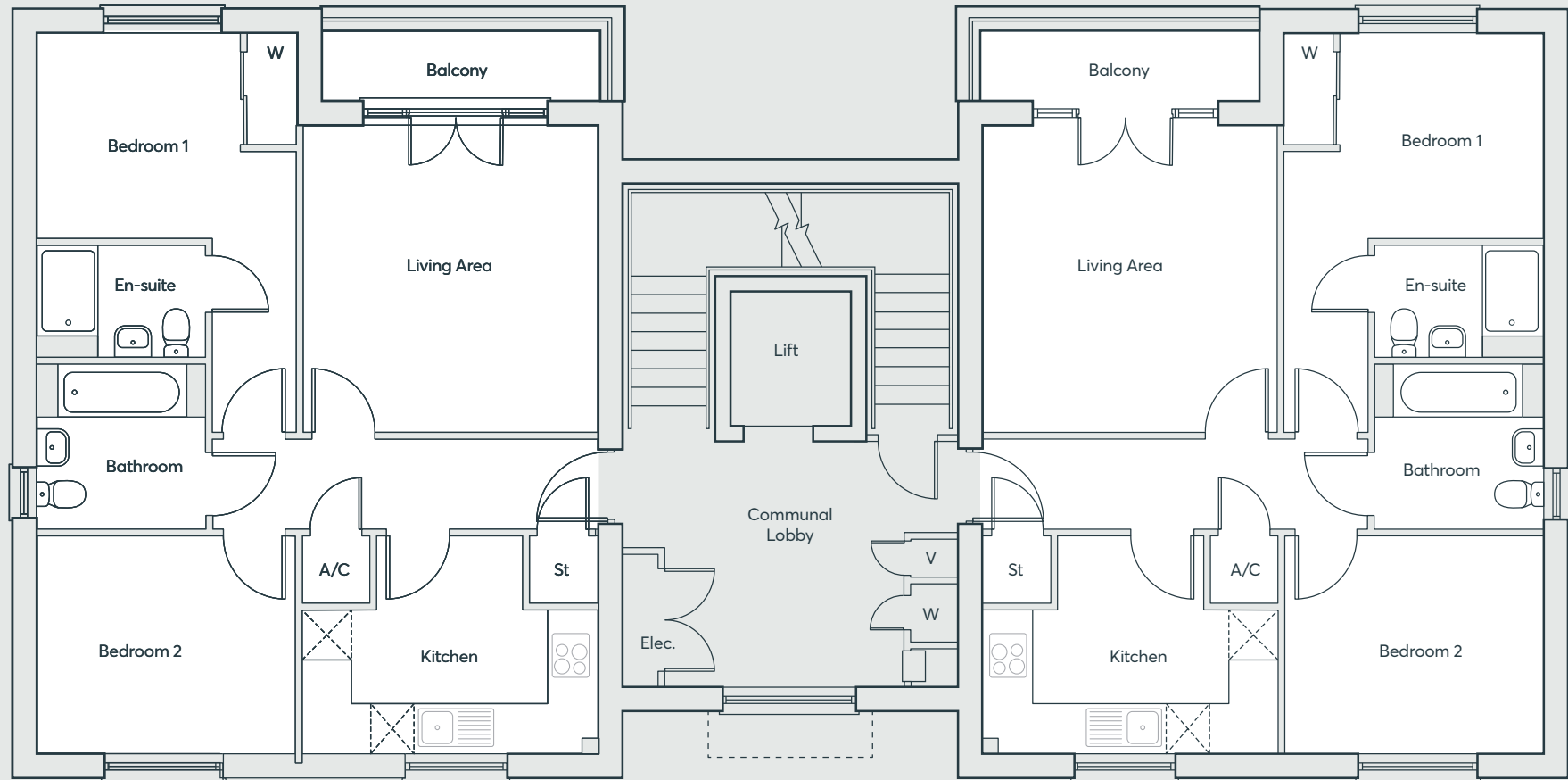
Apartment 297 724 sq. ft.

Living/Dining	3.95m x 4.10m	13'0" x 13'6"
Kitchen	3.95m x 2.90m	13'0" x 9'6"
Bedroom 1	3.45m x 2.74m	11'4" x 9'0"

En-suite	2.25m x 1.50m	7'5" x 4'11"
Bedroom 2	3.45m x 2.90m	11'4" x 9'6"
Bathroom	2.25m x 2.20m	7'5" x 7'3"

First, Second and Third Floors

Apartments 298 to 303



Apartments 298, 300 & 302 724 sq. ft.

Living/Dining	3.95m x 4.10m	13'0" x 13'6"	En-suite	2.25m x 1.50m	7'5" x 4'11"
Kitchen	3.95m x 2.90m	13'0" x 9'6"	Bedroom 2	3.45m x 2.90m	11'4" x 9'6"
Bedroom 1	3.45m x 2.74m	11'4" x 9'0"	Bathroom	2.25m x 2.20m	7'5" x 7'3"

Apartments 299, 301 & 303 724 sq. ft.

Living/Dining	3.95m x 4.10m	13'0" x 13'6"	En-suite	2.25m x 1.50m	7'5" x 4'11"
Kitchen	3.95m x 2.90m	13'0" x 9'6"	Bedroom 2	3.45m x 2.90m	11'4" x 9'6"
Bedroom 1	3.45m x 2.74m	11'4" x 9'0"	Bathroom	2.25m x 2.20m	7'5" x 7'3"



Please speak to a member of staff if you require this brochure in an alternative format.

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