



Mulberry Place  
Ashchurch, Tewkesbury,  
Gloucestershire, GL20 7GN

t: 01527 916 982  
e: mulberryplace.smid@charleschurch.com  
w: www.charleschurch.com

Head Office  
Charles Church South Midlands  
Aspen House,  
Birmingham Road,  
Studley, B80 7BG

t: 0121 368 8885  
e: smid.sales@charleschurch.com



Find your sanctuary at  
**Mulberry Place**  
Tewkesbury

2, 3, 4 & 5 bedroom homes



Our star rating  
We've been awarded a five  
star rating by the Home Builders  
Federation in their 2025 survey.

Issue: October 2025 (reprint) Ref: **245-168**  
Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE  
Registered in England no: 1182689

Mulberry Place is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.



**Charles Church**



# Welcome to your sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Mulberry Place presents an exceptional  
collection of two, three, four, and  
five-bedroom homes in Ashchurch,  
where countryside charm meets  
contemporary living.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

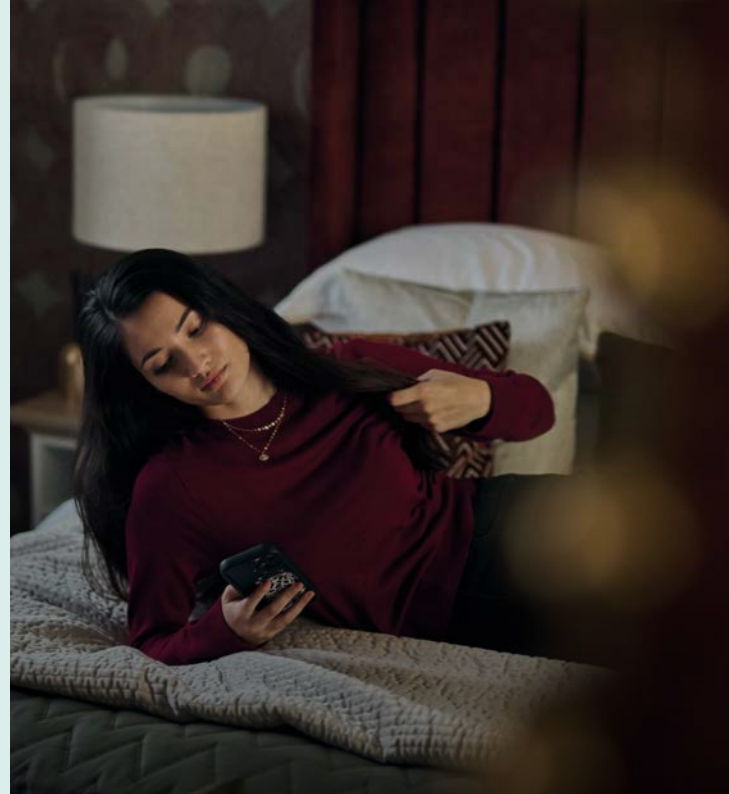
The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



Charles Church



# Introducing Mulberry Place.

Luxury 2, 3, 4 & 5  
bedroom homes.

Mulberry Place is a forward-looking community of family homes located in the village of Ashchurch, positioned on the edge of the historic market town of Tewkesbury.

Designed as a Garden Town, this new welcoming community offers a blend of elegance, convenience, and sustainability.







Notice  
that feeling.  
That's the  
feeling  
of home.



# Discover your happy place.



## Mulberry Place. The perfect place to live and grow.

Nestled in the village of Ashchurch just three miles from Tewkesbury, Mulberry Place offers a lifestyle of sophisticated convenience. The Cotswold Designer Outlet is a short stroll away, bringing premium shopping and dining to your doorstep.

Vibrant Cheltenham is within easy reach, and with the Cotswolds, the Severn Valley, and the Malvern Hills all close by, countryside escapes are effortless.

The development will feature a brand-new primary school, a community centre, a sports pavilion and play area, and a contemporary public square, creating a welcoming environment for families.

Plus, our expertly designed homes are complete with electric car charging points, PV panels and bike storage to support a sustainable future.





# Please do make yourself at home.



14

Mulberry Place



## The best of both worlds.

Set in the Gloucestershire countryside, Ashchurch offers a peaceful village lifestyle enriched by its close proximity to Tewkesbury.

Enjoy easy access to Tewkesbury's medieval abbey, charming streets, and cultural events, blending local history with everyday living.

The area combines rural charm with modern convenience. With excellent transport links, including direct trains to London and Birmingham, and surrounded by beautiful landscapes, Mulberry Place provides an ideal balance of amenities, culture and natural beauty.



- 1 Tewkesbury Town Centre
- 2 Gloucestershire countryside
- 3 Abbey Lawn Cottages
- 4 Historic Tewkesbury
- 5 Cheltenham Racecourse
- 6 Ye Olde Black Bear Inn



Charles Church



15



# Find your place in history.

Set in a serene English region cherished for centuries, your new home at Mulberry Place offers a timeless retreat.

Tewkesbury's charming high street beckons with an inviting array of independent boutiques, cosy cafés, and traditional inns, perfect for a leisurely afternoon. Enjoy a coffee whilst admiring Tudor buildings or embark on a boat trip in the town's stunning riverside setting.

Enjoy the town's many cultural events throughout the year including free live music at Tewkesbury Live, the renowned Medieval Festival, and a range of artisan food markets that fill the air with flavour.

Beyond the history, the nearby Cotswolds Area of Outstanding Natural Beauty provides a breathtaking backdrop of rolling hills and honey-coloured stone villages.



1

Standing as a monumental piece of living history, Tewkesbury Abbey is one of England's finest Norman structures. Its famed tower, a landmark for centuries, dominates the skyline and invites exploration.

Step inside to marvel at the breathtaking Gothic vaulting and exquisite stained glass that bathes the interior in a celestial light.

More than a historical site, the Abbey remains a vibrant community hub, hosting magnificent choral concerts and events that continue its timeless legacy, offering daily inspiration right on your doorstep.

This is a place where community, history, and natural beauty converge, offering a refined lifestyle for you to call home.



- 1 Tewkesbury Abbey
- 2 The Market Cross
- 3 Tourist Information and Heritage Centre
- 4 Bloody Meadow (The Battle of Tewkesbury)



2



3



4

Charles Church



# Tewkesbury, a place to call home.

Tewkesbury offers a vibrant community that beautifully blends its rich past with the comforts of modern life. If you're searching for a home that offers character, charm, and a sense of belonging, discover the top five reasons why it's a great place to live.

## 5 reasons to live in Tewkesbury



Scan to view our local area video



1

## Two. Historic charm

Live in the backdrop of one of Britain's greatest architectural treasures, Tewkesbury Abbey. This magnificent Norman abbey provides a breathtaking backdrop to daily life, offering a profound sense of history and beauty.



2 Tewkesbury Abbey



2

## Three. Retail therapy

Tewkesbury boasts a charming maze of historic streets lined with independent boutiques, shops and cosy cafés. Plus, Cotswold Designer Outlet is just a short walk away.



3 Cotswold Designer Outlet



3

## Four. A welcoming community

The area offers a strong sense of belonging, with local shops, pubs, and community events fostering a friendly environment. It's a place where you can truly put down roots and become part of a neighbourhood.



4 Victoria Gardens in full bloom



4

## Five. Excellent connectivity

Enjoy countryside living without compromising on great transport links. With direct rail services to big cities and easy access to the motorway, travel is effortlessly within reach.



5 Ashchurch for Tewkesbury station



5





# Always in reach.

Tewkesbury offers an ideal blend of rural charm and superb connectivity.

Its mainline station provides direct services to Birmingham and London, while immediate access to the M5 and A46 ensures swift road links across the country - all from the peace of a countryside setting.

## Travel by foot from Mulberry Place



- Garden Centre 12 minutes
- Designer Outlet 15 minutes
- Village Centre 15 minutes
- Railway Station 16 minutes
- Gym 18 minutes
- Primary School 19 minutes

## Travel by car from Mulberry Place



- Cheltenham 20 minutes
- Gloucester Cathedral 25 minutes
- Bourton-on-the-Water 32 minutes
- Malvern Hills 35 minutes
- Forest of Dean 44 minutes
- Stratford-upon-Avon 50 minutes
- Birmingham 58 minutes

## Travel by train from Ashchurch for Tewkesbury Station



- Cheltenham Spa 10 minutes
- Gloucester 20 minutes
- Worcester 25 minutes
- Birmingham 44 minutes
- London Paddington 2 hours 18 minutes



Find your sanctuary  
at Mulberry Place.

# Mulberry Place site plan.

2 Bedroom Homes

- The Greenhill
- The Colmer

3 Bedroom Homes

- The Piccadilly
- The Deepdale
- The Ashdown
- The Ashdown Corner

4 Bedroom Homes

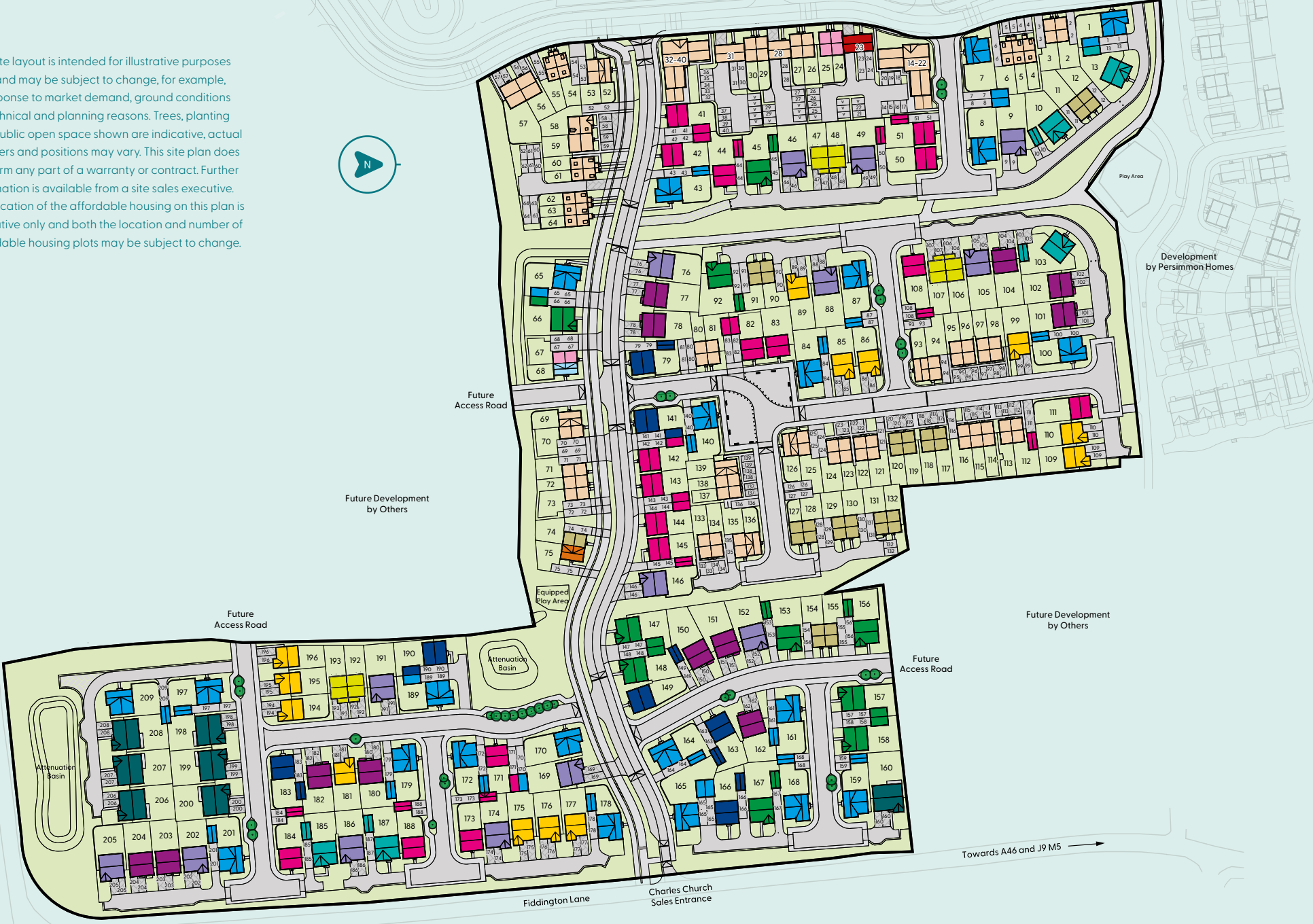
- The Downing
- The Chopwell
- The Carradale
- The Hasting
- The Hendon
- The Turnberry
- The Lancombe
- The Seacombe

5 Bedroom Homes

- The Broadhaven

Affordable Housing  
As agreed through Section 106

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.





Discover a  
home you  
adore in  
every detail.







# The Greenhill

2 bedroom home



### Features

- 2 x Bedrooms
- 1 x Bathroom
- Single garage and x2 parking spaces
- EV charging point

Modern living at its best, the Greenhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. There are also two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.

B [88]

Energy Efficiency Rating



Ground floor



First floor

Kitchen/Dining	4.39 x 2.49m
Living room	4.39 x 3.48m
Principal bedroom	3.27 x 4.02m
Bedroom 2	3.47 x 2.87m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Colmer

2 bedroom home



## Features



2 x Bedrooms



1 x Bathroom



1 x En suite



2 x parking spaces



EV charging point



Solar panels



Bi-fold doors

Thoughtfully-designed, the Colmer features an open plan kitchen/dining room leading into the bright living room with bi-fold doors opening onto the garden. The WC and storage cupboard complete the ground floor. Upstairs you will find a large bedroom one with an en suite and storage cupboard, a good-sized bedroom two and the family bathroom.



B [90]



Energy



Efficiency Rating



## Ground floor

Kitchen/Dining	4.44 x 3.71m
Living room	4.44 x 2.81m



## First floor

Principal bedroom	4.44 x 3.02m
Bedroom 2	2.21 x 3.38m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Charles Church





# The Piccadilly

3 bedroom home



## Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and x2 parking spaces
- EV charging point
- Solar panels

A three-bedroom home, the Piccadilly is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The porch, integral garage and downstairs WC ensure this home is practical as well as stylish. Plus there's an en suite to bedroom one and a family bathroom.

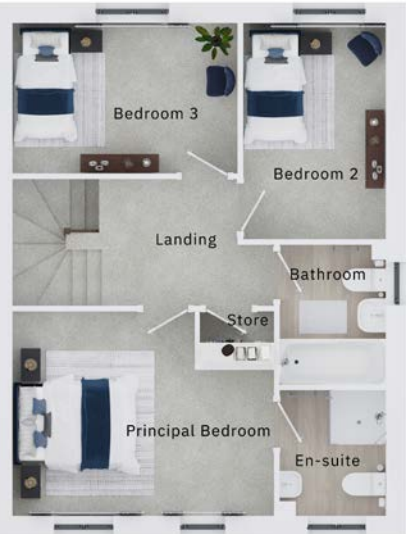
B [90]

Energy Efficiency Rating



Ground floor

Kitchen/Dining	5.97 x 3.08m
Living room	3.21 x 4.72m



First floor

Principal bedroom	4.19 x 3.27m
Bedroom 2	2.28 x 3.46m
Bedroom 3	3.60 x 2.41m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Deepdale

3 bedroom home



## Features



3 x Bedrooms



1 x Bathroom



1 x En suite



x2 Parking spaces



EV charging point



Solar panels

A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



**B [90]**

Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining	5.07 x 2.76m
Living room	5.07 x 3.00m



## First floor

Principal bedroom	5.07 x 3.00m
Bedroom 2	3.21 x 2.77m
Bedroom 3	1.77 x 2.77m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Ashdown

3 bedroom home

## Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- x2 Parking spaces
- EV charging point
- Solar panels
- Study

Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.

B [90]

Energy

Efficiency Rating



Ground floor

Kitchen/Dining	3.99 x 3.55m
Study	2.55 x 3.31m



First floor

Living room	3.99 x 3.31m
Bedroom 3	3.99 x 2.52m



Second floor

Principal bedroom	3.99 x 3.54m
Bedroom 2	3.99 x 2.52m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Ashdown Corner

3 bedroom home



## Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  x2 Parking spaces
-  EV charging point
-  Solar panels

Perfect for the way we live today, the three-bedroom Ashdown Corner has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.



**B [90]**  
Energy  
Efficiency Rating



Ground floor

Kitchen	3.99 x 2.93m
Dining/Snug	3.99 x 2.52m



First floor

Living room	3.99 x 2.94m
Bedroom 3	3.99 x 2.52m



Second floor

Principal bedroom	3.99 x 3.54m
Bedroom 2	3.99x 2.52m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Downing

4 bedroom home



## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and  
x2 parking spaces



EV charging point

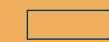


Solar panels



Bi-fold doors

The Downing is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with two storage cupboards and a downstairs WC. The bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



**B [90]**



Energy



Efficiency Rating



## Ground floor

Kitchen/Dining	7.32 x 2.67m
Living room	3.20 x 4.29m



## First floor

Principal bedroom	4.06 x 3.34m
Bedroom 2	3.25 x 4.24m
Bedroom 3	2.70 x 2.73m
Bedroom 4	2.29 x 3.01m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Chopwell

4 bedroom home



### Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room and bi-fold doors to the garden are welcome family-friendly features.

**B [90]**  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining/Snug	5.75 x 7.32m
Living room	3.15x 3.94m



### First floor

Principal bedroom	3.54 x 4.08m
Bedroom 2	3.20x 4.25m
Bedroom 3	2.79x 2.96m
Bedroom 4	2.77 x 3.16m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Carradale

4 bedroom home



## Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite + 1 x Jack & Jill  
En suite to bedroom 2 & 3
- Single garage and  
x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/dining room leaves separate space for a utility room with a useful back door, while the main access to the garden is enhanced by the bi-fold doors. This is a new home with function and appeal in equal measure.

A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining	6.34 x 3.02m
Living room	3.23 x 5.05m



First floor

Principal bedroom	3.47 x 5.20m
Bedroom 2	3.21 x 4.87m
Bedroom 3	3.21 x 2.65m
Bedroom 4	2.89 x 2.93m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Hasting

4 bedroom home



## Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors
- Study

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

A [92]

Energy Efficiency Rating



### Ground floor

Kitchen/Family room	8.11 x 3.21m
Dining room	2.55 x 3.49m
Living room	3.22 x 4.87m



### First floor

Principal bedroom	3.18 x 4.44m
Bedroom 2	2.61 x 4.44m
Bedroom 3	3.05 x 2.56m
Bedroom 4	2.80 x 2.82m
Study	2.08 x 2.56m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Hendon

4 bedroom home



## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and  
x2 parking spaces



EV charging point



Solar panels

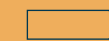


Bi-fold doors



Study

The Hendon is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms and two bathrooms, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout, including bi-fold doors to the garden let the outside in.



**A [92]**

Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining/Snug	8.56 x 3.32m
Living room	3.50 x 4.37m



## First floor

Principal bedroom	3.50 x 3.99m
Bedroom 2	2.85 x 3.71m
Bedroom 3	3.96 x 2.58m
Bedroom 4	3.40 x 3.68m
Study	1.89 x 2.58m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Turnberry

4 bedroom home

Show home

## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and x2 parking spaces



EV charging point

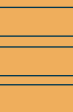


Solar panels



Bi-fold doors

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a separate garage complete this family-friendly home.



A [92]

Energy Efficiency Rating



## Ground floor

Kitchen/Family room	8.56 x 3.10m
Dining room	2.72 x 3.33m
Living room	3.11 x 4.86m



## First floor

Principal bedroom	3.37 x 3.98m
Bedroom 2	3.37 x 4.37m
Bedroom 3	3.37 x 4.04m
Bedroom 4	3.23 x 2.78m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Lancombe

4 bedroom home



## Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors
- Study

The Lancombe has the contemporary features of an open-plan kitchen/family/ breakfast room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

A [92]

Energy Efficiency Rating



## Ground floor

Kitchen/Family room	8.56 x 4.24m
Dining room	2.80 x 3.95m
Living room	3.50 x 4.37m

## First floor

Principal bedroom	3.50 x 3.83m
Bedroom 2	2.85 x 3.44m
Bedroom 3	3.96 x 2.55m
Bedroom 4	2.52 x 3.73m
Study	1.89 x 2.55m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Seacombe

4 bedroom home



## Features

- 4 x Bedrooms
- Walk-in wardrobe/dressing area to Principal bedroom
- 1 x Bathroom
- 1 x En suite + 1 x Jack & Jill En suite to bedroom 3 & 4
- Single garage and x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors

A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

A [93]

Energy Efficiency Rating



Ground floor

Kitchen/Dining/Snug	5.46 x 8.56m
Living room	4.18 x 4.62m



First floor

Principal bedroom	4.19 x 2.87m
Bedroom 2	3.06 x 3.85m
Bedroom 3	3.21 x 3.98m
Bedroom 4	3.21 x 2.92m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





# The Broadhaven

5 bedroom home



### Features

- 5 x Bedrooms
- Walk-in wardrobe/dressing area to Principal bedroom
- 1 x Bathroom
- 2 x En suites
- Double garage and x2 parking spaces
- EV charging point
- Solar panels
- Bi-fold doors

The five-bedroom, three-bathroom Broadhaven has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.

A [95]

Energy Efficiency Rating



Ground floor

Kitchen/Dining/Snug	10.59 x 5.16m
Living room	3.39x 5.16m



First floor

Principal bedroom	5.01 x 3.12m
Bedroom 2	4.67 x 2.96m
Bedroom 3	3.01 x 4.10m
Bedroom 4	3.39 x 3.34m
Bedroom 5	2.71 x 2.96m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



# Specification.

## General

- Electrical media plate to living room
- Chrome sockets and light switches throughout
- Chrome downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Oak five panel internal doors
- Ironmongery by Ian Firth Raven
- Gas central heating
- UPVC double glazed lockable windows

## Kitchen

- Quartz worktop upgrade includes a stainless-steel sink and Chrome mixer tap
- Worktop upstand to kitchen and utility
- AGA Rangemaster Elements Igneous
- Soft close door and drawers
- Stainless steel conventional oven\*
- Induction hob\*
- Integrated fridge/freezer\*
- Integrated washer
- Integrated dishwasher\*
- Glass splashback from range of colours

Specification is dependent on build stage. Please refer to your sales advisor for further information on specific plots. \*As per house type drawings  
\*As per individual kitchen drawings ^As per external drawings for sizes

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

## Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Rear and front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Solar panels (please refer to your Sales Advisor to confirm details)

## Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty



# This is your world, we just built it.

Charles Church





# 10 reasons to buy a new home.

## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

## 04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

## 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.

## 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. Everywhere you look and touch will feel just right.

## 09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straight away.

## 10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

## Schemes available to help you move.



### Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



### Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



### Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



### Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



### Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



### New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost with this new mortgage scheme from Gen H, supported by Charles Church.



### Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



### Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

Schemes and offers mentioned are available on selected plots, subject to status, specific terms and conditions will apply. Speak to our sales advisors for more information.