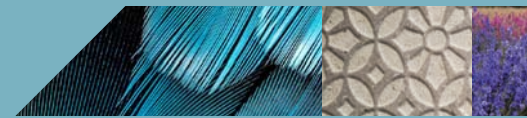




HP

HILLFORT PLACE  
CHELTENHAM





## HILLFORT PLACE

CHELTENHAM

Welcome to Hillfort Place, a beautiful development of 4 and 5-bedroom family homes in the popular area of Leckhampton. Positioned on the edge of the countryside but within reach of all that Cheltenham has to offer these impressive family homes enjoy an exceptional specification.



# 1880

## A year of firsts

**1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.**

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



### 1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.

## A passion from start to finish

**FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.**

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.



# A sustainable future for all

**AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.**

We design and build our homes with the future in mind – yours and the environment – and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

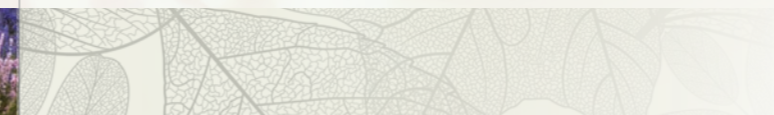
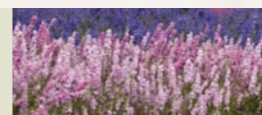
In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.

When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Cheltenham with £341,000 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



**WE HELP NATURE GROW EVERY TIME WE BUILD. AT CHELTENHAM, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**

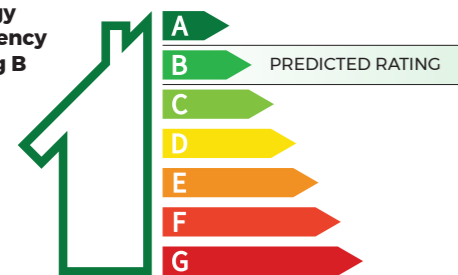


# Future proofed homes

**WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND - YOURS AND THE ENVIRONMENT.**

From the sustainable materials we use to the advanced technology we include in our homes - you can be sure of a property that remains efficient and affordable to run long into the future.

**Predicted energy efficiency rating B**



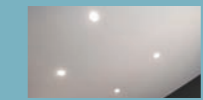
## 1. Photo-voltaic panels

Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



## 2. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



## 3. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



## 4. A-rated appliances

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



## 5. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



## 6. Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



## 7. Thermostatically controlled radiator valves\*

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



## 8. Compost area, recycling bins & rainwater butt\*

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



## 9. Electric car charger

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



## 10. High-speed fibre connection

We install high-speed fibre optic internet cable in all our properties to help you stay connected.

\*where applicable

# Cheltenham

**SET AT THE GATEWAY TO THE COTSWOLDS, CHELTENHAM IS REGULARLY RECOGNISED AS BEING AMONG THE BEST PLACES TO LIVE AND RAISE A FAMILY IN THE UK.**

Described as the most complete Regency town in England, Cheltenham displays some wonderful architecture and history that saw it boom as a spa town in the late 1800s. With pavement cafes, antiques shops and boutiques plus a host of cultural and sporting festivals, the town has a distinctly cosmopolitan atmosphere. The biggest event is the horse racing festival in March, but literature, jazz, science and classical music also enjoy their own events throughout the year.

Another big attraction in Cheltenham is the schools, which offer an exceptional choice in both state and independent sectors, plus a new secondary school just round the corner from the development as well. And when you and the children need a break there are no shortage of excellent parks and gardens – boasting bandstands and boating lakes – plus the magnificent countryside right on your doorstep.



## Leckhampton

**POSITIONED ON THE EDGE OF CHELTENHAM AT A POINT WHERE THE COUNTRYSIDE MEETS THE TOWN, LECKHAMPTON IS A POPULAR LOCATION FOR FAMILIES AND ENJOYS EASY ACCESS TO A RANGE OF LOCAL FACILITIES.**

The centre of Cheltenham is within easy reach by cycle or car but there are also some excellent facilities at nearby Bath Road with a number of excellent pubs, two supermarkets and a wide range of independent shops. You are also in the shadow of Leckhampton Hill and the climb to the top reveals the most glorious panoramic views across the county from the viewing point near the site of the ancient hillfort, or from iconic Devil's Chimney.



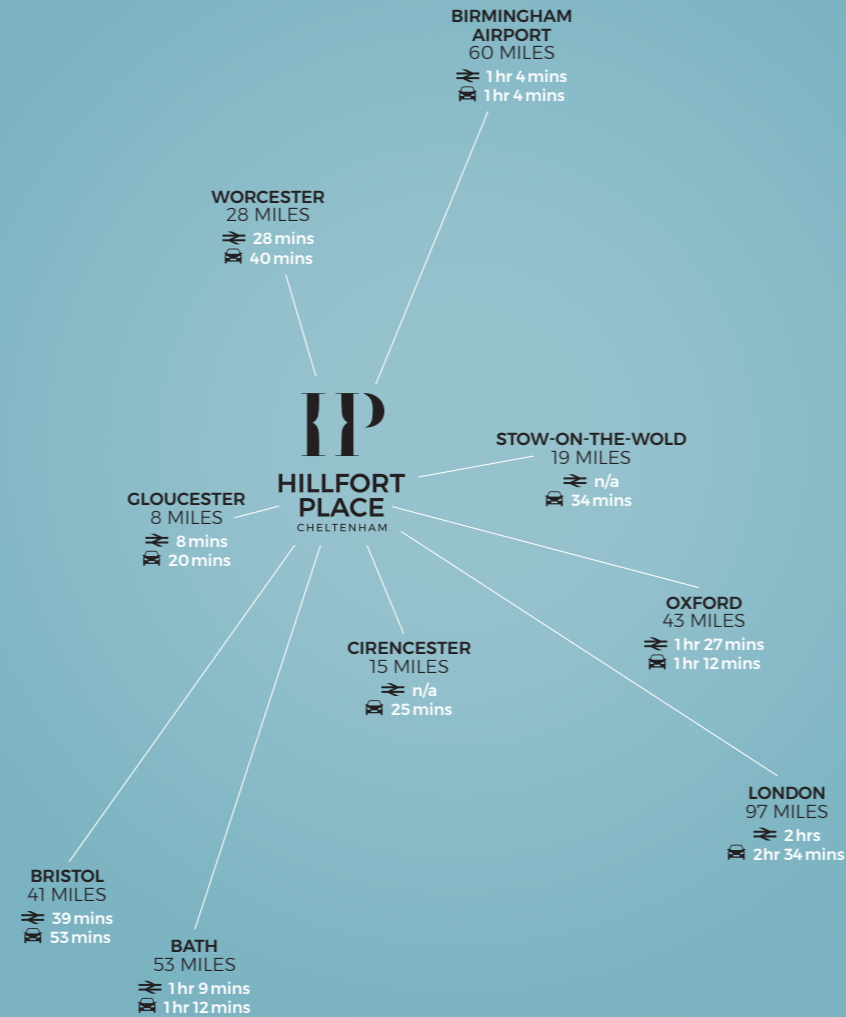
# Stay connected

At Hillfort Place you can enjoy the charm of being on the edge of the countryside but still within reach of all the benefits that Cheltenham has to offer. Positioned on the A46 Shurdington Road, Hillfort Place is ideally situated to turn right for local facilities at popular Bath Road or left to take you through Up Hatherley to the A40 for fast access to Gloucester or quickly join the M5 at junction 11.

Cheltenham train station, served by Great Western Railway trains, is just a 5-minute drive across town and should you want to travel to the bright lights of London the regular direct service to London Paddington, takes almost exactly two hours. Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



All travel times and distances are approximate



## Welcome to Hillfort Place

The Hillfort Place development at Leckhampton comprises just seven properties with a choice of 4 and 5-bedroom family homes carefully designed to complement the natural beauty of the area.

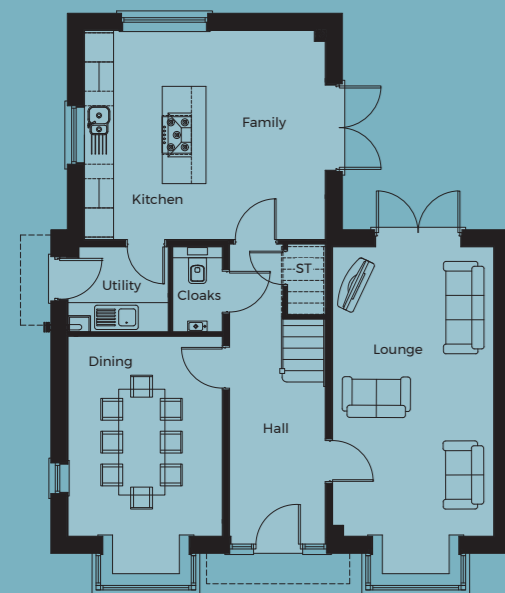
Set just below the magnificent backdrop of Leckhampton Hill, Hillfort Place is conveniently positioned close to the brand new £30M High School, as well as other excellent education options, plus also within easy reach of numerous shops and attractions in Cheltenham, Gloucester and beyond.

- The Denford - 4 bedroom home
- The Chadbury - 5 bedroom home
- The Earlswood - 5 bedroom home



# The Denford

4 bedroom home ~ plots 1 & 2 (detached)



Ground floor



First floor

## Perfect for entertaining

The rear facing lounge, with doors out to the garden are perfect for those warm summer nights. Combined with the large kitchen/family room, again featuring double doors to the garden, this house is ready made for entertaining. A separate dining room can be utilised as a large study, playroom or additional snug. Upstairs, there are four bedrooms (two with ensuites) with the master suite (including a large dressing area) completing this gorgeous home.

### Ground floor

- Lounge**  
6737 x 3313mm (211" x 19'6")
- Dining**  
4897 x 3170mm (161" x 10'5")
- Kitchen**  
4300 x 2500mm (141" x 8'2")
- Family**  
4300 x 2450mm (141" x 8')
- Utility**  
2059 x 1747mm (6'9" x 5'9")
- Cloak Room**  
1747 x 1018mm (5'9" x 3'4")

### First floor

- Bedroom 1**  
4014 x 3222mm (13'2" x 10'7")
- Ensuite 1**  
2267 x 1665mm (7'5" x 5'6")
- Bedroom 2**  
4357 x 3373mm (14'4" x 11'1")
- Ensuite 2**  
2341 x 1500mm (7'8" x 4'11")
- Bedroom 3**  
3457 x 2984mm (11'4" x 9'9")
- Bedroom 4**  
3245 x 2186mm (10'8" x 7'2")
- Bathroom**  
3207 x 2100mm (10'6" x 6'11")

**Total house size:**  
**1641 sq.ft.**

Includes detached garage  
and three additional parking  
spaces







# The Chadbury

5 bedroom home ~ plots 3 & 6 (detached)



Ground floor

First floor

## Stunning living space

With an impressive kitchen and breakfast room (plus the bonus of a garden room) featuring bifold doors to the garden, this property is a space worth sharing. A downstairs study, lounge and second reception room make up the downstairs. Five large bedrooms including an exciting master suite featuring a dressing room and ensuite complete this brilliant property..

### Ground floor

- Lounge**  
5196 x 4581mm (171' x 15')
- Dining**  
4650 x 4092mm (15'3" x 13'5")
- Kitchen**  
3453 x 2500mm (11'3" x 8'2")
- Breakfast**  
4286 x 3367mm (14'1" x 11'1")
- Garden Room**  
5867 x 3303mm (18'3" x 10'10")
- Study**  
3917 x 3570mm (12'10" x 11'9")
- Utility**  
2106 x 1600mm (6'11" x 5'3")
- Cloak Room**  
2501 x 1100mm (8'2" x 3'7")

### First floor

- Bedroom 1**  
3674 x 3548mm (12'1" x 11'8")
- Ensuite 1**  
2152 x 1750mm (8'3" x 5'9")
- Dressing Room**  
1831 x 1653mm (6' x 5'5")
- Bedroom 2**  
3684 x 3522mm (12'1" x 11'7")
- Ensuite 2**  
2579 x 1754mm (8'6" x 5'9")
- Bedroom 3**  
3934 x 3674mm (12'11" x 12'1")
- Bedroom 4**  
3934 x 3674mm (12'11" x 12'1")
- Bedroom 5**  
3205 x 2430mm (10'6" x 8')
- Bathroom**  
3062 x 2657mm (10'1" x 8'9")

**Total house size:**  
**2324 sq.ft.**

Includes detached garage  
and three additional parking  
spaces





# The Earlswood

5 bedroom home ~ plots 4, 5 & 7 (detached)



## Designed for modern living

A superbly appointed five-bedroom home with an integral double garage. The Earlswood features a contemporary open plan kitchen with breakfast area and garden room, separate lounge and reception room downstairs. On the first floor, the master suite has a dressing area and ensuite. A further four large bedrooms (with bedroom two also including an ensuite) finish off this impressive family home.

### Ground floor

- Lounge**  
5684 x 4075mm (18'8" x 13'4")
- Dining**  
4392 x 4075mm (14'5" x 13'4")
- Kitchen**  
4887 x 3483mm (16' x 11'5")
- Breakfast**  
4589 x 3334mm (15'1" x 10'11")
- Garden Room**  
6817 x 2755mm (22'4" x 9')
- Utility**  
4277 x 1876mm (14' x 6'2")
- Cloak Room**  
1600 x 1360mm (5'3" x 4'6")
- Garage**  
5559 x 5273mm (18'3" x 17'4")

### First floor

- Bedroom 1**  
5432 x 4139mm (17'10" x 13'7")
- Ensuite 1**  
2099 x 2050mm (6'11" x 6'9")
- Dressing Room**  
2099 x 1851mm (6'11" x 6'1")
- Bedroom 2**  
4688 x 4075mm (15'5" x 13'4")
- Ensuite 2**  
2786 x 1983mm (9'2" x 6'6")
- Bedroom 3**  
4691 x 3912mm (15'5" x 12'10")
- Bedroom 4**  
3993 x 3346mm (13'1" x 11')
- Bedroom 5**  
4139 x 2755mm (13'7" x 9')
- Bathroom**  
2911 x 2030mm (9'7" x 6'8")

**Total house size:**  
2623 sq. ft.

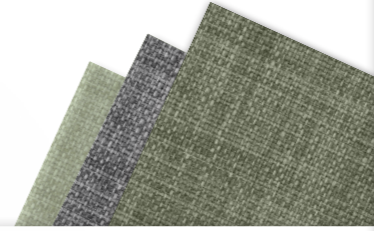
Includes integral garage and three additional parking spaces





# Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors. The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.



Thoughtfully planned living spaces and stylish interiors.



### Energy efficiency features

- PV panels
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- All properties air leakage tested
- 10 year NHBC warranty
- Electric car charger
- Multi zone under-floor heating



### Utility\*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



### Contemporary bathrooms and ensuites

- Sanitaryware by Villeroy and Boch with chrome Grohe fittings\*
- Vanity units\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing or P shaped bath in the main bathroom\*
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located\*



### Heating, lighting, electrical and media

- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study, fibre broadband to all homes



### Stylish kitchen

- Individually designed kitchen with quartz worktops and upstands
- Electric fan assisted double oven with integrated grill\*
- Five ring gas hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave
- Ceramic floor tiling in kitchen
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Integrated washing machine and tumble dryer plumbing and electrics\* (where no utility)
- Wine cooler



### External features

- Automated garage doors with remote control
- Front door, low energy, PIR controlled light
- Wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Security Alarm system



### Internal features

- Light oak handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted in Dulux Potters clay 3 or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards
- Roof lantern\*
- Bi-fold doors\*



\*Plot specific or where applicable. We reserve the right to change specifications of the items above.



# Peace of mind

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.







## HILLFORT PLACE

CHELTENHAM

For more information about these impressive family homes at Hillfort Place please call our sales team on 01384 446200 or else scan the QR code below to visit our website and register your interest in this exclusive development in Leckhampton, Cheltenham.





**Kendrick Homes Limited**  
Westhill House, Hagley Road,  
Stourbridge DY8 1RD

01384 446 200  
kendrickhomes.co.uk



**HILLFORT PLACE**

**Hillfort Place**  
Shurdington Road,  
Leckhampton,  
Cheltenham GL53 0JF

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