



COOPERS CHASE
SHURDINGTON



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WELCOME TO COOPERS CHASE

A beautiful development of 2, 3 and 4-bedroom homes in the thriving community of Shurdington, situated on the outskirts of Cheltenham. Providing the perfect balance of suburban serenity and urban convenience.





Bradford Street Arcade in Walsall (built c.1900) - one of the first projects by William Kendrick



The Green at Owlswick in Buckinghamshire - an exclusive luxury development completed in 2024

TIME HONOURED TRADITIONS

SINCE 1880, KENDRICK HOMES HAVE BEEN CRAFTING EXCEPTIONAL LIVING SPACES, A TRADITION BEGUN BY WILLIAM KENDRICK AND NOW PROUDLY UPHELD BY THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.

For over 140 years, we have made our mark on villages, towns and cities in numerous classical architectural styles. We have built everything from schools and hospitals to grand municipal buildings and a Victorian Arcade. In the Victorian tradition, our homes are designed with character and made to endure. Every brick laid continues that tradition of building homes that stand the test of time and with a deep pride in a job well done.

Our homes of today - designed from start to finish by our in-house design team - are informed by our heritage and are married with an interior style which evolves with the demands of modern living. Our developments have ranged from natural stone cottages and Tudor-style mansions to oak-fronted barns and modern townhouses. A time-honoured passion for perfection, craftsmanship and personal service are the traditions that guide our building of your new home.

CLASSICAL PROPORTIONS, ENDURING STYLE

Luxury is our standard and the finishing touches are what makes a Kendrick Home stand out. Fitted wardrobes, bathrooms by Villeroy & Boch, Grohe and Minoli, thoughtfully landscaped and freshly turfed gardens and high-end fitted appliances all form part of the standard Kendrick Specification in every home. Your home is ready for you the day you move in.

We design and build flexible and considered rooms that can be furnished in any number of ways and used for different purposes. We build the house, you make it a home.

EXCLUSIVE LIVING

CREATING COMMUNITIES IS AT THE CORE OF WHAT WE DO, WE FOCUS ON SMALL AND MEDIUM SIZED DEVELOPMENTS TO ACHIEVE THIS. WE CELEBRATE THE INDIVIDUAL STYLE THAT EACH OF OUR HOME OWNERS BRING!

Our developments strive to deliver unique homes on fantastic plots. We seek to maximise open spaces for walking, playing and enjoying the private surroundings. Every lane, street and avenue on a Kendrick Homes development sees a variation of house styles, architectural details and elevational materials. Character is paramount.

We believe in creating spaces where families can grow, thrive, and create lasting memories.







SUSTAINABILITY

FROM INCEPTION TO COMPLETION, FROM DESIGN TO CONSTRUCTION TO LIVING, WE ARE COMMITTED TO REDUCING THE ENVIRONMENTAL IMPACT OF OUR HOMES.

We focus on clean electricity-generating technologies and integrate innovations in energy and heat efficiency to make your home more efficient and affordable to run. By carefully considering every stage of construction and collaborating closely with our supply chain to use the most sustainable materials, we ensure a greener future for you and the wider environment.

ENRICHING THE ENVIRONMENT

Our development in Shurdington endeavours to enrich both the biodiversity within Cooper's Chase and enhance the services and infrastructure in the wider community.

Enhancement by the numbers:



RESIDENTS' ORCHARD

Planted with a mix of fruit trees



WILDFLOWER MEADOW

Approximately 0.5 acres



NEW MANAGED HEDGEROWS

Approximately 300m



WILDLIFE SUPPORT

Sparrow terraces, bat & bird nesting boxes and hedgehog accessways provided throughout the development



£150,000 CONTRIBUTION

Supporting grasslands, heathlands and tree planting in the local area

OUR TREE PLANTING PLEDGE

We help nature grow every time we build - by dedicating a newly planted tree in the National Forest for every home we construct. Strengthening woodland habitats, helping wildlife flourish and bringing people joy.



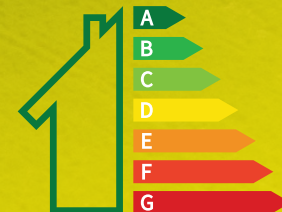


FUTURE PROOFED

THOUGHTFULLY DESIGNED FOR A SUSTAINABLE FUTURE.

We design and build homes with your future and the environment in mind. Our commitment to sustainability means we use eco-friendly materials and incorporate advanced technology to ensure your home remains energy-efficient and cost-effective for years to come.

Main image shows previous development (The Martingales) at Newbold on Stour in Warwickshire.



Predicted energy efficiency rating B for all properties at Coopers Chase.

OUR ENERGY EFFICIENT FEATURES



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.



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.



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.



HIGH PERFORMANCE UPVC, DOUBLE GLAZED WINDOWS

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



AIR LEAKAGE TESTED

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.



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.



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.



A-RATED APPLIANCES

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



AIR SOURCE HEAT PUMP

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



TEMPERATURE MANAGED COMFORT

Intelligently designed windows and modern ventilation technologies to help manage the temperature in your home.

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 well-known 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 quality of education, which offers an exceptional choice in both state and independent sectors (see panel right). 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 and countless walking opportunities right on your doorstep.

EXCEPTIONAL SCHOOLS

The range of quality schooling in Cheltenham is nothing short of exceptional.

From well-renowned Pates Grammar and Dean Close, popular Balcarras plus recently opened Leckhampton High School (just over a mile from Coopers Chase) through to the iconic institutions of Cheltenham College and Cheltenham Ladies College you can't fail to be impressed by education options in Cheltenham for all ages.

Picture: Harvey Tomlinson



SHURDINGTON

POSITIONED ON THE WESTERN SIDE OF CHELTENHAM WHERE THE COUNTRYSIDE MEETS THE TOWN, SHURDINGTON IS A POPULAR LOCATION FOR FAMILIES SEEKING A VIBRANT YET PEACEFUL LIFESTYLE.

The centre of Cheltenham is within easy reach by bus or car but there are also useful facilities on your doorstep including two excellent local pubs. The idyllic surroundings include not only panoramic views from Leckhampton Hill and Crickley Hill Country Park a few miles away but also Coopers Hill at Brockworth - site of the famous cheese rolling competition. This eccentric and dangerous event involves contestants from all over the world chasing a Double Gloucester cheese as it rolls down an extremely steep hill - a 200-year old tradition that guarantees to attract thousands of spectators as well as plenty of broken bones!



STAY CONNECTED

AT COOPERS CHASE 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 just off the A46 Shurdington Road, you can either head towards Cheltenham and the popular facilities at Hatherley or Bath Road or travel out of town to meet the A417 bypass for fast access to Gloucester or quickly join the M5 at junction 11a.

Cheltenham train station, served by Great Western Railway trains, is just a 10-minute drive 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 Gigafast fibre at speeds of 900mb+





COOPERS CHASE
SHURDINGTON

<p>CHELTENHAM 3 MILES 🚗 10 mins 🚲 N/A</p>	<p>GLOUCESTER 7.1 MILES 16 mins 🚗 9 mins 🚲</p>
<p>STROUD 11.9 MILES 26 mins 🚗 30 mins 🚲</p>	<p>CIRENCESTER 15.1 MILES 23 mins 🚗 N/A 🚲</p>
<p>BRISTOL 39.8 MILES 47 mins 🚗 40 mins 🚲</p>	<p>OXFORD 45.5 MILES 1 hr 15 mins 🚗 1 hr 28 mins 🚲 (via Worcester)</p>
<p>BIRMINGHAM AIRPORT 61.5 MILES 1 hr 5 mins 🚗 1 hr 15 mins 🚲 (via New Street)</p>	<p>LONDON 109 MILES 2 hrs 22 mins 🚗 2 hrs 🚲</p>




All travel times and distances are approximate.

OUT & ABOUT



CULTURE



LEISURE CENTRE

There are excellent leisure facilities nearby, including the Brockworth Sports Centre, offering swimming, fitness classes, and sports courts for the whole family to enjoy.



CINEMA

Catch the latest blockbusters at the nearby Cineworld in Cheltenham, a short drive from Shurdington, providing a state-of-the-art cinematic experience with comfortable seating.



THEATRE / GALLERY

Enjoy captivating performances at the Everyman Theatre in Cheltenham, or explore contemporary art at The Wilson Art Gallery, both located just minutes from Shurdington.

WELLBEING



WALKS

Experience the beauty of the Cotswolds with scenic walks along the Cotswold Way, featuring breathtaking countryside views and charming village paths right on Shurdington's doorstep.



GYMS

Stay fit at the gym and health club at the Cheltenham Chase Hotel, offering modern equipment, personal training, and various fitness classes to meet all your workout needs.



DOG WALKS

Take your furry friends for a stroll through the picturesque Crickley Hill Country Park, offering expansive fields and woodlands perfect for dog walking.

CULINARY



PUBS / RESTAURANTS

Dine at The Bell Inn, a charming local pub serving hearty meals, or explore fine dining at The Royal George Hotel, both within easy reach in Shurdington.



TAKEAWAYS

Enjoy a variety of takeout options, including delicious pizzas from Shurdington's own Pizza Time and authentic Indian cuisine from Spice Master nearby.



COFFEE SHOPS

Relax with a cup of artisan coffee at Boho Cafe in the Suffloks or else the Curious Cafe in the Bath Road, perfect for meeting friends or enjoying a peaceful break.

SITE PLAN



WELCOME TO COOPERS CHASE

The Coopers Chase development at Shurdington comprises 15 properties in total with a choice of 2, 3 and 4-bedroom homes including a number of bungalows. The entrance is set back from beautiful, tree-lined Leckhampton Lane just off the main A46 Shurdington Road to the south west of Cheltenham that links the town with the A417 for easy access to the M5 motorway.

Positioned in a tranquil setting behind a beautifully landscaped entrance, each of these homes has been thoughtfully designed to complement the natural beauty of the area. High-quality external materials blend seamlessly with the surroundings, and the landscaping includes a variety of native plants and trees, enhancing the green spaces around the properties. Experience the impeccable Kendrick Finish, where every detail reflects our commitment to quality and harmony with nature.

HOUSETYPE KEY

-  The Anderson - 2 bedroom home
-  The Stalder - 2 bedroom home
-  The Hancy - 2 bedroom home
-  The Crowther - 3 bedroom home
-  The Deveson - 3 bedroom home
-  The Blakesley - 4 bedroom home
-  The Ellis - 4 bedroom home
-  The Fairley - 4 bedroom home
-  The Gyde - 4 bedroom home

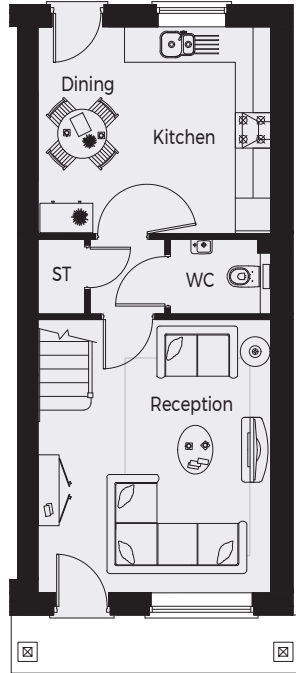


THE ANDERSON

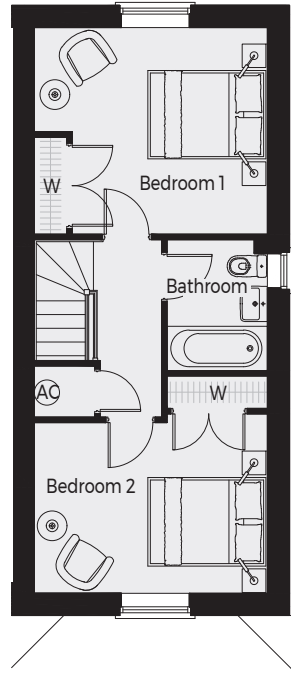
2 bedroom home ~ plot 23 (semi-detached)

THE ANDERSON

2 bedroom home ~ plot 23 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Reception
4636 x 3950mm (15'3" x 13')

Kitchen
3507 x 2540mm (11'6" x 8'4")

Dining
3507 x 1410mm (11'6" x 4'8")

Cloak Room
1700 x 1270mm (5'7" x 4'2")

FIRST FLOOR

Bedroom 1
3507 x 3950mm (11'6" x 13')

Bedroom 2
2895 x 3950mm (9'6" x 13')

Bathroom
2220 x 1700mm (7'3" x 5'7")

Total house size:
831 sq.ft.
Includes two parking spaces
and a single garage.

SUMMARY OF FEATURES

- Large welcoming reception room
- Fitted media point with satellite and BT connection
- Fibre broadband connection to property
- Downstairs cloak room with storage opposite
- Kitchen dining room with access to the rear garden
- Fitted electric fan assisted oven, 4 ring ceramic hob and integrated dishwasher
- Air source heat pump
- Two large double bedrooms
- Large family bathroom featuring minoli tiles and Hansgrohe ecostat bath mixer and shower
- External electric car charger

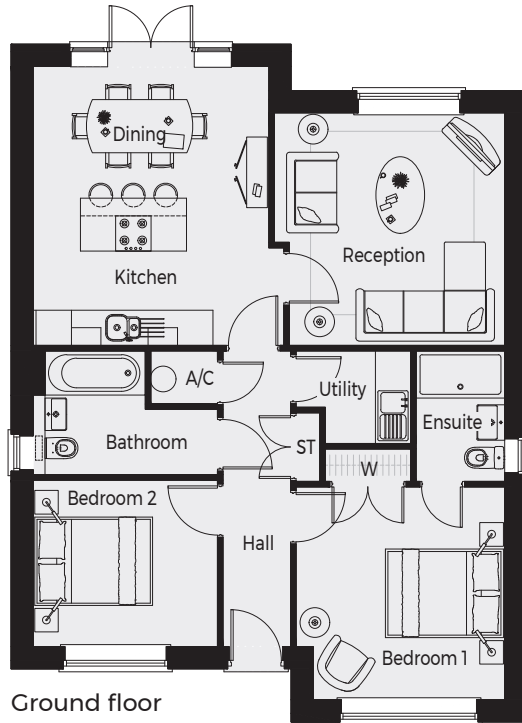


THE STALDER

2 bedroom home ~ plots 17 & 18 (detached)

THE STALDER

2 bedroom home ~ plots 17 & 18 (detached)



Ground floor

GROUND FLOOR

Reception
3948 x 3907mm (12'11" x 12'10")

Kitchen
2500 x 3996mm (8'2" x 13'1")

Dining
2236 x 3996mm (7'4" x 13'1")

Utility
1943 x 1570mm (6'4" x 5'2")

Bedroom 1
3611 x 3536mm (11'10" x 11'7")

Ensuite
2213 x 1500mm (7'3" x 4'11")

Bedroom 2
2825 x 3124mm (9'3" x 10'3")

Total house size:

855 sq.ft. (plot 17)

870 sq.ft. (plot 18)

Includes two parking spaces and a single garage.

SUMMARY OF FEATURES

- Large welcoming hallway with storage and access to the utility room and main bathroom
- Fibre broadband connection to property
- Large main bathroom
- Kitchen/dining room with feature island and double doors to the rear garden
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Air source heat pump
- Two large double bedrooms, with bedroom 1 including an ensuite
- Separate reception room with fitted media point with satellite and BT connection
- External electric car charger

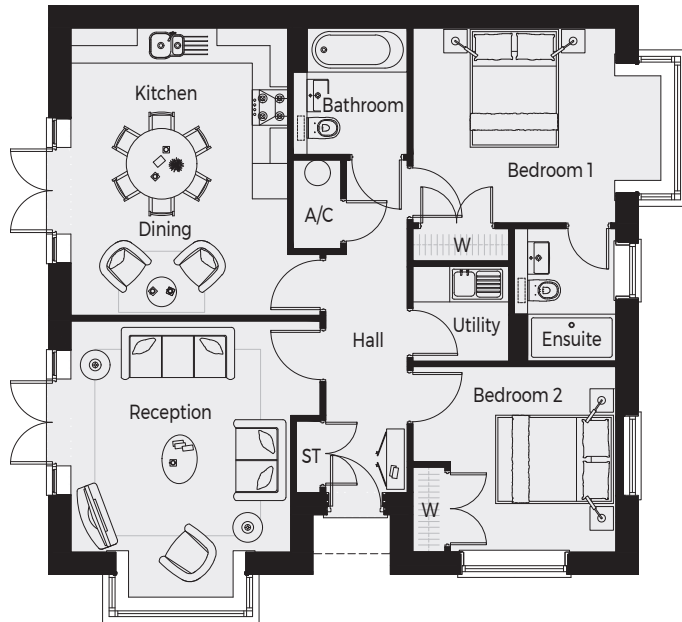


THE HANCY

2 bedroom home ~ plot 1 (detached)

THE HANCY

2 bedroom home ~ plot 1 (detached)



Ground floor

GROUND FLOOR

Reception

3925 x 3726mm (12'11" x 12'3")

Kitchen

3675 x 2900mm (12'1" x 9'6")

Dining

3675 x 1978mm (12'1" x 6'6")

Utility

1632 x 1607mm (5'4" x 5'3")

Bedroom 1

3313 x 3450mm (10'10" x 11'4")

Ensuite

2250 x 1725mm (7'5" x 5'8")

Bedroom 2

3450 x 3147mm (11' 4" x 10' 4")

Total house size:

905 sq.ft.

Includes two parking spaces and a single detached garage.

SUMMARY OF FEATURES

- Large welcoming hallway with storage and access to the utility room and main bathroom
- Fibre broadband connection to property
- Large main bathroom
- Kitchen/dining room with double doors to the rear garden
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Air source heat pump
- Two large double bedrooms, with bedroom 1 including an ensuite
- Separate reception room with fitted media point with satellite and BT connection
- External electric car charger

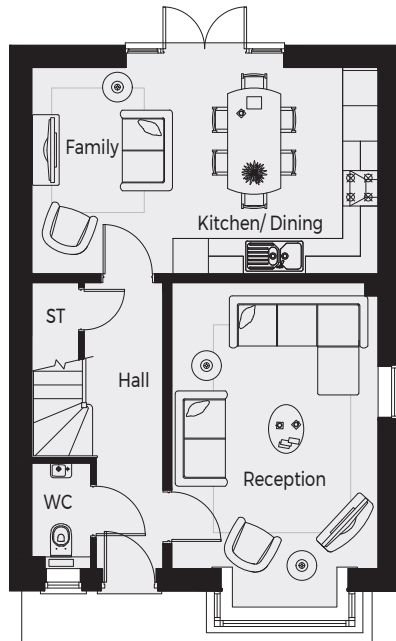


THE CROWTHER

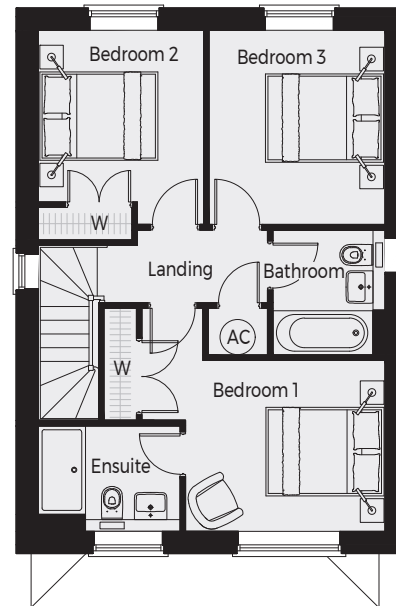
3 bedroom home ~ plots 10, 11 & 12 (semi-detached) & 24 (detached)

THE CROWTHER

3 bedroom home ~ plots 10, 11 & 12 (semi-detached) & 24 (detached)



Ground floor



First floor

GROUND FLOOR

Reception

4855 x 3499mm (15'11" x 11'6")

Kitchen/Dining

3500 x 3480mm (11'6" x 11'5")

Family

3500 x 2396mm (11'6" x 7'10")

Cloak Room

1000 x 1789mm (3'3" x 5'10")

FIRST FLOOR

Bedroom 1

2903 x 3381mm (9'6" x 11'1")

Ensuite

1794 x 2403mm (5'11" x 7'1")

Bedroom 2

3300 x 2800mm (10'10" x 9'2")

Bedroom 3

3300 x 2983mm (10'10" x 9'9")

Bathroom

2120 x 1900mm (6'11" x 6'3")

Total house size:
1104 sq.ft.

Includes two parking spaces
and a single garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room
- Separate reception room with fitted media point with satellite and BT connection
- Large main bathroom
- Kitchen/dining room/family room with double doors to the rear garden
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Air source heat pump
- Three large double bedrooms, with bedroom 1 including an ensuite
- External electric car charger
- Fibre broadband connection to property

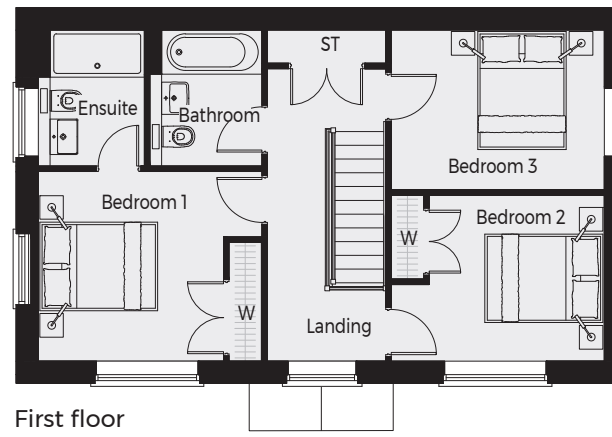
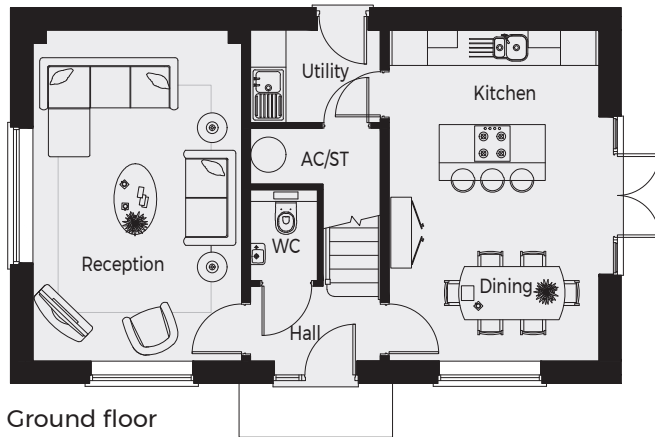


THE DEVESON

3 bedroom home ~ plots 22 (semi-detached) & 25 (detached)

THE DEVESON

3 bedroom home ~ plots 22 (semi-detached) & 25 (detached)



GROUND FLOOR

Reception
5615 x 3542mm (18'5" x 11'7")

Kitchen
2550 x 3557mm (11'8" x 8'4")

Dining
3065 x 3557mm (10'1" x 11'8")

Utility
2200 x 1570mm (7'3" x 5'2")

Cloak Room
1133 x 1540mm (3'9" x 5'1")

FIRST FLOOR

Bedroom 1
3215 x 3141mm (10'7" x 10'4")

Ensuite
2307 x 1800mm (7'7" x 5'11")

Bedroom 2
2811 x 3614mm (9'3" x 11'10")

Bedroom 3
2709 x 3614mm (8'11" x 11'10")

Bathroom
2307 x 1900mm (7'7" x 6'3")

Total house size:
1177 sq.ft.

Includes two parking spaces
and a single garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room
- Separate reception room with fitted media point with satellite and BT connection
- Kitchen/dining room/room with double doors to the garden
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Large main bathroom
- Three large double bedrooms, with bedroom 1 including an ensuite
- Air source heat pump
- External electric car charger
- Fibre broadband connection to property

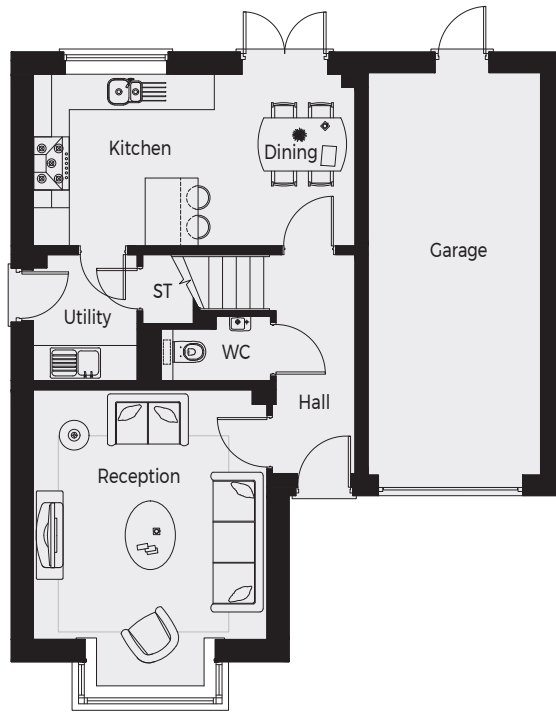


THE BLAKESLEY

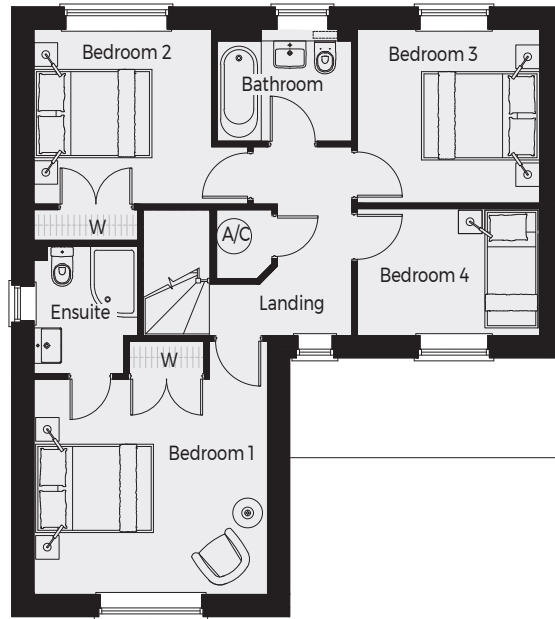
4 bedroom home ~ plot 2 (detached)

THE BLAKESLEY

4 bedroom home ~ plot 2 (detached)



Ground floor



First floor

GROUND FLOOR

Reception
4237 x 3961mm (13'11" x 13')

Kitchen
2912 x 3064mm (9'7" x 10'1")

Dining
2912 x 2390mm (9'7" x 7'10")

Utility
1759 x 2137mm (5'9" x 7')

Cloak Room
1853 x 1094mm (6'1" x 3'7")

FIRST FLOOR

Bedroom 1
3651 x 3961mm (12' x 13')

Ensuite
2158 x 1759mm (7'1" x 5'9")

Bedroom 2
2969 x 3011mm (9'9" x 9'11")

Bedroom 3
2949 x 3092mm (9'8" x 10'2")

Bedroom 4
2157 x 3092mm (7'1" x 10'2")

Bathroom
1900 x 2285mm (6'3" x 7'6")

Total house size:
1218 sq.ft.

Includes two parking spaces and an integral garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room
- Separate reception room with fitted media point with satellite and BT connection
- Kitchen/dining room with double doors to the garden
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Integrated garage
- Large main bathroom
- Three large double bedrooms, with bedroom 1 including an ensuite, and one single room
- Fitted wardrobes
- Air source heat pump
- External electric car charger
- Fibre broadband connection to property

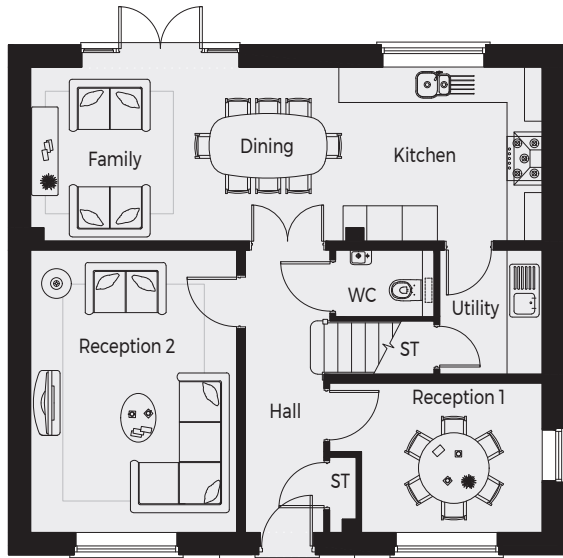


THE ELLIS

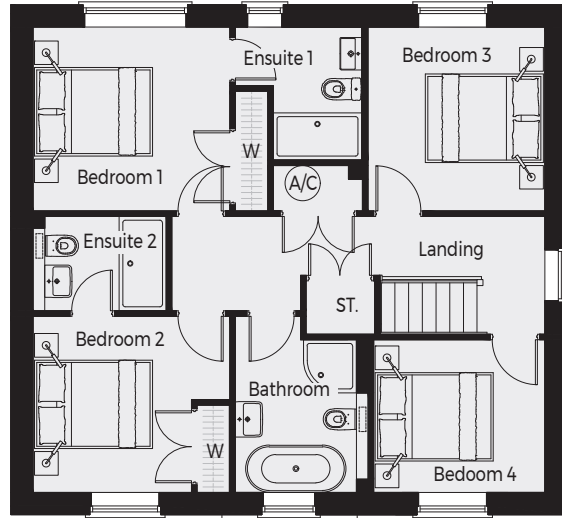
4 bedroom home ~ plot 3 (detached)

THE ELLIS

4 bedroom home ~ plot 3 (detached)



Ground floor



First floor

GROUND FLOOR

- Reception 1**
2533 x 3064mm (8'4" x 10'1")
- Reception 2**
4709 x 3491mm (15'9" x 11'5")
- Kitchen**
2950 x 3450mm (9'8" x 11'4")
- Dining**
2950 x 2440mm (9'8" x 8')
- Family**
2590 x 2787mm (9'8" x 9'2")
- Utility**
1740 x 2107mm (5'9" x 6'11")
- Cloak Room**
1674 x 1134mm (5'6" x 3'9")

FIRST FLOOR

- Bedroom 1**
3116 x 3339mm (10'3" x 10'11")
- Ensuite 1**
2253 x 2143mm (7'5" x 7')
- Bedroom 2**
2988 x 3339mm (9'10" x 10'11")
- Ensuite 2**
1600 x 2260mm (5'3" x 7'5")
- Bedroom 3**
3116 x 3010mm (10'3" x 9'10")
- Bedroom 4**
2590 x 2908mm (8'6" x 9'7")
- Bathroom**
2988 x 2253mm (9'10" x 7'5")

Total house size:
1429 sq.ft.

Includes two parking spaces
and a double detached garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room and reception 1 and 2
- Reception rooms include fitted media point with satellite and BT connection
- Kitchen/dining room/family room with double doors to the garden
- Separate utility including further storage
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Large main bathroom including a free standing bath and separate corner shower
- Four large double bedrooms, with bedroom 1 and 2 including an ensuite
- Air source heat pump
- External electric car charger
- Fibre broadband connection to property

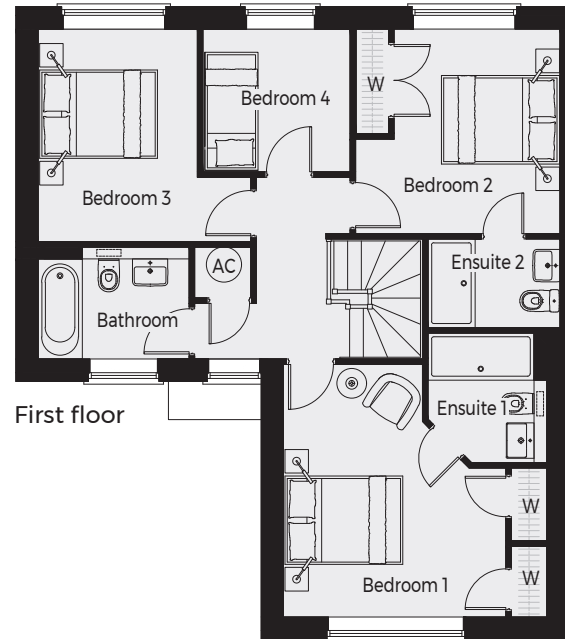
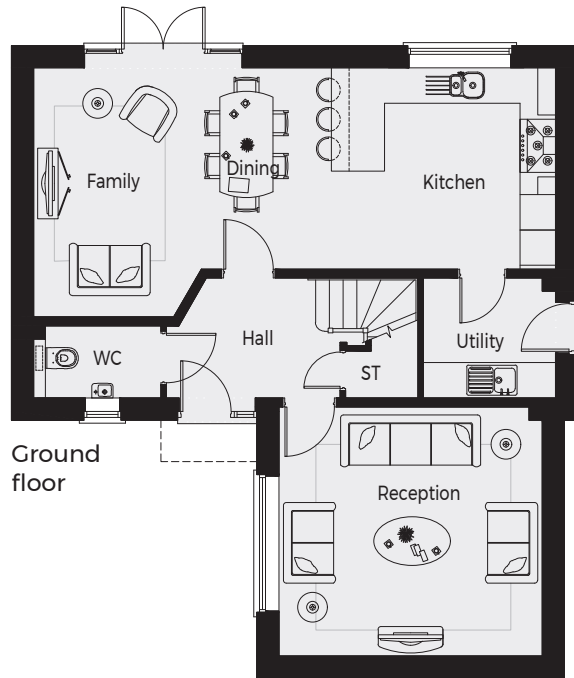


THE FAIRLEY

4 bedroom home ~ plot 21 (detached)

THE FAIRLEY

4 bedroom home ~ plot 21 (detached)



GROUND FLOOR

Reception

4250 x 4465mm (13'11" x 14'8")

Kitchen

3414 x 3560mm (11'2" x 11'8")

Dining

3414 x 2390mm (11'2" x 7'10")

Family

4225 x 2900mm (13'10" x 9'6")

Utility

2240 x 2036mm (7'4" x 6'8")

Cloak Room

2160 x 1225mm (7'1" x 4')

FIRST FLOOR

Bedroom 1

4282 x 3772mm (14'1" x 12'5")

Ensuite 1

2015 x 2200mm (6'7" x 7'3")

Bedroom 2

3464 x 3472mm (11'4" x 11'5")

Ensuite 2

1500 x 2240mm (4'11" x 7'4")

Bedroom 3

3607 x 3606mm (11'10" x 11'10")

Bedroom 4

2422 x 2500mm (7'11" x 8'2")

Bathroom

1900 x 2563mm (6'3" x 8'5")

Total house size:
1508 sq.ft.

Includes two parking spaces
and a double detached garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room and large additional reception room
- Reception rooms include fitted media point with satellite and BT connection
- Kitchen/dining room/family room with double doors to the garden
- Separate utility including further storage
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Large main bathroom
- Three large double bedrooms, with bedroom 1 and 2 including an ensuite, one single room
- Fitted wardrobes to bedroom 1 and 2
- Air source heat pump
- External electric car charger
- Fibre broadband connection to property

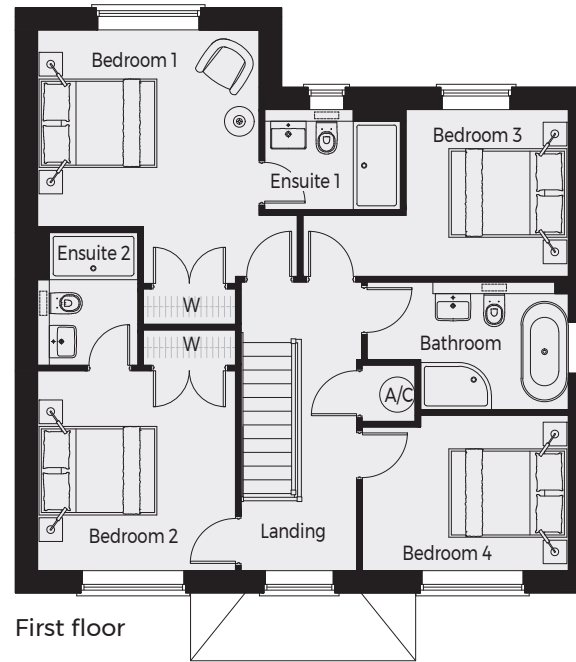
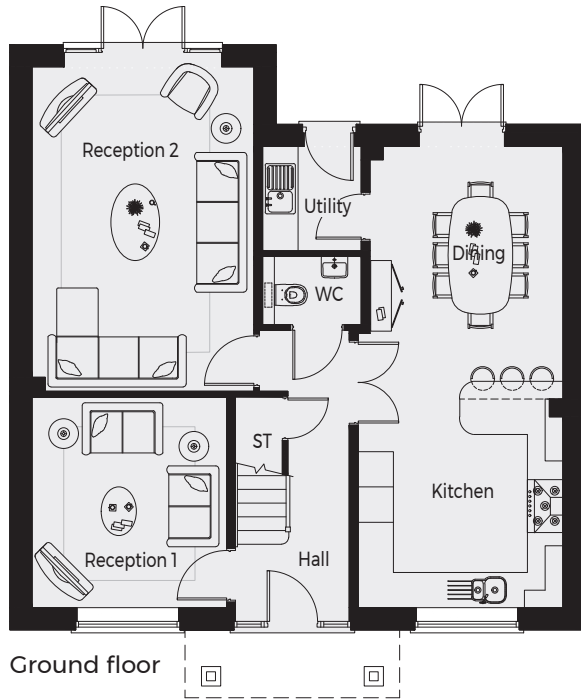


THE GYDE

4 bedroom home ~ plots 19 & 20 (detached)

THE GYDE

4 bedroom home ~ plots 19 & 20 (detached)



GROUND FLOOR

Reception 1
3572 x 3300mm (11'9" x 10'10")

Reception 2
5501 x 3760mm (18'1" x 12'4")

Kitchen
3842 x 3470mm (12'7" x 11'5")

Dining
3985 x 3270mm (13'1" x 10'9")

Utility
1670 x 1767mm (5'6" x 5'10")

Cloak Room
1670 x 1160mm (5'6" x 3'10")

FIRST FLOOR

Bedroom 1
4301 x 3760mm (14'1" x 12'4")

Ensuite 1
1700 x 2299mm (5'7" x 7'7")

Bedroom 2
3395 x 3357mm (11'2" x 11')

Ensuite 2
2250 x 1700mm (7'5" x 5'7")

Bedroom 3
2890 x 4501mm (9'3" x 14'9")

Bedroom 4
2639 x 3488mm (8'8" x 11'5")

Bathroom
2170 x 3414mm (7'1" x 11'2")

Total house size:
1645 sq.ft.

Includes two parking spaces
and a double detached garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage and access to the cloak room and large additional reception rooms 1 & 2
- Reception rooms include fitted media point with satellite and BT connection
- Kitchen/dining room with double doors to the garden
- Separate utility including further storage
- Fitted electric fan assisted double oven, 4 ring ceramic hob and integrated dishwasher
- Large main bathroom with freestanding bath and separate corner shower
- Four large double bedrooms, with bedroom 1 and 2 including an ensuite
- Fitted wardrobes to bedroom 1 and 2
- Air source heat pump
- External electric car charger
- Fibre broadband connection to property



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.



SPECIFICATION

LUXURY LIVING, PERFECTED - THOUGHTFULLY PLANNED LIVING SPACES AND STYLISH INTERIORS ARE JUST THE BEGINNING.

We understand the importance of the finishing touches that make a house a home. With the Kendrick Finish, every detail is crafted to deliver luxury as standard, ensuring an unparalleled living experience.







STYLISH KITCHEN

- Individually designed kitchen with either laminate or quartz worktops and upstands
- Electric fan assisted single* or double* oven with integrated grill
- Four* or Five* ring ceramic hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave*
- Porcelain floor tiling by Minoli
- 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)



UTILITY*

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





CONTEMPORARY BATHROOMS AND ENSUITES

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





HEATING, LIGHTING, ELECTRICAL AND MEDIA

- Electric Vaillant* air source heat pump with compatible water cylinder
- 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
- Multi zone underfloor ground floor heating & 2nd zone upstairs, a 3rd zone is also included where a bedroom is over the garage*



ENERGY EFFICIENCY FEATURES

- Air source heat pump
- 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





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
- Walls painted in Dulux white or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards



EXTERNAL FEATURES

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





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.



Registered



WHAT DO OUR CUSTOMERS THINK?



Our Trust Pilot reviews speak volumes about the quality of our homes and our commitment to customer satisfaction. Hear from our happy homeowners who have experienced the Kendrick Homes difference first hand.







COOPERS CHASE
SHURDINGTON



For more information about these beautiful homes at Coopers Chase please call our sales team on 01384 446200. Alternatively, scan the QR code below to visit our website and register your interest in this exclusive development on Leckhampton Lane in Shurdington.





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COOPERS CHASE

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