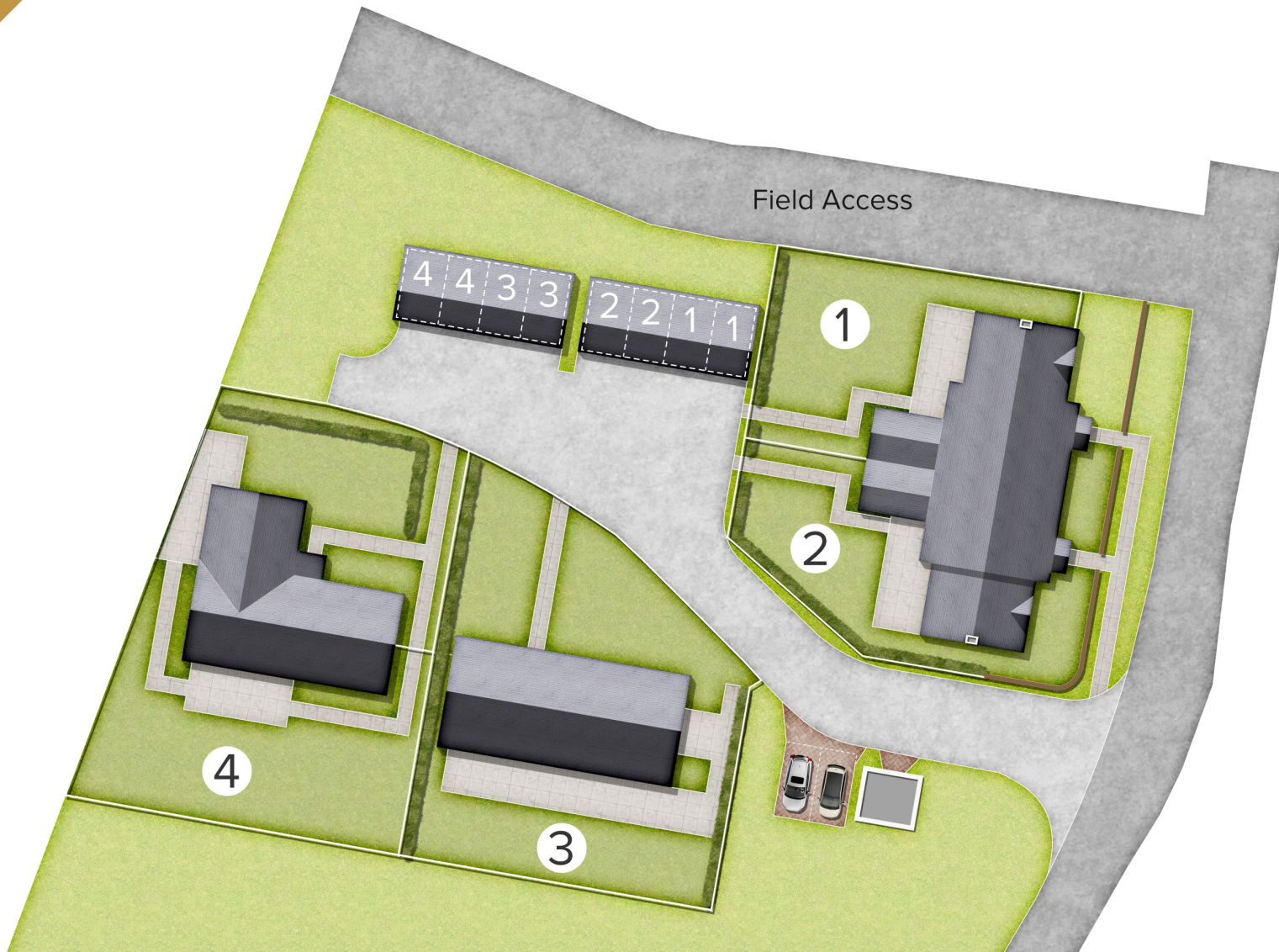




HIGH GREEN

BIRDLIP



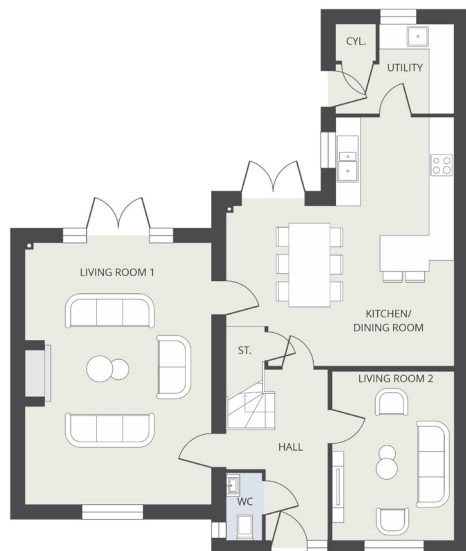


Location Places & Travel Times (By Car)

M5 Motorway	8 mins	•	London	2h 50 mins
.....		•	
Cheltenham Station	17 mins	•	Birmingham	1h 12 mins
.....		•	
Cheltenham	17 mins	•	London Heathrow	1h 38 mins
.....		•	
Gloucester	29 mins	•	Birmingham International	1h 16 mins
.....		•	

Plot 1 Ground Floor

*Plot 2 handed



Dimensions

Kitchen/Dining Room	5.65m x 6.15m	Bedroom 1	4.53m x 4.39m
Living Room	4.60m x 6.50m	Bedroom 2	3.17m x 4.59m
Living Room 2	3.05m x 4.20m	Bedroom 3	3.17m x 3.57m
Utility	2.95m x 2.25m	Bedroom 4	2.41m x 3.56m
W/C	0.90m x 1.68m	En-Suite	2.50m x 1.89m
		Bathroom	2.83m x 1.89m

Plot 1 First Floor



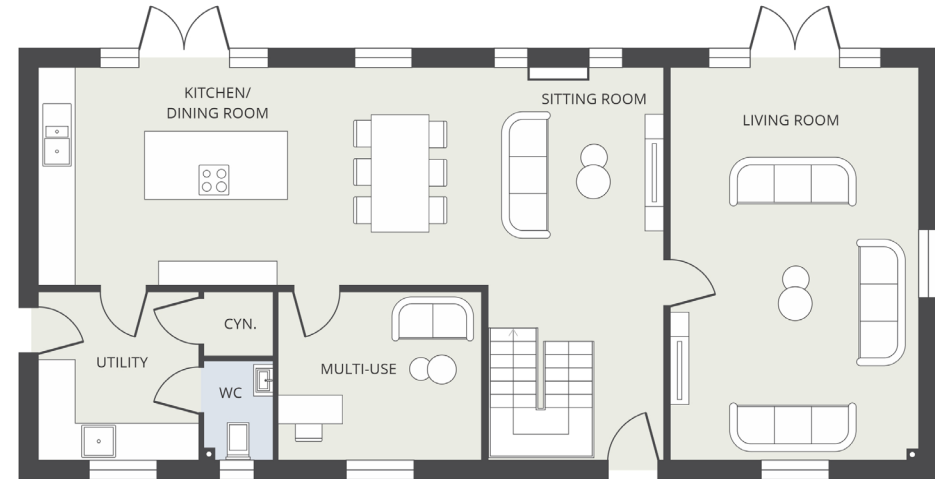
“

Plots 1 and 2 are ideal, with views, space and so much more. Providing the home owner with ample space to entertain, this 4 bedroom property provides all creature comforts.





Plot 3 Ground Floor

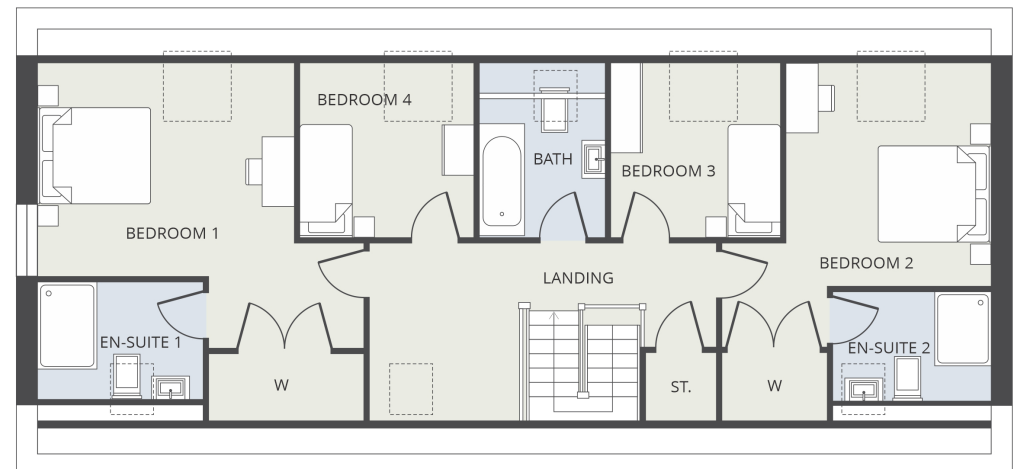


“

A perfect 4 bed home for new or old families - this modern home is set up ideally for that instant home like feel.

Whether you are just getting started or you are looking for you forever home, Plot 3 at Highgreen has something for everyone.

Plot 3 First Floor



Dimensions

Kitchen/Dining Room	10.95m x 3.81m	Bedroom 1	4.13m x 3.50m
Living Room	4.33m x 6.85m	Bedroom 2	3.34m x 3.64m
Utility	2.82m x 2.93m	Bedroom 3	2.75m x 2.84m
W/C	1.22m x 1.73m	Bedroom 4	2.82m x 2.84m
Multi Use Room	3.56m x 2.93m	En-Suite 1	2.05m x 2.25m
		En-Suite 2	2.58m x 2.62m

Plot 4 Ground Floor



Dimensions

Kitchen/Dining Room 5.85m x 4.90m

Living Room 5.84m x 4.18m

Home Office 3.60m x 3.35m

Guest Bedroom 3.68m x 3.35m

Utility 2.32m x 2.72m

W/C 1.20m x 1.75m

Bedroom 1 4.15m x 3.73m

Bedroom 2 4.80m x 4.89m

Bedroom 3 3.68m x 5.44m

Bedroom 4 3.14m x 3.73m

Bathroom 1.12m x 3.73m

En-Suite 1 2.05m x 2.96m

En-Suite 2 2.05m x 2.25m

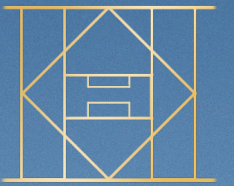
Plot 4 First Floor



“

Plot 4 is a welcoming plot, with open spacious living and dining areas perfect for those wanting to entertain guests.

This plot is ideal for those working from home with a spacious home office area as well as 4 main bedrooms and 1 guest bedroom.



HIGHGREEN
BIRDBUP



Specification

Built to the highest standard and finished with luxury fixtures and finishes.

Kitchen & Utility

Contemporary Luxury Designer Kitchen

Choice of Silestone Dekton or Corian Worktops

Choice of quality integrated appliances (Single Oven or 2nd Oven/Combi Microwave

Full height fridge & full height freezer

Industry leading BORA induction cooktop with downdraft extraction

Utility cabinets to compliment kitchen

*Optional Extras or Quooker hot water tap, Wine Chiller, Laundry Appliances

Bathrooms

Beautifully designed luxury bathrooms

Porcelain wall & floor tiles

Heated towel rails

Heated Demister back mirror with shaver socket

Optional extra of LED niche lighting

Externals

Generous area of patio from choice of Porcelain

Access footpath around

Levelled and seeded rear gardens

front garden laid to turf

Close board fencing to enclose garden

Electrical & Lighting

Screwless 13A power outlets with choice of finish (USB beside beds)

External IP66 13A power socket

Dimmable recessed lighting to kitchen and dining

Recessed lighting to Utility/Hallway/Bathrooms

Pendant lighting to bedrooms & living areas

CAT 6 & TV points to bedrooms and living areas

OPTIONAL EXTRAS

Secure video doorbell system

Hybrid Security alarm system

EV charging ports

Sonos ceiling speakers

General

Mitsubishi Air Source Heat Pump

Zoned Underfloor Heating to ground floor

Radiator heating to first floor

Stairs - option on Contemporary designed staircase or traditional Oak Joinery Staircase

Churcham
Homes



KEtm
KINGSLEY
EVANS

T: 01242 222 292
E: info@kingsleyevans.co.uk