



# Mill Brook Drive

Norton





A small and unique development of just six private 3 and 4 bedroom spacious homes, including one coach house. The development is situated on the A38 between Tewkesbury, Gloucester and Cheltenham, in the village of Norton.

# *Our Family Purpose* **YOUR FUTURE HOME**



**At Bell Homes, we take pride in being a family-owned house builder dedicated to crafting exceptional living spaces for your future home. Our commitment to quality, personalised service, and sustainable building practices sets us apart. With a deep understanding of what makes a house a home, we create beautiful, functional homes where families can thrive and build their futures together.**











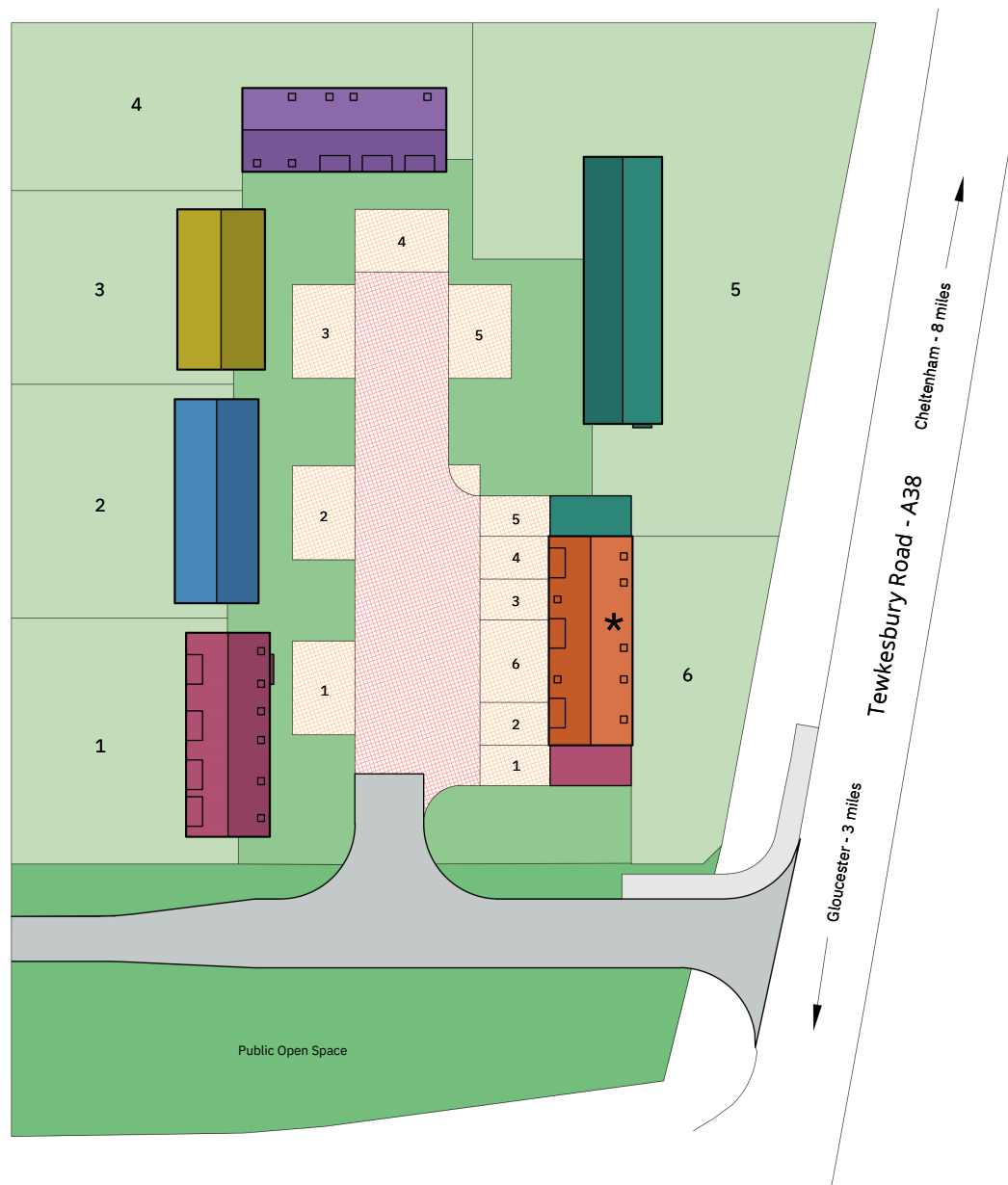
# SITE PLAN

MILL BROOK DRIVE, TEWKESBURY ROAD, GLOUCESTERSHIRE, GL2 9LG

## House Type Accommodation Schedule

	WINCHESTER	Detached 4 bedroom home
	KENSINGTON	Detached 4 bedroom home
	WINDSOR	Detached 4 bedroom home
	BUCKINGHAM	Detached 4 bedroom home
	RICHMOND	Detached 3 bedroom bungalow
	LAMBETH	Detached 3 bedroom coach house

\* Please refer to Plot 6 Floor Plan for  
Garage details



Gloucester - 3 miles

Tewkesbury Road - A38

Cheltenham - 8 miles





# A COLLECTION OF LUXURY HOMES



THE WINCHESTER

4 Bedroom Detached Home  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>



THE KENSINGTON

4 Bedroom Detached Home  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>



THE BUCKINGHAM

4 Bedroom Detached Home  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>



THE WINDSOR

4 Bedroom Detached Home  
1640ft<sup>2</sup> / 152.4m<sup>2</sup>



THE RICHMOND

3 Bedroom Detached Bungalow  
1232ft<sup>2</sup> / 114.5m<sup>2</sup>



THE LAMBETH

3 Bedroom Detached Coach Home  
1229ft<sup>2</sup> / 114.2m<sup>2</sup>



# THE WINCHESTER

PLOT 1



- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining with Pantry
- Large Separate Sitting Room
- Separate Utility & Study
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

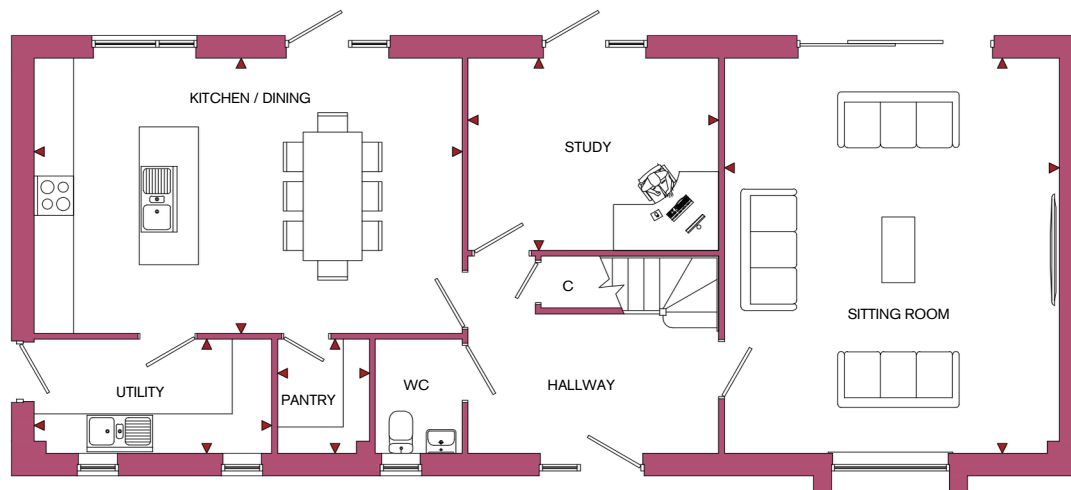




# THE WINCHESTER

## FLOOR PLAN

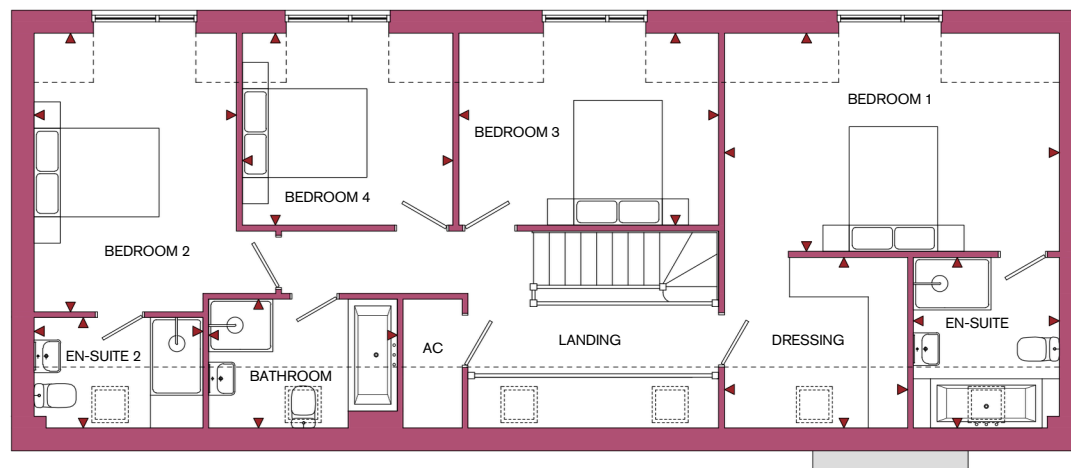
### GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	16' 9" x 19' 9"	5097 x 6010mm
Kitchen / Dining	21' 5" x 13' 9"	6519 x 4187mm
Study	12' 6" x 9' 7"	3817 x 2924mm
Utility	11' 11" x 5' 8"	3618 x 1735mm
Pantry	4' 7" x 5' 8"	1401 x 1734mm

**TOTAL FLOOR AREA**  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>

### FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 9" x 10' 11"	5097 x 3324mm
Bedroom 2	10' 1" x 13' 11"	3079 x 4242mm
Bedroom 3	13' 0" x 9' 7"	3960 x 2924mm
Bedroom 4	10' 7" x 9' 7"	3210 x 2924mm
Bathroom	9' 5" x 6' 5"	2875 x 1960mm
En-Suite	7' 4" x 8' 6"	2221 x 2598mm
Dressing	9' 2" x 8' 6"	2788 x 2597mm
En-Suite 2	8' 5" x 5' 6"	2567 x 1680mm



# THE KENSINGTON

PLOT 2



- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen/Dining/Living with Pantry
- Large Separate Sitting Room
- Separate Utility
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

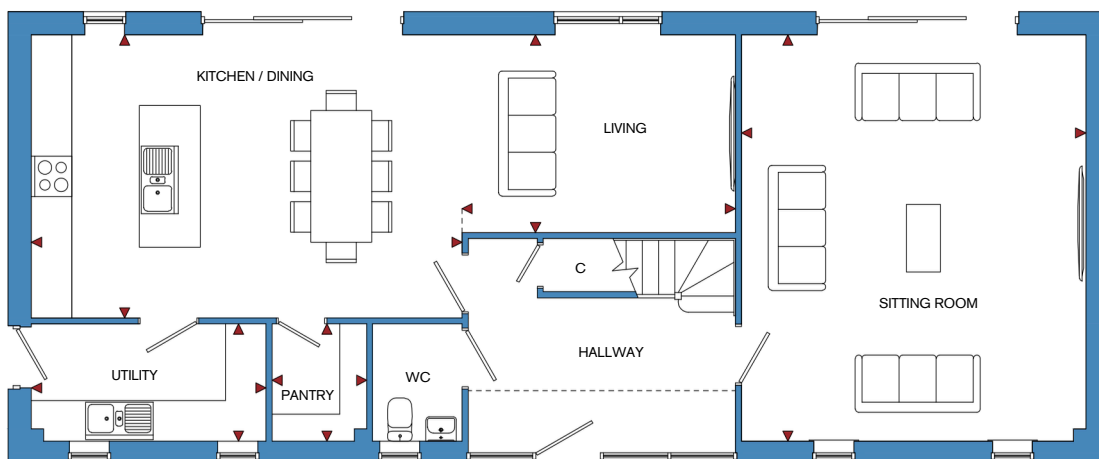




# THE KENSINGTON

## FLOOR PLAN

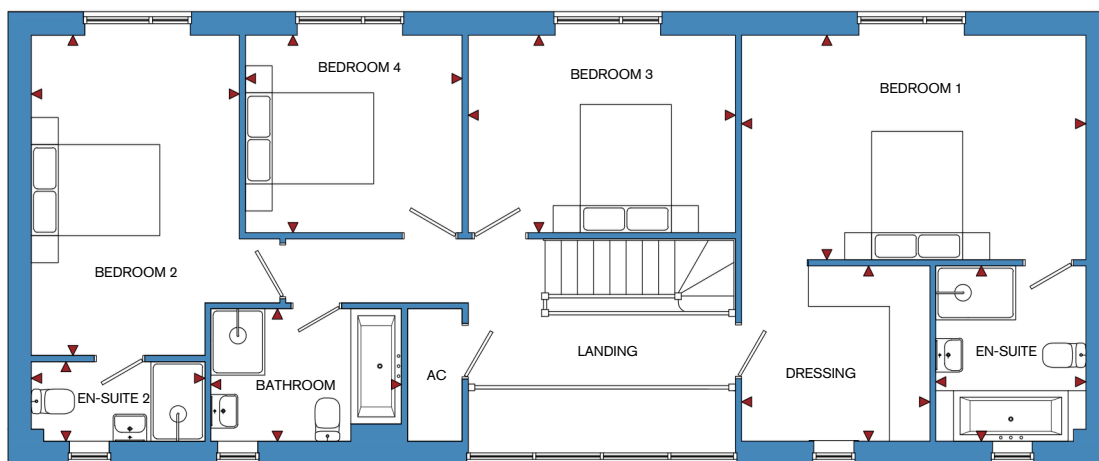
### GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	16' 9" x 19' 9"	5097 x 6010mm
Kitchen / Dining	20' 11" x 13' 9"	6377 x 4187mm
Living	13' 3" x 9' 7"	4048 x 2924mm
Utility	11' 5" x 5' 8"	3475 x 1735mm
Pantry	4' 7" x 5' 8"	1401 x 1735mm

**TOTAL FLOOR AREA**  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>

### FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 9" x 10' 11"	5097 x 3325mm
Bedroom 2	10' 1" x 15' 7"	3079 x 4742mm
Bedroom 3	13' 0" x 9' 7"	3960 x 2924mm
Bedroom 4	10' 7" x 9' 7"	3210 x 2924mm
Bathroom	9' 3" x 6' 5"	2825 x 1960mm
En-Suite	7' 4" x 8' 6"	2221 x 2597mm
Dressing	9' 2" x 8' 6"	2788 x 2597mm
En-Suite 2	8' 5" x 3' 11"	2568 x 1180mm



# THE WINDSOR

PLOT 3



- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Large Separate Sitting Room
- Separate Utility
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

CGIs are an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels.

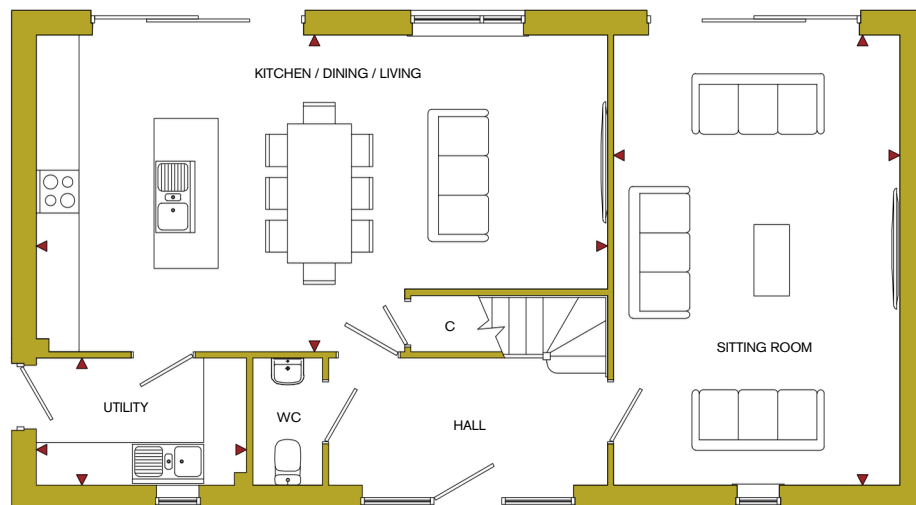




# THE WINDSOR

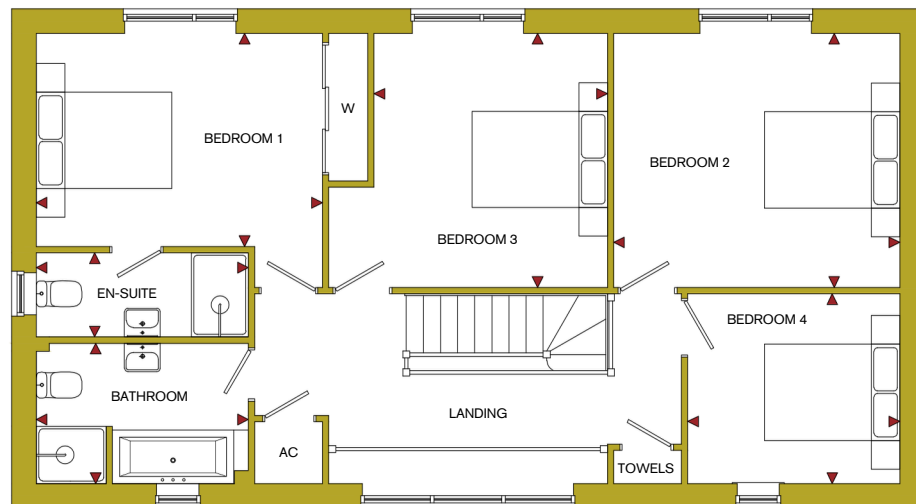
## FLOOR PLAN

GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	13' 2" x 20' 9"	4012 x 6310mm
Kitchen/Dining/Living	26' 4" x 14' 7"	8010 x 4437mm
Utility	9' 8" x 5' 10"	2949 x 1785mm

FIRST FLOOR



**TOTAL FLOOR AREA**  
1640ft<sup>2</sup> / 152.4m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	13' 2" x 9' 10"	4012 x 2986mm
Bedroom 2	13' 2" x 11' 8"	4012 x 3562mm
Bedroom 3	10' 9" x 11' 8"	3272 x 3562mm
Bedroom 4	9' 9" x 8' 9"	2974 x 2660mm
Bathroom	9' 9" x 6' 6"	2974 x 1968mm
En-Suite	9' 9" x 3' 11"	2974 x 1180mm

# THE BUCKINGHAM

PLOT 4



- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen/Dining/Living with Pantry
- Large Separate Sitting Room
- Separate Utility & Study
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

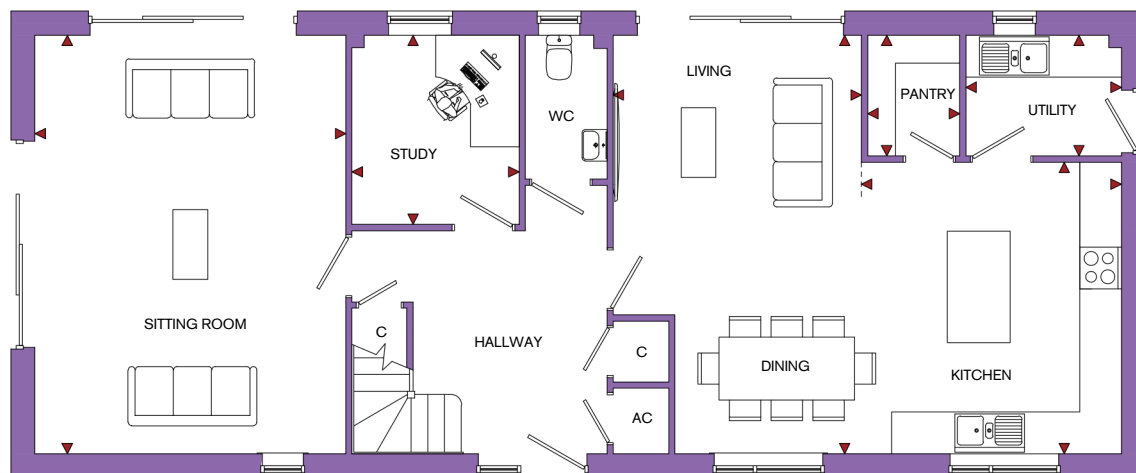




# THE BUCKINGHAM

## FLOOR PLAN

### GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	14' 8" x 19' 9"	4468 x 6010mm
Living / Dining	11' 9" x 19' 9"	3568 x 6010mm
Kitchen	2' 3" x 13' 9"	3735 x 4188mm
Study	7' 11" x 8' 11"	2401 x 2718mm
Utility	7' 4" x 5' 8"	2234 x 1734mm
Pantry	4' 4" x 5' 8"	1325 x 1735mm

**TOTAL FLOOR AREA**  
2015ft<sup>2</sup> / 187.2m<sup>2</sup>

### FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	14' 8" x 11' 3"	4468 x 3422mm
Bedroom 2	10' 9" x 13' 6"	3279 x 4117mm
Bedroom 3	9' 11" x 13' 6"	3010 x 4117mm
Bedroom 4	10' 4" x 9' 10"	3147 x 2992mm
Bathroom	10' 10" x 6' 3"	3302 x 1893mm
En-Suite	5' 6" x 8' 3"	1680 x 2500mm
Dressing	8' 10" x 8' 3"	2699 x 2500mm
En-Suite 2	7' 3" x 5' 11"	2218 x 1805mm



# THE RICHMOND

PLOT 5



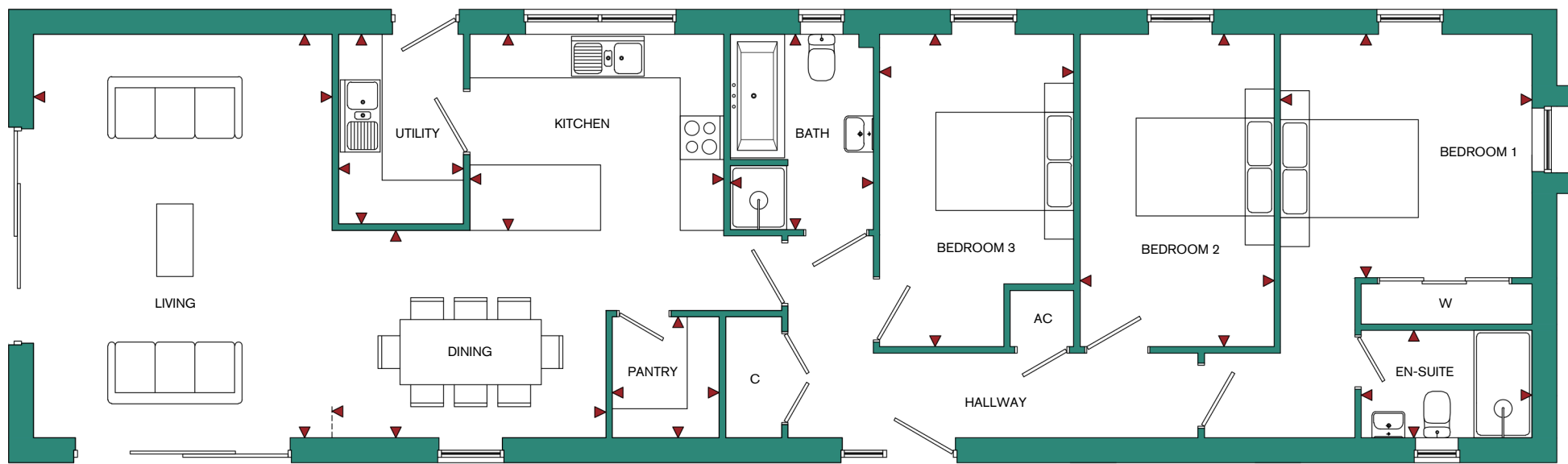
- 3 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Pantry
- Separate Utility
- Family Bathroom & Separate W/C
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout





# THE RICHMOND

## FLOOR PLAN



GROUND FLOOR

ROOM	IMPERIAL / "	METRIC / mm
Living	13' 6" x 18' 3"	4115 x 5560mm
Kitchen	11' 6" x 8' 10"	3500 x 2700mm
Dining	12' 5" x 9' 5"	3775 x 2860mm
Utility	5' 8" x 8' 7"	1725 x 2612mm
Pantry	4' 10" x 5' 6"	1475 x 1668mm
Bedroom 1	11' 5" x 11' 0"	3468 x 3354mm
Bedroom 2	8' 9" x 14' 2"	2675 x 4305mm
Bedroom 3	8' 9" x 14' 2"	2675 x 4305mm
Bathroom	6' 6" x 8' 10"	1975 x 2691mm
En-Suite	7' 9" x 4' 10"	2354 x 1480mm

TOTAL FLOOR AREA  
1232ft<sup>2</sup> / 114.5m<sup>2</sup>

# THE LAMBETH

PLOT 6



- 3 Bedrooms
- Large Open Plan Kitchen / Dining / Living
- Separate Study

- Family Bathroom & Downstairs WC
- En-suite to Bedroom 1
- Built-in Wardrobe to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout

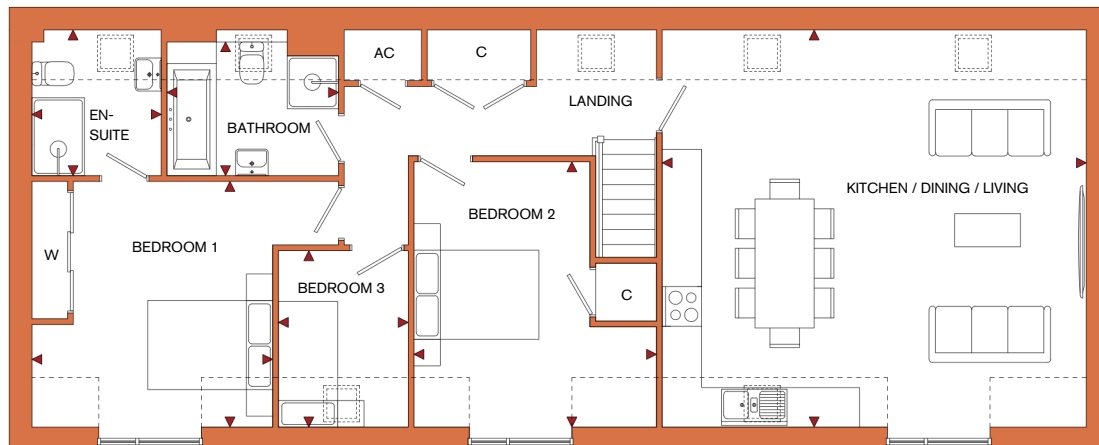




# THE LAMBETH

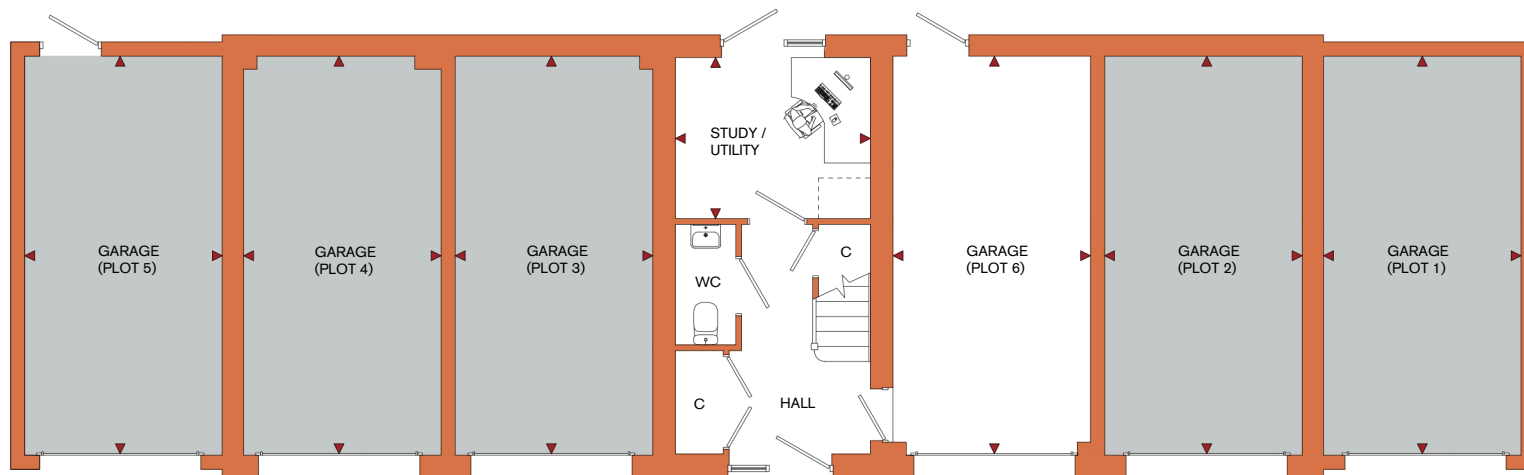
## FLOOR PLAN

FIRST FLOOR



TOTAL FLOOR AREA  
1229ft<sup>2</sup> / 114.2m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Study/Utility	9' 9" x 8' 0"	2960 x 2437mm
Kitchen/Dining/Living	21' 2" x 19' 9"	6452 x 6010mm
Bedroom 1	12' 0" x 12' 2"	3661 x 3711mm
Bedroom 2	12' 1" x 13' 2"	3688 x 4017mm
Bedroom 3	6' 6" x 8' 9"	1975 x 2668mm
Bathroom	8' 7" x 6' 8"	2605 x 2026mm
En-Suite	6' 6" x 7' 3"	1968 x 2205mm
Garage 1 - 6	9' 10" x 19' 9"	3000 x 6026mm



GROUND FLOOR

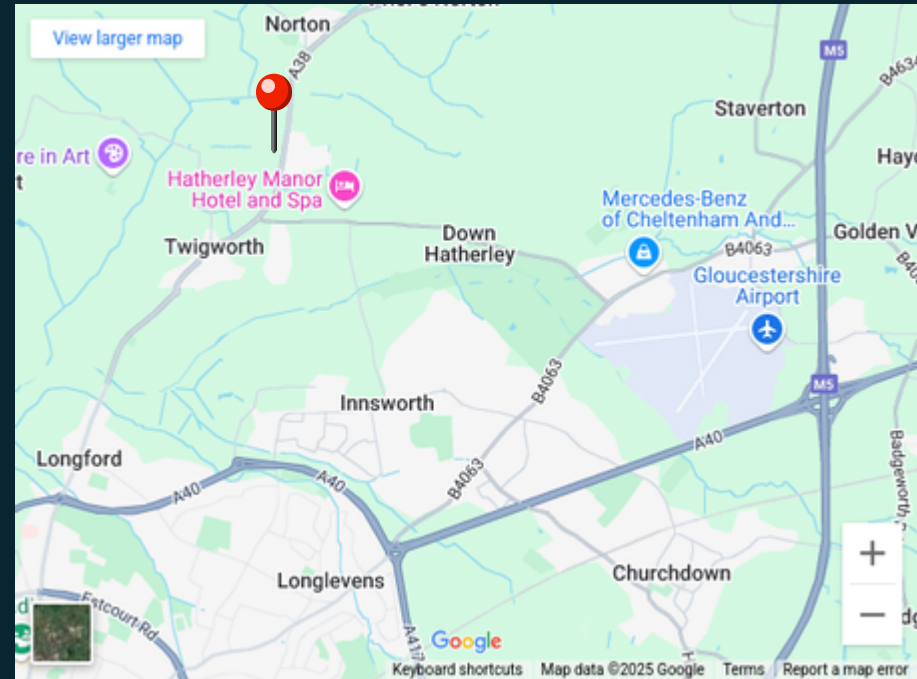
# Mill Brook Drive

## FOR MORE INFORMATION

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what3words: [///helpful.identify.tightest](https://www.what3words.com/#!/helpful.identify.tightest)



