



# Whitelands Tetbury

A delightful development in the Cotswolds





# Welcome to Whitelands

Set within the Cotswolds Area of Outstanding Natural Beauty, this delightful development of three and four bedroom homes is located on the southern edge of the picturesque market town of Tetbury.

The town held great importance in the trading of wool and yarn during the Middle Ages, but today, Tetbury is better known for being the second largest town in the Cotswolds. Renowned for its antique shops, boutique stores, independent eateries and a number of historical features (such as the 17th century Market Hall, The Chipping Steps and St. Mary's Church), Tetbury is attractive and thriving yet quaint.

There are a number of primary and secondary schools in and around Tetbury including St. Mary's C of E, Sir William Romney's and Westonbirt School. Other options include Marling School for boys and Stroud High School for girls.

For those looking to join sports clubs, there are football and rugby teams for adult and youth players and Westonbirt golf course is only two miles from the development. Local places of interest suitable for all ages include the Highgrove Royal Gardens, Westonbirt Arboretum and Cotswold Country Park.

Tetbury is superbly nestled between a number of attractive towns, such as Cheltenham, Cirencester, Malmesbury and Stroud offering plenty of recreational options. The location has good transport links with the M4 and M5 motorways nearby and the nearest railway station is in Kemble (10 miles from the development) which provides a direct service to London Paddington with a journey time of around 1 hour 20 minutes and trains to Cheltenham taking approximately 40 minutes.



# Site plan

Three bedroom homes

**The Kington**

**The Milbourne**

Four bedroom homes

**The Edington**

**The Yatesbury**

**The Cherhill**

**The Ramsbury**

**The Durrington**

 = Affordable housing













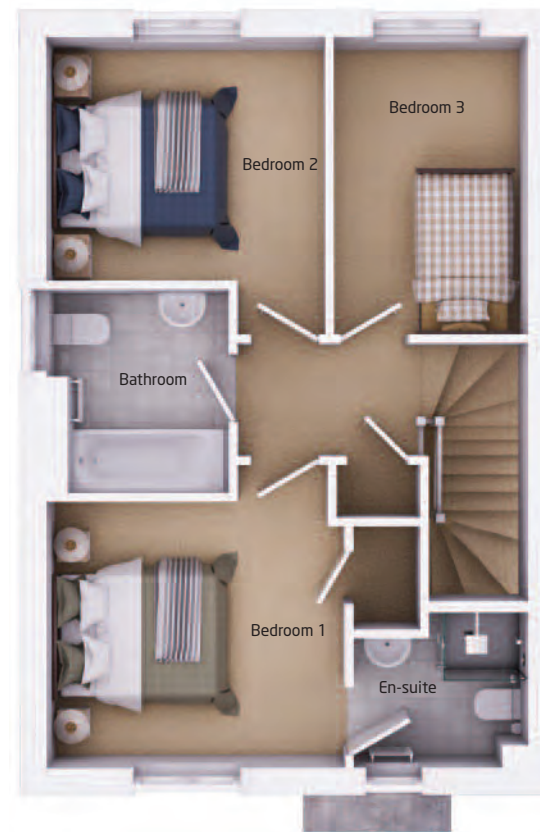
# The Kington

A traditional gable fronted, three bedroom semi-detached house



Ground floor	Metric (metres)	Imperial
Hallway	1.10 max x 4.30	3'-7" max x 14'-1"
Kitchen	3.00 x 4.40	9'-10" x 14'-5"
Living room	5.30 x 3.60 max	17'-4" x 11'-9" max
Cloakroom	0.95 x 1.70	3'-1" x 5'-6"
Single garage	2.70 x 5.85	8'-10" x 19'-2"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



First floor	Metric (metres)	Imperial
Bedroom 1	3.30 x 2.95	10'-9" x 9'-8"
Bedroom 1 en-suite	1.90 max x 1.70 max	6'-2" max x 5'-6" max
Bedroom 2	3.10 x 2.70	10'-2" x 8'-10"
Bedroom 3	2.15 x 3.30	7'-0" x 10'-9"
Bathroom	2.00 max x 2.30	6'-6" max x 7'-6"







# The Milbourne

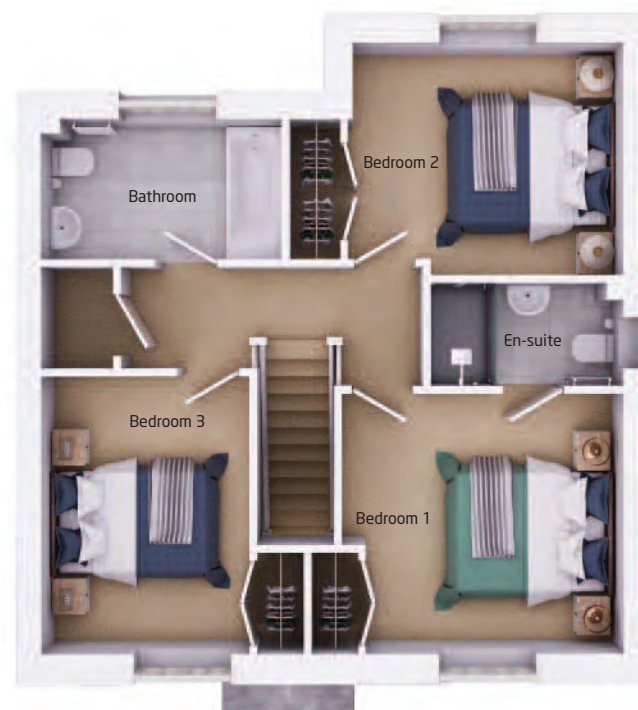
A traditional gable fronted, three bedroom semi-detached house



## Ground floor

	Metric (metres)	Imperial
Hallway	2.50 x 1.95	8'-2" x 6'-4"
Cloakroom	0.95 x 1.95	3'-1" x 6'-4"
Utility	2.55 x 1.15	8'-4" x 3'-9"
Kitchen	3.75 x 3.20	12'-3" x 10'-5"
Dining room	3.35 x 3.35	10'-11" x 10'-11"
Living room	3.40 x 4.05	11'-1" x 13'-3"
Single garage	2.70 x 5.85	8'-10" x 19'-2"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



## First floor

	Metric (metres)	Imperial
Bedroom 1	3.45 x 3.20	11'-3" x 10'-5"
Bedroom 1 en-suite	2.35 x 1.25	7'-8" x 4'-1"
Bedroom 2	3.35 x 2.85	10'-11" x 9'-4"
Bedroom 3	2.55 x 3.40	8'-4" x 11'-1"
Bathroom	2.95 x 1.70	9'-8" x 5'-6"







# The Edington

A double fronted, four bedroom detached house



## Ground floor

	Metric (metres)	Imperial
Hallway	3.10 max x 2.10	10'-2" max x 6'-10"
Living room	3.30 x 6.30	10'-9" x 20'-8"
Kitchen / dining room	6.05 max x 4.90 max	19'-10" max x 16'-0" max
Study	2.70 max x 2.20	8'-10" max x 7'-2"
Cloakroom	1.80 max x 1.00 max	5'-10" max x 3'-3" max
Single garage	3.00 max x 6.85 max	9'-10" max x 22'-5" max

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

Plot 24 has a bay window.



## First floor

	Metric (metres)	Imperial
Bedroom 1	3.30 x 2.90	10'-9" x 9'-6"
Bedroom 1 en-suite	1.90 x 1.50	6'-2" x 4'-11"
Bedroom 2	3.30 x 2.95	10'-9" x 9'-8"
Bedroom 3	4.00 max x 2.60	13'-1" max x 8'-6"
Bedroom 4	2.25 x 2.65	7'-4" x 8'-8"
Bathroom	3.70 max x 1.90	12'-1" max x 6'-2"







# The Yatesbury

A double fronted, four bedroom semi-detached house



Ground floor	Metric (metres)	Imperial
Hallway	1.95 x 5.00 max	6'-4" x 16'-4" max
Dining room	3.55 x 3.15	11'-7" x 10'-4"
Cloakroom	1.10 x 1.85	3'-7" x 6'-0"
Utility	2.30 x 1.85	7'-6" x 6'-0"
Kitchen	5.65 x 3.45	18'-6" x 11'-3"
Living room	3.55 x 5.45	11'-7" x 17'-10"
Single garage	2.70 x 5.85	8'-10" x 19'-2"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



First floor	Metric (metres)	Imperial
Bedroom 1	3.55 x 3.35	11'-7" x 10'-11"
Bedroom 1 en-suite	1.75 x 1.95	5'-8" x 6'-4"
Bedroom 1 dressing area	1.75 x 1.95	5'-8" x 6'-4"
Bedroom 2	3.55 x 3.25 max	11'-7" x 10'-7" max
Bedroom 2 en-suite	2.05 x 2.15	6'-8" x 7'-0"
Bedroom 3	3.35 x 3.15	10'-11" x 10'-4"
Bedroom 4	3.55 max x 2.10	11'-7" max x 6'-10"
Bathroom	2.15 x 1.90 max	7'-0" x 6'-2" max







# The Cherhill

A double gable fronted, four bedroom detached house



## Ground floor

	Metric (metres)	Imperial
Hallway	3.00 max x 2.50 max	9'-10" max x 8'-2" max
Living room	3.85 x 6.75	12'-7" x 22'-1"
Kitchen / family area	7.30 max x 4.05 max	23'-11" max x 13'-3" max
Utility	1.30 x 0.70	4'-3" x 2'-3"
Cloakroom	1.00 x 1.60 max	3'-3" x 5'-2" max
Dining room	3.35 max x 3.50 max	10'-11" max x 11'-5" max
Double garage	5.50 max x 5.85 max	18'-0" max x 19'-2" max

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

Plot 18 has a bay window.



## First floor

	Metric (metres)	Imperial
Bedroom 1	3.10 x 4.60 max	10'-2" x 15'-1" max
Bedroom 1 en-suite	2.50 x 2.00	8'-2" x 6'-6"
Bedroom 2	3.40 x 3.10	11'-1" x 10'-2"
Bedroom 2 en-suite	2.00 max x 3.10 max	6'-6" max x 10'-2" max
Bedroom 3	3.85 x 3.50 max	12'-7" x 11'-5" max
Bedroom 4	3.35 max x 2.50 max	10'-11" max x 8'-2" max
Bathroom	2.95 max x 3.10 max	9'-8" max x 10'-2" max







# The Ramsbury

A corner positioned, four bedroom detached house



## Ground floor

	Metric (metres)	Imperial
Hallway	1.40 x 4.30	4'-7" x 14'-1"
Study / family room	3.65 x 3.80	11'-11" x 12'-5"
Cloakroom	1.10 x 1.85	3'-7" x 6'-0"
Utility	2.10 x 1.85	6'-10" x 6'-0"
Kitchen / dining room	5.25 max x 6.30 max	17'-2" max x 20'-8" max
Living room	7.05 x 3.80	23'-1" x 12'-5"
Double garage	5.60 x 5.85	18'-4" x 19'-2"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



## First floor

	Metric (metres)	Imperial
Bedroom 1	4.15 max x 3.80	13'-7" max x 12'-5"
Bedroom 1 en-suite	2.65 max x 1.70	8'-8" max x 5'-6"
Bedroom 1 dressing area	1.40 x 2.00	4'-7" x 6'-6"
Bedroom 2	4.15 x 3.00	13'-7" x 9'-10"
Bedroom 2 en-suite	2.65 max x 1.40	8'-8" max x 4'-7"
Bedroom 2 dressing area	1.40 x 1.25	4'-7" x 4'-1"
Bedroom 3	3.55 max x 3.80	11'-7" max x 12'-5"
Bedroom 4	3.45 max x 2.70 max	11'-3" max x 8'-10" max
Bathroom	2.70 max x 1.95 max	8'-10" max x 6'-4" max







# The Durrington

An imposing, four bedroom gable fronted house



## Ground floor

	Metric (metres)	Imperial
Hallway	2.65 max x 4.15 max	8'-8" max x 13'-7" max
Living room	5.10 x 4.55	16'-8" x 14'-11"
Dining room	3.80 x 4.00	12'-5" x 13'-1"
Family room	3.30 x 4.65	10'-9" x 15'-3"
Kitchen	4.10 x 2.95	13'-5" x 9'-8"
Utility	3.20 x 1.50	10'-5" x 4'-11"
Study	3.20 x 2.50	10'-5" x 8'-2"
Cloakroom	1.20 max x 1.45 max	3'-11" max x 4'-9" max
Double garage	5.50 max x 5.85 max	18'-0" max x 19'-2" max

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

Plots 1 and 2 are adjoined by the garage of plot 2. Plot 29 has a double garage adjoined to that of plot 28. Plot 29 has a bay window and an outbuilding.



## First floor

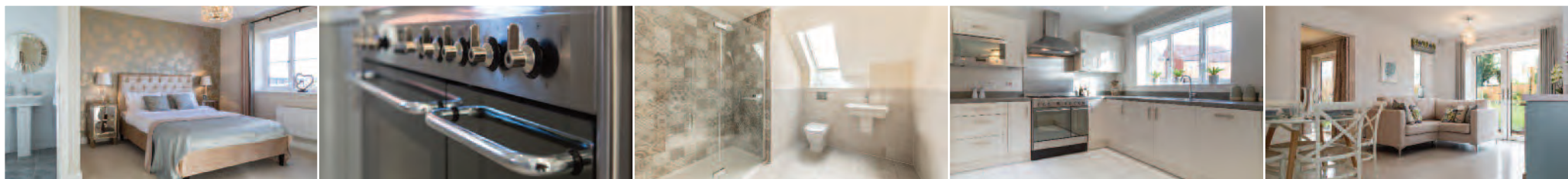
	Metric (metres)	Imperial
Bedroom 1	5.10 x 4.65 max	16'-8" x 15'-3" max
Bedroom 1 en-suite	2.90 x 1.40	9'-6" x 4'-7"
Bedroom 2	4.70 x 2.70	15'-5" x 8'-10"
Bedroom 2 en-suite	2.40 x 2.35 max	7'-10" x 7'-8" max
Bedroom 3	3.80 max x 3.70 max	12'-5" max x 12'-1" max
Bedroom 4	3.80 max x 3.75 max	12'-5" max x 12'-3" max
Bathroom	3.50 x 2.00	11'-5" x 6'-6"







# Specification



Each home has been thoughtfully designed and traditionally built with superior quality materials to Hills' exacting standards. Every room comes with a range of attractive features at no extra cost.

## Kitchen

- Stunning fully fitted kitchen units with soft close cupboards and drawers, plus your choice of doors\*
- Integrated appliances including a range style cooker\*\*, microwave, dishwasher and fridge freezer to maintain the sleek, clean finish
- Space, electricity and plumbing are provided for a washing machine and tumble dryer where possible
- Useful storage items include a carousel unit, pan drawer unit, cutlery drawer and eco bin where possible
- Sensor controlled over-worktop lighting and down lighting are provided as standard

- A stainless steel extractor hood, splash back and one and a half bowl sink and drainer with mixer tap complete your attractive kitchen

## Bathrooms and en-suite(s)

- Contemporary, crisp white sanitary ware complemented with chrome fittings
- Bath to family bathroom (separate shower in some house types)
- Shower to all en-suites
- Choice of ceramic wall and floor tiles from our latest range\*
- Dual fuel heated towel rail and a shaver point are also provided

## Bedrooms

- Spaciously designed with built-in wardrobes (where indicated) which include a shelf and hanging rail

## Electrical

- BT point located in the living room, master bedroom and study (if applicable)
- TV point provided to living room, all bedrooms and study (if applicable)
- Low energy lightbulbs provided throughout
- Extractor fans provided in all wet areas
- Mains operated smoke detectors are provided on both floors
- Heat detector located in kitchen
- Down lighting provided to kitchen, bathroom and en-suites with pendant fittings provided in all other rooms
- Double socket and lighting batten provided inside loft and operated by a switch in the landing

## Energy-saving heating

- High performance insulation
- High efficiency condensing gas fired central and hot water heating system with mains pressure domestic hot water
- Individually controlled thermostatic radiators
- Digital heating programmer

## Internal finishes

- Warm white emulsion walls and smooth white matt painted ceilings
- Architraves and skirting boards all finished in white gloss
- Panel style internal doors with polished chrome lever handles

## External finishes

- Well-designed facades are complemented by energy efficient double glazed windows with security locks (except where required for fire safety)

- Attractive entrance door with glazed panel and includes a multi-point deadlocking system, security chain, letter plate and door number
- A bell and chime together with an external light fitting to the front and rear access
- Each garage (where indicated on the site plan), has an up and over door with glazed panels and includes an internal light and double electricity socket

## Landscaping

- Turf laid to front and rear gardens
- 1.8m high fencing to the rear boundary with a pedestrian gate
- Path and a smooth paved patio
- External tap to the rear of each property.

\* Subject to build stage

\*\* Milbourne and Kington house types are provided with a hob and an oven



# Award winning developers



Hills Homes has established a strong reputation for building high quality homes on carefully selected sites. From bespoke country homes on the edge of sought after villages to major urban developments, Hills brings individual quality to each of its developments, creating homes which sit comfortably in their environment.

This unique characteristic has earned a number of Hills Homes' developments recognition at both regional and national industry awards.

Hills Homes believes that its greatest strength lies in its staff – a talented and tight-knit team which prides itself on close attention to detail throughout the design,

construction and after sales service. This process sees the inclusion of traditional building skills and craftsmanship in harmony with modern technology.

Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – its customers.

Hills Homes, a local company, cares passionately about the locations it operates in, and benefits the communities in these areas through contributions paid under planning obligation agreements.

Support for wider community and environmental projects is provided through The Hills Group working in partnership with recognised charities. This support has seen millions of pounds provided to protect local wildlife habitats, create more community spaces and provide better access to outdoor areas for everyone to enjoy.





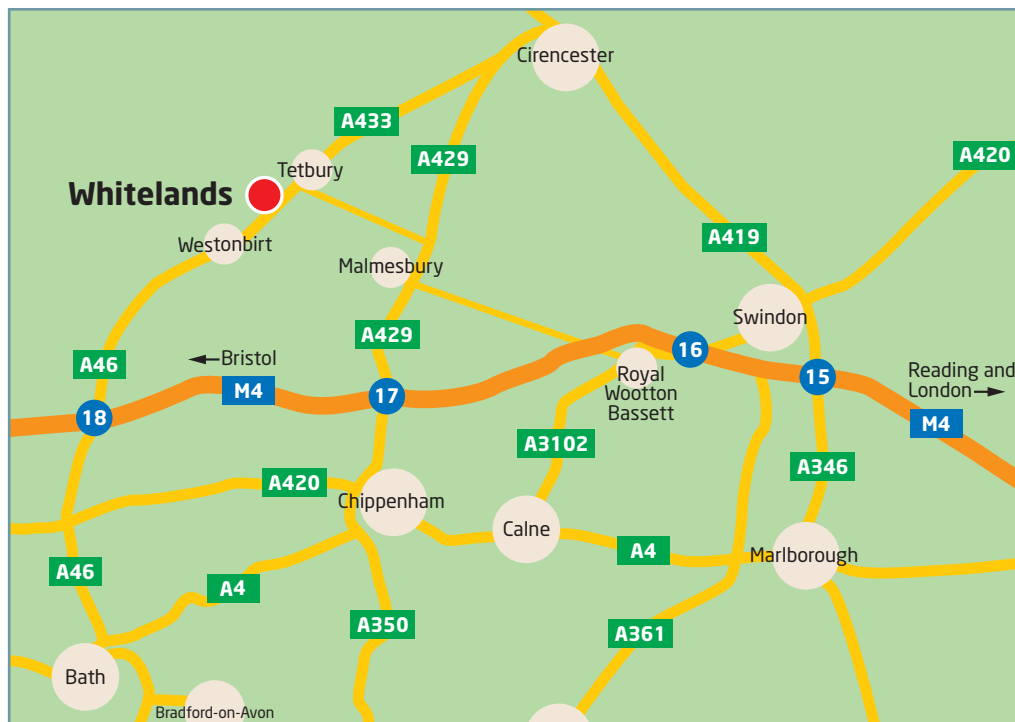








# Whitelands Tetbury



## Directions from M4

- At junction 17, take A429 towards Cirencester
- After 7 miles, at the roundabout, continue to Tetbury
- After 1.2 miles, turn left at roundabout taking B4014 to Tetbury
- Continue for 4.5 miles in to Tetbury town centre
- At Market Place, take A433 towards Bristol and Westonbirt Arboretum
- After 0.5 miles, Whitelands is on the right.

## Address

Whitelands  
Shearers Way  
Bath Road (A433)  
Tetbury  
Gloucestershire  
GL8 8EG

**Perry Bishop  
and Chambers**  
New Homes

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**Tel:** 01666 504418

**Email:** tetbury@perrybishop.co.uk  
**perrybishop.co.uk**



## Hills Homes

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**Tel:** 01793 781200  
**hills-homes.co.uk**

**Please note:** These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Whitelands is a marketing name and may not necessarily form any part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Photographs featured throughout the brochure are used to show the local area only and do not relate to the views from the properties of this development. Purchasers are advised to contact the sales and marketing team to ascertain the availability of any particular property.