

Twigworth Green Twigworth







Twigworth Green Twigworth

A collection of 3 and 4 bedroom homes in a beautiful village

This exciting new development is in the Gloucestershire village of Twigworth, within easy reach of the historic cathedral city of Gloucester.

The development will include convenience store, bakery and cafe. Gloucester also offers an array of independent and high street retailers and a farmers' market.

Historic Gloucester, the pretty riverside town of Tewkesbury and Regency Cheltenham are all close by. There are also countryside

walks in the area, including the Gloucestershire Way and Cotswolds Area of Outstanding Natural Beauty.

Parents will be pleased to find a good selection of schools for all ages nearby.

Twigworth Green is just off the A38 giving access to Gloucester, Tewkesbury, Cheltenham and the M5. Gloucester train station offers connections to London Paddington, Bristol, Worcester, Swindon and Cardiff.

Linden

HOMES

Twigworth Green Tewkesbury Road, Twigworth GL2 9PQ | 01452 402 751





Twigworth Green

Tewkesbury Road, Twigworth, Gloucestershire GL2 9PQ

From Tewkesbury

- Head south on the A38 Gloucester Road
- At the roundabout take the second exit
- Continue on the A38 for approximately 6 miles
- On entering Twigworth continue for another mile
- Twigworth Green will be found at the roundabout on your left

From Gloucester

- Leave Gloucester on Black Dog Way
- At the roundabout continue onto the A38 Tewkesbury Road
- At the next roundabout take the second exit
- Continue on the A38 Tewkesbury Road for approximately one mile
- On entering Twigworth pass St Matthew's Church
- Twigworth Green will be found at the roundabout on your right

Cover photograph of local countryside. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Linden homes Limited, Countryside Partnerships South West region Camberwell House, Grenaider Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 0800 9755 946. Produced by the Vistry Group Design Studio.



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Development layout



Twigworth Green

Twigworth, Gloucestershire GL2 9PQ | 01452 402751

lindenhomes.co.uk

Linden HOMES

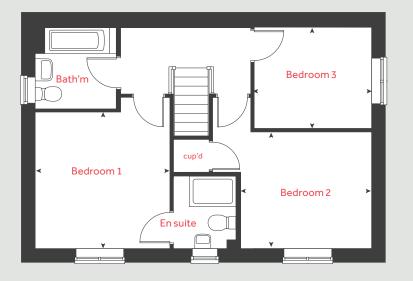


The Becket

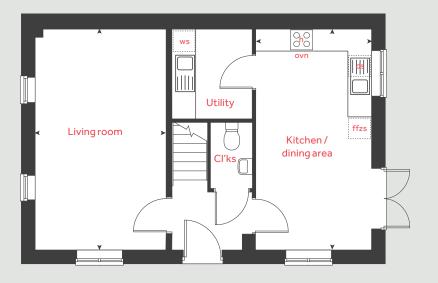
3 bedroom home

Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751





Ground floor



The Becket

3 bedroom home

Ground Kitchen Living ro	/ dining area		metre 59 x 2. 59 x 3.	90	feet / inche 18' 4" × 9' 6 18' 4" × 10' 11			
First flo	or							
Bedroor	m 1	3.43 x 3.39			11'3"×11'2			
Bedroor	m 2	3.3	34 x 2.9	4	10'11"×9'8			
Bedroor	m 3	2.9	99 x 2.5	6	9′10″×8′5			
h		hob	ws	washir	ng machine space			
ovn		oven	cup'd		cupboard			
ffzs	fridge freezer:	space	< ≻		measuring point:			
ds	dishwasher:	snace						

The Becket | WTWIG|

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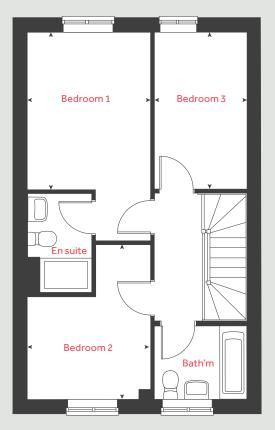


The Elmslie

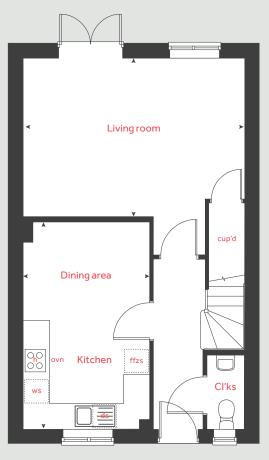
3 bedroom home

Twigworth Green Twigworth, Gloucestershire GL29PQ | 01452 402751





Ground floor



The Elmslie

3 bedroom home

Ground	floor		metre	es	feet / inches			
Kitchen /	dining area	4.	78 x 2.	91	15′8″×9′6			
Living roo	om	5.	09 x 3.	63	16'9"×11'11			
First floo	or							
Bedroom	11	3.6	6 x 2.8	6	12'0"×9'4			
Bedroom	12	2.8	5 x 2.3	7	9′ 4″ x 7′ 9′			
Bedroom	13	3.6	5 x 2.1	5	12'0"×7'1			
		la a la						
h ovn		hob oven	ws cup'd	washir	ng machine space cupboard			
ffzs	fridge freezer s		<up u<br=""><up td="" u<=""><td></td><td>measuring points</td></up></up>		measuring points			
ds	dishwasher s							

The Elmslie | WTWIG |

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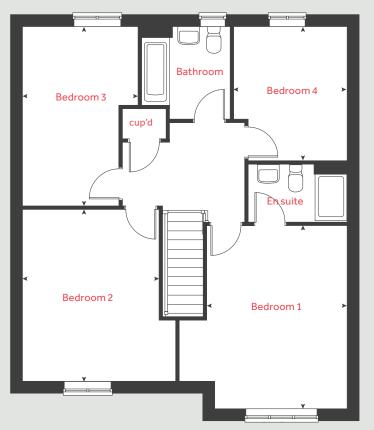


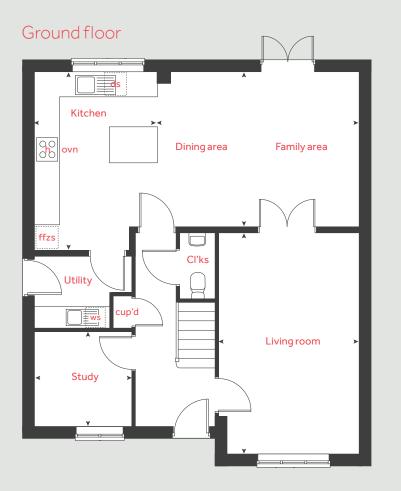
The Papworth

4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL29PQ | 01452 402751







The Papworth

4 bedroom home

Groun	ld floor		metre	es	feet / inches			
Kitche	n	4.	.45 x 3.0	05	14'7"×10'0			
Dining	/ family area	5.	.10 x 3.	85	16'6"×12'8			
Living	room	5.5	51×3.6	3	18′1″×11′5′			
First fl	oor							
Bedroo	om 1	6.0)9 x 2.7	12'0"×9'0				
Bedroo	om 2	4.2	28 x 3.3	9	14′1″×11′1			
Bedroo	om 3	4.4	46 x 2.8	7	14′8″×9′5′			
Bedroo	om 4	3.3	33 x 2.8	1	10'11"×9'3			
h		hob	ws	washi	ng machine space			
ovn		oven	cup'd		cupboard			
ffzs	fridge freezer	space	< ≻		measuring points			
ds	dishwasher	space						

The Papworth | WTWIG |

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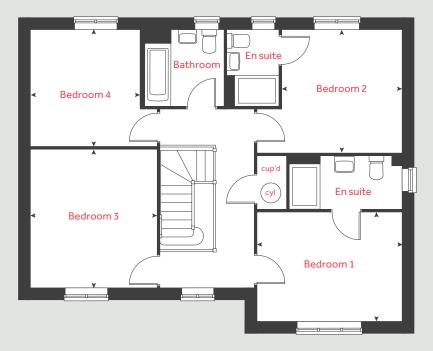


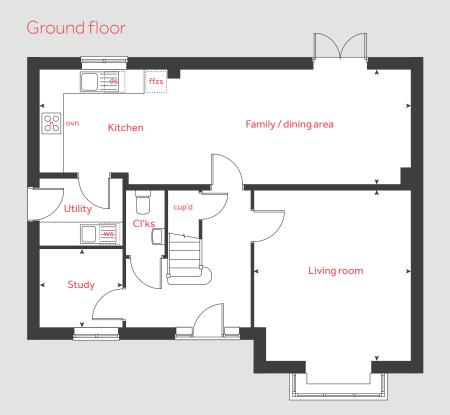
The Cottingham

4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751







The Cottingham

4 bedroom home

Ground floo	r	metre	s feet / inches
Kitchen / dinir	ng / family area	9.97 x 3.0	9 32' 8" × 10' 1"
Living room		4.60 × 4.2	0 15'1"×13'9"
Study		2.27 × 1.8	1 7'5"×5'11"
First floor			
Bedroom 1		3.90 × 3.15	5 12'9" × 10'4"
Bedroom 2		3.23 × 3.14	4 10' 7" × 10' 4"
Bedroom 3		3.73 x 3.39	9 12'2"×11'1"
Bedroom 4		3.73 x 2.93	3 12'2"×9'7"
h	hob	ws wa	ashing machine space
ovn	oven	cup'd	cupboard
ffzs frid	ge freezer space	cyl	hot water cylinder
ds d	ishwasher space	< >	measuring points

The Cottingham | WTWIG |

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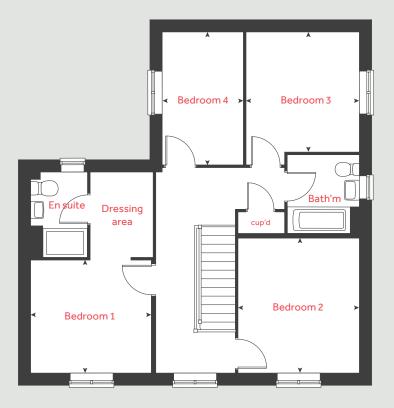


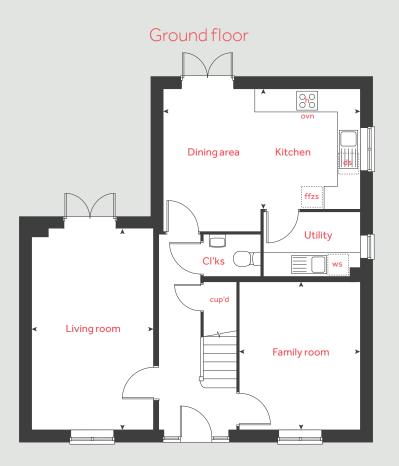
The Knightley

4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751







The Knightley

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 2" × 10' 5"
Living room	5.36 x 3.22	17'7"×10'7"
Family room	3.93 × 3.21	12' 10" × 10' 5"
Bedroom 1	3.20 x 2.98	10' 6" × 9' 10"
Bedroom 2	3.58 x 3.21	10'7"×11'9"
Bedroom 3	3.17 × 3.01	10'5"×9'11"
Bedroom 4	3.52 x 2.15	11'7"×7'1"
h	hob <mark>ws</mark> wa	shing machine space
ovn	oven <mark>cup'd</mark>	cupboard
ffzs fridge freezer	space \prec 🕨	measuring points
ds dishwasher	space	

The Knightley | vt WTWIG |

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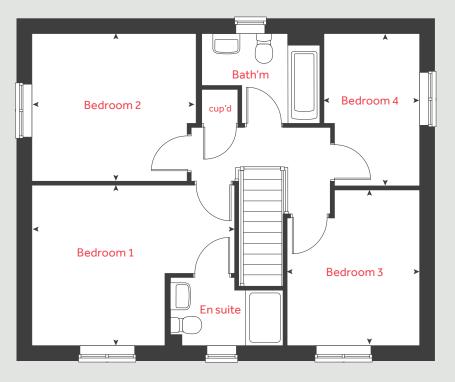


The Leverton

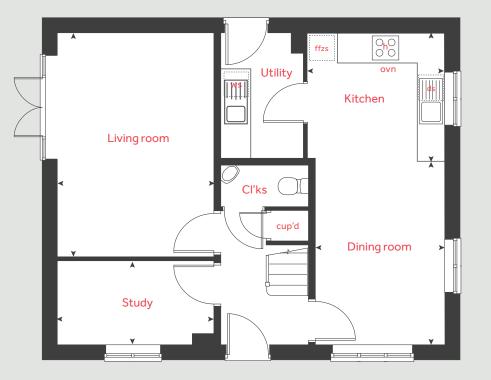
4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751





Ground floor



The Leverton

4 bedroom home

Ground floo	r	metres	feet / inches				
Kitchen	3.	24 x 2.80	10'7"×9'2"				
Living room	4	81×3.39	15'9"×11'1"				
Dining area	3.	91×2.81	2.81 12' 10" x 9' 2				
Study	3.	39×1.82	11'1"×5'11"				
First floor							
Bedroom 1	4.4	40 x 3.49	14'5"×11'5"				
Bedroom 2	3.5	59 x 3.15	11'9"×10'4"				
Bedroom 3	3.3	38 x 2.88	11′1″×9′5″				
Bedroom 4	3.2	26 x 2.08	10'8"×6'10"				
h	hob	ws was	ning machine space				
ovn	oven	cup'd	cupboard				
ffzs frid	ge freezer space	< ≻	measuring points				
ds c	lishwasher space						

The Leverton | vt WTWIG |

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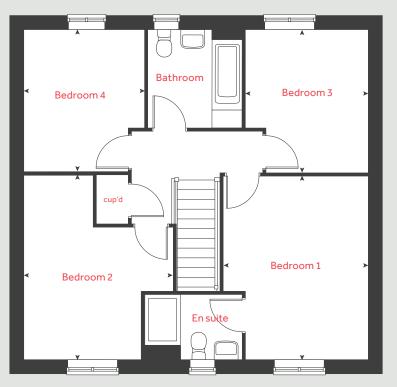


The Pembroke

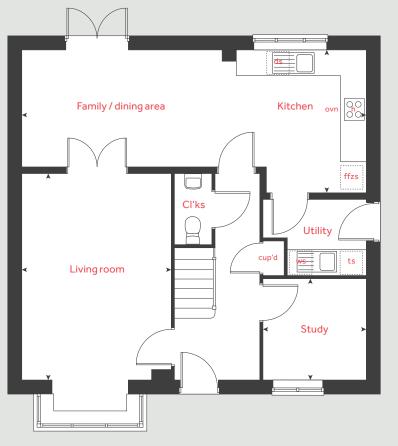
4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL29PQ | 01452 402751





Ground floor



The Pembroke

4 bedroom home

Ground f	loor	me	tres	feet / inches
Kitchen / d	dining / family area	8.07 x	3.36	26'6"×11'0"
Living roo	m	4.83 x	3.48	15'10"×11'5"
Study		2.40 x	2.35	7′11″×7′9″
First floo	r			
Bedroom	1	4.29 x 3	3.38	14'1"×11'1"
Bedroom	2	4.31×2	2.73	14'2"×9'0"
Bedroom	3	3.35 x 2	2.87	11'0"×9'5"
Bedroom	4	3.32 x 2	2.81	10'11"×9'3"
h	hob	ts		tumble dryer space
ovn	oven	ws	wasł	ning machine space
ffzs	fridge freezer space	cup'd		cupboard
ds	dishwasher space	∢ ≻		measuring points

The Pembroke | WTWIG |

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The Aslin

4 bedroom home

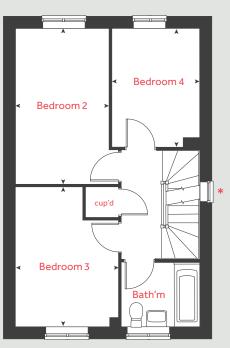
Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751



Second floor



First floor





The Aslin

4 bedroom home

Ground floor	metres	feet / inches			
Kitchen / dining area	4.78×2.80	15'8"×9'2"			
Living room	4.98 x 3.16	16' 4" × 10' 4"			
First floor					
Bedroom 2	4.19 x 2.52	13'9"×8'3"			
Bedroom 3	3.78×2.77	12′5″×9′1″			
Bedroom 4	3.19 x 2.37	10'6" × 7'9"			
Second floor					
Bedroom 1	4.29×3.88	14'1"×12'9"			
h	hob ds	dishwasher space			
ovn	oven cup'd	cupboard			
ffzs fridge freezer	space \prec 🕨	measuring points			

The Aslin | WTWIG |

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* Window applies to plot 318 only. Please see sales consultant for further details.



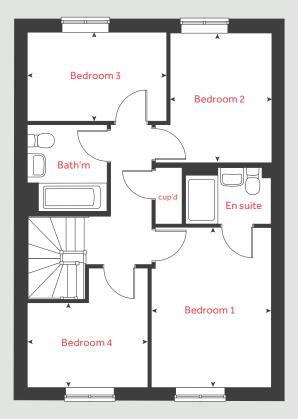


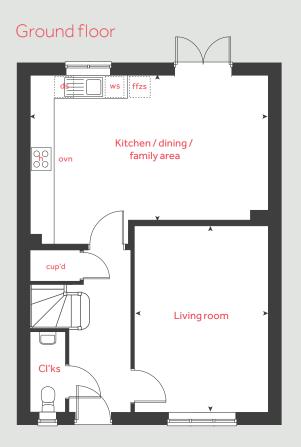
The Mylne

4 bedroom home

Twigworth Green Twigworth, Gloucestershire GL29PQ | 01452 402751







The Mylne

4 bedroom home

Ground Kitchen /	floor ' dining / family area		3.80	feet / inches 19' 9" × 12' 5'
Living roo	om	4.83 x 3	3.39	15'10" x 11'2
First flo	or			
Bedroon	n 1	3.97 x 2	.98	13'0"×9'8
Bedroon	n 2	3.20×2	.56	10'6" x 8'2
Bedroon	n 3	3.38×2	.18	11' 3" x 7' 2
Bedroon	n 4	3.09 × 2	.08	9'10"×6'10
	hob	WS	wasnii	ng machine space
ovn	oven	cup'd		cupboard
ffzs	fridge freezer space	< >		measuring points
ds	dishwasher space			

The Mylne | WTWIG |

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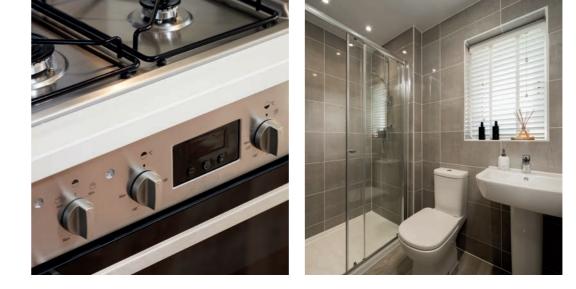




Specification

Twigworth Green Twigworth, Gloucestershire GL2 9PQ | 01452 402751





Twigworth Green

Twigworth

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Doors and Windows	3 bedroom	The Elmslie	The Becket	4 bedroom	The Aslin	The Mlyne	The Leverton	The Pembroke	The Knightley	The Cottingham	The Papworth
Front door with multi-point security locking system and security chain											-
PVCu double glazing to windows										•	
Double glazed PVCu French doors					•			-		•	•
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		•	-		•	•	•	•	-	•	•
General]				1			
White painted walls and smooth white ceilings											
TV point to lounge and family room (where applicable)			•		•	•	•	•	•	•	•
Master telephone socket to lounge and study where applicable			•		•	•	•	•	•	•	•
Ideal combi-boiler with Honeywell heating control and room thermostat(s)			•		-			-	•		
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)										•	•
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		•	-		•	-	•	-	-	•	•
Contemporary lantern to front door and wiring only to the rear door		•	•		-	•	•	-	•	-	•
Mains wired smoke detectors with battery back-up		•	•		-	•	•	-	•	-	•
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		•	-		-	•	•	•	•	-	•
Power and lighting to garage (where in curtilage of the plot)		•	•		-	•	•	-	•	•	•
Enclosed fenced rear garden, and garden gate (where applicable)		•	•		-	•	•	•	•	•	•
Electrical vehicle charging point		•	•		•	•	•	•	•	•	•
NHBC Buildmark cover		•	•		•	•	•	•	•	•	•
First two years' customer service support from Linden Homes		•	•		•	•	•	•	•	•	•

3 bedroom	The Elmslie	The Becket	4 bedroom	The Aslin	The Mlyne	The Leverton	The Pembroke	The Knightley	The Cottingham	The Papworth
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Kitchen

	Kitchen
• •	Symphony Koncept range kitchen with laminate worktop
• •	Stainless steel sink and drainer (single bowl) with chrome mixer tap
-	Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility
• •	Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood
	Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood
• •	White pendant light holder
• •	Fridge / freezer space
	Space for integrated dishwasher with plumbing and electrics
	Space for washing machine with plumbing and electrics in kitchen
	Space for washing machine with plumbing and electrics in utility
<u> </u>	Bathrooms and en suite(s)
• •	Ideal Standard contemporary white Tempo sanitary ware
	Ideal Standard close coupled WC to cloakroom
• •	Ideal Standard low profile shower tray with glass enclosure in en suite
• •	Handheld hair wash attachment in bathroom
• •	Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full- height to shower cubicle)
	White batten light holder
	Bedrooms

Bedrooms

Dressing area to bedroom 1

Fitted as standard - included in the property
* Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

When you have finished with this leaflet please recycle it.

Linden Homes, Cotswolds region

Cleeve Hall, Cheltenham Road, Bishops Cleeve, Cheltenham, Gloucestershire GI52 8GD. T: 01242 388502 Produced by the Vistry Group Design Studio. 130-TWIG DS06519 / 08.23

