

AUGUSTA & CASSIA

— CHEDWORTH —



# AUGUSTA & CASSIA, CHEDWORTH, CHELTENHAM, GL54 4NQ

Entrance hall • Sitting room • Dining room •  
Kitchen/ Family room • Study • Utility • 4 Double bedrooms  
2 En suite bathrooms • Family bathroom • Double garage  
Home office • Private parking • Terrace • Garden

## Two fabulous houses nestled down a quiet lane on the edge of the village

### Description

Augusta & Cassia are two fabulous Cotswold stone houses currently under construction, due to be completed towards the end of 2021. The houses, each of approximately 2,450 sqft, have been thoughtfully designed to provide practical contemporary living spaces combined with Cotswold charm and character. Finished to a very high spec, these substantial homes will offer generous proportions with bright and light rooms and rural views to the rear.

The developer has a reputation and track record for creating beautiful individual homes in The Cotswolds.

Outside the private driveway will offer ample parking, alongside a double garage with home office above of 408 sqft. Terracing to the rear will offer wonderful outdoor space for al fresco dining in the warmer months. The landscaped garden is to be predominantly laid to lawn with delightful views over the neighbouring countryside.

### Some of the detail and fixture and fittings will include:

- Range Master Cooker
- Integrated Neff Larder fridge and larder freezer
- Integrated Neff Dishwasher
- Integrated Neff Extractor
- Franke sink and hot water tap
- Handmade in frame kitchen
- Quartz worktops
- Flooring Downstairs to be Engineered Oak with underfloor heating
- Internal oak doors
- Gigaclear internet
- Oak frame staircase with glass panels
- Carpets on the first floor with the exception of bathrooms which are to be tiled
- TV points in all rooms.

## Location

Augusta & Cassia, currently under construction, are located on the outskirts of Chedworth, a stunning village in the heart of The Cotswolds. This thriving village community is home to a beautiful church, village hall, a popular gastro pub which is within walking distance, the highly-regarded St Andrews Church of England Primary School, a very handy and well stocked farm shop, and offers a wide range of clubs and societies.

Conveniently located, the property is close to both Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz, science and food festivals and, of course, horse racing.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools.

Sporting opportunities are abundant in the area with nearby golf courses in Cheltenham, Baunton, Shipton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.



*Cirencester 8 miles*

*Cheltenham 11 miles*

*Kemble Station 14 miles*

*(London Paddington 75 mins)*

*Swindon 24 miles*

*M4 (Junction 15) 26 miles*

All distances and times are approximate







**Sketch Plot 1 and 2**



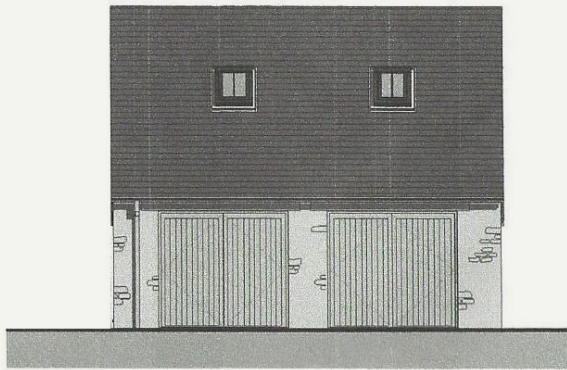
**Site sketch**

Rev		Date	Description
<b>PROJECT TITLE:</b> Umona, Fields Road, Chedworth, GL54 4NQ			
<b>DRAWING:</b> Sketch Perspectives			
SCALE @ A3:		DATE: Apr'19	DRAWN BY: CR
JOB NUMBER: 19-076		DRAWING NUMBER: PL55	REV: 

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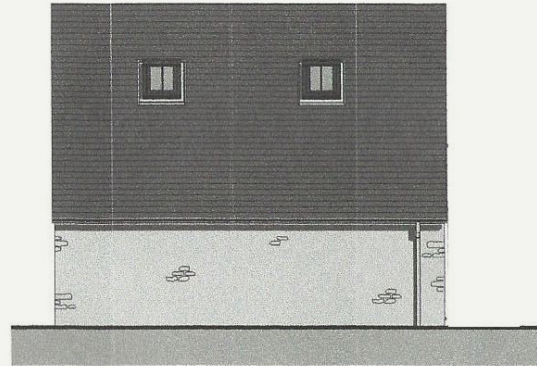






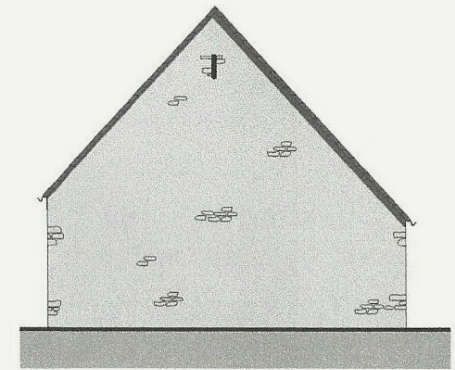
**Front Elevation**

1 : 100



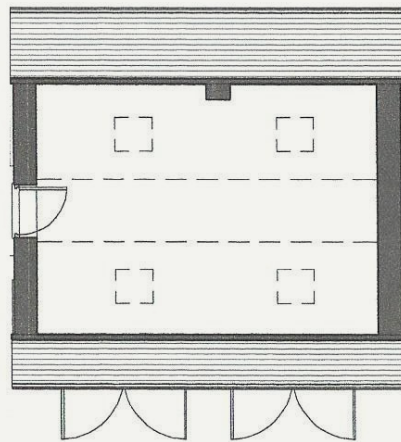
**Rear Elevation**

1 : 100



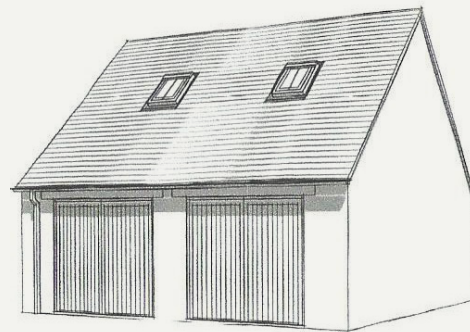
**Side 2 Elevation**

1 : 100

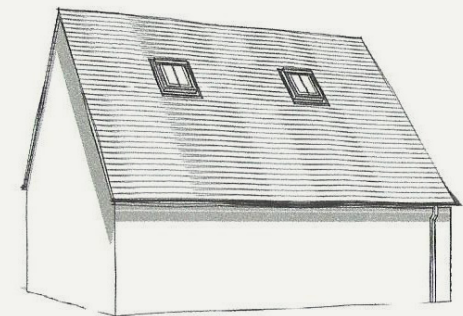


**First Floor Plan**

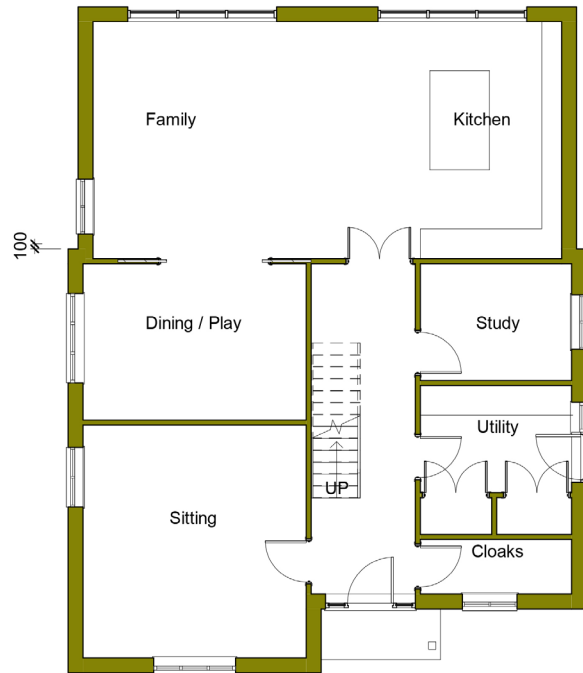
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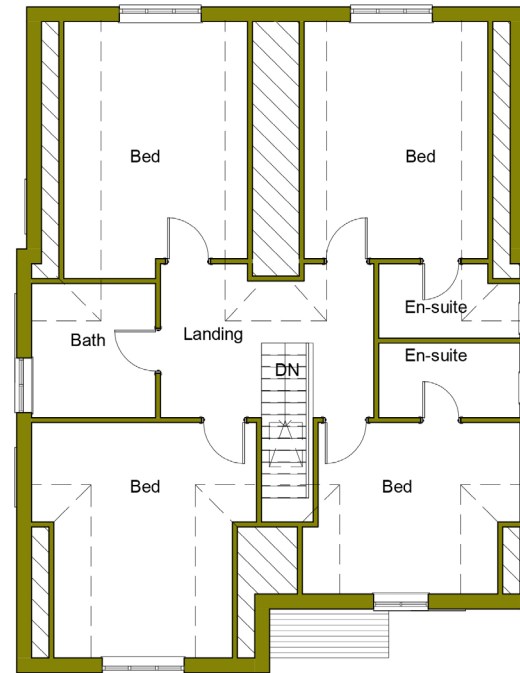
**Perspective of Entrance**



**Perspective of Rear**



**Ground Floor Plan - Plot 1**  
1 : 100



**First Floor Plan - Plot 1**  
1 : 100



**Finishes Schedule**

External Walls	- Natural stone
Windows	- Colour to be agreed
Doors	- Colour to be agreed
House Roof	- Tiles



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