



THE
CIDER PRESS

.....
A DEVELOPMENT OF
10 HIGH QUALITY COTSWOLD
VILLAGE HOMES

.....
CARTER'S FIELD LIMITED
.....

Coming Soon, Limited Availability, Registration of Interest Highly Recommended

New High Quality Cotswold Village Homes

Ashton Keynes

Ashton Keynes is an extremely popular village on the River Thames and offers a thriving community in the heart of the Cotswold Water Park. The village benefits from a friendly local shop, historic village pub and numerous sports clubs with excellent facilities, including cricket, tennis, youth football, badminton and table tennis.

You have direct access to the Cotswold Water Park, which has been awarded a grant to develop six circular cycle routes covering a combined distance of 150km.

The village primary school which celebrated its 150th year in 2021 was ranked 125th in the Sunday Times elite top 250 State Primary Schools in 2022, which, when you consider there are almost 17,000 state primary schools in England, is a significant achievement and puts it in the top 1% of all English primary schools

Cirencester, a lovely market town known as the Capital of the Cotswolds is 5 miles away and offers a diverse range of shops including the usual chain stores and many smaller, and often independently owned, stores.

Being close to the A419, which connects to the M4, Ashton Keynes is also well connected for work and business. A commuter railway station is 4.5 miles away in the village of Kemble.



Abi Williamson Photography

Sales Enquiries: cartersfieldltd@gmail.com

Telephone: 01793-763801

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The Cider Press

The site which enjoys a rich local heritage, where several generations ago, the Carter family would collect apples from neighbouring farms and orchards at harvest time to make cider, much to the delight of the villagers and local community.

The Cider Press had a large iron screw like a Caxton printing press and horsehair mats to filter the juice. During the early 1900's, thousands of gallons of cider came from this primitive press every year, with 200 sacks of apples pressed every day during the harvesting season.

Commencing in 2023, this new development of 10 high quality Cotswold village homes, traditionally built from brick and natural stone, offers a mixture of private and affordable housing options comprising:

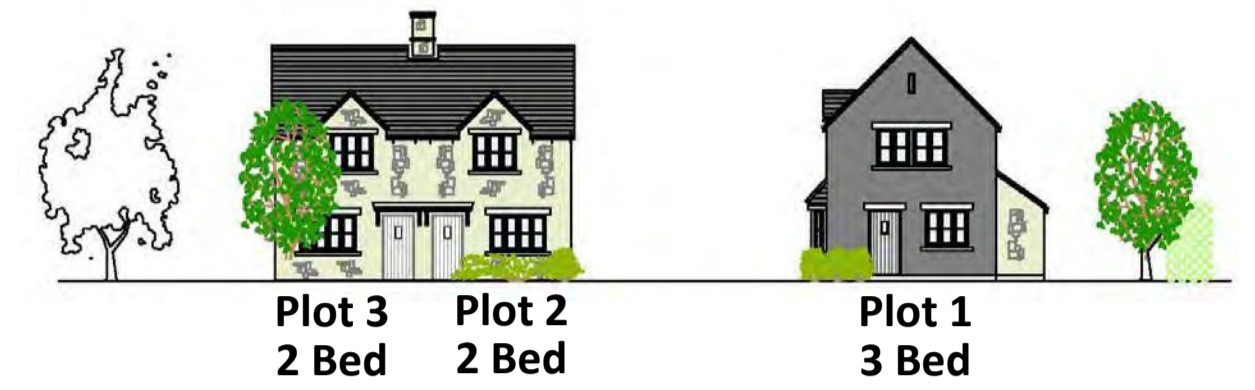


2	2 Bedroom Semi-Detached Houses (Whitehorse Housing Association)
2	3 Bedroom Semi-Detached Houses (Whitehorse Housing Association)
2	3 Bedroom Detached Houses (Private)
4	4 Bedroom Detached Houses (Private)

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Happy Land



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EXTERNAL

The Cider Press is served by an exclusive private road

Plot 1 (16 Happy Land) Handmade red brick with natural stone features, natural slate roof, triple glazed timber windows with stone heads and cills

Plot 6 (3 The Cider Press) Handmade red brick, natural slate roof, triple glazed timber windows with stone heads and cills

Plot 7, 8, 9, 10 (4, 5, 7 & 6 The Cider Press) Natural stone, natural slate roof, triple glazed timber windows with stone heads and cills

All homes aim to achieve an EPC "A" rating for optimum energy efficiency

All homes include paving and patio area, close boarded fence between plots (Plot 1 garden is enclosed by a masonry wall)

All homes have timber clad car barns with permeable paved parking and electrical supply to enable installation of electric vehicle charging point by home owner

Gardens are laid to lawn

INTERNAL

All homes have fully fitted kitchens, choice of colour subject to build phase, electric oven, hob and extractor. Integrated fridge/freezer and dishwasher, under-unit lighting. Upgrades to appliances are available, subject to build phase. Quartz worktops with a choice of colour, subject to build phase

Heating by Grant UK Air Source Heat Pump. All homes have underfloor heating on ground floor, radiators on first floor with touch screen heating system control panel

Bathrooms and Cloakrooms fitted with Roca sanitary ware and polished chrome fittings. All WCs back to wall, concealed cisterns, ceramic tiling to walls, Luxury Vinyl Tile (LVT) flooring in bathroom and en-suites

Electrical downlights in kitchens and bathrooms, ample sockets and data points. Faceplates can be upgraded subject to build phase

All walls are plaster skimmed with white ceilings and a choice from three trade colours. All woodwork is painted in satinwood finish

Joinery - Architrave moulded 79mm skirting moulded 144mm. All doors are Howdens Dordogne smooth with chrome furniture. Fitted wardrobes and softwood painted stairs

Floor coverings – Hard flooring on the ground floor and bathrooms, with carpeted bedrooms, landing and stairs.

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FOR FURTHER INFORMATION
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