



Plot 12, 8 Arlingham Way

Newnham On Severn, GL14 1FB

£385,000



Plot 12 enjoys an enviable and premium position at Severnbank, with a generous sized garden and beautiful countryside views. Properties of this type are a rare find!

There is no shortage of natural light in the spacious Hardy where sliding doors span the width of the back of the house, creating a seamless transition from indoor to outdoor open plan living. This design creates an environment that is perfect for entertaining friends and family, bringing the outdoors in. There is underfloor heating to the ground floor and both first floor bathrooms. This semi-detached three-bedroom property presents generous living spaces, and the open plan contemporary design is ideal for a modern lifestyle. Fitted, mirrored wardrobes with sliding doors maximise the use of storage and make already spacious rooms feel even lighter and bigger.

Viewing is a must to appreciate the stunning setting of these well-designed family homes on an exceptionally landscaped development.



The Freeman Homes Signature Specification:

Our signature specification means that you will also enjoy abundant built-in storage, plenty of natural light and the highest quality finishes. Each home has well thought-out outdoor space for relaxation and entertaining. We've combined meticulous attention to detail with premium branded appliances, technologies and products that are stylish, efficient, low-maintenance, and reduce house running costs and carbon outlay. We've partnered with suppliers to curate the Freeman Homes Signature Specification as a luxury standard earning us an enviable reputation. Underfloor heating, built-in wardrobes, integrated NEFF kitchen appliances, Villeroy & Boch bathroom sanitaryware, Porcelanosa tiles plus flooring included throughout are just some of the features, fixtures and fittings included throughout our homes.

Plot 12 Specification:

- Amtico Nordic Oak Hard flooring to the entire ground floor - perfect for pets and ease of maintaining
- Choice of kitchen cabinets and worktops add to the light and spacious area. Beautiful colour combination of Symphony Porcelain worktops and premium laminate worktops in Grey Terrazzo
- Neff built-in Double Oven
- Neff Ceramic Hob with 4-zone touch control
- Built-in Montpellier Fridge Freezer
- Montpellier integrated Dishwasher
- Hotpoint integrated Washer Dryer

Approached via front door into:

Entrance Hallway:

Doors to cloakroom and kitchen/living area.

Cloakroom

Kitchen/Dining Area:

18'4" x 16'0" (5.6m x 4.9m)

Storage cupboard, stairs to first floor.

Living Area:

19'4" x 11'1" (5.9m x 3.4m)

Sliding doors opening to rear garden.

First Floor Landing:

Doors to all bedrooms and bathroom, storage cupboard.

Bedroom One:

12'5" x 11'5" (3.8m x 3.5m)

Fitted wardrobes, door to en-suite.

En-Suite

Bedroom Two:

11'9" x 9'2" (3.6m x 2.8m)

Fitted wardrobes.

Bedroom Three:

9'10" x 7'10" (3.00m x 2.40m)

Bathroom

About Severnbank, Newnham on Severn:

Severnbank is a collection of detached and semi-detached homes, situated on the edge of Newnham on Severn. Architecturally, they have been designed to provide a sensitive blend of traditional and contemporary styles. Inside each home you will find spacious bedrooms, a contemporary kitchen and practical, generous living spaces ideal for flexible family living. We include many luxury features in our homes as standard, including integrated NEFF kitchen appliances.

It is often difficult to find out what is happening in a new community, so we have compiled a list of everything that you can enjoy whilst living in your new home in Newnham-on-Severn.

For general community spots, Newnham Community Library, the Saturday Community Café and Newnham Club are perfect for everyone and offer plenty of events and activities to suit all ages. If you are wanting to meet like-minded people, Newnham offers up lots of opportunities to do so with the Garden Club, Film Club, Newnham WI, the Royal British Legion, the Friendship Club and Church communities. The Pilates, Low-Impact Zumba, Clay Hill Potters, and numerous games clubs mean that there will always be a new skill to learn! There are also plenty of activities for the children and grandchildren: Rainbows, Brownies, and Guides; Singing, Dancing and Acting classes; Junior and Adult Archery; Rugby Rockets, and after school clubs. To keep up with all of the latest news and activities, The Fifteen Bells monthly parish magazine is the perfect guide for everyone living in Newnham-on-Severn.

For transport, Newnham Private Hire is a taxi service primarily used for over 55s, and there is a bus stop just 5 minutes' walk from Severnbank that goes between Coleford and Gloucester. There is also a specific shopping bus that leaves Newnham for Cinderford at 9:30am on Fridays, returning at 12:30. Severnbank offers excellent transport links via the A48 and amenities to suit every lifestyle in close proximity.

Severnbank Wildlife:

Beautiful green open spaces, ecology flora and fauna landscaping, and wildlife-friendly features support both nature and the community at Severnbank:

- Extensive and landscaped green open space, hedgerows, planting, and wetlands connect Severnbank with the surrounding area
- We've planted 320 trees, 2,573 native plants, 8,152 shrubs, 1,785 wetland marginal plants, 1,852m² of wildflower, 7,910m² Tussock grasses and 1,638m² of species-rich wetland seeding
- Hedgehog-friendly fencing allows hedgehogs to roam freely in search of food and mates.
- Hedgehog houses provide shelter and somewhere to nest.
- Our planting is designed to create future flight paths for wildlife, especially bats that use tree lines and the tree canopy as corridors to commute from one area to another.
- Bird boxes provide a home for nesting birds and their fledglings. Bat boxes provide a place for bats to roost.

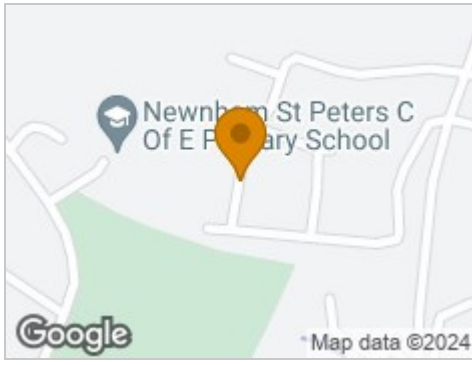
Did you know that a new build home uses 64% less energy than older properties, cutting the average energy bill by £183 a month*

*Figures from the recent Watt a Save report from HBF (Home Builders Federation)

**Development service charge approx. £250 pa



Road Map



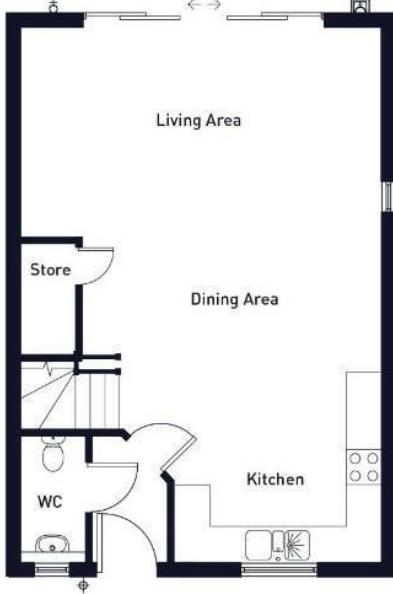
Hybrid Map



Terrain Map



Floor Plan



Ground floor

Kitchen/dining area
5.6m x 4.9m 18'4" x 16'1"

Living area
5.9m x 3.4m 19'4" x 11'2"



First floor

Bedroom 1
3.8m x 3.5m 12'5" x 11'5"

Bedroom 2
3.6m x 2.8m 11'8" x 9'2"

Bedroom 3
3m x 2.4m 9'8" x 7'9"

TOTAL AREA
120.78 sqm / 1,300.06 sqft

SINGLE GARAGE
17.98 sqm / 193.5 sqft

Exterior Socket
Light
Tap

FreemanHomes

The Hardy

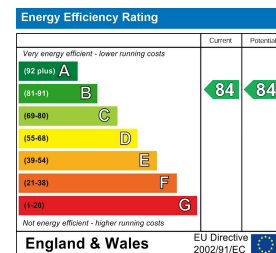
3 BEDROOM
PLOT 12

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be mirrored on individual plots.

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.