



Plot 16, 18 Arlingham Way

Newnham On Severn, GL14 1FB

£550,000



This generously proportioned, four-bedroom property boasts a wealth of well-planned space, the design incorporates both open-plan and traditionally divided living spaces, to create a modern yet practical layout for busy lives.

A sleek, modern, well-designed kitchen is finished off with quartz worktops which incorporates a stylish breakfast bar as well as providing space for a dining table. Includes NEFF double oven with microwave feature, NEFF integrated dishwasher, large NEFF induction hob and an integrated fridge freezer. A separate utility room has direct access into the garden - perfect for muddy boots and paws. A large living room enjoys French doors onto a back garden, designed for maximum sunshine with private rear access and a single garage. A light and airy study at the front of the property provides the ideal work-from-home space. The spacious landing gives way to four double-bedrooms, three that feature fitted wardrobes with sliding doors. There is underfloor heating to the ground floor and both first floor bathrooms. Large, private lawned garden with patio spanning the width of the house, leading to a single garage with personnel door and private parking.

Viewing is a must to appreciate the stunning setting of this substantial family home.



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 16 Specification:

- Amtico Nordic Oak Hard flooring to kitchen, dining room and utility.
- Beautiful colour combination of Symphony Woodbury cabinets in White Gloss and Quartz worktop in Stellar Grey.
- Neff built-in Double Oven
- Neff Electric Induction Hob with 5-zones
- Built-in Montpellier Fridge Freezer
- Neff integrated Dishwasher

Approached via front door into:

Entrance Hallway:

Storage cupboard, doors to kitchen/dining room, living room, study and cloakroom, stairs to first floor.

Living Room:

16'4" x 12'5" (5.0m x 3.8m)

Doors to rear garden.

Kitchen/Dining Room:

24'7" x 13'1" (7.5m x 4.0m)

Door to utility room.

Utility Room:

6'10" x 6'6" (2.1m x 2.0m)

Door to rear garden.

Study:

12'5" x 7'6" (3.8m x 2.3m)

Cloakroom

First Floor Landing:

Doors to all bedrooms and bathroom, airing cupboard, storage cupboard.

Bedroom One:

12'5" x 10'5" (3.8m x 3.2m)

Fitted wardrobes, door to en-suite.

En-Suite

Bedroom Two:

12'1" x 9'10" (3.7m x 3.0m)

Fitted wardrobes, storage cupboard.

Bedroom Three:

9'10" x 9'10" (3.0m x 3.0m)

Fitted wardrobes.

Bedroom Four:

11'1" x 8'10" (3.4m x 2.7m)

Bathroom

Freeman Homes' sustainable, energy-efficient living:

Our commitment to the environment, sustainability and being a business with purpose is built into the fabric of who we are and what we do. We build beautiful homes that you love and that save you money, whilst boosting the natural environment too. Our fabric-first approach to design maximises energy performance and our timber frame construction method provides the lowest CO2 cost of commercially available building materials.

According to the "Watt a Save" report from the Home Builders Federation (HBF), buyers of a new build house (average B-Grade EPC) will save £3,100 per year in energy bills.

Our developments create homes for people and nature, boosting biodiversity and supporting the national Dark Skies Policy.

About Severnbank, Newnham on Severn:

Severnbank is a collection of detached and semi-detached homes, situated on the edge of Newnham on Severn, a Fairtrade town since 2007. 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:

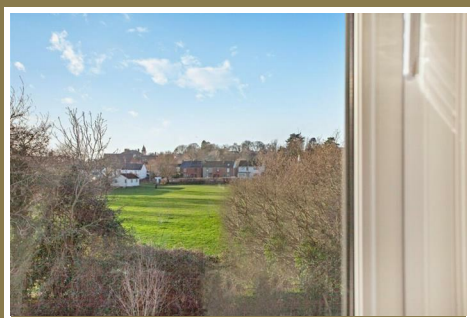
- Extensive and landscaped green open space, hedgerows, planting, and wetlands connect Severnbank with the surrounding area
- We've planted 320 trees, 2,573 native plants, 8,152 shrubs, 1,785 wetland marginal plants, 1,852m² of wildflower, 7,910m² Tussock grasses and 1,638m² of species-rich wetland seeding
- 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*

*The photos included in this listing are indicative of Freeman Homes internal specification. A range of options are available, subject to build stage.

*Development service charge approx. £250 pa

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



Road Map



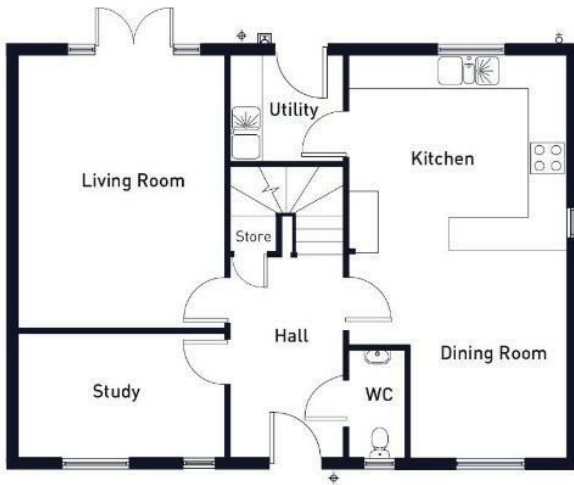
Hybrid Map



Terrain Map



Floor Plan



Ground floor

Kitchen/dining room
7.5m x 4m 24'6" x 13'1"

Living room
5m x 3.8m 16'4" x 12'5"

Study
3.8m x 2.3m 12'5" x 7'5"

Utility
2.1m x 2m 6'8" x 6'5"

TOTAL AREA

168.48 sqm / 1,813.5 sqft

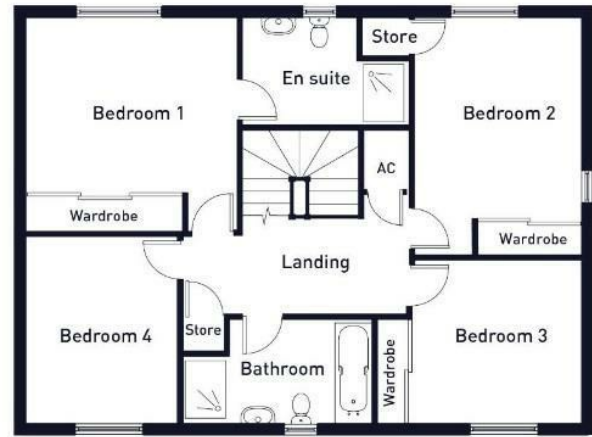


SINGLE GARAGE

17.98 sqm / 193.5 sqft



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.



First floor

Bedroom 1
3.2m x 3.8m 10'5" x 12'5"

Bedroom 2
3.7m x 3m 12'1" x 9'8"

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

Bedroom 4
3.4m x 2.7m 11'2" x 8'9"

FreemanHomes

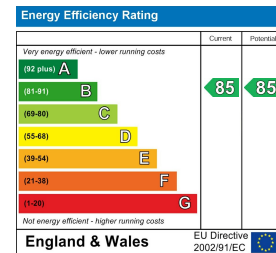
The Steinbeck

4 BEDROOM DETACHED
PLOT 16

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.