



11, Cliffe Orchard Drive , Newnham on Severn, GL14 1EZ

£525,000



The Christie presents the perfect mix of open plan living and thoughtfully designed, individual rooms.

The open plan kitchen, dining and living area lends itself to entertaining friends and family in a sociable environment; and the separate garden room is the ideal place to enjoy reading in the warmth of the sun, with French doors that open up onto a patio. At the front of the property an individual room could be used as a study, a dedicated space for a hobby or additional bedroom. Throughout the property, doors and windows have been positioned to maximise the flow of natural light. Upstairs, bedrooms one and two benefit from fitted wardrobes with sliding doors. Additional storage cupboards ensure you won't be short of space. The master bedroom features a convenient Jack and Jill bathroom / en-suite. Bedroom two features its own en-suite.

This property has been designed to be a home for life and is readily adaptable for the future, as your lifestyle changes.



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 24 Specification:

- Beautiful colour combination of Symphony Plaza cabinets in Porcelain, Satin Nickel Grooved Bow Handles and Premium Laminate Worktop in Chalet Oak
- Porcelanosa floor tiles in Park Blanco
- NEFF built-in Double Oven
- NEFF Ceramic Hob with 4-zone touch control
- Built-in Montpellier Fridge Freezer
- NEFF integrated Dishwasher

Entrance Hallway:

Doors to living/dining room, kitchen, shower room & study/bedroom 4, stairs to first floor, storage cupboard.

Living/Dining Room:

24'7" x 11'9" (7.5m x 3.6m)

Doors to garden room.

Garden Room:

11'9" x 10'2" (3.6m x 3.1m)

Kitchen:

15'1" x 10'2" (4.6m x 3.1m)

Opening to dining room.

Study/Bedroom Four:

9'10" x 9'2" (3.0m x 2.8m)

First Floor Landing:

Doors to bedrooms & bathroom, airing cupboard, store room.

Bedroom One:

13'1" x 12'9" (4.0m x 3.9m)

Fitted wardrobes, door to bathroom/en-suite.

Bedroom Two:

10'9" x 9'2" (3.3m x 2.8m)

Fitted wardrobes, storage cupboard, door to en-suite.

En-Suite

Bedroom Three:

9'2" x 7'2" (2.8m x 2.2m)

Bathroom/En-Suite to Bedroom One

About Watersmeet, Newnham On Severn:

Watersmeet is an exclusive development of only 12 properties that have been designed to offer both luxury and practicality within a private and secure community of like-minded friends, 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 have carefully considered the design and features of these homes to maximise space, include plenty of storage and to support your wellbeing, both now and in the future. Each of our homes exhibit generously-sized rooms and a luxury specification throughout to provide you with the ultimate comfort and convenience.

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 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.

*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



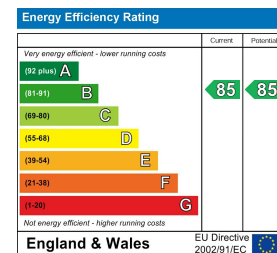
Floor Plan



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.