



The Hartpury, Upton's Garden, Whitminster, GL2 7LP
£630,000



The Hartpury, Upton's Garden, Whitminster, GL2 7LP

- STAMP DUTY CONTRIBUTION - Plot 3 The Hartpury measuring 1,542sq ft
- Three double bedrooms and one single bedroom
- Open plan kitchen and sun lounge finished to a high specification
- Additional living room and dining room
- Utility room and cloakroom
- Enclosed rear garden and double garage
- Added features creating a zero carbon home
- Predicted EPC rating A96
- Council tax band TBC upon completion
- Energy efficient zero carbon home

£630,000



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Accommodation

Upon entry to the property you are met by a light and airy entrance hall giving access to living room, kitchen, dining room, cloakroom, two storage cupboards and stairs rising to the first floor. The kitchen/sun lounge has an upgraded Porcelain worktop with a range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer, dual eye-level oven and combination microwave, fridge/freezer and five ring induction hob. The property benefits from two reception rooms, a dining room and living room, as well as a handy utility room and cloakroom. On the first floor, there are three double bedrooms, principal with en-suite shower room, a single bedroom and a family bathroom.

Kitchen Specification

Across all of the properties, the kitchen has been designed to become the heart of the home. Plot 3, The Hartpury benefits from the following:

- Bespoke Kitchens by Peter Clinch with soft close cabinetry
- Upgraded porcelain worktop
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Neff single multi-function oven with secondary oven with combination microwave (check with sales consultant for homes applicable)
- Upgraded Neff 5 zone induction hob
- Neff integrated dishwasher
- Integrated 50/50 fridge and freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

*There may be additional charges applicable.

Bathroom and En-Suite Specification

The specification for the wash rooms within the property are as follows:

- Villeroy & Boch sanitaryware
- Hansgrohe tapware
- Hansgrohe jet rain shower with handset to bathroom and en-suites with bathscreen (where applicable)
- Ceramic Porcelanosa wall tiles
- Ceramic flooring to bathroom and en-suites
- Curved chrome towel radiator in bathrooms and en-suites
- Illuminated bathroom mirror with shaver socket, light and demist function (check with Sales Consultant)
- Optional vanity units*

*There may be additional charges applicable.

Internal Finish

The properties are beautifully finished and offer a great space for the ever growing family. The internal space is completed with the following:

- Premdor one panel doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in matt white
- Smooth ceilings in matt white
- Principal bedroom with sliding wardrobe (check with Sales Consultant)
- Optional additional sliding wardrobes in other bedrooms



(check with Sales Consultant for rooms applicable)

- Flooring included throughout

*There may be additional charges applicable.

External Finish

As well as a garden and off-road parking, externally the property benefits from the following:

- Quality facing external finishes including brick and cladding
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking
- Chrome heritage brass door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable)
- Power and light to garage (check with Sales Consultant for homes applicable)

Electrical Features

To create the ideal modern family home, the electrical finishes are as follows:

- Telephone points on each floor with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and en-suites
- Lantern front door light/porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs

Zero Carbon Home Features

Newland Homes have an aim to encourage home owners to live both stylishly and sustainably. The new properties within the Upton's Garden development benefits

from creating as much prime energy as they need. In order to do so, Newland Homes have incorporated additional features throughout to boost the efficiency, the predicted EPCs are 'A' rated with some homes even achieving scores exceeding this top rating. The climate considerate features include:

- Air source heat pumps as standard, rather than gas boilers
- Double glazed windows and doors with energy efficient glazing
- Dual flush toilets and water saving aerated taps, which use less water but maintain pressure
- High performance insulation to roof, ground floor and external walls
- Solar PV panels to assist with electricity production
- Electrical vehicle charging points
- Eco bins integrated within the kitchen to encourage recycling
- Rain water butts and composters included where possible
- Hedgehog highways
- RHS approved bee friendly planting schemes across the site
- Work from home spaces and fibre broadband designed into the home
- Optional battery for electricity storage

Location

The village of Whitminster has a range of local amenities which includes a Primary School, village shop, village hall and Garden Centre. There are plenty of places to eat, including The Whitminster Inn offers a selection of Chinese, English and Indian cuisine, 'Krate Village' and The Old Forge Inn and The Fromebridge Mill. Whitminster playing fields offers a number of recreational team games, there is a children's play area and skate ramp. Junction 13 of the M5 motorway is close by, providing easy and convenient access to Gloucester, Cheltenham and Bristol.

Newland Homes

Newland Homes began designing and building properties in 1991. As a developer they endeavour to deliver the highest possible standards in design, build quality and service for their home owners. They pride themselves on applying innovation to the way they choose their hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability. In 2024, Newland Homes were proud to have completed the milestone of their 100th zero carbon home at White Poplars in



Malmesbury. As standard, what you can expect from Newland Homes is outlined below:

- Close contact throughout your home buying journey
- A personal demonstration of your new home
- A smooth handover to our Customer Care team
- Help before, during and after move in day
- A full two year Newland Homes warranty
- 10 year New Homes warranty

* All information has been collected from www.newlandhomes.co.uk and is accurate as of 21st July 2025.

Material Information

Tenure: Freehold.

There will be a 10 year LABC warranty to commence upon completion.

The property is unregistered.

There will be an annual service charge of £579.20 per year paid to Meadfleet Open Space Management who will own the land and be responsible for services such as grass/hedge cutting, repair/maintenance of the private road, pest control, public liability insurance etc. Please enquire for more details.

Council tax band: TBC upon completion - new build.

Local authority and rates: TBC upon completion - new build.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

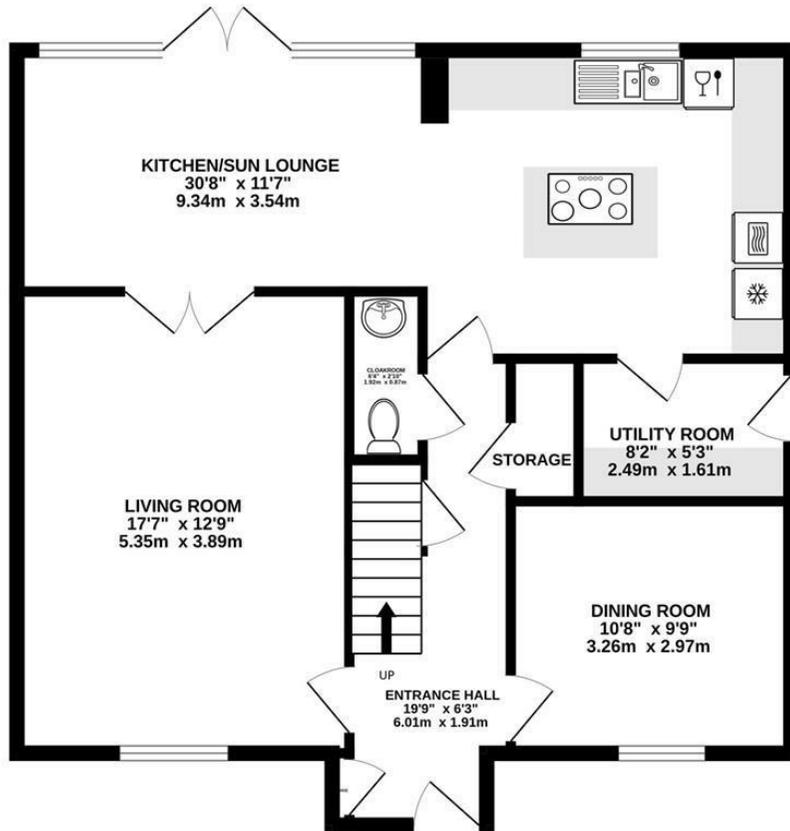
Heating: Air Source Heat Pump. The ground floor is underfloor heating throughout and the first floor has radiators and heated towel rails.

Broadband speed: TBC upon completion - new build.

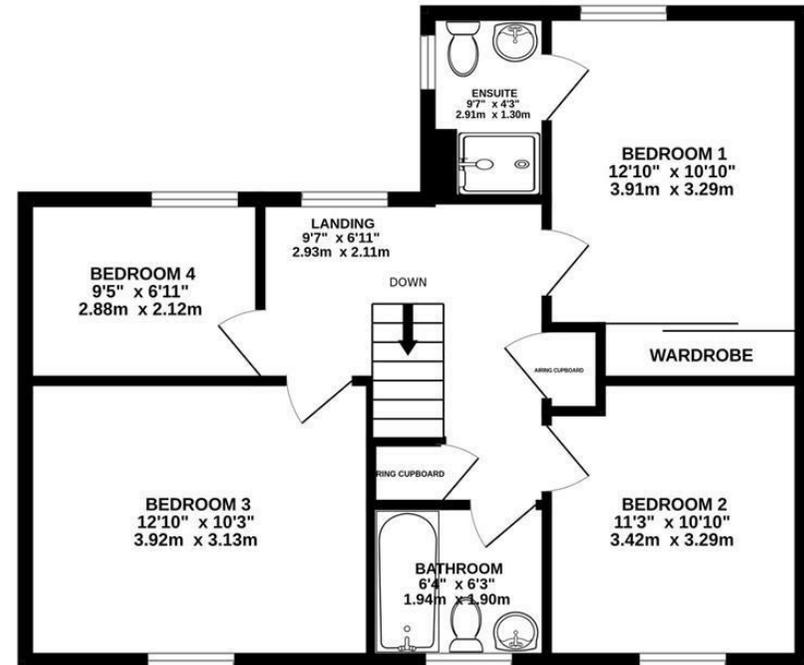
Mobile phone coverage: TBC upon completion - new build.



GROUND FLOOR



1ST FLOOR



Regent House, 1 Bath Road, Stonehouse, GL10 2JD | Tel: 01453 827640 | Email: stonehouse@naylorpowell.com | www.naylorpowell.com

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

