



**HORIZONS**  
BISHOPS CLEEVE



# 1880

## A year of firsts

**1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.**

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



### 1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.

## Kendrick Homes

### A passion from start to finish

**FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.**

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.



# Not just new homes





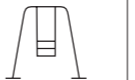

**WHEN WE BUILD A NEW HOME, WE ENDEAVOUR TO ENRICH THE ENVIRONMENT AROUND US. THAT'S WHY WE'RE PROVIDING BISHOPS CLEEVE WITH OVER £240,000 FOR INFRASTRUCTURE PROJECTS, SUCH AS SCHOOLS, PLAY AREAS, SPORTS FACILITIES AND RECYCLING SERVICES.**

This includes contributing to local primary and secondary schools, indoor and outdoor sports facilities plus investment in refuse and recycling programmes. We aim to foster growth in the local community, while helping to provide the best possible of life for everyone in the area.



## A sustainable future for all

We take our sustainability commitment seriously, and are continually looking for ways to reduce our impact on the environment. As well as making our homes as energy-efficient as possible, we carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.

 <b>£94,000</b> PRIMARY EDUCATION CONTRIBUTION	 <b>£75,000</b> SECONDARY EDUCATION CONTRIBUTION	 <b>£45,000</b> OUTDOOR SPORTS CONTRIBUTION
 <b>£11,000</b> INDOOR SPORTS CONTRIBUTION	 <b>£20,000</b> PLAY AREAS CONTRIBUTION	 <b>£1,500</b> REFUSE & RECYCLING CONTRIBUTION



**WE HELP NATURE GROW EVERY TIME WE BUILD. AT BISHOPS CLEEVE, WE'RE DEDICATING 260 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**



# Gloucestershire

**GLOUCESTERSHIRE BOASTS SOME OF THE MOST BEAUTIFUL COUNTRYSIDE IN ENGLAND. THE MAJORITY OF THE COTSWOLDS LIES WITHIN ITS BOUNDARIES, AS DOES THE ANCIENT FOREST OF DEAN AND THE STUNNING WYE VALLEY.**

With picturesque views and scenic countryside settings at every turn Gloucestershire is famous for the many beautiful Cotswold towns and villages, with their distinctive honey-coloured stone, such as Bourton-on-the-Water, Stow-on-the-Wold, Tewkesbury and The Slaughters. Take a glimpse at regency high life in Cheltenham or sample local produce at a Farmers' market in a medieval market square to enjoy the variety of attractions that the county has to offer, not forgetting horse racing over jumps and cheese rolling down hills.

The cathedral city of Gloucester is rich with history dating back to Roman times and also notable as Britain's most inland port. The Victorian dock buildings have been restored and developed into a destination centre with designer shops, cosy cafes and fascinating museums. However, the jewel in the crown is the magnificent gothic cathedral, site of Henry III's coronation, the final resting place of Edward II and location for scenes in the Harry Potter films.

## Bishops Cleeve

**BISHOPS CLEEVE IS A LARGE VILLAGE IN GLOUCESTERSHIRE JUST NORTH OF CHELTENHAM AND LIES AT THE FOOT OF CLEEVE HILL, THE HIGHEST POINT IN THE COTSWOLDS.**

The name derives from the 9th Century when a monastery and surrounding land at the foot of what is now named Cleeve Hill was given to the Bishop of Worcester, and the village became the Bishop's Cliffe. The village benefits from an excellent range of facilities on your doorstep but there are additional attractions and amenities just a few miles away in Cheltenham plus beautiful countryside all round.

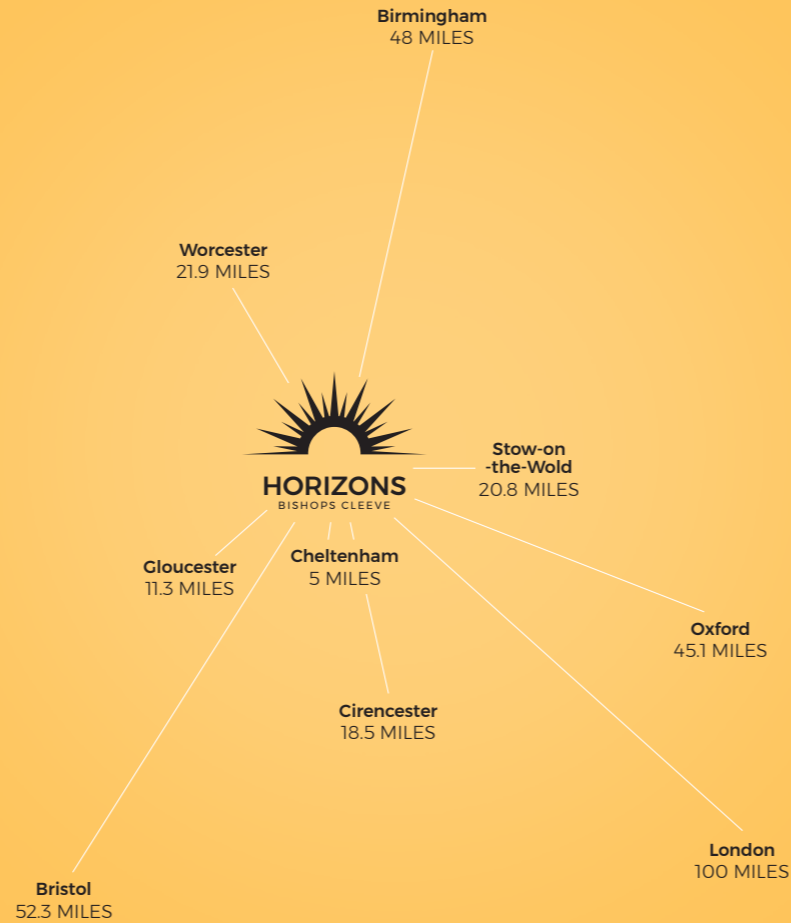




# Stay connected

Horizons gives you the best of all worlds, with the charm of the village and sophistication of nearby Cheltenham both on the edge of beautiful countryside, and direct links to the region's major centres. Thanks to the nearby M5, just 10 minutes by car, Gloucester, Bristol, Worcester and Birmingham are all within easy reach.

The closest train station is Cheltenham Spa, located on the Bristol-Birmingham main line and should you want to travel to the bright lights of London there is a direct service to London Paddington. Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



## Welcome to Horizons

The Horizons development is a stunning collection of 3 and 4-bedroom homes in the thriving village of Bishops Cleeve just a few miles north of Cheltenham. Located at the foot of Cleeve Hill, Horizons is positioned near to some fantastic local amenities with everything you need for modern living close at hand.

Each of these homes have been carefully designed to complement the natural beauty of the area. They've also been built to the Kendrick Finish, meaning you can expect high quality features and finishes throughout.



- The Minella - 3 bedroom home
- The Coneygree - 3 bedroom home
- The Denman - 3 bedroom home
- The Windermere - 4 bedroom home
- The Imperial - 4 bedroom home

# The Minella

3 bedroom home ~ plots 14 & 19 (detached)



Ground floor



First floor

NB. No window to plot 19

## Ground floor

- Lounge**  
4488 x 3450mm (14'9" x 11'4")
- Dining**  
3446 x 3118mm (11'4" x 10'3")
- Kitchen**  
3118 x 3050mm (10'3" x 10')
- Study**  
3450 x 2140mm (11'4" x 7')
- Utility**  
2160 x 2103mm (7'1" x 6'11")
- Cloak Room**  
1770 x 1120mm (5'10" x 3'8")

## First floor

- Master Suite**  
4928 x 3060mm (16'2" x 10'1")
- Ensuite**  
2960 x 1700mm (9'9" x 5'7")
- Bedroom 2**  
3854 x 2960mm (12'8" x 9'9")
- Bedroom 3**  
3854 x 2756mm (12'8" x 9'1")
- Bathroom**  
2647 x 1700mm (8'8" x 5'7")

**1304 sq.ft.**

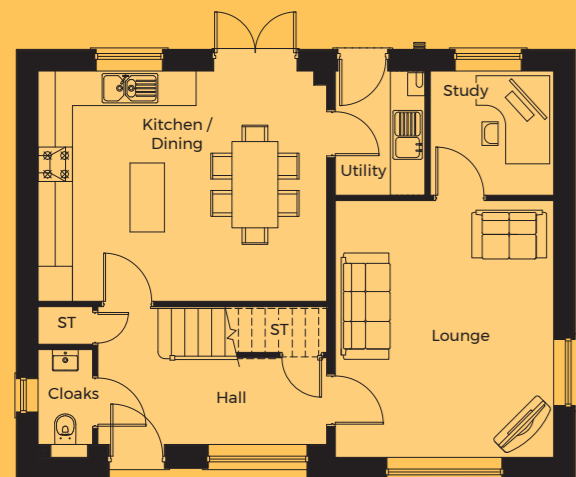
## Perfect family living

Welcoming, light and fantastically laid out - the Minella is ready for couples and growing families. The hallway, with handy storage cupboard, leads into the impressive kitchen diner with windows to the front and rear. Double doors lead off to the large lounge, with study/cosy room just off there. Upstairs there are three bedrooms, again with plenty of storage. The master suite is something to behold, two double wardrobes, plenty of space for additional furniture and balcony doors opening for more light. Plots 14 and 19 include a single garage and parking.



# The Coneygree

3 bedroom home ~ plots 2 & 3 (semi-detached), plots 5 & 10 (detached)



Ground floor

NB. No window to plot 5



First floor

## Ground floor

**Lounge**  
4468 x 3800mm (14'8" x 12'6")  
**Kitchen / Dining**  
5021 x 4007mm (16'6" x 13'2")  
**Study**  
2160 x 2147mm (7'1" x 7'1")  
**Utility**  
2160 x 1560mm (7'1" x 5'1")  
**Cloak Room**  
1874 x 950mm (6'2" x 3'1")

## First floor

**Master Suite**  
4007 x 3110mm (13'2" x 10'3")  
**Ensuite**  
3301 x 1545mm (10'10" x 5'1")  
**Bedroom 2**  
3320 x 2925mm (10'11" x 9'7")  
**Bedroom 3**  
3060 x 2870mm (10'1" x 9'")  
**Bathroom**  
2886 x 2346mm (9'6" x 7'8")  
**Study Space**  
2455 x 1599mm (8'1" x 5'3")

1309 sq.ft.

## Beautifully proportioned

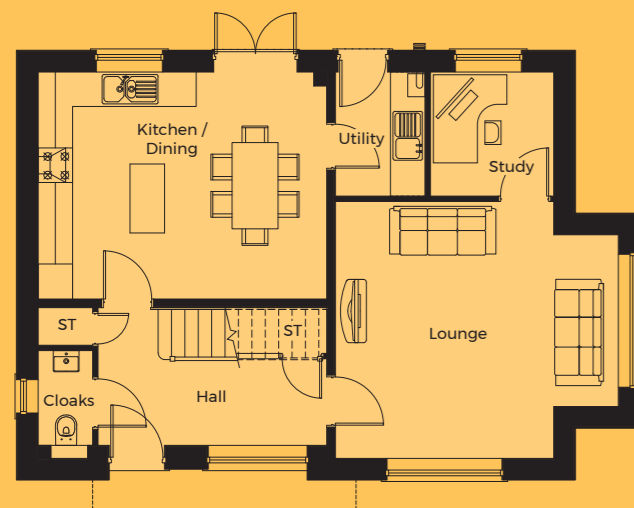
A house ready for work, rest and play. The layout allows plenty of get-togethers, but also includes many cosy spaces to read, work or have a bit of quiet time. An impressive well-lit hallway, leads to either the lounge (with a door off for the study) or the kitchen/dining room. We've maximised usable space upstairs with storage and the inclusion of a Kendrick homes hub on the landing - a great additional WFH space. Two double bedrooms and the master suite, with walk through wardrobes and large ensuite, finish of this beautiful home. Plots 2, 3, 5 and 10 include a single garage with parking.





# The Denman

3 bedroom home ~ plot 1 (detached)



Ground floor



First floor

## Ground floor

**Lounge**  
4925 x 4468mm (16'2" x 21'1")

**Kitchen / Dining**  
5021 x 3940mm (16'6" x 12'11")

**Study**  
2160 x 2147mm (7'1" x 7'1")

**Utility**  
2160 x 1560mm (7'1" x 5'1")

**Cloak Room**  
1649 x 950mm (5'5" x 3'1")

## First floor

**Master Suite**  
4007 x 3110mm (13'2" x 10'3")

**Ensuite**  
3301 x 1545mm (10'10" x 5'1")

**Bedroom 2**  
3309 x 3020mm (10'2" x 9'11")

**Bedroom 3**  
3320 x 2886mm (10'11" x 9'6")

**Bathroom**  
2886 x 2346mm (9'6" x 7'8")

**Study Space**  
2455 x 1599mm (8'1" x 5'3")

1341 sq.ft.

## Exceptional for entertaining

A welcoming, well lit entrance way leads into the large lounge with large windows (leading to the downstairs work space, with plenty of light from the window). The kitchen/diner, with space for large dining table, island and double doors out to the garden – is the perfect place for entertaining. Upstairs, an impressive master suite with walk through wardrobe, two additional double bedrooms both with built in wardrobes and a great sized bathroom. The house is finished with the Kendrick Homes Hub. Making the best of the landing space, a connected nook ready for WFH. Plot 1 includes a single garage with parking.



# The Windermere

4 bedroom home ~ plots 4, 7, 8, 13, 16 & 17 (detached)



## Ground floor

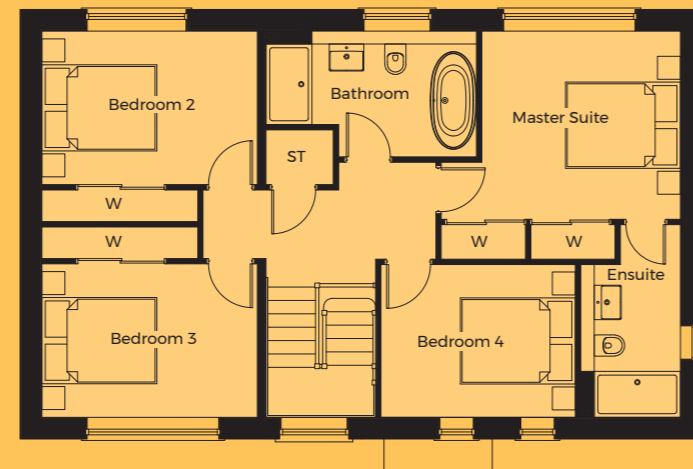
**Lounge**  
6721 x 3750mm (22'1" x 12'4")

**Dining**  
3605 x 3239mm (11'10" x 10'8")

**Kitchen**  
4521 x 3605mm (14'10" x 11'10")

**Utility**  
2050 x 1803mm (6'9" x 5'11")

**Cloak Room**  
2050 x 1515mm (6'9" x 5')



## First floor

**Master Suite**  
3455 x 3275mm (11'4" x 10'9")

**Ensuite**  
3353 x 1735mm (11' x 5'8")

**Bedroom 2**  
3750 x 2671mm (12'4" x 8'9")

**Bedroom 3**  
3750 x 2671mm (12'4" x 8'9")

**Bedroom 4**  
3382 x 2660mm (11'1" x 8'9")

**Bathroom**  
3661 x 2188mm (12' x 7'2")

1614 sq.ft.

## Stunningly spacious

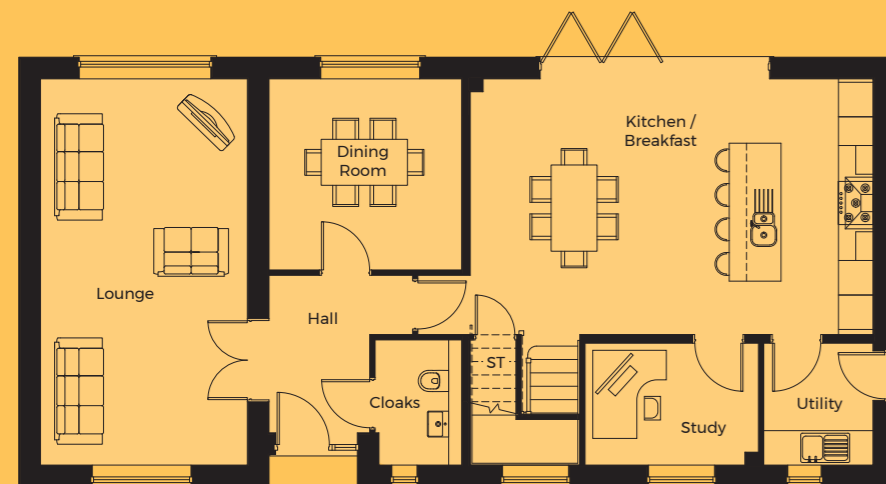
A striking home from the outside with huge windows letting in the maximum amount of light. The bi-fold doors to the rear of the property in the kitchen/dining room really bring the outside in. If you are after a space to wind down, the large lounge with windows to the front and rear, can have multiple layouts depending on your habits. Upstairs, storage is abundant with double wardrobes to bedroom 2 and 3. The main bathroom, with free standing bath and separate shower is a great space to wind down after a long day. Finally, the master suite, with two double wardrobes, and ensuite with double shower tray, finish off this fantastic home.

Plots 7, 8 and 17 include a single garage and parking. Plots 4, 13 and 16 include a double garage and parking.



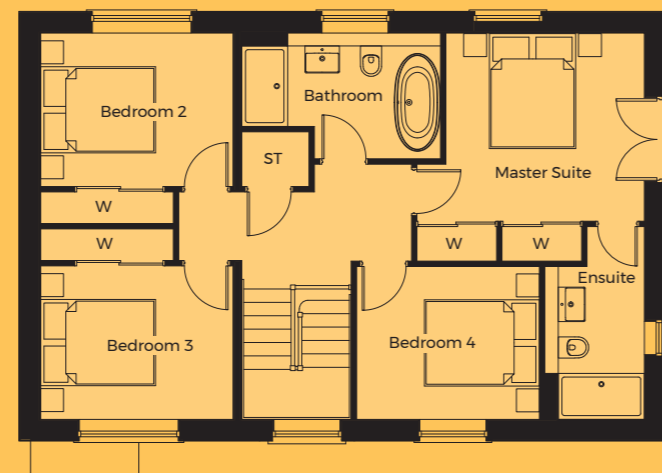
# The Imperial

4 bedroom home ~ plots 6, 9, 15 & 18 (detached)



## Ground floor

<b>Lounge</b> 6721 x 3600mm (22'1" x 11'10")	<b>Utility</b> 2121 x 1900mm (7' x 6'3")
<b>Dining Room</b> 3350 x 3325mm (11' x 10'11")	<b>Study</b> 3015 x 2121mm (9'11" x 7')
<b>Kitchen / Breakfast</b> 6995 x 4450mm (22'11" x 14'7")	<b>Cloak Room</b> 2178 x 1505mm (7'2" x 4'11")



## First floor

<b>Master Suite</b> 3455 x 3275mm (11'4" x 10'9")	<b>Bedroom 3</b> 3350 x 2671mm (11' x 8'9")
<b>Ensuite</b> 3353 x 1735mm (11' x 5'8")	<b>Bedroom 4</b> 3171 x 2660mm (10'5" x 8'9")
<b>Bedroom 2</b> 3360 x 2671mm (11' x 8'9")	<b>Bathroom</b> 3459 x 2188mm (11'4" x 7'2")

1815 sq.ft.

## Beautiful inside and out

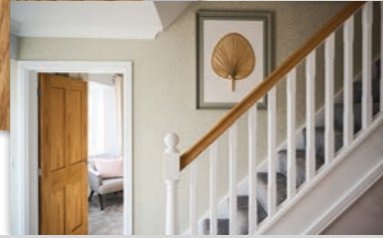
A great floor plan, with rooms for any occasion, the Imperial really is ready for modern living. The layout really allows you to make the space work for you, with a separate dining room and study which could easily be used as playrooms/mini gym. A massive lounge with front and rear window, are perfect for those colder winter nights. The brilliant space that is the Kitchen/breakfast area, with bi-fold doors to the rear is ready for summer parties. Upstairs, with windows a plenty, four double bedrooms (with room 2 and 3 enjoying built in wardrobes) are finished off by the delightful master suite. Two double wardrobes, minimising the fight for shoe space - and a gorgeous ensuite - complete this brilliant family home. Plots 6, 9, 15 and 18 include a double garage and parking.



## Tones and textures

Classic designs blend seamlessly with exquisite modern interiors. The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.

Look forward to a life of comfort and style at Horizons.



Thoughtfully planned living spaces and a stylish interior specification are synonymous with a quality Kendrick Home.



### Energy efficiency features

- Predicted Energy efficiency rating B
- A-rated appliances
- High performance UPVC, double glazed windows (aluminium bi-fold doors where applicable)\*
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- All properties air leakage tested
- 10 year NHBC warranty
- Electric car charger



### Utility\*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Provision for tumble dryer



### Heating, lighting, electrical and media

- Gas fired boiler using Ideal Logic System Condensing boiler with fan assisted flue\* or Condensing Combi boiler - (no water cylinder)\*
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study



### Contemporary bathrooms and ensuites

- Sanitary ware by Villeroy and Boch and Dansani with chrome Grohe Bauloop fittings\*
- Vanity units\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing bath in the main bathroom
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located\*



### Stylish kitchen

- Individually designed kitchen with quartz worktops and upstands
- Electric fan assisted double oven with integrated grill\*
- Four\* or Five\* ring gas hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave
- Ceramic floor tiling in kitchen and family area
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Integrated washing machine and tumble dryer plumbing and electrics\* (where no utility)
- Plot specific design features - Glazed doors with built in lighting, pan drawers, magic corners, spice racks, slide out larder cupboard and wine racks



### External features

- Automated garage doors with remote control
- Front door, low energy, PIR controlled light
- Wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Security Alarm system



### Internal features

- Light oak handrail and newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted in Dulux Potters clay 3 or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards

\*Plot specific or where applicable. We reserve the right to change specifications of the items above.





# Kendrick Homes

**Our commitment to you**

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind, so you can relax in a home you love.





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