



ULLENWOOD

CHELtenham



“  
We try to keep a balance  
between **elegance,**  
**technology** & the  
**contemporary,** to result  
in something a little  
**unexpected.**”



Churcham  
Homes 

Contemporary homes  
in a **Stunning** location

Welcome to  
**ULLENWOOD**  
 CHELTENHAM

Ullenwood is a celebration of modern architecture, natural materials and idyllic setting. As an exclusive development of just 26 detached homes, set in 34 acres of stunning countryside, each house has its own unique design, making fabulous use of the generous space available. This lovely rural location is situated just off the A436, between Gloucester and Cheltenham.

Set in the Cotswolds, each house at Ullenwood has been built so that it complements the surrounding area. The unique and contemporary design includes beautiful local Cotswold stone, elegant cedar wood and large areas of glass to create a stunning home. The overall designs not only highlight the natural breathtaking beauty of the area but sit splendidly within it.

On the ground floor a spacious reception area leads off to all rooms. Ground floor areas include a generous living room, a cosy snug, a TV room, an office come guest bedroom, elegant kitchen / dining area with separate utility room and a guest WC. Some houses include a ground floor en suite enabling one room to be used as a bedroom suite, while others have the luxurious option of an indoor pool or home gym with steam room.

The development comprises a selection of 4, 5 and 6 bedroom homes. As expected, all bedrooms are spacious, with some having an en suite with built in wardrobes and storage spaces.

All houses are finished to the highest specification. Each plot is set in its own secluded space, with a garage, large garden and a stunning view of the surrounding area.

The design of Ullenwood gives a unique opportunity to create your own personal living space to the highest possible specification, surrounded by the splendour of some of the most beautiful countryside in the UK.

These exclusive homes are ideal for those who want to enjoy the peace and beauty of country life and give their family the best, with plenty of room for them to grow. Ullenwood is ideally placed for busy commuters who like to relax and enjoy the quiet life.



## Site Map

The Ullenwood site is comprised of **26 luxurious** detached houses and a bungalow boasting the **highest of specifications**.

There are **nine building types** around the complex which can be easily identified on the site map using the colour-coded key shown.

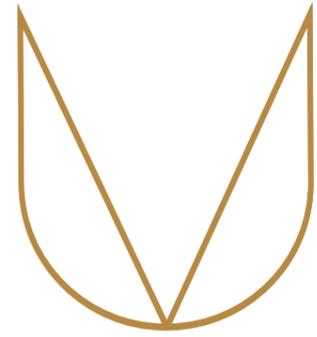
**Key**

<span style="color: red;">●</span> A Type	<span style="color: green;">●</span> D Type	<span style="color: teal;">●</span> G1 Type
<span style="color: orange;">●</span> B Type	<span style="color: lightblue;">●</span> E Type	<span style="color: purple;">●</span> G2 Type
<span style="color: yellow;">●</span> C Type	<span style="color: pink;">●</span> F Type	<span style="color: blue;">●</span> H Type

### Plot Size (acres)

• Plot 1: 0.408	• Plot 5: 0.440	• Plot 9: 0.638	• Plot 13: 1.152	• Plot 17: 0.508	• Plot 21: 0.475	• Plot 25: 0.512
• Plot 2: 0.543	• Plot 6: 0.499	• Plot 10: 0.565	• Plot 14: 1.291	• Plot 18: 0.456	• Plot 22: 0.488	• Plot 26: 0.566
• Plot 3: 0.504	• Plot 7: 0.659	• Plot 11: 0.426	• Plot 15: 0.492	• Plot 19: 0.637	• Plot 23: 0.662	
• Plot 4: 0.549	• Plot 8: 0.452	• Plot 12: 0.546	• Plot 16: 0.545	• Plot 20: 0.525	• Plot 24: 0.433	



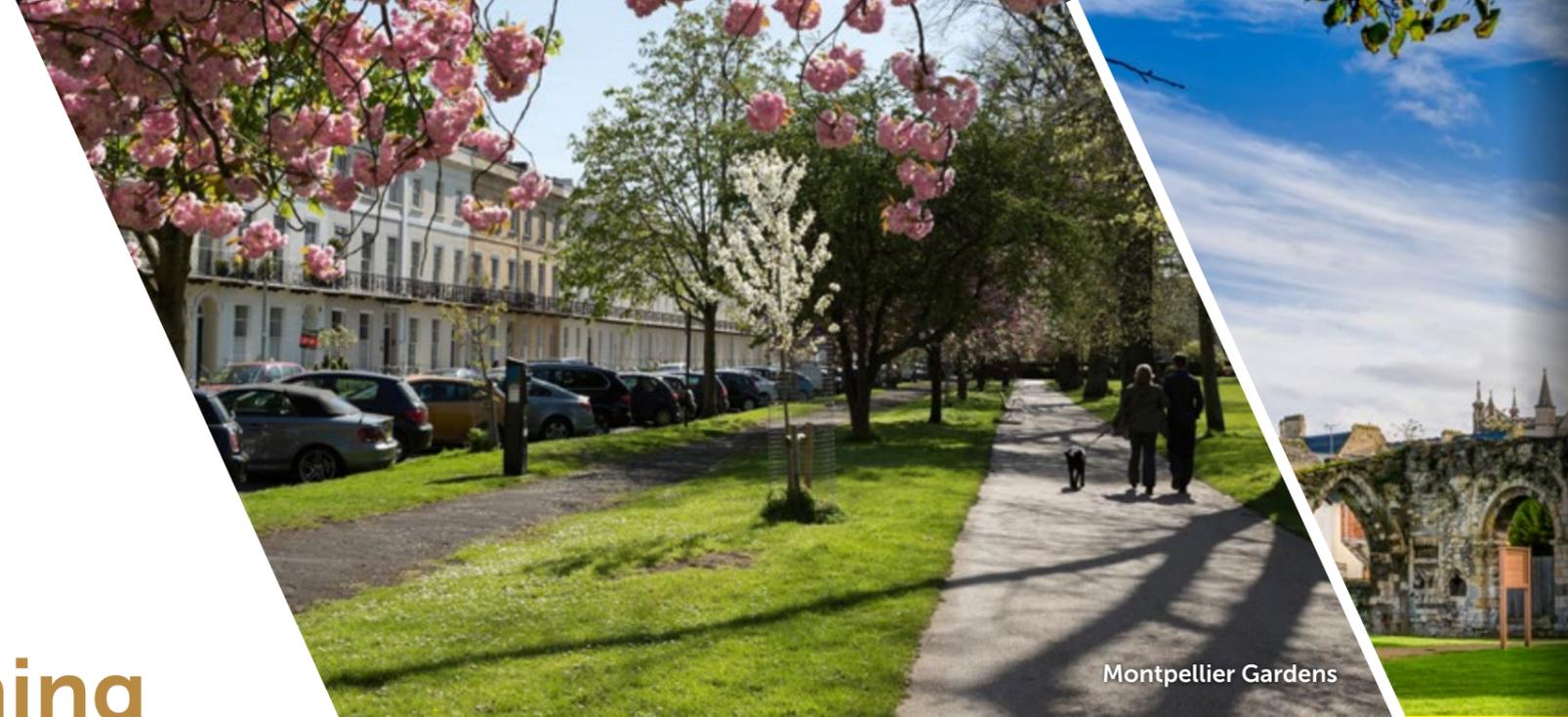


## Location is everything

Ullenwood is set in the Cotswolds Area of Outstanding Natural Beauty. Surrounded by stunning countryside, it has easy access to Cheltenham and Gloucester making it a perfect setting for commuters and locals alike.

The Cotswolds is a popular area for walkers, cyclists and visitors who can enjoy the rolling hills and beautiful villages. There are many country parks to enjoy including the Crickley Hill Country Park, with its panoramic views, which offers something for all the family.

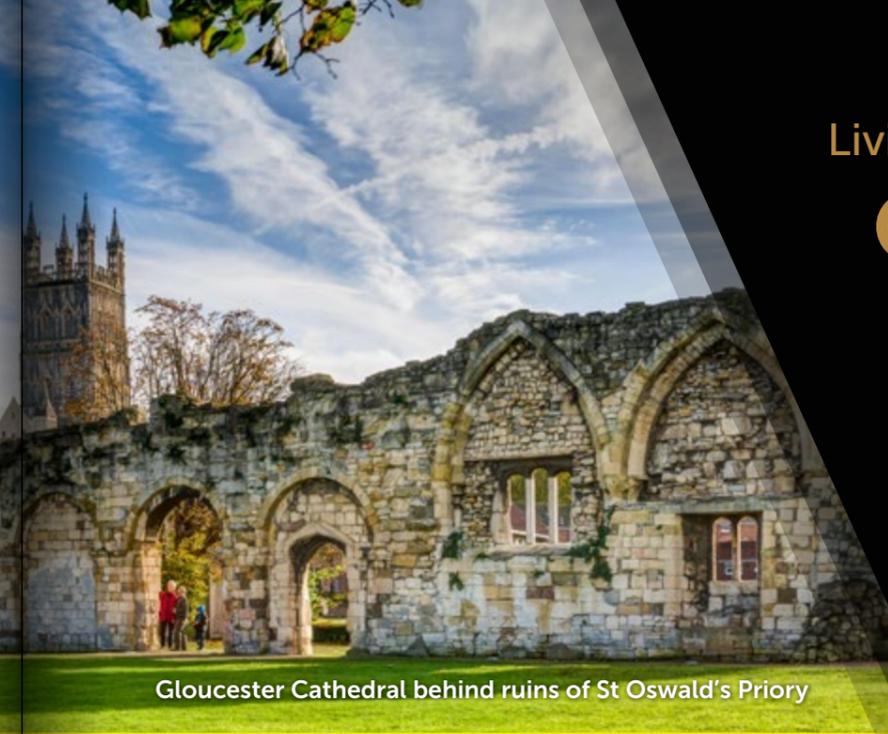
Ullenwood is just over 4 miles from the Spa town of Cheltenham, and 9 miles from Gloucester, both offering a choice of schools, along with well renowned shopping areas and entertainment.



Montpellier Gardens



Cheltenham College



Gloucester Cathedral behind ruins of St Oswald's Priory



The view from Crickley Hill

## Living in Cheltenham

Cheltenham Spa is surrounded by history. Designed for the wealthy and sophisticated, it became a popular place to visit after King George III came to taste the spa waters in 1788. Cheltenham still holds its name for tourism, but is also ranked as one of the best places to live in the UK.

Cheltenham's famous Promenade is a beautiful tree lined street, home to many High Street names, including John Lewis and Cavendish House. Not far is Montpellier, the well known and exclusive shopping area with an array of independent boutiques, cafes and bistros. With its own gardens, Montpellier offers entertainment too with live music from the band stand in the summer.

For the foodies amongst us, Cheltenham offers plenty of fantastic places to eat, and boasts several Michelin starred restaurants such as Le Champignon Sauvage and Lumiere. Cote Brasserie, Brasserie Blanc and The Daffodil are all great food destinations too.

Art lovers will appreciate The Wilson art gallery and museum. Cheltenham is also the home to the Everyman Theatre which has professional productions for all the family. And the town annually hosts both a well-known annual Art and Literature Festival and Jazz Festival which attract famous names from around the world.

For sporting enthusiasts Cheltenham is home to Prestbury Park, one of the most popular race courses in the country, and hosts the famous Gold Cup race. The town's professional football team, Cheltenham Robins, are in League two, while cricket fans can enjoy the annual cricket festival in the College grounds when the top teams come to play.

Cheltenham is a great place to keep active too. The town boasts its' own Lido, a huge variety of sports clubs, and for discovering the great outdoors, Crickley Hill Park is on Ullenwood's doorstep.

For a long time, the town has been known for its educational establishments. Cheltenham Ladies College is known worldwide, while Cheltenham College and Dean Close School offer private education to the highest standards. Alongside this, there are plenty of good and outstanding state schools in the area along with the renowned Nations Star College. Cheltenham also hosts plenty of family focused activities taking place in the town and surrounding countryside.

The town is ideally situated, just being 3 miles from Junction 11 of the M5 motorway, with links to the north and south. Cheltenham's train station also provides transport to Birmingham, Worcester and Bristol.

# ULLENWOOD

CHELTENHAM



3399  
Sq ft



## A Type

Plots 1, 8, 16, 22 & 24

### GROUND FLOOR

	Metres
Kitchen/Dining/Family	8.66 x 8.04
Snug/TV Room	3.95 x 5.23
Living Room	6.87 x 8.04
Garage	6.20 x 5.80



### FIRST FLOOR

	Metres
Master Suite	4.87 x 4.00
Bedroom 2	3.74 x 4.79
Bedroom 3	3.73 x 5.23
Bedroom 4	3.32 x 5.23
Bathroom	3.40 x 2.30

Please Note: Plots are handed

# ULLENWOOD

CHELTENHAM



3700  
Sq ft



## B Type

Plots 2, 6, 7 & 15

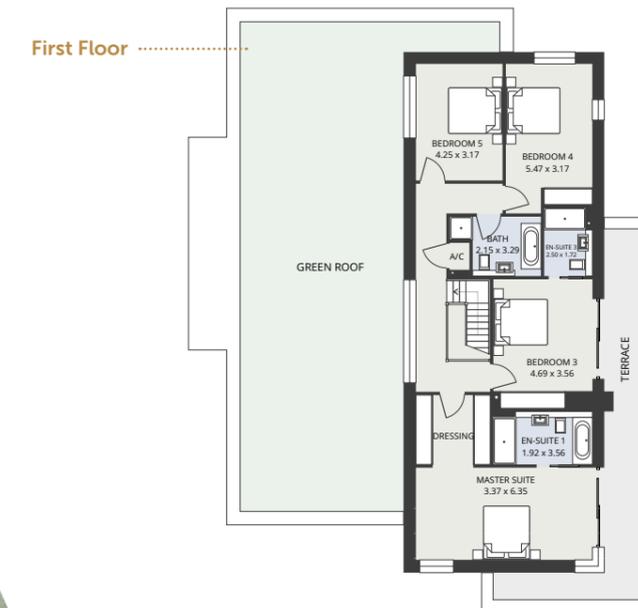
### GROUND FLOOR

	Metres
Dining/Kitchen	5.15 x 6.45
Family Area	6.35 x 5.92
Snug/TV/Cinema Room	5.91 x 5.51
Living Room	7.45 x 5.51
Bedroom 2/Study/Gym	3.94 x 4.98
Garage	6.00 x 6.00

### FIRST FLOOR

	Metres
Master Suite	3.37 x 6.35
Bedroom 3	4.69 x 3.56
Bedroom 4	5.47 x 3.17
Bedroom 5	4.25 x 3.17
Bathroom	2.15 x 3.29

Please Note: Plots are handed



# ULLENWOOD

CHELTENHAM



4040  
Sq ft

Ground Floor



## C Type

Plots 5, 11, 17 & 26

### GROUND FLOOR

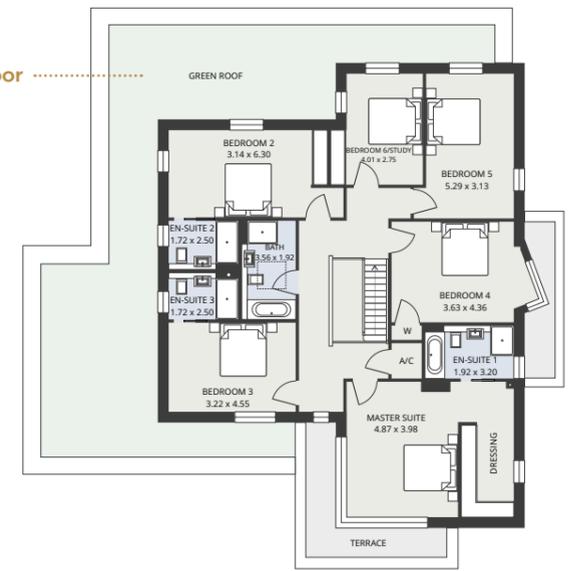
	Metres
Dining/Family	6.57 x 8.04
Kitchen	4.49 x 6.15
Snug/TV/Cinema Room	5.70 x 5.86
Living Room	6.32 x 7.45
Garage	6.00 x 6.00

### FIRST FLOOR

	Metres
Master Suite	4.87 x 3.98
Bedroom 2	3.14 x 6.30
Bedroom 3	3.22 x 4.55
Bedroom 4	3.63 x 4.63
Bedroom 5	5.29 x 3.13
Bedroom 6/Study	4.01 x 2.70
Bathroom	3.56 x 1.92

Please Note: Plots are handed

First Floor



# ULLENWOOD

CHELTENHAM



4280  
Sq ft

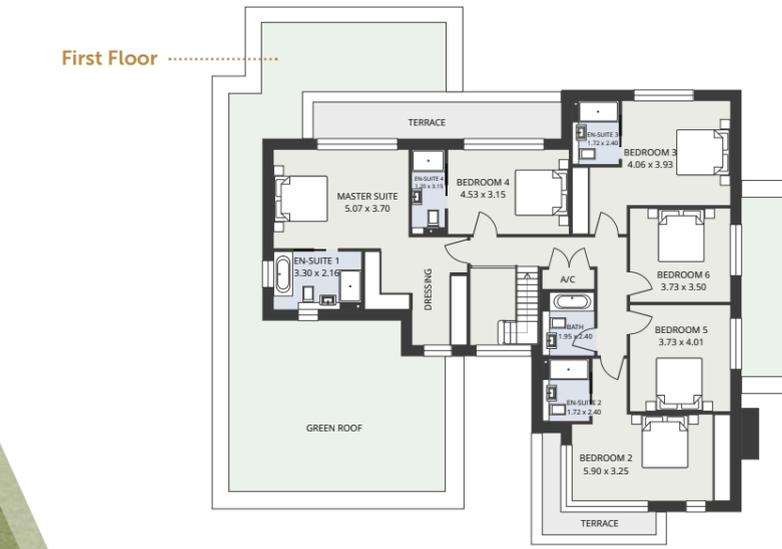


## D Type

Plots 4, 12, 18 & 21

### GROUND FLOOR

	Metres
Kitchen/Family Room	7.26 x 7.50
Dining Room	4.92 x 4.91
Study/Gym	5.90 x 5.01
Snug/TV/Cinema Room	5.66 x 5.90
Living Room	6.99 x 6.20
Garage	6.0 x 5.90



### FIRST FLOOR

	Metres
Master Suite	5.07 x 3.70
Bedroom 2	5.90 x 3.25
Bedroom 3	4.06 x 3.93
Bedroom 4	4.53 x 3.15
Bedroom 5	3.73 x 4.01
Bedroom 6	3.73 x 3.50
Bathroom	1.95 x 2.40

Please Note: Plots are handed

# ULLENWOOD

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4514  
Sq ft

Ground Floor



## E Type

Plots 20, 23 & 25

### GROUND FLOOR

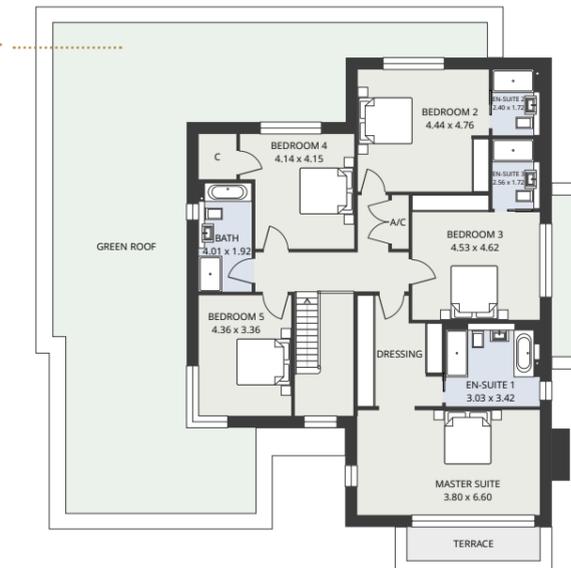
	Metres
Kitchen/Dining/Family Room	5.69 x 10.00
Snug/TV/Cinema Room	5.90 x 6.30
Living Room	7.24 x 6.60
Study/Gym/Bedroom 6	4.40 x 4.67
Study/Gym/Bedroom 6	4.02 x 4.67
Garage	5.90 x 6.00

### FIRST FLOOR

	Metres
Master Suite	3.80 x 6.60
Bedroom 2	4.44 x 4.76
Bedroom 3	4.53 x 4.62
Bedroom 4	4.14 x 4.15
Bedroom 5	4.36 x 3.36
Bathroom	4.01 x 1.92

Please Note: Plots are handed

First Floor



# ULLENWOOD

CHELTENHAM



5380  
Sq ft



Ground Floor

## F Type

Plots 9, 10 & 19

### GROUND FLOOR

	Metres
Kitchen/Dining	8.09 x 6.62
Snug/Family Room	8.09 x 3.99
Living Room	6.12 x 7.01
Bedroom 5	3.83 x 4.77
Bedroom 6/Study/Gym	3.66 x 4.77
Games Room/Gym/Pool	6.02 x 7.94
Garage	6.00 x 6.00



First Floor

### FIRST FLOOR

	Metres
Master Suite	4.55 x 5.66
Bedroom 2	4.55 x 4.98
Bedroom 3	3.83 x 3.49
Bedroom 4	3.59 x 5.61
Bathroom	1.92 x 2.81
Snug/TV/Cinema Room	4.70 x 6.64

Please Note: Plots are not shown in proportion to each other & plots are handed

# ULLENWOOD

## CHELTENHAM



6547  
Sq ft



# G1 Type

## Plot 14

### GROUND FLOOR

	Metres
Study/TV Room	5.75 x 4.26
Gym	4.18 x 4.26
Bedroom 2	4.71 x 4.38
Bedroom 3	4.71 x 3.74
Bedroom 4	4.71 x 3.74
Games Room/Gym/Pool	7.09 x 8.97
Garage	6.22 x 5.96

### FIRST FLOOR

	Metres
Kitchen/Dining/Family	12.38 x 5.55
Snug/Formal Dining	4.09 x 5.55
Drawing Room	8.24 x 7.00
Master Suite	5.23 x 3.64
Bedroom 5	3.60 x 5.82
Bedroom 6/Study	3.60 x 3.74
Bathroom	4.11 x 1.92

Please Note: Plots are not shown in proportion to each other

# ULLENWOOD

CHELTENHAM



5874  
Sq ft



## G2 Type

### Plot 13

#### GROUND FLOOR

	Metres
Kitchen/Dining/Family Space	6.70 x 9.74
Snug/Formal Dining	4.63 x 4.00
Bedroom 2	3.41 x 5.55
Bedroom 3	5.78 x 3.25
Bedroom 4	5.78 x 3.25
Games Room/Gym/Pool	6.26 x 8.71
Garage	6.00 x 6.00

#### FIRST FLOOR

	Metres
Master Suite	7.00 x 3.67
En-suite 1	4.10 x 2.45
Bedroom 5	4.96 x 3.25
Bedroom 6/Gym	4.23 x 3.21
Bathroom	3.20 x 3.23
TV/Cinema Room	3.23 x 6.21
Drawing Room	7.00 x 7.20

Please Note: Plots are not shown in proportion to each other

# ULLENWOOD

CHELTENHAM



3350  
Sq ft

## H Type

### Plot 3 (Bungalow)

#### GROUND FLOOR

	Metres
Kitchen/Dining/Family Space	11.79 x 5.99
Living Room	7.43 x 6.65
Study	2.45 x 4.19
Master Suite	3.67 x 5.92
Bedroom 2	4.43 x 4.08
Bedroom 3	3.67 x 4.61
Bedroom 4	3.28 x 4.61
Garage	5.99 x 5.99

Please Note: Plots are not shown in proportion to each other



# Specification

## Kitchen & Utility

- Pedini luxury designer Italian kitchens by L'una Design
- Curation of luxury materials and finishes
- Choice of Silestone, Dekton or Corian worktops
- Large format porcelain floor tiles
- Quooker PRO3 Fusion square mixer tap
- Gaggenau and Miele integrated appliances to include:
  - Single oven
  - 2nd oven or combination microwave oven
  - Full height larder fridge
  - Full height larder freezer
  - Wine cooler
  - Integrated dishwasher
- Industry leading BORA induction cooktop with integrated downdraft extraction
- Utility cabinets to compliment kitchens
- Integrated laundry appliances

## Living Areas

- Wide format premium grade engineered wood flooring
- Luxury Oak or Walnut doors with chrome furniture

## Bathrooms

- Beautifully designed luxury Bathrooms and En-suites
- Designer porcelain wall and floor tiles
- Recesses to showers and bathrooms for potions & lotions
- Heated towel rails
- Automated LED Lighting
- Heated back lit mirrors

**Built to the highest standard and finished with luxury fixtures and fittings.**

## Bedrooms

- Flooring choice from wide format premium engineered wood floors or luxury carpeting
- Luxury designer Italian fitted wardrobes/dressing rooms to master suite with optional wardrobes for additional bedrooms

## Technology

- Home automation package incorporating:
  - Lighting
  - Heating
  - Power
  - Video entry
  - Music
- An all-in-one system that transforms your home into a fully automated smart home allowing you to control your appliances via a switch on the wall, voice-control or remotely with a smartphone, tablet or computer
- Sonos sound system
- LED lighting in kitchen, living, bathrooms and en-suites
- Pendant lighting in Bedrooms
- CAT6 cabling, power sockets (some with USB), TV and telephone points throughout
- LED external lighting
- Secure video entry system
- Alarm system

## Heating & Cooling

- Zoned underfloor heating system throughout
- Comfort cooling and ventilation system

## General

- External water tap
- Automated gated/barrier entrance
- Thin profile aluminium powder coated double glazed windows and sliding doors
- Walls and ceilings finished in contemporary neutral colours
- Landscaped gardens with contemporary patio areas

## Warranty

- BLP 10 year warranty

## Optional Extras

- Indoor endless swimming pool
- Steam room
- Sauna
- Gymnasium
- Cinema room
- Fitted wardrobes for additional bedrooms
- Switchable smart-glass windows
- Bespoke window coverings
- Full interior design service by L'una Design



# Location

## Places & Travel Times (By Car)



M5 Motorway	5 mins	London	1 hour 40 mins
Cheltenham Train Station	12 mins	Birmingham	60 mins
Cheltenham	12 mins	London Heathrow	1 hour 30 mins
Gloucester	20 mins	Birmingham International	60 mins

PLEASE NOTE: All timings given are approximate



For all enquires please contact Churcham Homes. **Call:** 01452 720 099 **Email:** [sales@churchamhomes.com](mailto:sales@churchamhomes.com)

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