

Jubilee Place

LONDON ROAD
TETBURY GL8 8JQ

An exclusive development
of nine 2, 3 and 4 bedroom
new homes centrally located
within the famous Cotswold
market town of Tetbury





Jubilee Place

An exclusive development of nine high specification 2, 3 and 4 bedroom homes centrally located within the famous Cotswold market town of Tetbury.

Built by the HDL Group to a traditional design using natural Cotswold stone and with a contemporary feel.

HIGHLIGHTS



Howdens fully fitted kitchens and Porcelanosa bathrooms



Air source heat pumps with underfloor heating to ground floor



Private gardens to all the houses



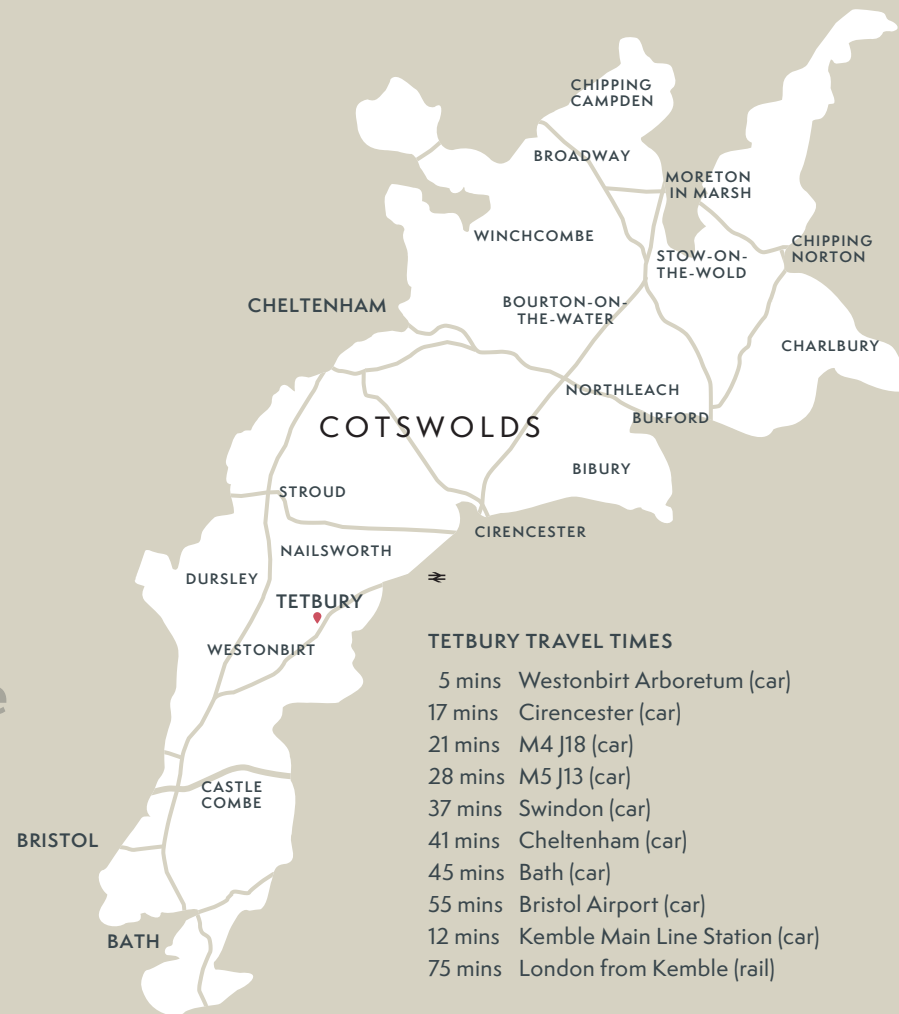
Private parking for each house wired for the installation of electrical vehicle charging points



COTSWOLDS



Jubilee Place, Tetbury, Cotswolds is nestled amongst this quintessential slice of English countryside with rolling hills ('Wolds'), villages of golden stone, lively market towns plus some of the country's greatest country houses, palaces and castles to explore...



WESTONBIRT
The National Arboretum



CIRENCESTER
"The Capital of the Cotswolds"



CASTLE COMBE
"The prettiest village in England"



BATH
Georgian elegance



TETBURY

CHIPPING STEPS, TETBURY

Jubilee Place, Tetbury is an exclusive development of nine new 2,3 and 4 bedroom homes



Tetbury is a picturesque market town steeped in history, set within the Cotswolds Area of Outstanding Natural Beauty. It lies on the site of an ancient hill fort, on which an Anglo-Saxon monastery was founded, probably by Ine of Wessex in 681. During the Middle Ages the town was an important centre for the trading of wool and yarn but today it is better known for its boutique shops, great food, and its Royal connections as well as being the second largest town in the Cotswolds.

The town has several fine sixteenth and seventeenth century buildings including the magnificent pillared Market House built in 1665, St Mary's Church and the charming Chipping Steps which were once the site of a hiring fair for farm workers. There are also a number of primary and secondary schools in and around the town including St Mary's C of E, Sir William Romney's which specialises in the performing arts and Westonbirt School. In the town centre is a medical practice and the town also has a hospital, large dental practice and the Tetbury Goods Shed Arts Centre. There is both a Tesco's and a Co-op within five minutes walk of Jubilee Place.

There are a wide range of recreational activities in the area. Nearby Westonbirt is home to the National Arboretum and the Cotswold Country Park with its wide range of water sport activities and swimming lagoon is close by. Annual community organised events in the town include a Food & Drink Festival in September, and a classical Music Festival in October. In July the 'Tetfest' provides free music to raise money for charities and in May the Woolsack Races up and down Gumstool Hill are accompanied by live music in the pubs and market stalls in the streets.

Tetbury offers endless opportunities to walk or cycle through beautiful countryside and include the Rail Lands route that runs from the town to Kemble Junction. Cheltenham and Cirencester are also within easy reach and offer a wide range of further amenities including highly rated theatres.



POLICE MUSEUM
Dedicated to the history of the Gloucestershire Constabulary



EXCELLENT RETAIL
A choice of mainly independent shops, cafes, pubs and restaurants



MARKET PLACE
Housed in the magnificent pillared Market House (1665)



HIGHGROVE SHOP
The Highgrove Estate, Prince Charles's private home, is situated nearby



THE CLOSE HOTEL
This fine 16th century Yeoman's house is now a stylish Cotswold retreat



DINE OUT
Café 53 makes the best home made cakes and great coffee (3 mins walk)



PLOTS 1 & 2
3 BEDROOM

PLOTS 3, 4 & 5
2 BEDROOM

PLOTS 6, 7, 8 & 9
4 BEDROOM

→ Z

JUBILEE PLACE

LONDON ROAD

Jubilee Place combines traditional Cotswold design with a contemporary feel, built to modern standards and backed by a 10 year guarantee



INTRODUCING JUBILEE PLACE

What makes this development so special is its small scale and close proximity to the high street shops within a short level walk.

PEACE OF MIND

All the houses are backed by a 10 year guarantee. In addition the HDL Group is a family owned business where the directors are very approachable and hands on. They understand the importance of using only quality fixtures and fittings coupled with good workmanship and they will be working with you through every stage of the construction.

MODERN DESIGN

Every home has been thoughtfully designed to make maximum use of its space and incorporates only quality fixtures and fittings. Pictured below is an example kitchen from a previous build.



TRADITIONAL CRAFTSMANSHIP

All the houses are finished in natural Cotswold Stone. Not only does this give the development a traditional feel which fits in with its surroundings but it also demands a higher level of craftsmanship which is carried throughout the rest of the build.



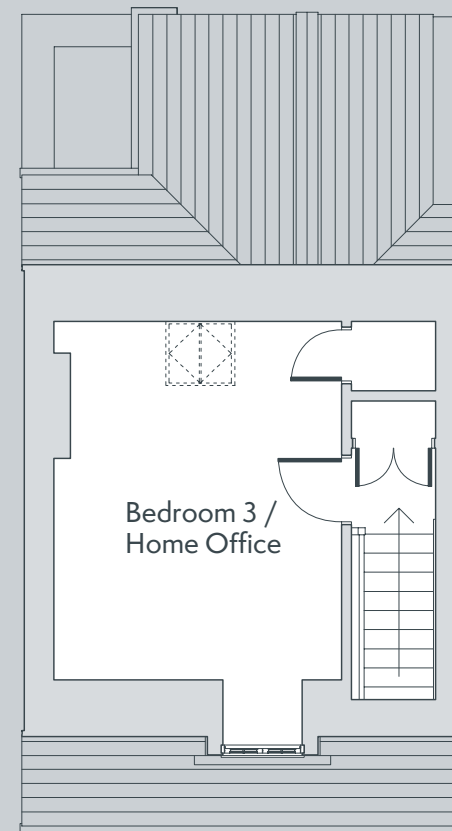
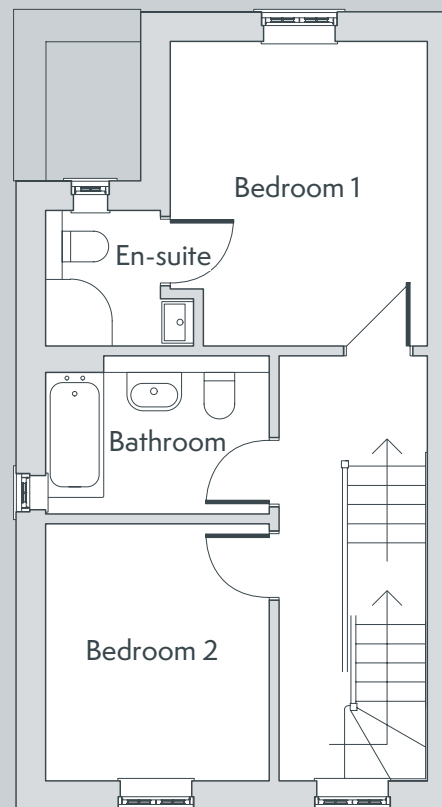
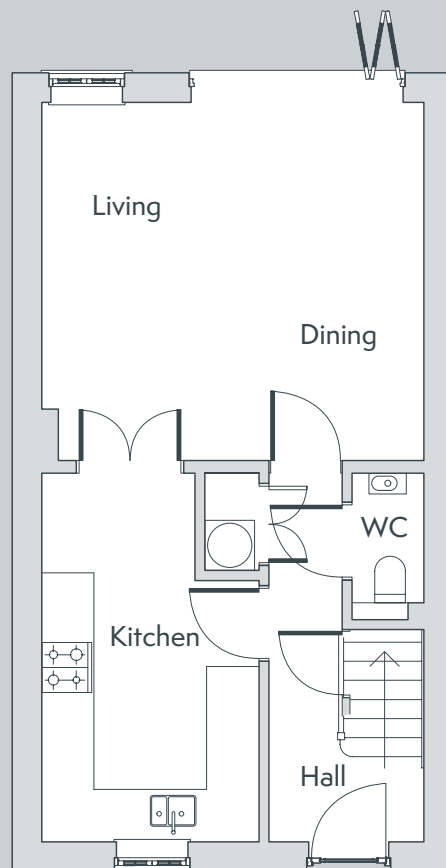


PLOTS 1 & 2 (REPRESENTATIVE CGI ONLY)

Jubilee Place Plots 1 & 2 3 Bedroom

HIGHLIGHTS

- Three double bedrooms
- Main bedroom with en-suite
- Living room with bi-fold doors opening to rear garden
- Private parking wired for an electric vehicle charging point
- Plot 1 has an attached parking space
- Plot 1 plans are shown
Plot 2 is a mirror image



TOTAL INTERNAL AREA: 100m²/1,074ft²

Note: other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

GROUND FLOOR MM FEET/INCHES

Living / Dining 4643 x 4357 15'3" x 14'4"
Kitchen 4483 x 2653 14'8" x 8'8"

FIRST FLOOR MM FEET/INCHES

Bedroom 1 3700 x 3142 12'2" x 10'4"
En-suite 1830 x 1670 6' x 5'6"
Bedroom 2 3130 x 2730 10'3" x 8'11"
Bathroom 2730 x 1930 8'11" x 6'4"

SECOND FLOOR MM FEET/INCHES

Bedroom 3 / 4337 x 3499 14'3" x 11'6"
Home Office



PLOTS 3, 4 & 5 (REPRESENTATIVE CGI ONLY)

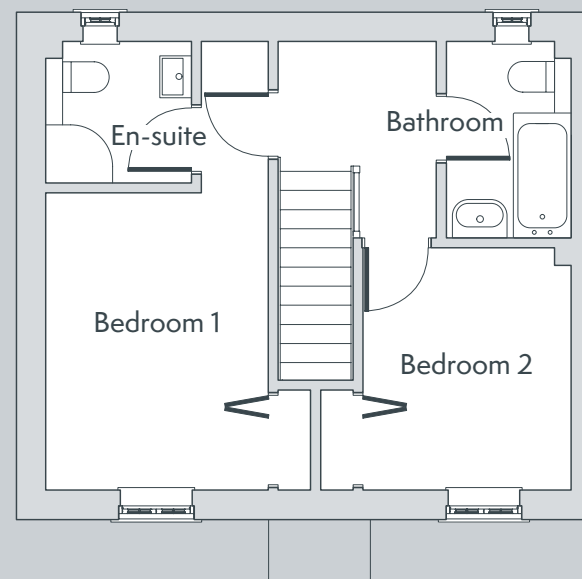
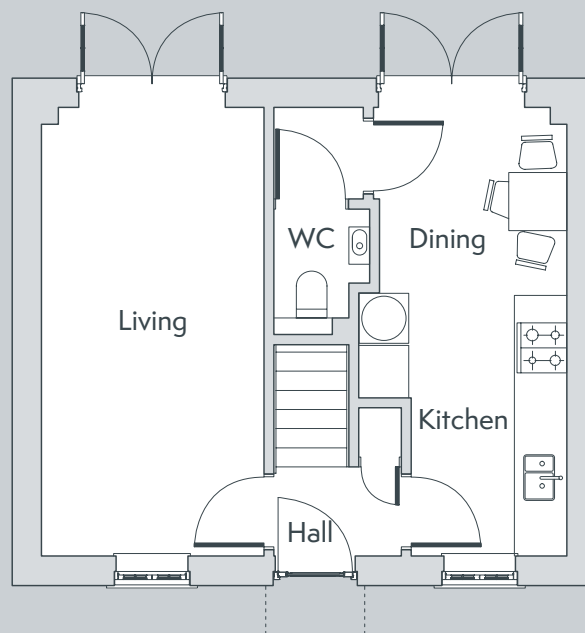
Jubilee Place

Plots 3, 4 & 5

2 Bedroom

HIGHLIGHTS

- Double fronted cottages
- Dual aspect living room
- Main bedroom with en-suite
- Two sets of French doors to rear garden
- Private parking wired for an electric vehicle charging point
- Plots 4 and 5 plans are shown
Plot 3 is a mirror image



TOTAL INTERNAL AREA: 69m²/741ft²

Note: other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

GROUND FLOOR	MM	FEET/INCHES
Living	5440 x 2713	17'10" x 8'11"
Kitchen / Dining	5440 x 2540	17'10" x 8'4"

FIRST FLOOR	MM	FEET/INCHES
Bedroom 1	3610 x 2713	11'10" x 8'11"
En-suite	1740 x 1589	5'9" x 5'3"
Bedroom 2	2959 x 2540	9'8" x 8'4"
Bathroom	2400 x 1540	7'10" x 5'1"



PLOTS 6, 7, 8 & 9 (REPRESENTATIVE CGI ONLY)

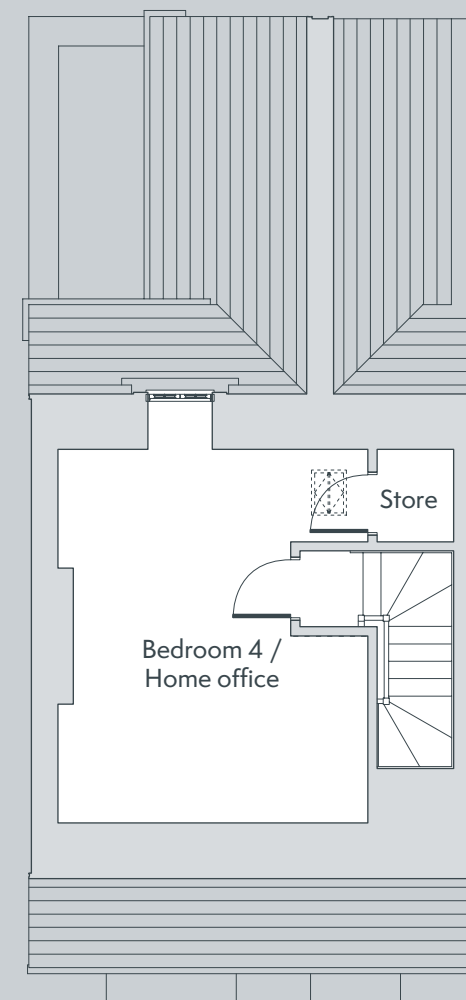
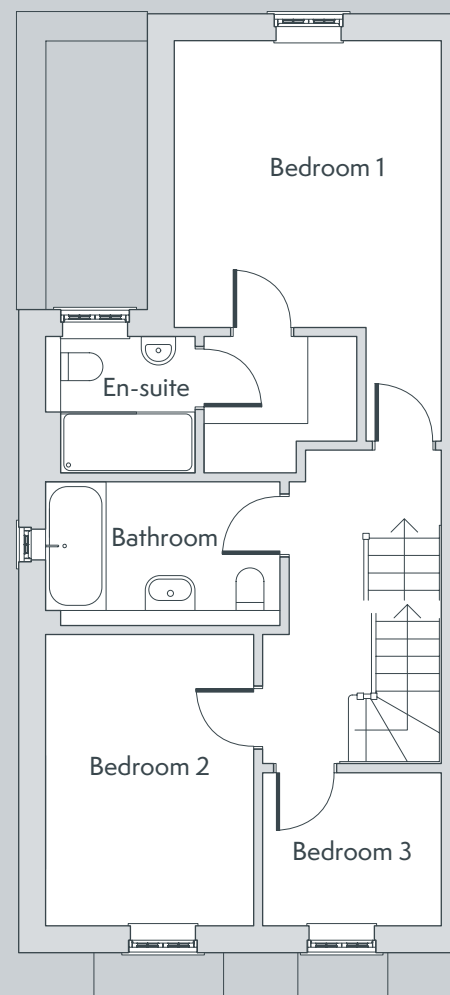
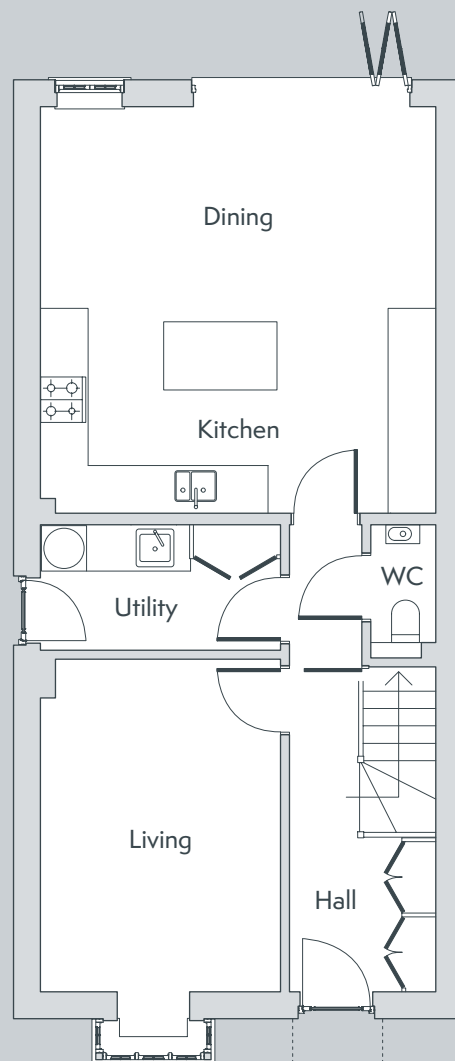
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Plots 6, 7, 8 & 9

4 Bedroom

HIGHLIGHTS

- Versatile family kitchen with island and bi-fold doors to rear garden
- Living room with bay window
- Plenty of storage and utility room
- Main bedroom with en-suite and dressing room
- Plot 6 has an original Cotswold stone garage with potential for a variety of uses subject to planning
- Private parking wired for an electric vehicle charging point
- Plots 6 and 8 plans are shown
Plots 7 and 9 are mirror images



TOTAL INTERNAL AREA: 144m²/1,545ft²

Note: other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

GROUND FLOOR	MM	FEET/INCHES
Living	4435 x 3215	14'7" x 10'7"
Kitchen / Dining	5425 x 5280	17'10" x 17'4"
Utility	3215 x 1700	10'7" x 5'7"

FIRST FLOOR	MM	FEET/INCHES
Bedroom 1	3830 x 3580	12'7" x 11'9"
En-suite	2239 x 1830	7'4" x 6'0"
Dressing	2050 x 1830	6'9" x 6'0"
Bedroom 2	3890 x 3141	12'9" x 10'4"
Bedroom 3	2400 x 2064	7'10" x 6'9"
Bathroom	3140 x 1930	10'4" x 6'4"

SECOND FLOOR	MM	FEET/INCHES
Bedroom 4 / Home Office	5190 x 4992	17'0" x 16'5"



Images shown do not reflect actual specification

Jubilee Place

Specification

PORCELANOSA

HOWDENS

NEFF

GRANT

minoli

ICW

KITCHEN

- Choice* of fully fitted HOWDENS units with ample wall and floor cupboards
- Choice* of quartz worktops with matching upstands and splashbacks
- NEFF eye level stainless steel double oven including micro combi with induction hob and hood extractor. Plots 3-5 have a single oven under the worktop
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated NEFF dishwasher and fridge freezer
- Integrated wine cooler

UTILITY (PLOTS 6, 7, 8 & 9 ONLY)

- Complementing fitted kitchen units with quartz worktops
- Stainless steel sink with chrome monobloc mixer tap
- Space with plumbing and power for washing machine and tumble drier
- Recessed down lights

BATHROOM

- PORCELANOSA sanitary ware
- Wall mounted WC's
- Choice* of full height tiling to en-suite shower and bath
- Shaver sockets in the en-suite shower room and main bathroom
- PORCELANOSA taps and fixtures
- MINOLI porcelain wall tiles

FLOORING

- MINOLI wood effect tiles to the ground floor and carpets to living room (excluding Plots 1-2 which are tiled throughout)

DECORATION AND INTERNAL FINISH

- Smooth white emulsion finish to walls and ceilings
- Oak panelled internal doors, glazed on the ground floor
- Front door with multi point locking system

ELECTRICAL INSTALLATION

- Fibre broadband connection
- TV points to living room and bedrooms 1 and 2
Plots 3-9 have an additional TV point to kitchen.
- Mains operated smoke alarm with battery backup
- LED lighting throughout
- External wall light fitted to front and rear

ENERGY EFFICIENCY, HEATING AND INSULATION

- GRANT air to water heat pump with hot water cylinder
- Underfloor heating to ground floors and radiators to upper floor(s) with zone control
- Double glazed timber windows
- Cavity wall and loft insulation
- Energy Performance Certificate provided for each home (all 'B' rated)

EXTERNAL FINISHES

- Rear gardens with a mix of fenced and stone wall boundaries, patio paving and turf
- Patios and paths laid in sandstone slabs in line with planning

GUARANTEE

- 10 year ICW Warranty upon structural completion

*Subject to build stage. PLEASE NOTE: Specification is subject to change.





The **HDL Group** was formed in 2009. It is a family owned and family run business which it believes is its greatest strength. The company was established for building quality homes on carefully selected sites. HDL take great pride in their work and treat each building as though it was their own family home.



SAM HYMAN DIRECTOR, FOUNDER



Sam has been proprietor of Hyman Developments since 2009 and is coordinator of all company projects.

A chartered surveyor having qualified at Donaldsons/DTZ where he specialised in retail development, compulsory purchase and regeneration. He is also the proprietor of Hyman Estates Limited which provides Energy Inspections including commercial and domestic energy performance assessments.

JONATHAN AZIZ DIRECTOR



Jonathan has a post graduate diploma in property development and planning.

Jonathan provides support in overseeing the development process, with a focus on maintaining the highest build standards, and delivering our developments on time and within budget. He has a background in property investment, publishing and marketing.

Jubilee Place

All enquiries to the selling agent



01666 505068

tetbury@hunterfrench.co.uk

Directions

SAT NAV: GL8 8JQ

At the mini-roundabout in the centre of the town by the old Market House proceed down Long Street (the Close Hotel on your left) following signs for Cirencester.

At the end of the street follow the main road as it curves right into London Road.

Jubilee Place will be found on the left immediately after the Tetbury Hardware shop.



**HDL
Group
Limited**

hdl.group/jubilee-place

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