

STUART  
COURT  
24

MINCHINHAMPTON





# A SELECT RETIREMENT SCHEME OF FIVE 3 BEDROOM COTTAGES & TWO APARTMENTS

Situated in the quaint Cotswold town of Minchinhampton, Stuart Court forms an extension to the existing retirement development. Offering five 3-bedroom cottages and 2 apartments, the homes benefit from contemporary interiors whilst the exteriors are finished with traditional Cotswold stone, to compliment the local area.

The beautiful 2 & 3 bedroom homes are designed with ease, comfort and convenience in mind. Open plan living spaces with bi-fold doors, fully integrated

kitchens, bedrooms with fitted wardrobes and en-suite bathrooms, and multiple outside spaces with views over the grounds, makes the homes flexible and spacious – perfect for relaxing or entertaining family.

On-site Estate Mangers are on hand 24 hours a day, providing security and peace of mind whilst not interrupting your activities, allowing you to enjoy an independent lifestyle.

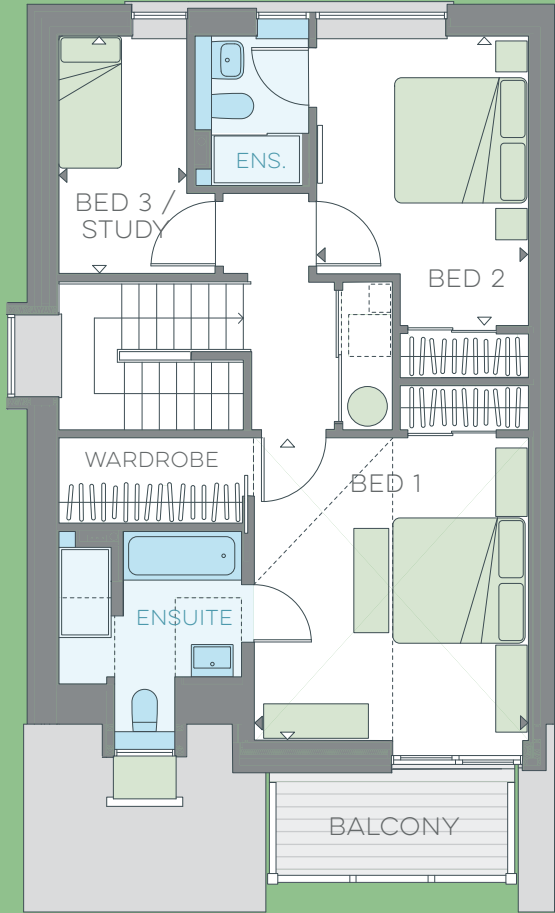
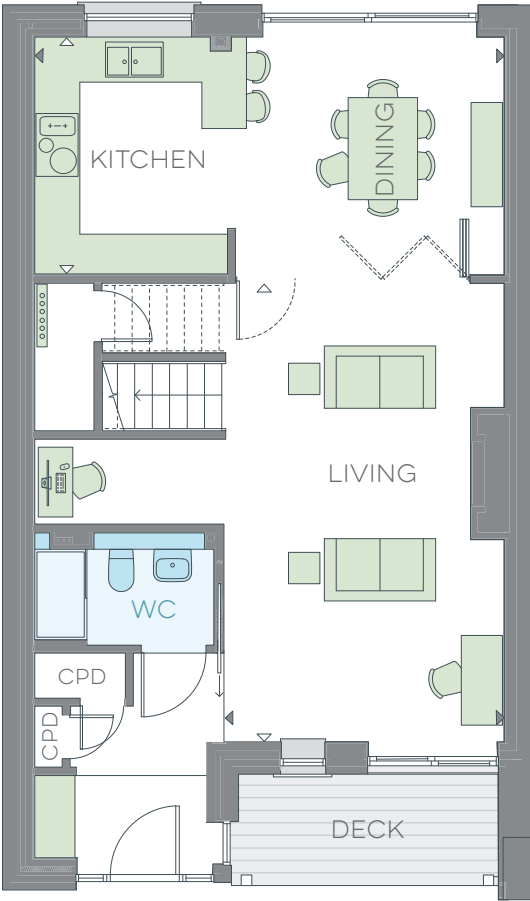
Each home has it's own private outdoor space and also access to

communal allotments, gardens and woodland. There is also an on-site guest suite for visitors to stay.

The town of Minchinhampton is just a short walk away and has all the daily conveniences such as a dairy, tea room, butchers, GP surgery, hairdressers, corner shop and post office. The main town of Cirencester is a short drive away and a mini bus takes residents to the town for a weekly shopping trip. Stroud hosts the main trainline and has routes to London in around 1 hour 30 minutes.

NUMBER 24

FLOOR PLAN



|                   |             |                |
|-------------------|-------------|----------------|
| KITCHEN / DINING  | 3.4m x 6.7m | 11'1" x 22'1"  |
| LIVING            | 6.5m x 4.0m | 21'7" x 13'2"  |
| BEDROOM 1         | 4.3m x 3.9m | 14'3" x 12'11" |
| BEDROOM 2         | 4.1m x 3.0m | 13'7" x 9'11"  |
| BEDROOM 3 / STUDY | 3.4m x 1.8m | 11'2" x 6'4"   |

# SPECIFICATION

## KITCHEN

- Composite stone worktops
- Shaker style painted cabinets
- Integrated oven
- Induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Pull out recycling bins
- Larder cupboard
- Deep saucepan drawers
- Under wall unit LED lights
- Cutlery tray
- Chrome finish mixer tap
- Extractor to hob

## BATHROOM

- Walk-in shower with low profile shower tray
- Bath with hand held shower for hair wash or cleaning
- Low-level LED sensor lights
- Chrome towel warmer
- Mirror-fronted wall hung cabinet with shaver/ toothbrush socket (excl cottages master en-suite)
- Wall hung WC & hand basins
- Ground floor shower room
- En-suite to master bed & bed 2

## HEATING & ELECTRICAL

- Underfloor heating throughout
- Mechanical Ventilation Heat Recovery (MVHR) system – ventilation system that operates throughout each unit
- Digital heat controls to

- zoned areas
- Triple glazed windows & doors
- Recessed LED downlights throughout
- Glass-fronted inset electric fire
- TV points in living, dining and all bedrooms

## HOME ENTERTAINMENT

- Communal Freeview television aerial and access to satellite dish (subscription required)
- Cabling into media services

## UTILITY

- First floor utility space
- Boiler
- Megaflow cylinder – improves water pressure
- Space for washer/dryer

## INTERIOR FINISHES

- Amtico flooring throughout ground floor
- White wooden Shaker-style doors with matching architrave and skirting
- Brushed chrome door furniture, switches & sockets
- Glazed bi-fold timber doors between dining and kitchen/ living rooms
- Under-stair cupboard & entrance hall cupboard for coats
- Carpet to first floor and on stairs
- Walk-in/ built-in wardrobes to



- master bed & bed 2
- Ceilings painted white
- Walls painted in Portland colour
- Stylish porcelain floor and wall tiles to bathrooms

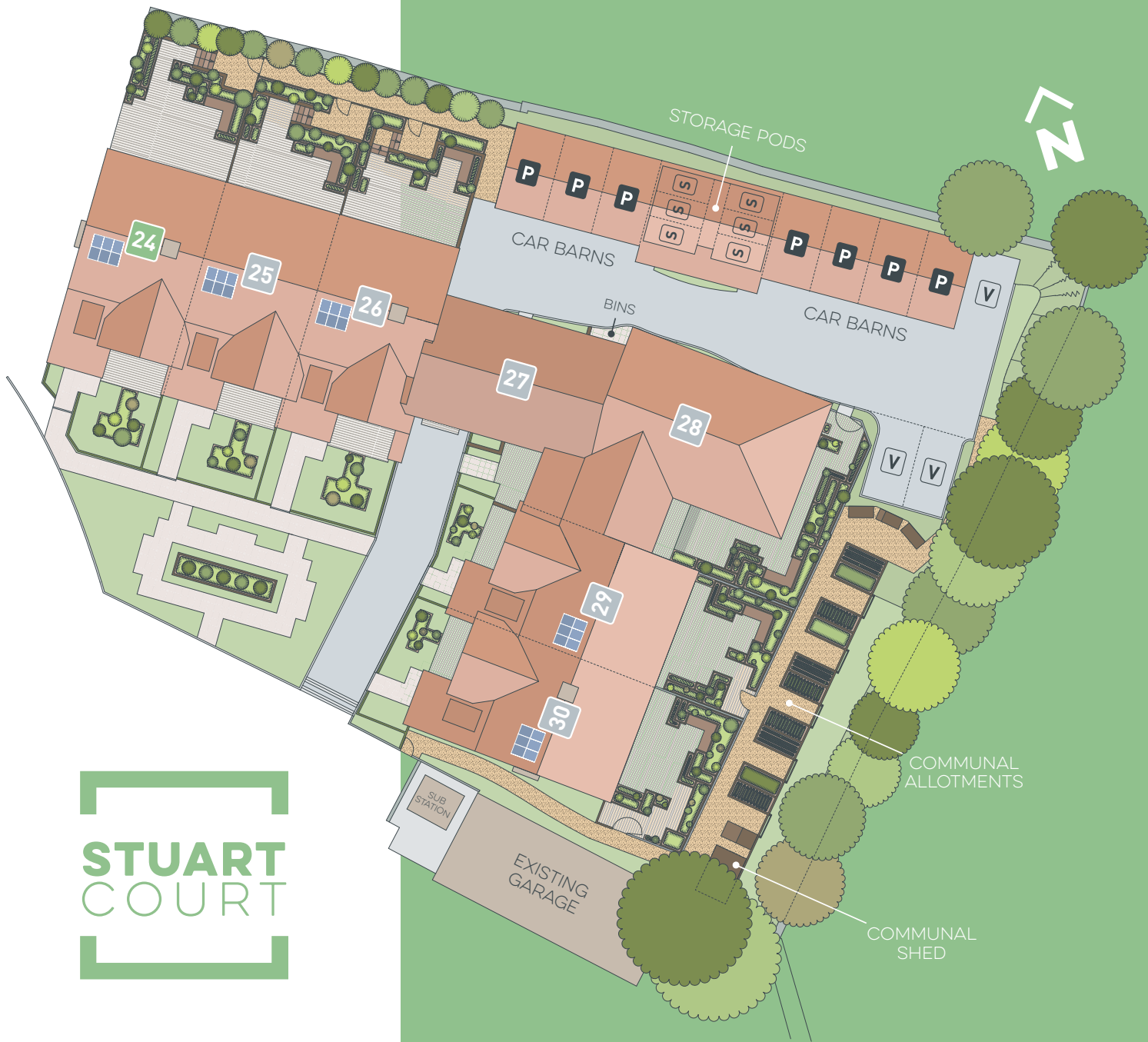
## EXTERNAL SPACES

- Level threshold – inside to out
- External paving
- Raised planters with feature garden lighting
- Allocated car barn parking space per unit
- Secure storage pod per unit
- Communal refuse store
- Communal landscaped gardens, allotments and garden shed
- Visitor parking bays

## SECURITY & WARRANTY

- Security doors and windows
- Smoke detectors and heat detector in kitchen
- Burglar alarm with panic button in master bedroom
- Exterior lights on sensors
- CCTV around development
- 10-year building warranty





COTSWOLDS  
PROPERTY CO.



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