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EVANS

# HILL VIEW

Plots 1 -4 Stow Road, Toddington, GL54 5DT

# HILL VIEW

PLOTS 1 -4 STOW ROAD, TODDINGTON, GL54 5DT

*A luxurious development of just four, four bedroom detached new build Cotswold stone homes set within an idyllic village setting*

- Exclusive New development of Four Detached Houses, complete with NHBC Warranty.
- Desirable Village Location
- Impressive Contemporary/Open Plan Accommodation
- Garage to Each Property
- Private Gardens
- Four Bedrooms
- Three Bath/Shower Rooms
- Magnificent Kitchen/Breakfast/Family Room
- Separate Sitting Room
- Off Road Parking
- Garage
- Private Gardens & Glorious Views

## DESCRIPTION

Hill View is a luxurious and exclusive development of just four detached houses, all individual in style and look. Newly constructed by local builders Robert Deacon LTD, these fine homes are characterised by the mellow Cotswold Stone that is so highly sought after. Internally, each house is typified by the impressive family accommodation combining a traditional floorplan with a luxurious finish, ideal for modern living. Thought has been given to every detail of design and specification resulting in quality new build homes that have been built to the most discerning standards. Whilst individual in style and layout, each property has beautifully proportioned and balanced living to bedroom space, excellent private gardens and garaging.

## OUTSIDE

Each high specification home enjoys a semi-rural setting and lovely countryside views at the edge of the village of Toddington. Set back from the road, an entrance road to the four plots, leads to each private drive that provides parking and a garage. Each home has a good size private garden to the rear and enjoys glorious views to the front and rear.



## SITUATION

Much of the charm of Hill View is due to its setting, at the edge of the pretty Cotswold village of Toddington. This charming village sits in the folds of the Cotswold Hills adjacent to the thriving market town of Winchcombe, which offers a wide range of facilities including butchers, bakers and greengrocers, excellent restaurants to include one Michelin starred, good primary and secondary schools, a parish church and excellent medical and dental services. The local area is well known for being an Area of Outstanding Natural Beauty scattered with pretty Cotswold stone villages and stunning rolling countryside, ideal landscapes for walking and riding. Toddington itself is home to the Gloucestershire Warwickshire Steam Railway, in addition to this, village life firmly centres around a well-regarded public house, a flourishing village hall, church, village school and well stocked convenience store, all within walking distance of Hill View. Cheltenham is within an easy commute, a mere 12 miles away and offers a cosmopolitan way of life, fashionable shopping and cultural events and festivals in additions to excellent schools.

## SPECIFICATION

### Kitchen/Living room

- Quality Kitchens
- AEG Integrated appliances including Induction hob, double oven, fridge/freezer & dishwasher

### Internal Fixtures & Finishes

- Solid oak stairs
- Wood/tile flooring on ground floor
- Carpeted throughout on first floor except bathrooms
- Internal doors in Oak Veneer with contemporary chrome furniture
- Powder Chrome Smart windows and patio Doors
- TV/Satellite points in all habitable rooms
- Open fires in plots 2, 3 and 4

### Bathrooms and Cloakrooms

- Sanitary ware, brassware and shower units by Duravit
- Tiling

### Security Features

- All doors with multi lock systems
- Alarm fitted throughout ground floor

### Heating

- Main gas boiler
- Underfloor heating on ground floor
- Radiators on first floor

### External Details

- Front and rear gardens laid to turf
- Outside Patio of Natural stone



# FLOORPLANS

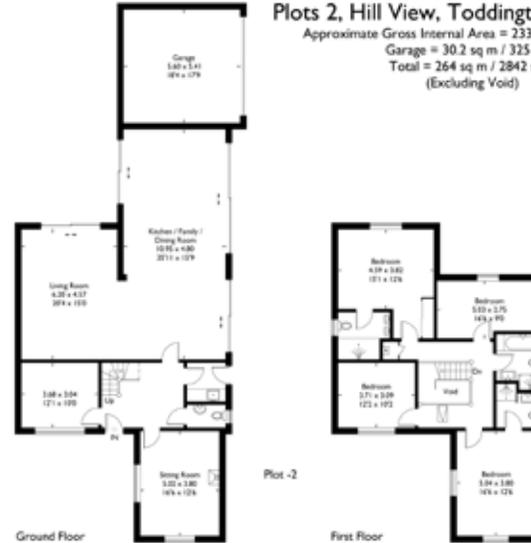
**Plots 1, Hill View, Toddington, GL54 5DT**

Approximate Gross Internal Area = 229.1 sq m / 2466 sq ft  
(Including Garage / Excluding Void)



**Plots 2, Hill View, Toddington, GL54 5DT**

Approximate Gross Internal Area = 233.8 sq m / 2517 sq ft  
Garage = 30.2 sq m / 325 sq ft  
Total = 264 sq m / 2842 sq ft  
(Excluding Void)



**Plots 3, Hill View, Toddington, GL54 5DT**

Approximate Gross Internal Area = 261.5 sq m / 2815 sq ft  
(Including Garage)

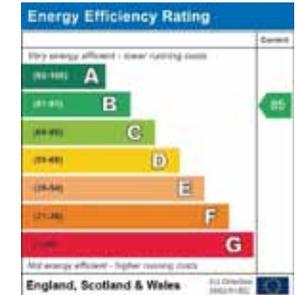


**Plots 4, Hill View, Toddington, GL54 5DT**

Approximate Gross Internal Area = 253.2 sq m / 2725 sq ft  
(Including Garage)



Plot 3 (other EPC's available upon request)



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