

# **PIPER**



## **Tilsdown Gardens**

### **Dursley**

**We build the house, you make the home**

**Welcome to**

# **Tiltdown Gardens**

A4135 Tiltdown,  
Dursley GL11 5QH



**A select development  
in a prime location**

Tiltdown Gardens is a select development of just a few three and four bedroom homes located next to the grounds of Tiltdown House, on the edge of the market town of Dursley.

**PIPER**

# Perfectly placed for country life & commuting



## Cam and Dursley

The village of Cam and the neighbouring town of Dursley are situated on the edge of the Cotswolds, almost equidistant between Gloucester and Bristol.

Located on the Cotswold Way and surrounded by hills, the area offers a wealth of lovely walks and breathtaking views. The historic market town of Dursley retains its delightful 18th century market hall and offers variety of small shops, cafes and pubs

The local area has a good selection of local amenities including a Tesco Superstore, a convenience store and a pharmacy. The development is just half a mile from the

Cam Everlands Primary School, which was rated “Good” by Ofsted in their latest report.

Tiltdown Gardens is just a short walk from Stinchcombe Hill, an exceptional Area of Outstanding Natural Beauty. Stinchcombe Hill is also home to the Historic Stinchcombe Hill Golf Course. The Cam Sports Club, which is home to the Cam cricket, tennis and football clubs is also nearby.

Located almost equidistant from junctions 13 and 14 of the M5 motorway, Tiltdown Gardens is conveniently located for travel both north and south. Cam and Dursley Station has regular trains to Bristol and Gloucester.

## Around and about

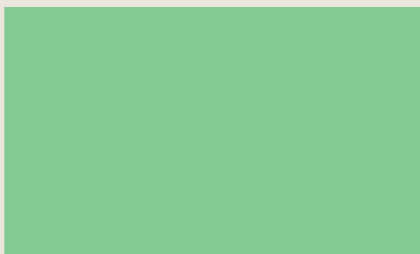
With so much to do locally and such idyllic countryside right on the doorstep, you may never want to tear yourself away from Tiltdown Gardens. But if you do, the development is under two miles from the Cam and Dursley Railway Station and around eight miles from the M5 motorway.

Tiltdown Gardens is just a short drive from Slimbridge Wetland Centre on the banks of the River Severn. The first of its kind to be opened in the country back in 1946, this the world renowned reserve for water birds offers the perfect place for a day out for the whole family.

Stroud is only eleven miles away. Full of independent shops, cafés and galleries and home to one of the best Farmers’ Markets in the country, it also offers a full range of supermarkets.

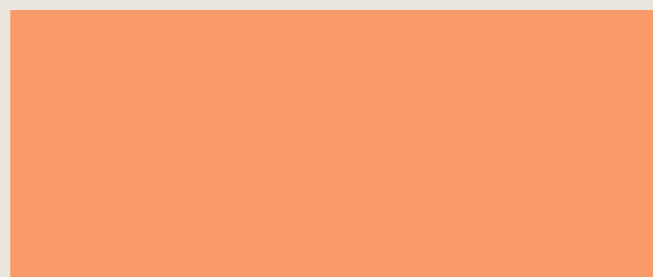
The city of Bristol is just over half an hour away by train or car. From Brunel and the SS Great Britain and the Clifton Suspension bridge, to Banksy or the Bristol Lido, there is something to interest everyone.

Bristol Airport, which offers regular flights to dozens of destinations throughout Europe, is just over an hour away by car.



# Development Layout

- The Heddle (1453.1 sq ft) 4 Bedroom Home
- The Weft (1446.6 sq ft) 4 Bedroom Home
- The Fuller (1444.5 sq ft) 4 Bedroom Home
- The Carding (927.8 sq ft) 3 Bedroom Home
- The Broadcloth (927.8 sq ft) 3 Bedroom Home
- The Merino (899.8 sq ft) 3 Bedroom Home
- The Ryeland (825.6 sq ft) 3 Bedroom Home
- Shared Ownership (2 bedroom)
- Social Rent (3 bedroom)



The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Selling Agent.

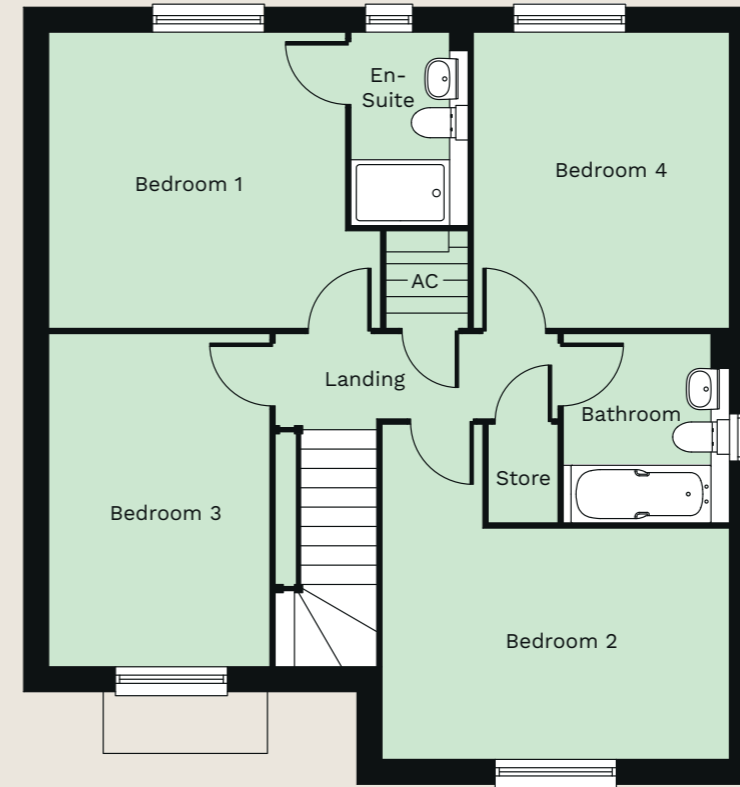


# The Heddle

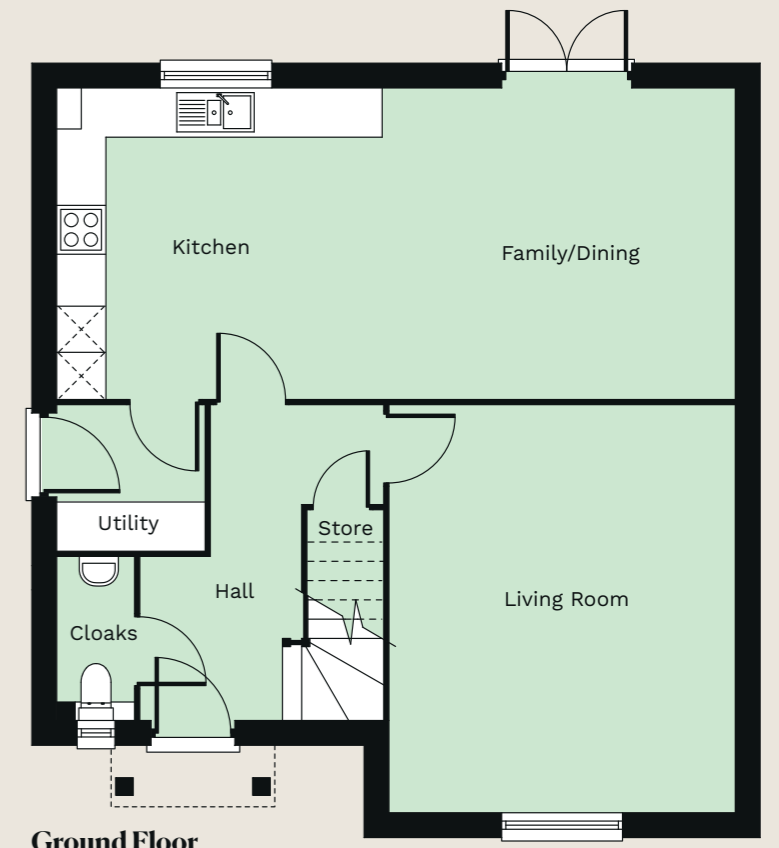
The Heddle has a kitchen / family / dining room running the full width of the house and opening onto the garden through French doors. There is a separate fitted utility room, a downstairs cloakroom and a front facing living room. Upstairs are four bedrooms and a family bathroom, plus an en-suite shower room to bedroom one. There is also a detached single garage.

**Bedrooms** 4

**Plot** 9



**First Floor**



**Ground Floor**

### Dimensions

Living Room	4930mm x 4183mm	16'2" x 13'9"
Kitchen/Dining/Family	8223mm x 3726mm	27'0" x 12'3"
Utility	1770mm x 1752mm	5'10" x 5'9"
Cloakroom	1960mm x 910mm	6'5" x 3'0"
Bedroom 1	3994mm x 3559mm	13'1" x 11'8"
En-Suite	2310mm x 1395mm	7'7" x 4'7"
Bedroom 2	4173mm x 4033mm	13'8" x 13'3"
Bedroom 3	4008mm x 2639mm	13'2" x 8'8"
Bedroom 4	3559mm x 3073mm	11'8" x 10'1"
Bathroom	2243mm x 1980mm	7'4" x 6'6"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

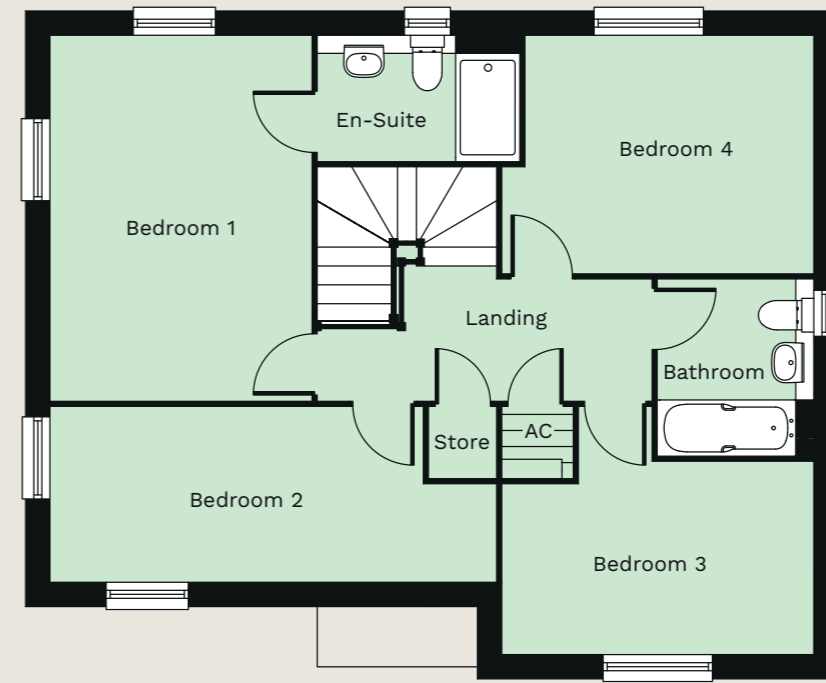


# The Weft

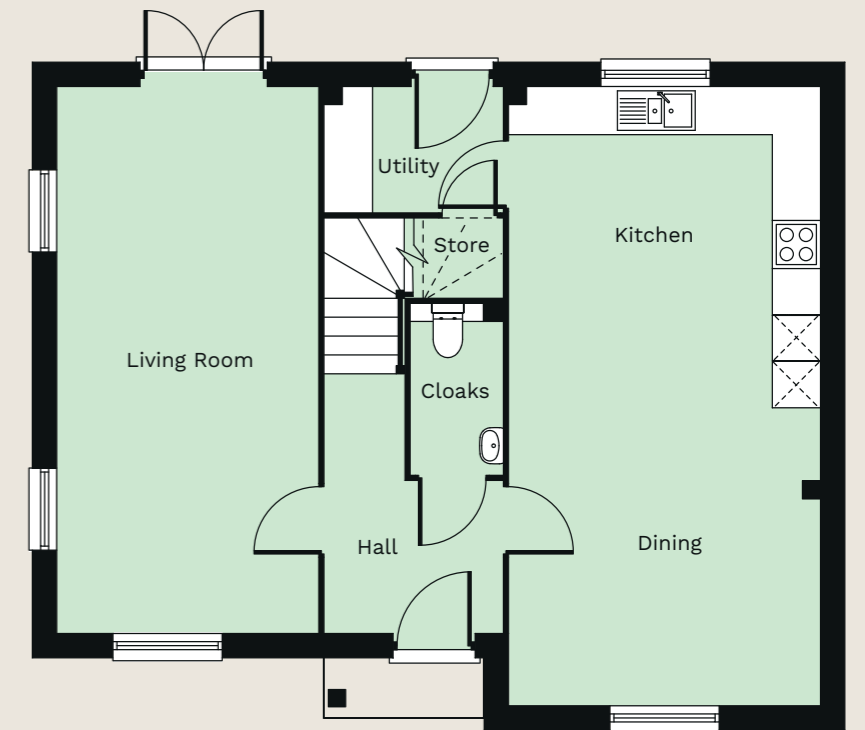
The Weft has a generous sized living room opening onto the paved patio through French doors. The open plan dining / kitchen is even more spacious, plus there is a separate utility room with a door to the garden. Four bedrooms, an en-suite, a family bathroom and a detached double car port complete the picture.

**Bedrooms** 4

**Plot** 12



**First Floor**



**Ground Floor**

### Dimensions

<b>Living Room</b>	6760mm x 3187mm	22'2" x 10'5"
<b>Kitchen/Dining</b>	7660mm x 3845mm	25'2" x 12'7"
<b>Utility</b>	2168mm x 1544mm	7'1" x 5'1"
<b>Cloakroom</b>	2111mm x 1124mm	6'11" x 3'8"
<b>Bedroom 1</b>	4517mm x 3197mm	14'10" x 10'6"
<b>En-Suite</b>	2493mm x 1544mm	8'2" x 5'1"
<b>Bedroom 2</b>	3882mm x 2931mm	12'9" x 9'7"
<b>Bedroom 3</b>	3845mm x 2367mm	12'7" x 7'9"
<b>Bedroom 4</b>	5522mm x 2150mm	18'1" x 7'1"
<b>Bathroom</b>	2177mm x 1910mm	7'2" x 6'3"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

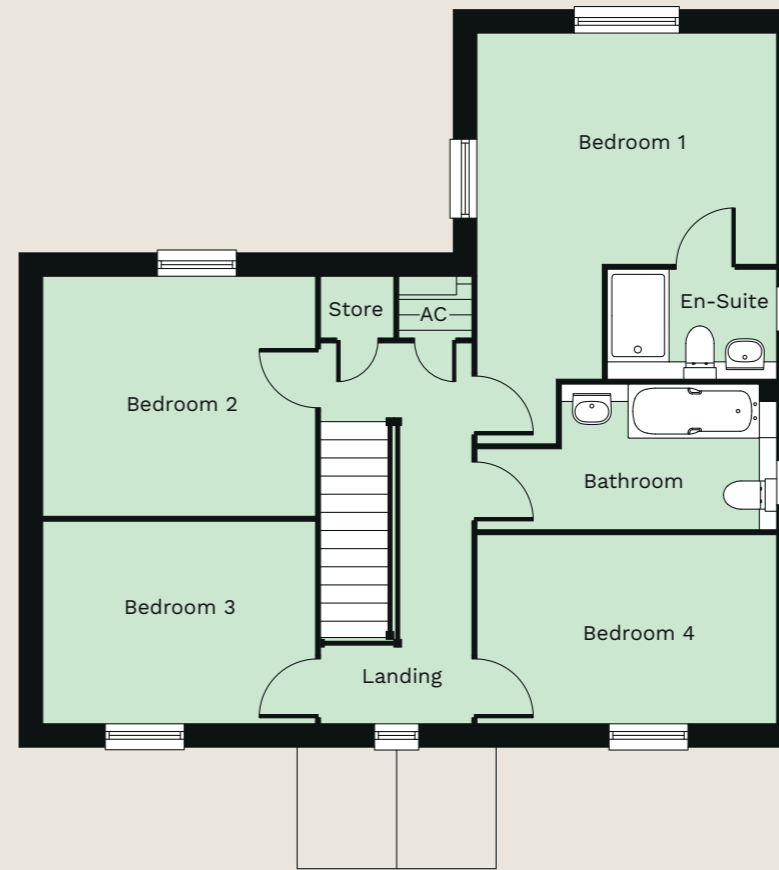


# The Fuller

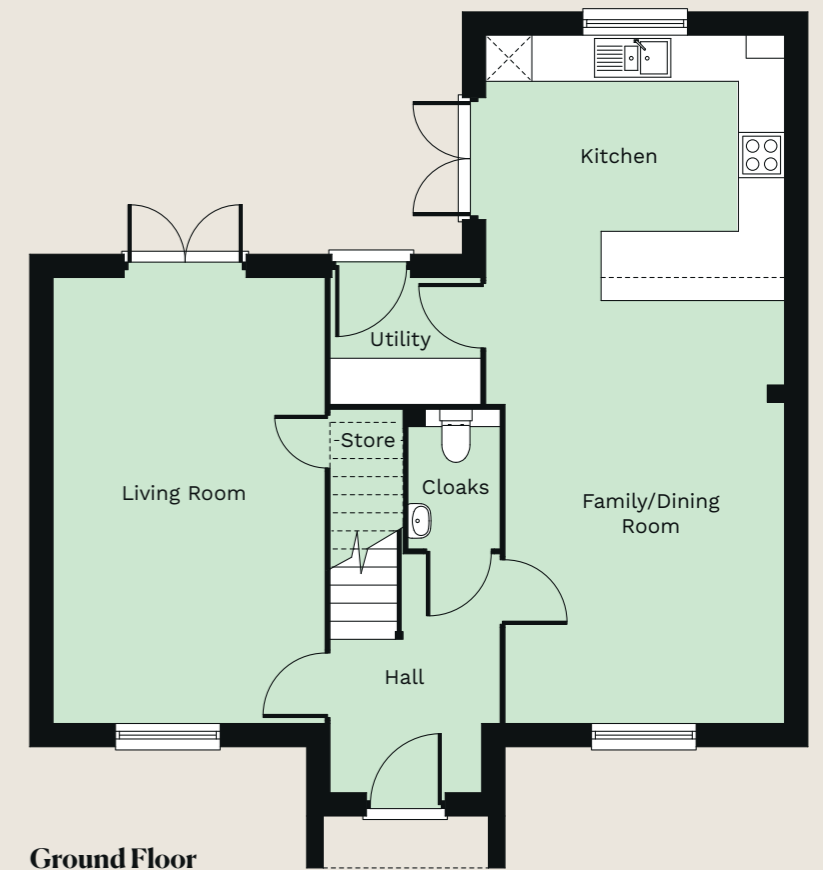
Sitting in a corner plot with a detached double carport, the Fuller is the perfect family home. Both the living room and the open plan dining / kitchen open onto the paved patio through French doors and there is a separate utility, also with a door to the patio. Three bedrooms share a fully equipped family bathroom and the fourth bedroom has its own en-suite shower room.

**Bedrooms** 4

**Plot** 13



**First Floor**



**Ground Floor**

## Dimensions

<b>Living Room</b>	5748mm x 3460mm	18'10" x 11'4"
<b>Kitchen/Dining/Family</b>	8898mm x 3845mm	29'2" x 12'7"
<b>Utility</b>	1895mm x 1620mm	6'3" x 5'4"
<b>Cloakroom</b>	1786mm x 1169mm	5'10" x 3'10"
<b>Bedroom 1</b>	3835mm x 2956mm	12'7" x 9'8"
<b>En-Suite</b>	2155mm x 1368mm	7'1" x 4'6"
<b>Bedroom 2</b>	3497mm x 3070mm	11'6" x 10'1"
<b>Bedroom 3</b>	3487mm x 2585mm	11'5" x 8'6"
<b>Bedroom 4</b>	3845mm x 2410mm	12'7" x 7'11"
<b>Bathroom</b>	3845mm x 1858mm	12'7" x 6'1"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

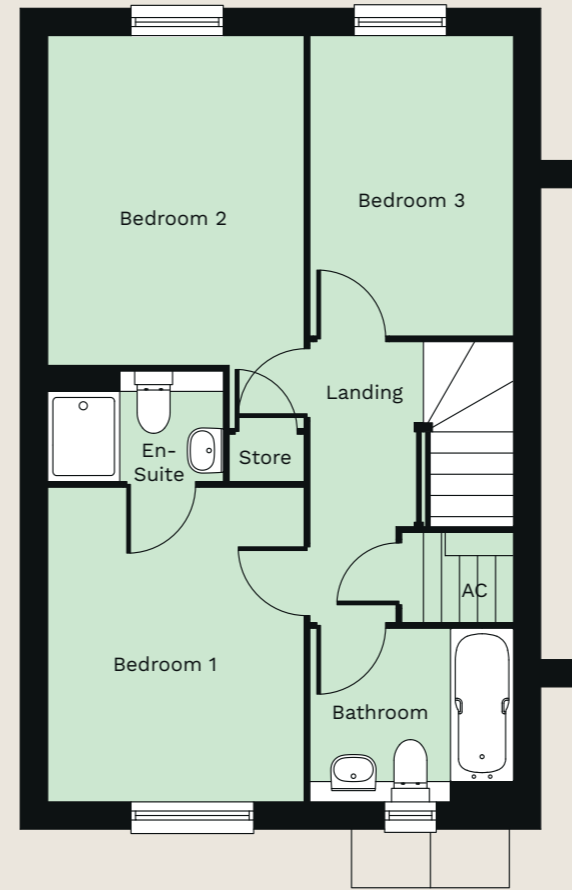


# The Carding

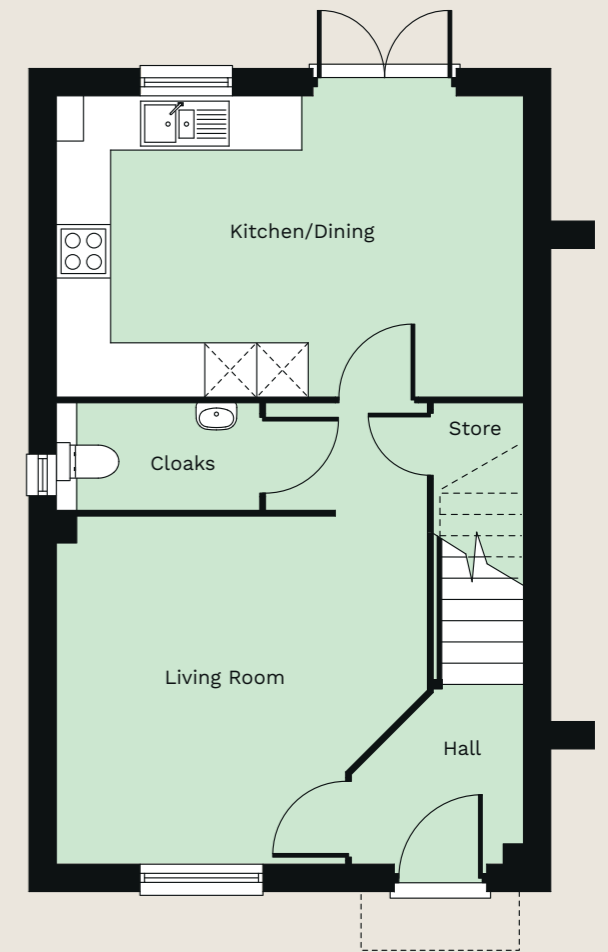
The Carding has a separate entrance hall leading directly to the living room and the stairs to the first floor. Off the living room is a fitted cloakroom and a useful under stairs store and the fully fitted dining / kitchen has doors to the garden. The main bedroom has an en-suite shower and the two further bedrooms share a family bathroom.

Bedrooms **3**

Plot **11**



First Floor



Ground Floor

## Dimensions

<b>Living Room</b>	4065mm x 3810mm	13'4" x 12'6"
<b>Kitchen/Dining</b>	5118mm x 3302mm	16'9" x 10'10"
<b>Cloakroom</b>	2220mm x 1160mm	7'3" x 3'10"
<b>Bedroom 1</b>	3449mm x 2805mm	11'4" x 9'2"
<b>En-Suite</b>	1904mm x 1195mm	6'3" x 3'11"
<b>Bedroom 2</b>	3618mm x 2805mm	11'10" x 9'2"
<b>Bedroom 3</b>	3292mm x 2220mm	10'10" x 7'3"
<b>Bathroom</b>	2220mm x 1885mm	7'3" x 6'2"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



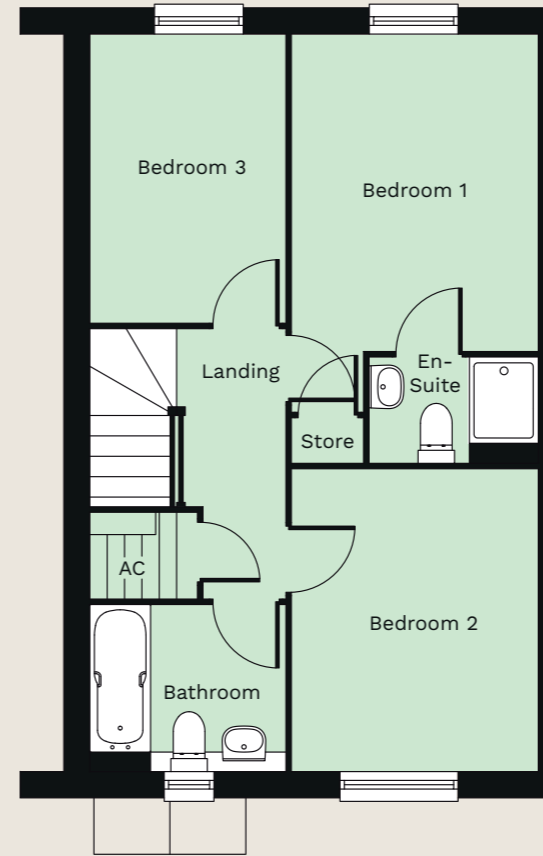


# The Broadcloth

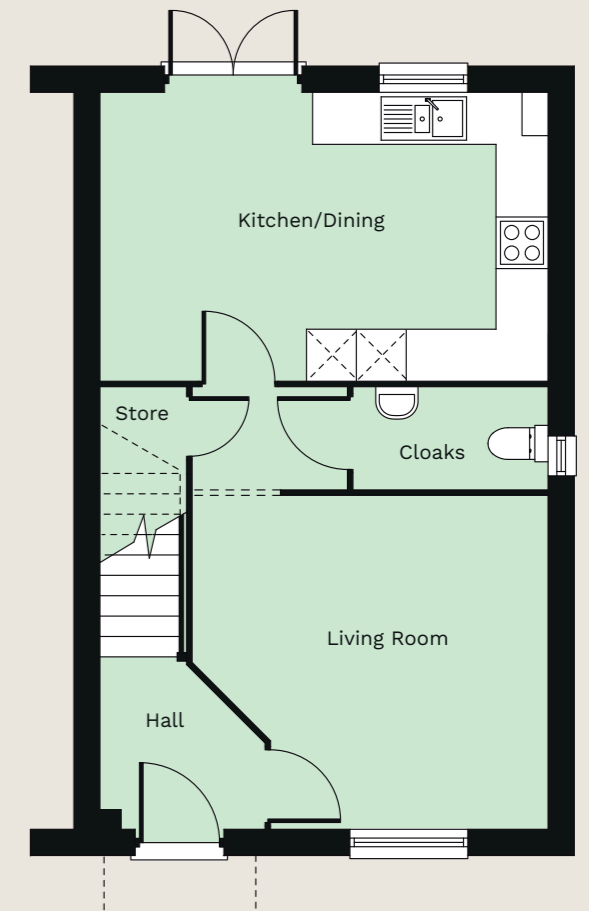
The front facing living room of the Broadcloth leads through to a fully fitted cloakroom and then on to the open plan dining / kitchen with French doors to rear garden. Upstairs there are three generous sized bedrooms with an en-suite shower room to the main bedroom. The family bathroom has a full sized bath with a shower over.

Bedrooms **3**

Plots **5** **6** **7** **8**



**First Floor**



**Ground Floor**

## Dimensions

<b>Living Room</b>	4065mm x 3810mm	13'4" x 12'6"
<b>Kitchen/Dining</b>	5118mm x 3292mm	16'9" x 10'10"
<b>Cloakroom</b>	2210mm x 1160mm	7'3" x 3'10"
<b>Bedroom 1</b>	3618mm x 2805mm	11'10" x 9'2"
<b>En-Suite</b>	1910mm x 1195mm	6'3" x 3'11"
<b>Bedroom 2</b>	3449mm x 2805mm	11'4" x 9'2"
<b>Bedroom 3</b>	3292mm x 2220mm	10'10" x 7'3"
<b>Bathroom</b>	2220mm x 1885mm	7'3" x 6'2"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

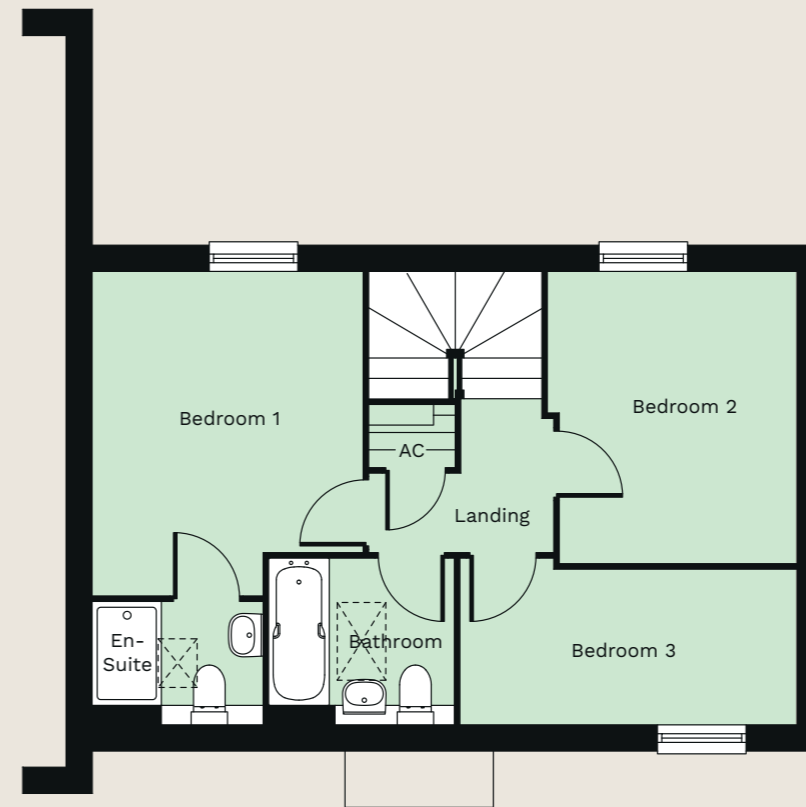


# The Merino

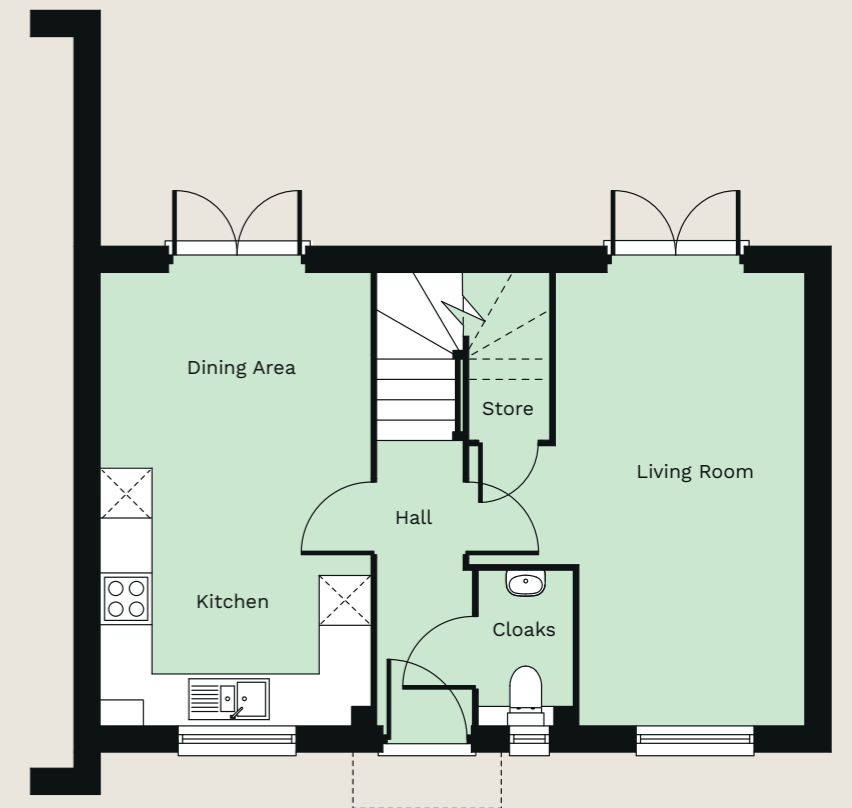
Both the living room and the open plan dining / kitchen of the Merino open onto the garden through French doors. There is a downstairs cloakroom and useful under stairs store. The main bedroom has an en-suite shower room and two further bedrooms share a fully fitted family bathroom with a bath with shower.

**Bedrooms 3**

**Plot 10**



**First Floor**



**Ground Floor**

## Dimensions

<b>Living Room</b>	5185mm x 3842mm	17'0" x 12'7"
<b>Kitchen/Dining</b>	5185mm x 3090mm	17'0" x 10'2"
<b>Cloakroom</b>	1758mm x 1070mm	5'9" x 3'6"
<b>Bedroom 1</b>	3707mm x 3090mm	12'2" x 10'2"
<b>En-Suite</b>	1935mm x 1385mm	6'4" x 4'7"
<b>Bedroom 2</b>	3335mm x 2842mm	10'11" x 9'4"
<b>Bedroom 3</b>	3852mm x 1885mm	12'8" x 6'2"
<b>Bathroom</b>	2115mm x 1885mm	6'11" x 6'2"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

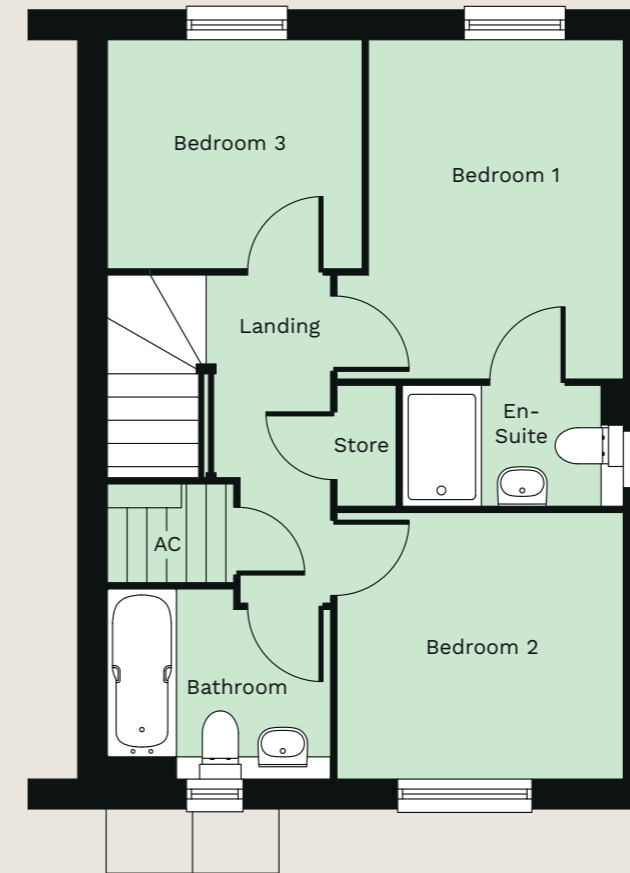


# The Ryeland

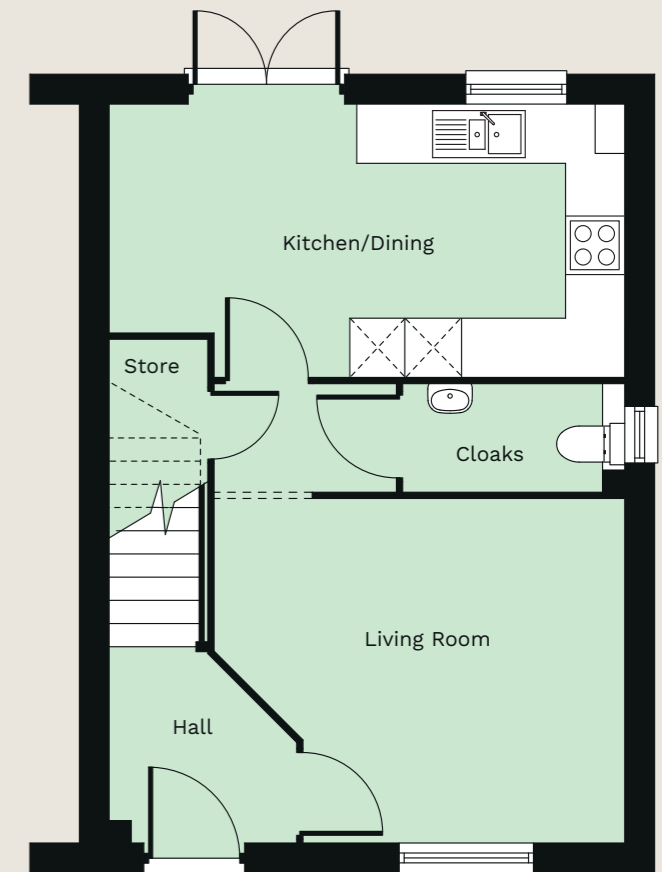
With a front facing living room, a separate cloakroom and a kitchen / diner opening to the garden through French doors, the Ryeland offers practical and comfortable accommodation. Overlooking the south facing garden, the main bedroom has an en-suite shower room and the other two bedrooms share a family bathroom.

**Bedrooms** 3

**Plots** 14 15



**First Floor**



**Ground Floor**

### Dimensions

<b>Living Room</b>	4121mm x 3450mm	13'6" x 11'4"
<b>Kitchen/Dining</b>	5174mm x 2729mm	17'0" x 8'11"
<b>Cloakroom</b>	2210mm x 1070mm	7'3" x 3'6"
<b>Bedroom 1</b>	3395mm x 2860mm	11'2" x 9'5"
<b>En-Suite</b>	2197mm x 1195mm	7'2" x 3'11"
<b>Bedroom 2</b>	2860mm x 2659mm	9'5" x 8'9"
<b>Bedroom 3</b>	2540mm x 2279mm	8'4" x 7'6"
<b>Bathroom</b>	2221mm x 1885mm	7'3" x 6'2"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

# Specification

Each home at Tilsdown Gardens has been designed with an exacting standard specification. Upgrades may be available.

## KITCHENS

	The Broadcloth	The Merino	The Ryeland	The Carding	The Heddle	The Weft	The Fuller
Fully fitted Symphony Woodbury Gallery kitchen with soft close doors and drawers	●	●	●	●			
Fully fitted Symphony Alta Gallery kitchen with soft close doors and drawers					●	●	●
40mm Laminate worktops	●	●	●	●			
30mm Quartz worktops with matching upstand					●	●	●
Electric fan double oven with grill	●	●	●	●			
Compact oven and microwave oven, integrated single oven & integrated dishwasher					●	●	●
60cm Induction hob with 60cm chimney hood	●	●	●	●	●	●	●
Integrated 70:30 fridge freezer	●	●	●	●	●	●	●
Stainless steel Inset 1.5 bowl sink and single drainer in stainless steel with chrome mixer tap	●	●	●	●	●	●	●

## BATHROOMS

Vitra S20 550mm washbasin with Vado Ion mixer tap & clicker waste	●	●	●	●	●	●	●
Vitra S20 back to wall WC with soft close seat	●	●	●	●	●	●	●
Vitra Optima 1700mm x 700mm bath Vado Ion bath mixer kit	●	●	●	●	●	●	●
Porcelanosa Gold full height tiling to bath, half height tiling to basin wall, tiled cills	●	●	●	●			
Porcelanosa Platinum full height tiling to bath, half height tiling to basin wall, tiled cills					●	●	●

## EN-SUITE

Vado Phase Thermostatic Shower with fixed shower head & multi-function hand shower	●	●	●	●	●	●	●
Merlin Series 8mm Thick Glass shower panel / cubicle	●	●	●	●	●	●	●
Vitra S20 back to wall WC with soft close seat & Vitra S50 600mm washbasin	●	●	●	●	●	●	●
Porcelanosa Gold full height tiling to shower, half height tiling to basin wall, tiled cills	●	●	●	●			
Porcelanosa Platinum full height tiling to shower, half height tiling to basin wall, tiled cills					●	●	●

## HEATING

Full central heating with compact radiators and thermostatic valves	●	●	●	●	●	●	●
Stelrad Aqua Classic straight chrome heated towel rail to bathroom	●	●	●	●	●	●	●



## ELECTRICAL

	The Broadcloth	The Merino	The Ryeland	The Carding	The Heddle	The Weft	The Fuller
Media panel with 4 main sockets, tv, satellite, network and BT point.	●	●	●	●	●	●	●
Telephone point in Lounge and Bedroom 1	●	●	●	●	●	●	●
Fire rated downlights to Kitchen area, Bathroom & En-suites.	●	●	●	●	●	●	●
Mains operated smoke detectors and heat detectors	●	●	●	●	●	●	●
Honeywell XC70 battery operated carbon monoxide detectors	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●
External light with a movement sensor and photocell	●	●	●	●	●	●	●

## DECORATION

White painted walls & ceilings	●	●	●	●	●	●	●
Brilliant white gloss finish to all woodwork	●	●	●	●	●	●	●

## JOINERY AND DOORS

Gloss white painted 5 panel grain finish doors	●	●	●	●	●	●	●
Chrome ironmongery	●	●	●	●	●	●	●
White painted staircase with oak handrail	●	●	●	●	●	●	●
Fitted wardrobe to bedroom one	●	●	●	●	●	●	●

## EXTERNAL

External tap	●	●	●	●	●	●	●
Buff paved paths and patios	●	●	●	●	●	●	●
Turfed front and rear gardens	●	●	●	●	●	●	●

Please speak to your Sales Consultant for plot specific details.



Typical Piper Homes showhome photography shown

# Purchasing a home is one of the most important investments that you will make in your lifetime

## About Piper Homes

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to



assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.



Typical Piper Homes showhome photography shown

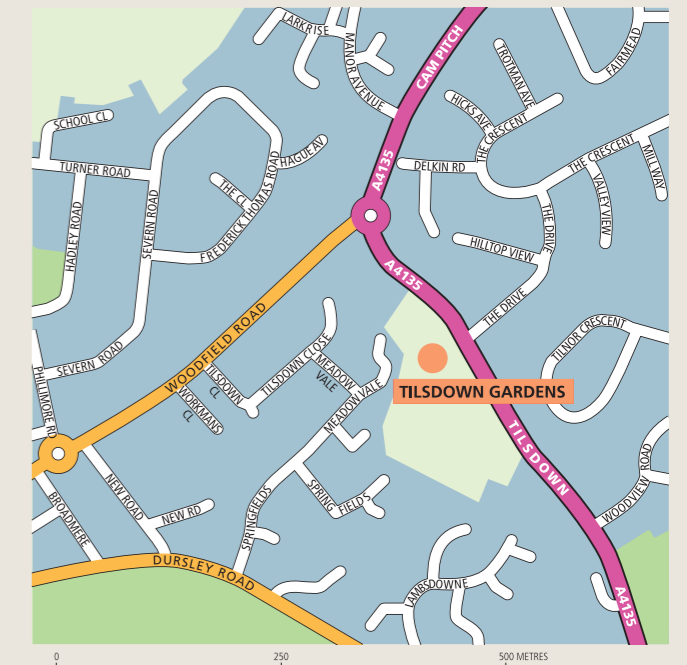
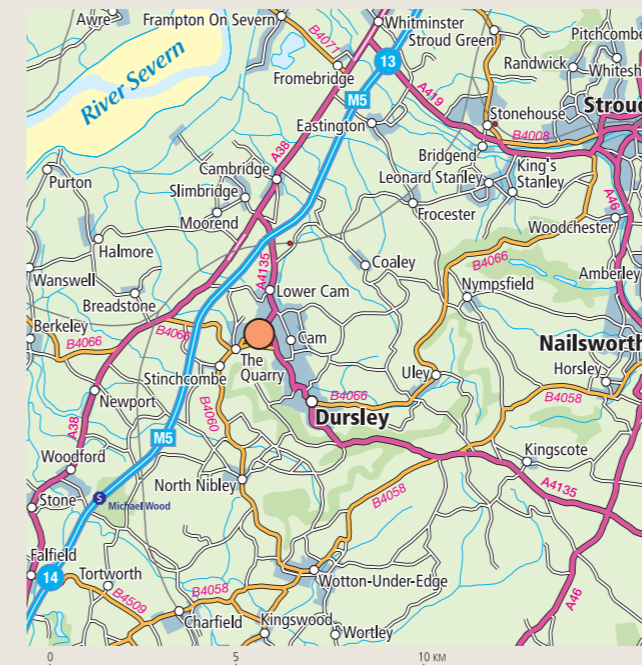


# Getting there and away

The nearest train station to Tilsdown Gardens is the Cam and Dursley railway station, which is managed by Great Western Railway. It offers frequent direct trains to both Gloucester and Bristol.

The nearest bus stops, which are just outside the entrance to the development, are served by Stagecoach. There are regular buses to local amenities including the supermarket and the hospital, as well as a service to Gloucester.

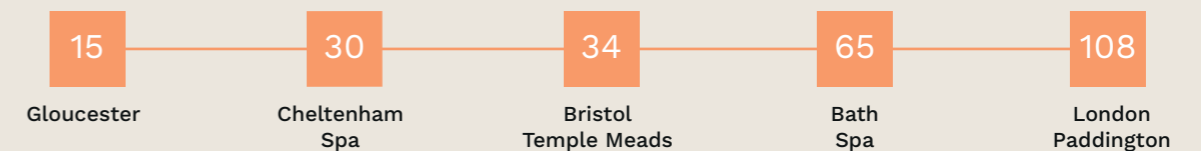
The old Bristol Road or the M5 motorway are the main road arteries for travel north or south. Junction 13 of the M5 for travel northbound is around 10 minutes away and Junction 14 for travel southbound around 15 minutes



## Distance in miles from Tilsdown Gardens



## Fastest train times in minutes from Cam & Dursley



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.

# **PIPER**

**We build the house, you make the home**

**[www.piperhomes.co.uk](http://www.piperhomes.co.uk)**

T: 0121 296 9231 E: [info@piperhomes.co.uk](mailto:info@piperhomes.co.uk)  
Unit 4 Hockley Court, 2401 Stratford Road, Hockley Heath, B94 6NW