

PIPER



Tilsdown Gardens

Dursley

We build the house, you make the home

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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.

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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

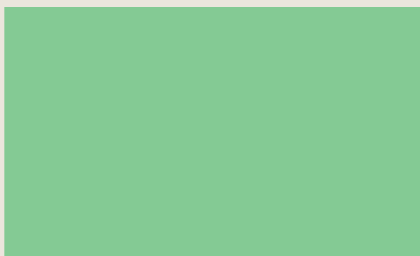
With so much to do locally and such idyllic countryside right on the doorstep, you may never want to tear yourself away from Tiltdown Gardens. But if you do, the development is under two miles from the Cam and Dursley Railway Station and around eight miles from the M5 motorway.

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.

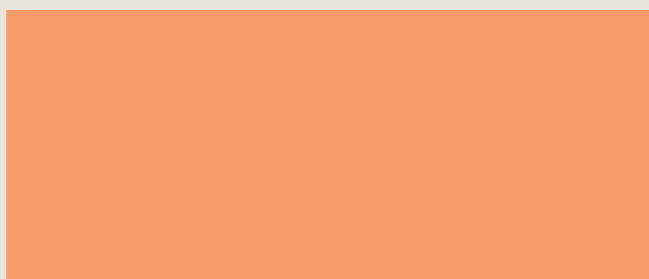
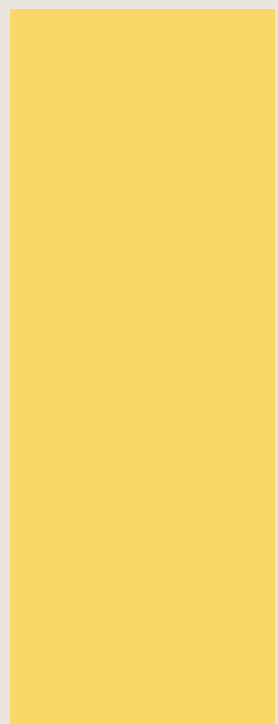
The city of Bristol is just over half an hour away by train or car. From Brunel and the SS Great Britain and the Clifton Suspension bridge, to Banksy or the Bristol Lido, there is something to interest everyone.

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



Development Layout

- The Ryeland (000 sq ft) 3 Bedroom Home
- The Merino (000 sq ft) 3 Bedroom Home
- The Broadcloth (000 sq ft) 3 Bedroom Home
- The Carding (000 sq ft) 3 Bedroom Home
- The Weft (000 sq ft) 4 Bedroom Home
- The Fuller (000 sq ft) 4 Bedroom Home
- The Heddle (000 sq ft) 4 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.

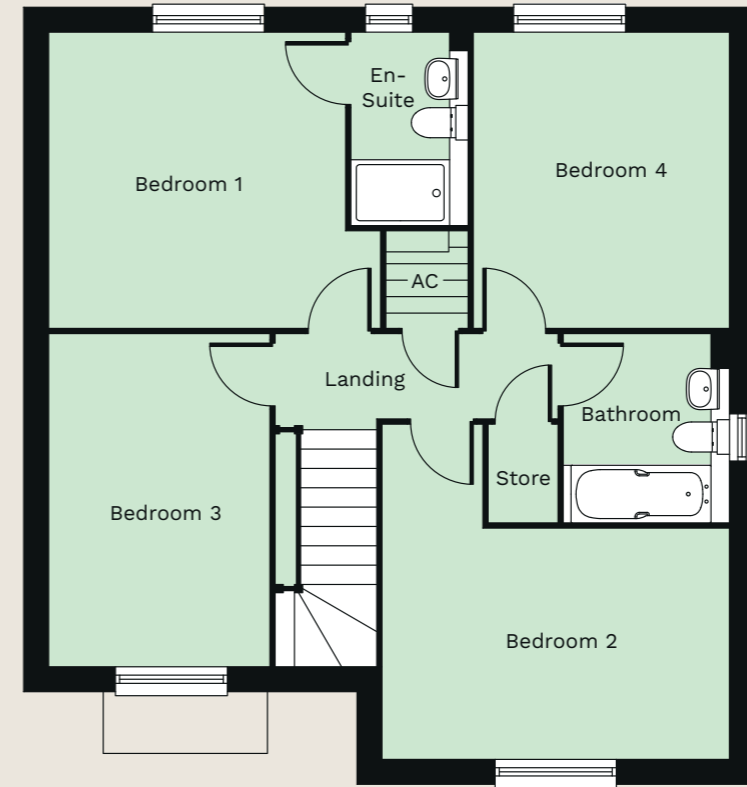


The Heddle

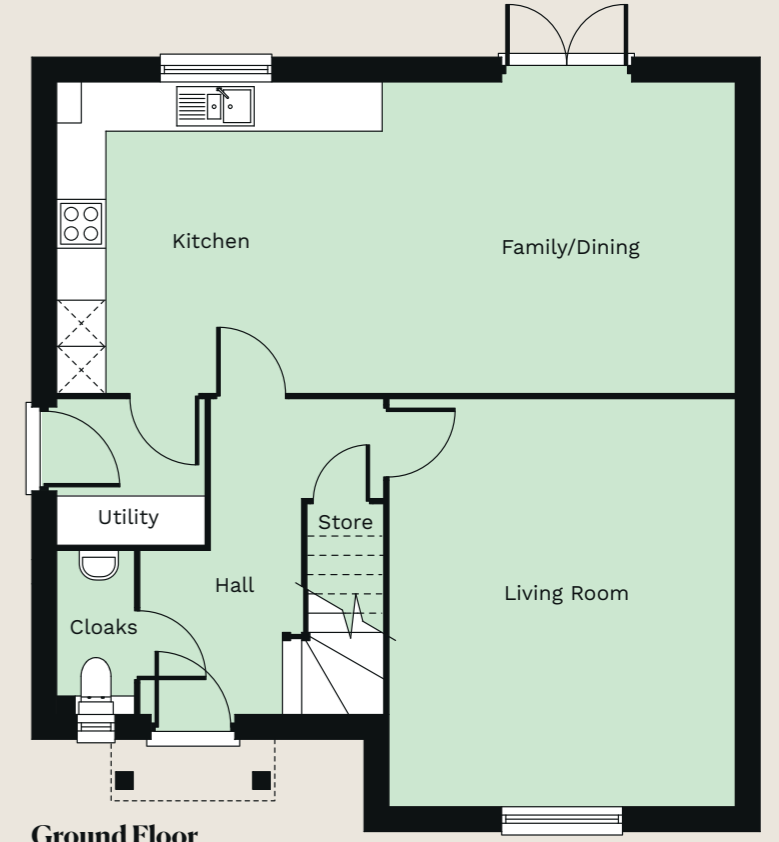
The Heddle has a kitchen / family / dining room running the full width of the house and opening onto the garden through French doors. There is a separate fitted utility room, a downstairs cloakroom and a front facing living room. Upstairs are four bedrooms and a family bathroom, plus an en-suite shower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

Bedrooms 4

Plot 9



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Utility	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
Bedroom 2	0000mm x 0000mm	00'0" x 00'0"
Bedroom 3	0000mm x 0000mm	00'0" x 00'0"
Bedroom 4	0000mm x 0000mm	00'0" x 00'0"
Bathroom	0000mm x 0000mm	00'0" x 00'0"

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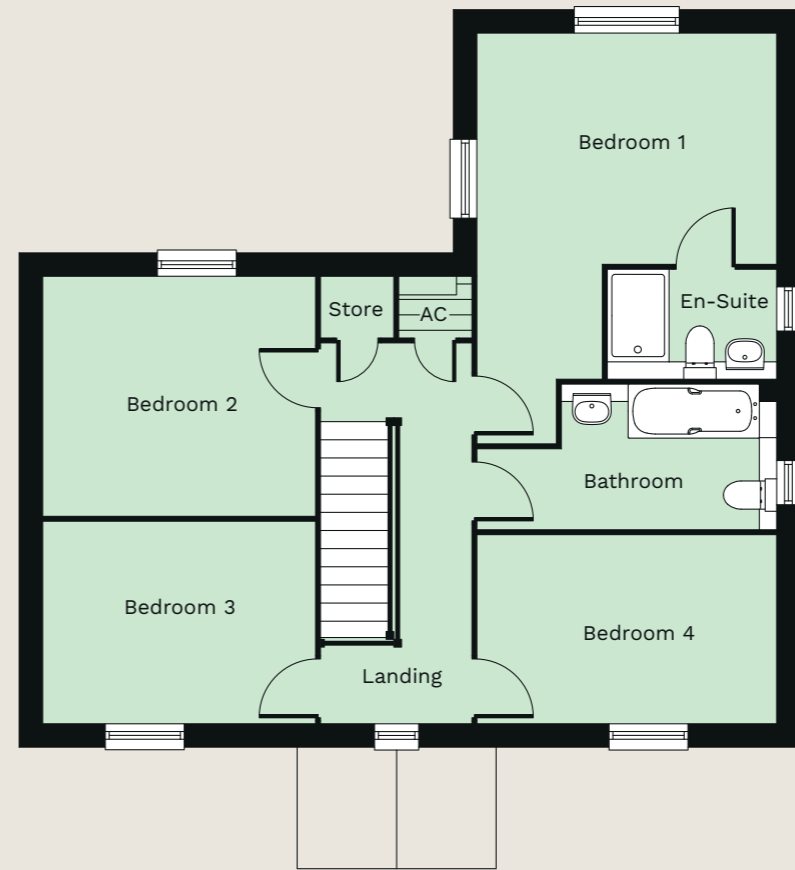


The Fuller

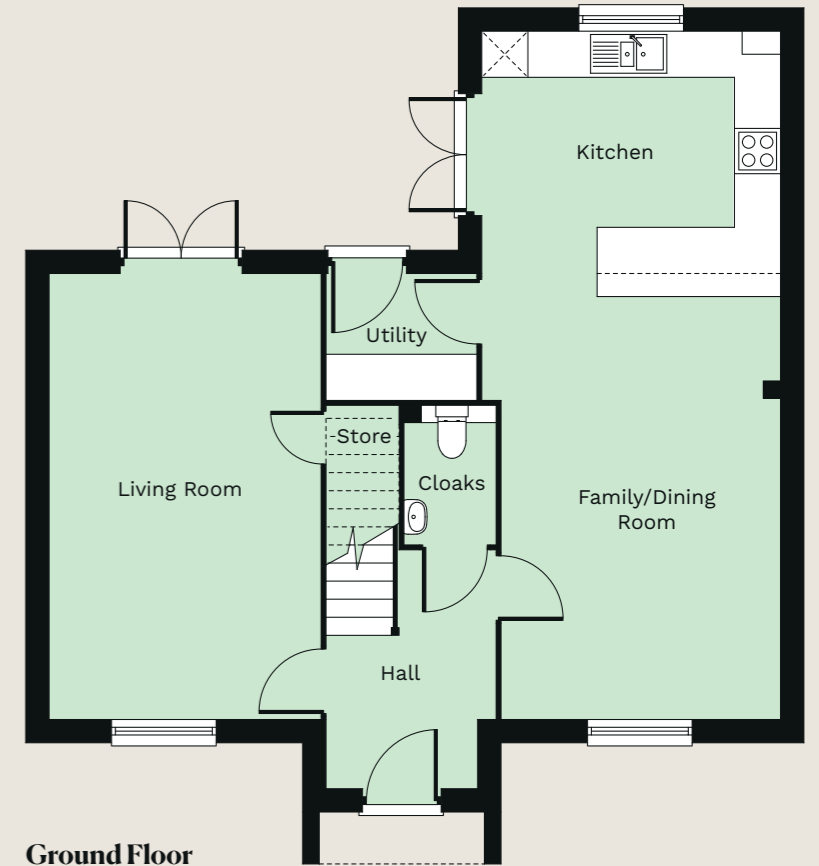
Sitting in a corner plot with a detached double carport, the Fuller is the perfect family home. Both the living room and the open plan dining / kitchen open onto the paved patio through French doors and there is a separate utility, also with a door to the patio. Three bedrooms share a fully equipped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

Bedrooms 4

Plot 13



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen	0000mm x 0000mm	00'0" x 00'0"
Dining/Family	0000mm x 0000mm	00'0" x 00'0"
Utility	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
Bedroom 2	0000mm x 0000mm	00'0" x 00'0"
Bedroom 3	0000mm x 0000mm	00'0" x 00'0"
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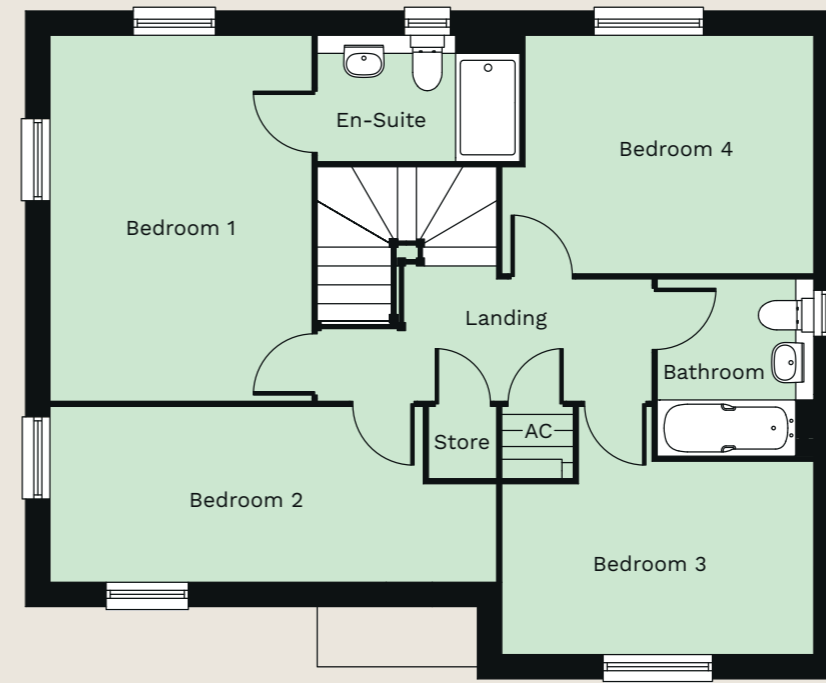


The Weft

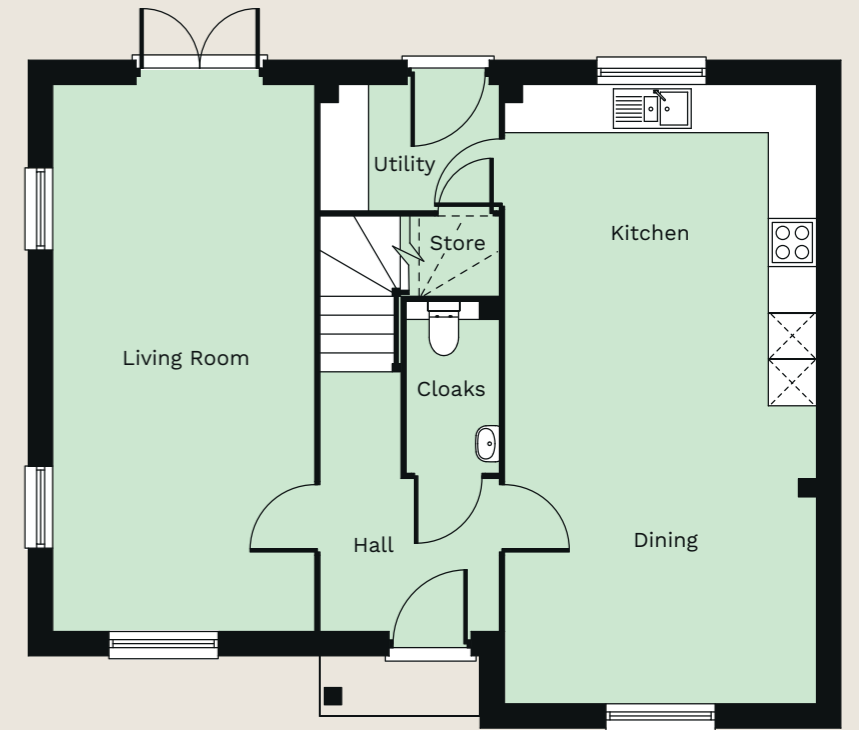
The Weft has a generous sized living room opening onto the paved patio through French doors. The open plan dining / kitchen is even more spacious, plus there is a separate utility room with a door to the garden. Four bedrooms, an en-suite, a family bathroom and a detached double car port complete the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

Bedrooms 4

Plot 12



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Utility	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
Bedroom 2	0000mm x 0000mm	00'0" x 00'0"
Bedroom 3	0000mm x 0000mm	00'0" x 00'0"
Bedroom 4	0000mm x 0000mm	00'0" x 00'0"
Bathroom	0000mm x 0000mm	00'0" x 00'0"

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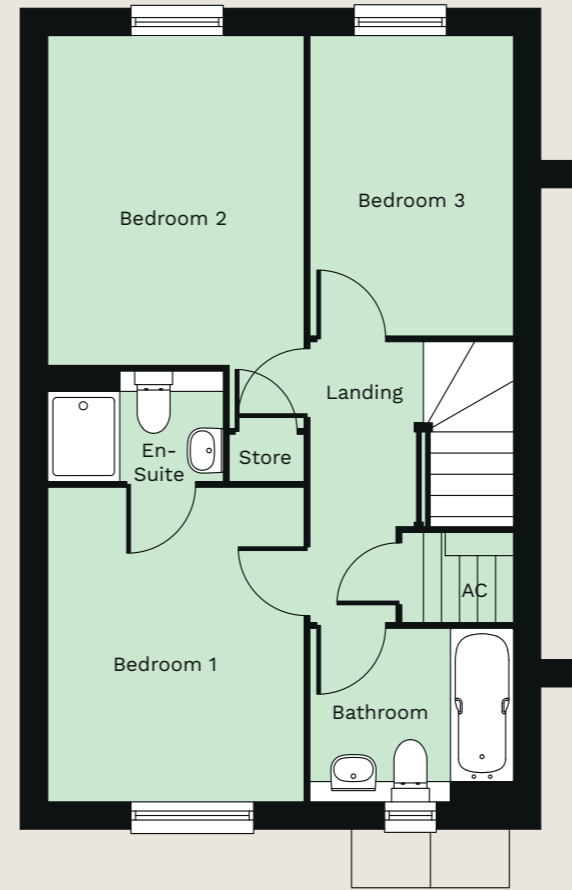


The Carding

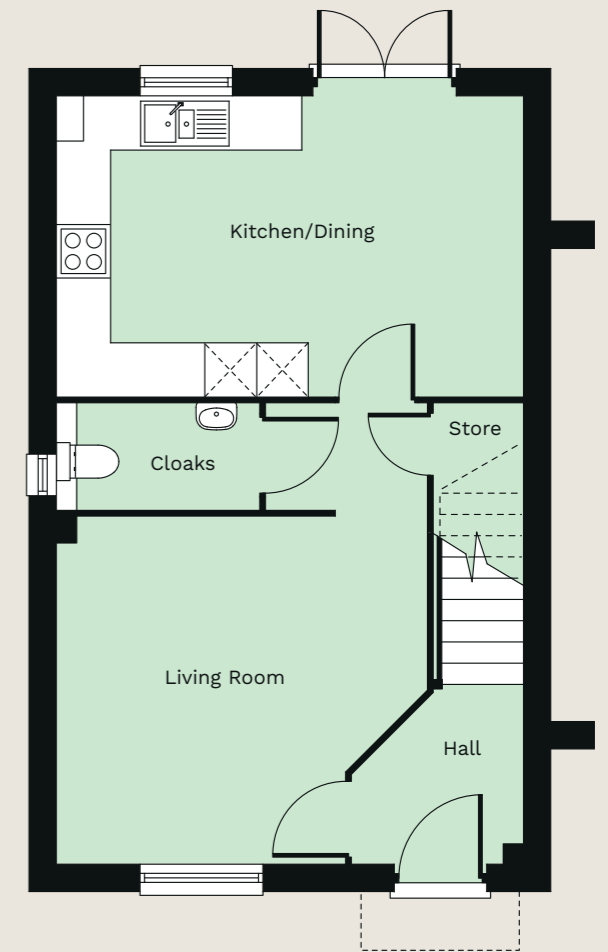
The Carding has a separate entrance hall leading directly to the living room and the stairs to the first floor. Off the living room is a fitted cloakroom and a useful under stairs store and the fully fitted dining / kitchen has doors to the garden. The main bedroom has an en-suite shower and the two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

Bedrooms **3**

Plot **11**



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
Bedroom 2	0000mm x 0000mm	00'0" x 00'0"
Bedroom 3	0000mm x 0000mm	00'0" x 00'0"
Bathroom	0000mm x 0000mm	00'0" x 00'0"

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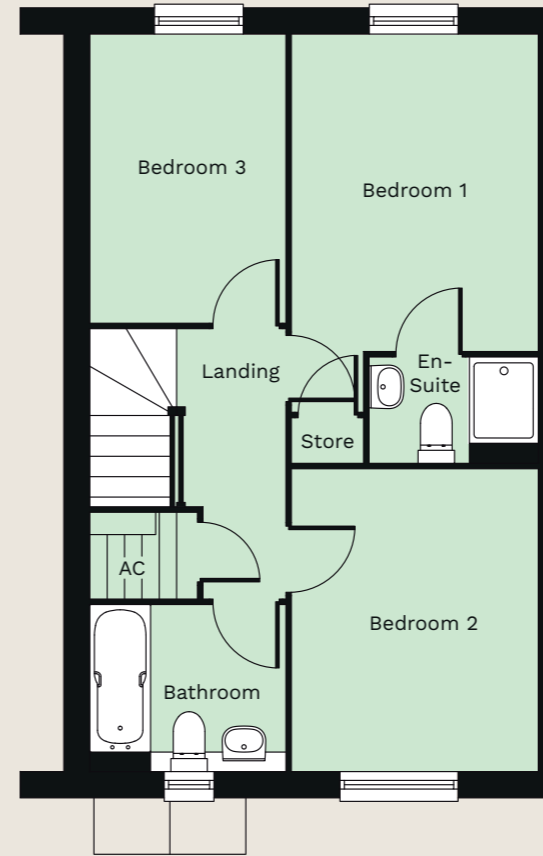


The Broadcloth

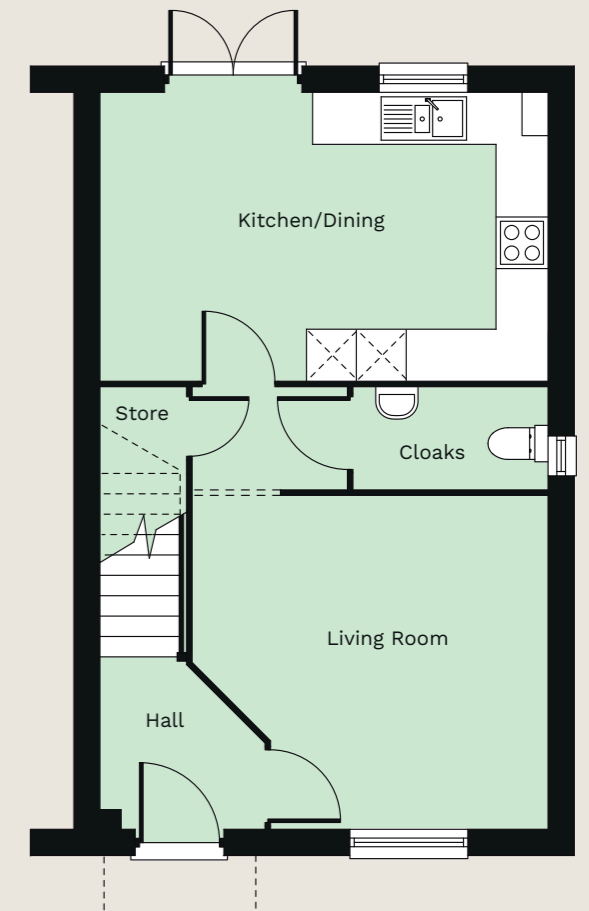
The front facing living room of the Broadcloth leads through to a fully fitted cloakroom and then on to the open plan dining / kitchen with French doors to rear garden. Upstairs there are three generous sized bedrooms with an en-suite shower room to the main bedroom. The family bathroom has a full sized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

Bedrooms **3**

Plots **5 6 7 8**



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
Bedroom 2	0000mm x 0000mm	00'0" x 00'0"
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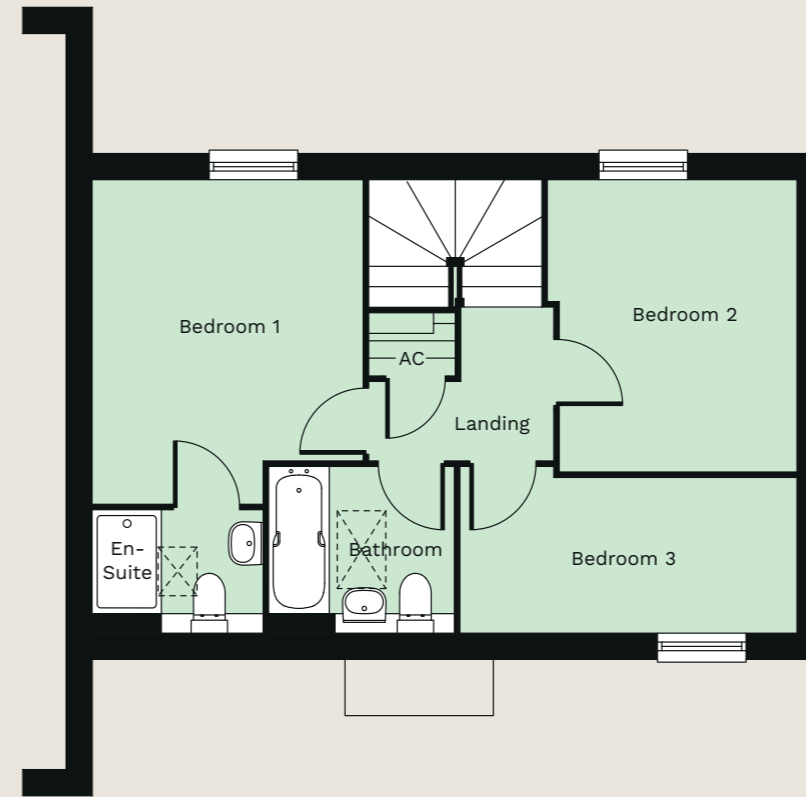


The Merino

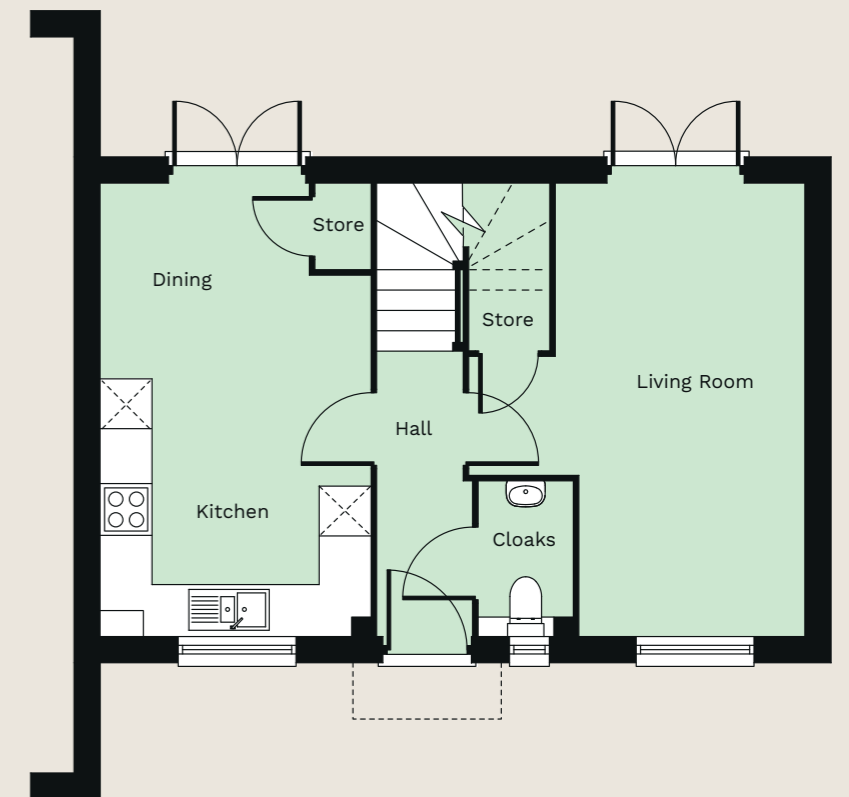
Both the living room and the open plan dining / kitchen of the Merino open onto the garden through French doors. There is a downstairs cloakroom and two useful stores. The main bedroom has an en-suite shower room and two further bedrooms share a fully fitted family bathroom with a bath with shower.

Bedrooms 3

Plot 10



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
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Bathroom	0000mm x 0000mm	00'0" x 00'0"

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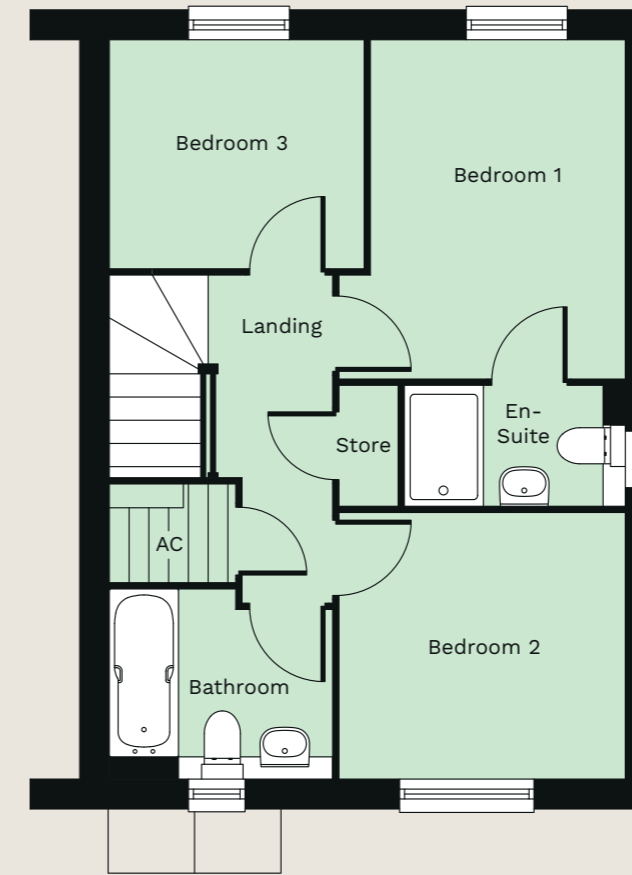


The Ryeland

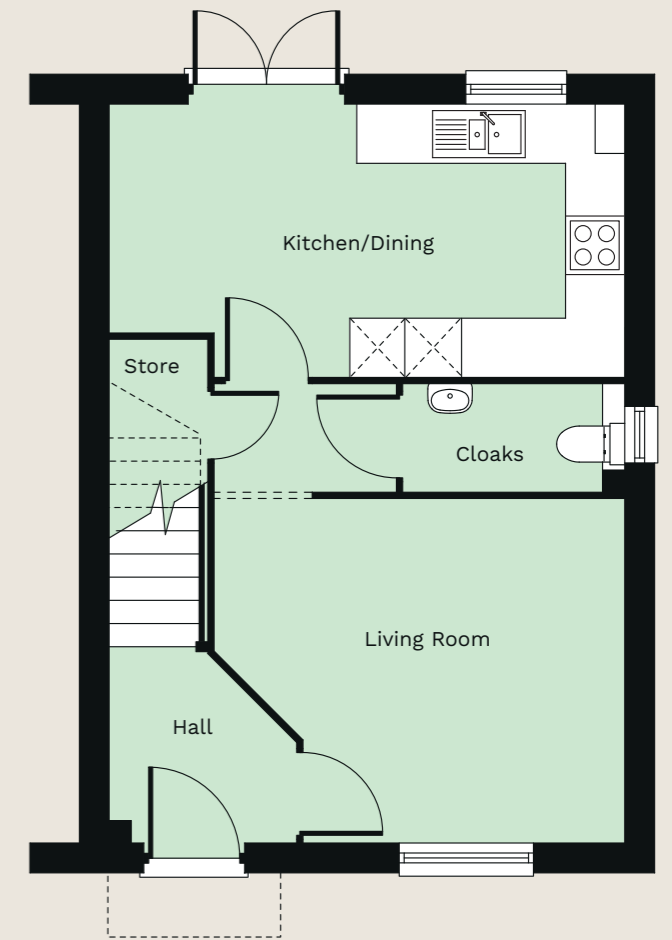
With a front facing living room, a separate cloakroom and a kitchen / diner opening to the garden through French doors, the Ryeland offers practical and comfortable accommodation. Overlooking the south facing garden, the main bedroom has an en-suite shower room and the other two bedrooms share a family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

Bedrooms 3

Plots 14 15



First Floor



Ground Floor

Dimensions

Living Room	0000mm x 0000mm	00'0" x 00'0"
Kitchen/Dining	0000mm x 0000mm	00'0" x 00'0"
Cloakroom	0000mm x 0000mm	00'0" x 00'0"
Bedroom 1	0000mm x 0000mm	00'0" x 00'0"
En-Suite	0000mm x 0000mm	00'0" x 00'0"
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Bathroom	0000mm x 0000mm	00'0" x 00'0"

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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

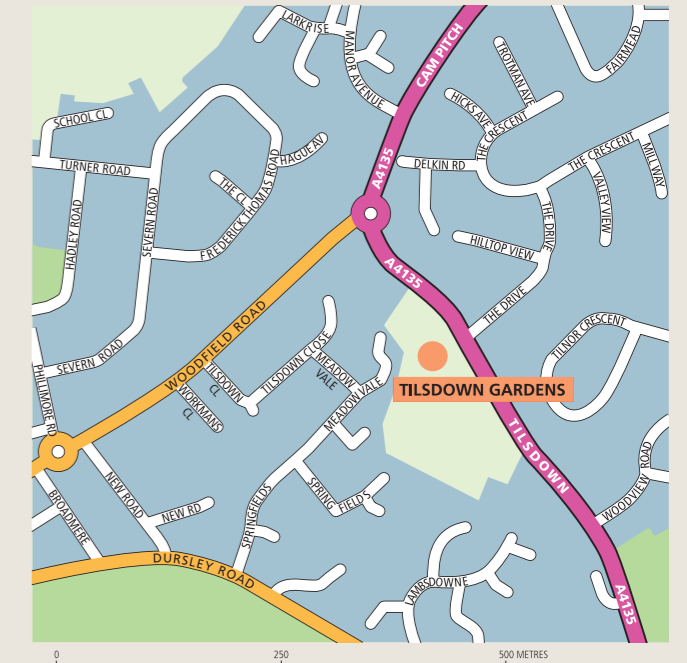
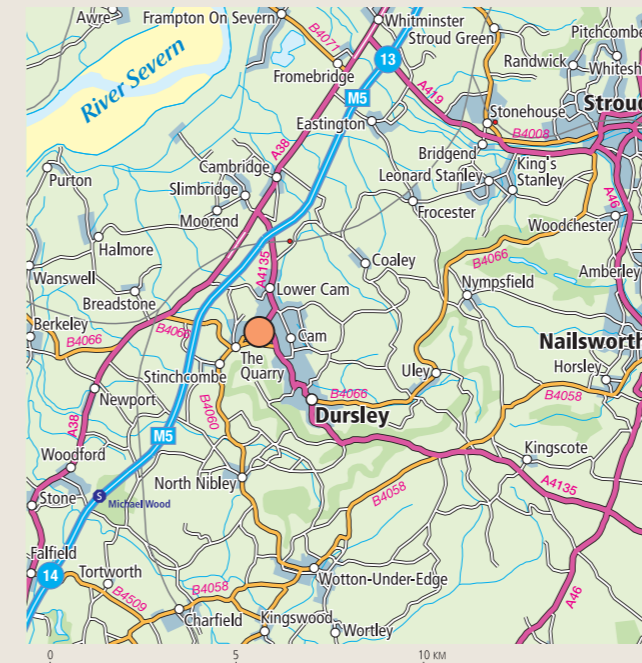


Getting there and away

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.

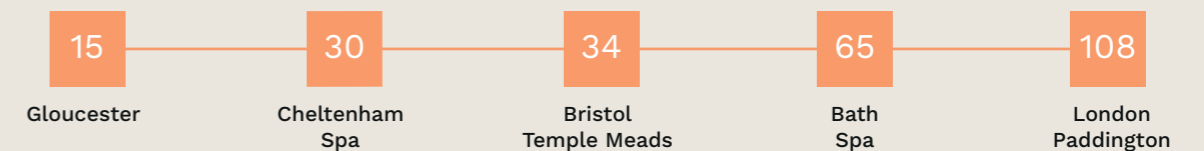
The old Bristol Road or the M5 motorway are the main road arteries for travel north or south. Junction 13 of the M5 for travel northbound is around 10 minutes away and Junction 14 for travel southbound around 15 minutes



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.

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