



KING'S  
WATER

ASHTON KEYNES

| BEWLEY  
HOMES

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## KING'S WATER

ASHTON KEYNES



Computer generated image for illustrative purposes only.

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## WELCOME TO KING'S WATER

Evoking a true feeling of exclusivity, these exceptional homes sit discreetly back from the fast-pace of daily life, encompassed by the peace and tranquillity of their idyllic setting.

Exuding an unmistakable amount of charm, together with commanding beautiful views of the lakes, King's Water is a prestigious development of 2, 3, 4 and 5 bedroom homes designed with superb attention to detail and is both luxurious and environmentally friendly.

**BEWLEY**  
HOMES





# MAKE A GRAND ENTRANCE

King's Water is located in the charming village of Ashton Keynes, Wiltshire, an exclusive development reached via a private drive and an impressive double gated stone entrance.



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Computer generated image of the King's Water entrance. Plots 2 - 7 far right.





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# ENJOY A LIFE LESS ORDINARY

King's Water is a lakeside sanctuary surrounded by calming open space.

Many of the homes have picturesque views across the two private lakes and all enjoy the benefits of an inspiring nature reserve setting. A central courtyard area complements the distinctive characters of The Mews, The Meadows, The Lawns and The Lakes. Choose a contemporary new Bewley home, or one of the lovingly refurbished Grade II listed buildings and find your perfect haven.





## A FUTURE CLASSIC

Designed for the very best in modern living.

With a superior sense of style, each home creates a wonderful example of contemporary architecture at its very best. From the luxurious finishing touches, free flowing layouts and first-class specifications to the abundance of natural light, striking facades and generous proportions. Modern features have been incorporated with creativity and imagination to provide an undeniable feeling of grandeur.





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## BE PART OF AN EXCITING NEW COMMUNITY

Living close to nature is a priceless privilege which will enhance your wellbeing every day.

At King's Water, our experts have gone to extraordinary lengths to protect the ecology of this special place so you can enjoy the flora and fauna. New or improved spaces for the rich array of wildlife have resulted in an impressive 18% net gain in biodiversity habitats.

This enrichment of the precious ecosystems means you can benefit from the beauty and tranquillity of this idyllic setting, knowing you are living in harmony with nature.

## CREATING HABITATS FOR PEOPLE AND NATURE

Part of the King's Water legacy is our extensive biodiversity enhancements. With many thousands of plant species introduced to the lakes, as well as bat and bird boxes, wildlife ponds, and habitat planting, nature is thriving, so you can too.



## ENCHANTING LAKESIDE LANDSCAPES

We have cleared footpaths around the sparkling lakes at King's Water so you can delight in the beautiful vistas every day. Make the most of these energising spaces at your leisure.



## EMBRACE YOUR NEW WAY OF LIFE

Embrace your new way of life surrounded by acres of open space. Go for a morning jog, take a lunchtime stroll by the lakes or pack an afternoon picnic where you can simply sit and watch the world go by.



## WHERE NEIGHBOURS BECOME FRIENDS

Discover a welcoming community where you'll soon make new friends. Bewley is renowned for bringing people together and enhancing lives through regular events and inspiring spaces for neighbours to meet.







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## TAKE A CLOSER LOOK

at homes that seamlessly  
blend with their natural surroundings.

These superior homes have been expertly crafted to complement and respect the incredible Cotswold landscape you'll love. Environmentally friendly features, such as air source heat pumps, solar panels and electric vehicle charging points, are among the many reasons you will be proud to call King's Water home. Experience the exceptional in every detail.

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## DISCOVER THE BEWLEY DIFFERENCE

Creating exceptional living spaces our  
customers love to call home.

With a real sense of arrival, stunning architectural features and attention to detail, the Bewley difference can be experienced in all of the homes at King's Water. Here, the character and proportions of a classical Cotswold design meet a specification designed for a contemporary lifestyle.

From the light-filled entrance halls, the high ceilings, designer kitchens with integrated appliances, and sleek bathroom suites, you'll know your new Bewley home is truly special.



"WE FEEL WE HAVE SO MUCH INTERIOR SPACE COMPARED WITH OTHER NEW BUILD PROPERTIES WE LOOKED AT. THE STANDARD OF FINISH AND QUALITY IS BRILLIANT, INCLUDING QUALITY DOORS AND WELL-CHOSEN FIXTURES AND FITTINGS.

WE LOVE THE THOUGHT AND EFFORT THAT'S GONE INTO THE EXTERIOR DESIGN; IT HAS SUCH CHARACTER AND A REAL SENSE OF PLACE. IT'S DEFINITELY NOT YOUR TYPICAL NEW BUILD"

Existing Bewley Homeowners





# EXPERIENCE EXCEPTIONAL CRAFTSMANSHIP AND ATTENTION TO DETAIL



Indicative image of previous Bewley show home.



Computer generated interior image.



Computer generated interior image.

At Bewley Homes we are proud to be creating homes that will last the test of time.

In all the homes at King's Water, craftsmanship meets considered, contemporary design. Stylish features and finishing touches include oak handrails, polished chrome door furniture, pelmet lighting, underfloor heating and fitted wardrobes.

Carefully considered layouts give a feeling of space, and a host of quality brand names add to the sense of excellence. Each of these homes has been designed to be as practical for everyday living as they are impressive on days when you want to entertain.



— ❄️ —  
LIVE LIFE FAR FROM  
THE MADDING CROWD







# ASHTON KEYNES, A CHARMING COTSWOLD VILLAGE



A warm welcome awaits in Ashton Keynes,  
a small village with a big heart.

Be part of this thriving community and join in with the many clubs and sports groups available at the Village Hall and Bradstone Playing Field. Pick up your daily essentials from the well-stocked Community Shop, relax in the local pub or enjoy home cooked food at Jennie's Kitchen.

Once part of a royal forest, this ancient village between Cricklade and Cirencester is defined by the lovely River Thames. Families and friends will love the Ashton Keynes Festival, cheering the annual duck race or walking the picturesque Thames Path through unspoiled countryside.





# GET ACTIVE IN AND AROUND THE COTSWOLD WATER PARK



The Cotswold Water Park is a unique landscape with mile after gorgeous mile of opportunities to work out or wind down.



Leisure providers and sports clubs are dotted around the Cotswold Water Park, offering activities whether you are an expert or someone just finding their webbed feet. If you prefer to organise your own fun, get on a bike or walk and follow the park's lakeside paths.

Take to the water to make the most of perfect conditions for sailing, windsurfing, water skiing or even wakeboarding. Bowmoor Sailing Club is one of several in the park and is a RYA recognised training centre, with an active youth group. Some lakes are ideal for open water swimming.





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## RELAX, REVIVE AND RE-ENERGISE

Endless walks, timeless pleasures and an abundance of sports and leisure pursuits bring life into balance at King's Water. Set against the backdrop of rolling countryside, lakes and the wider Cotswold Area of Outstanding Natural Beauty.

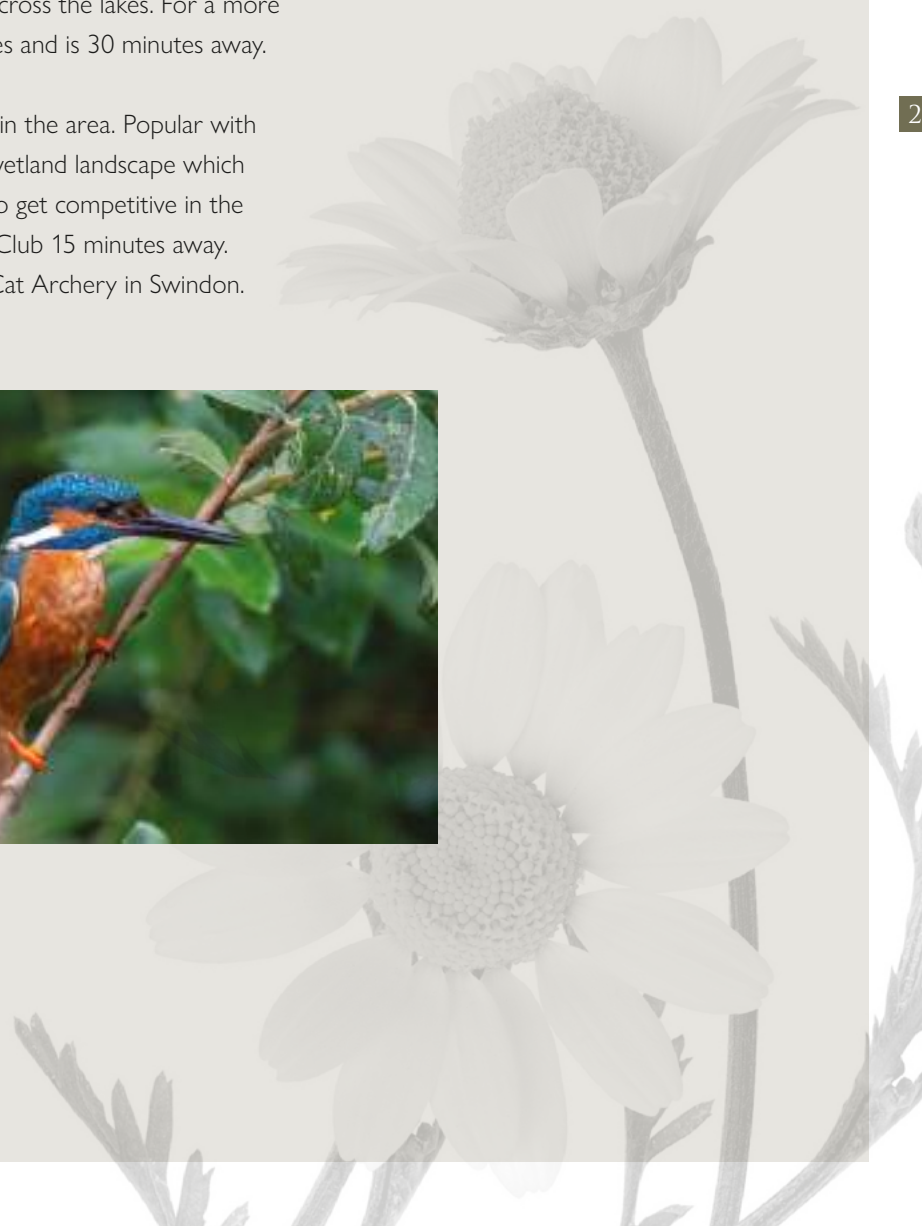


When you need pampering, sample the delights of the pool and spa at the De Vere Cotswold Water Park hotel, just a few minutes from home. After a workout in the gym, try one of the two restaurants and soak up views across the lakes. For a more adrenalin-filled day out, 270 Climbing offers aerial adventures and is 30 minutes away.

The huge Cotswold Lakes Nature Reserve is one of many in the area. Popular with birdwatchers and families, it encompasses an important wetland landscape which is teeming with wildlife at any time of year. If you prefer to get competitive in the fresh air, there are golf clubs including Cirencester Golf Club 15 minutes away. You can fish at South Cerney Angling Club or join Black Cat Archery in Swindon.



Travel times taken from Google maps.







Cirencester

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## QUAINT VILLAGES, THRIVING TOWNS AND EXCITING CITIES, ALL WITHIN EASY REACH

Delightful independent shops, High Street retailers, artisan food stores and traditional emporiums are gems in the historic, bustling streets of Cricklade, Burford, Bourton-on-the-Water and Cirencester. Cirencester, with its famous twice-weekly markets and supermarkets, including a Waitrose and Partners' store. Cricklade and Cirencester, have parks, festivals, pubs and restaurants, all close to home.

Ashton Keynes is ideally located when you want to travel further, with easy access to the A419, M4, and M5. Sophisticated Bath is an hour away by car. Kemble is a short drive from King's Water and from here direct trains take you to London Paddington in around 70 minutes.

 BY CAR FROM KING'S WATER	CRICKLADE ● 10 minutes	KEMBLE TRAIN STN. ● 12 minutes	CIRENCESTER ● 15 minutes	CHELTENHAM ● 36 minutes	BRISTOL ● 50 minutes	BATH ● 60 minutes
 BY TRAIN FROM KEMBLE STATION	SWINDON ● 13 minutes	GLOUCESTER ● 35 minutes	READING ● 45 minutes	CHELTENHAM SPA ● 49 minutes	OXFORD ● 60 minutes	LONDON PADDINGTON ● 71 minutes

Travel times taken from trainline.com and Google Maps.



Oxford City





## A THOROUGHBRED FOR CULTURE AND CUISINE

Living at King's Water you are ideally placed to enjoy unforgettable days from thrilling races to award-winning dining.

Indulge in two-star Michelin cuisine at The Dining Room at Whatley Manor, or explore diverse eateries in Cirencester, Cheltenham and The Cotswolds.

Immerse yourself in the glamour of the Cheltenham Festival, just a 36-minute drive away. Cheltenham Racecourse hosts not only horseracing but also year-round concerts, festivals and events.

Enjoy a variety of local attractions, from shows at nearby theatres to the Cotswold Sculpture Park and historic Kelmscott Manor. Cotswold Wildlife Park and Gardens offer family-friendly fun, while Cirencester Open Air Swimming Pool is a popular spot in warmer months. Your choices for memorable outings are abundant close to home.







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## A HOME FOR LIFELONG LEARNING

Families will treasure the first-class education available in and around Ashton Keynes.

The village has a pre-school and a primary school, so the school run won't take long. After school youngsters can have fun learning about the nature on their doorstep. Senior schools include the Malmesbury School. There is a choice of independent schools nearby. For students interested in nursing, Oxford Brookes University has a campus at Swindon, a 24-minute drive. Cirencester College is less than 6 miles from King's Water and offers sixth form and adult education courses.



**Pre-school**  
Ashton Keynes Pre-school - 1.3 miles  
Rated 'Good' by Ofsted in 2022

**Primary School**  
Ashton Keynes CofE Primary School - 1.3 miles  
Rated 'Good' by Ofsted in 2023

**Specialist Education**  
Cotswold Forest School, Clayhill Copse - 1 mile  
Outdoor education that complements the curriculum

**Secondary and Sixth Form**  
Malmesbury School - 11 miles  
Rated 'Good' by Ofsted in 2017  
Cirencester College - 6 miles  
Rated 'Good' by Ofsted in 2018

**Grammar**  
Pate's Grammar School, Cheltenham - 27 miles  
Ranked in the top 10 grammar schools in the country

**Independent**  
Rendcomb College, Cirencester - 11 miles  
Day & Boarding school for ages 3-18  
Hatherop Castle Preparatory School, Cirencester - 12 miles  
Prep school for ages 3-13

**Higher Education**  
Royal Agricultural University Cirencester - 6.7 miles  
University of Gloucester - 23.5 miles  
University of Oxford - 42 miles  
Ranked 2nd in the country





Computer generated image for illustrative purposes only.



## CREATED FOR THAT SENSE OF ARRIVAL

At Bewley Homes we have long prided ourselves on attention to detail. The elevations to each new home have been designed to create an engaging street scene and a true sense of arrival.

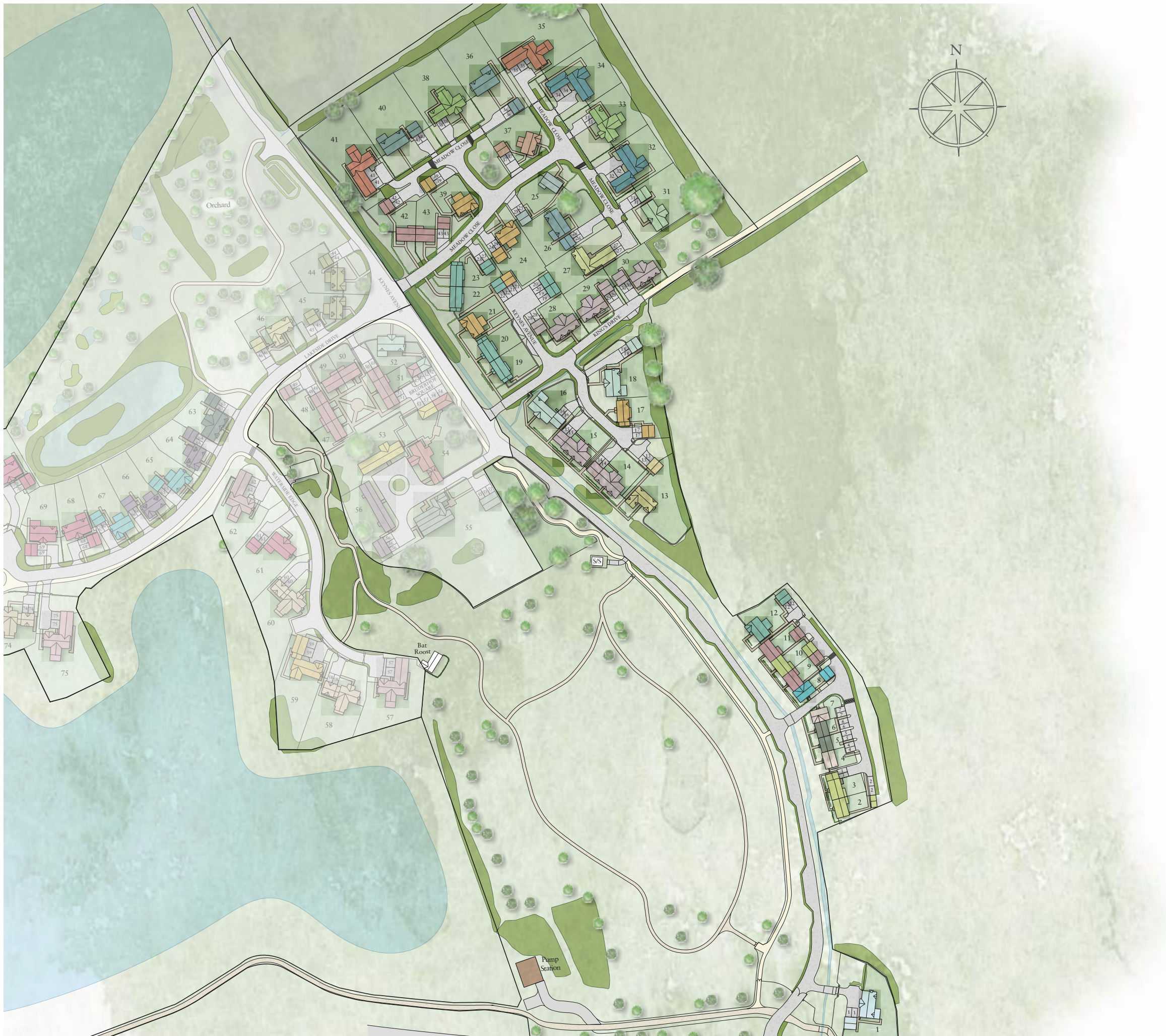
By using a variety of brick colours and treatments, and adding feature details to main elevations, our architects are able to ensure that character is built in from the outset. By achieving this, a new Bewley home can offer the very best of both worlds: the latest in building design combined with features previously only associated with traditional properties.

Our customers tell us that having considered a second hand home against new, by choosing Bewley Homes they have been able to satisfy their desire for flexible accommodation and well planned space, whilst enjoying all the exterior features they had wished for, but had not expected to find on a brand new development.

From taking the keys, to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.







# THE LAWNS & THE MEADOWS



## DEVELOPMENT PLAN

- |  |   |  |
|--|---|--|
| <b>The Brockworth</b><br>2 Bedroom Home<br>Plots 5 & 6 | <b>The Ruscombe</b><br>4 Bedroom Home<br>Plot 12              | <b>The Ruscombe</b><br>4 Bedroom Home<br>Plots 21, 24 & 39 |
| <b>The Corston</b><br>2 Bedroom Home<br>Plot 4         | <b>The Kemble</b><br>4 Bedroom Home<br>Plot 13                | <b>The Downton</b><br>4 Bedroom Home<br>Plot 37            |
| <b>The Corston VI</b><br>2 Bedroom Home<br>Plot 7      | <b>The Ashton</b><br>4 Bedroom Home<br>Plots 1, 16 & 18       | <b>The Malmesbury</b><br>4 Bedroom Home<br>Plot 27         |
| <b>The Woodcote</b><br>2 Bedroom Home<br>Plots 14 & 15 | <b>The Somerford</b><br>2 Bedroom Home<br>Plot 31             | <b>The Fairford</b><br>4 Bedroom Home<br>Plots 26, 36 & 40 |
| <b>The Bourton</b><br>3 Bedroom Home<br>Plot 8         | <b>The Woodcote</b><br>2 Bedroom Home<br>Plots 28, 29 & 30    | <b>The Whittington</b><br>4 Bedroom Home<br>Plots 32 & 34  |
| <b>The Barnsley</b><br>3 Bedroom Home<br>Plots 5 & 6   | <b>The Daglingworth</b><br>3 Bedroom Home<br>Plot 25          | <b>The Winchcombe</b><br>5 Bedroom Home<br>Plots 33 & 38   |
| <b>The Garsdon</b><br>3 Bedroom Home<br>Plots 9 & 11   | <b>The Garsdon</b><br>3 Bedroom Home<br>Plots 42 & 43         | <b>The Cirencester</b><br>5 Bedroom Home<br>Plots 35 & 41  |
| <b>The Tetbury</b><br>3 Bedroom Home<br>Plot 17        | <b>The Tetbury</b><br>3 Bedroom Home<br>Plots 19, 20, 22 & 23 |  |

Development layout is preliminary only and subject to change. Development layout not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements, wayleaves or levels. New and existing trees are drawn indicatively only. Please refer to the landscaping conveyancing plan for accurate detail. Layout is subject to change. Please ask your Sales Executive for more information. House numbering is plot based and will change. Bewley Homes reserves the right to vary layouts – including position of windows – as necessary. Please refer to your Sales Executive for the conveyancing plans. Photovoltaic (PV) panels to all new build homes, please refer to your Sales Executive.



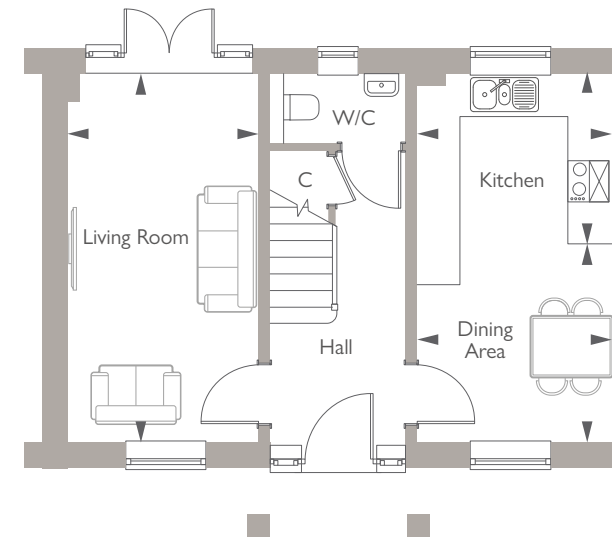


Computer generated image of Plots 5 & 6, indicative only.

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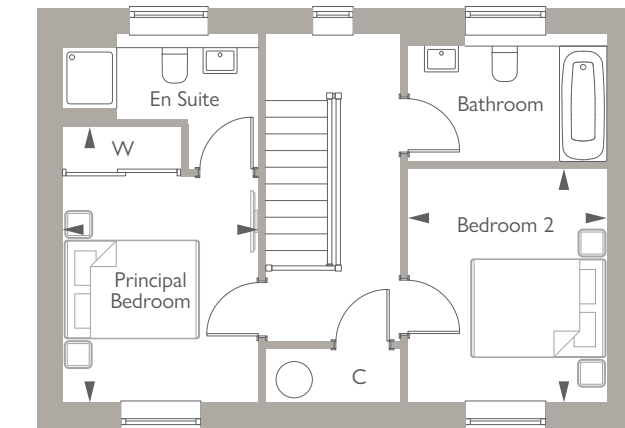
## THE BROCKWORTH

2 BEDROOM HOME  
PLOTS 5 & 6



**GROUND FLOOR**

Kitchen	2.89m x 2.52m	9'6" x 8'3"
Dining Area	2.95m x 2.89m	9'8" x 9'6"
Living Room	5.47m x 2.83m	17'11" x 9'4"



**FIRST FLOOR**

Principal Bedroom	3.35m x 2.89m	11'0" x 9'6"
Bedroom 2	3.47m x 2.39m	11'5" x 7'10"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.



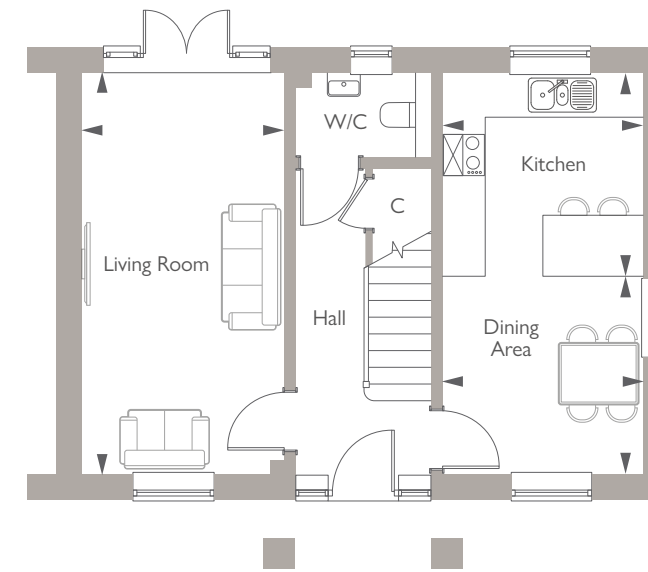


Computer generated image of Plot 4 (second from right), indicative only.

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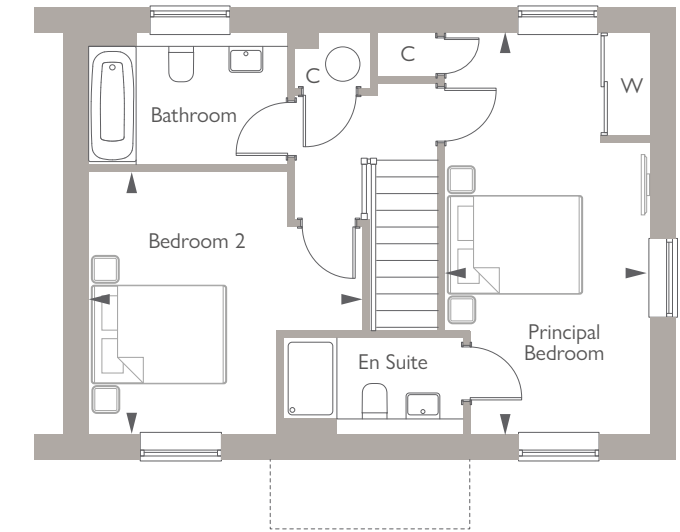
## THE CORSTON

2 BEDROOM HOME  
PLOT 4



**GROUND FLOOR**

Kitchen	3.00m x 3.00m	9'10" x 9'10"
Dining Area	3.00m x 2.92m	9'10" x 9'7"
Living Room	5.92m x 3.00m	19'5" x 9'10"



**FIRST FLOOR**

Principal Bedroom	5.92m x 3.06m	19'5" x 10'0"
Bedroom 2	4.03m x 3.88m	13'3" x 12'9"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

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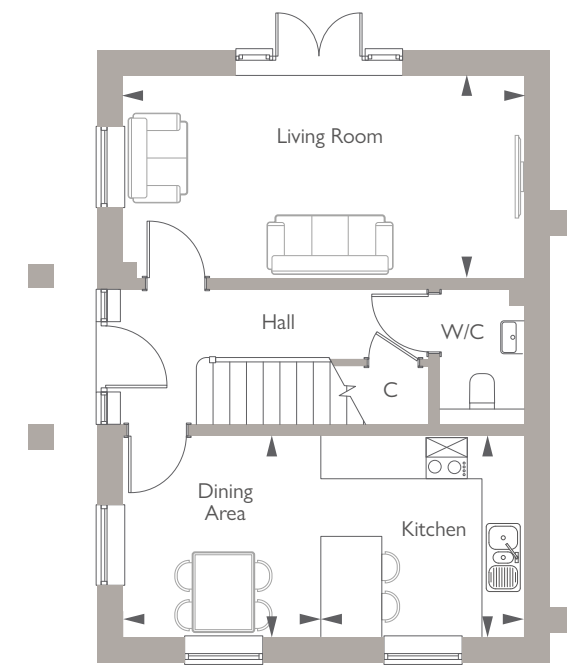


Computer generated image of Plot 7, indicative only.

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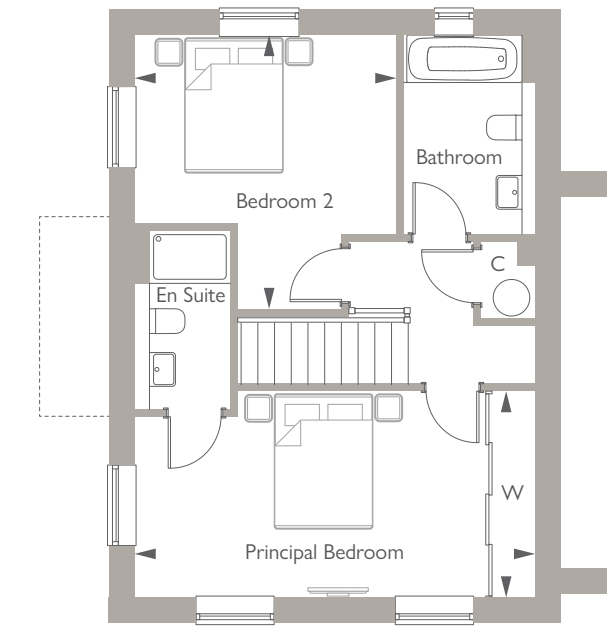
## THE CORSTON (V1)

2 BEDROOM HOME  
PLOT 7



**GROUND FLOOR**

Kitchen	3.00m x 3.00m	9'10" x 9'10"
Dining Area	3.00m x 2.92m	9'10" x 9'7"
Living Room	5.92m x 3.00m	19'5" x 9'10"



**FIRST FLOOR**

Principal Bedroom	5.92m x 3.06m	19'5" x 10'0"
Bedroom 2	4.03m x 3.88m	13'3" x 12'9"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

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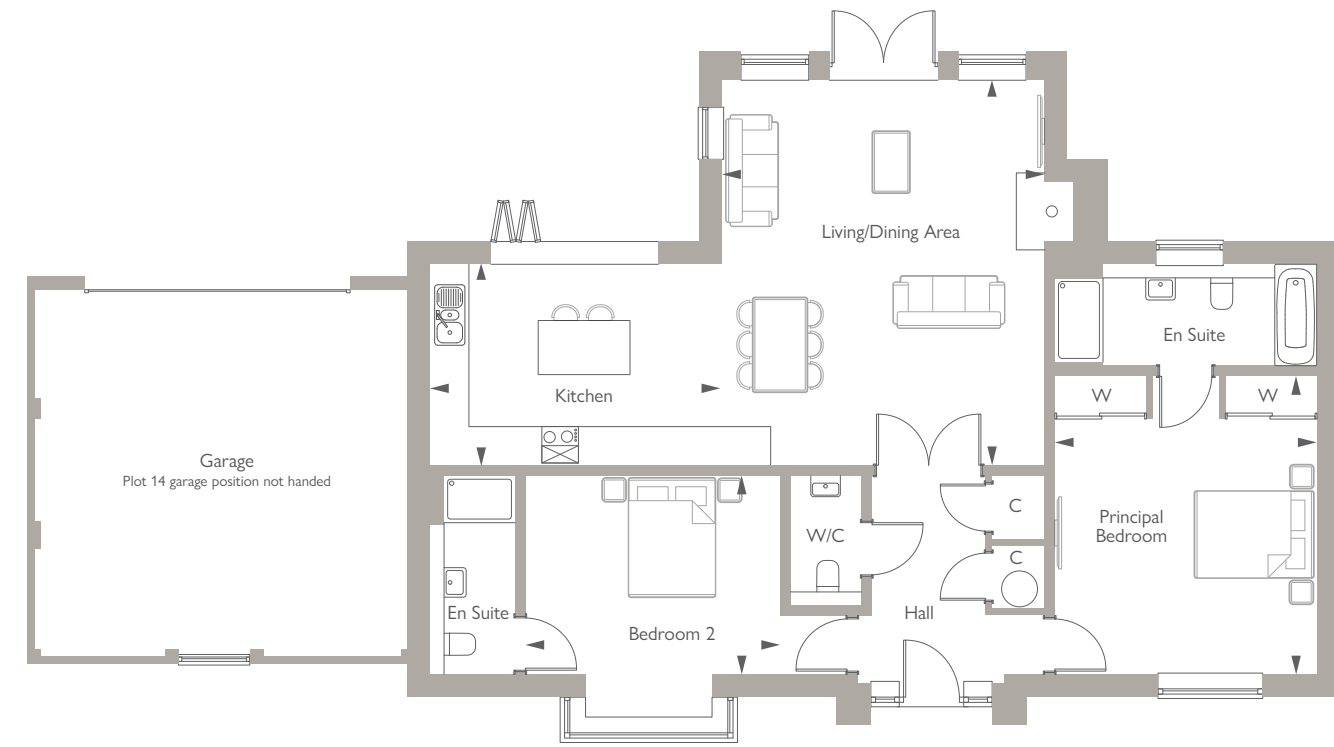




Computer generated image of Plot 14, indicative only.

# THE WOODCOTE

2 BEDROOM HOME  
PLOTS 14(h) & 15



### GROUND FLOOR

Living/Dining Area	6.39m x 5.36m	20'11" x 17'7"
Kitchen	4.84m x 3.35m	15'10" x 11'1"
Principal Bedroom	4.95m x 4.35m	16'5" x 14'3"
Bedroom 2	4.26m x 3.32m	14'0" x 10'11"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

First floor Dorma Windows are an elevational detail only. The Bungalow design does not include a first floor area (refer to Sales Executive for more information).

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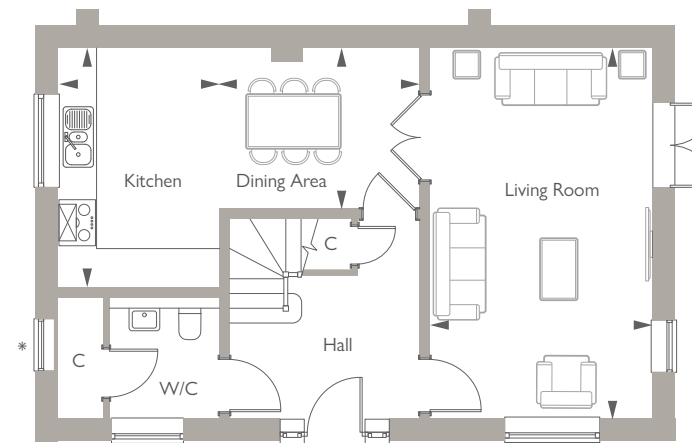


Computer generated image of Plot 8, indicative only.

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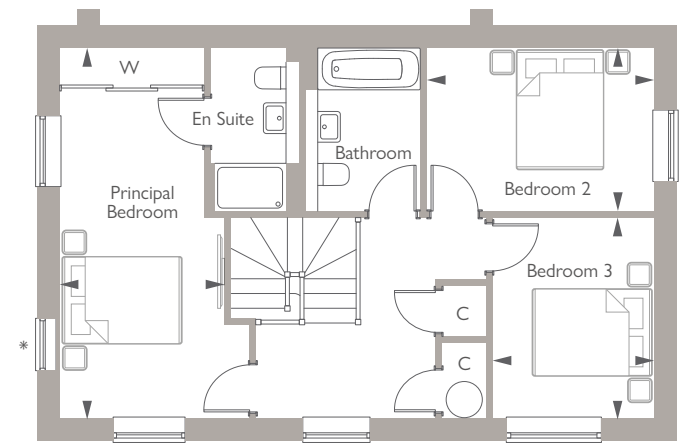
## THE BOURTON

3 BEDROOM HOME  
PLOT 8



**GROUND FLOOR**

Kitchen	4.10m x 2.70m	13'5" x 8'10"
Dining Area	3.29m x 2.66m	10'9" x 8'9"
Living Room	5.47m x 3.69m	17'11" x 12'1"



**FIRST FLOOR**

Principal Bedroom	6.15m x 2.75m	20'2" x 9'0"
Bedroom 2	3.78m x 2.71m	12'5" x 8'11"
Bedroom 3	3.34m x 2.68m	11'0" x 8'10"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken. \* denotes tax window.

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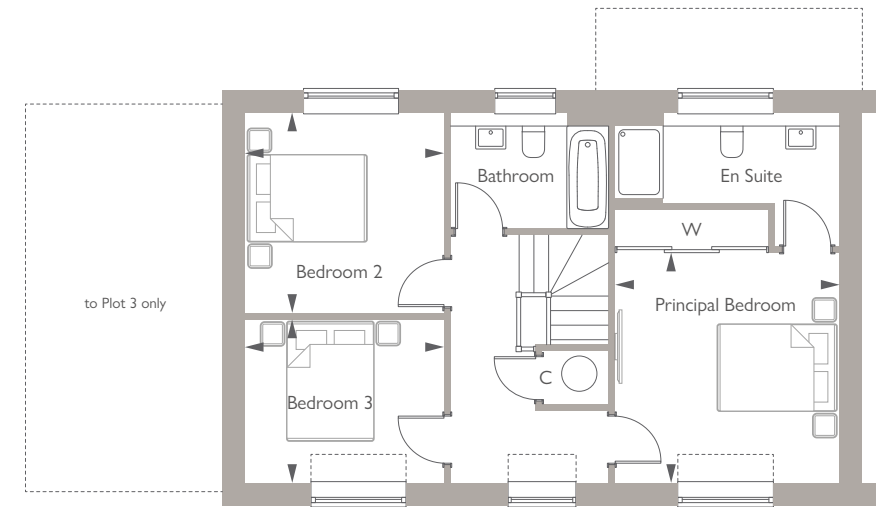




Computer generated image of Plots 2 & 3, indicative only.

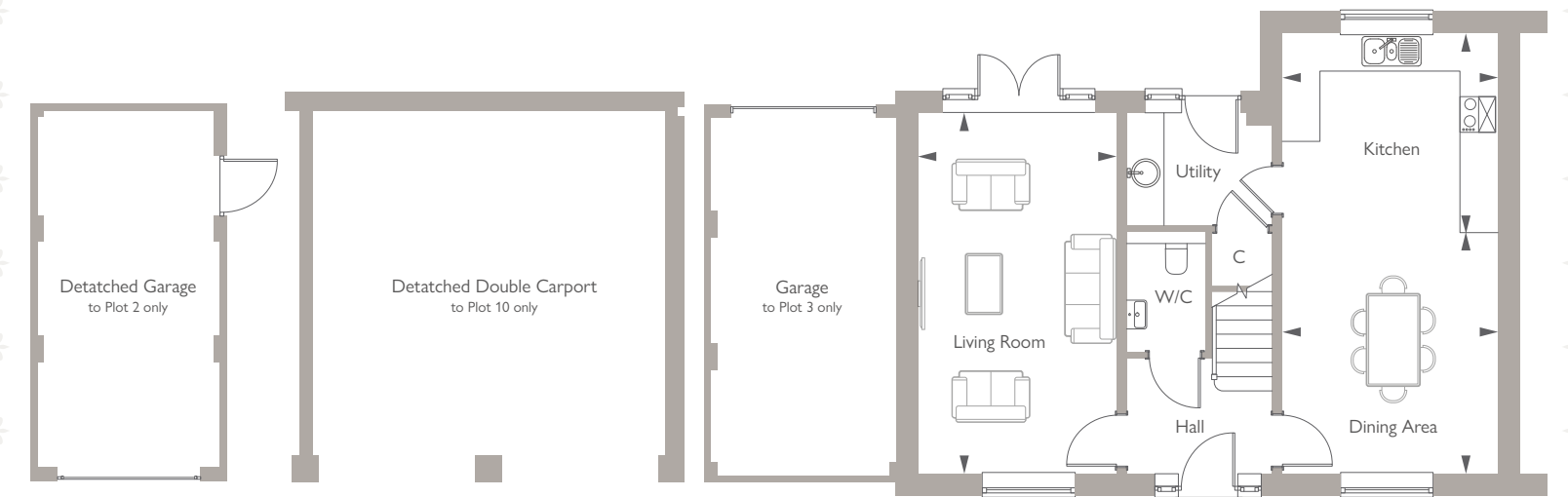
## THE BARNLSLEY

3 BEDROOM HOME  
PLOTS 2 (H), 3 & 10



### FIRST FLOOR

Principal Bedroom	3.82m x 3.73m	12'6" x 12'3"
Bedroom 2	3.34m x 3.32m	10'11" x 10'11"
Bedroom 3	3.32m x 2.72m	10'8" x 8'11"



### GROUND FLOOR

Kitchen	3.67m x 3.40m	12'1" x 11'2"
Dining Area	4.10m x 3.67m	13'5" x 12'1"
Living Room	6.15m x 3.39m	20'2" x 11'1"

(h) denotes handed plot. C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

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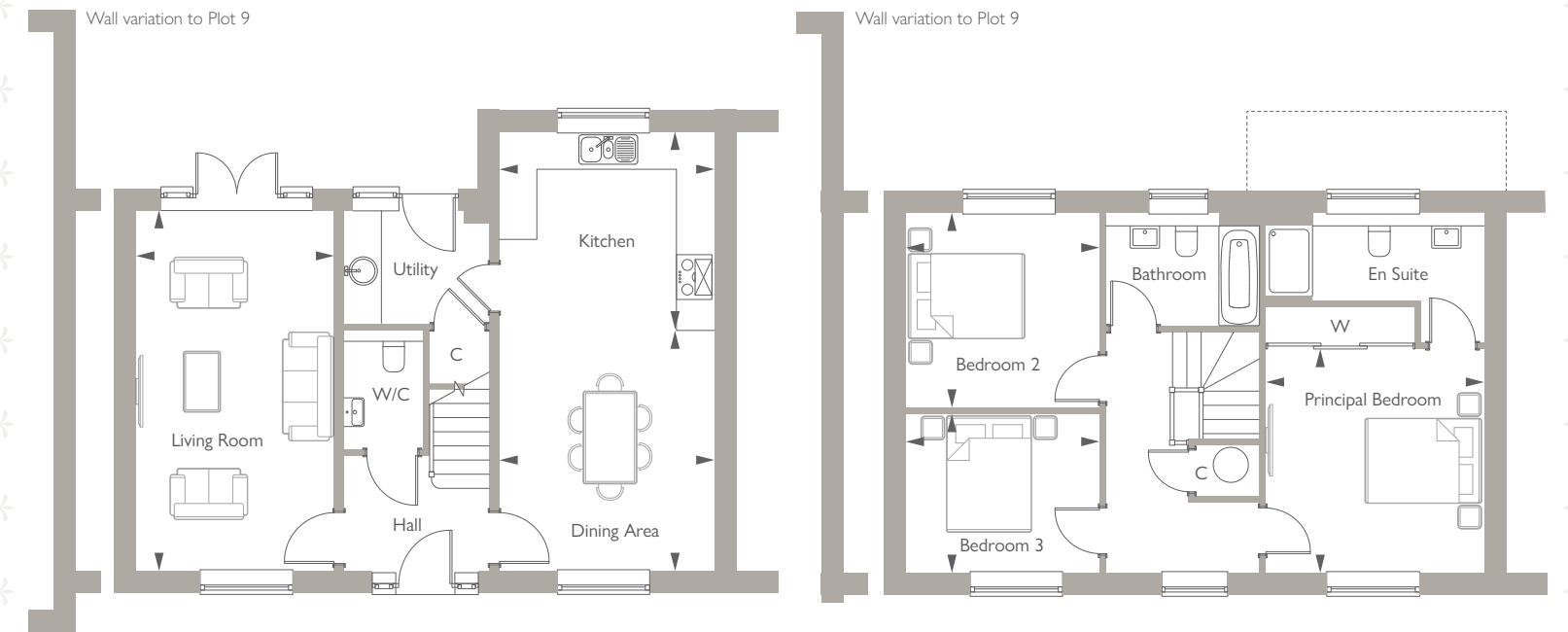


Computer generated image of Plot 11, indicative only.

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## THE GARSDON

3 BEDROOM HOME  
PLOTS 9(H) & 11



**GROUND FLOOR**

Kitchen	3.67m x 3.40m	12'1" x 11'2"
Dining Area	4.10m x 3.67m	13'5" x 12'1"
Living Room	6.15m x 3.39m	20'2" x 11'1"

**FIRST FLOOR**

Principal Bedroom	3.82m x 3.73m	12'6" x 12'3"
Bedroom 2	3.34m x 3.32m	10'11" x 10'11"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"

(h) denotes handed plot. C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

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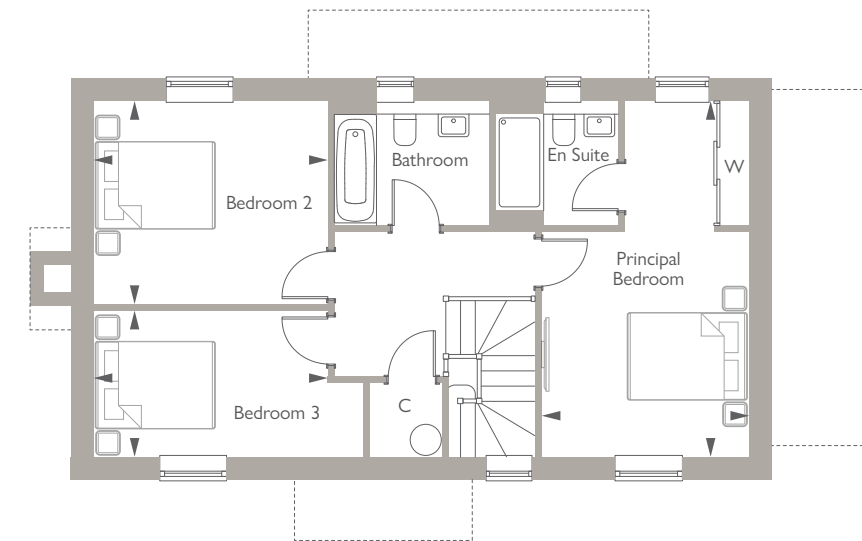




Computer generated image of Plot 17, indicative only.

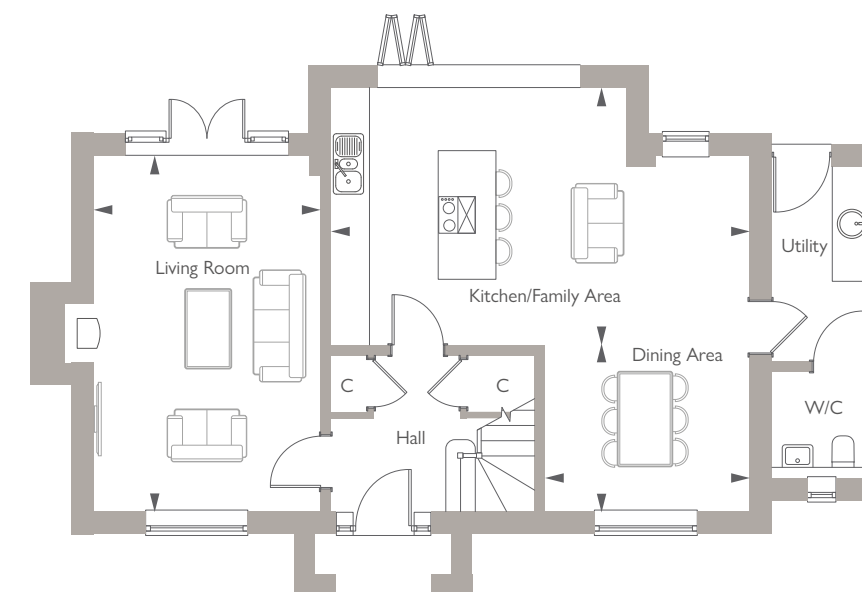
# THE TETBURY

3 BEDROOM HOME  
PLOT 17



## FIRST FLOOR

Principal Bedroom	5.92m x 3.44m	19'5" x 11'3"
Bedroom 2	3.90m x 3.39m	12'10" x 11'1"
Bedroom 3	3.90m x 2.44m	12'10" x 8'0"



## GROUND FLOOR

Kitchen/Family Area	6.94m x 4.28m	22'9" x 14'1"
Dining Area	3.38m x 2.77m	11'1" x 9'1"
Living Room	5.92m x 3.79m	19'5" x 12'5"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.



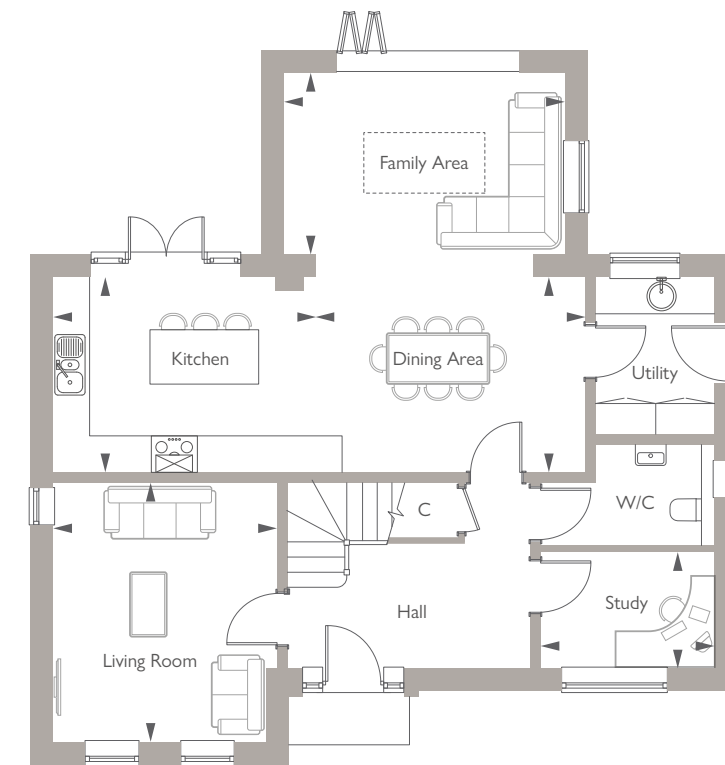


Computer generated image of Plot 12, indicative only.

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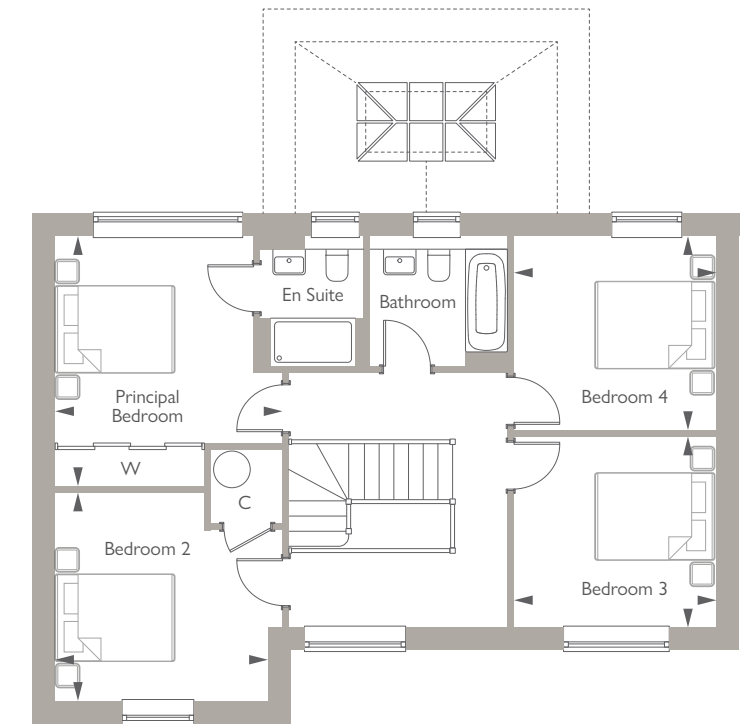
## THE RUSCOMBE

4 BEDROOM HOME  
PLOT 12



**GROUND FLOOR**

Kitchen	4.37m x 3.26m	14'4" x 10'8"
Dining Area	4.46m x 3.26m	14'8" x 10'8"
Family Area	4.68m x 3.00m	15'4" x 9'10"
Living Room	4.31m x 3.73m	14'2" x 12'3"
Study	2.91m x 1.93m	9'6" x 6'4"



**FIRST FLOOR**

Principal Bedroom	4.16m x 3.79m	13'8" x 12'5"
Bedroom 2	3.56m x 3.47m	11'8" x 11'5"
Bedroom 3	3.37m x 3.16m	11'1" x 10'4"
Bedroom 4	3.36m x 3.23m	11'0" x 10'7"

C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

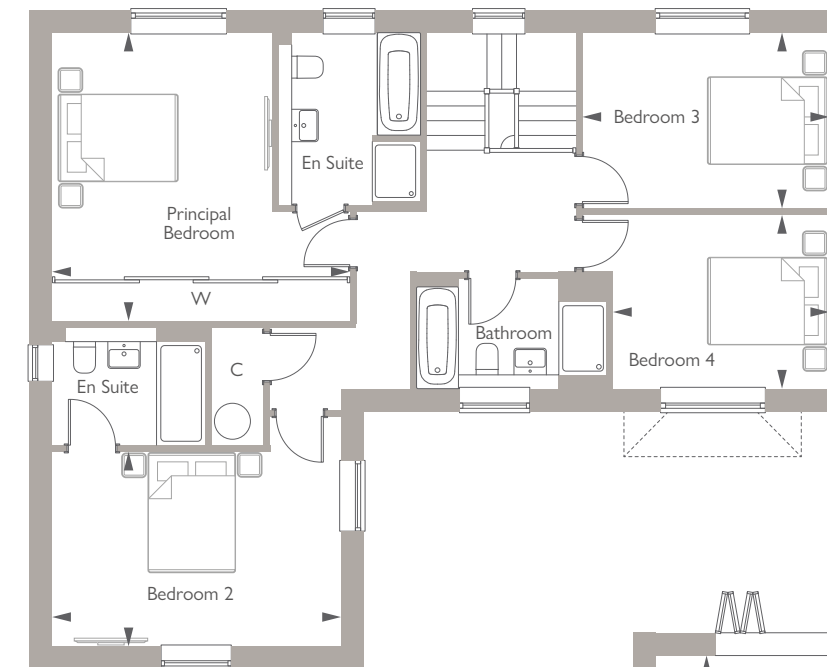




Computer generated image of Plot 46, indicative only.

## THE KEMBLE

4 BEDROOM HOME  
PLOT 13

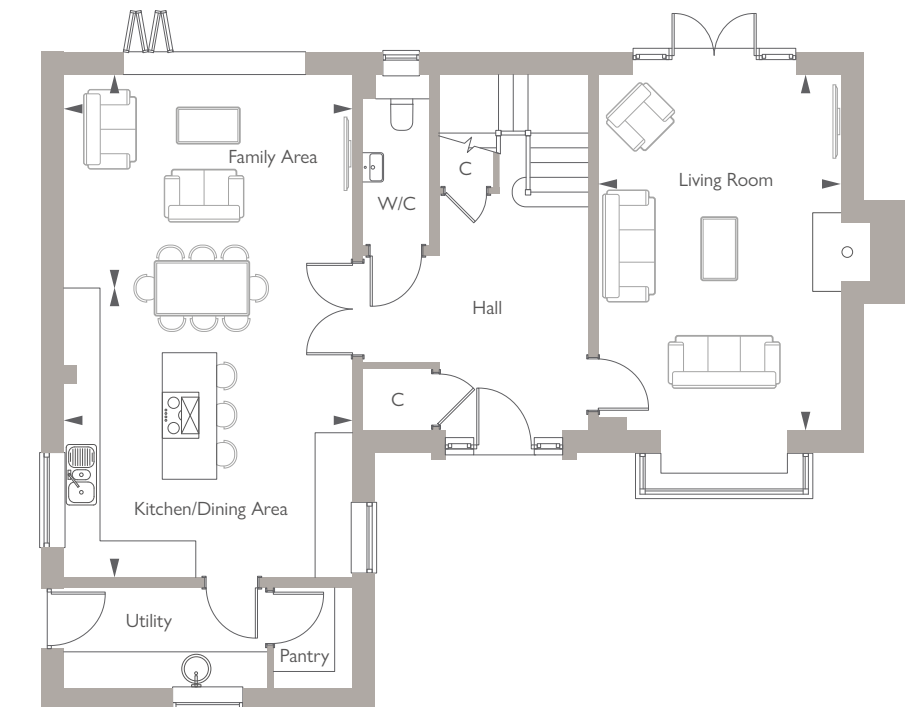


### FIRST FLOOR

Principal Bedroom	4.96m x 4.82m	16'3" x 15'10"
Bedroom 2	4.80m x 3.25m	15'9" x 10'8"
Bedroom 3	4.11m x 2.94m	13'6" x 9'8"
Bedroom 4	3.60m x 2.88m	11'10" x 9'5"

### GROUND FLOOR

Living Room	5.92m x 4.05m	19'5" x 13'3"
Kitchen/Dining Area	4.80m x 4.80m	15'9" x 15'9"
Family Area	4.80m x 3.56m	15'9" x 11'8"



C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

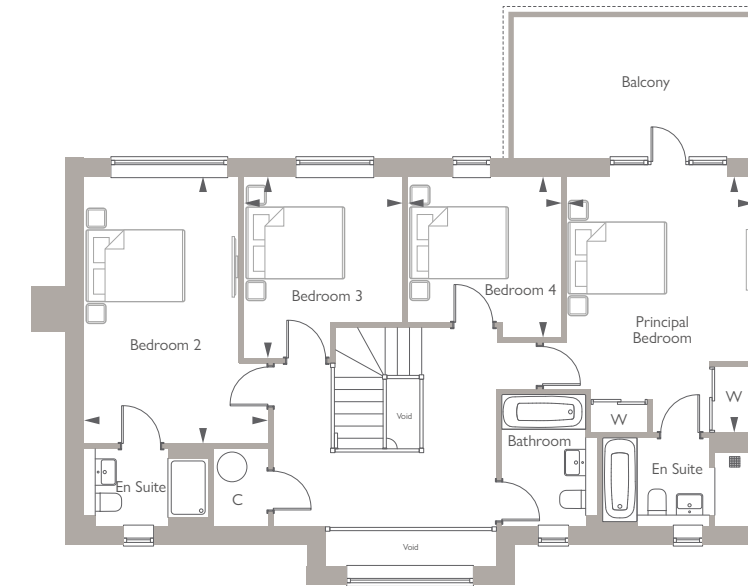




Computer generated image of Plot 1, indicative only.

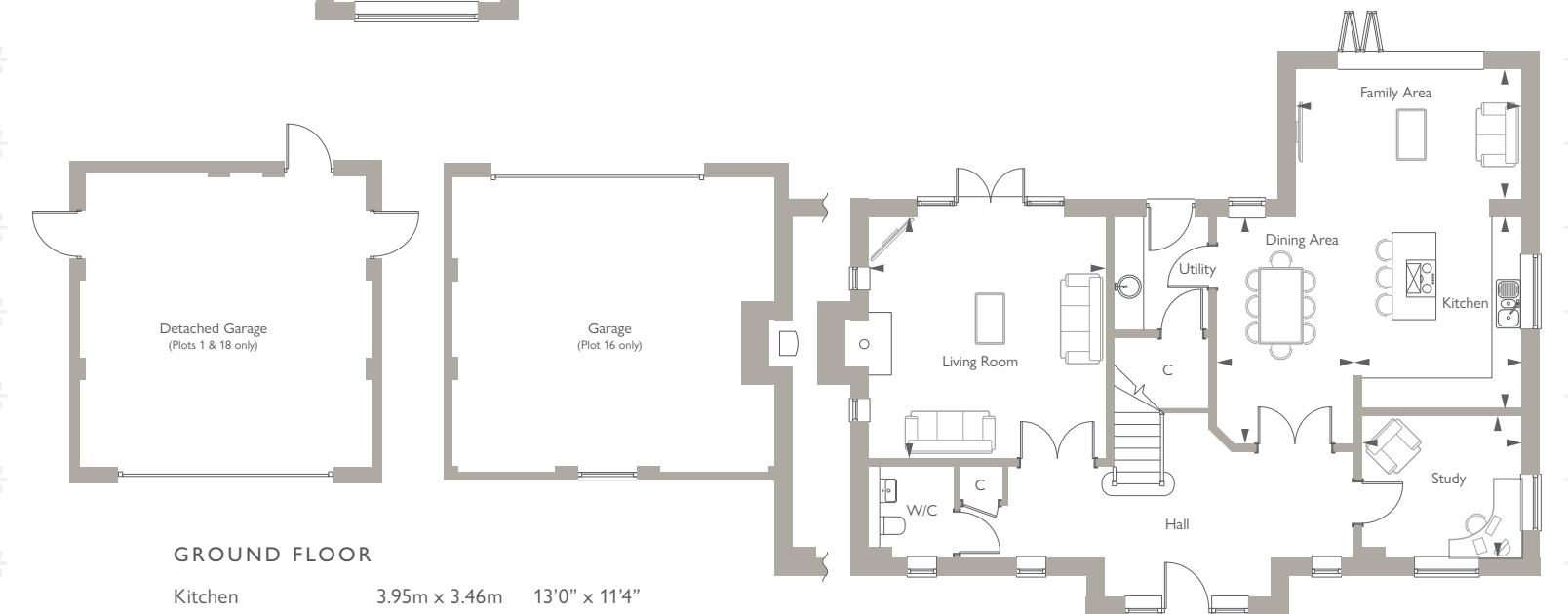
# THE ASHTON

4 BEDROOM HOME  
PLOTS 1, 16 (h) & 18



## FIRST FLOOR

Principal Bedroom	5.15m x 3.76m	16'9" x 12'3"
Bedroom 2	5.38m x 3.70m	17'8" x 12'2"
Bedroom 3	3.90m x 3.66m	11'10" x 10'6"
Bedroom 4	3.18m x 3.09m	10'5" x 10'2"



## GROUND FLOOR

Kitchen	3.95m x 3.46m	13'0" x 11'4"
Dining Area	4.70m x 2.84m	15'5" x 9'4"
Family Area	4.68m x 2.66m	15'4" x 8'9"
Living Room	5.00m x 4.90m	16'5" x 16'1"
Study	3.31m x 2.95m	10'10" x 9'8"

(h) denotes handed plot. C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

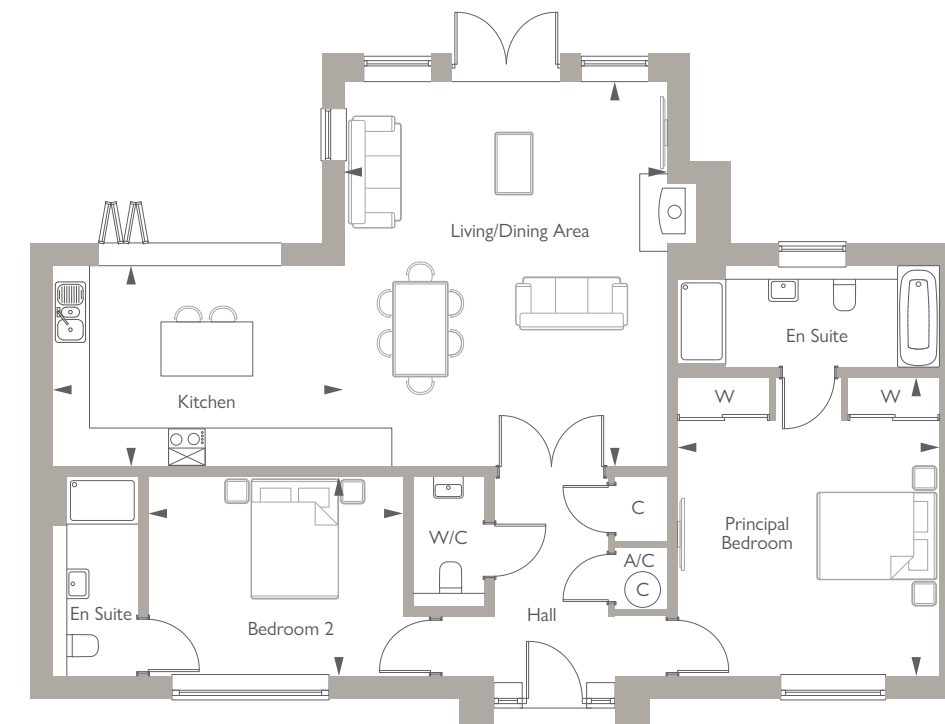




Computer generated image of Plot 31, indicative only.

# THE SOMERFORD

2 BEDROOM HOME  
PLOT 31



### GROUND FLOOR

Kitchen	4.84m x 3.35m	15'10" x 11'0"
Living/Dining Area	6.39m x 5.36m	20'11" x 7'7"
Principal Bedroom	4.95m x 4.35m	16'5" x 14'3"
Bedroom 2	4.26m x 3.32m	14'0" x 10'11"

C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

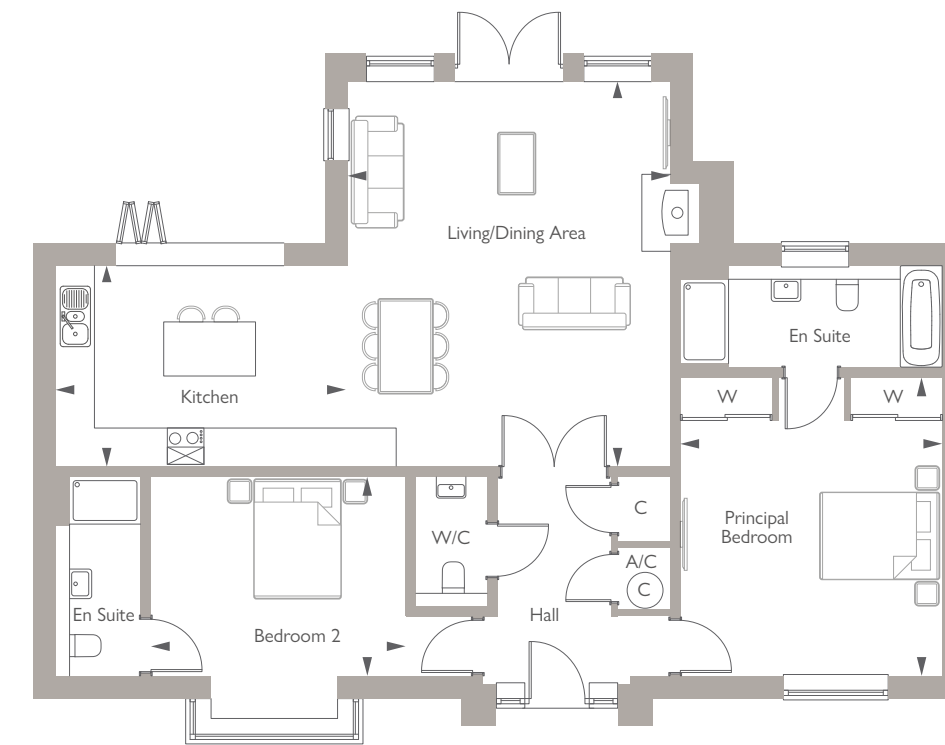




Computer generated image of Plots 28 and 29, indicative only.

# THE WOODCOTE

2 BEDROOM HOME  
PLOTS 28, 29\* & 30



## GROUND FLOOR

Kitchen	4.84m x 3.35m	15'10" x 11'0"
Living/Dining Area	6.39m x 5.36m	20'11" x 7'7"
Principal Bedroom	4.95m x 4.35m	16'5" x 14'3"
Bedroom 2	4.26m x 3.32m	14'0" x 10'11"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.  
First floor dormer windows are an elevational detail only. The Bungalow design does not include a first floor area (refer to Sales Executive for more information).

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

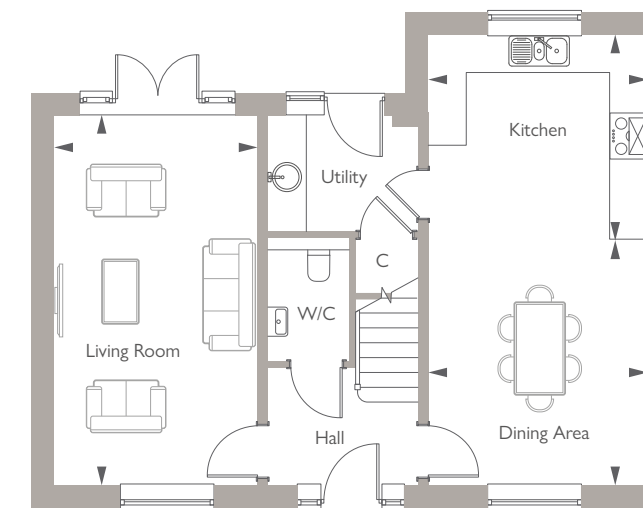




Computer generated image of Plot 25, indicative only.

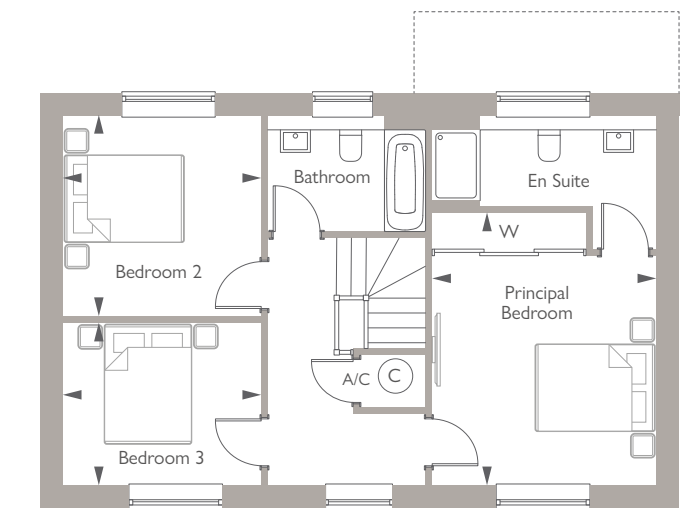
# THE DAGLINGWORTH

3 BEDROOM HOME  
PLOT 25



## GROUND FLOOR

Kitchen	3.67m x 3.40m	12'1" x 11'2"
Dining Area	4.10m x 3.67m	13'5" x 12'1"
Living Room	6.15m x 3.39m	20'2" x 11'1"



## FIRST FLOOR

Principal Bedroom	3.82m x 3.73m	12'6" x 12'3"
Bedroom 2	3.34m x 3.32m	10'11" x 10'11"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"

C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.



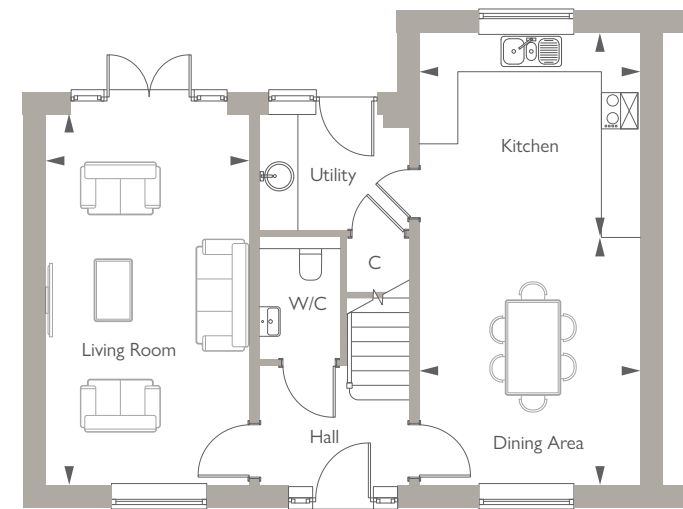


Computer generated image of Plots 42 and 43, indicative only.

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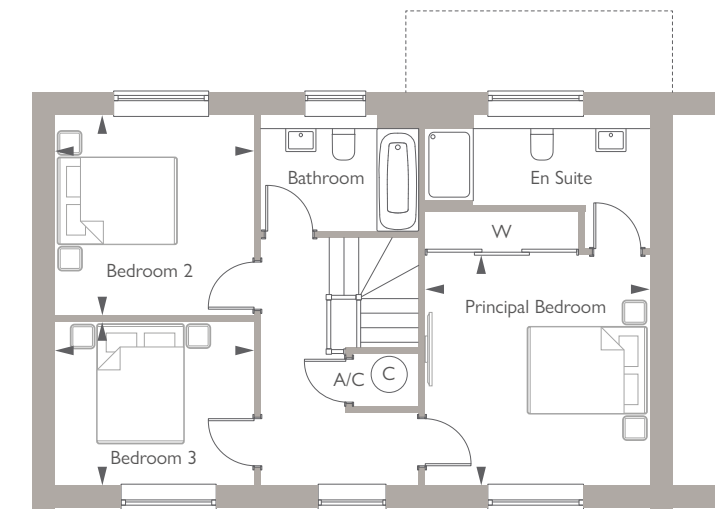
## THE GARSDON

3 BEDROOM HOME  
PLOTS 42 & 43\*



**GROUND FLOOR**

Kitchen	3.67m x 3.40m	12'1" x 11'2"
Dining Area	4.10m x 3.67m	13'5" x 12'1"
Living Room	6.15m x 3.39m	20'2" x 11'1"



**FIRST FLOOR**

Principal Bedroom	3.82m x 3.73m	12'6" x 12'3"
Bedroom 2	3.34m x 3.32m	10'11" x 10'11"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

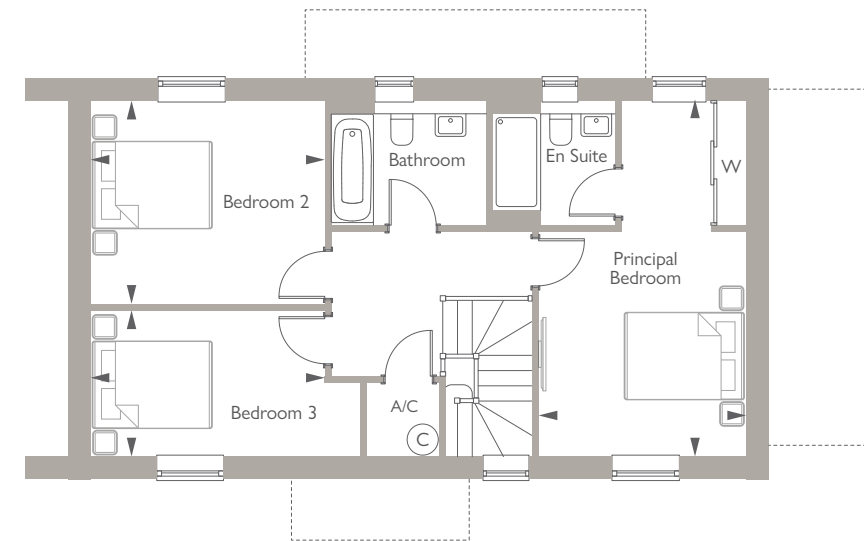




Computer generated image of Plots 19 and 20, indicative only.

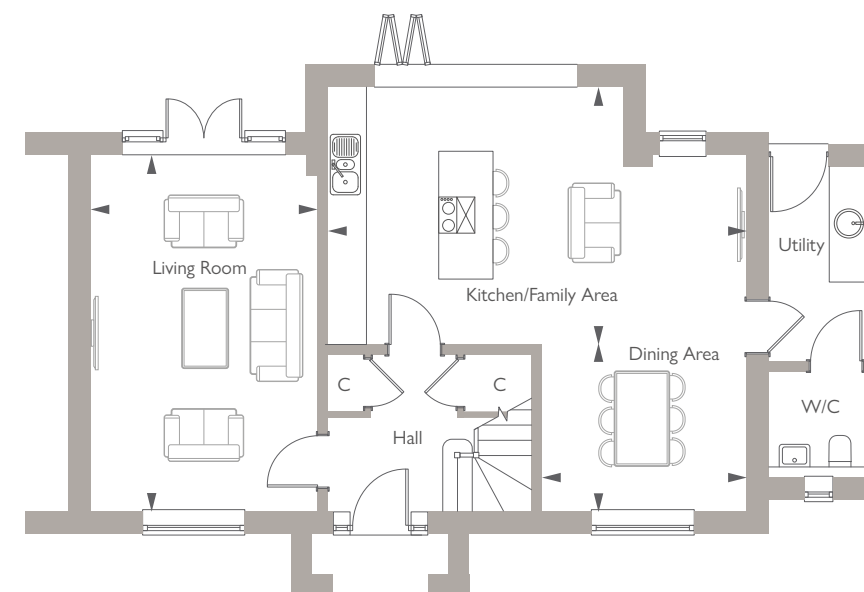
# THE TETBURY

3 BEDROOM HOME  
PLOTS 19, 20\*, 22 & 23\*



## FIRST FLOOR

Principal Bedroom	5.92m x 3.44m	19'5" x 11'3"
Bedroom 2	3.90m x 3.39m	12'10" x 11'1"
Bedroom 3	3.90m x 2.44m	12'10" x 8'0"



## GROUND FLOOR

Kitchen/Family Area	6.94m x 4.28m	22'9" x 14'1"
Dining Area	3.38m x 2.77m	11'1" x 9'1"
Living Room	5.92m x 3.79m	19'5" x 12'5"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

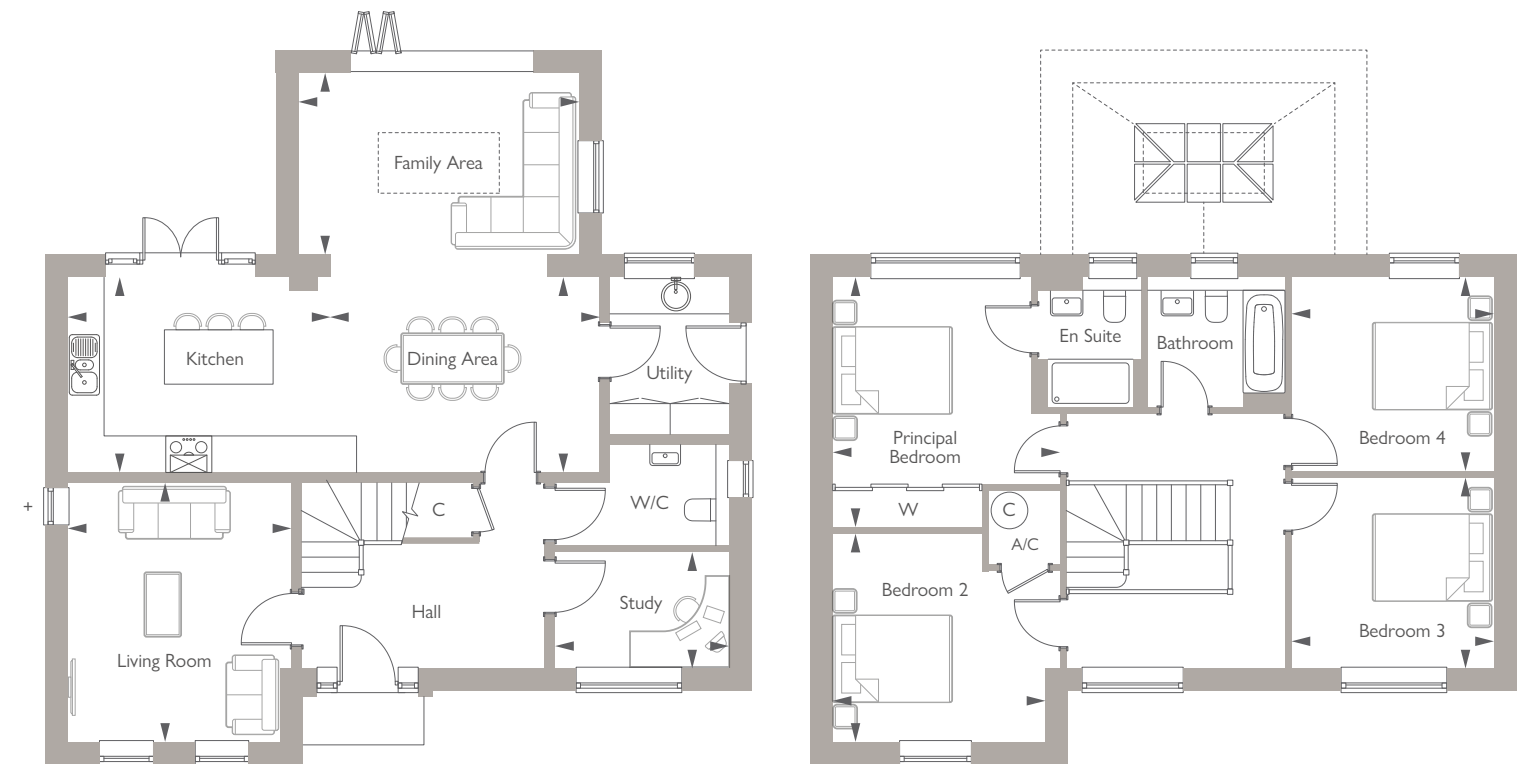




Computer generated image of Plot 21, indicative only.

# THE RUSCOMBE

4 BEDROOM HOME  
PLOTS 21, 24 & 39\*



\*Window omitted to Plots 21 & 24

## GROUND FLOOR

Kitchen	4.37m x 3.26m	14'4" x 10'8"
Dining Area	4.46m x 3.26m	14'8" x 10'8"
Family Area	4.68m x 3.00m	15'4" x 9'10"
Living Room	4.31m x 3.73m	14'2" x 12'3"
Study	2.91m x 1.93m	9'6" x 6'4"

## FIRST FLOOR

Principal Bedroom	4.16m x 3.79m	13'8" x 11'8"
Bedroom 2	3.56m x 3.47m	11'8" x 11'5"
Bedroom 3	3.37m x 3.16m	11'1" x 10'4"
Bedroom 4	3.36m x 3.23m	11'0" x 10'7"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.



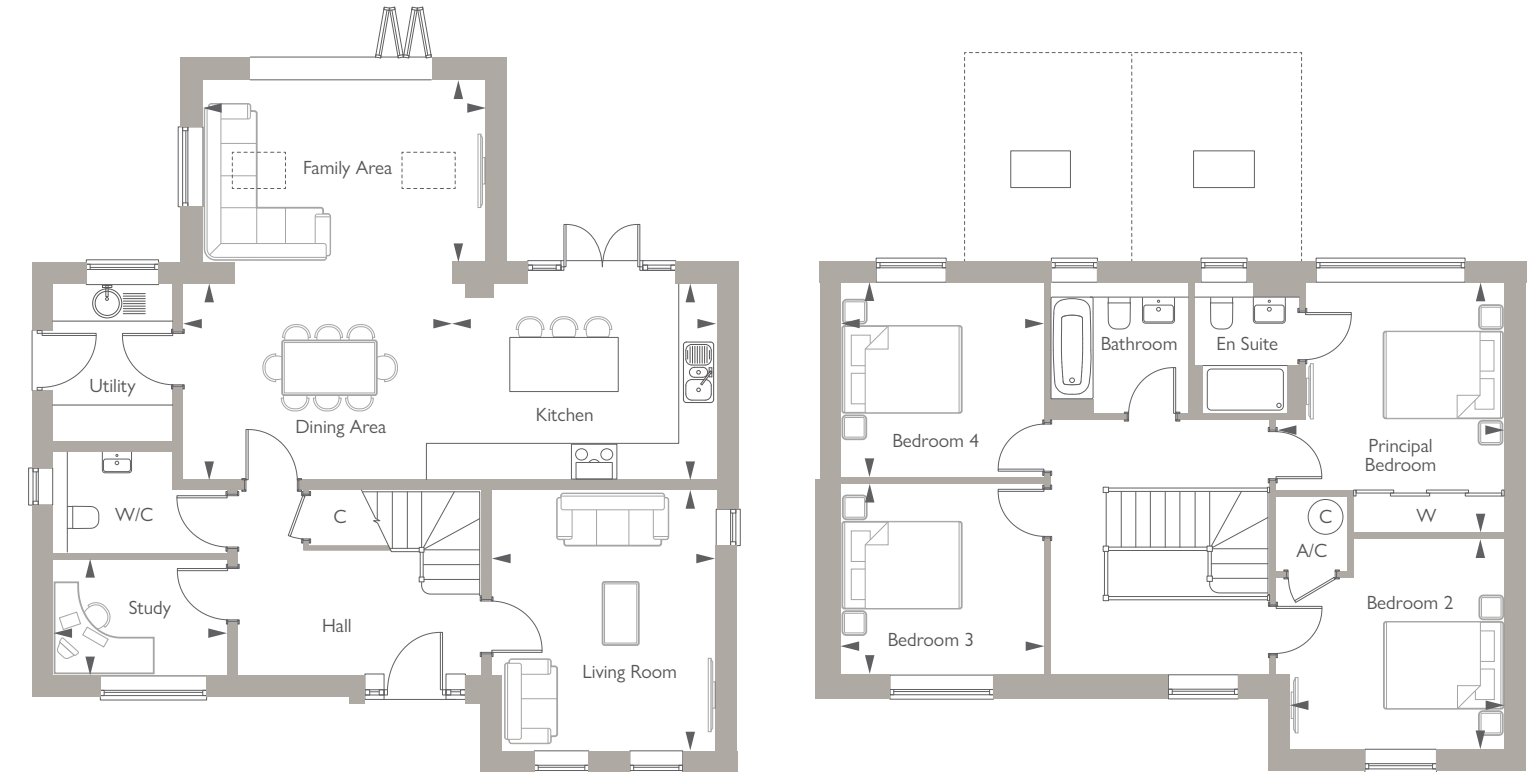


Computer generated image of Plot 37, indicative only.

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## THE DOWNTON

4 BEDROOM HOME  
PLOT 37



**GROUND FLOOR**

Kitchen	4.37m x 3.26m	14'4" x 10'8"
Dining Area	4.46m x 3.26m	14'8" x 10'8"
Family Area	4.68m x 3.00m	15'5" x 9'10"
Living Room	4.31m x 3.73m	14'2" x 12'3"
Study	2.91m x 1.93m	9'6" x 6'4"

**FIRST FLOOR**

Principal Bedroom	4.16m x 3.79m	13'8" x 12'5"
Bedroom 2	3.56m x 3.47m	11'8" x 11'5"
Bedroom 3	3.37m x 3.16m	11'1" x 10'4"
Bedroom 4	3.36m x 3.23m	11'0" x 10'7"

C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

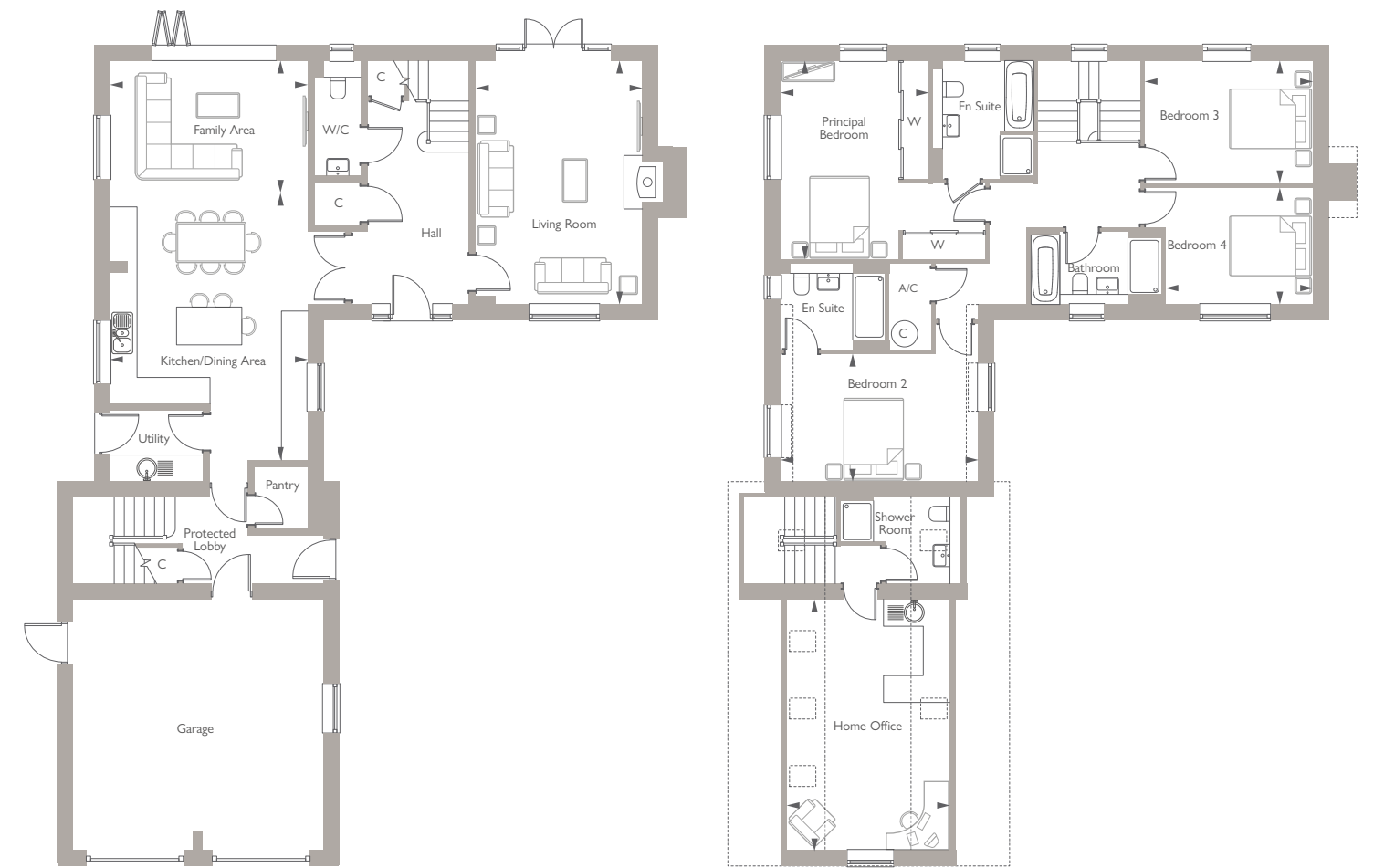




Computer generated image of Plot 27, indicative only.

# THE MALMESBURY

4 BEDROOM HOME  
PLOT 27



## GROUND FLOOR

Kitchen/Dining Area	6.44m x 4.80m	21'1" x 15'9"
Family Area	3.24m x 4.80m	15'9" x 10'8"
Living Room	5.92m x 4.05m	19'5" x 13'3"

## FIRST FLOOR

Principal Bedroom	4.83m x 2.89m	15'10" x 9'6"
Bedroom 2	4.80m x 3.10m	15'9" x 10'2"
Bedroom 3	4.11m x 2.98m	13'6" x 9'10"
Bedroom 4	3.58m x 2.84m	11'9" x 9'4"
Home Office	6.26m x 3.98m	20'7" x 13'1"

C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. --- denotes reduced ceiling height. ► Point from which dimensions are taken.  
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

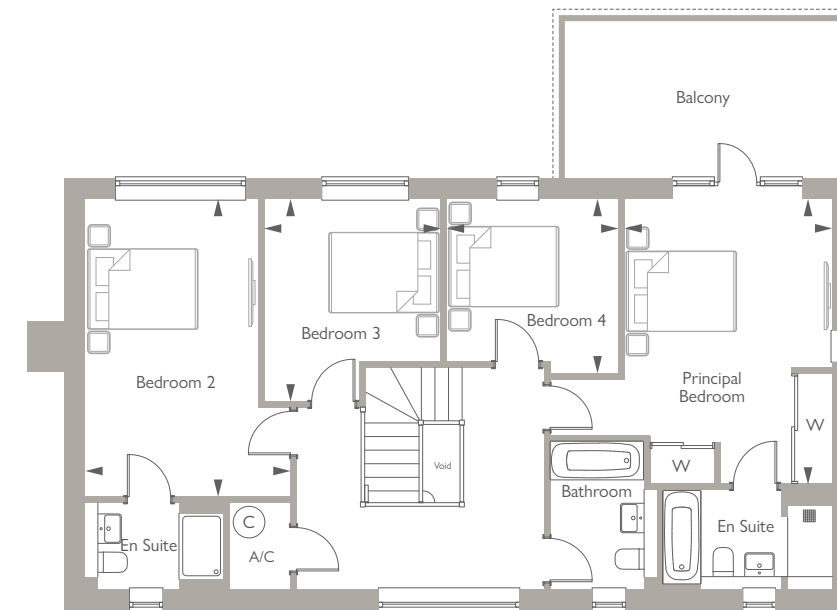




Computer generated image of Plot 36, indicative only.

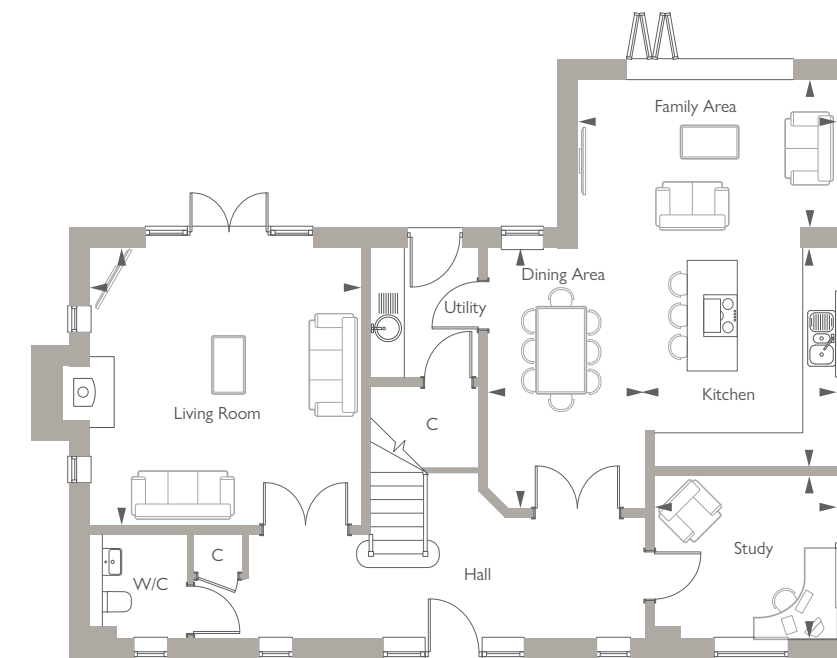
# THE FAIRFORD

4 BEDROOM HOME  
PLOTS 26\*, 36 & 40\*



## FIRST FLOOR

Principal Bedroom	5.15m x 3.76m	16'11" x 12'3"
Bedroom 2	5.38m x 3.70m	17'8" x 12'2"
Bedroom 3	3.66m x 3.19m	12'0" x 10'6"
Bedroom 4	3.18m x 3.09m	10'5" x 10'2"



## GROUND FLOOR

Kitchen	3.95m x 3.46m	13'0" x 11'4"
Dining Area	4.70m x 2.84m	15'5" x 9'4"
Family Area	4.68m x 2.66m	15'4" x 8'9"
Living Room	5.00m x 4.90m	16'5" x 16'1"
Study	3.31m x 2.95m	10'10" x 9'8"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

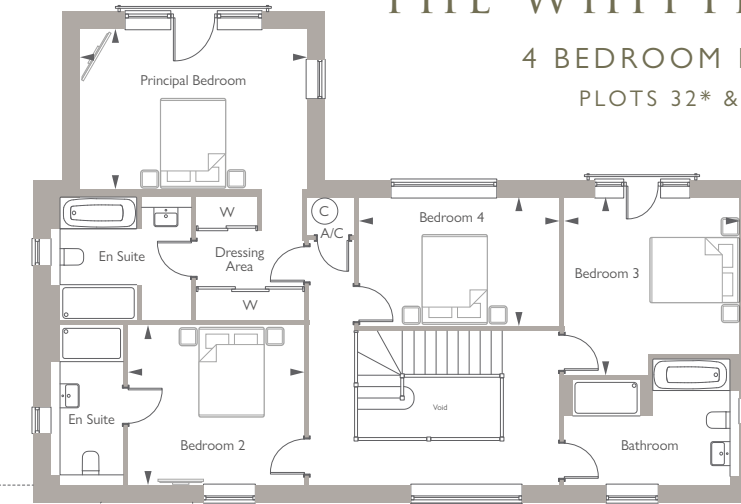




Computer generated image of Plot 34, indicative only.

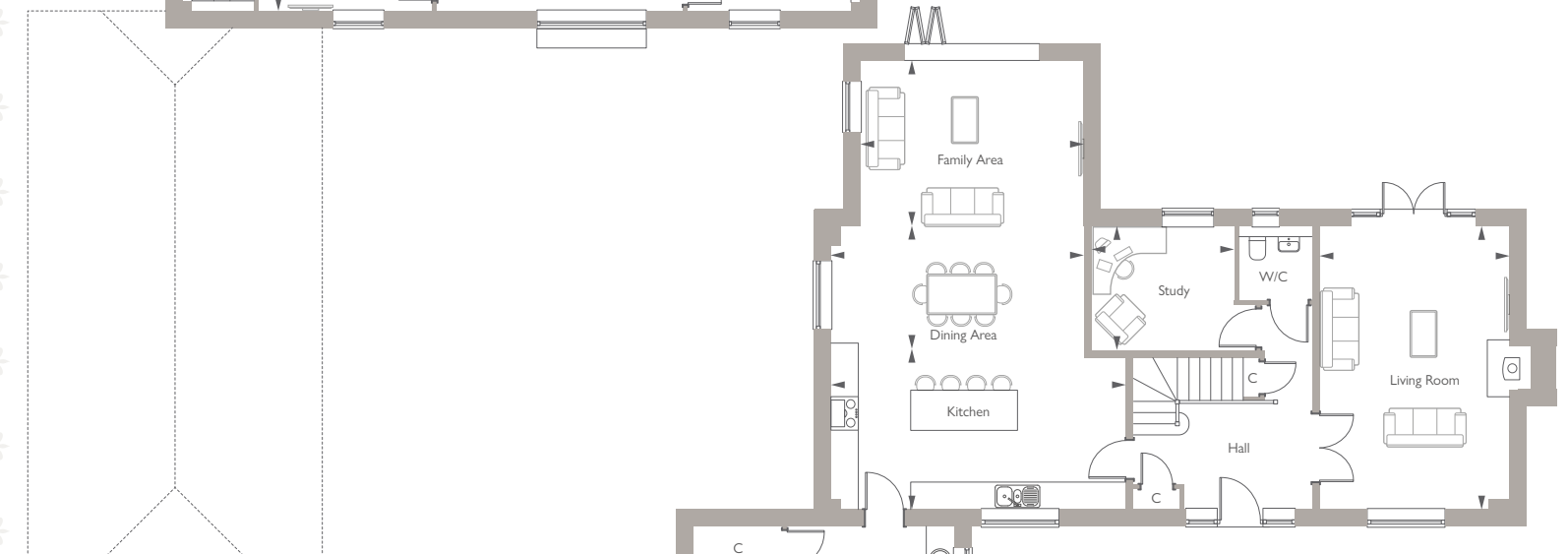
# THE WHITTINGTON

4 BEDROOM HOME  
PLOTS 32\* & 34



## FIRST FLOOR

Principal Bedroom	5.02m x 3.56m	16'6" x 11'8"
Bedroom 2	3.92m x 3.54m	12'10" x 11'7"
Bedroom 3	3.94m x 3.89m	12'11" x 12'9"
Bedroom 4	4.43m x 2.85m	14'7" x 9'4"



## GROUND FLOOR

Kitchen	6.64m x 3.60m	21'9" x 11'10"
Dining Area	5.70m x 2.77m	18'8" x 9'1"
Family Area	5.02m x 3.71m	16'6" x 12'2"
Living Room	6.37m x 4.30m	20'11" x 14'1"
Study	3.21m x 2.80m	10'6" x 9'2"

\* denotes handed plot. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. ► Point from which dimensions are taken.

House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

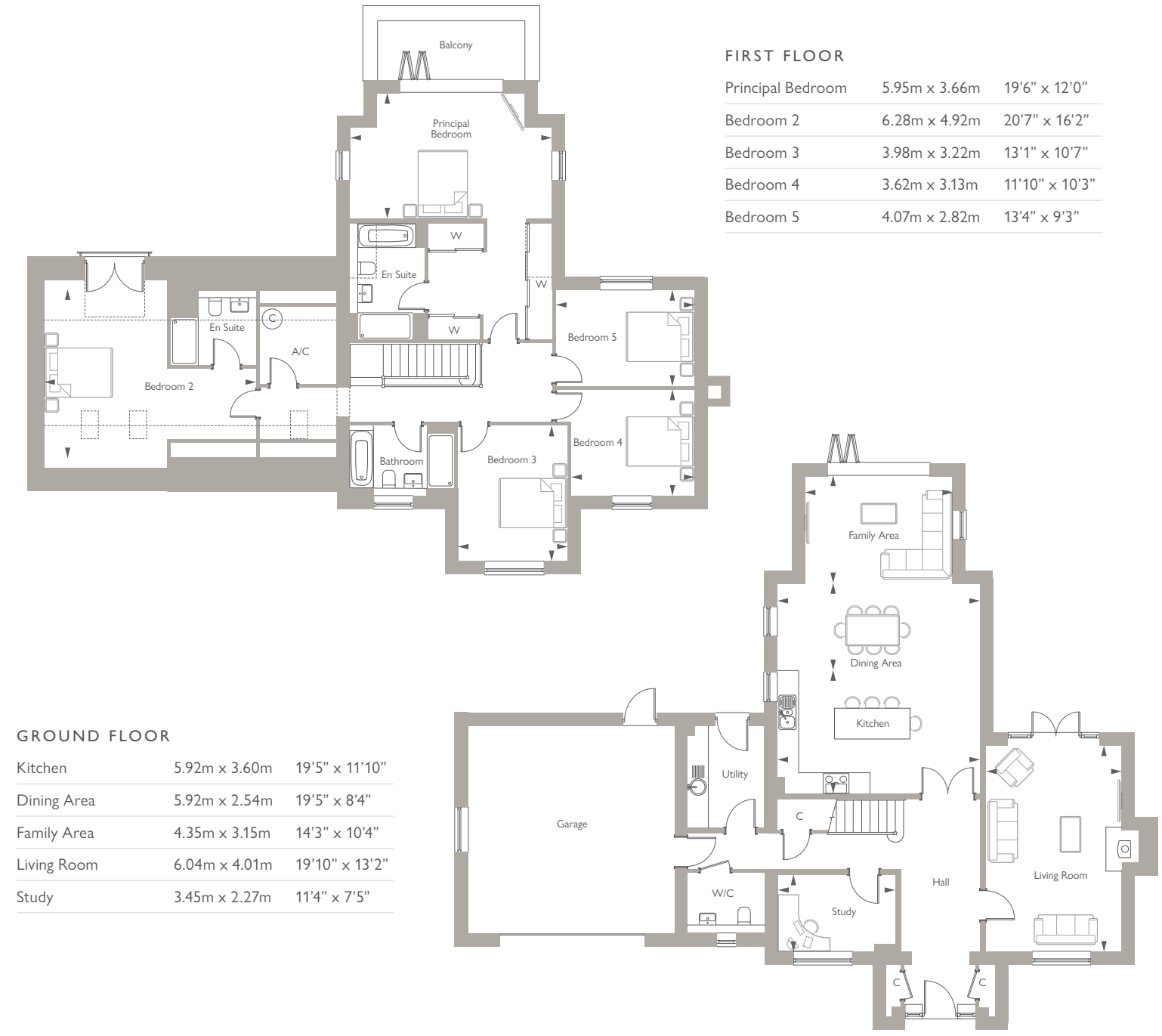




Computer generated image of Plot 33, indicative only.

# THE WINCHCOMBE

5 BEDROOM HOME  
PLOTS 33 & 38



**FIRST FLOOR**

Principal Bedroom	5.95m x 3.66m	19'6" x 12'0"
Bedroom 2	6.28m x 4.92m	20'7" x 16'2"
Bedroom 3	3.98m x 3.22m	13'1" x 10'7"
Bedroom 4	3.62m x 3.13m	11'10" x 10'3"
Bedroom 5	4.07m x 2.82m	13'4" x 9'3"

**GROUND FLOOR**

Kitchen	5.92m x 3.60m	19'5" x 11'10"
Dining Area	5.92m x 2.54m	19'5" x 8'4"
Family Area	4.35m x 3.15m	14'3" x 10'4"
Living Room	6.04m x 4.01m	19'10" x 13'2"
Study	3.45m x 2.27m	11'4" x 7'5"

C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. --- denotes reduced ceiling height. ► Point from which dimensions are taken.  
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping is shown as a guide only. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest three inches. Bewley Homes reserves the right to vary as necessary to complete the works. Bewley Homes reserves the right to vary layouts – including position of windows. Please refer to your Sales Executive for the conveyancing plans. All new build homes at King's Water will feature photovoltaic (PV) panels, please refer to your Sales Executive for more information.

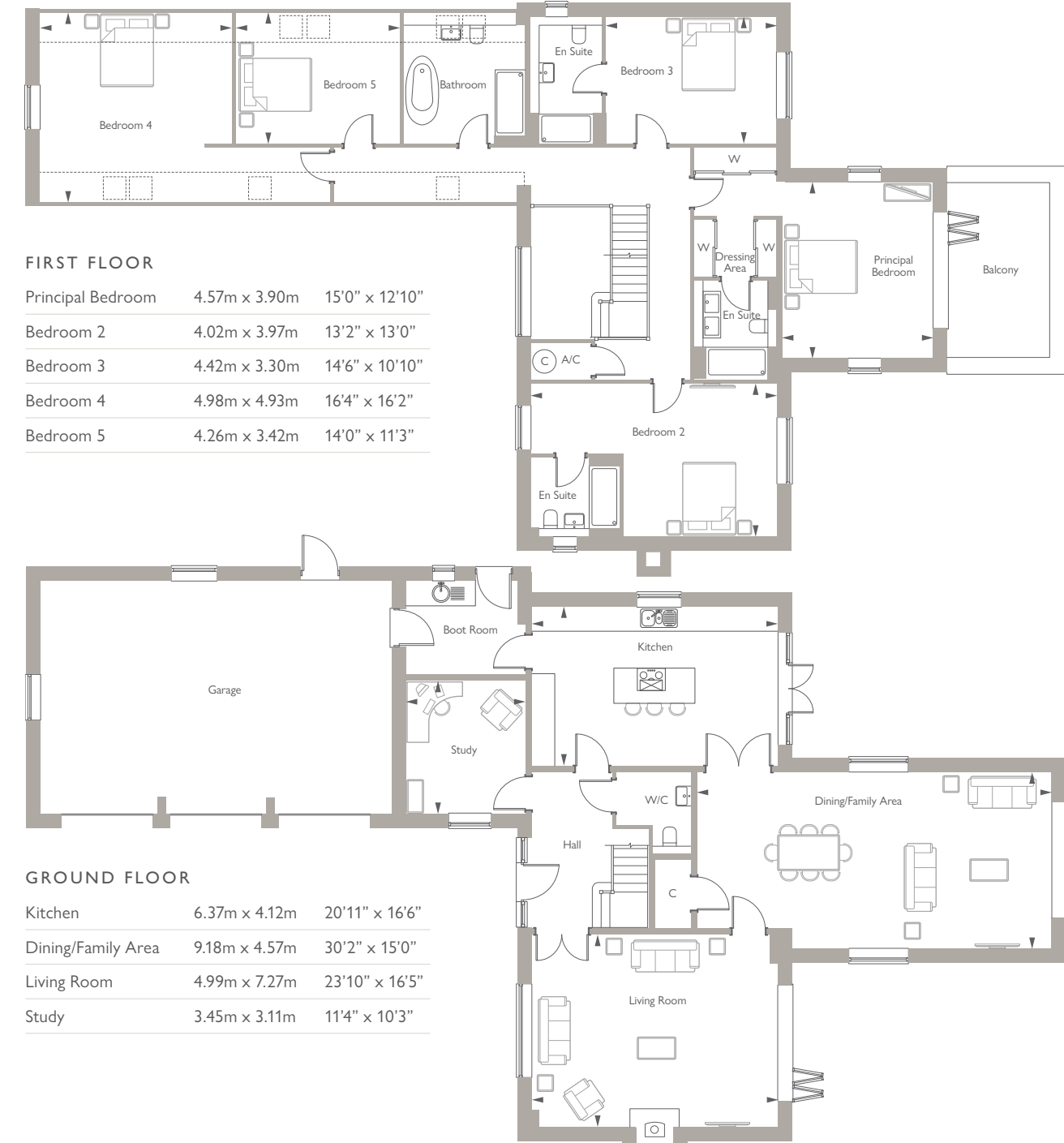




Computer generated image of Plot 35, indicative only.

## THE CIRENCESTER

5 BEDROOM HOME  
PLOTS 35 & 41



C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. --- denotes reduced ceiling height. ► Point from which dimensions are taken.

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# THE SPECIFICATION



## KITCHEN & UTILITY

- Choice of designer kitchen units\* with stone worktops and upstands with matching stone splashback
- Pelmet and plinth lighting
- Integrated appliances will vary within each house design:
  - x1 oven and x1 combi oven to 2, 3, 4 & 5 bedroom homes
  - 4 zone induction hob to 2 & 3 bedroom homes
  - Multi zone induction hob to 4 & 5 bedroom homes
  - Extractor hood to 2 & 3 bedroom homes
  - Dishwasher
  - Fridge/freezer
  - Wine cooler to selected homes
- Integrated washer/dryer to homes without utility room
- Space, plumbing and electrics for future installation by purchaser of free standing appliances in utility rooms (where applicable)
- Stainless steel 1½ bowl sink with polished chrome monobloc tap
- Single bowl to utility
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Choice of ceramic flooring to kitchen, combined dining areas and utility\*

## INTERNAL SPECIFICATION

- Triple glazed aluminium clad timber framed windows
- Semi solid Oak internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Sliding door wardrobes to principal bedroom (refer to layouts as styles do vary)

## BATHROOM, EN SUITE & CLOAKROOM

- White bathroom suite with bath and chrome fittings
- Vanity units
- Half height tiling to bathroom, en suite and cloakroom
- Thermostatic mixer valve to shower cubicle
- Choice of Karndean flooring to family bathrooms and en suites\*
- Chrome towel warmer to bathroom and en suite
- Choice of ceramic flooring to cloakroom
- Electric radiator to ground floor bathrooms on The Woodcote and The Somerford
- Full height tiling around bath
- Towel radiators to en suites
- Wet heating to bathrooms

## HEATING, SECURITY & ELECTRICS

- Air Source Heat Pump system with thermostatic controlled radiators to first floor
- Underfloor heating to ground floor with LED room thermostat
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV/Cat5E points to kitchen/dining, family rooms and selected bedrooms (refer to Sales Executive for further detail)
- Media point to living room comprising TV point, Sky Q capability (subject to subscription arranged by homeowner) and data point
- Shaver socket in bathroom and en suite

## EXTERIORS

- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared, rotovated and prepared for turf
- Photovoltaic (PV) panels (to all new build homes, please refer to our Sales Executive)
- Wiring for light fitting to all external doors
- Front door overhead downlight or light fitting
- Automated electric garage doors
- Light and power to selected garages
- Electric vehicle charging points to all homes
- Outside water tap to rear of the homes



— ❁ —  
BEAUTIFUL  
HOMES  
INSIDE  
AND OUT  
— ❁ —



Computer generated images indicative only, bathroom photography from a previous Bewley show home.

Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. \*Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary. All designs may vary according to plot and all details should be checked with the Sales Executive at post reservation check meeting. Photography shown is indicative only and does not necessarily reflect the homes on offer at King's Water, October 2024.





# HOW TO FIND US

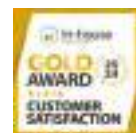


KING'S WATER, SPINE ROAD WEST, ASHTON KEYNES, WILTSHIRE SN6 6QT

WHAT 3 WORDS: SANDS.REFRESHED.NARRATING

## REGISTERED OFFICE

BEWLEY HOMES, INHURST HOUSE, BRIMPTON ROAD, BAUGHURST, HAMPSHIRE RG26 5JJ  
TELEPHONE 01285 300 238 | WWW.BEWLEY.CO.UK



It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by thinkBDW 10/24 05051-04.



