



THE LAWNS

AT KING'S WATER

| BEWLEY
HOMES



WELCOME TO THE LAWNS AT KING'S WATER

These impressive homes enjoy the greenest of settings
with expansive views across fields and open space.

This ideal position elevates these beautiful homes, which form part of this remarkable
new community. Choose from a collection of spacious 2, 3 and 4-bedroom houses
and bungalows, each carefully designed with flexible layouts for contemporary living.

2



Computer generated image of Plot 1 indicative only.



Computer generated image of Plots 2 - 12 indicative only.

3



THE MEADOWS

THE LAWNS

THE MEWS

THE LAKES



THE LAWNS



DEVELOPMENT PLAN AND CONTENTS

Page 9  **The Ashton**
Plots 1, 16 & 18

Page 11  **The Barnsley**
Plots 2, 3 & 10

Page 13 & 15  **The Corston**
Plots 4 & 7

Page 17  **The Brockworth**
Plots 5 & 6

Page 19  **The Bourton**
Plot 8

Page 21  **The Garsdon**
Plots 9 & 11

Page 23  **The Ruscombe**
Plot 12

Page 25  **The Kemble**
Plot 13

Page 27  **The Woodcote**
Plots 14 & 15

Page 29  **The Tetbury**
Plot 17

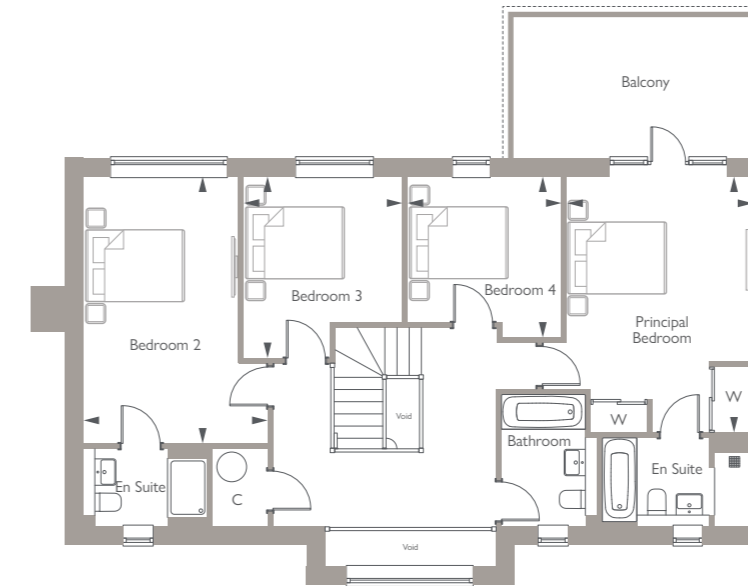
Development layout is preliminary only and subject to change. Development layout not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements, wayleaves or levels. New and existing trees are 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 Plot 1, indicative only.

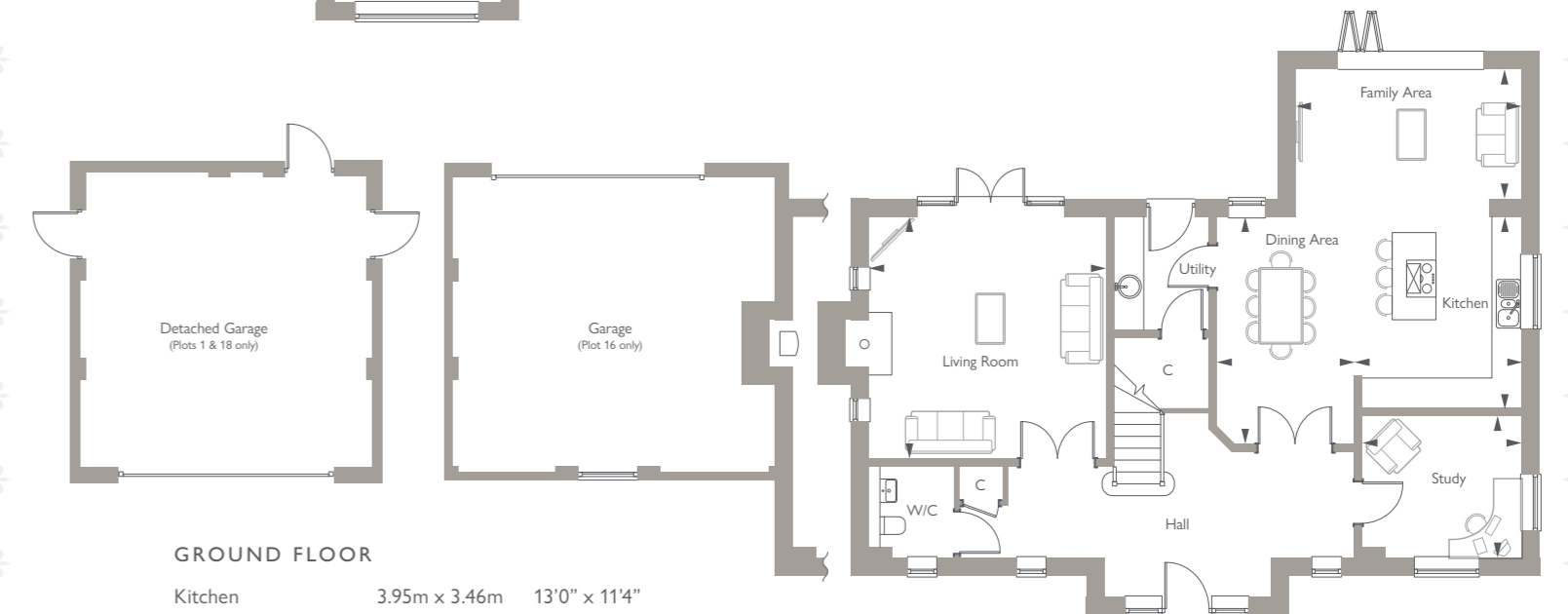
THE ASHTON

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.

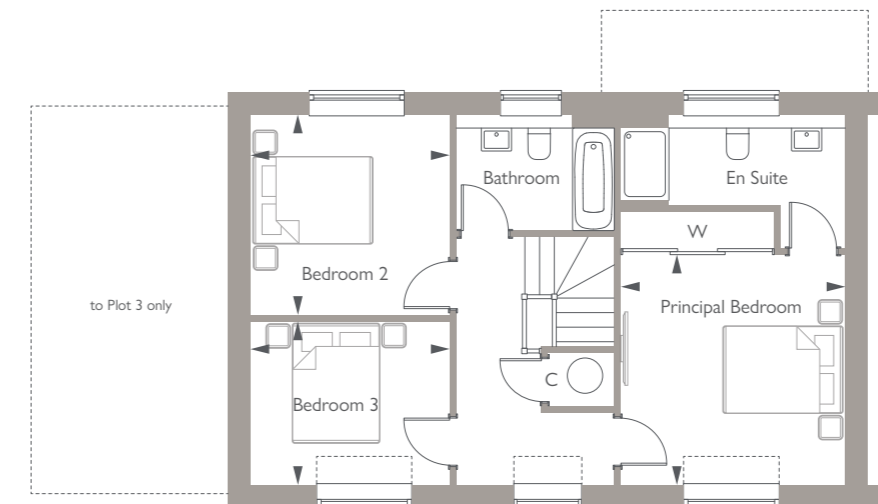
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 Plots 2 & 3, indicative only.

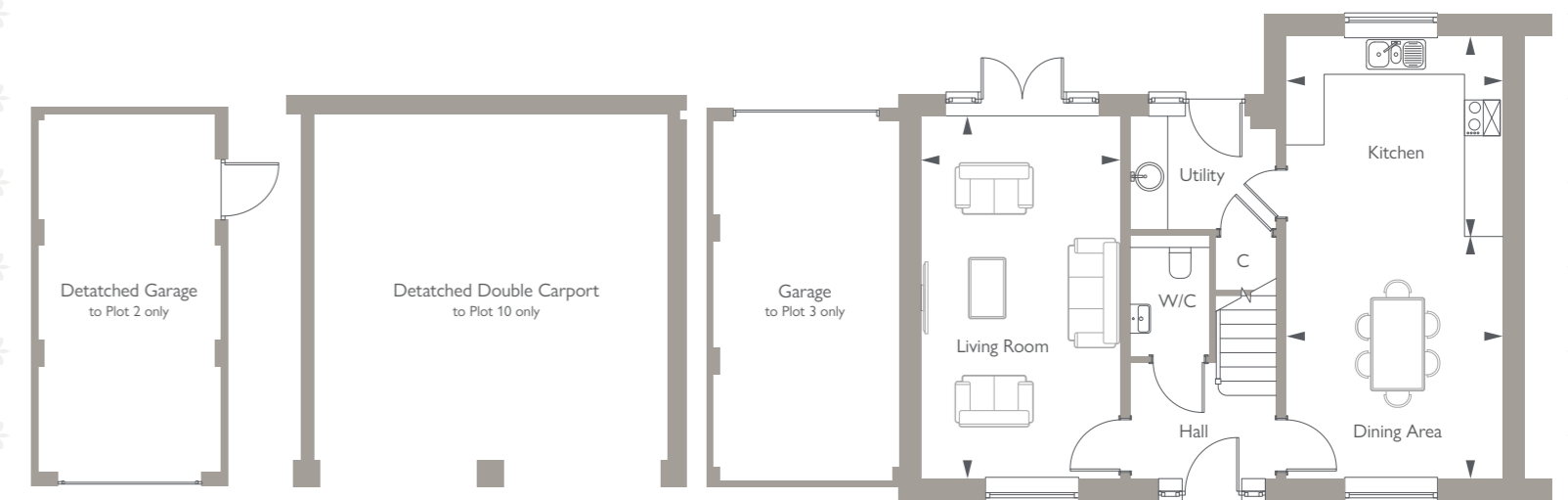
THE BARNSLEY

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.

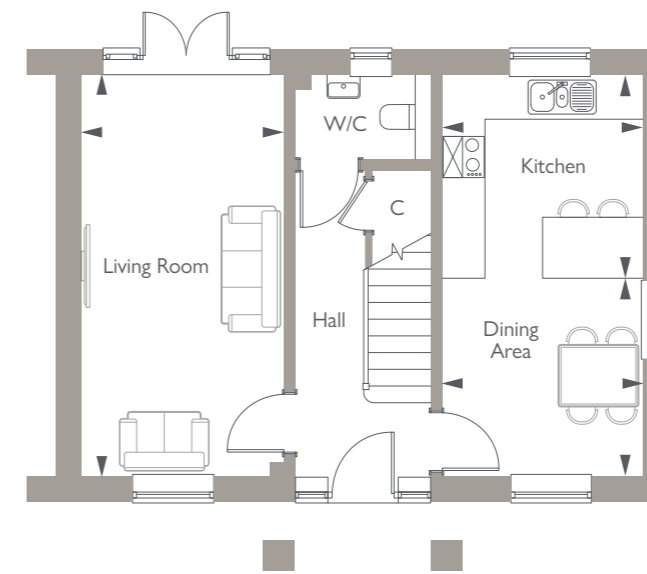
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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.

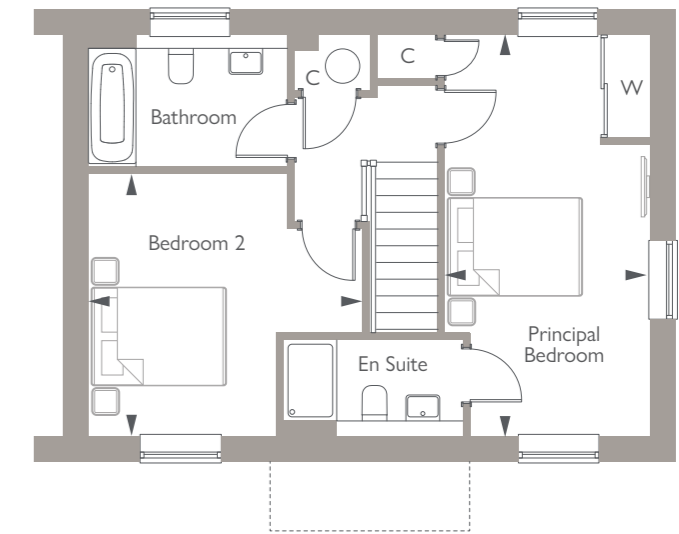
THE CORSTON

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.

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 7, indicative only.

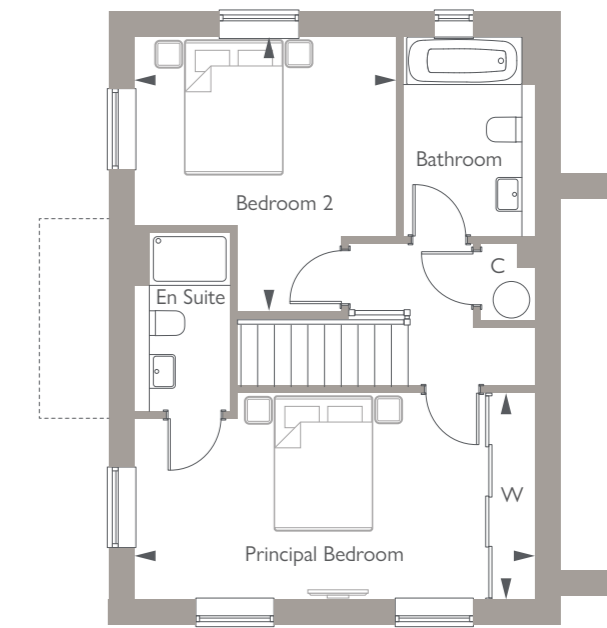
THE CORSTON (V1)

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.

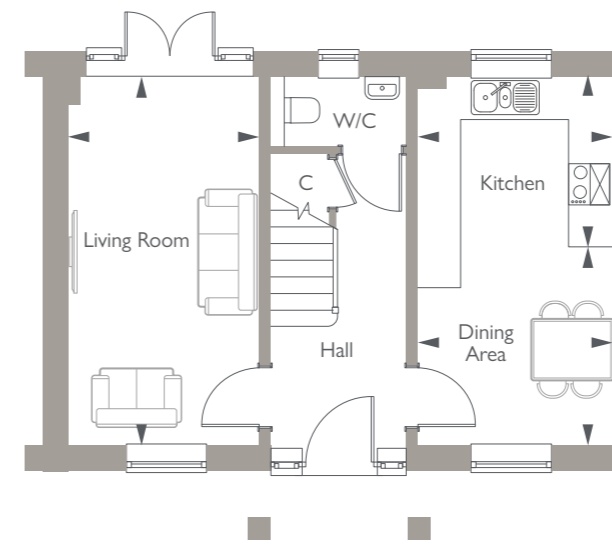
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 5 & 6, indicative only.

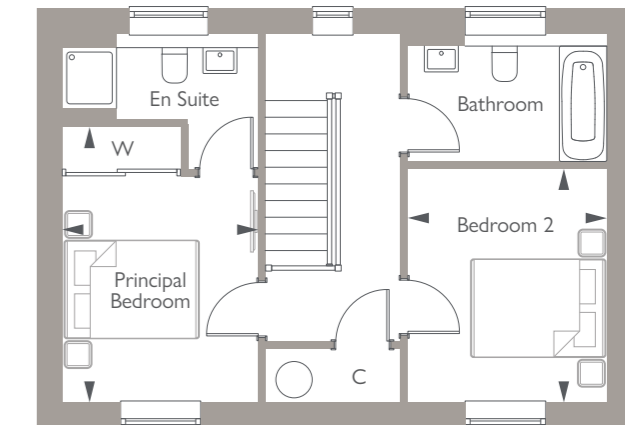
THE BROCKWORTH

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.

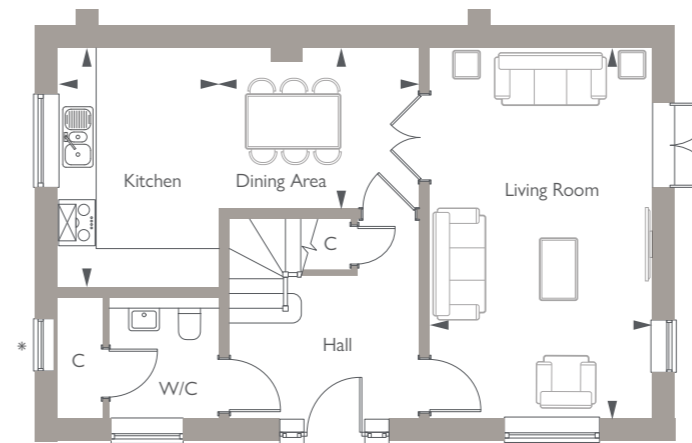
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 8, indicative only.

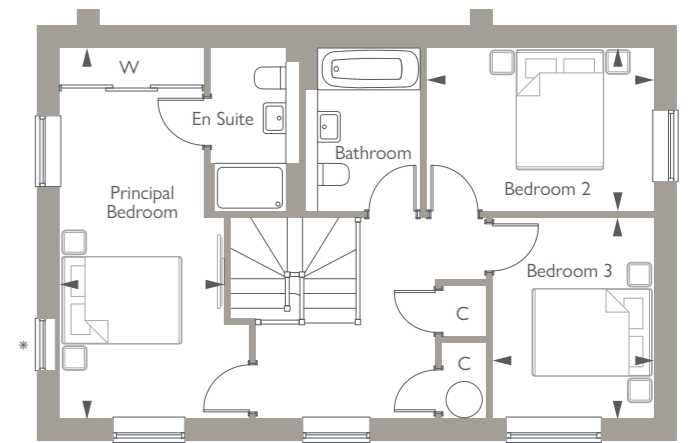
THE BOURTON

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.

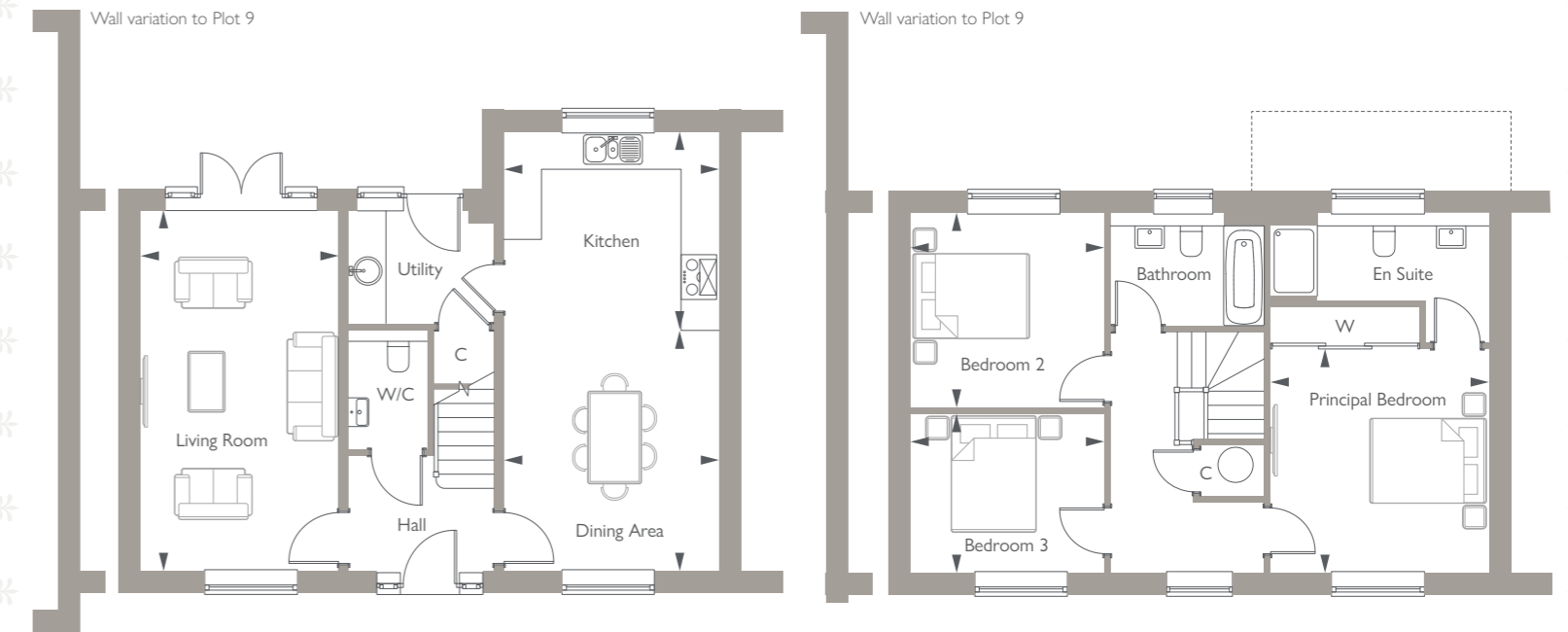
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 11, indicative only.

THE GARSDON

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"

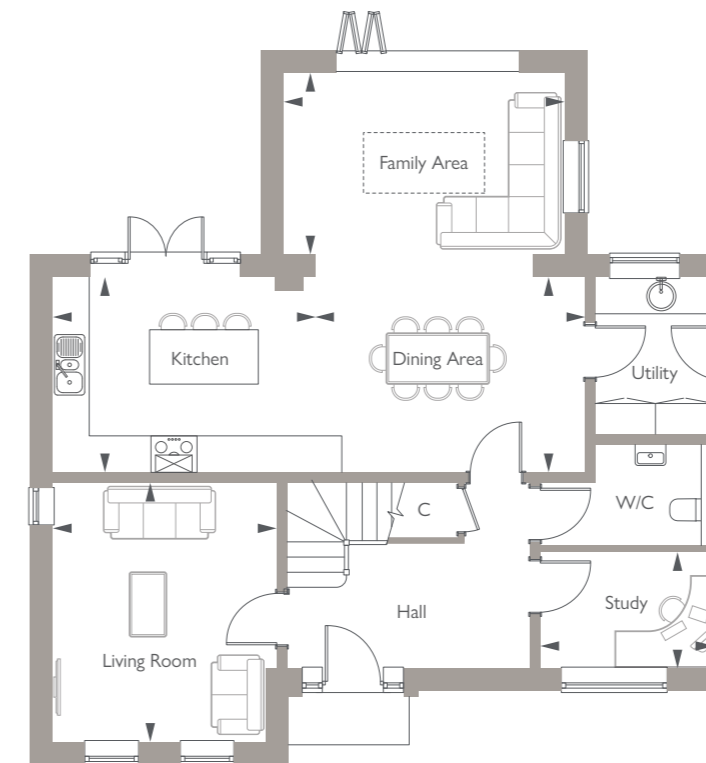
(h) denotes handed plot. C denotes cupboard. W denotes wardrobe. ► Point from which dimensions are taken.

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.



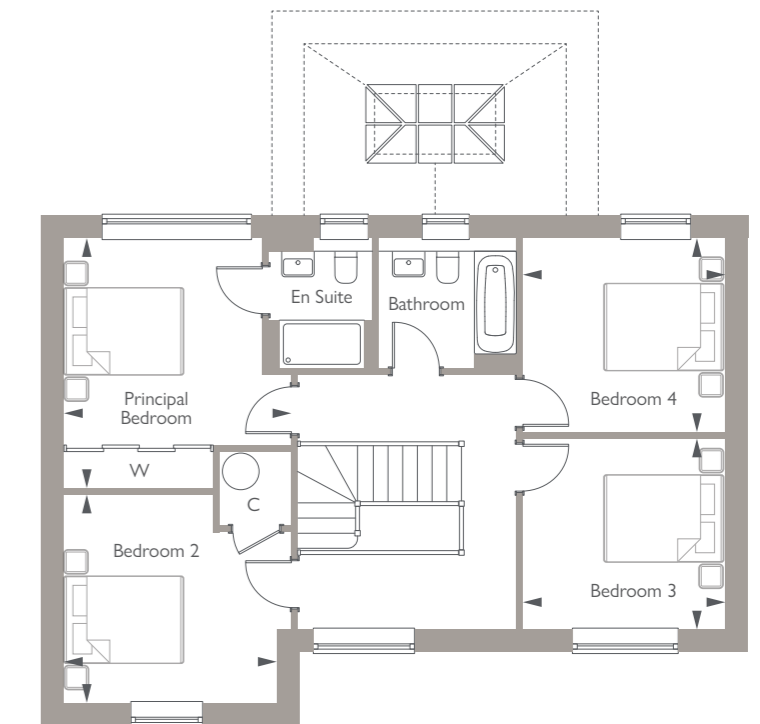
Computer generated image of Plot 12, indicative only.

— ❄ —
THE RUSCOMBE
 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.

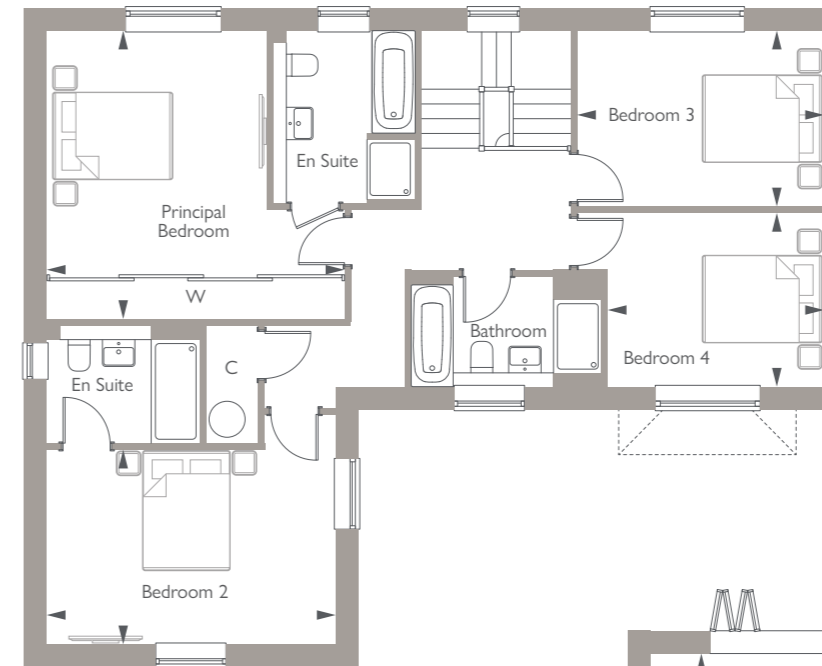
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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

PLOT 13

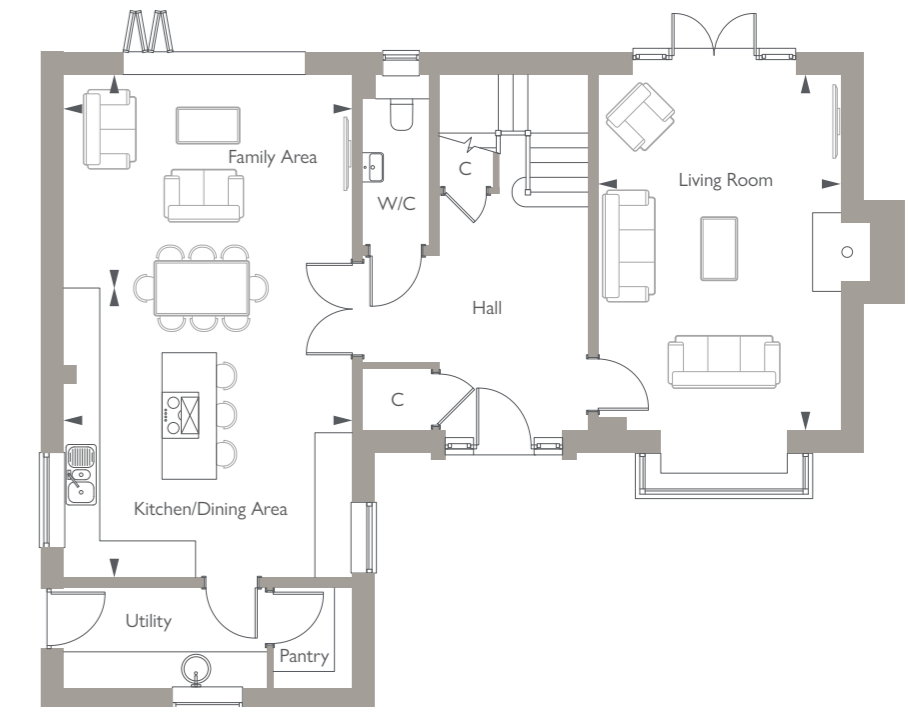


FIRST FLOOR

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.

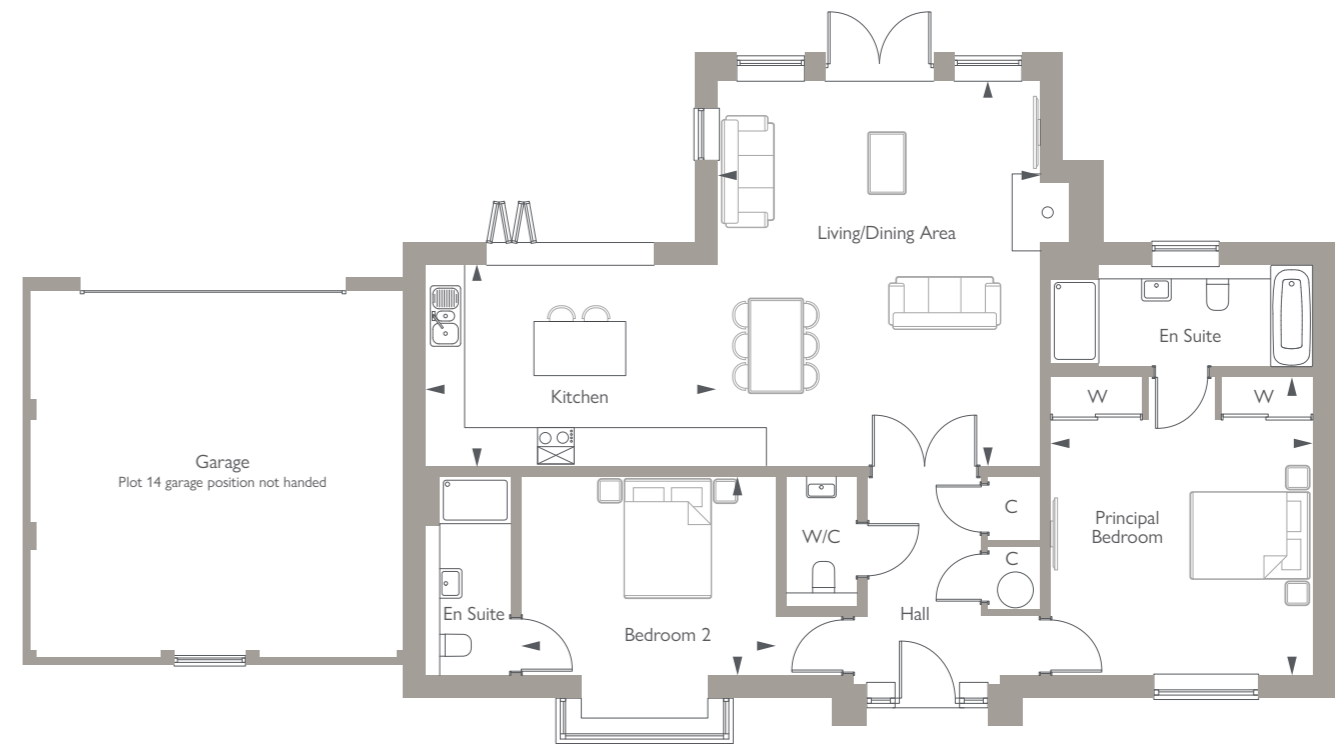
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 14, indicative only.

THE WOODCOTE

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).

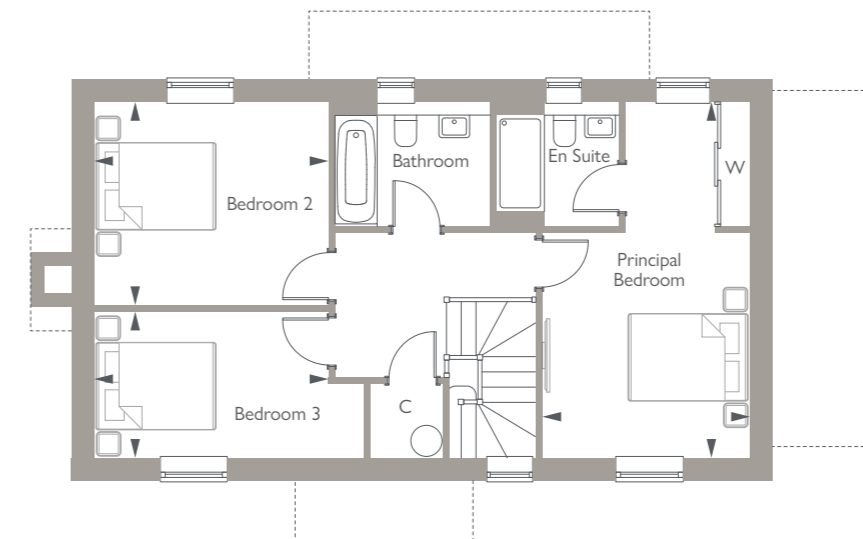
House type information is preliminary only and subject to change. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. External elevational finishes likely to vary. Landscaping 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 17, indicative only.

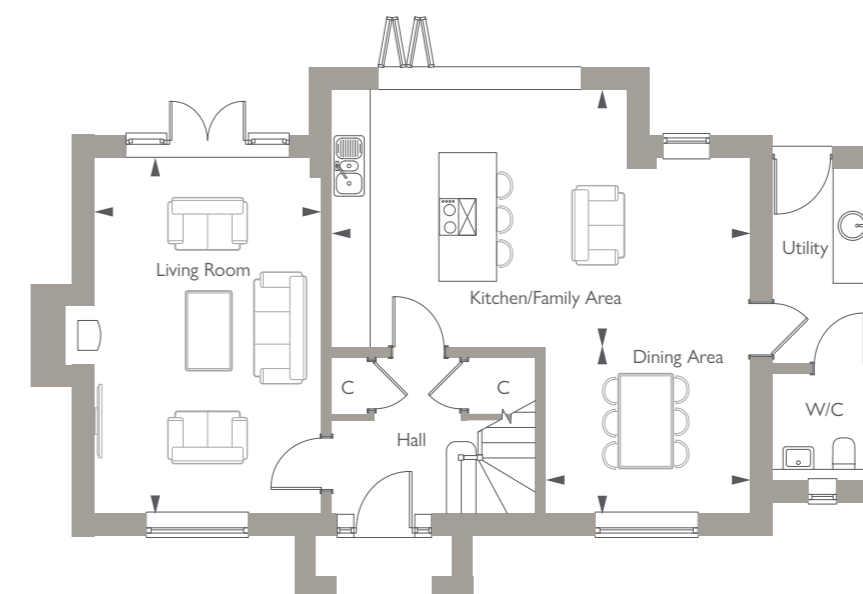
THE TETBURY

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.

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 bedroom homes
 - 4 zone induction hob to 2 & 3 bedroom homes
 - 5 zone induction hob to 4 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 single large 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

- Double 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 and cloakroom
- 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.

| BEWLEY
| HOMES

KING'S WATER, SPINE ROAD WEST, ASHTON KEYNES, WILTSHIRE SN6 6QT
TELEPHONE 01285 300 238