



THE MEADOWS

AT KING'S WATER

BEWLEY
HOMES



WELCOME TO THE MEADOWS AT KING'S WATER

These impressive homes enjoy the greenest
of settings surrounded by fields.

This ideal position elevates these beautiful homes, which form part of this remarkable
new community. Choose from a collection of spacious 2, 3, 4 and 5-bedroom houses
and bungalows, each carefully designed with flexible layouts for contemporary living.

2



Computer generated image of Plot 35 indicative only.



Computer generated image of Plots 33 and 34 indicative only.

3



Computer generated image of King's Water. Detail subject to change. Comprehensive plot information for the development and plots will be provided at point of reservation.



THE MEADOWS



DEVELOPMENT PLAN

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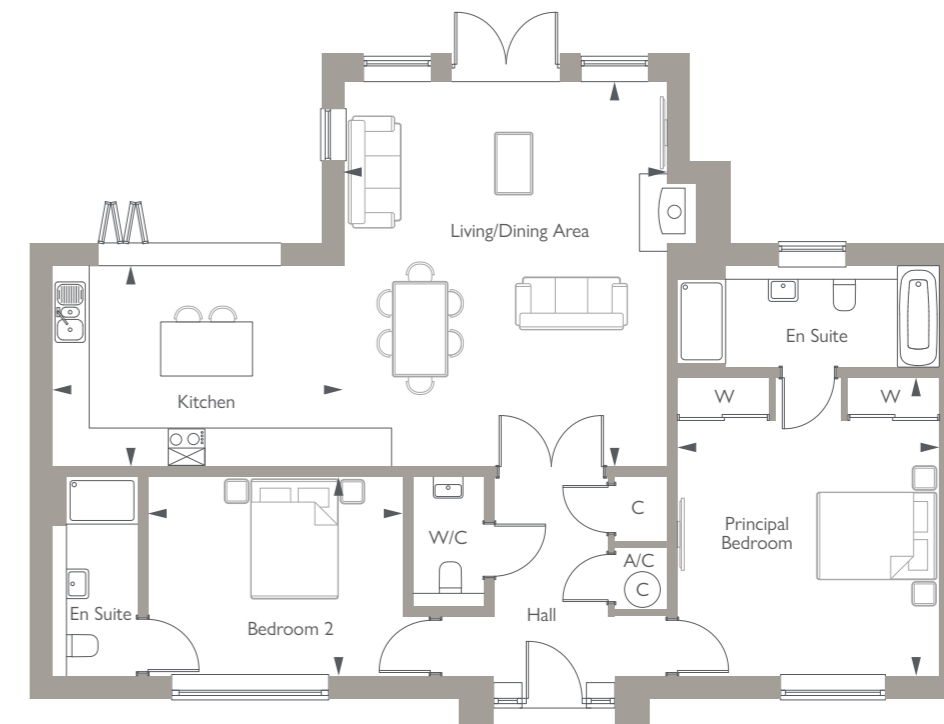
Development layout is preliminary only and subject to change. Development layout not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements, wayleaves or levels. New and existing trees are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

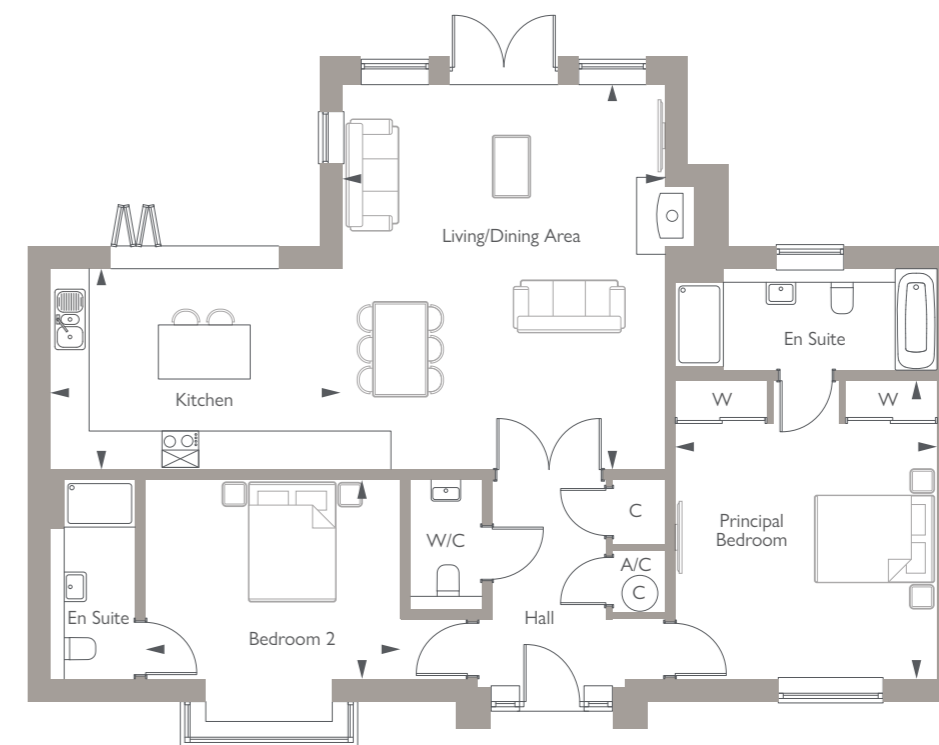
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Computer generated image of Plots 28 and 29, indicative only.

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).

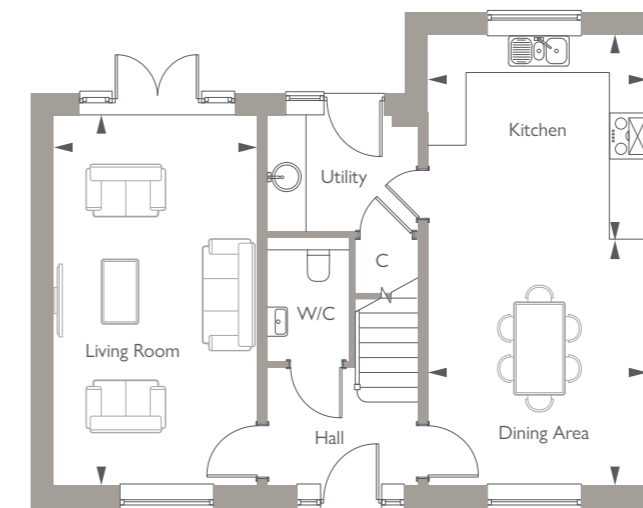
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Computer generated image of Plot 25, indicative only.

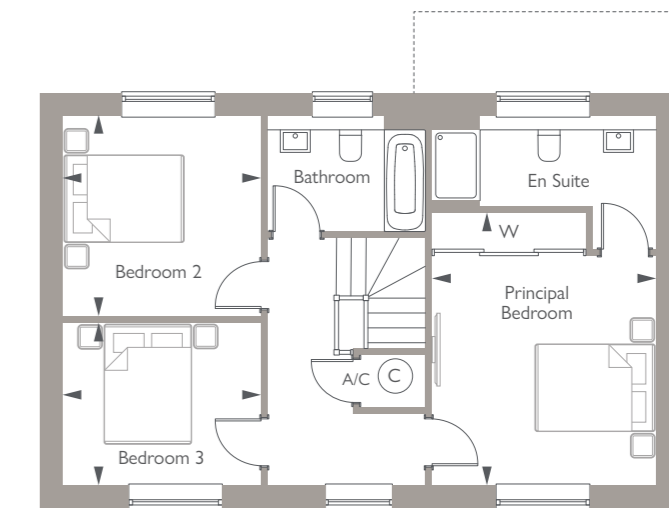
THE DAGLINGWORTH

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.

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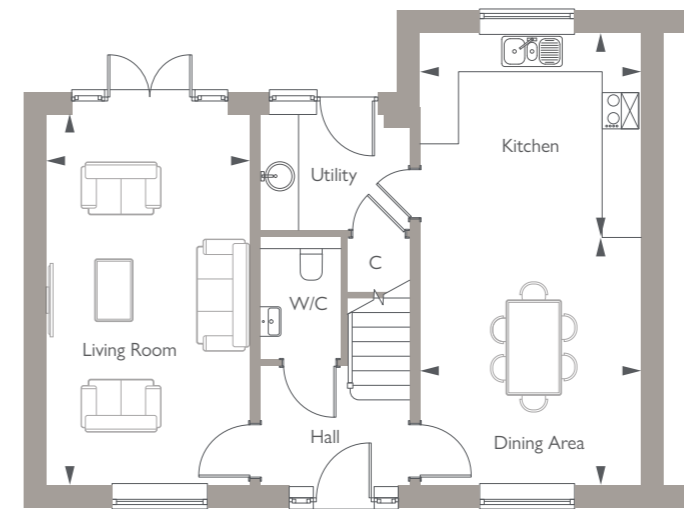


Computer generated image of Plots 42 and 43, indicative only.

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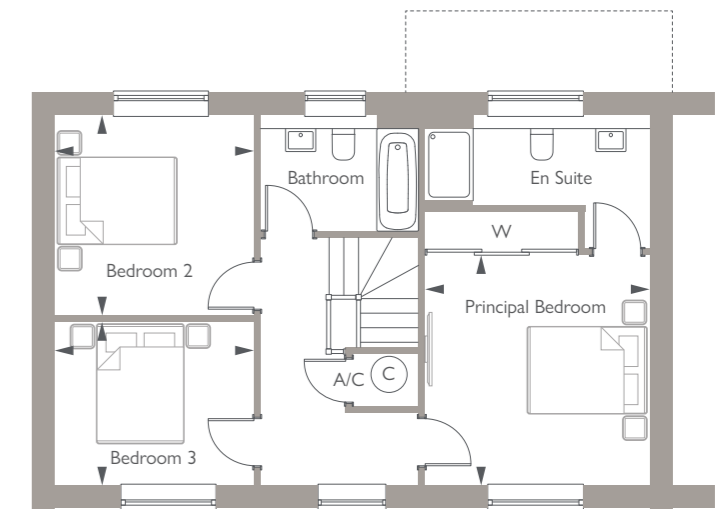
THE GARSDON

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"

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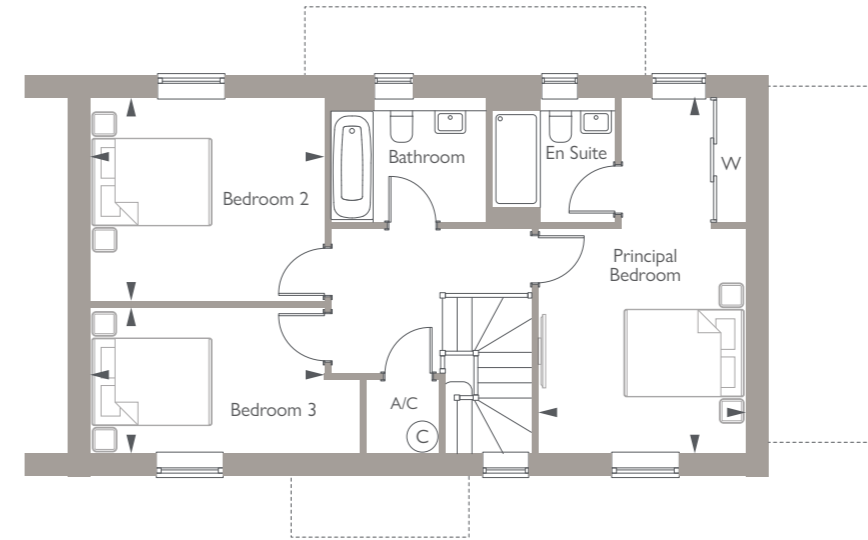
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Computer generated image of Plots 19 and 20, indicative only.

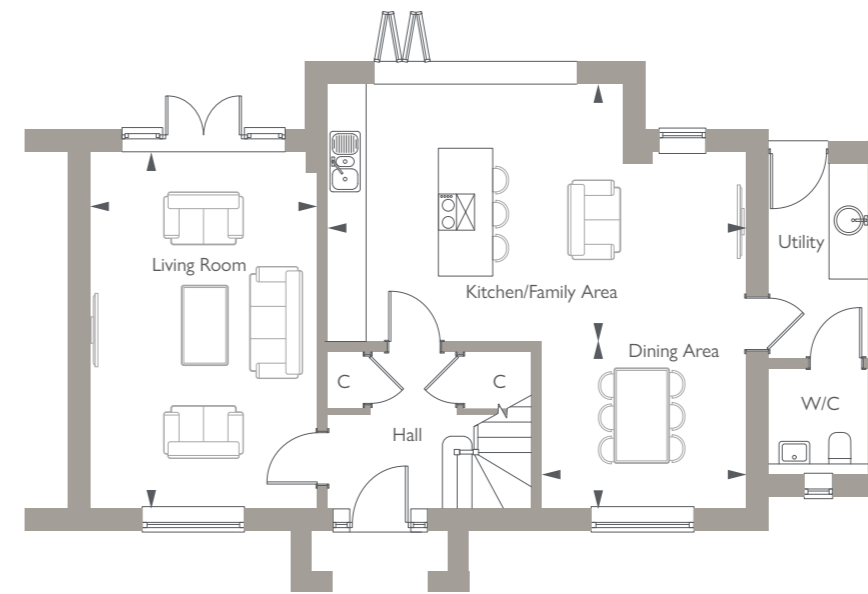
THE TETBURY

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.

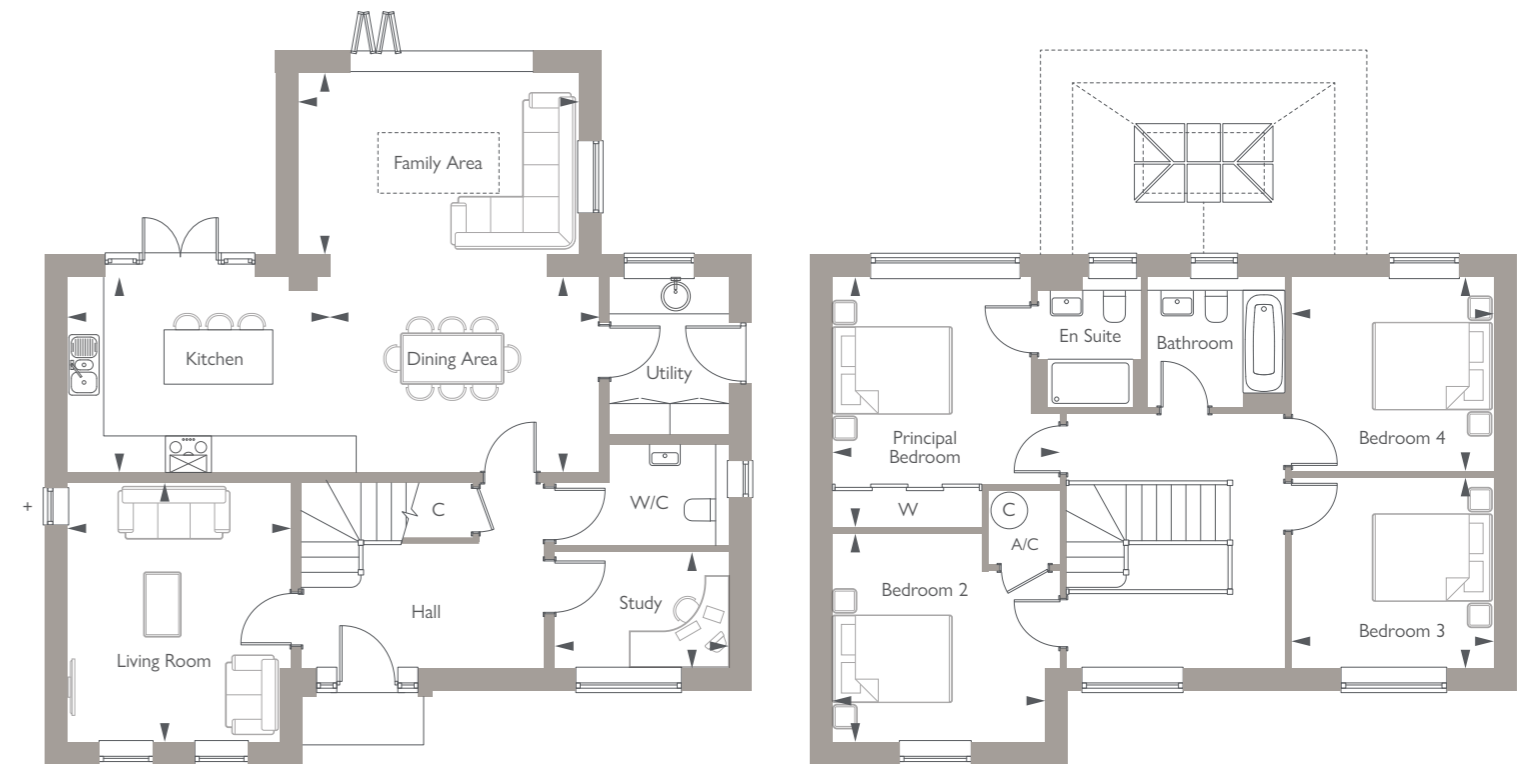
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Computer generated image of Plot 21, indicative only.

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.

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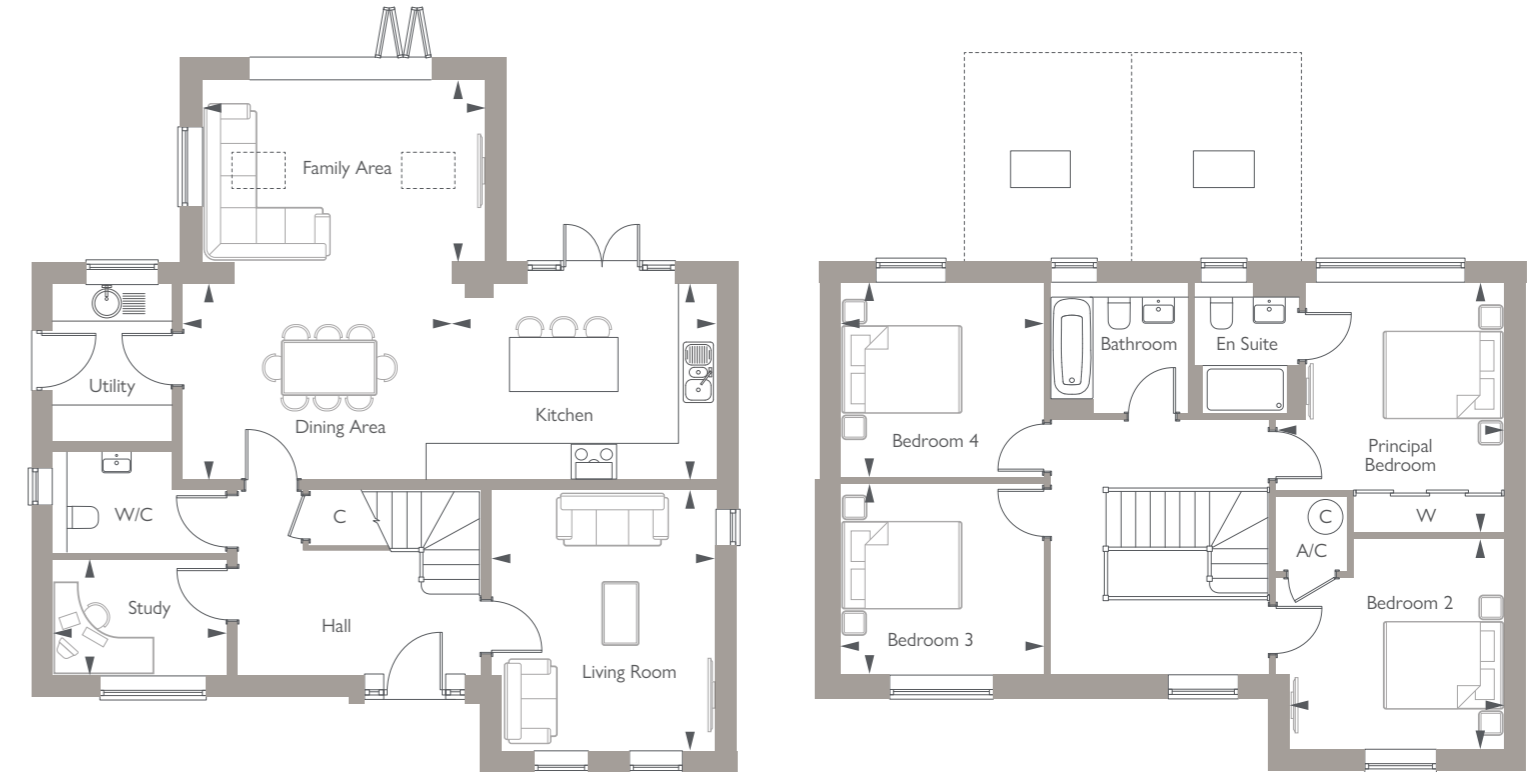


Computer generated image of Plot 37, indicative only.

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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.

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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"

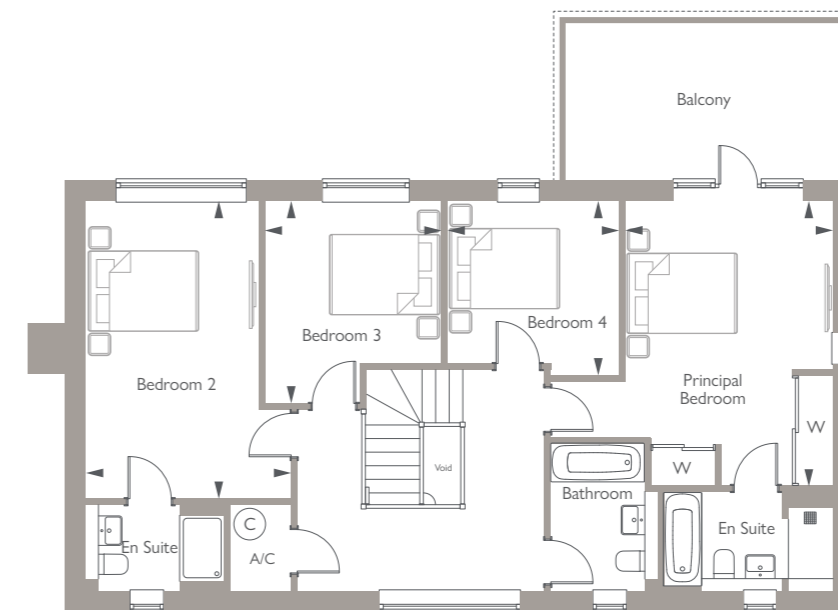
C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard. © denotes cylinder. --- denotes reduced ceiling height. ► Point from which dimensions are taken.
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Computer generated image of Plot 36, indicative only.

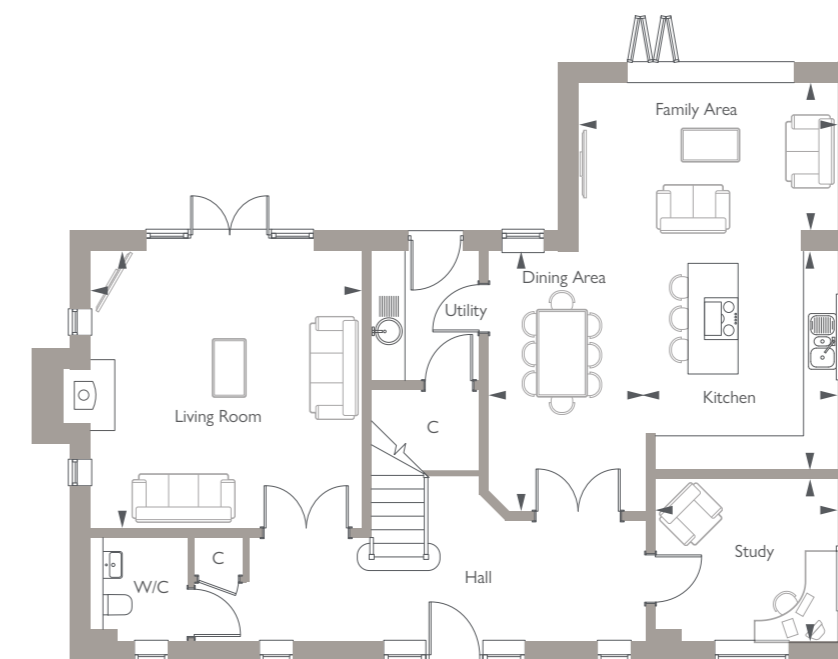
THE FAIRFORD

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.

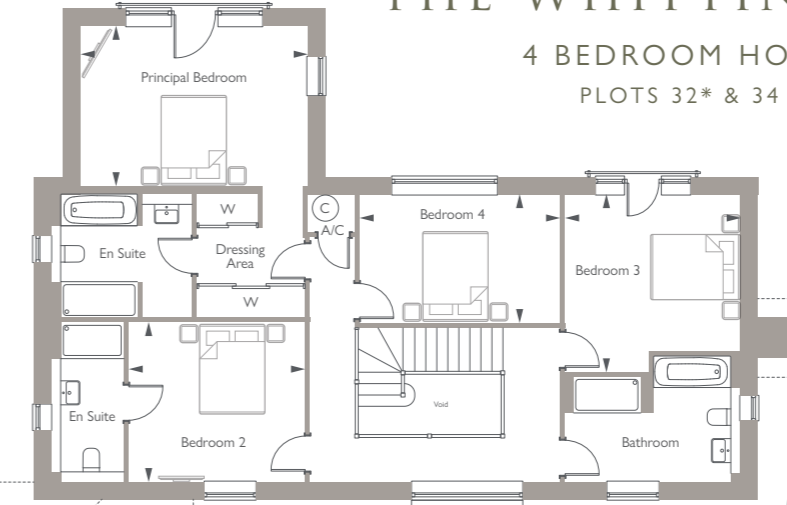
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Computer generated image of Plot 34, indicative only.

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"

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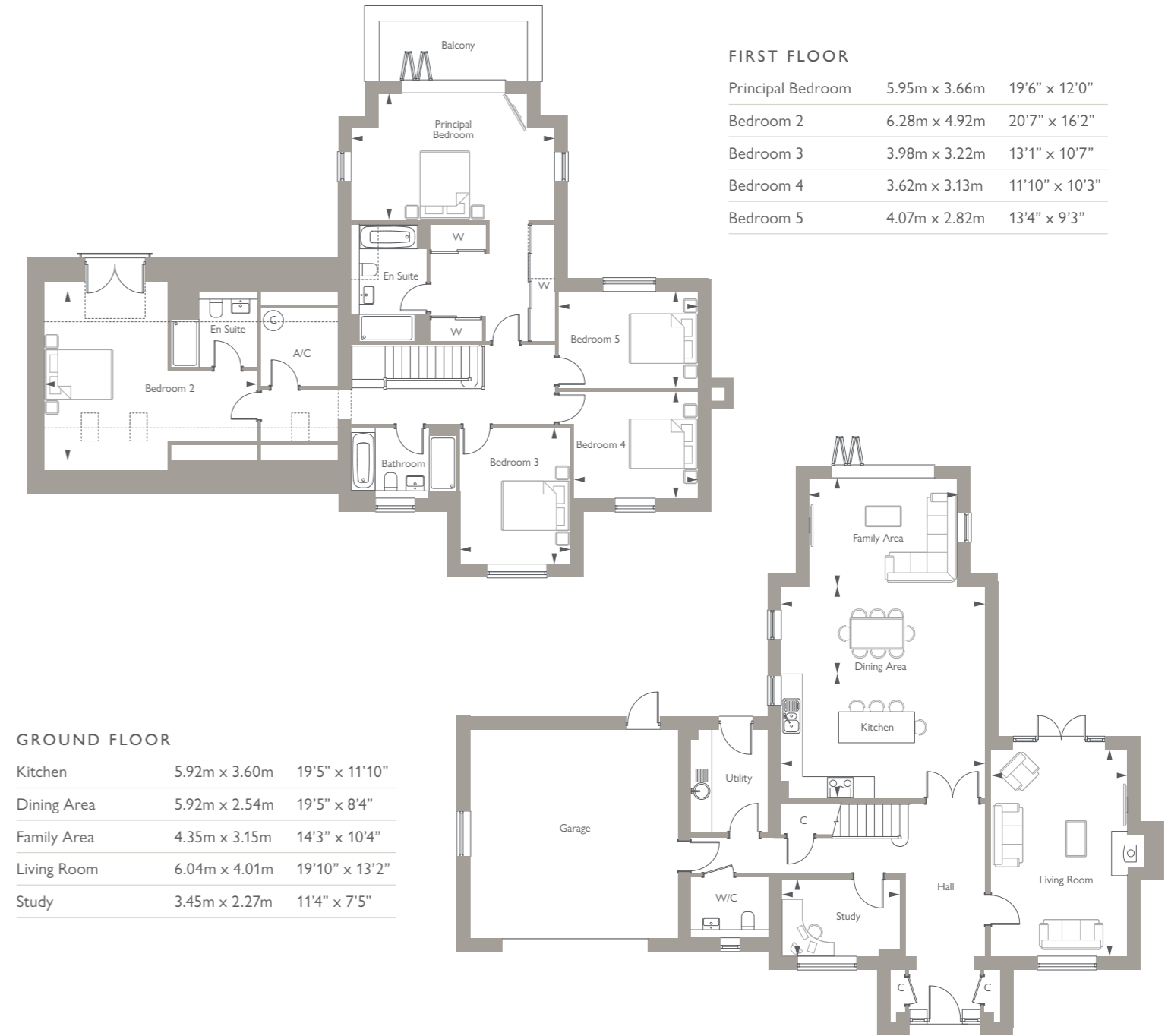
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Computer generated image of Plot 33, indicative only.

THE WINCHCOMBE

5 BEDROOM HOME
PLOTS 33 & 38



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

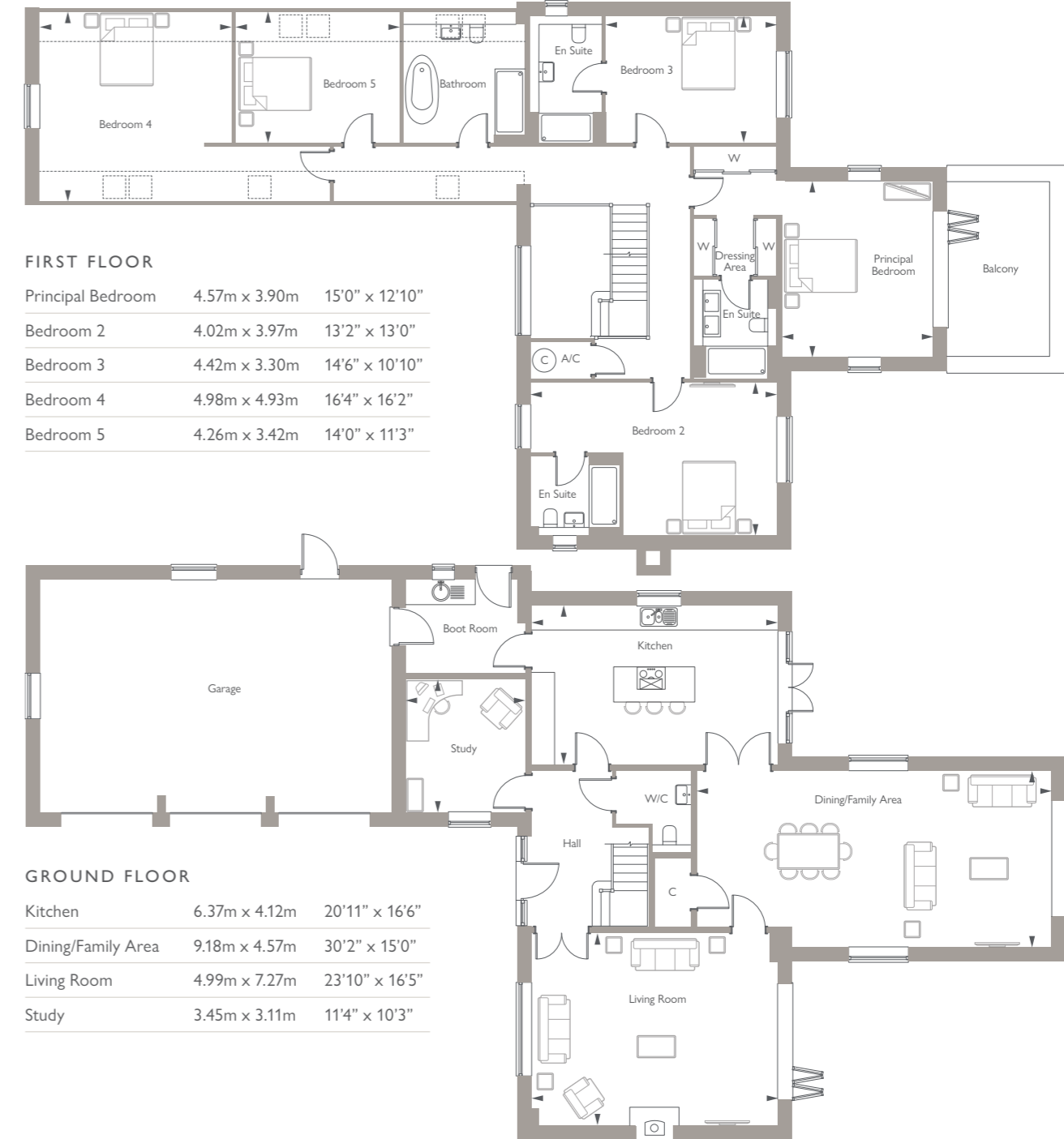
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Computer generated image of Plot 35, indicative only.

THE CIRENCESTER

5 BEDROOM HOME
PLOTS 35 & 41



FIRST FLOOR

Principal Bedroom	4.57m x 3.90m	15'0" x 12'10"
Bedroom 2	4.02m x 3.97m	13'2" x 13'0"
Bedroom 3	4.42m x 3.30m	14'6" x 10'10"
Bedroom 4	4.98m x 4.93m	16'4" x 16'2"
Bedroom 5	4.26m x 3.42m	14'0" x 11'3"

GROUND FLOOR

Kitchen	6.37m x 4.12m	20'11" x 16'6"
Dining/Family Area	9.18m x 4.57m	30'2" x 15'0"
Living Room	4.99m x 7.27m	23'10" x 16'5"
Study	3.45m x 3.11m	11'4" x 10'3"

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
 - 5 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 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