



KING'S WATER

ASHTON KEYNES

BEWLEY
HOMES



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WELCOME TO KING'S WATER



Conjuring a true feeling of exclusivity, these exceptional homes sit discreetly back from the hubbub 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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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 haven away from the pace of daily life.



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 260,000 plant species introduced to the lakes and bird boxes, wildlife ponds and habitat planting, nature is thriving so you can too.



EMBRACE YOUR NEW WAY OF LIFE

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



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.



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.

*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. Please ask a Sales Executive for further details. External elevational finishes likely to vary. Landscaping is shown as a guide only.





Computer generated interior image.



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 images.



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.

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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 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 beside the lakes, 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

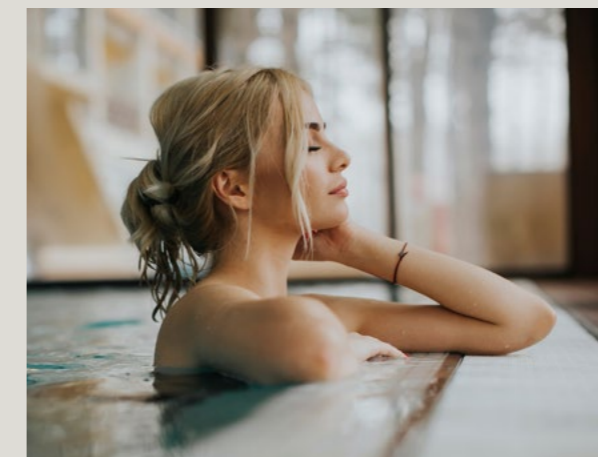
Endless walks, timeless pleasures and an abundance of sports and leisure pursuits bring life into balance at King's Water. Set against the backdrop of rolling countryside, lakes and the wider Cotswold Area of Outstanding Natural Beauty.

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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.





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 the "Capital of The Cotswolds" 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	KEMBLE TRAIN STN.	CIRENCESTER	CHELTENHAM	BRISTOL	BATH
10 minutes	12 minutes	15 minutes	36 minutes	50 minutes	60 minutes



BY TRAIN FROM KEMBLE STN.

SWINDON	GLOUCESTER	READING	CHELTENHAM	OXFORD	LONDON PADDINGTON
13 minutes	35 minutes	45 minutes	49 minutes	60 minutes	71 minutes

Travel times taken from trainline.com and Google Maps.





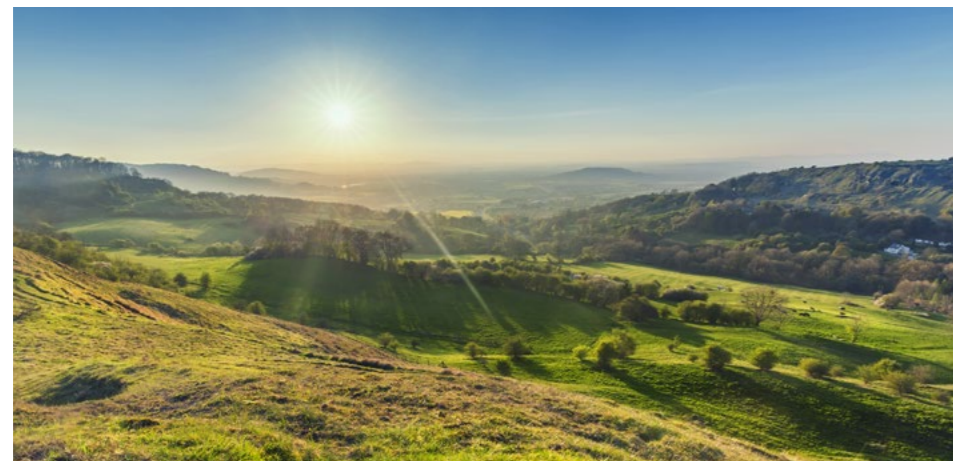
A THOROUGHBRED FOR CULTURE AND CUISINE

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.





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 award-winning Cotswold 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 Preschool - 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

The Cotswold School, Bourton-on-the-Water - 7 miles
Rated 'Outstanding' by Ofsted in 2015 and
'Comprehensive School of the year in the South West'
by the Sunday Times Schools guide in 2023.

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





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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.

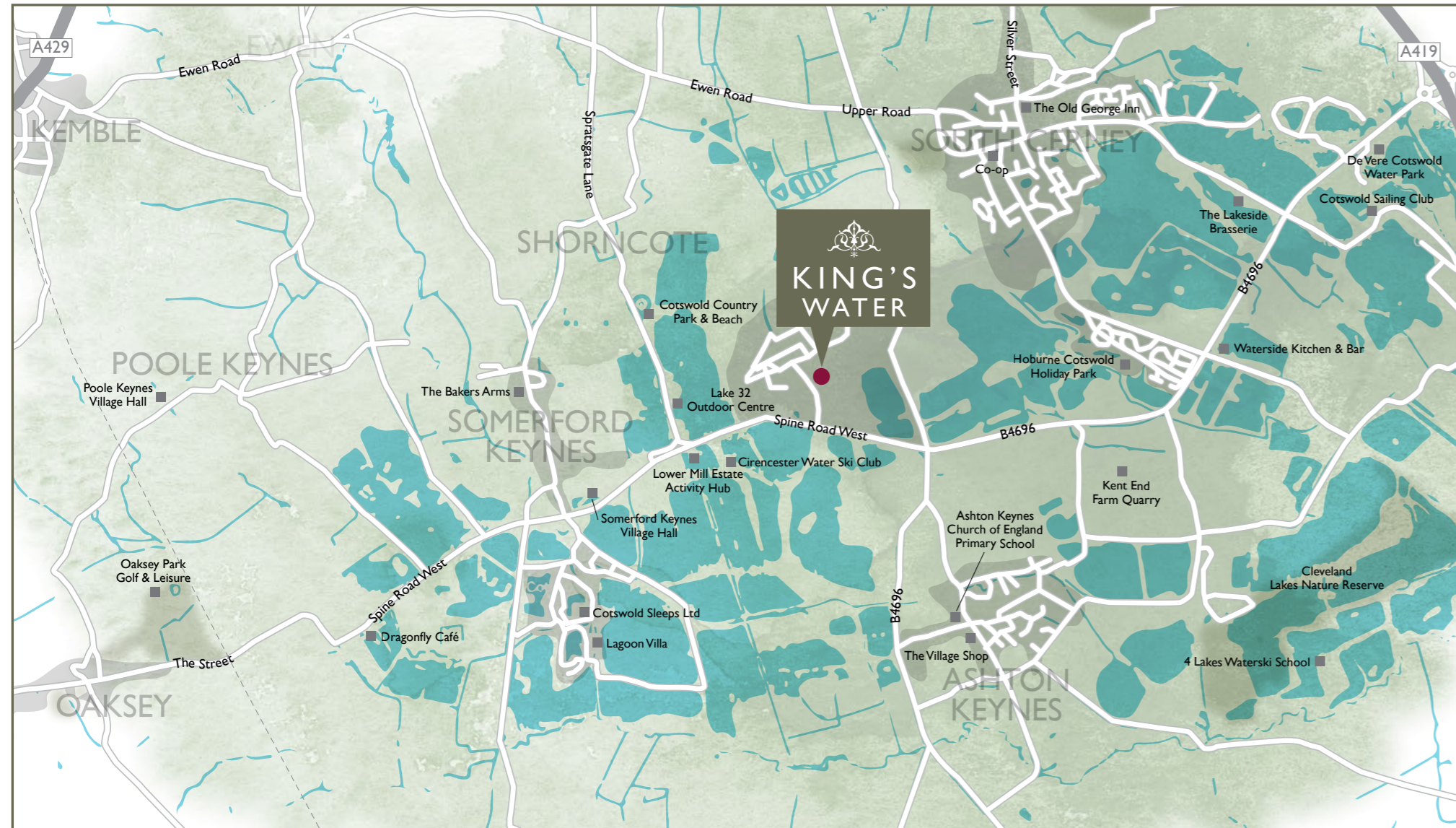
From taking the keys, to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.



Computer generated image of plot 1.



HOW TO FIND US



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

WHAT 3 WORDS: SANDS.REFRESHED.NARRATING

REGISTERED OFFICE

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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 03/24 05051-04.

