



Mill Brook

WOTTON-UNDER-EDGE



An exclusive collection of 2 & 3 bedroom homes

élan
HOMES

Homes you'll love inside out



Homes you'll love inside out

Everything in one location

The unique location of Wotton-under-Edge, nestled against the southern slopes of the Cotswold hills, has preserved its distinctive small town lifestyle and created a real sense of community that is rarely found in sprawling suburbia. Mill Brook offers a range of high quality homes close to the centre and just 20 miles from Gloucester and Bristol, yet with everything you need contained within the town, you may never need to venture that far.

GOING OUT

As with any rural location, you are spoilt for choice when it comes to evening entertainment, with quaint country pubs and village inns in abundance across the area. The Electric Picture House in the town shows both classic and current films and also hosts a weekly world film night. Wotton-under-Edge boasts a wide selection of inns and eateries, complemented by top class country house hotels in the surrounding countryside.



SHOPPING

Wotton-under-Edge has a surprisingly good choice of shops along the High Street in the centre of town. There is a local convenience store and a large supermarket within a short drive for the weekly shop.

For a more extensive shopping trip, head for the many malls and shopping centres of Bristol, including the famous Cribbs Causeway and Cabot Circus with almost 300 shops between them including flagship stores.

SOMETHING DIFFERENT

Gloucester Cathedral offers 900 years of history and a new attraction revealing the Roman ruins beneath, dating back to the first century. It has also doubled as Hogwarts in several of the Harry Potter Films and even been home to a Dr Who Christmas Special. The National Arboretum at Westonbirt is home to 16,000 trees of 2,500 different species, while nearby Nibley Hill is worth the climb for the spectacular views along the Severn Valley.

TRANSPORT

Wotton-under-Edge lies within easy reach of junction 14 of the M5 and junction 18 of the M4, with easy road links to Bristol, Bath, Cheltenham and Gloucester. The nearest rail station is Dursley and Cam, just under seven miles away, and mainline services can be accessed in Bristol linking across the UK. Bristol International Airport is approximately 30 miles away.



SPORT AND LEISURE

There is a thriving selection of sports clubs in the town, including cricket, football, rugby and hockey, with squash, badminton and table tennis available in the evenings at Katharine Lady Berkeley School to the south of the town. Cotswold Edge Golf Club offers a challenging course, or you can tee-off over nine holes at Cannons Court Golf Club.

The Wotton-under-Edge community owns and runs a swimming pool, which has a retractable glass roof for the summer months, while a walk along the Cotswold Way, offering striking views from the escarpment above the town, is a must whatever the season.



The Alderley



The Milbourne



The Milbourne Cottage



The Tresham

Homes you'll love inside out

Mill Brook, Wotton-under-Edge



- The Alderley**
3 bedroom semi-detached home with garage
- The Milbourne**
3 bedroom semi or detached home
- The Milbourne Cottage**
3 bedroom detached home
- The Tresham**
2 bedroom semi-detached home

The Alderley

3 bedroom semi-detached home with integral garage



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

This well planned 3 storey three bedroom home makes the most of every centimetre of space.

The ground floor boasts a spacious lounge and a handy cloakroom with access to the integral garage from the hallway, down the stairs on the lower ground floor you will find the open plan kitchen/dining/family room with French doors leading out to the garden. Upstairs on the first floor is the master bedroom with stylish en-suite, 2 further bedrooms and the family bathroom complete this floor.

LOWER GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	4.87m* x 4.20m*	16'0"* x 13'9"*

GROUND FLOOR

	Metres	Feet/inches
Lounge	4.87m* x 4.20m*	16'0"* x 13'9"*
Cloakroom	1.70m* x 0.95m*	5'7"* x 3'1"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.45m* x 2.72m*	14'7"* x 8'11"*
En-suite	2.72m* x 1.41m*	8'11"* x 4'7"*
Bedroom 2	2.98m x 2.79m	9'9" x 9'2"
Bedroom 3	3.41m* x 2.05m*	11'2"* x 6'9"*
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

*Indicates maximum dimension.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

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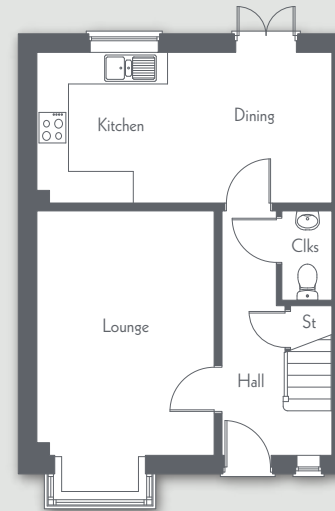
The Milbourne

3 bedroom family home



This smart three bedroom home offers excellent accommodation over two floors.

The ground floor consists of a large kitchen/dining room at the rear of the house with French doors leading to the garden, a separate lounge to the front of the house and downstairs cloakroom. On the first floor you'll find the master bedroom with en-suite facilities. Completing the first floor are two further bedrooms plus a family bathroom.



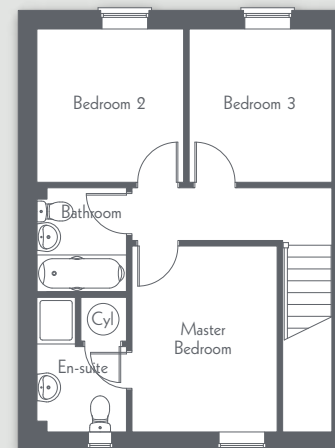
GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.60m* x 2.86m*	18'4"* x 9'5"*
Lounge	5.33m* x 3.36m*	17'6"* x 11'0"*
Cloakroom	1.70m x 0.95m	5'7" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.53m x 2.76m	11'7" x 9'0"
En-suite	2.55m* x 1.70m*	8'5"* x 5'7"*
Bedroom 2	2.91m x 2.79m	9'7" x 9'2"
Bedroom 3	2.91m x 2.71m	9'7" x 8'11"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

*Indicates maximum dimension.



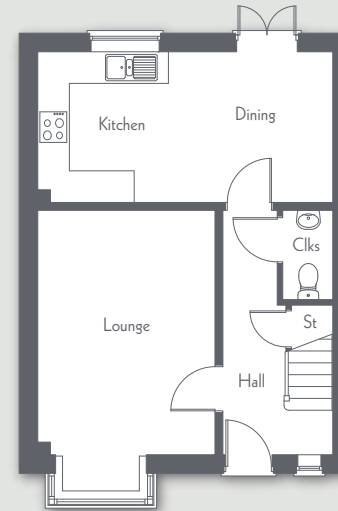
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The Milbourne Cottage

3 bedroom family home



A stylish three bedroom home offering well planned accommodation. The ground floor comprises of an entrance hall, spacious separate lounge with bay window, open plan kitchen/dining room with French doors leading out into the garden and a handy cloakroom. Upstairs boasts a master bedroom with stylish en-suite, 2 further bedrooms and the family bathroom.



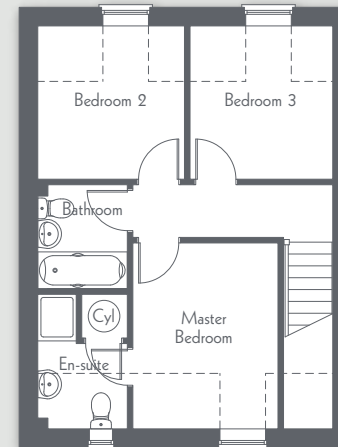
GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.60m* x 2.86m*	18'4"* x 9'5"*
Lounge	5.33m* x 3.36m*	17'6"* x 11'0"*
Cloakroom	1.70m x 0.95m	5'7" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.53m x 2.76m	11'7" x 9'0"
En-suite	2.55m* x 1.70m*	8'5"* x 5'7"*
Bedroom 2	2.91m x 2.79m	9'7" x 9'2"
Bedroom 3	2.91m x 2.71m	9'7" x 8'11"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

*Indicates maximum dimension.



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The Tresham

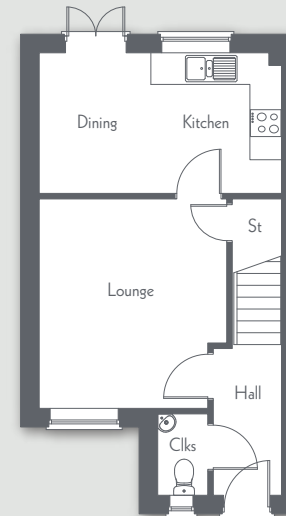
2 bedroom semi-detached home



This attractive two bedroom home features an internal layout which maximises space.

On the ground floor you find the kitchen/dining room with French doors leading out to the garden, a separate lounge and downstairs cloakroom.

Upstairs you will find the master bedroom, bedroom 2 plus a family bathroom.



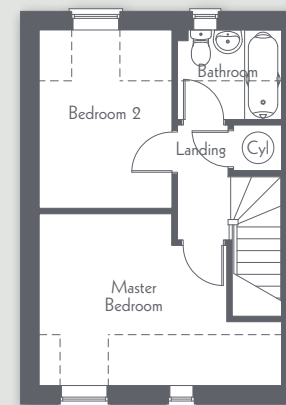
GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.60m* x 2.67m*	15'1" x 8'9"
Lounge	3.98m* x 3.56m*	13'1" x 11'8"
Cloakroom	1.54m x 0.95m	5'1" x 3'1"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.60m* x 3.26m*	15'1" x 10'8"
Bedroom 2	3.39m x 2.52m	11'1" x 8'3"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"

*Indicates maximum dimension.



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 --- Indicates reduced ceiling height.



Specification

A carefully selected specification for Mill Brook by Elan Homes

Kitchen

- Choice of fitted kitchen units and doors*
- Choice of featured profile worktops with matching upstands*
- Built-under stainless steel single oven, 4 burner gas hob and a stainless steel chimney hood
- A stainless steel splashback is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a monobloc mixer tap

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are fitted with contemporary Ideal Standard sanitary ware in white with stylish chrome fittings
- The shower within the en-suite includes a thermostatic shower with full height tiling
- Choice of contemporary wall tiles*
- Recessed chrome down lighters are installed in bathroom, en-suite and cloakroom
- A shaver socket is installed to the en-suite (where applicable)

Decorative and Internal Finish

- Each home features a smooth emulsion finish to walls in magnolia and to ceilings in white
- The internal 6 panel doors are finished in brilliant white and feature contemporary chrome door furniture
- Wood work and skirting are finished in brilliant white
- Gas point and electrical spur in lounge

Electrical Installation

- BT points fitted to lounge or hallway and study (where applicable)
- TV points are fitted to lounge and the master bedroom
- Mains operated smoke alarms with battery backup are fitted throughout the home
- Mains operated door bell and chime are installed as standard
- Recessed chrome down lighters are fitted to the kitchen area
- Pendant light fittings to all the other rooms, which are supplied with energy efficient light bulbs (where applicable)

External Finish

- All drives will be blockpaved
- Front gardens will be landscaped and all rear gardens are enclosed by 1.8m fencing

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with thermostatically controlled radiators
- Mains pressured hot water system with electronic programmer
- White uPVC double glazed windows are installed in all homes
- Cavity wall and loft insulation installed to NHBC standards

NHBC & Customer Care

- All homes are independently surveyed at various key stages of construction by the National House Building Council and their Inspectors who will issue their 10 year Warranty Certificate upon structural completion of the property
- Peace of mind with the dedicated 24-hour Customer Care from Elan Homes which is provided for the first 2 years

*Subject to build stage

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Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.



1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service, an estimate of the costs and how to cancel a reservation should you no longer wish to buy.
2. **We will tell** you how we protect your deposit and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



Mill Brook

WOTTON-UNDER-EDGE



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