

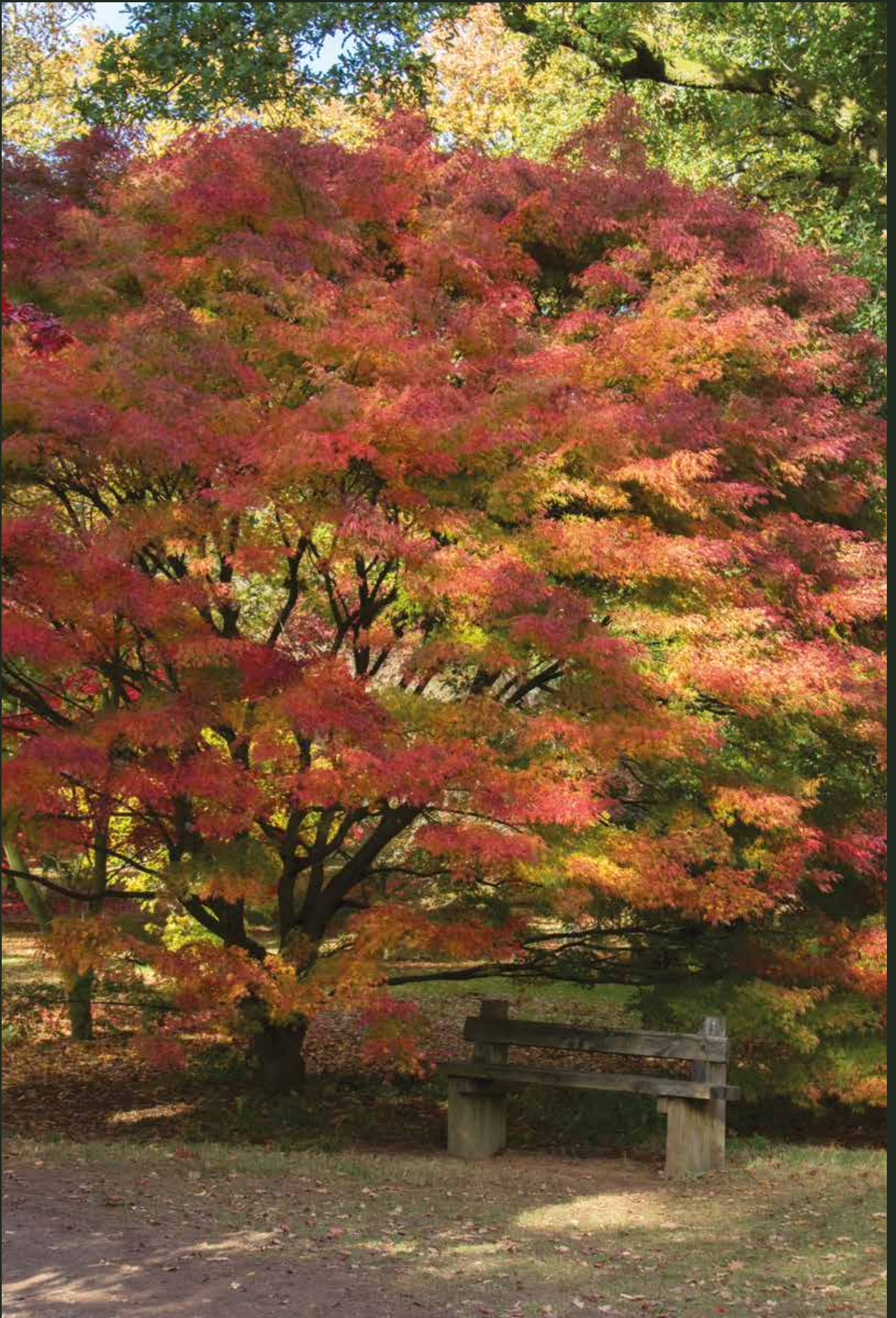


AMBERLEY  
— PARK —  
TETBURY

LONDON ROAD | GLOUCESTERSHIRE | GL8 8GX

BEWLEY  
HOMES PLC

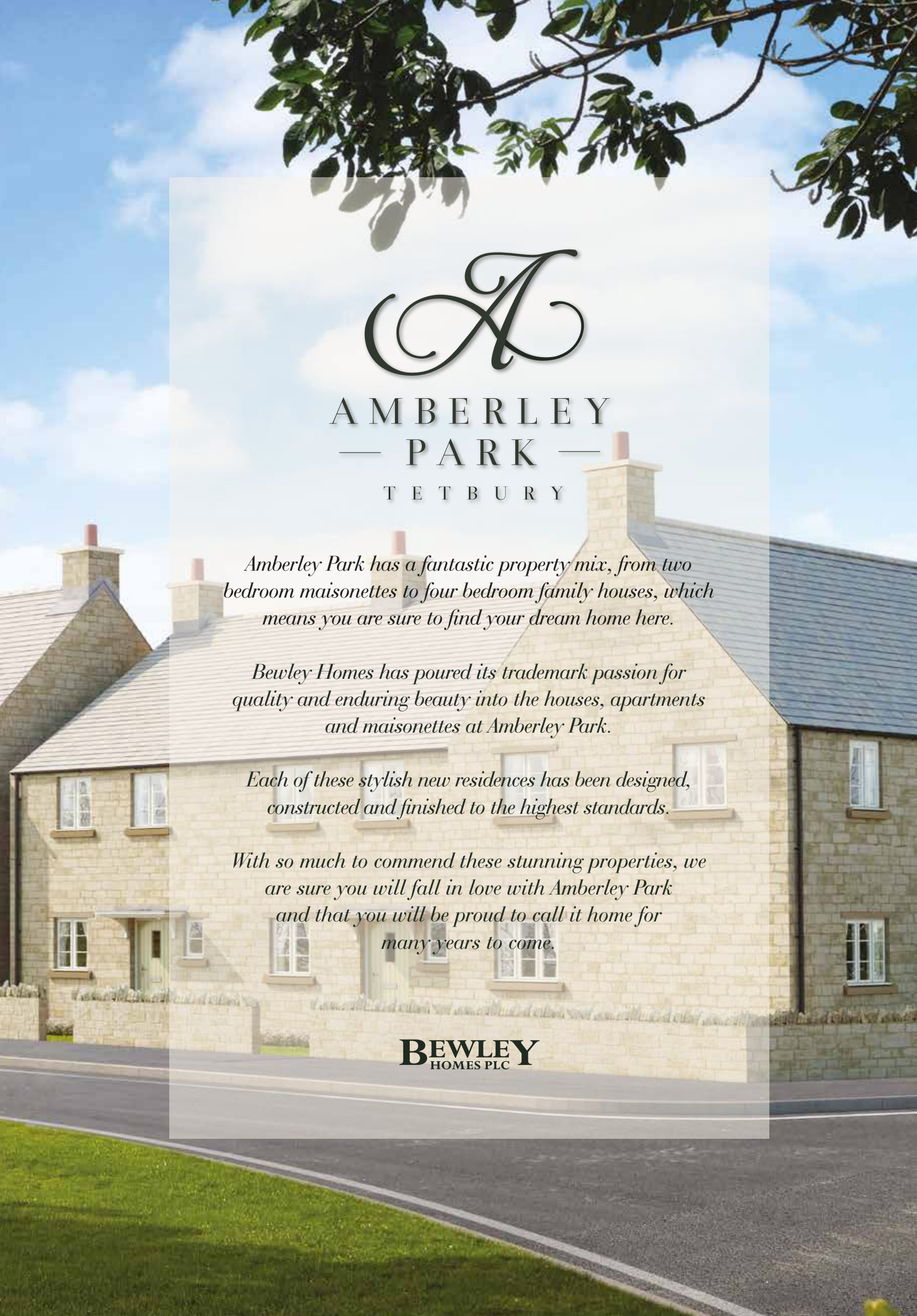




Location photography of Westonbirt Arboretum.

# WELCOME TO AMBERLEY PARK





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AMBERLEY  
— PARK —  
T E T B U R Y

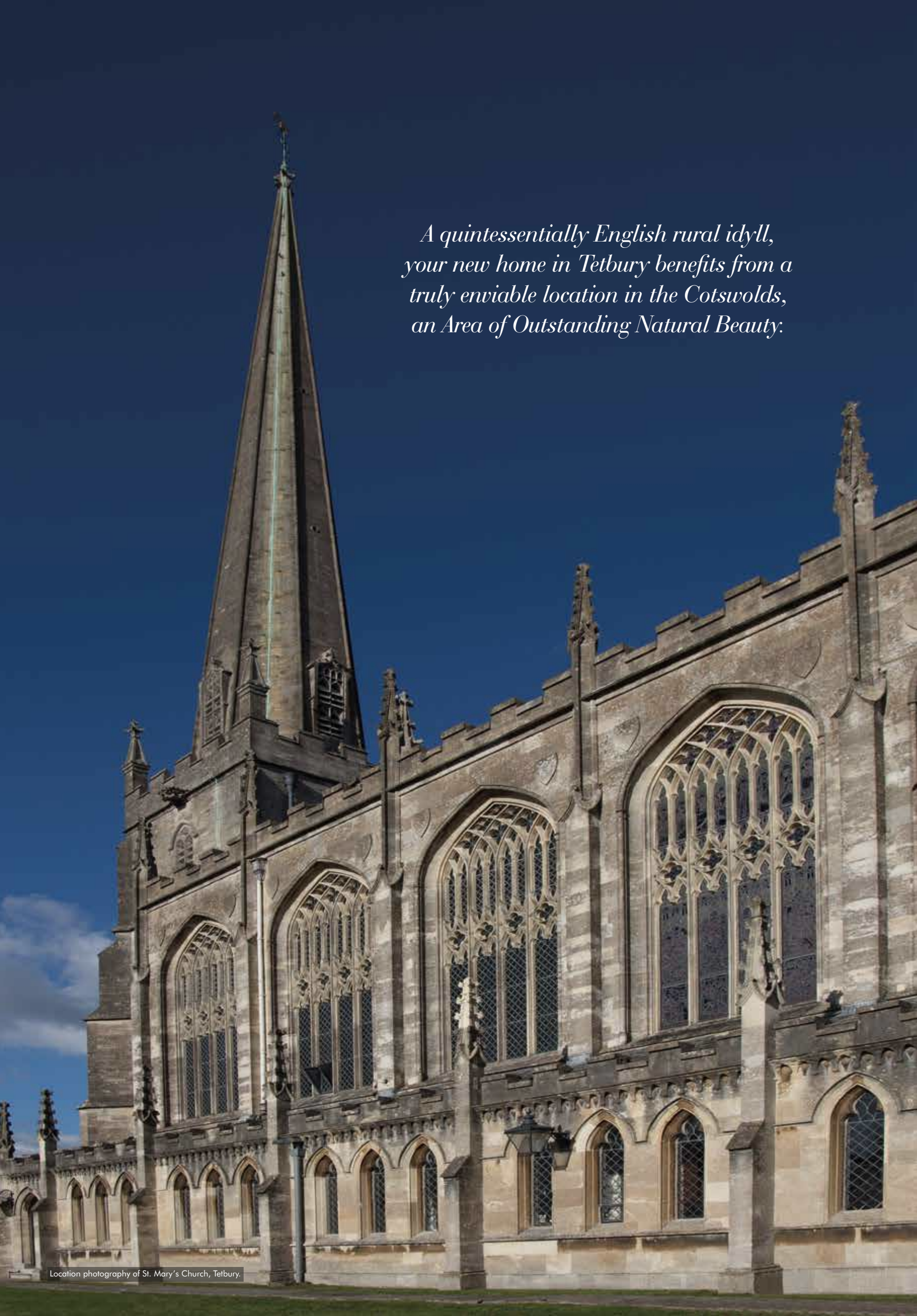
*Amberley Park has a fantastic property mix, from two bedroom maisonettes to four bedroom family houses, which means you are sure to find your dream home here.*

*Bewley Homes has poured its trademark passion for quality and enduring beauty into the houses, apartments and maisonettes at Amberley Park.*

*Each of these stylish new residences has been designed, constructed and finished to the highest standards.*

*With so much to commend these stunning properties, we are sure you will fall in love with Amberley Park and that you will be proud to call it home for many years to come.*

**BEWLEY**  
HOMES PLC

A photograph of St. Mary's Church in Tetbury, showing its tall spire and Gothic windows against a blue sky. The church is a large, stone building with a prominent, tall, pointed spire on the left side. The facade features several large, ornate Gothic windows with intricate tracery. The sky is a clear, deep blue. The overall scene is a classic representation of English Gothic architecture.

*A quintessentially English rural idyll,  
your new home in Tetbury benefits from a  
truly enviable location in the Cotswolds,  
an Area of Outstanding Natural Beauty.*



THE COTSWOLD TOWN OF TETBURY

# A TIMELESS BEAUTY



Steeped in history, the market town of Tetbury has a huge amount to offer the residents and visitors alike. Its quaint streets offer convenient amenities such as a choice of supermarkets, a doctors' surgery, dental clinic, post office and a Lloyds bank.

Tetbury is famous for its antique shops; indeed, there are more than 20 in the centre of this old market town. They nestle alongside a host of other independent retailers, with wares as varied as jewellery and cheese, while a renowned market is held every Wednesday and Saturday in the iconic Market House.

Amberley Park is located close to St Mary's C of E Primary School which is half a mile from your front door; older children can attend Sir William Romney's School, a five-minute drive away.



1300 YEARS OF RECORDED HISTORY, WITH A WEALTH OF

# ARCHITECTURAL HERITAGE

— *A* —

The settlement of Tetbury grew around an Anglo-Saxon monastery, built on an ancient hill fort in the late 700's. It prospered as a result of the Cotswold's wool trade during the Middle Ages; a rich heritage can be seen in its fine buildings all around you today. Notable edifices include the Market House in the centre of the town, which was constructed in 1655.

Tetbury is also home to the 18th Century parish church of St Mary the Virgin, the construction of which is seen by many as a masterclass in Georgian Gothic architecture. More recent history can be explored at the Tetbury Police Museum and Courtroom, dedicated to the Gloucestershire Constabulary. This force was established in 1839, despite opposition from locals who didn't believe the area needed a constabulary.



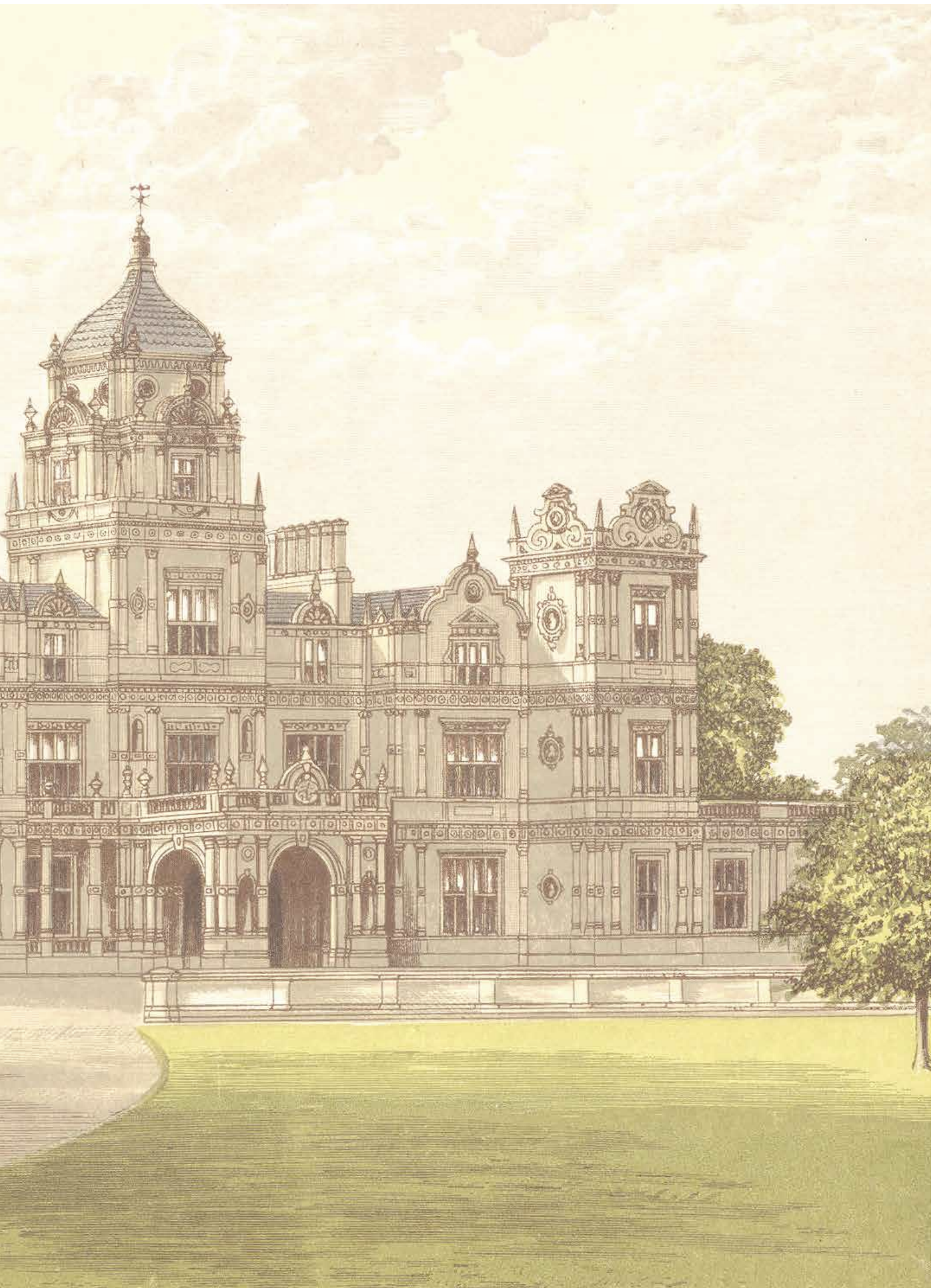


Image of Westonbirt House.



THE SURROUNDING AREAS

# HOME TO ROYALTY





Royal connections abound in the idyllic town of Tetbury, not least due to its proximity to Highgrove, the estate of HRH The Prince of Wales. Gatcombe Park, the residence of the Princess Royal is also close at hand, while neighbouring Chalford is the location of Nether Lypiatt Manor, the former retreat of Prince and Princess Michael of Kent.

Prince Charles's Duchy Home Farm, which was established to promote organic farming and food production methods, is also nearby. This farm is a key supplier for many Duchy Originals products, which can be purchased in Highgrove's own shop in Tetbury's Long Street. Products made at Duchy Home Farm include organic grain, pork, barley for ale and root vegetables used for crisps and chutneys. Milk from the farm's own herd of Ayrshire cattle is produced here, too.



*The Bengal Lancer*  
Market Place, Tetbury GL8 8DA

*The Blue Zucchini*  
Church Street, Tetbury GL8 8JG

*The Close Hotel  
& Restaurant*  
Long Street, Tetbury GL8 8AQ

*The Priory Inn*  
London Road, Tetbury GL8 8JJ



*Tetbury is blessed with a fine selection of places to eat and drink, leaving you spoilt for choice when it comes to dining out with friends and family.*

Whether you are celebrating a special occasion, or are in the mood for a casual bite to eat, the perfect restaurant is just waiting for you in Tetbury. One of the town's most popular eateries is The Trouble House Café Bar, which dates back to 1754 and specialises in classic English dishes with a European twist.

Meanwhile, for a big birthday or anniversary, there's the Gumstool Inn at Calcot Manor Hotel & Spa. In 2016, the restaurant was given Bib Gourmand status by the Michelin Guide; this accolade is given to eateries which offer 'good quality, great value food'.

For a pint of real ale you have a choice of pubs, including the Royal Oak and The Priory Inn, or if you are in the mood for a sedate afternoon tea, the Close Hotel is a firm local favourite.

*The Royal Oak*  
Cirencester Road, Tetbury GL8 8EY

*Number Sixty Five*  
Long Street, Tetbury GL8 8AA

*The Snooty Fox Hotel*  
Market Place, Tetbury GL8 8DD

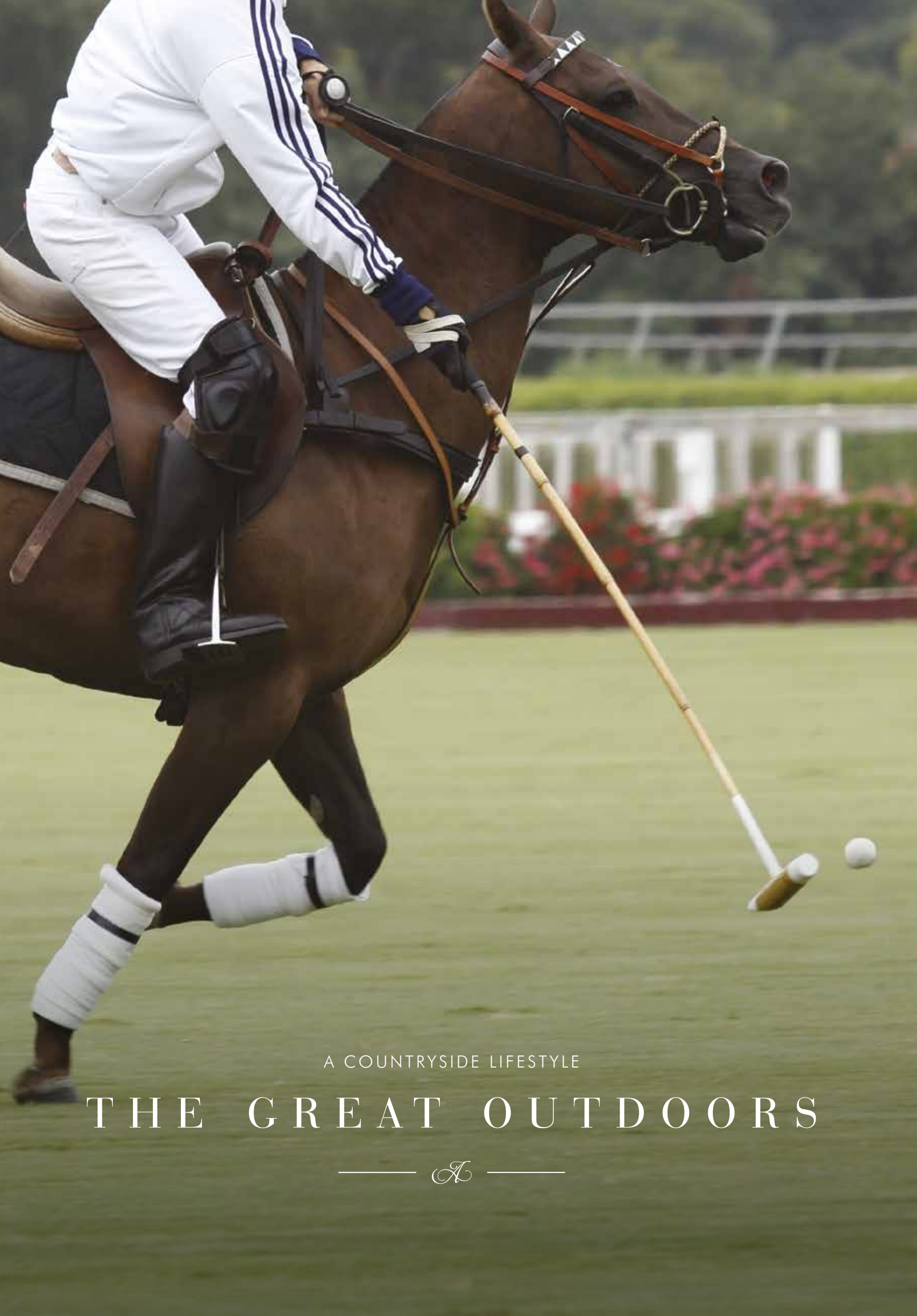
*The Trouble House*  
London Road, Tetbury GL8 8SG

MICHELIN STAR DINING

A TASTE OF THE  
COTSWOLDS

— *A* —





A COUNTRYSIDE LIFESTYLE

# THE GREAT OUTDOORS

— *A* —



*Given its location in the Cotswolds Area of Outstanding Natural Beauty, Tetbury enjoys close proximity to a huge range of outdoor pursuits just waiting to be explored.*

Set on the outskirts of Tetbury in Westonbirt you'll find the Beaufort Polo Club, which is home to the renowned Tomlinson polo dynasty. You're invited to either watch or play the game yourself at this centre of excellence, with the Gloucestershire Festival of Polo held here every year.

Westonbirt also boasts a prestigious golf club with a challenging nine-hole course, alongside a gym and fitness suite.

If walking is your pastime of choice, you'll be pleased to hear that Tetbury has its very own 3.5 mile, AA-recommended walk which takes in rolling hills, farmland and the town itself. This easy course takes around 90 minutes to complete. Elsewhere, you can learn to drive a horse-drawn carriage in

Tetbury if the mood so takes you, or there are myriad places to take a leisurely bike ride in the vicinity.



OUTSTANDING  
CONNECTIONS



*Cirencester*

19 MINUTES

*Bath*

55 MINUTES

*Bristol Airport*

1 HOUR  
3 MINUTES

*Oxford*

1 HOUR  
18 MINUTES

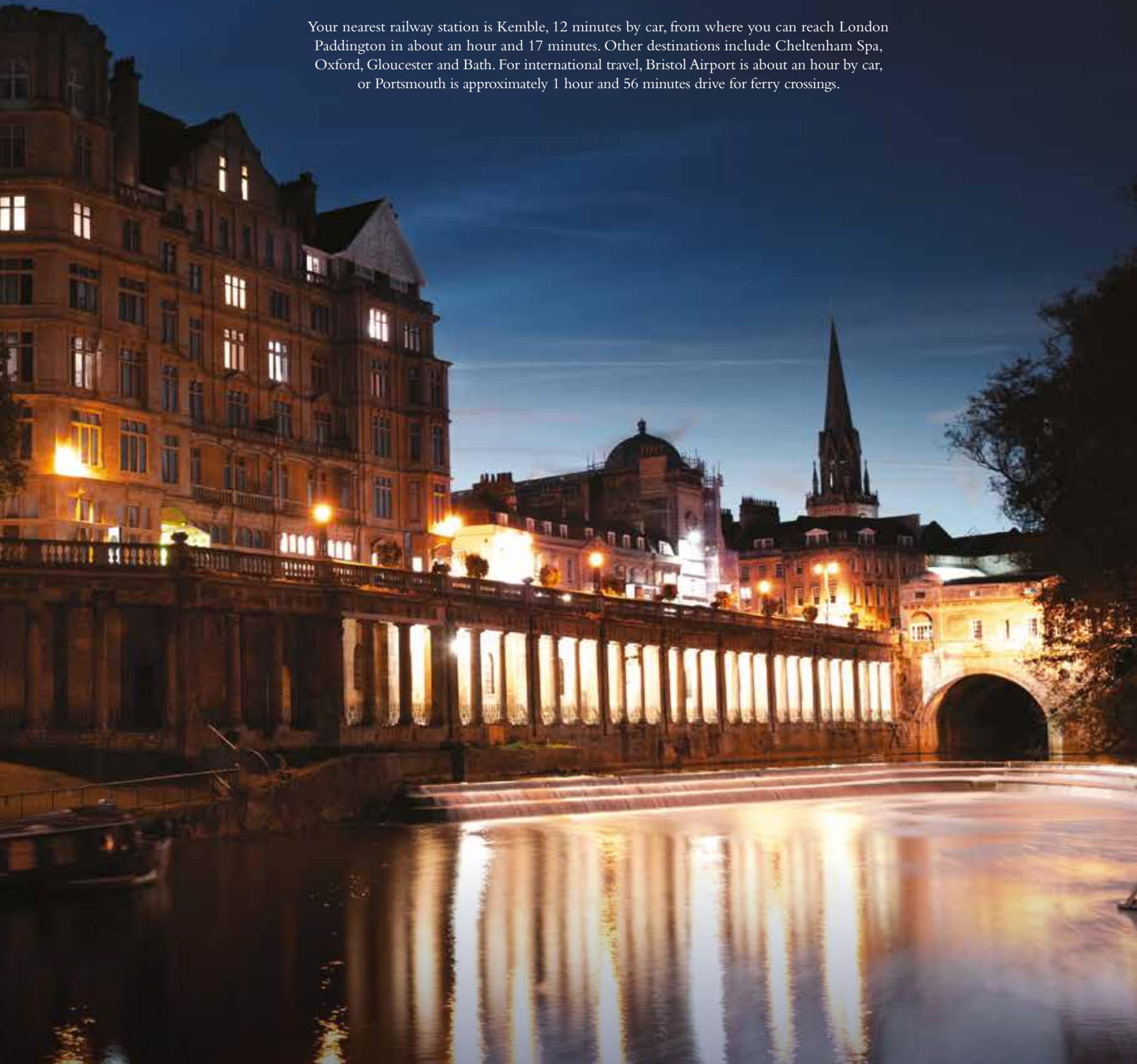
*Portsmouth*

1 HOUR  
56 MINUTES



Amberley Park is located off the A433, which affords you easy access to the M4 for journeys to both the west and east. Bristol takes under an hour by car, with the M25 around two hours from home. The development is also served by the 882 bus route for travel to Tetbury and to Cirencester.

Your nearest railway station is Kemble, 12 minutes by car, from where you can reach London Paddington in about an hour and 17 minutes. Other destinations include Cheltenham Spa, Oxford, Gloucester and Bath. For international travel, Bristol Airport is about an hour by car, or Portsmouth is approximately 1 hour and 56 minutes drive for ferry crossings.



*By Train*

*from Kemble Railway Station*

*Swindon*

14 MINUTES

*Gloucester*

35 MINUTES

*Reading*

48 MINUTES

*Cheltenham Spa*

51 MINUTES

*London  
Paddington*

1 HOUR  
17 MINUTES

BEWLEY HOMES

# ABOUT US



Colin Brooks, founded Bewley Homes plc in 1991. It is still a family-run firm, Andrew Brooks (Colin's son) is Managing Director.

Over the years we have worked hard to build an excellent reputation with local communities, councils and town planners by producing architecturally attractive projects that blend with their local surroundings and respect their former historic use. Many of our sites are in sensitive planning conservation areas and therefore quality of design and engagement is paramount to the success of the planning application. We have been successful in winning numerous National and Civic awards for our quality of design and detailing.

On many occasions where families have lived for generations in their local community they feel a responsibility to develop their land in a sensitive manner, ensuring quality designs which blend with their surroundings. They feel strongly about leaving a legacy for the future and they choose us at Bewley Homes because of our sensitive designs, quality of construction and the fact we go far to ensure a complete understanding of the site's history.

Here are just a few of our developments and case studies.



*Woodland Gardens,  
Bloxham, Banbury, Oxfordshire*

We built 54 two, three and four bedroom homes in the delightful village of Bloxham, Banbury.



*Nalder Fields, East Challow,  
Wantage, Oxfordshire*

We built 71 three, four and five bedroom homes in the pretty village of East Challow.



*Parklands, Earley, Berkshire*

We are building 85 homes comprising one and two bedroom apartments as well as three, four and five bedroom homes in Earley, which is a short distance from the modern lifestyle that Reading has to offer with easy access to the natural beauty of the Chiltern Hills.



*Hartley Row Park, Hartley Wintney, Hampshire*

We are building a collection of 95 homes consisting of two, three, four and five bedroom homes in the rural village idyll of Hartley Wintney.



BEWLEY HOMES

# CASE STUDIES



## *Eton Thameside, Eton, Berkshire*

13 residential homes.

We reached agreement with Eton College to enter into a contract on a 'subject to planning' basis for the conversion and redevelopment of their former boathouse. The site was particularly sensitive as it had a long River Thames frontage and was set within a conservation area, adjacent to the Thameside wild flower meadows of the ancient Brocas in the shadow of Windsor Castle. We were successful in obtaining a planning consent for 13 residential units with undercroft car parking. Eton College were keen to maintain their reputation within the local community and therefore our approach to all parties was extremely sensitive. To gain planning consent, we held many detailed meetings with English Heritage, conservation and planning officers, the local community and councillors. Due to the location of the site, in the heart of the commercial centre of Eton, many negotiations took place with the Chamber of Commerce to ensure that the development of the site had as little impact on the business community as possible.



## *Avalon, Woolhampton, Berkshire*

77 homes, a combination of the conversion and transformation of the existing Grade II school buildings into 33 residential homes as well as the addition of 44 new build homes.

The school was adjacent to Douai Abbey and situated in an area of outstanding natural beauty. Over the last century it had been the scene of many comings and goings and as such had become a place of great sentimental attachment within the neighbouring environs. It contained some exemplary Grade II listed buildings but also a large number of temporary or poorly constructed schoolrooms. After a prolonged planning process – which included extensive negotiations with English Heritage, conservation and planning officers as well as local pressure groups – we were successful in obtaining a detailed planning consent. In total 77 new homes were created on the edge of a wild flower meadow extending the land seamlessly into the AONB.



## *Bewley Park, Reading, Berkshire*

78 homes consisting of 68 new build and the conversion of the Water Tower and Pump House into 10 homes.

This impressive 5.4 acre site was, until recently used as the first public reservoir to serve Reading. At its heart was a landmark Victorian Water Tower and Pump House both of which required skilful restoration to their former glory. The land, with its concealed reservoir, had become an open area for the local residents. The site had a chequered and unsuccessful planning history with its owners – Thames Water – who had previous planning applications refused at both local level and appeal.

We entered into a 'subject to planning' contract where we were responsible for designing a suitable scheme which would gain the support of the planning department and councillors. Many negotiations took place with the well organised Community Development Group, town councillors and the local MP. After planning consent was granted we engaged in a close dialogue with planners, local pressure groups and residents as to how the site should be developed in order to impact their lives as little as possible. The community solution saw us create a dedicated website containing information on site construction and activities as well as posting regular bulletins detailing forthcoming events.

BEWLEY HOMES

# CHARITIES



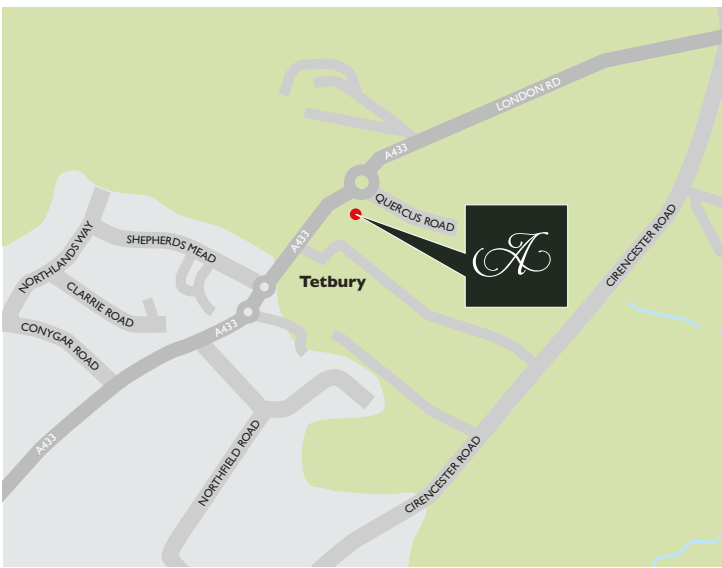
*The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Kent, Surrey and Sussex Air Ambulance and the Arrhythmia Alliance.*



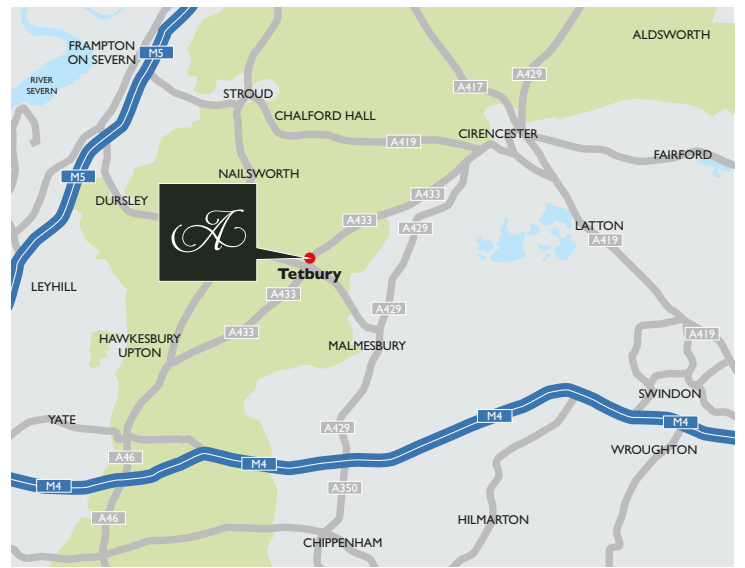




AMBERLEY  
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TETBURY



Local



Area. Map not to scale.

LONDON ROAD | TETBURY | GLOUCESTERSHIRE | GL8 8GX

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**BEWLEY**  
HOMES PLC

[www.bewley.co.uk](http://www.bewley.co.uk)

IN ASSOCIATION WITH: **EDE HOMES**

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. Computer generated image indicative only.



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