

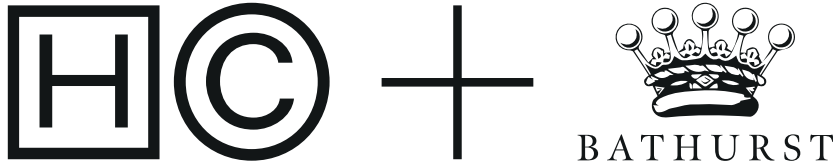


# THE STEADINGS

CIRENCESTER



# The Steadings, Cirencester





## Welcome to The Steadings, Cirencester

The first phase of The Steadings, HarperCrewe's new neighbourhood of 1, 2, 3, 4 & 5 bedroom homes, offers you an opportunity to be part of a future-proof, design led community, with eco credentials that exceed the new Future Homes Standards now – and that will evolve with new technologies in the future.

Taking design inspiration from Cirencester's Cotswold heritage and working in collaboration with The Bathurst Estate, our new homes at The Steadings combine cutting edge eco-credentials with a neighbourhood focus on community, wellbeing and longevity.





## Homes for the Future

HarperCrewe's commitment to achieving more sustainable ways of living at The Steadings starts by simply building better.

We've incorporated a range of green technologies and facilities in our new homes to enhance your day to day living for years to come;

- Air Source Heat Pumps
- Waste Water Heat Recovery
- Improved U Values; floors, walls, windows, doors
- System 3 Fans
- Electric Vehicle Charging Points
- Increased Air Tightness
- Bicycle Storage



## What's good for the planet, is good for you.

With our green technologies addressing space heating, hot water demand and ventilation in a way that is much kinder to the planet, it also makes it easier on your outgoings. The reduced demand and efficient delivery of the kind of energy you need to be comfortable in your new home will save you stress and money.

The future-proofing at The Steadings isn't only about energy saving and the positive environmental elements we're factoring into this new neighbourhood.

The sustainable technologies we have built into our homes is part of the wider sustainability benefits that are being achieved at The Steadings, Cirencester.



## What does that mean for the planet, and for you?

- An average saving of £555 per year on utility bills
- Less than a third of the carbon emissions of an older, second-hand home
- Access to products such as green mortgages, with lower interest rates





## The Steadings Community Management Trust

The Steadings Community Management Trust is an independent, not-for-profit organisation that safeguards the community land and facilities for those that live, work or enjoy time at The Steadings.

The Steadings Community Management Trust is there to not only look after the space, facilities and local community – it has been set up work with everyone that has a connection to The Steadings to ensure this neighbourhood evolves and thrives for years to come.

To find out more, visit [steadingscmt.org.uk](http://steadingscmt.org.uk)



The Steadings  
Community  
Management Trust





## The perfect place to put down roots

Known as the ‘Capital of the Cotswolds’, Cirencester’s mix of rural English living and connections to cities, towns and great schools make both convenient and charming in equal measure.

Being located on the fringes of the Cotswolds is more than enough to entice most people to Cirencester – with the town’s authentic community spirit adding to the lasting appeal. The beautiful surroundings make Cirencester ideal for anyone seeking out a slice of quintessential England to settle in.

While most of us love the idea of a waking up to a rural backdrop every morning, we often assume that comes with the cost of sacrificing the needs for modern living – but that isn’t the case when it comes to Cirencester.

Living in Cirencester means you’re only just over an hour away from the big cities of Bristol and Oxford, keeping you very well connected. Kemble train station is 6 miles away and provides services to Swindon, Cheltenham and London Paddington in around 90 minutes.





By car, Cheltenham Warwick, Bristol, Bath and Gloucester can be easily accessed – with Bristol Airport offering both domestic and international flights for travel further afield.

Shopping in the town includes a mix of well-known chain stores such as Boots, WH Smith and Argos alongside a buzzing collection of independent boutique shops. For eating out, the most popular choice in the town is Jesse's Bistro – awarded two AA Rosettes and serving food made with locally sourced ingredients.

For families with children, there's a choice of both 'Good' and 'Outstanding' Ofsted rated primary schools – with both Cirencester Kingshill School and Cirencester Deer Park School achieving a 'Good' Ofsted rating for secondary education.







## Our Development Partner, The Bathurst Estate

Long considered one of the country's most beautiful privately owned parks, and with 300 years of stewardship, The Bathurst Estate upholds the highest sustainable principles. The estate provides green space, woods, bridleways and historic parkland for the community to explore and enjoy. Throughout the 15,000 acres of The Bathurst Estate, the vision of securing a sustainable and progressive future is of the utmost importance, keeping the area and its people thriving.

From creating green wildlife corridors to providing affordable housing, The Bathurst Estate's mission to ensure a safe, sustainable and beautiful environment continues moving forward.

Whether you're looking for a home with more space, a home that's more manageable – or you want a new home in Cirencester with more eco-credentials, you'll find it at The Steadings.



## HC Studio Specification

We've made it simple for you to make your home your own. Select your finishes from our Studio HC Homestyles, which have been curated to reflect both the way you want to live in your new home and how you want it to look.

Choose from the finishes options in Country Contemporary, Urban or Natura homestyles for a professionally curated interior design look that's selected by you.

- Your choice\* of Symphony kitchen from their Gallery Range
- Blanco composite 1.5 bowl kitchen sin
- Warm white downlights to kitchen and bathrooms
- Your choice\* of tiling and flooring to wet areas
- Hangrohe brassware with Coolstart technology
- Roca sanitaryware
- Merlyn shower screens and enclosures
- Fitted, mirrored wardrobes to bedroom 1
- Air Source Heat Pump
- System 3 fans
- Waste water heat recovery
- Electric vehicle charging point
- Bicycle storage
- Bespoke timber front door
- PIR external lighting
- AEG appliances\*\*
- Quartz worksurfaces\*\*

\*Choices subject to build stage.

\*\*Available as a Customer Extra. Please ask for details.

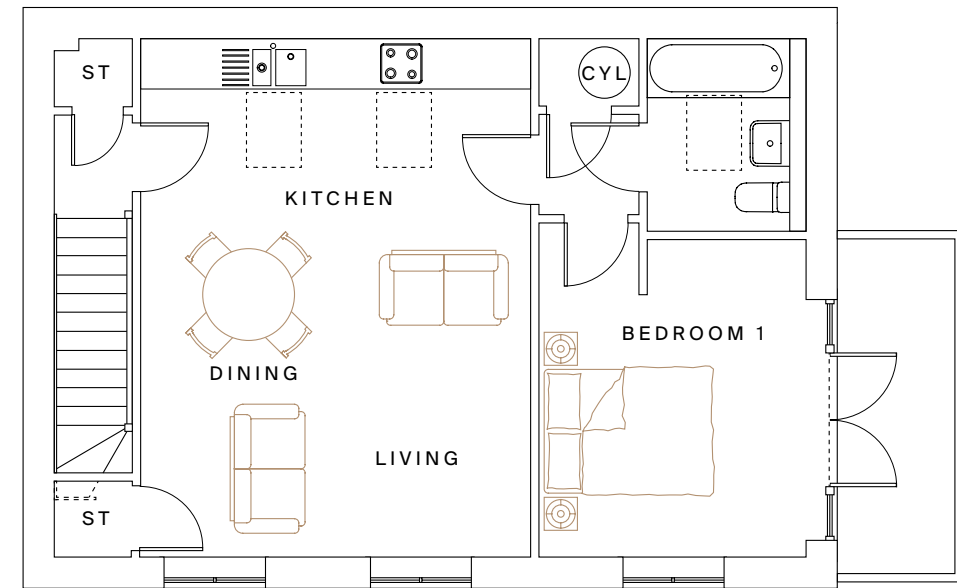




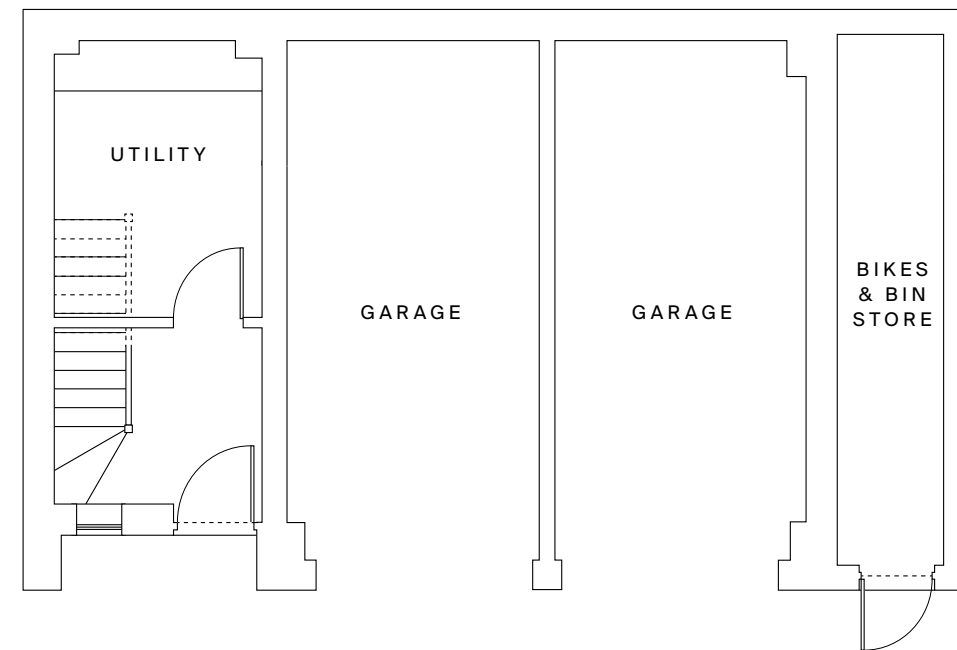


The Arkley  
1 bedroom coach house

first floor



ground floor



Kitchen  
4.61m x 1.80m (15'1" x 5'11")

Living/Dining  
4.61m x 4.41m (15'1" x 14'5")

Bedroom  
3.81m x 3.91m (12'6" x 10'6")

Total area: 762 sq ft

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Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/Living/Dining  
6.26m x 4.62m (20'6" x 15'2")

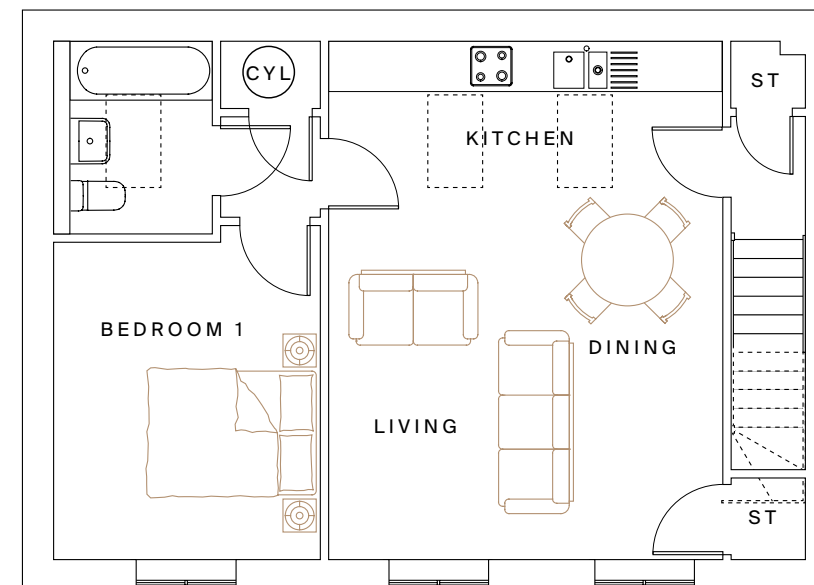
Bedroom  
3.85m x 3.24m (12'7" x 10'7")

Total area: 698 sq ft

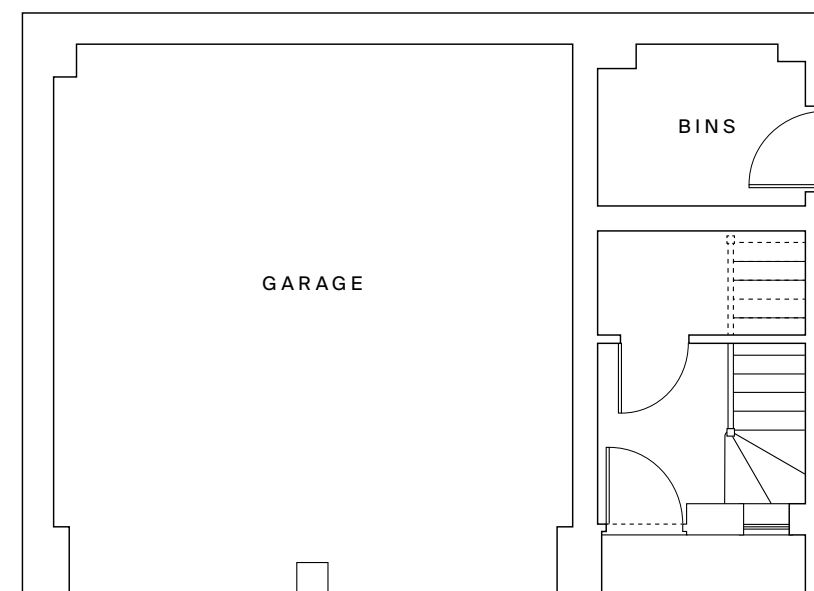
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The Alperton  
1 bedroom coach house

first floor



ground floor



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/living  
5.60m x 3.91m (18'4" x 12'10")

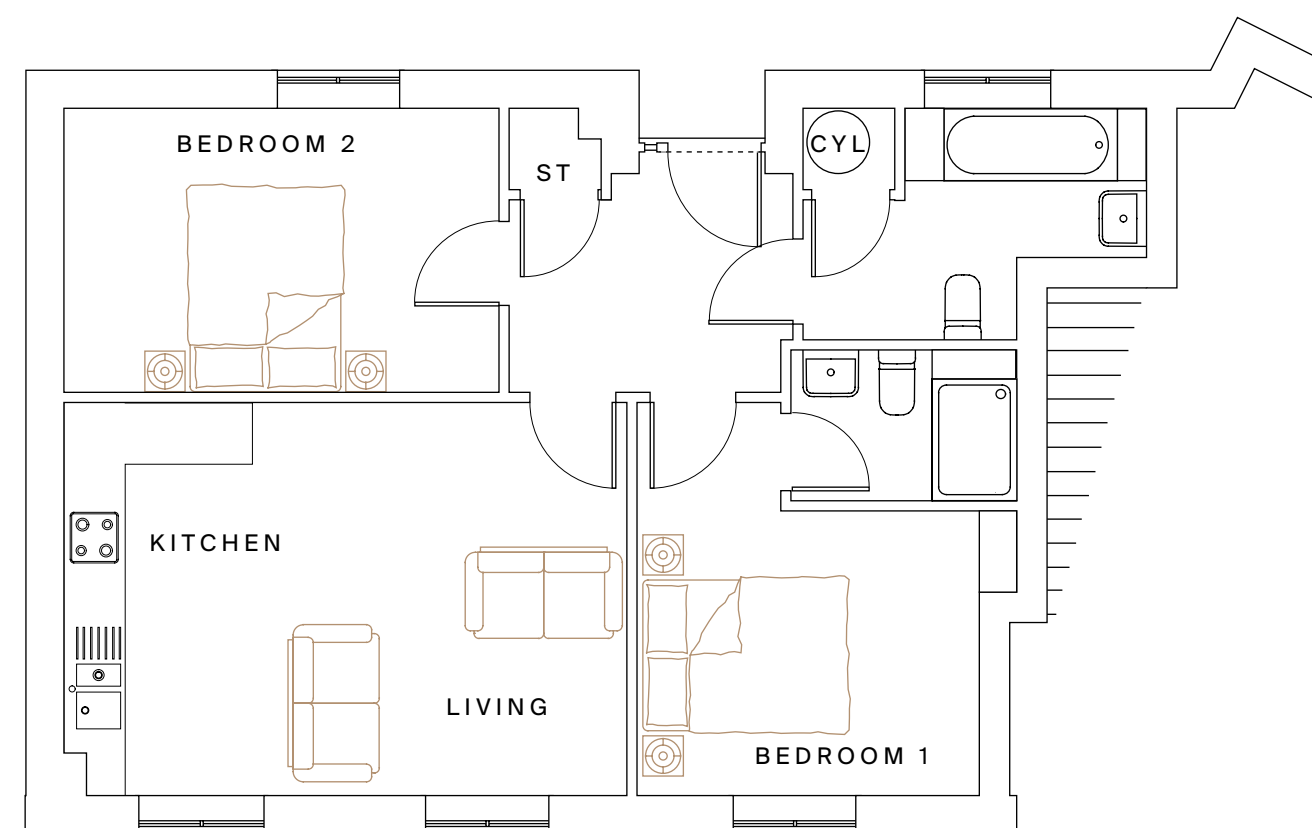
Bedroom 1  
3.91m x 3.40m (12'10" x 11'2")

Bedroom 2  
4.35m x 2.85m (14'3" x 9'4")

Total area: 694 sq ft

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The Chase Plot 52  
2 bedroom apartment



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/living/dining  
7.15m x 3.66m (23'5" x 12'0")

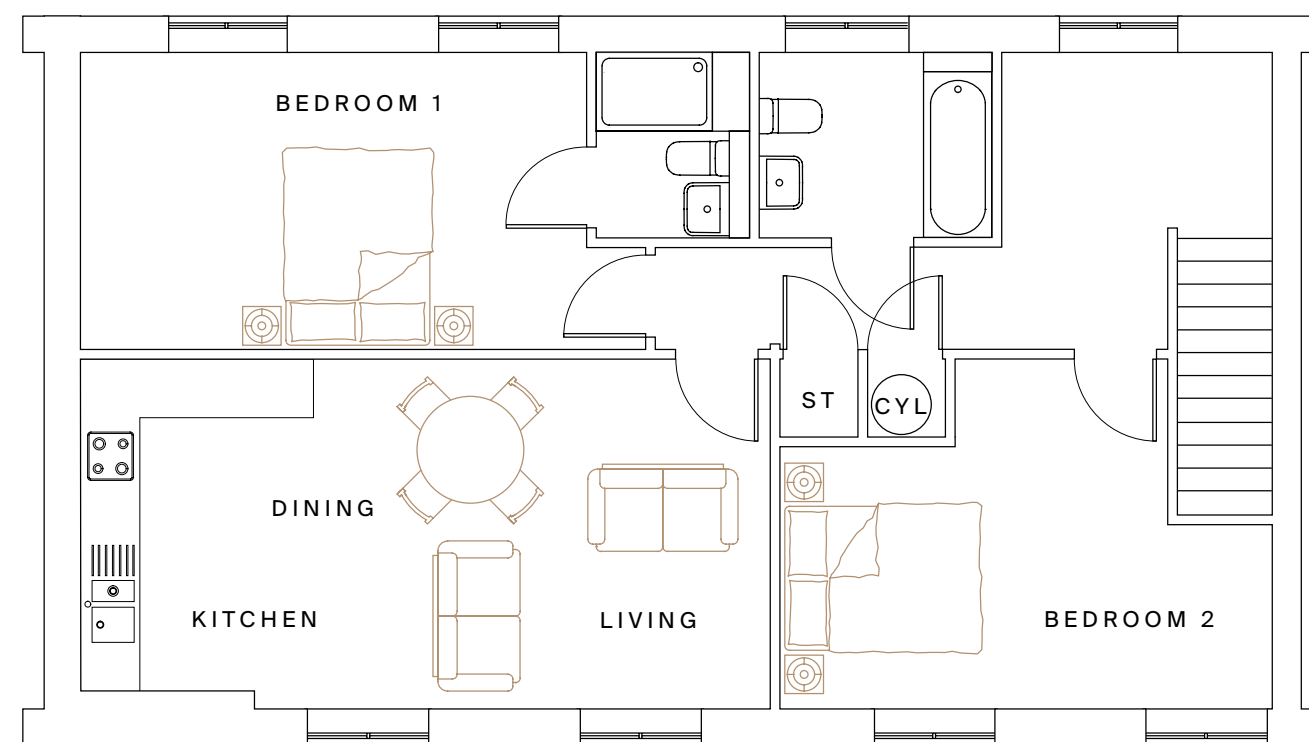
Bedroom 1  
5.26m x 3.098m (17'3" x 10'22")

Bedroom 2  
5.10m x 3.66m (16'9" x 12'0")

Total area: 958 sq ft

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The Chase Plot 53  
2 bedroom apartment



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Kitchen/Living/Dining  
6.03m x 4.38m (19'4" x 14'4")

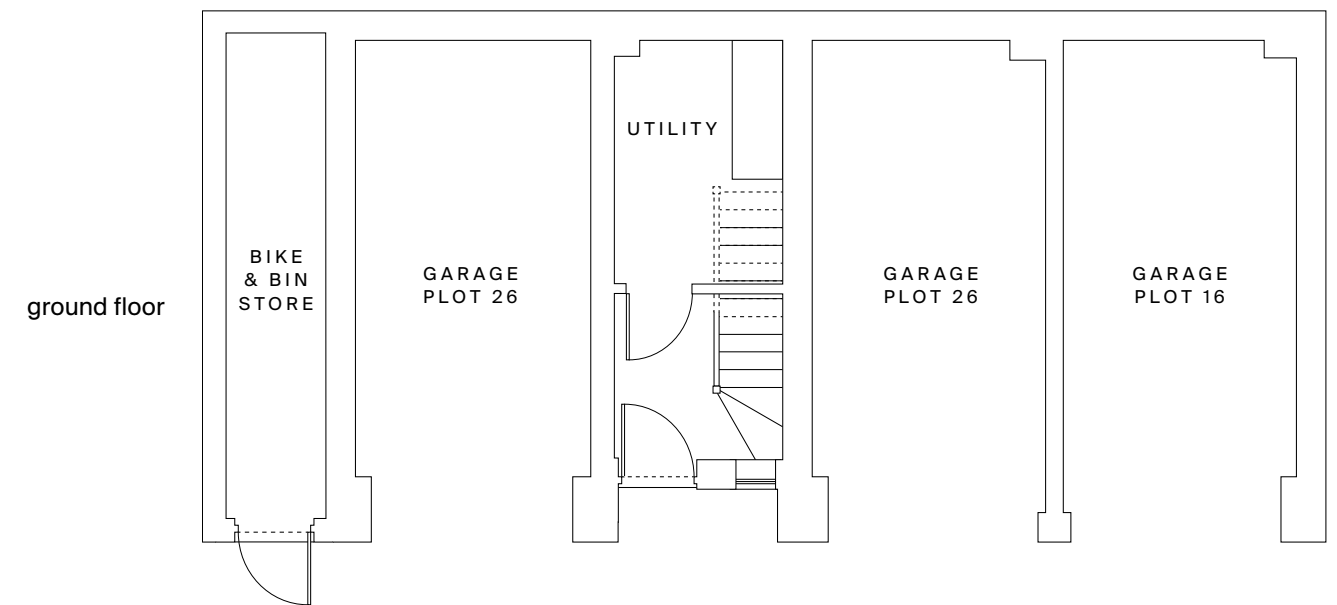
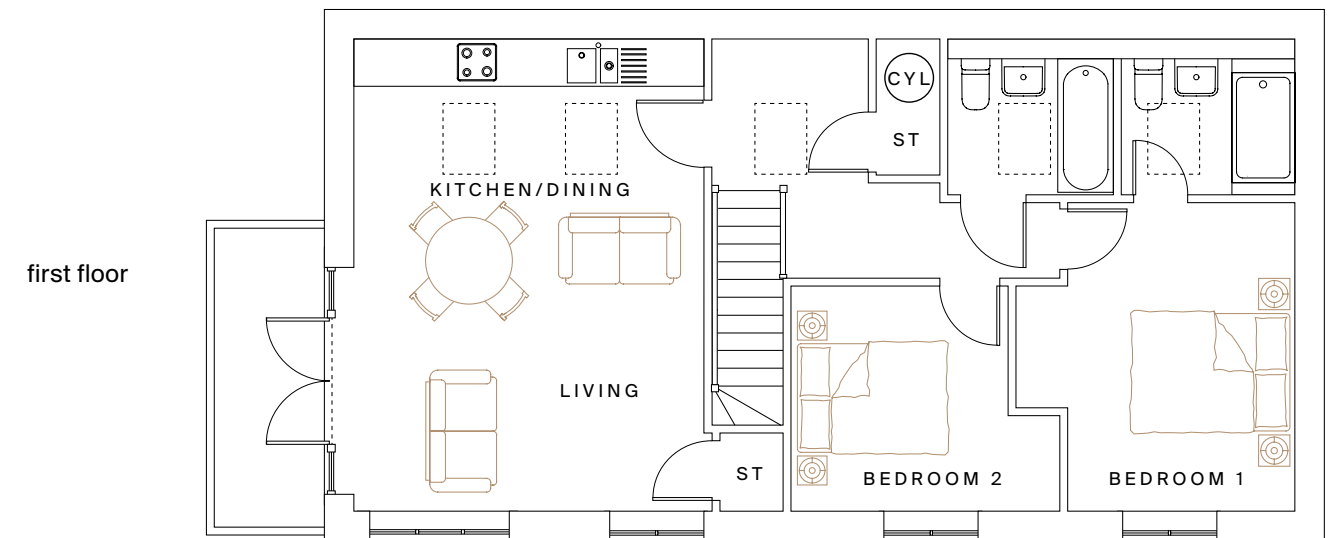
Bedroom 1  
3.95m x 2.93m (12'11" x 9'7")

Bedroom 2  
3.43m x 2.96m (11'3" x 9'9")

Total area: 906 sq ft

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The Bayswater  
2 bedroom coach house



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/living/dining  
6.03m x 4.35m (19'4" x 14'3")

Bedroom 1  
4.47m x 3.87m (14'8" x 12'8")

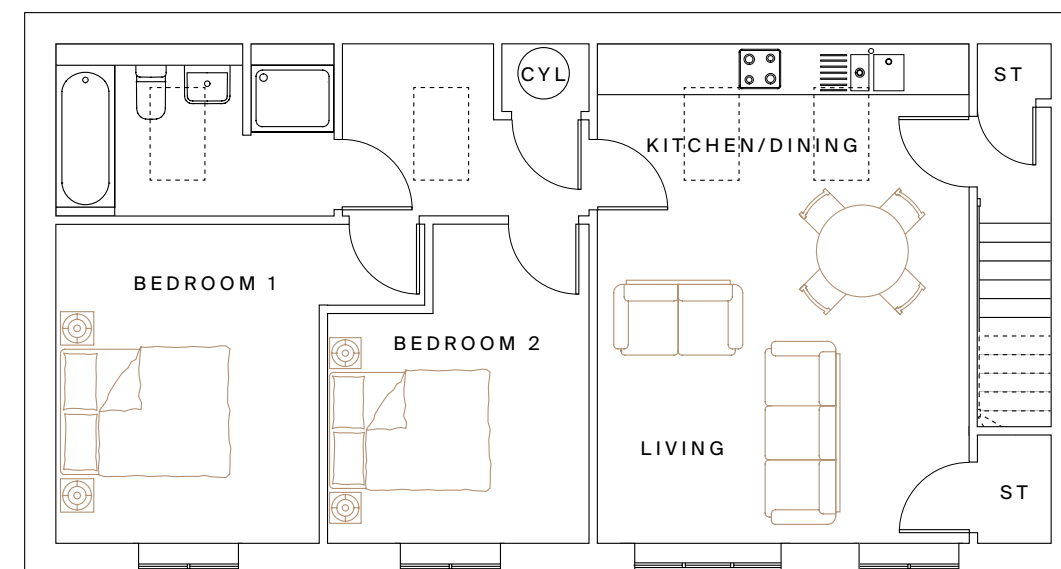
Bedroom 2  
3.87m x 3.14m (12'8" x 10'4")

Total area: 864 sq ft

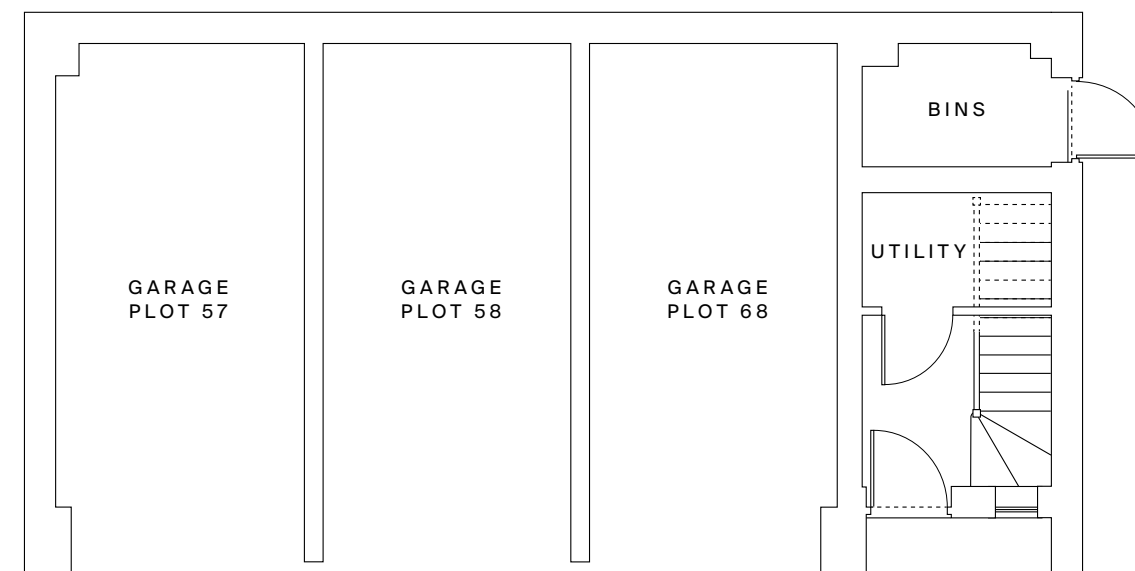
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The Belmont  
2 bedroom coach house

first floor



ground floor



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





**Kitchen**  
3.41m x 2.49m (11'2" x 8'2")

**Living/Dining**  
6.03m x 4.27m (26'4" x 14'0")

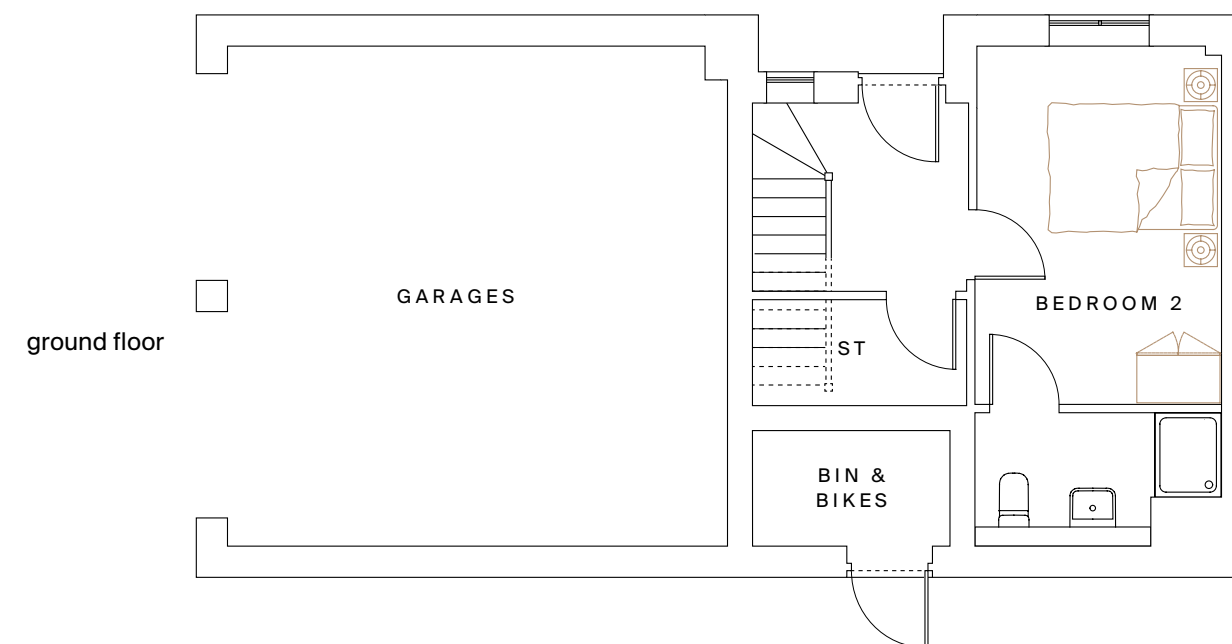
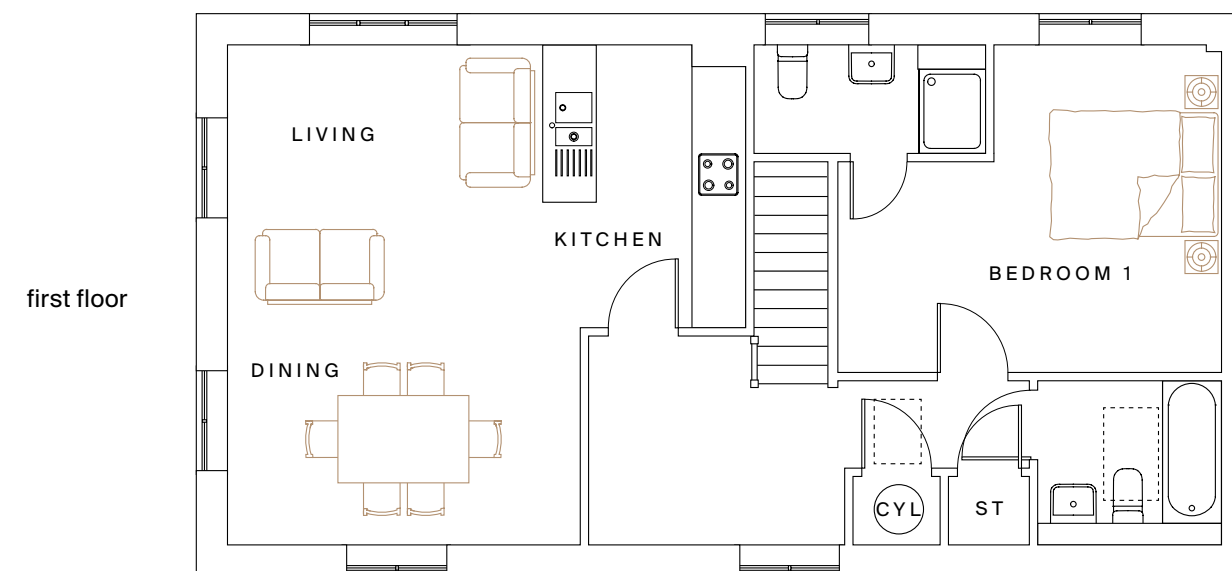
**Bedroom 1**  
4.87m x 3.97m (16'0" x 13'0")

**Bedroom 2**  
5.17m x 2.74m (17'0" x 9'0")

**Total area: 1079 sq ft**

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The Cann  
2 bedroom coach house



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





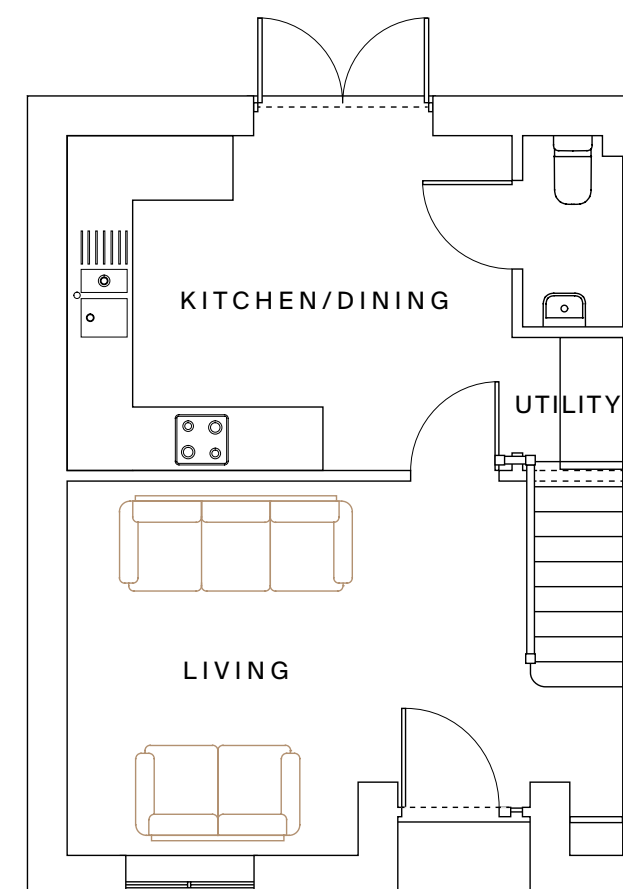
Kitchen/dining  
4.23m x 3.20m (13'6" x 10'6")

Living  
5.29m x 3.56m (17'4" x 11'8")

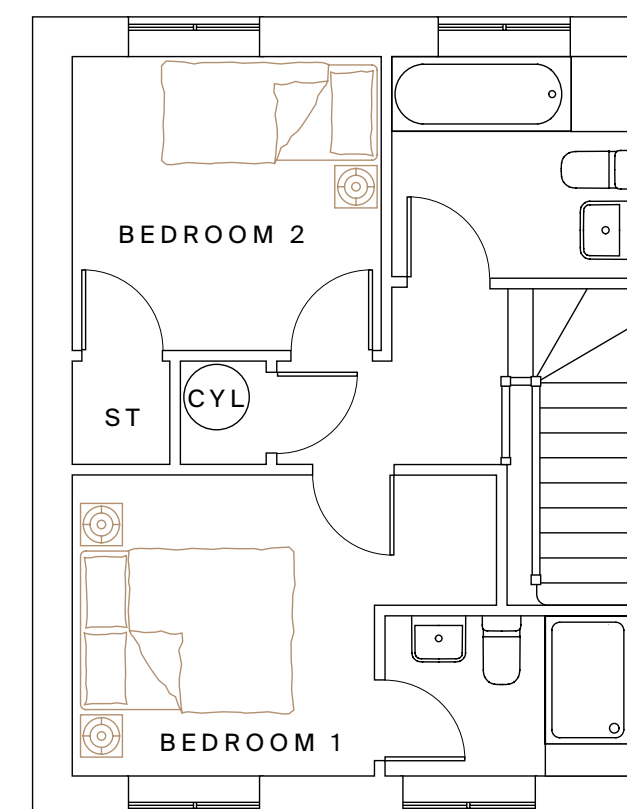
Total area: 762 sq ft

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The Collier  
2 bedroom home



ground floor



first floor

Bedroom 1  
3.90m x 2.80m (12'6" x 9'2")

Bedroom 2  
2.95m x 2.81m (9'8" x 9'3")

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
5.13m x 3.11m (16'10" x 10'2")

Living  
5.13m x 3.10m (16'10" x 10'2")

Bedroom 1  
5.13m x 3.35m (16'10" x 11'9")

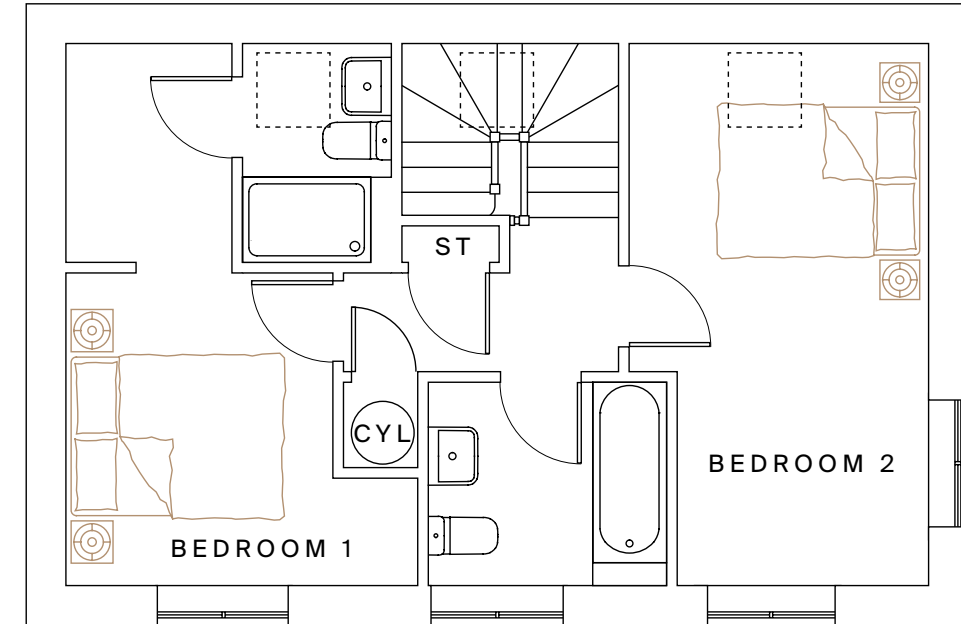
Bedroom 2  
5.13m x 2.86m (16'10" x 9'6")

Total area: 899 sq ft

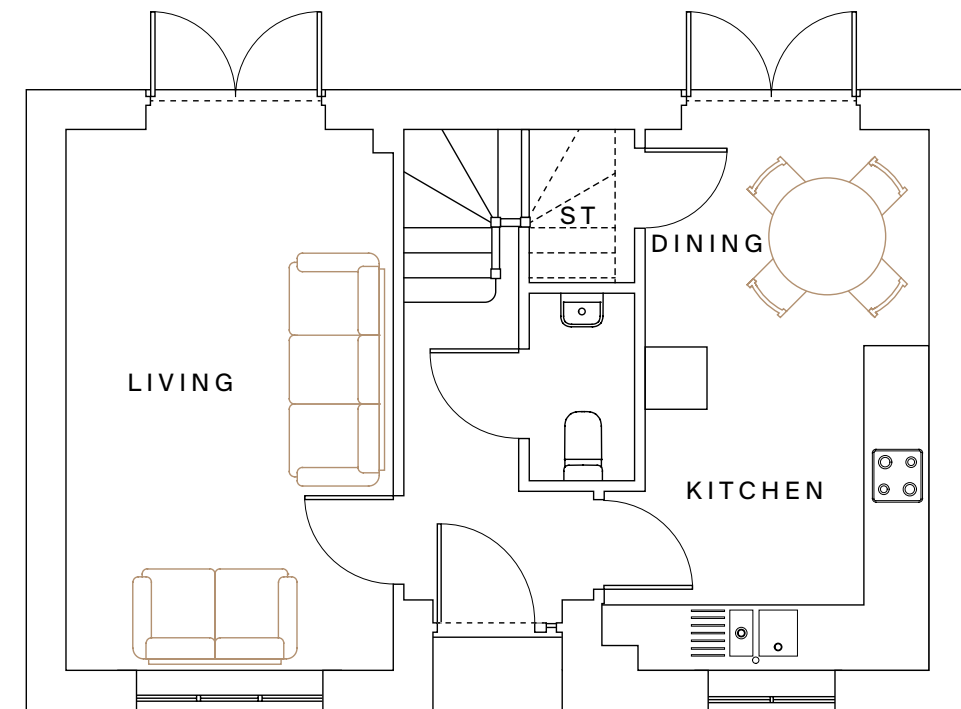
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The Crofton  
2 bedroom home

first floor



ground floor



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
5.81m x 3.44m (19'1" x 11'3")

Living  
5.81m x 3.78m (19'1" x 12'5")

Total area: 1187 sq ft

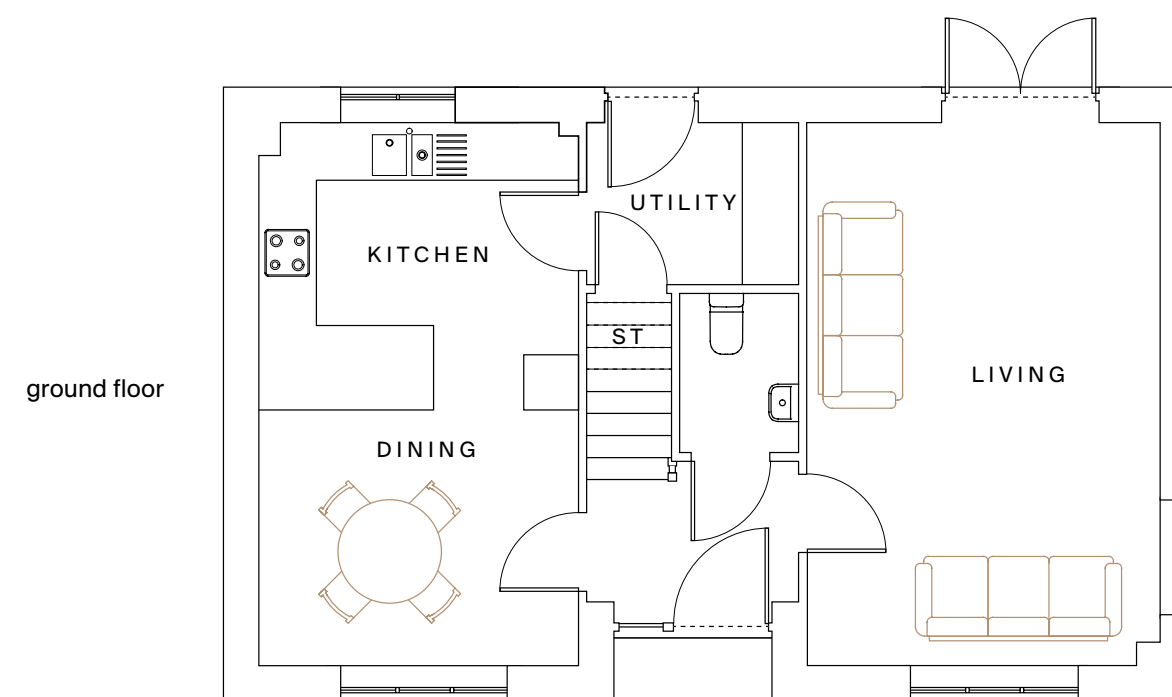
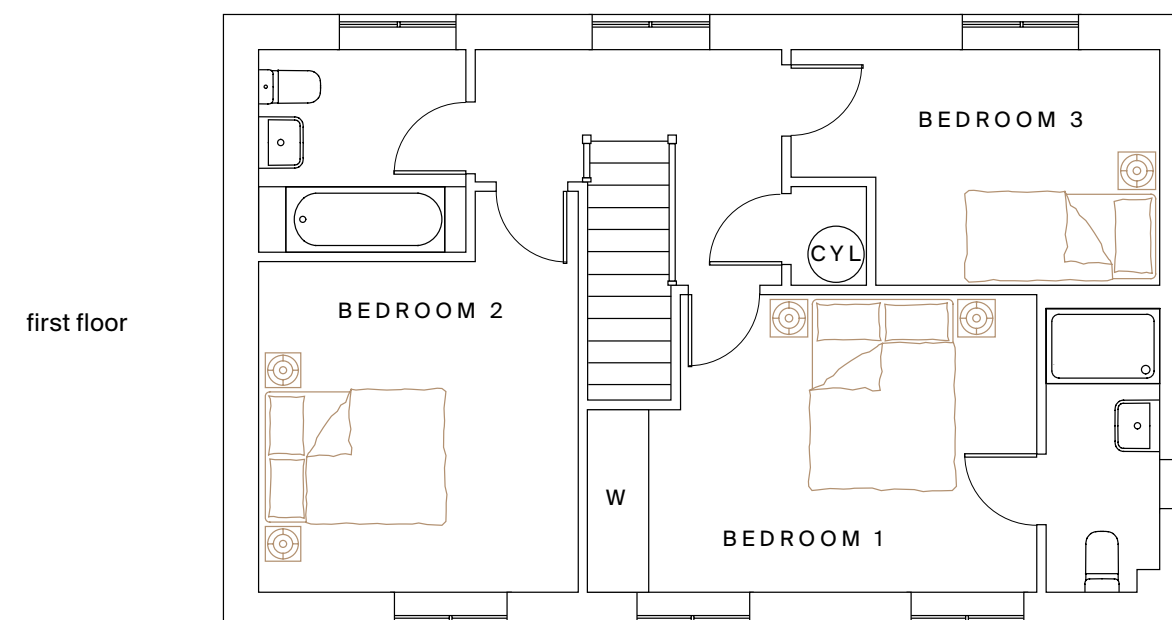
Bedroom 1  
4.82m x 3.20m (15'10" x 10'6")

Bedroom 2  
3.55m x 3.41m (11'8" x 11'2")

Bedroom 3  
3.96m x 2.54m (13'0" x 8'4")

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The Dalston  
3 bedroom home



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
5.40m x 3.54m (17'9" x 11'7")

Living  
5.40m x 3.78m (17'9" x 12'5")

Bedroom 1  
3.89m x 3.35m (12'9" x 11'0")

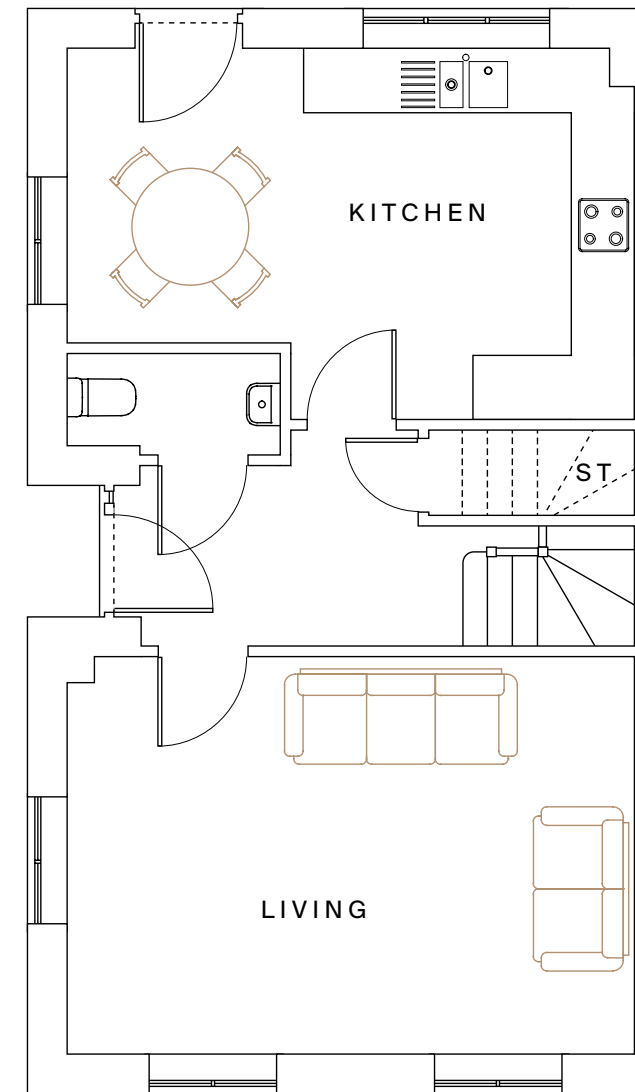
Bedroom 2  
3.14m x 2.75m (10'4" x 9'0")

Bedroom 3  
2.75m x 2.19m (9'0" x 7'2")

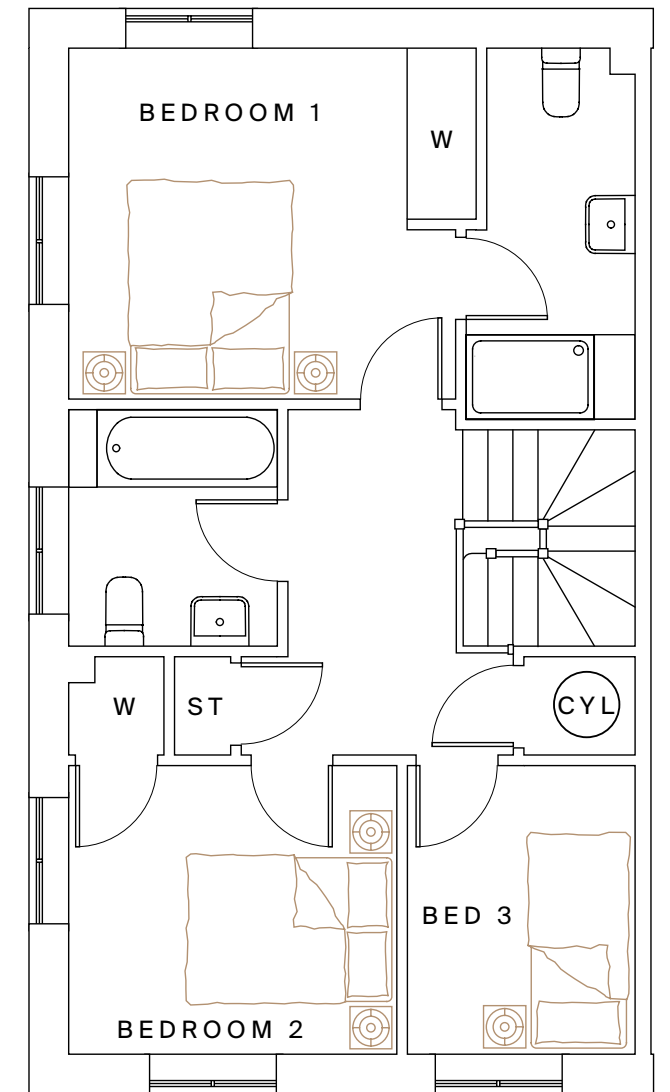
Total area: 1092 sq ft

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The Emerson  
3 bedroom home



ground floor



first floor

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
4.79m x 4.43m (15'9" x 14'6")

Living  
4.65m x 3.22m (15'3" x 10'7")

Total area: 1127 sq ft

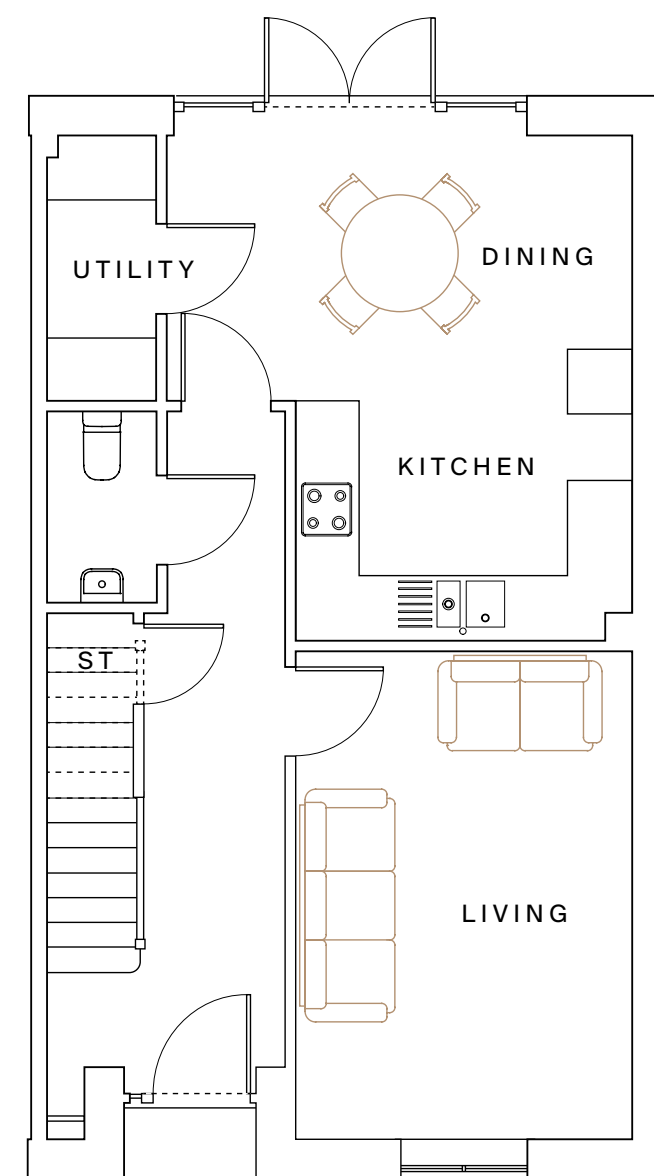
Bedroom 1  
4.21m x 3.39m (13'8" x 11'1")

Bedroom 2  
3.35m x 3.10m (11'0" x 10'2")

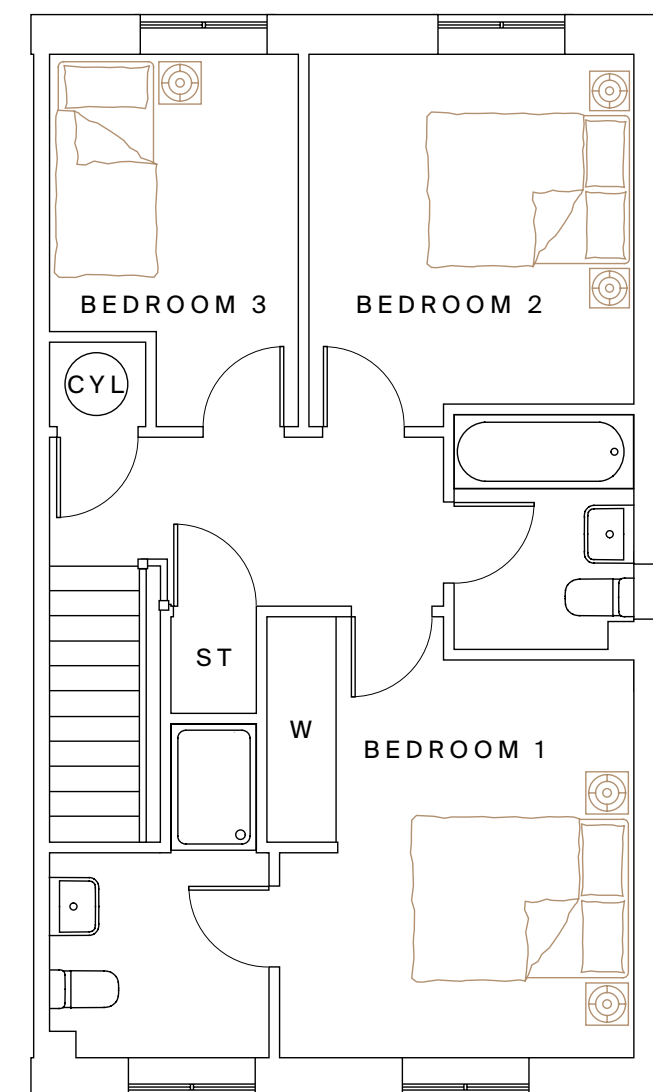
Bedroom 3  
3.56m x 2.40m (11'8" x 7'10")

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The Erith  
3 bedroom home



ground floor



first floor

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
5.36m x 4.12m (17'7" x 13'6")

Living  
5.86m x 3.43m (19'3" x 11'3")

Total area: 1163 sq ft

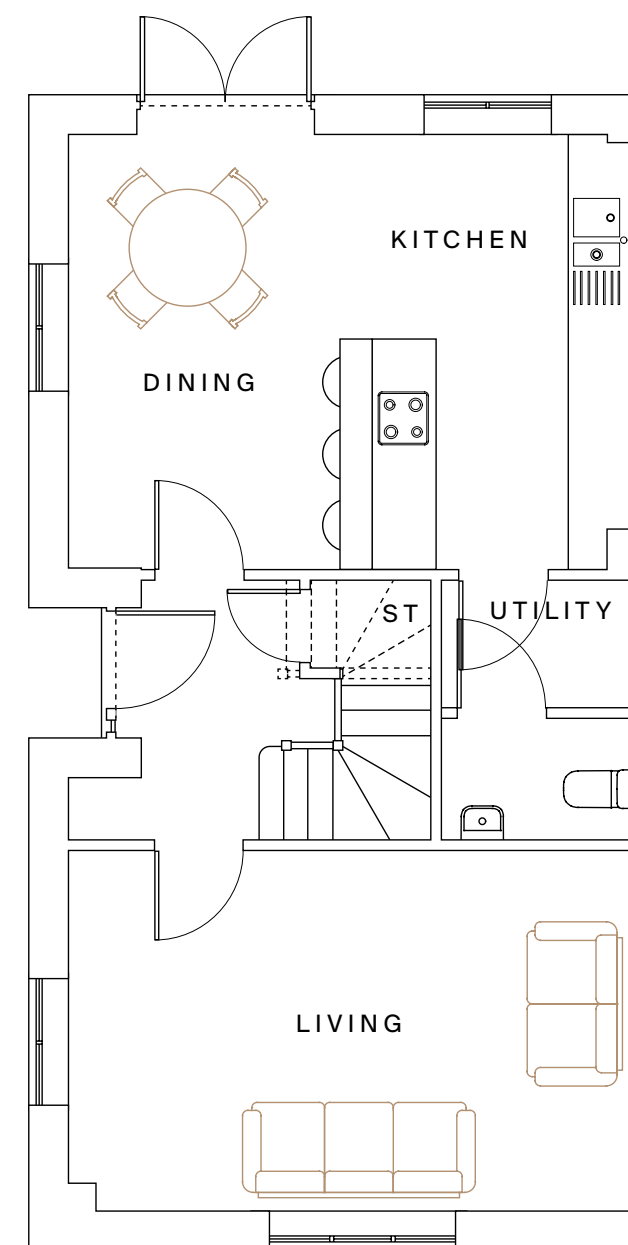
Bedroom 1  
5.31m x 4.58m (17'5" x 15'0")

Bedroom 2  
3.08m x 2.91m (10'1" x 6'6")

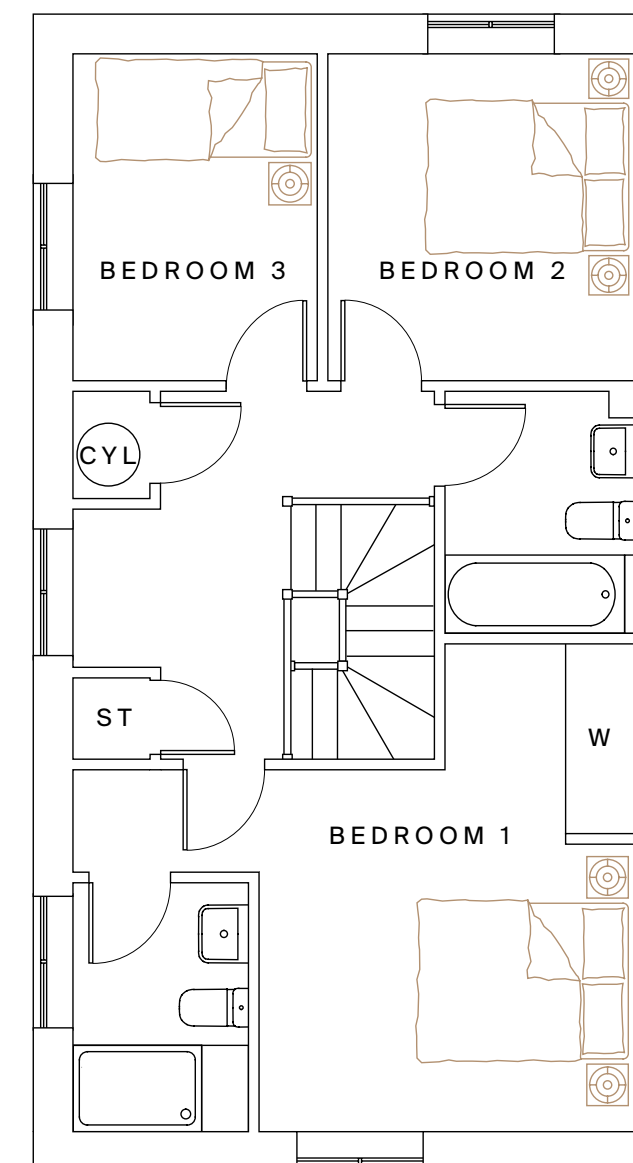
Bedroom 3  
3.08m x 2.30m (10'1" x 7'7")

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The Farrington  
3 bedroom home



ground floor



first floor

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
7.91m x 3.21m (25'11" x 10'6")

Living  
4.88m x 4.18m (16' x 13'8")

Total area: 1367 sq ft

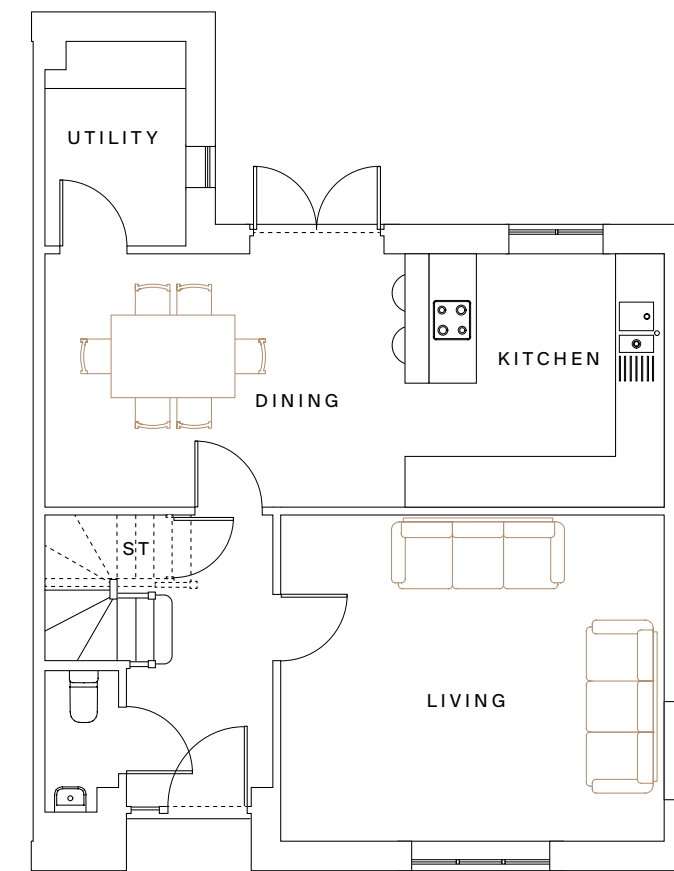
Bedroom 1  
4.99m x 3.25m (16'4" x 10'8")

Bedroom 2  
4.01m x 3.07m (13'2" x 10'1")

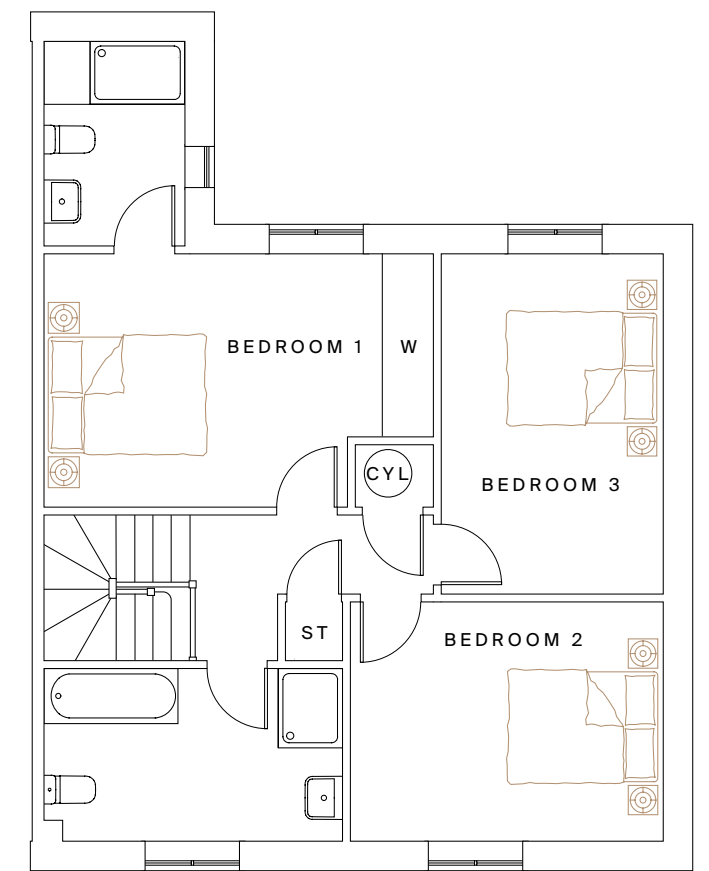
Bedroom 3  
4.36m x 2.84m (14'4" x 9'4")

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The Fortis  
3 bedroom home



ground floor



first floor

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/dining  
7.05m x 2.51m (23'2" x 8'3")

Living  
4.43m x 4.12m (14'6" x 13'6")

Total area: 1055 sq ft

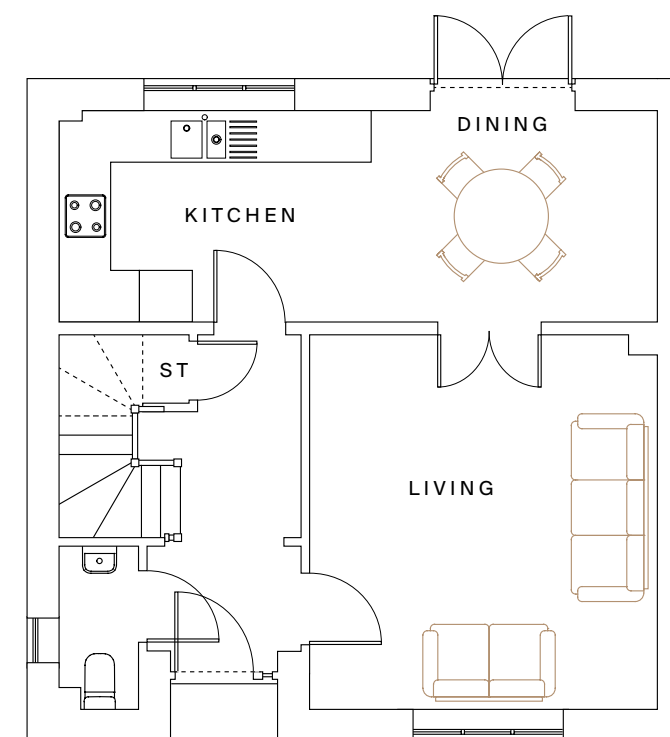
Bedroom 1  
4.24m x 2.82m (13'11" x 9'3")

Bedroom 2  
3.99m x 2.56m (13'1" x 8'5")

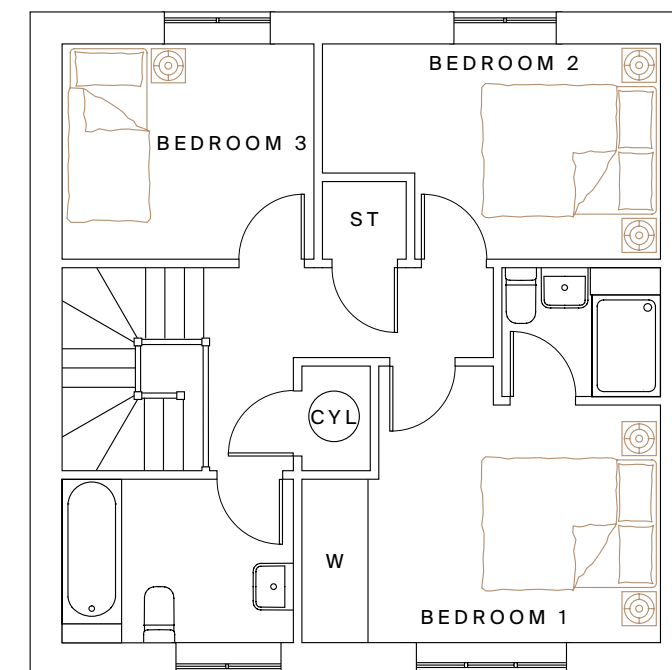
Bedroom 3  
3.00m x 2.56m (9'11" x 8'5")

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The Grove  
3 bedroom home



ground floor



first floor

Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





**Kitchen/dining**  
6.60m x 2.78m (21'8" x 9'1")

**Living**  
5.37m x 3.38m (17'4" x 11'1")

**Study**  
3.38m x 1.92m (11'1" x 6'4")

**Bedroom 1**  
4.47m x 3.42m (14'8" x 11'3")

**Bedroom 2**  
3.74m x 3.59m (12'3" x 11'9")

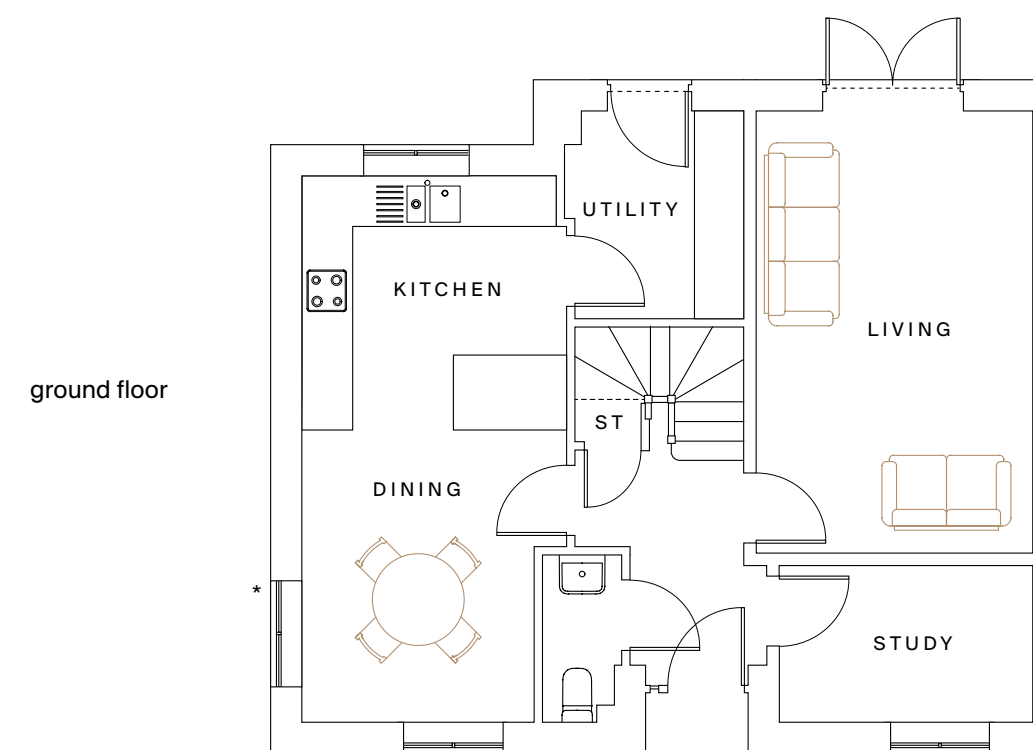
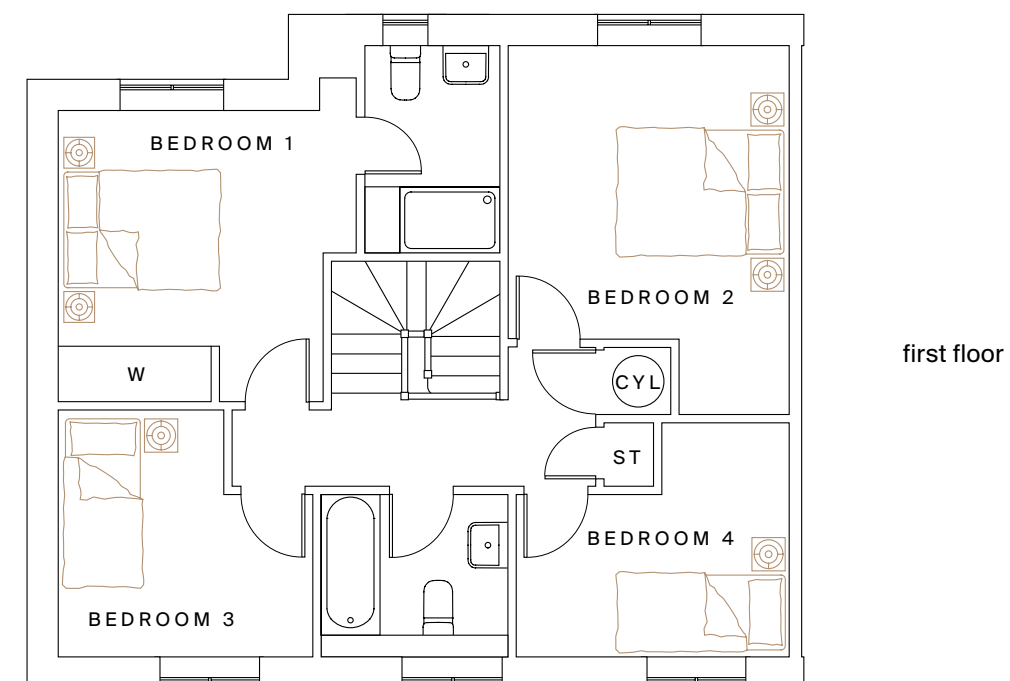
**Bedroom 3**  
3.32m x 2.85m (10'11" x 9'4")

**Bedroom 4**  
3.09m x 2.95m (10'2" x 9'8")

Total area: 1336 sq ft

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The Gidea  
4 bedroom home



\*Window position is plot specific and some plots may be a handed version of the plan shown. Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





Kitchen/sitting/dining  
10.4m x 3.75m (34'1" x 12'4")

Living  
4.78m x 4.01m (15'8" x 13'2")

Study  
3.15m x 2.08m (10'4" x 6'10")

Bedroom 1  
4.37m x 4.20m (14'4" x 13'9")

Bedroom 2  
4.71m x 3.05m (15'5" x 10'0")

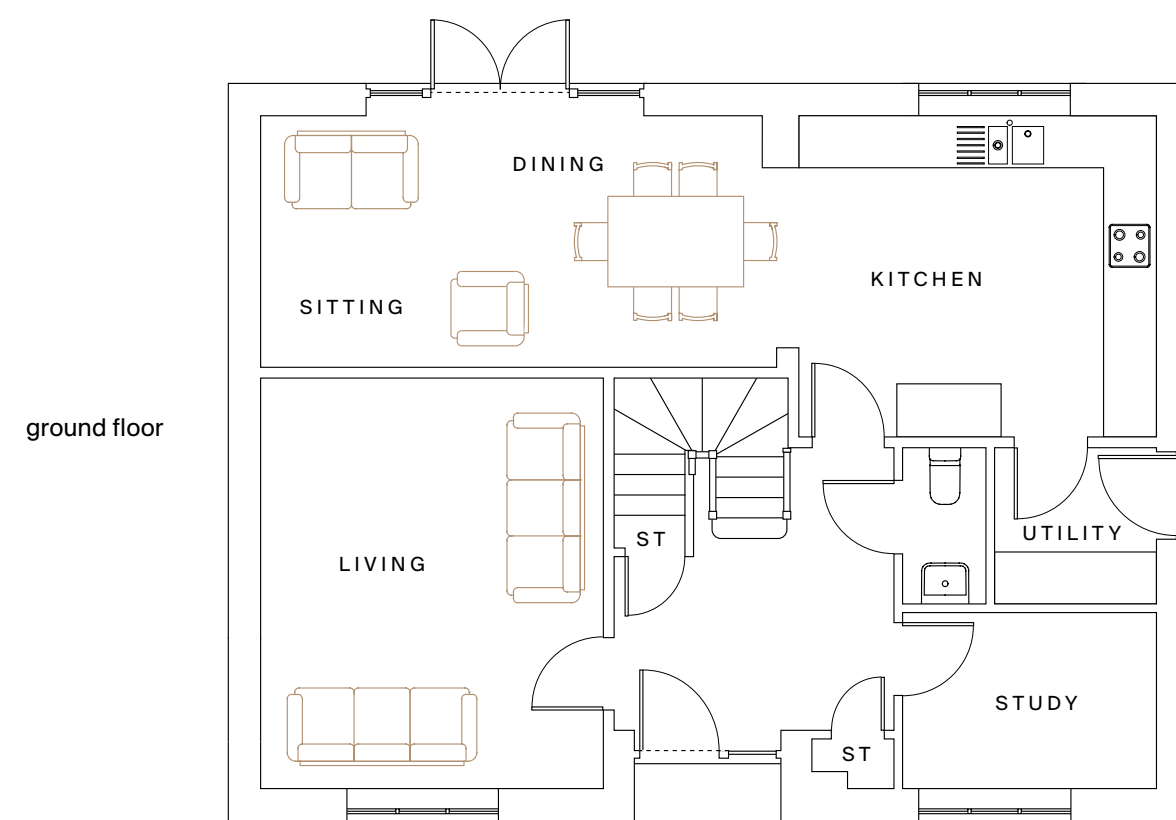
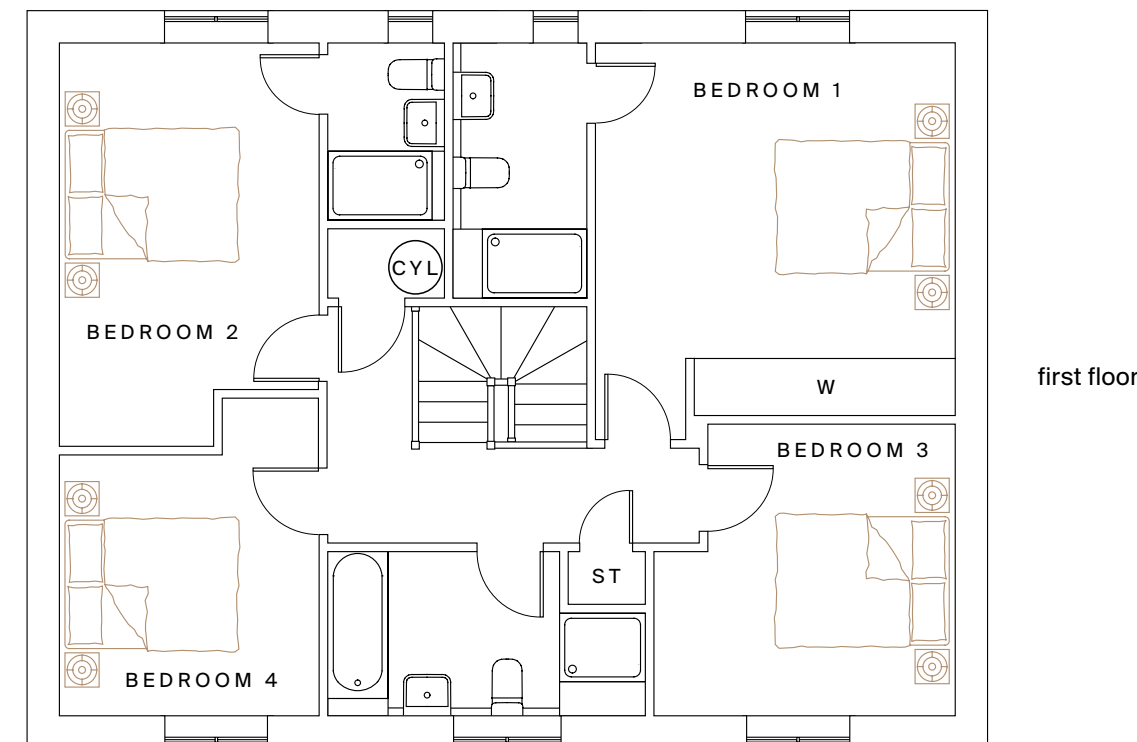
Bedroom 3  
3.53m x 3.40m (11'7" x 11'2")

Bedroom 4  
3.06m x 3.05m (10'0" x 10'0")

Total area: 1740 sq ft

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Advisor.

The Hale  
4 bedroom home



Plots may be a handed version of the plans shown, please ask your Sales Advisor for plot specific details.





Kitchen/sitting/dining  
10.4m x 3.75m (34'1" x 12'4")

Living  
4.78m x 4.01m (15'8" x 13'2")

Study  
3.15m x 2.08m (10'4" x 6'10")

Bedroom 1  
4.37m x 4.20m (14'4" x 13'9")

Bedroom 2  
4.71m x 3.05m (15'5" x 10'0")

Bedroom 3  
3.53m x 3.40m (11'7" x 11'2")

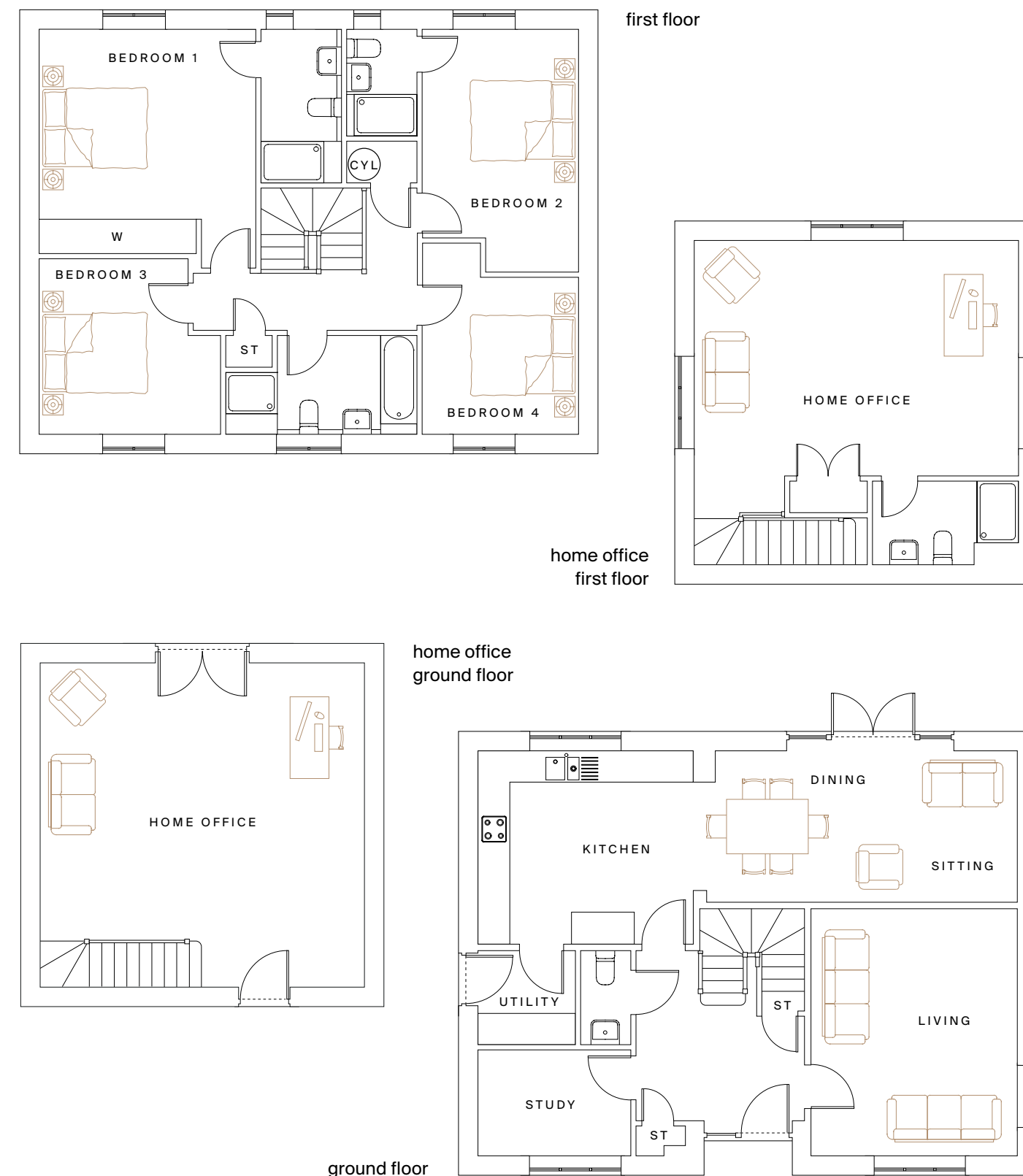
Bedroom 4  
3.06m x 3.05m (10'0" x 10'0")

Area of The Hale home: 1740 sq ft  
Area of home office: 839 sq ft

Total area: 2579 sq ft

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Advisor.

The Hale (plots 23 & 47)  
4 bedroom home



Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





**Kitchen/sitting**  
6.89m x 4.10m (22'7" x 13'5")

**Living**  
5.63m x 4.01m (18'6" x 13'2")

**Dining**  
3.55m x 3.45m (11'8" x 11'4")

**Study**  
4.12m x 2.82m (13'6" x 9'3")

**Bedroom 1**  
4.92m x 3.53m (16'2" x 11'7")

**Bedroom 2**  
4.92m x 3.40m (16'2" x 11'2")

**Bedroom 3**  
4.05m x 3.00m (13'4" x 9'11")

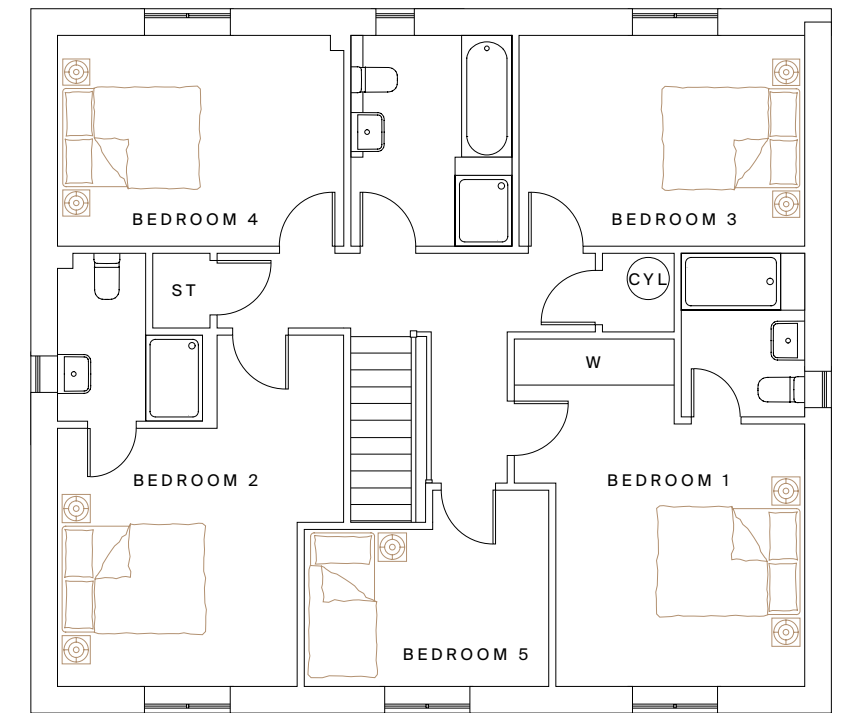
**Bedroom 4**  
4.05m x 3.00m (13'4" x 9'11")

**Bedroom 5**  
3.46m x 2.80m (11'4" x 9'2")

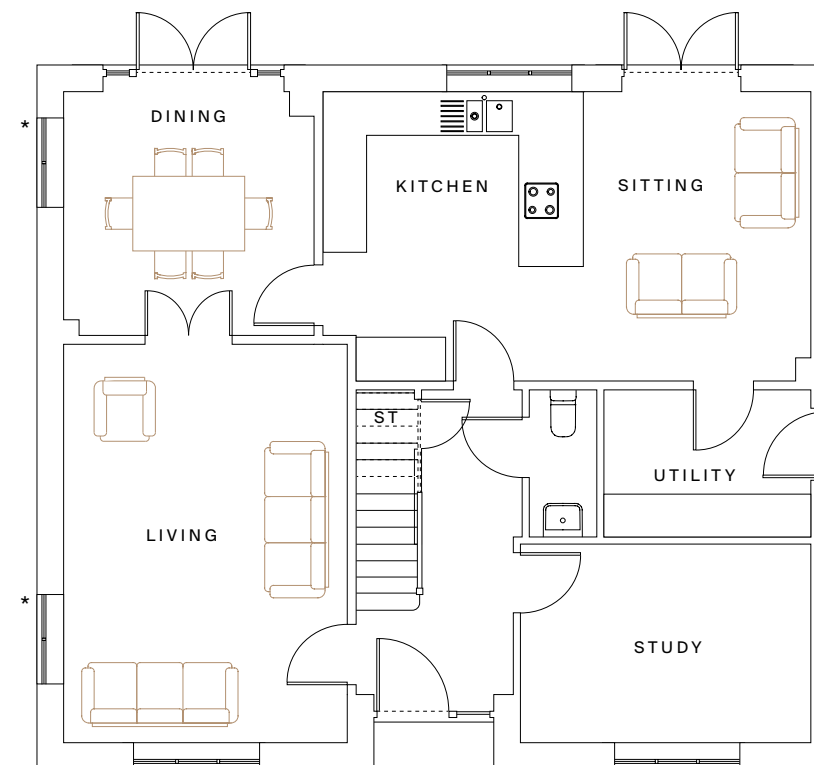
Area of The Hoxton home: 2066 sq ft    Total area: 2253 sq ft  
Area of home office: 187 sq ft

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Advisor.

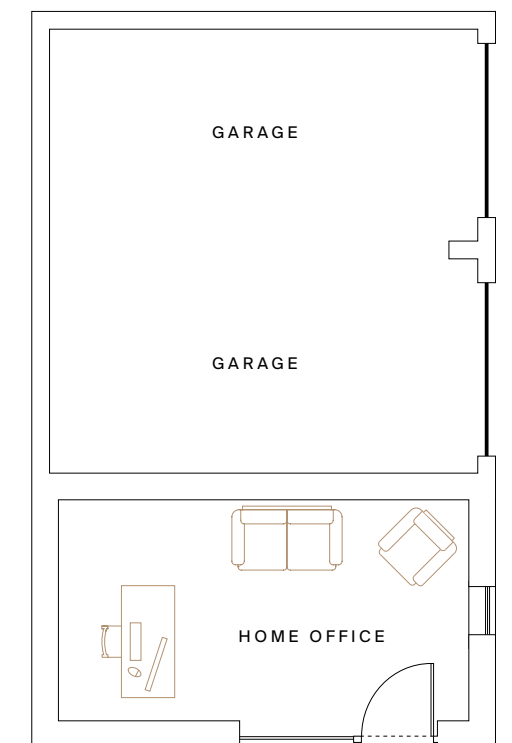
The Hoxton  
5 bedroom home



first floor



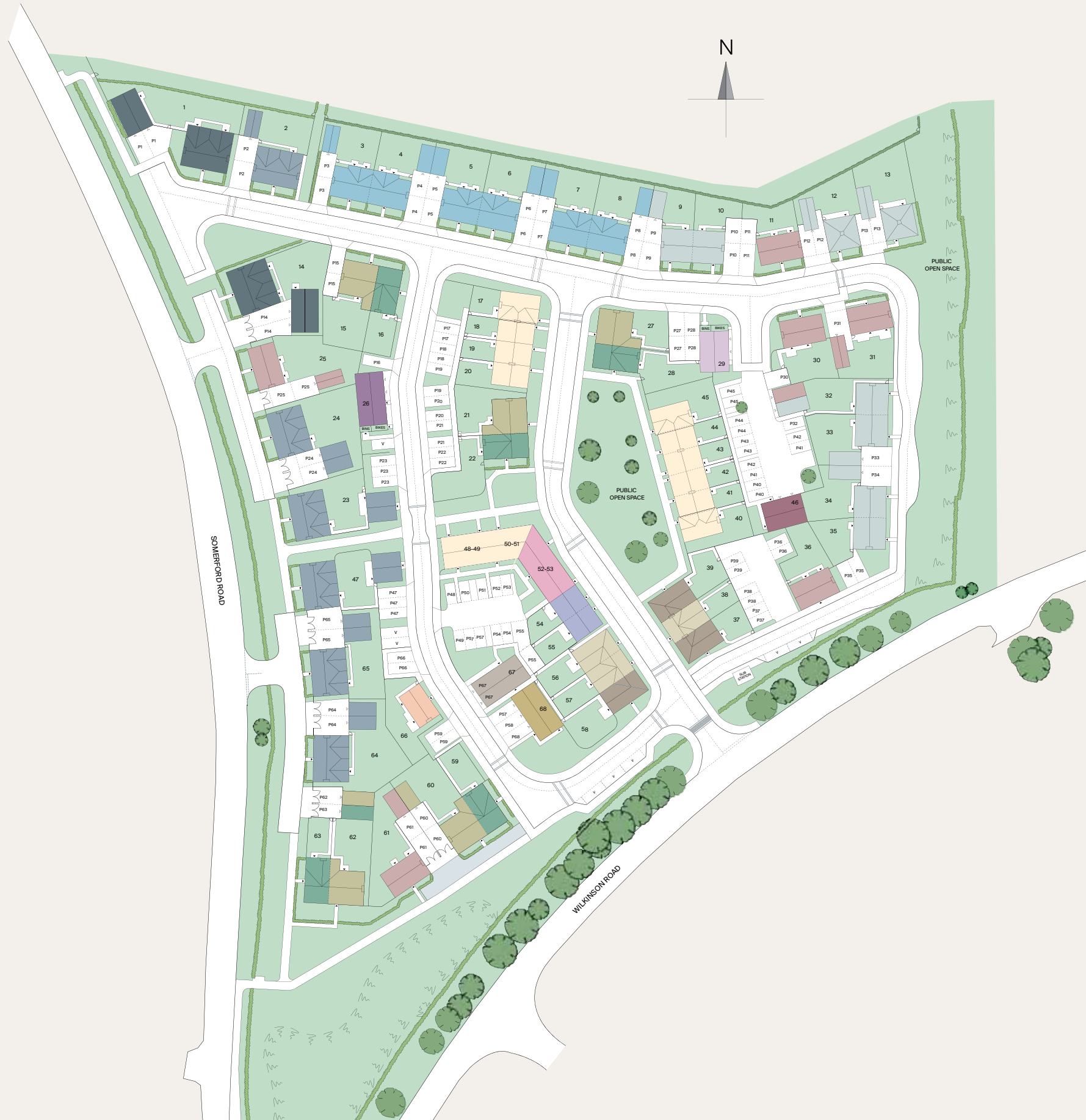
ground floor



home office / garage

\*Window position is plot specific and some plots may be a handed version of the plan shown. Garage allocation varies from plot to plot. Please ask your Sales Advisor for plot specific details.





- The Arkley  
1 bedroom home  
Plot 29
- The Alperton  
1 bedroom home  
Plot 46
- The Bayswater  
2 bedroom home  
Plot 26
- The Belmont  
2 bedroom home  
Plot 68
- The Cann  
2 bedroom home  
Plot 67
- The Chase Apartments  
2 bedroom homes  
Plots 48-49, 50-51 & 52-53
- The Crofton  
2 bedroom homes  
Plot 66
- The Collier  
2 bedroom homes  
Plots 54 & 55
- The Dalston  
3 bedroom homes  
Plots 11, 25, 30, 31, 36 & 61
- The Emerson  
3 bedroom homes  
Plots 37, 39 & 58
- The Erith  
3 bedroom homes  
Plots 38, 56 & 57
- The Farrington  
3 bedroom homes  
Plots 16, 22, 28, 59 & 63
- The Fortis  
3 bedroom homes  
Plots 15, 21, 27, 60 & 62
- The Grove  
3 bedroom homes  
Plots 9, 10, 12, 13, 32, 33, 34 & 35
- The Gidea  
4 bedroom homes  
Plots 3, 4, 5, 6, 7 & 8
- The Hale  
4 bedroom homes  
Plots 2, 23, 24, 47, 64 & 65
- The Hoxton  
5 bedroom homes  
Plots 1 & 14
- Affordable Housing



## Contact Us

To reserve your new home, talk to one of our Sales Advisors today. Call or email us using the contact details below to start your new home journey with HarperCrewe

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