



# ASHCHURCH FIELDS

GLOUCESTERSHIRE  
GL20 8JX



An exclusive cul de sac development of 3, 4 and 5 bedroom village homes,  
with open countryside beyond.



# TEWKESBURY

Tewkesbury is an ancient settlement at the meeting of the Rivers Severn and Avon. Here you will see one of the best medieval townscapes in England with its fine half-timbered buildings, overhanging upper storeys and narrow alleyways.

Visitors today can enjoy medieval streets and a picturesque riverside setting. Tewkesbury has something to offer everyone from great local food dining in many of the cafes, bistros or pubs, excellent shopping at a range of independent shops, to accommodation at a variety of places to suit your needs. The rivers can be enjoyed by all, be it a leisurely stroll along the banks, watching the wildlife, or a relaxing river cruise watching the world go by.

For the more active Tewkesbury Leisure Centre has a main pool, teaching pool and children's splash area, a 60-station gym complete with a free weight area overlooking the main pool and two activity studios for fitness classes, parties and meetings.

For a cultural experience The Roses Theatre has a live programme of touring music, drama, children's theatre, dance, opera, ballet and comedy, culminating in the spectacular annual family pantomime, or visit The John Moore Museum and the Merchant's House In this unique row of 15th century timber framed buildings and delve into the past in the Tudor Merchant's House and shop. Tewkesbury's Heritage Centre incorporates interactive displays, games, information panels and allows the visitor to contemplate life in the 17th century and explore the town's fascinating history.

Tewkesbury's Norman Abbey and Tewkesbury Tudor Museum are also a must to visit. Tewkesbury Abbey is larger than many cathedrals, with the exquisitely sculptured tombs and chantry chapels.





# ASHCHURCH VILLAGE

Ashchurch Fields is a select village development of 3, 4 and 5 bedroom high quality homes, forming a cul de sac which backs onto picturesque open fields. Each home is carefully designed with light and space in mind.

The picturesque Village of Ashchurch is just 2 miles from Tewkesbury. The village was first recorded in 1287, Ashchurch means "church near the ash-tree"

Ashchurch has its own village Primary School. Ashchurch playgroup shares the school site. In the grounds of the school is Ashchurch War memorial, commemorating soldiers who died in the Great War. St Nicholas church is on the opposite side of the road. Adjacent to the school is the Village Hall, it offers a large flexible space for all types of community uses. There are regular classes for Yoga, Zumba and other activities with parking for about 40 vehicles.

Ashchurch has excellent shopping and employment facilities with around half of Tewkesbury's industry. As well as the MOD Camp, the Village has another key employer; Dowty Seals. There is also a coffee shop and train station.

On schedule to open in 2023 is the Ashchurch Designer Outlet Village, a major new retail centre with international brands to compliment independent local businesses. Also a leisure development and garden centre which is within walking distance of Ashchurch Fields, 1 mile from junction 9.

Ashchurch Fields is close to amenities but it is also surrounded by open countryside making it the best of both worlds.





# LIVE IN STYLE

Wake up feeling refreshed in your New Dawn Home.

These New Dawn homes are finished to a high specification with Oak internal doors with chrome handles, feature LED stair lights, Oak stair handrails, contemporary sanitaryware with wall hung basins and mono taps together with spacious quality fitted kitchens with soft close doors, oven, induction hob and hood together with integrated fridge freezers all as standard.

Each home is carefully designed for modern living with open plan kitchen/dining/family rooms with plenty of space to cook, eat, socialise and spend time with precious loved ones. Spread over 3 floors the internal layout is flexible with plenty of space for a home office or hobby room.

A New Dawn Home is built using the latest technology to ensure reduced running costs and maintenance. Environmentally Friendly Energy Saving Homes with traditional cavity walls with energy conserving & sound resistant insulation in walls, ground floors and roof.

Lower running costs with highly efficient energy saving condensing gas boiler. Individually controlled thermostatic radiators, room thermostats and double glazing. Control your heating from your phone with WIFI thermostat.

If you are searching for the quality of life which you and your family deserve, it's hard to imagine a better place to live, with a mature close-knit community and open space all around, the pace is relaxed, yet all the amenities are at hand.

Ashchurch is ideally located within easy reach of Worcester, Cheltenham and Gloucester. It has its own Railway station, with great links to Bristol and Birmingham, with regular bus services to Tewkesbury just 2 miles away.



## SPACE

Large kitchen/  
dining/family rooms

## LIGHT

High ceilings with  
large glazed doors  
to gardens

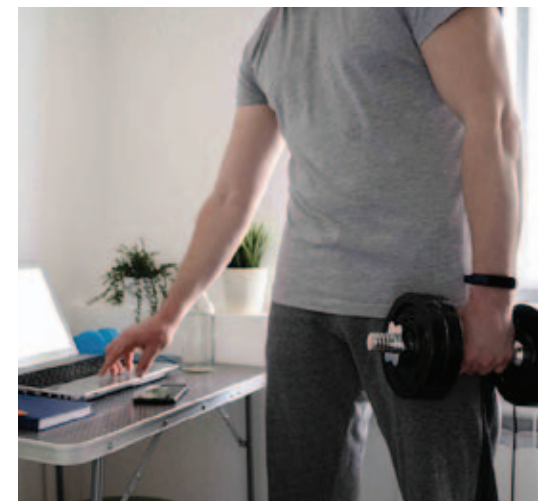






VIEWS  
Open countryside  
to enjoy

FLEXIBLE  
Ample space to  
work from home or  
for a hobby room



CHOICE  
A stylish range of  
kitchen units; worktops  
and European tiles

STORAGE  
Walk in dressing  
rooms or wardrobes  
to main bedroom





# ARRANGEMENT OF THE HOMES





# HILLCREST HOUSE

Plot 1, 3, 17, 18, 19, 20, 21, 22, 24, 25 and 26

An executive 5 bedroom detached home with double garage.

3 Reception rooms, utility, pantry, dressing room and en-suite.

## Ground Floor

### Kitchen / Dining

3.88m (max) x 5.68m (max) inc. kitchen units (12' 8" x 18' 7")

### Family Room

4.60m x 2.88m (15' 1" x 9' 5")

### Lounge

3.64m (max) x 4.47m (11' 11" x 14' 7")

### Study / Hobby Room

2.79m x 3.18m (9' 1" x 10' 5")



## First Floor

**Bedroom 1** 3.64m (max) x 6.17m (max) (11' 11" x 20' 2")

**Bedroom 2** 2.76m x 4.16m (max) (9' 0" x 13' 7")

**Bedroom 3** 2.76m x 3.22m (max) (9' 0" x 10' 6")



## Second Floor

**Bedroom 4** 3.64m (max) x 4.90m (max) (11' 11" x 16' 0")

**Bedroom 5** 3.28m x 4.90m (max) (10' 9" x 16' 0")



\*Plots 20, 24, 25 and 26 have variations.  
Speak to the sales consultant for details.



# THE ORCHARD HOUSE

Plot 4, 10, 16 and 23

An executive 5 bedroom detached home.

3 Reception rooms, utility, 5 double bedrooms, dressing room and en-suite.



## Ground Floor

### Kitchen / Dining / Family Room

3.62m (max) x 6.20m (inc kitchen units max) (11' 10" x 20' 4")

### Lounge

3.43m (max) x 4.33m (max) (11' 3" x 14' 2")

### Study

3.43m (max) x 1.76m (max) (11' 3" x 5' 9")



## First Floor

**Bedroom 1** 2.76m x 4.18m (9' 0" x 13' 8")

**Bedroom 2** 3.45m x 3.12m (max) (11' 3" x 10' 2")

**Bedroom 3** 2.60 x 2.96m (8' 6" x 9' 8")



## Second Floor

**Bedroom 4** 3.77m (max) x 4.65m (max) (12' 4" x 15' 3")

**Bedroom 5** 2.75m x 4.65m (max) (9' 0" x 15' 3")





# THE ASHCHURCH

Plot 12a, and 14

A 5 bedroom detached home with integral garage.

Kitchen/dining/family room, dressing room and en-suite.



## Ground Floor

### Kitchen / Dining / Family Room

8.55m(max) x 2.95m (max) including kitchen units (28' 0" x 9' 8")

### Lounge

3.42m (max) x 5.10m (max) (11' 2" x 16' 8")



## First Floor

**Bedroom 1** 3.45m x 5.56m (max) (11' 3" x 18' 2")

**Bedroom 2** 2.83m (max) x 5.58m (9' 3" x 18' 3")

**Bedroom 5 / Study** 2.72m x 2.07m (8' 11" x 6' 9")



## Second Floor

**Bedroom 3** 3.78m (max) x 5.00 (max) (12' 4" x 16' 4")

**Bedroom 4** 3.48m x 5.00m (max) (11' 5" x 16' 4")





# THE LODGE HOUSE

Plots 2, 5, 6, 7, 8, 9, 15, 46, and 47

A 4 bedroom detached home.

Kitchen/dining/family room, utility room and en-suite.



## Ground Floor

### Kitchen / Dining / Family Room

5.35m (max) x 3.35m (max) inc kitchen units (17' 6" x 10' 11")

### Lounge

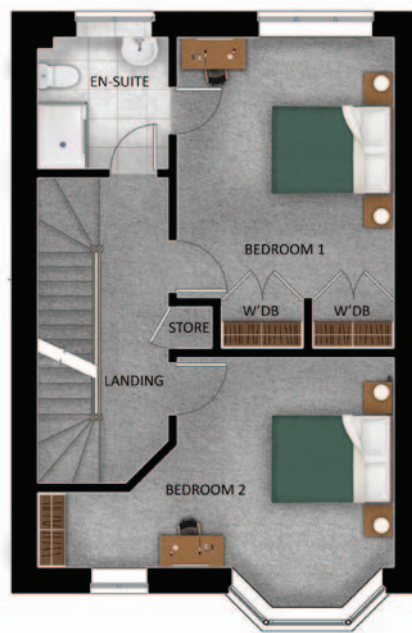
3.31m x 5.00m (max) (10' 10" x 16' 4")



## First Floor

**Bedroom 1** 3.25m x 3.91m (10' 7" x 12' 9")

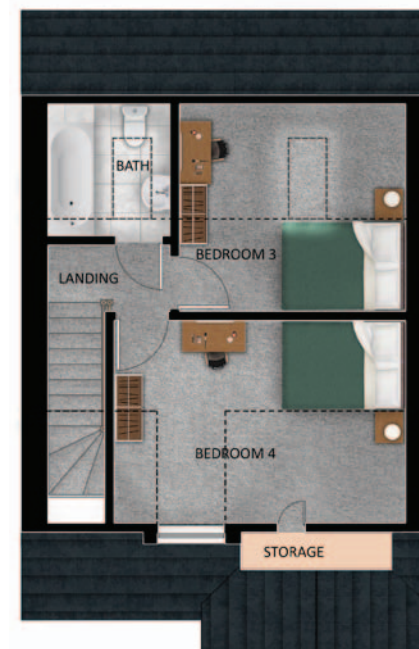
**Bedroom 2** 5.35m (max) x 3.72 (max) (17' 6" x 12' 2")



## Second Floor

**Bedroom 3 / Study** 3.39m x 2.46m (11' 1" x 8' 0")

**Bedroom 4** 4.36m x 3.00 (max) (14' 1" x 9' 10")





# THE KINGSTON

Plots 11, 12, 42, 43, 44 and 45

A 4 bedroom semi-detached home.

Bifold doors allow open plan living, utility room, dressing room and en-suite.



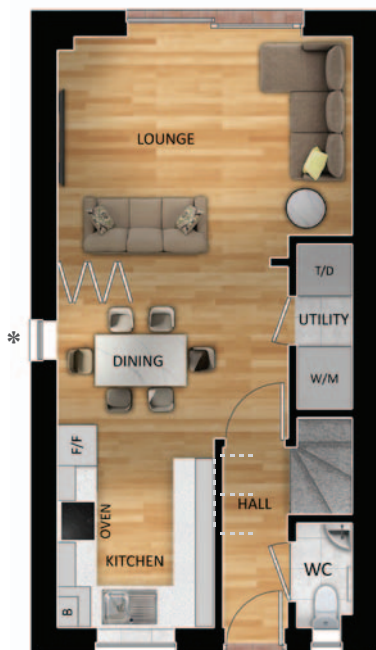
## Ground Floor

### Kitchen / Dining

3.35m (max) x 5.25m (max) inc kitchen units (10' 11" x 17' 2")

### Lounge

4.30m (max) x 3.23m (max) (14' 1" x 10' 7")



\* Window position varies and is omitted on some plots

## First Floor

**Bedroom 2** 4.30m (max) x 3.04m (14' 1" x 9' 11")

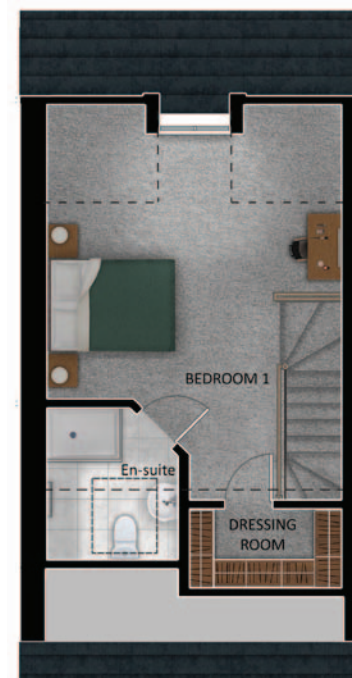
**Bedroom 3** 2.34m x 3.20m (7' 8" x 10' 5")

**Bedroom 4 / Study** 1.85m x 2.88m (max) (6' 0" x 9' 5")

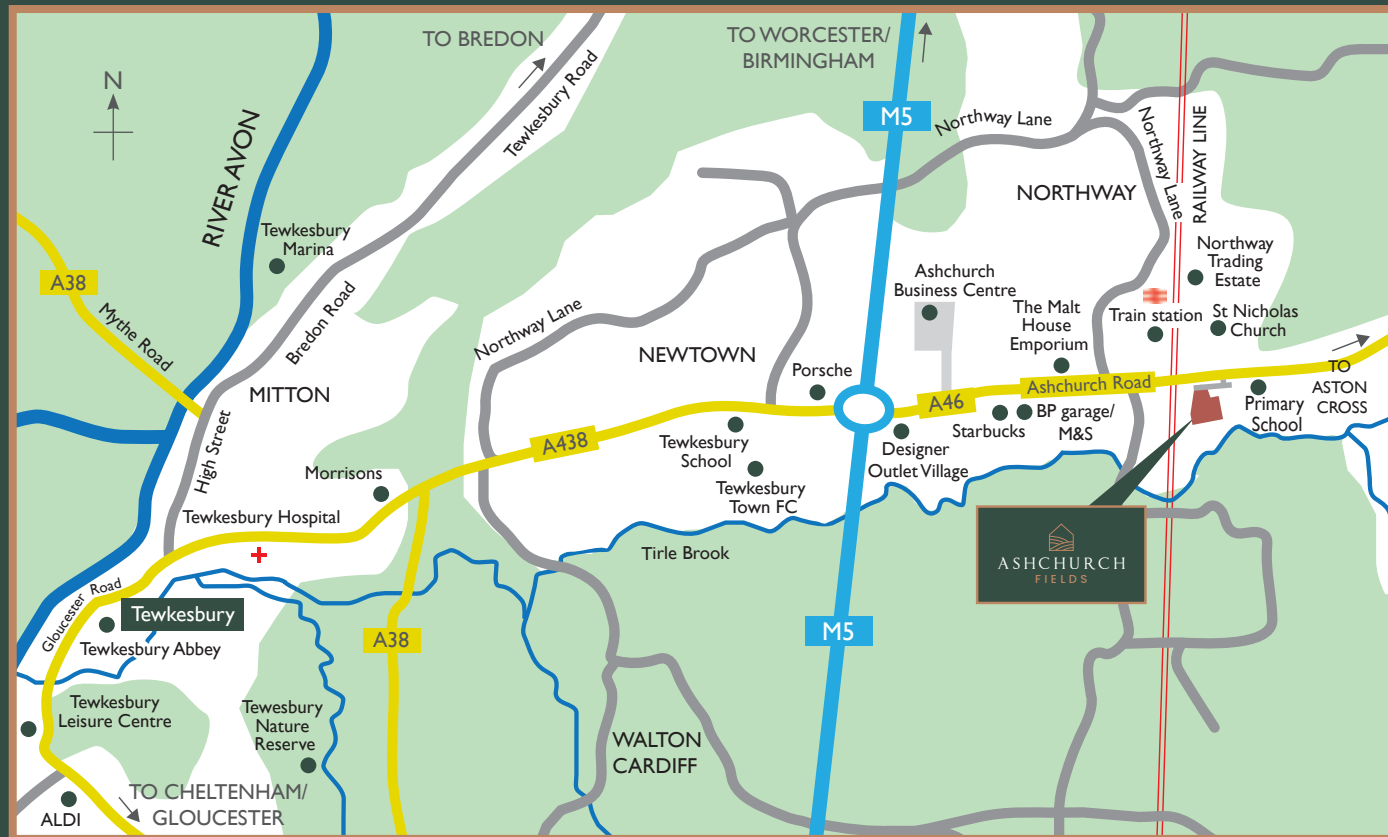


## Second Floor

**Bedroom 1** 4.30m x 5.30m (max) (14' 1" x 17' 4")







Ashchurch Fields  
Springview Fields  
Off Ashchurch Road  
Tewkesbury GL20 8JX

ashchurch@newdawn.homes

Bristol	47 miles (1 hour 15 minutes by train)
Birmingham	43 miles (50 minutes by train)
Worcester	16.8 miles (26 minutes by train)
Gloucester	14.6 miles
Cheltenham	9 miles
Tewkesbury Leisure Centre	3.2 miles
Tewkesbury High Street	2.3 miles
Ashchurch Train Station	0.4 miles (9 minute walk)

#### Within walking distance

Coffee shop  
Primary School  
Nursery  
Church  
Village Hall  
Train Station  
Trading and Business Centre  
Ashchurch Outlet Centre Opening 2023



The White House  
New Dawn Place  
Cheltenham GL51 0FR

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PLEASE CHECK WITH THE SALES CONSULTANT TO CONFIRM SPECIFICATION, WINDOW POSITIONS, EXTERNAL FINISHES, ROOM LAYOUTS & DIMENSIONS ON INDIVIDUAL PLOTS. 01/22