

WATERSMEET

at Severnbank

RETIREMENT REIMAGINED

By **Freeman**Homes

Welcome to

WATERSMEET

at Severnbank

Welcome to Watersmeet at Severnbank, where an exclusive, development of only 12 properties has been designed to offer both luxury and practicality, within a private and secure community of like-minded friends.

*Take life easy along the
banks of the River Severn at
Newnham on Severn*

FreemanHomes

Designed to adapt with your lifestyle



*We look forward to
welcoming you.*

Style, comfort and convenience combine at Watersmeet to create a collection of exclusive properties, for over 55's who aspire to be part of a community of like-minded friends. We have carefully considered the design and features of these homes to maximise space, include plenty of storage, and to support your wellbeing, both now and in the future.

Each of our homes exhibit generously-sized rooms and a luxury specification throughout, to provide you with the ultimate comfort and convenience. For those who reserve early, there is the opportunity to further personalise your home to suit your style of living. From paint colours and flooring, to kitchen appliances and additional security features, your choices will ensure your house feels like home from the first time you step through the front door.

Whether you are looking to downsize, relocate or purchase a property with 'lock-up and leave' potential, there is no need to worry about maintenance or future changes; our properties at Watersmeet are readily adaptable to transform with an evolving lifestyle, leaving you with more time to enjoy your home, garden and beautifully planned outdoor spaces.

We are confident that you will fall in love with these forever homes, Just as our current customers have. Get in touch with our friendly team and let us tell you more about the community we're building at Watersmeet.



Luke Freeman
Joint Chief Executive

WATERSMEET

at Severnbank

Fabulous features

Each property at Watersmeet has been designed as a home for life. Our signature specification has been thoughtfully created with comfort, convenience and adaptability in mind.



Our Signature Specification

You will notice our 'Life made easy' and 'Future proof' features icons next to some of the items in our Watersmeet signature specification. These features have been carefully selected to provide the following qualities:



Life made easy features

Life made easy features have been thoughtfully included to create convenience and safety in your new home.



Future proof features

Future proof features have been incorporated into the design of the homes to allow the properties to be easily adapted in the future.

Kitchens

- Beautifully designed, fully-fitted kitchens
- Soft close doors and drawer units with integrated cutlery tray
- Choice of laminate worktops with matching upstand
- NEFF integrated, single eye-level, slide and hide oven 
- Integrated dishwasher 
- 50/50 fridge/freezer 
- NEFF 4-zone ceramic hob
- Stainless steel splashback and NEFF cooker hood
- Hansgrohe kitchen taps
- Blanco kitchen sink
- Easy reach features as design dictates 





NEFF PORCELANOSA



Life made easy feature




Bathroom, en suite & cloakrooms

- White Vileroy and Boch sanitaryware
- Hansgrohe chrome fittings
- Mira Adept thermostatic shower with low profile shower tray to bathrooms and en suite, separate to bath 
- Classic straight towel rail in chrome to bathrooms and en suites
- Shaver socket to bathroom and en suite
- Porcelanosa half height tiles with full height wall tiles to shower enclosure and bath
- Grab rail to shower and bath 
- Electric underfloor heating to bathrooms and shower rooms


Villeroy & Boch
1748

hansgrohe


mira
SHOWERS

 Life made easy feature

 Future proof feature

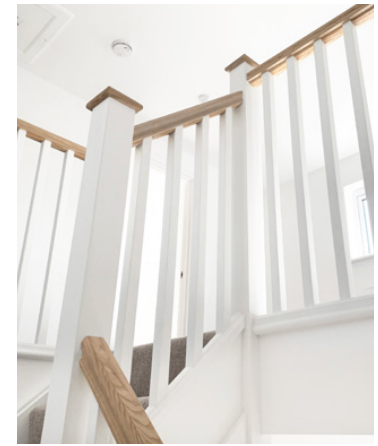


Finishes




- Tomkinson Twist carpet to stairs, landing, bedrooms & living room
- Novilon flooring to kitchen, hall and WC
- Fitted wardrobes with sliding doors 
- Natural stained oak handrail
- Internal walls and ceilings finished in Dulux White emulsion
- Internal woodwork finished in Dulux White satinwood
- uPVC windows and doors in silver grey (external)
- French doors in living/garden room leading to patio and garden

Safety and Security

- External multi-point locking door with thumb lock
- Window locks
- In door viewer with security chain



Heating, Lighting & Electrical

- Underfloor heating system throughout ground floor 
- Electric underfloor heating to bathrooms and shower rooms
- Traditional gas radiator central heating to upper floor
- Low energy downlights and pendant lighting
- Ample sockets throughout including media plate in living room
- TV and telephone points to kitchen and living room
- TV points to all bedrooms
- USB charging port sockets to kitchen/family room and master bedroom 
- Power for future stair lift 
- Satin chrome push door bell
- Pendant light to loft

Garden & Garage

- Lighting and double power socket to garage
- Up and over garage door
- External tap
- Landscaping to front garden and turf to back garden with 1.8m close board fencing to boundary
- External lights to front and back of property
- External single electric socket to rear garden
- Patio to rear garden
- Beautifully landscaped communal area with pavilion

Environmental Details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Significant recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Hedgehog gates to fencing
- Bird and bat boxes throughout development



LANDSCAPED GARDENS



LOOKING AFTER OUR WILDLIFE

Stay connected at home

Fast broadband ensures you can keep in touch with family and friends across any online platform; whether it's Skype, Facetime, Facebook or an email, stay in touch with your loved ones wherever they are in the world! Catch up on your favourite TV show or series, watch a movie on Netflix and do the weekly food shop online with a good quality internet connection at Watersmeet.

Newnham benefits from fibre enabled broadband with average speeds of 67Mbps. The village also falls under Fastershire, which is a partnership between Gloucestershire County Council and Herefordshire Council that is bringing even faster broadband to the two counties. Newnham is part of the Stage 3 Rollout which will see network provider Gigaclear build a brand new fibre to the premises (FTTP) in the village. The properties will then receive access to an ultrafast fibre connection with speeds up to 1,000Mbps.

For the latest updates visit www.fastershire.com

Space for work, study and hobbies

Whether it's a separate room or a convenient corner in an open space, we offer a range of layouts that will have something to suit your lifestyle, plus any hobbies, studying or work requirements. Have that music room or space to be creative that you've always wished for; or perhaps you want a study to spend time learning something new – choose something that works for you.



*Keep in touch
with family
and friends*

Freeman Choice

Once you have chosen your Freeman Home, it's time to personalise it and make it your own. We have spent a lot of time talking to our customers, sourcing items and researching ideas to create a perfect luxury specification that is also practical, safe and secure.

Our customers tell us they want to choose colours, finishes and add personal touches to make their home truly individual, so we have ensured there is a wide range of choice when it comes to your new home.

You may have some ideas about what you want, or perhaps you are looking for some inspiration. The Freeman Choice helps you personalise your property and ensure it feels like home from the moment you step inside.

Our friendly sales team are always on hand to help with making choices to ensure it's not just easy, but enjoyable too!



*Create your perfect
forever home with the
Freeman Choice*

WATERSMEET

at Severnbank

Beautiful village

Perfectly positioned on the edge of the Royal Forest of Dean and sat high above the breath-taking River Severn.

Watersmeet is a short stroll from the vibrant and friendly village centre of Newnham on Severn, with its eclectic selection of independent stores and all the community amenities you need.



NEWNHAM ON SEVERN HIGH STREET



NEWNHAM ON SEVERN HIGH STREET

Newnham on Severn

The Gloucestershire village of Newnham on Severn is a vibrant community, nestled on the banks of the River Severn and bordering the majestic Forest of Dean. It is conveniently located on the A48, providing swift and easy access to Gloucester and Cheltenham, Bristol and South Wales. A bus stop opposite St. Peters Church connects Newnham to surrounding villages and towns with regular, well-established bus routes. Many of Newnham's traditional streets enjoy far-reaching views across the river, and the village is the first place the famous Severn Bore can be seen as it travels onwards towards Gloucester.

Rich in maritime history and set in a tranquil, rural location, Newnham provides a relaxed pace of life. The village itself enjoys numerous amenities, including a post office, doctors' surgery, an independent convenience shop, a butchers, several pubs, an active church and even a veterinary practice. There are plenty of societies and clubs to join, including a film club, an amateur dramatics group, skittles and bridge clubs, as well as a gardening society.

A short drive into the Forest of Dean provides opportunities to enjoy walking, the arts – try the Sculpture Trail at Beechenhurst – and a host of independent eateries, from pubs to restaurants, like the Tudor Farmhouse Hotel. Whatever your lifestyle, Newnham is the ideal location to enjoy some of the best Gloucestershire has to offer.



PLEASANT STILE VIEW, IN THE VILLAGE



RIVERSIDE WALKS



RELAXED LIFESTYLE



ACRES OF WOODLAND TO EXPLORE



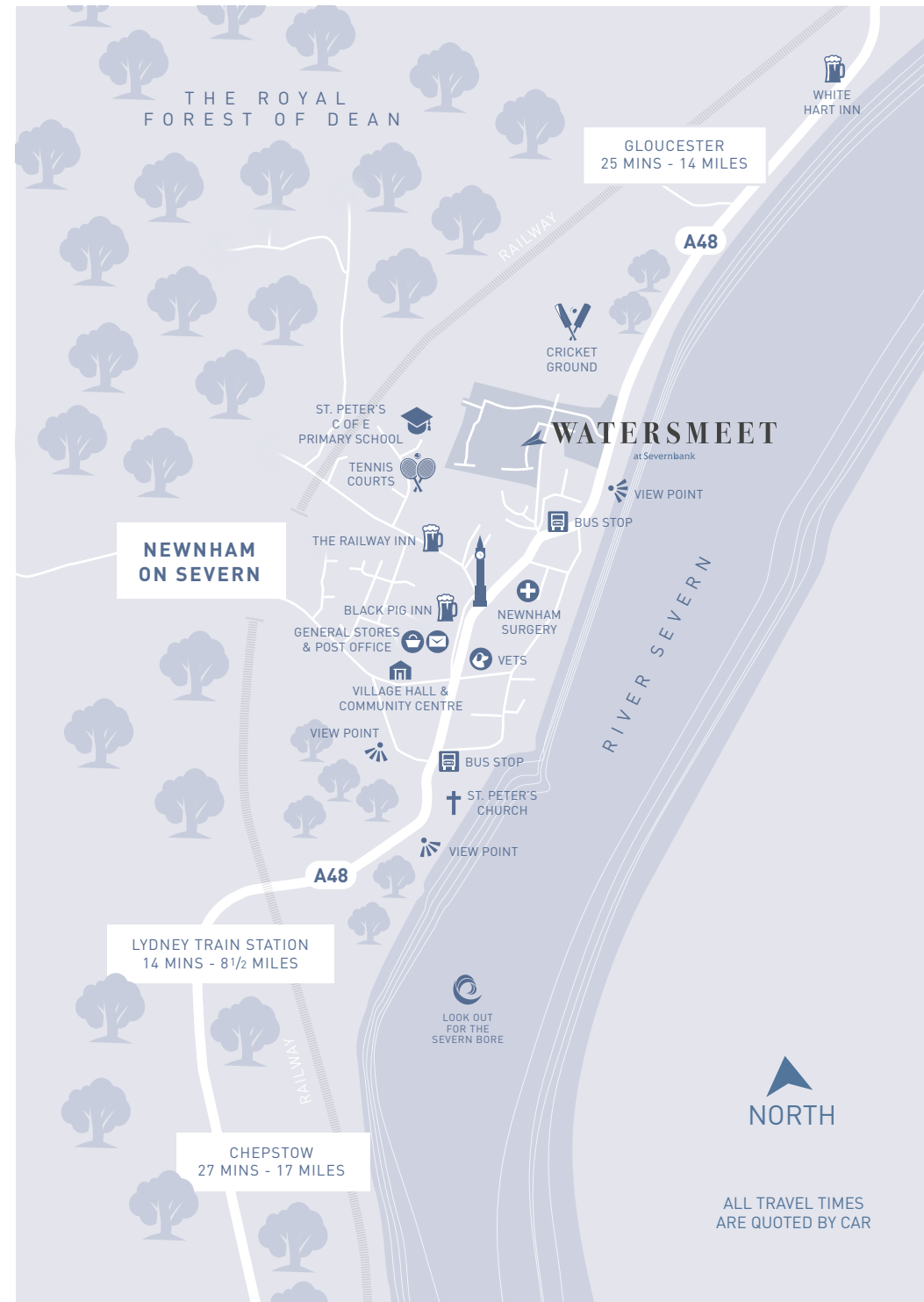
COUNTYWIDE VIEWS

The surrounding area has much to offer for all ages

Watersmeet has been designed to make the most of its picturesque location positioned between the River Severn and Royal Forest of Dean, enjoying stunning views of the beautiful surrounding countryside. Sitting on the edge of the wider Severnbank development and to the south of the local cricket ground, the development has been carefully planned to create a community of like-minded individuals that is private and secure.

Relax in your own private garden or meet neighbouring friends for a catch up and coffee on the shared pavilion. The location is also ideal for embracing the outdoors with miles of woodland and nature trails to explore. The cricket pitch is a stone's throw from Watersmeet, perfect for game-side picnics on a sunny afternoon; and there are two tennis courts within easy reach of your home for a friendly game.

Getting out and about is convenient by road or public transport with a bus stop a short walk away and Lydney train station a short drive.



Never stop exploring



What's Nearby?



Eating out

Sample world-class seafood at Severn & Wye Smokery; tuck into a hearty meal at the cosy riverfront White Hart in Broadoak or The Lyon in Westbury; or experience relaxed dining at Tudor Farmhouse in Clearwell.



Shopping

Local shops and Severn & Wye Foodstore have your daily essentials covered. Head to Gloucester Quays for their designer outlet centre, Chepstow for your High Street favourites or Cheltenham promenade for independent boutiques.



Theatres & Cinema

One of the UK's oldest cinemas, The Palace in Cinderford shows the latest films and hosts midweek tea matinees during Autumn and Winter. For live opera, ballet, drama or comedy, check out The Everyman theatre in Cheltenham.



Culture

Cheltenham's annual jazz, science, music and literature festivals are world famous, offering exciting event programmes that have something to interest everyone. Attend Gloucester Tall Ships festival where nautical history is brought to life. Newnham is also home to a small group of music enthusiasts organising musical events in the village and surrounding area.



Walking & Wildlife

Take a riverside stroll straight from your front door with unrivalled views of the River Severn. Explore miles of trails through the Forest of Dean and Wye Valley. Visit Symonds Yat for a circular walk, crossing Biblins Bridge and returning across the hand-pulled ferry; and witness wetland wildlife and conservation at Slimbridge Wetland Centre.



Golf & Cricket

Take your clubs to the fairways with both Forest Hills Golf Club and Bells Country Club in nearby Coleford, or the prestigious St. Pierre in Chepstow. If you enjoy watching the cricket, take a picnic to the neighbouring Newnham cricket ground for a leisurely summer afternoon.



Recreation

There are numerous opportunities to pursue your passions in the local area. Hart's Barn Cookery School offers classes and courses for everyone, from beginners to seasoned professionals. There are yoga schools, including regular sessions in Newnham, and various dance classes to suit all tastes. The leisure centre in nearby Lydney has a swimming pool and gym, and the town also offers a host of art classes at its community centre.



HART'S BARN COOKERY SCHOOL



LOCAL SPORT



SEVERN & WYE FOODSTORE

*Great for
an active
lifestyle*

WATERSMEET

at Severnbank



These particulars are set out as a general outline for guidance only. The information in this brochure does not in any way form part of a contract or warranty. Computer generated images are indicative only and all measurements are approximate. Details may be subject to change.


The Christie

3 BEDROOM
 Plot 23, 24, 70 & 73


The Coleridge

3 BEDROOM
 Plots 25, 68, 69, 71 & 72


The Fulton

3 BEDROOM
 Plots 65, 66 & 67

WATERSMEET

at Severnbank

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The Christie

3 BEDROOM DETACHED

PAGE
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The Coleridge

3 BEDROOM DETACHED

PAGE
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The Fulton

3 BEDROOM

The Christie

3 BEDROOM DETACHED

The Christie presents the perfect mix of open plan living and thoughtfully designed, individual rooms. The open plan kitchen, dining and living area lends itself to entertaining friends and family in a sociable environment; and the separate garden room is the ideal place to enjoy reading in the warmth of the sun, with French doors that open up onto a patio. At the front of the property an individual room could be used as a study, a dedicated space for a hobby or additional bedroom.

Throughout the property, doors and windows have been positioned to maximise the flow of natural light.

Upstairs, bedrooms one and two benefit from fitted wardrobes with sliding doors. Additional storage cupboards ensure you won't be short of space.

The master bedroom features a convenient Jack and Jill bathroom / en suite. Bedroom two features its own en suite.

This property has been designed to be a home for life and is readily adaptable for the future, as your lifestyle changes.



THE CHRISTIE KEY FEATURES



LIFE
MADE
EASY



FUTURE
PROOFED



3 BEDROOMS



GROUND
FLOOR BEDROOM
OPTION



OPEN PLAN
LAYOUT



FAMILY
BATHROOM



2 EN SUITE



FITTED
WARDROBES



STUDY &
HOBBIES
ROOM

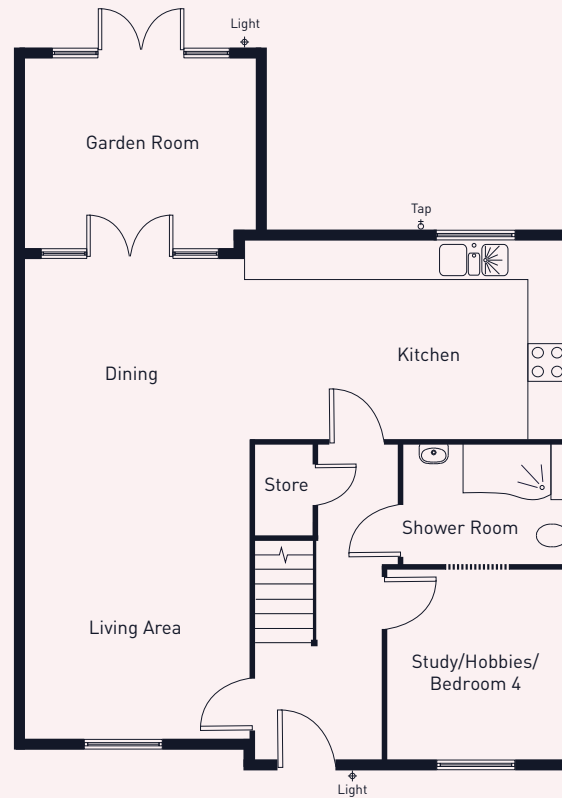


SINGLE
GARAGE

The Christie

3 BEDROOM DETACHED

- Freeman Homes' signature specification to include future-proof features, and designs that make life easy
- Fitted kitchen with NEFF appliances
- Spacious open plan kitchen, dining and living area
- Garden room with French doors onto patio
- Separate Study/Hobbies Room or additional bedroom
- Downstairs shower room
- Electric underfloor heating to bathrooms and shower rooms
- En suite to bedrooms 1 & 2
- Fitted wardrobes with sliding doors to bedrooms 1 & 2
- Abundance of built-in storage to include fitted wardrobes
- Private garden with patio
- Single garage with personnel door access from garden
- Beautiful landscaped gardens with a shared pavilion



Ground floor

Kitchen

4.6m x 3.1m 15'1" x 10'2"

Living /Dining area

3.6m x 7.5m 11'8" x 24'6"

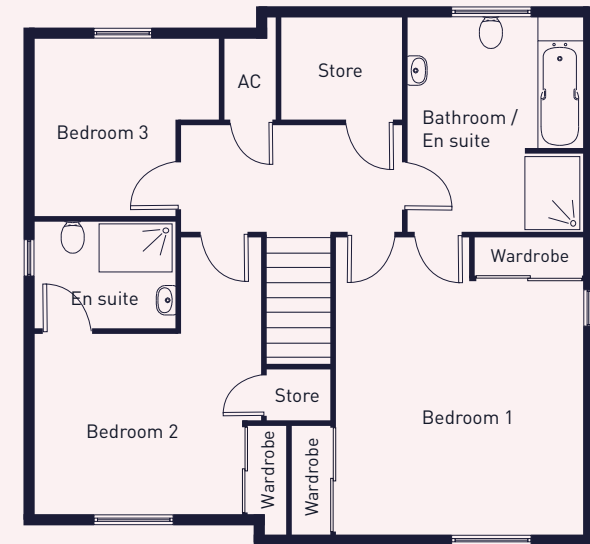
Study/Hobbies room

3.0m x 2.8m 9'8" x 9'2"

Garden room

3.6m x 3.1m 11'8" x 10'2"

Optional future doorway ■■■■■



First floor

Bedroom 1

3.9m x 4.0m 12'8" x 13'1"

Bedroom 2

2.8m x 3.3m 9'2" x 10'8"

Bedroom 3

2.2m x 2.8m 7'2" x 9'2"

Total living space

146 sqm / 1571 sqft

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be mirrored on individual plots.

The Coleridge

3 BEDROOM DETACHED

The Coleridge is a bright and spacious property that offers an open plan layout with clear areas which can be used in multiple ways to suit your lifestyle at home.

The kitchen is fully-fitted with Freeman Homes signature specification and featured integrated NEFF appliances. The living room is light and airy, with French doors and full-length side windows that look out onto a patio and easy-to-maintain, private garden. There is also space to create a study area, cosy corner or dining area.

Fitted wardrobes to bedrooms one and two feature sliding doors, which provide easy access and preserve more of the space in your room. Bedroom one presents an en suite, in addition to the main bathroom upstairs.

This property has been designed to be a home for life and is readily adaptable for the future, as your lifestyle changes.



THE COLERIDGE KEY FEATURES



LIFE MADE
EASY



FUTURE
PROOFED



3 BEDROOMS



OPEN PLAN
LAYOUT



FAMILY
BATHROOM



EN SUITE



GROUND
FLOOR SHOWER
ROOM



FITTED
WARDROBES



STUDY &
HOBBIES
ROOM

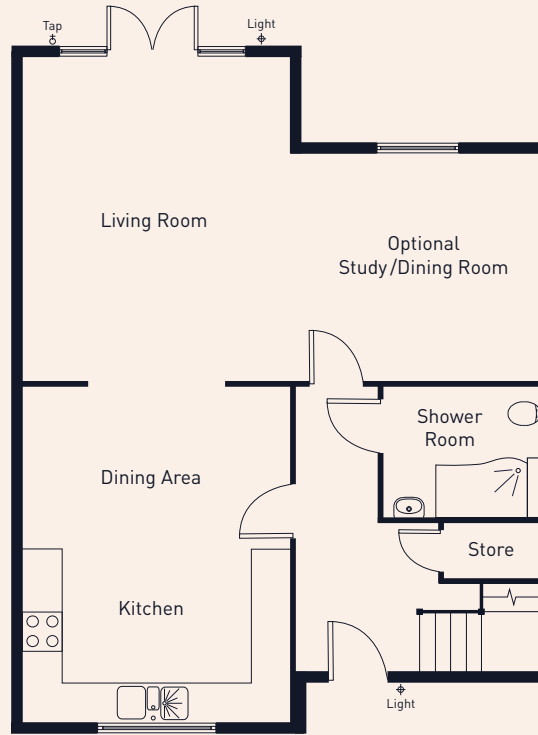


SINGLE
GARAGE
ROOM

The Coleridge

3 BEDROOM DETACHED

- Detached three-bedroom property
- Freeman Homes' signature specification to include future-proof features, and designs that make life easy
- Fitted kitchen with NEFF appliances
- Light and spacious open plan layout with dedicated areas
- French doors open out onto patio
- Optional study or dining area
- Downstairs shower room
- Electric underfloor heating to bathrooms and shower rooms
- En suite to bedroom 1
- Separate bathroom
- Fitted wardrobes with sliding doors to bedrooms 1 & 2
- Abundance of built-in storage
- Private garden
- Single garage with personnel door from garden
- Beautiful landscaped gardens with a shared pavilion



Ground floor

Kitchen/Dining area

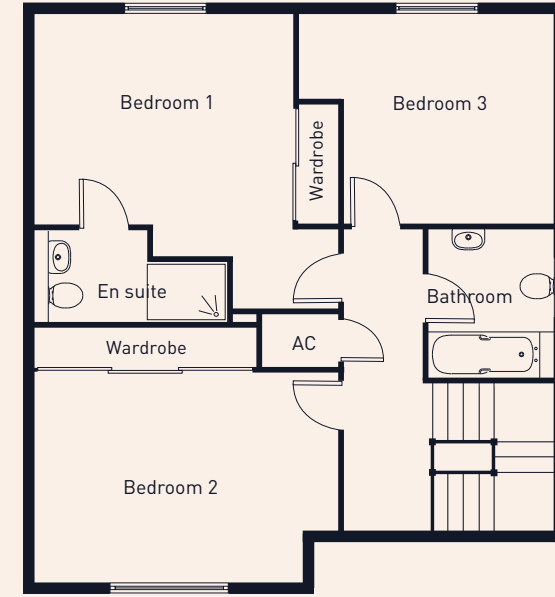
4.1m x 5.1m 13'5" x 16'7"

Living room

4.9m x 4.1m 16'1" x 13'5"

Study/Hobbies room

3.5m x 3.5m 11'5" x 11'5"



First floor

Bedroom 1

3.2m x 4.0m 10'5" x 13'1"

Bedroom 2

3.2m x 4.7m 10'5" x 15'4"

Bedroom 3

3.2m x 3.2m 10'5" x 10'5"

Total living space

135 sqm / 1452 sqft

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be mirrored on individual plots.

The Fulton

3 BEDROOM

The Fulton is a beautiful three-bedroom property that presents a traditional layout. This home has been carefully designed to offer luxury features and details, that are also practical, safe and low-maintenance. Freeman Homes' signature specification includes a modern, fully-fitted kitchen with integrated NEFF appliances.

The living room enjoys plenty of natural light through French doors that open out onto a patio and private, easy-to-maintain garden. A separate room at the front of the property could be used as a dining room or ground floor bedroom.

Two double bedrooms upstairs benefit from fitted-wardrobes with sliding doors for ease of access and to preserve the space in your rooms, with a third single bedroom which could be used as a home office or hobbies room. Bedroom one features an en suite, and the main bathroom features a shower and a bath, separately. Two parking spaces, one of which is within a carport. This property has been designed to be a home for life and is readily adaptable for the future, as your lifestyle changes.



THE FULTON KEY FEATURES



LIFE
MADE
EASY



FUTURE
PROOFED



3
BEDROOMS



TRADITIONAL
LAYOUT



GROUND
FLOOR BEDROOM
OPTION



FAMILY
BATHROOM



EN SUITE



GROUND
FLOOR
SHOWER ROOM



FITTED
WARDROBES

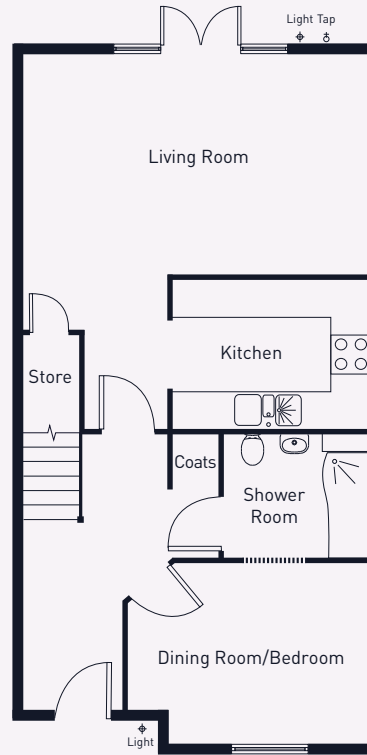


CAR
PORT

The Fulton

3 BEDROOM

- Freeman Homes' signature specification to include future-proof features, and designs that make life easy
- Modern, fully-fitted kitchen with NEFF appliances
- Light and spacious living room with French doors
- Separate dining room / ground floor bedroom which can be easily modified to provide En suite.
- Downstairs shower room
- Electric underfloor heating to bathrooms and shower rooms
- Easily accessible storage area for coats
- En suite to bedroom 1
- Bathroom with separate shower
- Fitted wardrobes with sliding doors to bedrooms 1 & 2
- Abundance of built-in storage
- Private, easy-to-maintain garden with patio
- Private car port and off-road parking
- Beautiful landscaped gardens with a shared pavilion



Ground floor

Kitchen

5.7m x 2.8m 18'7" x 9'2"

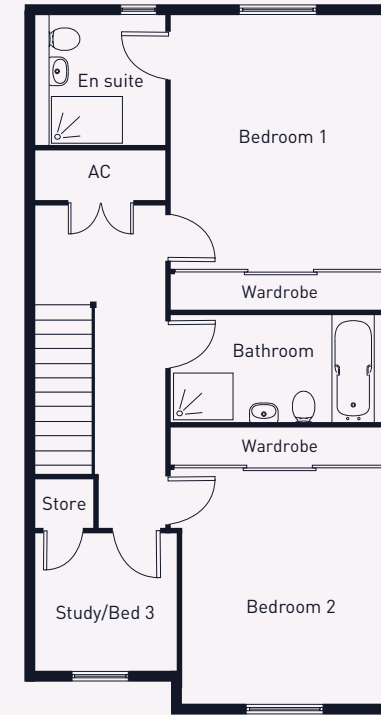
Dining room/Bedroom 3

3.7m x 2.0m 12'2" x 6'5"

Living room

5.7m x 3.6m 18'7" x 11'8"

Optional future doorway ■■■■■



First floor

Bedroom 1

4.1m x 3.5m 13'5" x 11'5"

Bedroom 2

3.8m x 3.3m 12'5" x 10'8"

Study & Hobbies room

2.3m x 2.2m 7'5" x 7'2"

Total living space

118.8 sqm / 1279sqft

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.

Proud to be different



“Find a place for all your treasured belongings”

Room to live

Freeman Homes have garnered a reputation for generously proportioned homes that will be a pleasure to live in for years to come and incorporate readily adaptable designs to suit an evolving lifestyle.

Abundance of storage

Find a place for all of your treasured belongings with ample built-in storage throughout each and every home – a feature for which our customers continually praise us.

Exceptional quality

The homes at Watersmeet have been designed using quality touches throughout including Porcelanosa tiles, underfloor heating, integrated NEFF kitchen appliances, Villeroy & Boch sanitary-ware, Hansgrohe brassware and Worcester Bosch boilers.

Peace of mind

All of our homes have a ten-year NHBC warranty and our team is always on hand to assist you with any queries you may have.

Excellent customer service

We are a customer-focused organisation whose customers are at the forefront of our minds when we design, build and hand over our homes. We listen to our customers and treat them like members of our family, getting to know each individual and doing what we can to remove any stress and make moving an enjoyable experience.

Award-winning

Our growing array of accolades for design and innovation is testament to our dedication to excellence. You can be assured that every Freeman Home is of the highest quality.

WATERSMEET

at Severnbank

Some useful local links to notable local establishments, events and resources we would like to share with you.



Local Links

www.newnhamonsevern.co.uk

www.stpetersnewnham.org.uk

www.severnandwye.co.uk

www.whitehart-broad oak.co.uk

www.shopattheship.co.uk

www.wyedeantourism.co.uk

FreemanHomes



*A thriving
and friendly
local
community*

