

Worwell Rise



STONEWOOD
HOMES

Welcome to Worwell Rise

A distinctive collection of 27 low-energy homes, thoughtfully crafted by **Stonewood Homes**, located in the heart of one of the Cotswolds' most sought-after towns. Here, timeless countryside charm meets contemporary comfort and design. Whether you're looking to relocate, downsize, or invest in quality, these beautifully appointed homes offer the perfect setting for a life well lived.

Built on Stonewood's reputation for craftsmanship, sustainability, and attention to detail, these homes range from three to five bedrooms and feature layouts designed to suit a variety of lifestyles. Worwell Rise is ideal for second-time buyers, discerning downsizers, and those seeking to remain close to the Cotswolds without compromising on quality or connectivity. These homes also cater to families of all sizes, offering the space, flexibility and comfort to grow and adapt over time. Enjoy a peaceful, established community that combines the best of heritage and modern convenience.







CGI Based on Plots 25-21 (L-R)

Worwell Rise

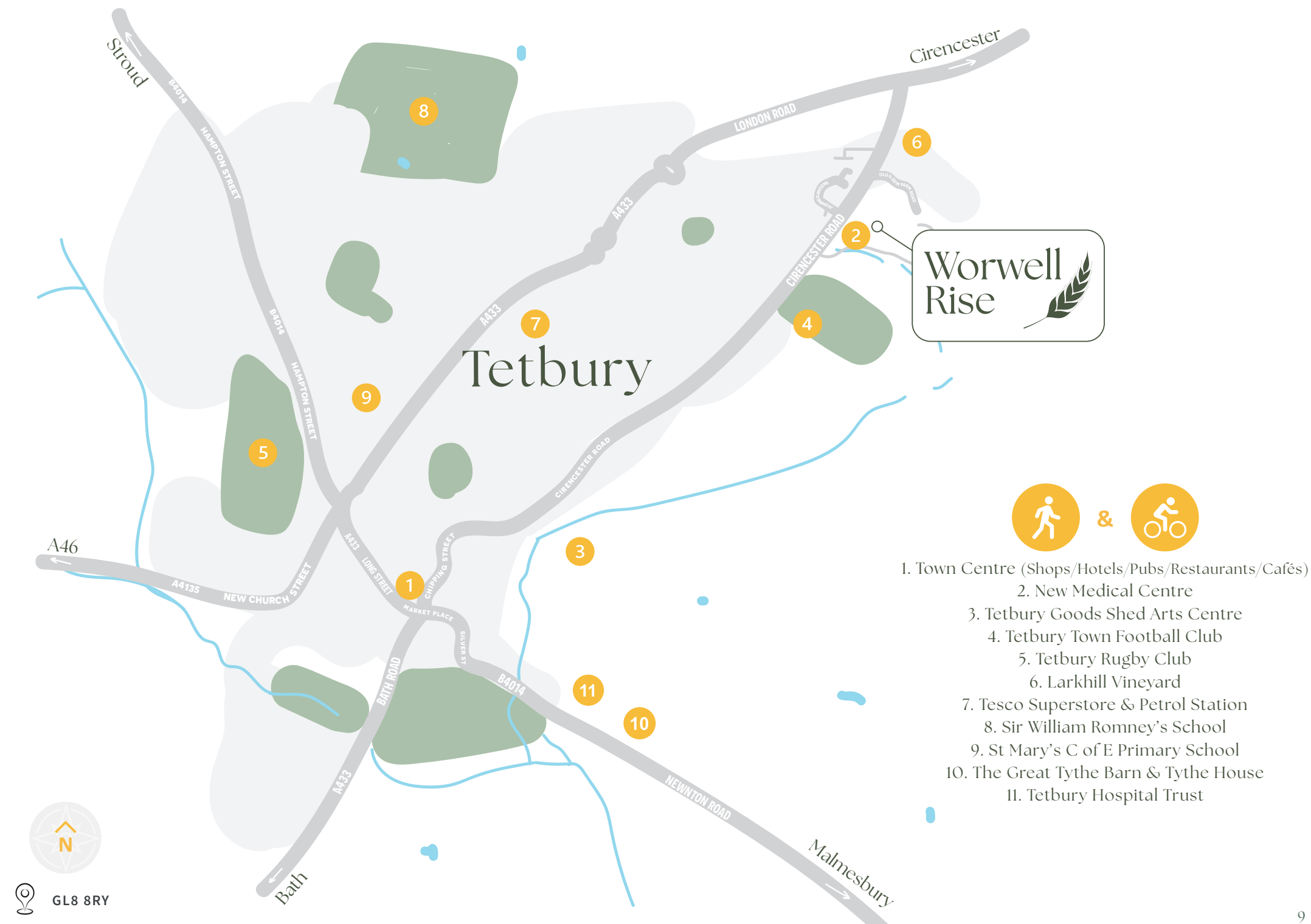
- The Hatherleigh**
2 BEDROOM
878 SQFT
PLOTS: 4, 5 & 6
- The Babdown**
3 BEDROOM
1313 SQFT
PLOTS: 9 & 10
- The Stoke**
4 BEDROOM
1652 SQFT
PLOTS: 1, 2, 3 & 18
- The Somerford**
4 BEDROOM
1931 SQFT
PLOTS: 11, 22, 24, 25, 26 & 27
- The Tetbury**
5 BEDROOM
2426 SQFT
PLOTS: 19, 20, 21 & 23
- AFFORDABLE HOMES**
PLOTS: 7, 8, 12, 13,
14, 15, 16, 17



Tetbury: The Best of Town & Country

Worwell Rise places you in one of the Cotswolds' most desirable and characterful towns. Tetbury offers a rare blend of timeless charm and modern vitality. Known for its historic architecture, royal connections, and artistic flair, it is home to independent boutiques, galleries, traditional pubs, and celebrated eateries. It's a town that thrives on community spirit while maintaining a tranquil, slow-paced lifestyle that residents treasure.

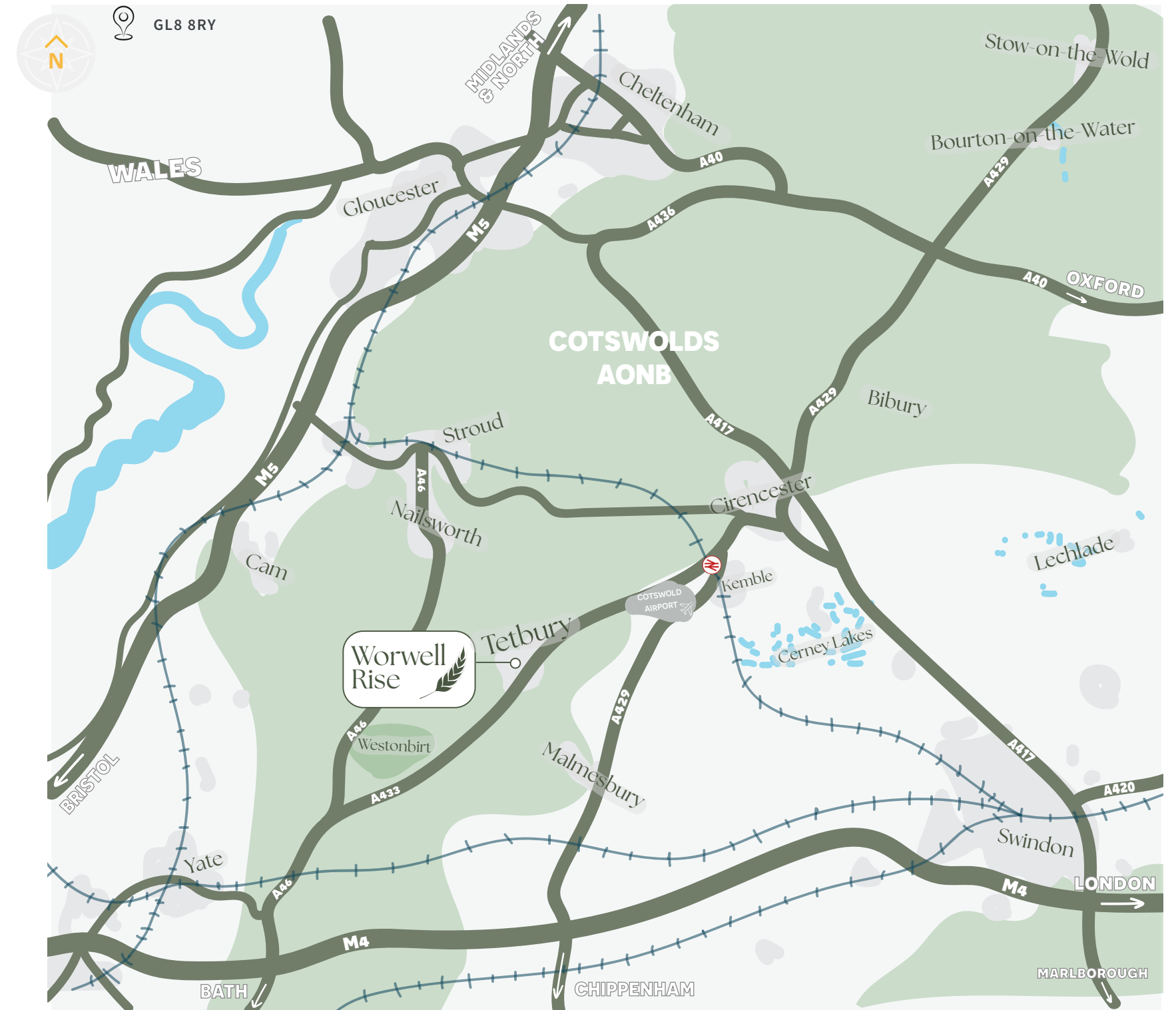
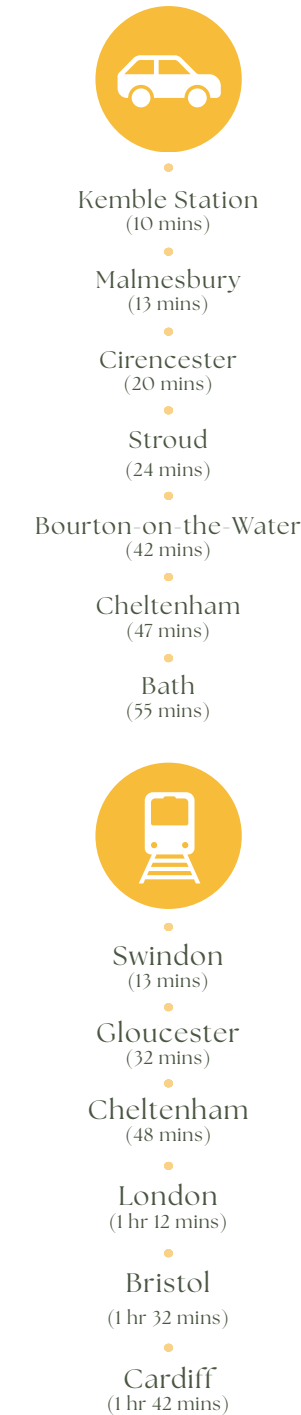
For those looking to stay close to family, community, or familiar surroundings, Worwell Rise offers a rooted sense of place in a setting that feels both established and evolving. Nearby attractions such as Westonbirt Arboretum and Highgrove Gardens offer nature and culture in equal measure, while year-round events like TetFest and the Woolsack Races ensure a lively social calendar. This is a place to enjoy meaningful connection – to people, place, and nature.



Rooted in the Cotswolds, Connected Beyond

At Worwell Rise, peaceful countryside living doesn't mean being out of touch. This thoughtfully located development places you within easy reach of nearby towns, cities, and transport hubs – so you can enjoy the serenity of Tetbury without sacrificing the convenience of connected living. Whether you're planning a family visit, a day in the city, or a weekend getaway, everything is closer than you think.

From Kemble Station, you'll find direct rail services to London Paddington in just over an hour, while the A433 offers easy access to Cirencester, Malmesbury, and beyond. The M4 and M5 motorways are a short drive away, linking you to Bristol, Bath, Cheltenham, Swindon and more. For those needing to travel further, both Heathrow and Bristol Airports are within comfortable reach. Worwell Rise truly offers the best of both worlds – rural calm and metropolitan access, all from your doorstep.





Westonbirt Arboretum



Cotswold Water Park



Minchinhampton Common



Malmesbury



Bibury



Cheltenham



Tetbury



Cirencester



Cotswold Way



Bath



Tetbury



Bristol

A Home Designed for You

Each home at Worwell Rise has been crafted with both elegance and functionality in mind. Backed by decades of experience, Stonewood Homes works with trusted trades and suppliers to deliver an unrivalled specification that reflects the refined standards and expectations of buyers seeking more than just a place to live. Thoughtful layouts feature open-plan kitchen, dining, and living areas, filled with natural light and enhanced with high-end finishes such as Quartz worktops, Karndean flooring, and stylish Porcelanosa tiling. Every space has been designed to support modern lifestyles while evoking a strong sense of home.

Comfort and durability go hand-in-hand at Worwell Rise. Homes come complete with underfloor heating to the ground floor, energy-efficient Vaillant air source heat pumps, soft-close cabinetry, and premium appliances. Bathrooms and en-suites are finished to a luxury standard with Armera fittings, while generous storage, fitted wardrobes, and low-energy lighting ensure practicality is never compromised. Outdoor areas are equally considered, with turfed lawns and patio spaces – creating an ideal environment to relax or entertain.



The Babdown
3 Bedroom (1,313ft²)

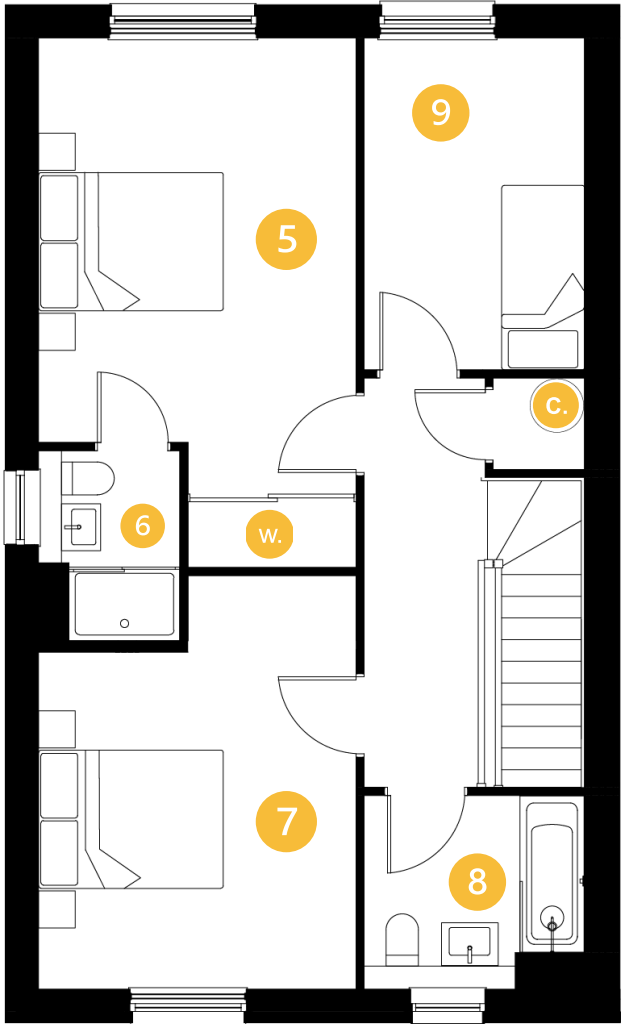


CGI Based on Plots 9 & 10

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GF



FF

Ground Floor

- 1. Living Room
3.7m x 4.4m / 12'0" x 14'4"
- 2. Kitchen/Dining
5.9m x 3.9m / 19'5" x 12'10"
- 3. Utility
2.0m x 1.8m / 6'5" x 5'11"
- 4. W/C
1.6m x 1.3m / 5'2" x 4'1"

First Floor

- 5. Bedroom 1
3.4m x 4.9m / 11'3" x 16'2"
- 6. En-suite
1.5m x 2.1m / 5'0" x 6'9"
- 7. Bedroom 2
3.4m x 3.7m / 11'3" x 11'12"
- 8. Bathroom
2.4m x 2.1m / 7'10" x 6'11"
- 9. Bedroom 3
2.4m x 3.6m / 7'10" x 6'11"

a. Storage w. Built-in Wardrobe

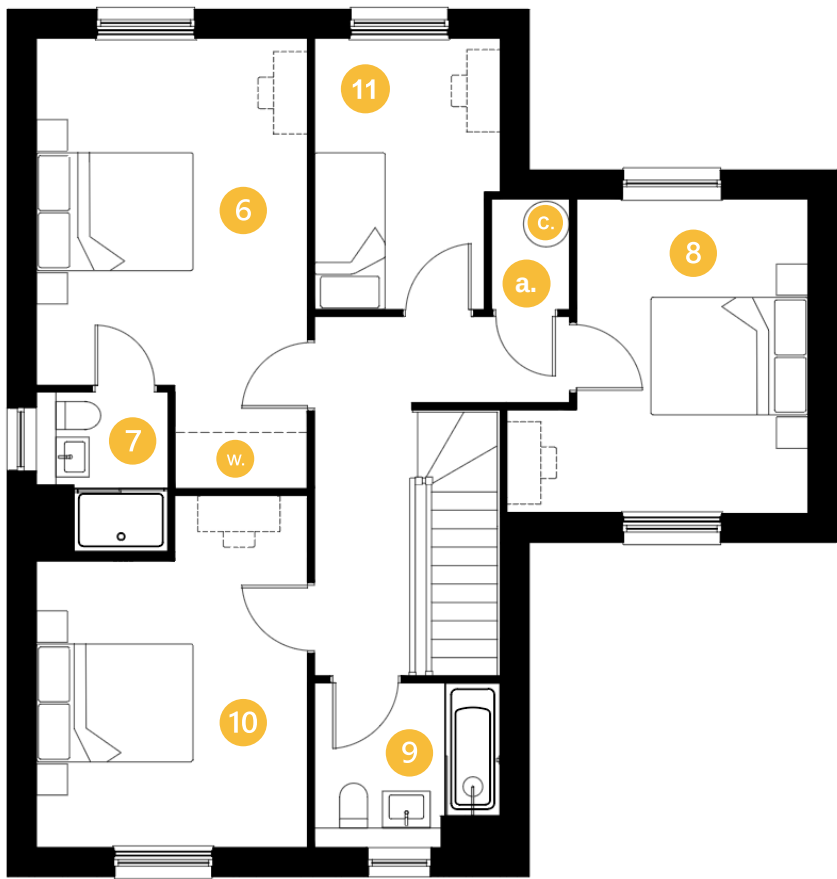
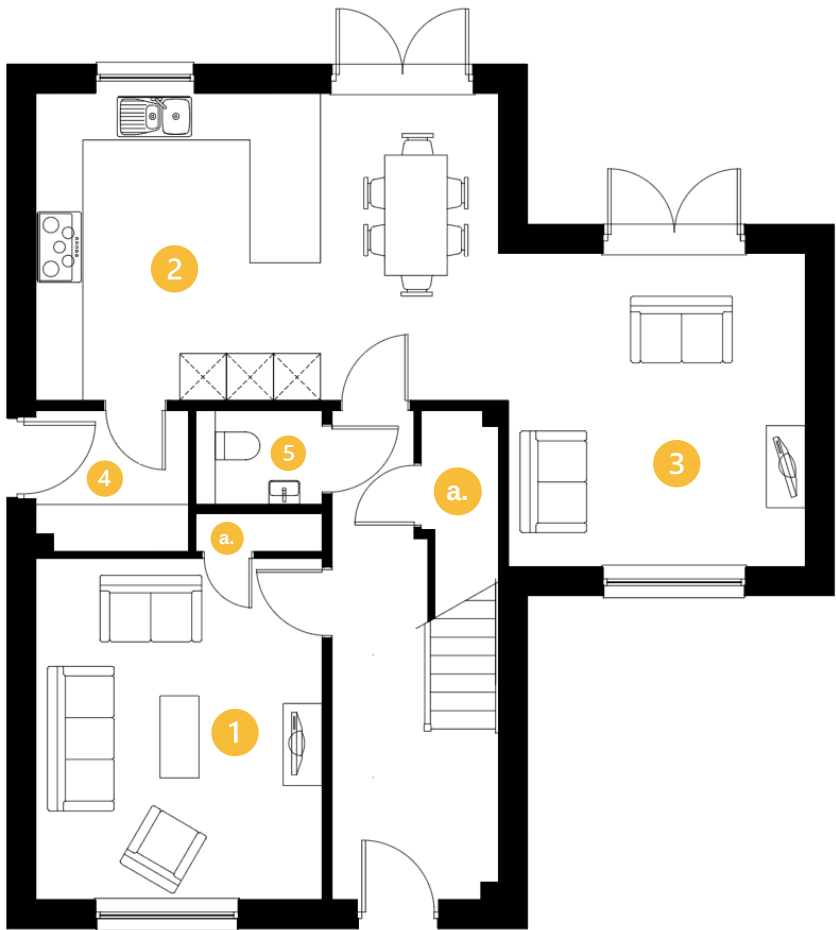
Available as:
• Semi Detached with parking
(Plots 9 & 10)

The Stoke

4 Bedroom (1,652ft)



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Ground Floor

1. Living Room
3.7m x 4.4m / 12'0" x 14'4"

2. Kitchen/Dining
6.0m x 3.9m / 19'10" x 12'11"

3. Family Room
3.8m x 4.0m / 12'5" x 13'2"

4. Utility
2.0m x 1.8m / 6'5" x 5'11"

5. W/C
1.6m x 1.2m / 5'4" x 3'11"

First Floor

6. Bedroom 1
3.5m x 4.9m / 11'4" x 16'2"

7. En-suite
1.7m x 2.0m / 5'6" x 6'8"

8. Bedroom 2
3.5m x 3.7m / 11'4" x 12'1"

9. Bathroom
2.4m x 2.1m / 7'9" x 6'11"

10. Bedroom 3
3.1m x 4.0m / 10'2" x 13'2"

11. Bedroom 4
2.4m x 3.5m / 7'9" x 11'4"

a. Storage w. Built-in Wardrobe

Available as:

- Detached with garage & parking (Plots 3 & 18)
- Semi Detached with garage & parking (Plots 1 & 2)

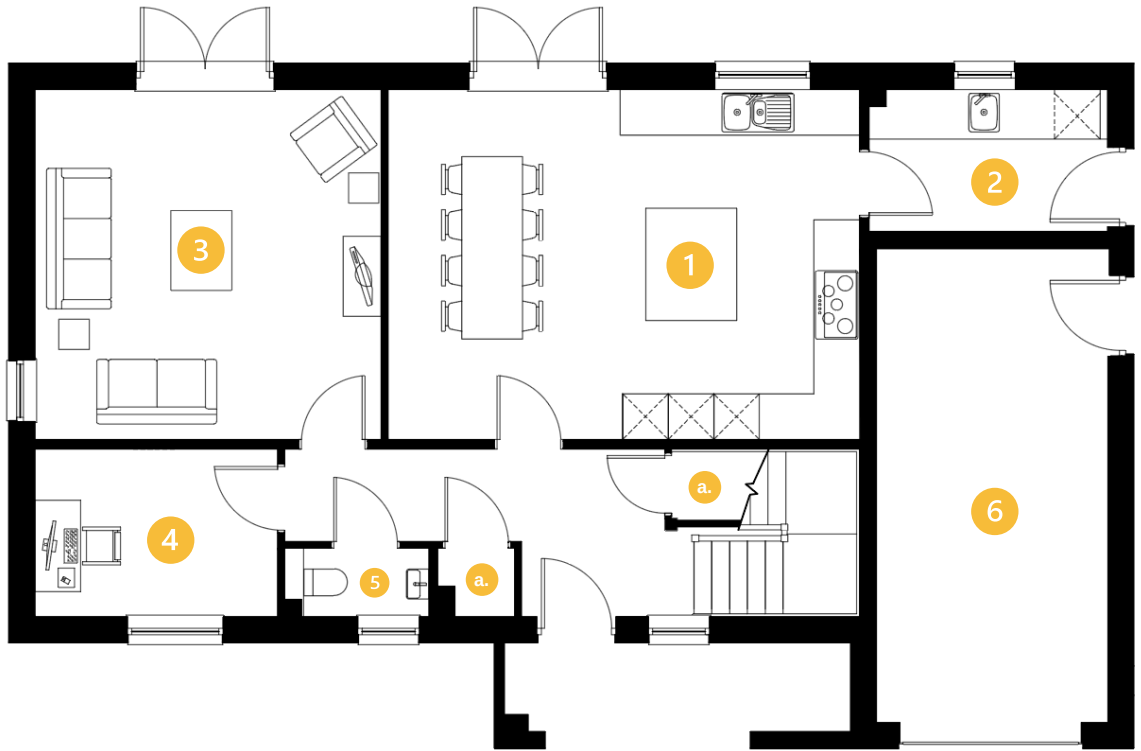


The Somerford
4 Bedroom (1,931ft)



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GF



Ground Floor

1. Kitchen/Dining
6.2m x 4.6m / 20'4" x 15'1"

2. Utility
3.1m x 1.9m / 10'4" x 6'2"

3. Living Room
4.6m x 4.6m / 14'11" x 15'1"

4. Study
3.2m x 2.2m / 10'6" x 7'3"

5. W/C
1.9m x 0.9m / 6'3" x 2'11"

6. Garage

First Floor

7. Bedroom 1
3.2m x 5.1m / 10'5" x 16'7"

8. En-suite
2.3m x 1.8m / 7'7" x 5'11"

9. Bedroom 2
4.5m x 3.5m / 14'10" x 11'5"

10. En-suite
2.5m x 1.8m / 8'1" x 5'11"

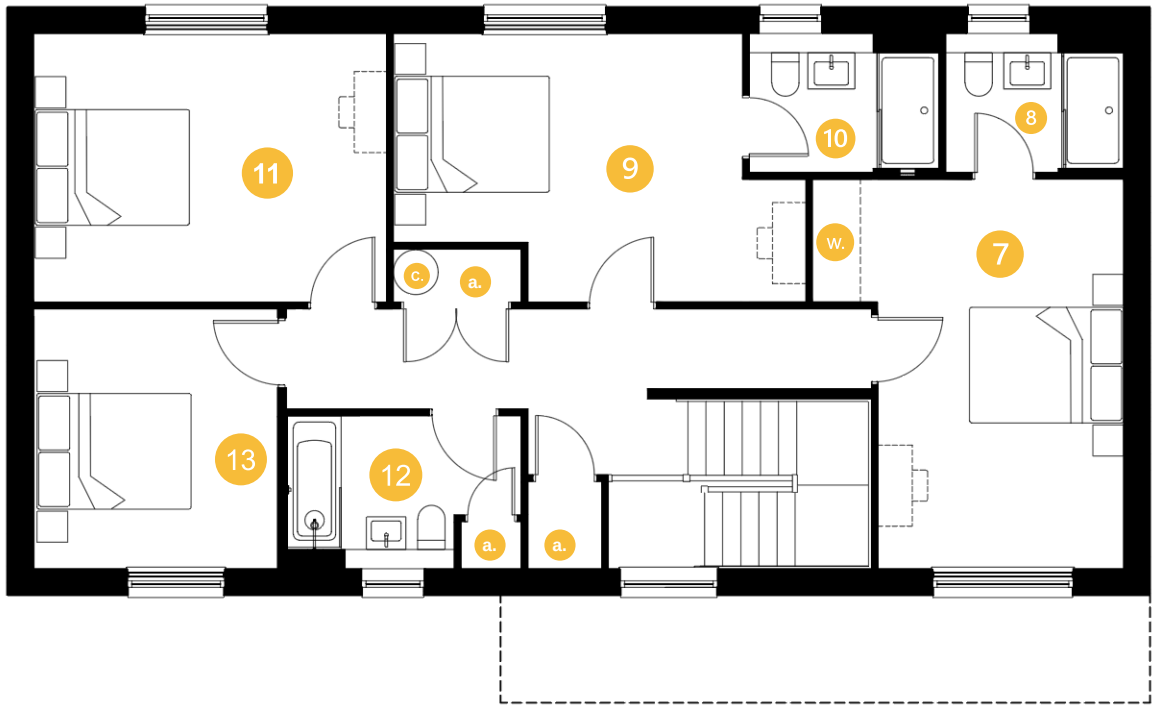
11. Bedroom 3
4.6m x 3.5m / 15'0" x 11'5"

12. Bathroom
3.0m x 2.0m / 9'11" x 6'6"

13. Bedroom 4
3.4m x 3.2m / 11'1" x 10'4"

a. Storage w. Built-in Wardrobe

FF



Available as:

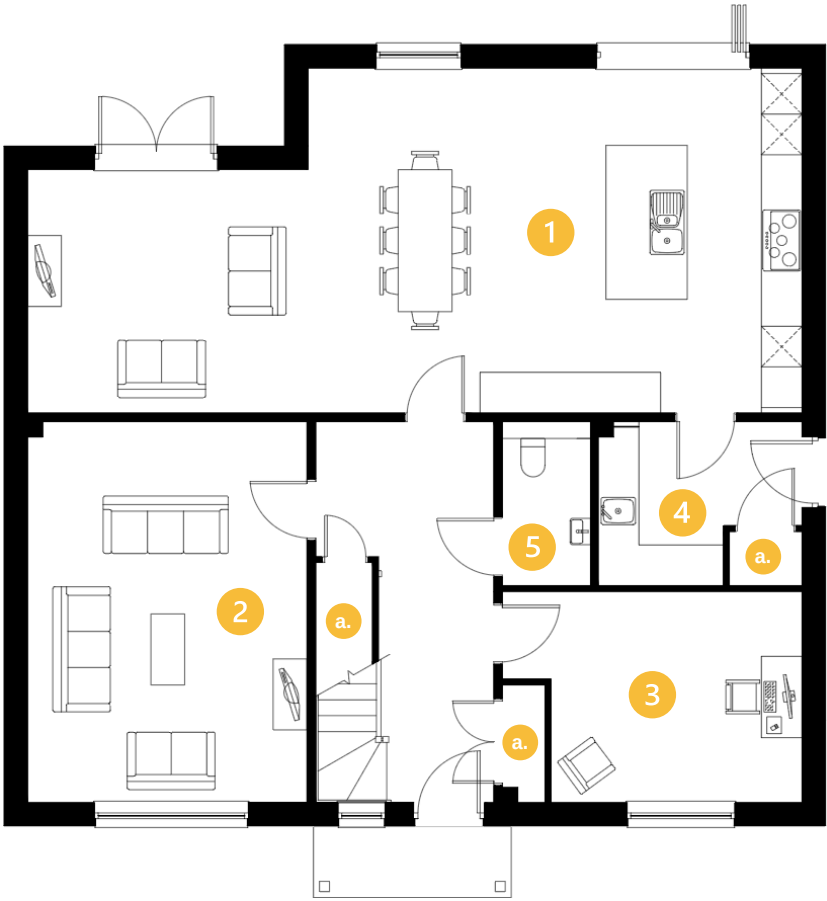
• Detached with garage & parking (Plots 11, 22, 24 - 27)

The Tetbury
5 Bedroom (2,426ft)

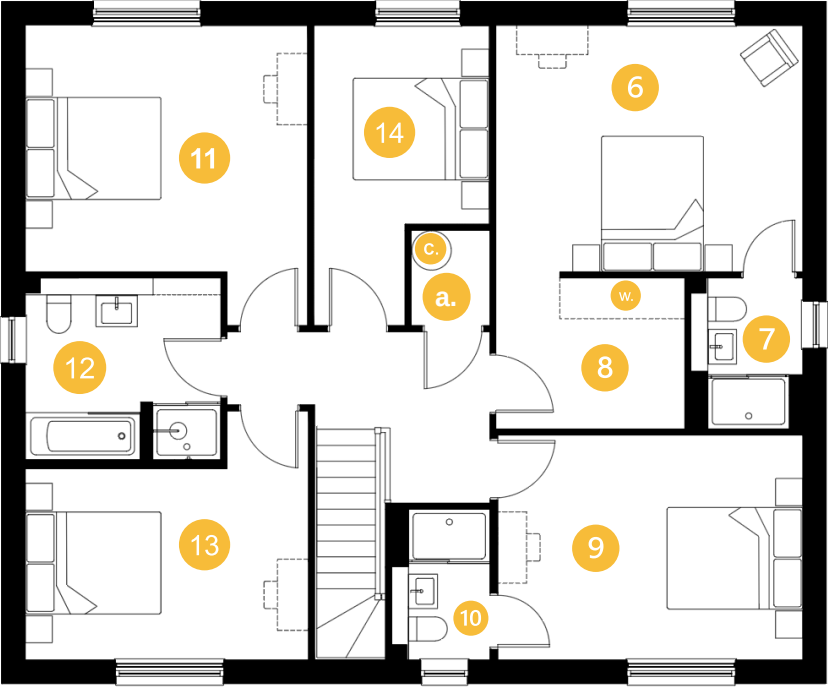


CGI Based on Plot 20

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GF



FF

Ground Floor

1. Kitchen/Dining/Family
11.5m x 5.1m / 37'7" x 16'9"
2. Living Room
4.1m x 5.6m / 13'7" x 18'6"
3. Study
4.4m x 3.1m / 14'6" x 10'3"
4. Utility
3.0m x 2.4m / 9'11" x 7'11"
5. W/C
1.3m x 2.4m / 4'3" x 7'11"

First Floor

6. Bedroom 1
4.5m x 5.9m / 14'10" x 19'6"
7. En-suite
1.6m x 2.2m / 5'5" x 7'4"
8. Dressing Area
2.4m x 1.6m / 7'9" x 5'2"
9. Bedroom 2
4.5m x 3.32m / 14'9" x 10'11"
10. En-suite
1.4m x 2.2m / 4'9" x 7'4"
11. Bedroom 3
4.2m x 4.4m / 13'8" x 14'6"
12. Bathroom
2.9m x 2.7m / 9'6" x 8'10"
13. Bedroom 4
4.2m x 3.7m / 13'8" x 12'0"
14. Bedroom 5
2.6m x 4.4m / 8'6" x 14'6"

a. Storage w. Built-in Wardrobe

Available as:
• Detached with garage & driveway (Plots 19 - 21 & 23)

Sustainability at the Heart of Your Home

Worwell Rise has been designed with forward-thinking, energy-conscious living in mind. These homes not only meet modern expectations – they exceed them. From the installation of Vaillant air source heat pumps to underfloor heating on the ground floor and LED lighting throughout, every property promotes long-term comfort with a significantly lower environmental impact. This development represents a step towards more sustainable, responsible homebuilding without compromising on style or substance.

Sustainability also extends to material choices and external design. High-performance insulation and triple-glazed windows keep homes warm and efficient, while electric vehicle charging points and smart extract systems support modern eco-living. Durable, low-impact materials such as Porcelanosa tiles and Quartz worktops ensure longevity, bin and bike stores, and permeable paving have all been considered with biodiversity and future-proofing in mind.

Worwell Rise combines intelligent design with eco-conscious thinking, offering energy-efficient homes that prioritise comfort, performance, and reduced environmental impact. Features include:

Sustainable Living Features



EV Charging Infrastructure: Each property comes with an EV charger, supporting the shift towards electric vehicles and sustainable mobility.



Sustainable Urban Drainage System (SuDS): Rainwater gardens, attenuation tanks, and permeable surfaces help manage surface water sustainably, reducing flood risks and enhancing local biodiversity.



Green Infrastructure: The development integrates landscaped green spaces, additional tree planting, and habitats designed to promote biodiversity including bird & bat boxes, connecting residents with nature while fostering a sense of community.

Exceeding Standards



Zero-Carbon Ready Homes: Worwell Rise’s homes are future-proofed to meet upcoming zero-carbon regulations, making them some of the most environmentally advanced in the region.



Predicted EPC Rating of A: Homes are designed to achieve the highest energy efficiency standards, ensuring reduced energy bills and a smaller carbon footprint.

Energy Efficiency at its Best



Fabric-First Design: Homes at Worwell Rise are constructed using high-performance materials with excellent thermal efficiency, significantly reducing energy demand. With U-values exceeding regulatory requirements, the walls, roofs, and windows ensure optimal insulation and minimal heat loss.



Energy Hierarchy Approach: By following the “Be Lean, Be Clean, Be Green” framework, the development minimises energy use, supplies energy efficiently, and incorporates renewable energy sources.

Renewable Energy Solutions



Air Source Heat Pumps (ASHPs): Providing efficient low-carbon heating and hot water, ASHPs use external air to generate warmth, ensuring comfort while reducing carbon emissions.



Solar PV Panels: Each home is equipped with high-performance solar panels, generating clean, renewable energy to power day-to-day activities.



Decentralised Mechanical Extract Ventilation (DMEV): Designed to improve indoor air quality, DMEV systems continuously extract stale, humid air from wet rooms like kitchens and bathrooms. Quiet and energy-efficient, they help prevent condensation and mould while maintaining a healthy, comfortable living environment.

At Stonewood Homes, we believe homes should be built with care, character, and conscience – combining craftsmanship with sustainability to create places people are proud to call home.

Sustainability features, including items such as air source heat pumps, triple glazing, energy-efficient lighting, EV charging points and photovoltaic (PV) panels, are provided as part of Stonewood Homes’ commitment to responsible development. However, availability of specific features may vary by plot and may be subject to design, technical or planning considerations.
Please confirm which sustainable technologies and systems apply to your chosen home with your Sales Executive. These features are designed to support lower energy usage and long-term cost savings but may differ from illustrative materials shown.

Your Space, Your Community

Worwell Rise is more than just a development – it's a community with character. Designed to provide a feeling of seclusion and belonging, the layout of the homes prioritises peace, privacy, and visual harmony. A thoughtfully landscaped entrance and green buffers help to soften the development's edges, separating the homes from the neighbouring medical centre and reinforcing a sense of arrival.

Parking is discreetly integrated with clear signage and smart layout design to discourage overspill, while pathways, boundary treatments and garden design foster both community interaction and personal space. For buyers looking to downsize from larger homes without compromising on comfort or locality, or investors seeking a low-maintenance, high-quality opportunity in a thriving market town, Worwell Rise delivers on every level.



Ways To Buy With Us

We have a selection of schemes that are available on specific plots, please contact a member of the team to find out which is available for you.

PARTEXCHANGE

WHAT IS PART EXCHANGE?

Unlock Your Dream Home - Stress-Free and Without Delay

Skip the hassle of the open market with part exchange*. Let us take the stress out of selling your current home, so you can move into your new one sooner.

How It Works:

- Tell us about your current home
- Receive a free, no-obligation offer
 - Move in - we handle the sale

Why Part Exchange?

- ✓ Move in quicker
- ✓ Guaranteed sale, no chain
- ✓ Hassle-free process
- ✓ Secure your dream home early

In partnership with **The Property PX Group** – the UK's leading part exchange specialist.

Find out more or get in touch today.

PROPERTY **PX** GROUP

SMOOTH MOVE

WHAT IS SMOOTH MOVE?

Fallen in love with a Stonewood property but haven't sold yet?

With our Smooth Move service, we can assist with helping you sell your current property so that you don't miss out on buying a new home with us.

We will liaise with your preferred Estate agent to value, confirm a realistic selling price and time frame and then subsequently market your property. Once a buyer is found for your existing property, a full reservation can be placed on your new Stonewood property and we can proceed through the legal process to exchange of contracts.

Please call us on **01249 782293** and we will provide you with helpful advice and information about the service and how it could help you.

**T&Cs apply.*



Specification

Here is a brief summary of the key features and specification at Worwell Rise.
Further information is available by requesting a copy of our What's in my Home? document.

KITCHEN

- Traditional shaker style kitchen in a range of colours
- Open wooden plate shelving and crate drawers*
- Quartz worktop with upstand*
- Undermounted silgranite sink with chrome dual lever mixer tap
- LED strip lighting to wall units
- A range of integrated appliances to include:
 - Fridge/Freezer
 - Induction hob
 - Extractor hood
 - Built-in oven*
 - Dishwasher
 - Recycling bins

UTILITY

- Plumbing and space for washing machine or tumble dryer
- Laminate worktop with upstand
- Inset stainless steel sink with drainer and chrome dual lever mixer tap*

INTERIOR FINISHES

- Karndean flooring to hallway, cloakroom, kitchen/dining, utility, bathrooms & en-suites
- Wardrobe to bedroom 1
- White satin woodwork
- Chrome door furniture

BATHROOM / EN-SUITE

- Contemporary white sanitary ware
- Wall hung vanity unit to family bathroom
- Chrome mixer tap
- Concealed wall mounted thermostatic shower & mixer fitted above baths
- Thermostatic round fixed shower & rail with handset to en-suite
- Porcelanosa ceramic wall tiling
- Karndean flooring
- Clear glazed shower/bath screen
- White heated towel rails
- Wall niches

HEATING AND HOT WATER

- Air Source Heat Pump (ASHP)
- Radiators to first floor
- Underfloor heating to ground floor with individual wall stats/zones

ELECTRICAL FITTINGS

- White low profile sockets and switches throughout
- Shaving socket to bathroom and en-suite(s)
- Multi-plate with tv point to living room, bedroom 1 and family room*
- CAT 6 wiring to living, kitchen/dining, study/bedroom*
- USB-C socket to kitchen, bedroom 1 & study
- Mixture of LED downlights and pendant lighting
- Thermostatic controls
- Power & lighting to garages*

EXTERNAL FINISHES

- Turfed rear gardens
- Paved pathways and patios
- External tap & power socket
- PIR lighting to front & rear entrance
- Bin & bike stores

SECURITY

- Multi-point locking doors
- Smoke detectors

SUSTAINABILITY

- Air Source Heat Pump (ASHP)
- De-centralised Mechanical Extract Ventilation System (DMEV)
- Solar PV Panels
- EV Car Chargers
- Highly efficient double glazed windows and triple glazed bi-folds*

PEACE OF MIND

- 10 Year structural warranty
- 2 Year Stonewood comfort warranty
- ICW Consumer Code

**Plot specific; please check with the sales team.*

DISCLAIMER: These details are provided as a general guide and do not form part of any offer, warranty or contract. The final specification, brands, materials and finishes may vary between plots and are subject to availability or change during the build process. Stonewood Homes reserves the right to make substitutions or changes of equal or higher quality where necessary to complete the works.

Please speak to your Sales Executive or solicitor for up-to-date information and refer to the legal conveyancing plans and specifications prior to reservation or exchange. No verbal statements or marketing collateral will constitute part of any contract unless confirmed in writing.





A development bought to you by **Stonewood Homes**, the housing development arm of the Stonewood Group.

Born out of a desire to create high quality, innovative homes of character and distinction. Stonewood Homes works in tandem with the group's award-winning design and building subsidiaries to harness their architectural and construction expertise, honed over 50 years.

At **Stonewood** our approach is simple; we find beautiful locations and then build distinctive new homes on them using our award-winning design and construction teams. We are a family firm rooted in Wiltshire and we are totally committed to raising the bar of what a new build home can be. That means innovative design, generous space, high quality materials, attention to detail and value for money. We develop communities that are traditional in feel, modern in their construction, in tune with their surroundings and responsive to today's needs. More than just houses, they are places to settle in ... somewhere to call **home**.

Creativity

Our 50 years of design and construction experience are poured into the painstaking process of creating light, airy, spacious and welcoming homes that meet the demands of contemporary living without compromising on style.

Craft

Our exacting standards ensure every home is beautifully finished with top quality materials by our award-winning builders.

We only employ the best qualified professionals whose pride in their work matches our ambition and expectations.

Community

Room to breathe and open communal and recreational spaces are the hallmark of our developments.

Our mix of house sizes, combined with easy access and sympathetic design result in attractive, aspirational neighbourhoods.

www.stonewoodhomes.co.uk

STONEWOOD
HOMES





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