



river  view

Lydney

A delightful new 'garden village'  
development - Phase 2

Bluebell Homes









## Our Vision

At Bluebell Homes we're passionate about the need to build sustainably. We aim to create communities of attractive, high quality homes; with plenty of open spaces for residents to enjoy, alongside shared facilities, in places where people want to live.

We share our customers' concerns about the environment. Blending sustainability with style, we're already working hard to reduce energy consumption and overall carbon foot print while still celebrating great architecture and location.

Part of the Edenstone Group, we built our first zero carbon home in 2016 and we have ambitious plans for the future. By 2025 every home we build will be solar powered, with battery storage, creating zero carbon new homes across every development.

Our developments are already well on their way to becoming sustainable places for future generations. Our designs encourage cycling and electric vehicles, with home and community charging points. Walking and fitness trails, plus opportunities to experience the natural world among wetland habitats and wildflower meadows meanwhile, are all aimed at improving health and well-being.



Energy efficient, low carbon, community focused





## Welcome to River View

Located on the outskirts of Lydney, River View is a delightful new garden village of family homes and exclusive community features around 10 miles from the M48 and Severn Bridge.

The first of an innovative generation of new developments, River View is part of a vision to create homes and sustainable, thriving communities in which people will love to live for years to come.

Bluebell Homes second phase of three and four bedroom family homes at River View offers the best of modern living, combining quality and good looks for the way we live today.







## Lydney

# Take time to live life

Take a stroll into the historic market town of Lydney, and browse amongst the local shops and cafes. Relax in Bathurst Park or take in the historic Harbour for spectacular views across the Severn Estuary.

From Lydney, the 'Gateway to the Forest', discover the wide range of activities available throughout the Forest of Dean, including kayaking, zip-wires, caves, mountain biking and cycle tracks. Or for something more relaxing, take the Dean Forest railway and enjoy the many walks and spectacular views.

Follow the A48 along the Severn Valley from Chepstow, with its historic riverfront Norman Castle, to the Cathedral City of Gloucester, with its historic dock area and Gloucester Quays shopping outlet. As the river narrows towards Gloucester, watch the annual Severn Bore or join the surfers and canoeists as the wave rises and gathers momentum.



Severn Estuary



With the M48 and the Severn Bridge under 20 minutes drive to the South, River View is ideal for commuting to the business centres of Aztec West and Filton or for shopping at Cribbs Causeway, and the cities of South Wales can be easily reached via the M4.

Gloucester Docks



Kayaking the Valley



Customers should note that this illustration is representative only and should be treated as general guidance, it should not be relied on to show ownership of boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does it constitute a contract or a warranty. Detailed plans and specifications are available upon request. Please check with sales representative on site for the extent of pathways and patio areas. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. This information has been provided in good faith, however all layouts and measurements are approximate only. Some house types include areas of reduced headroom. Bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only.



# The Bamford

A four bedroom detached home

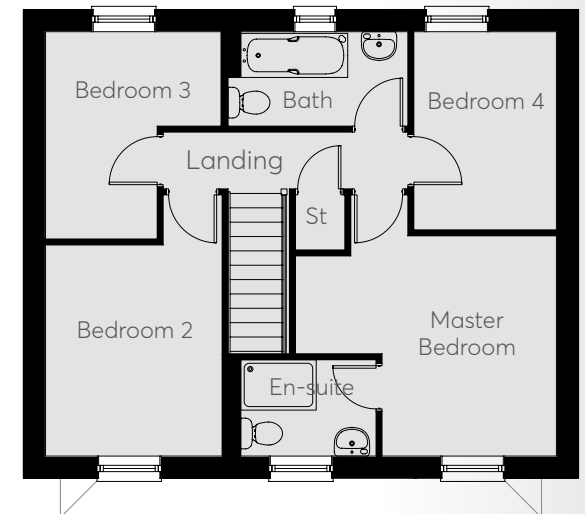
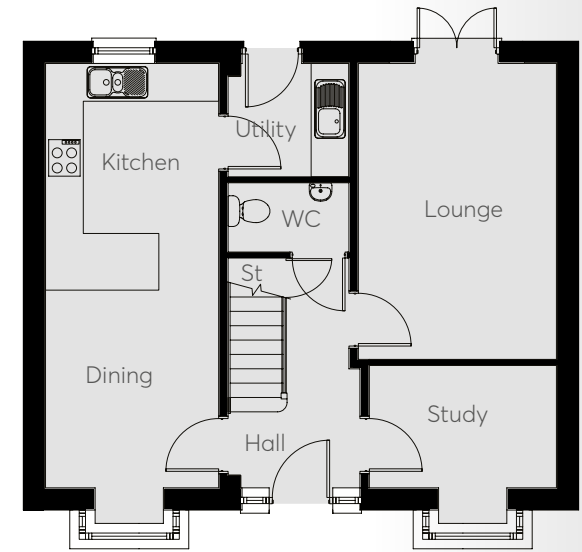


## Ground Floor

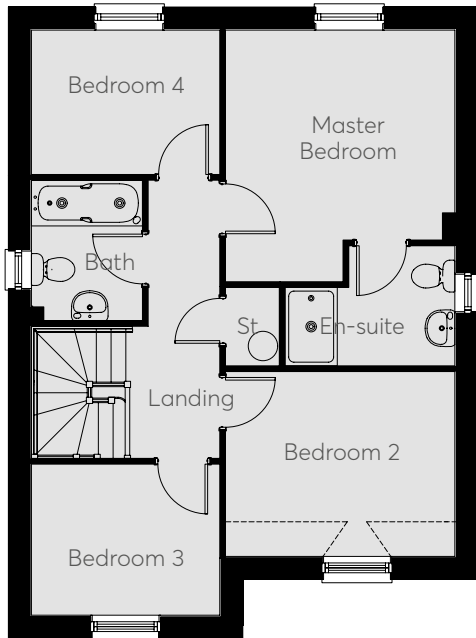
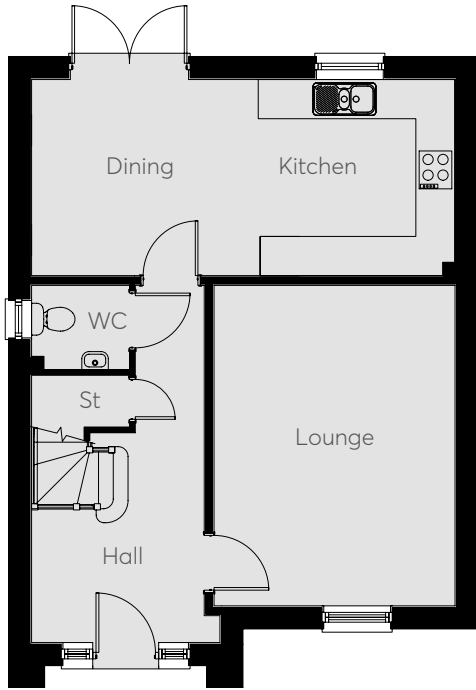
Kitchen	3.55m x 2.75m	11'8" x 9'0"
Dining	3.98m x 2.75m	13'1" x 9'0"
Lounge	4.70m x 3.15m	15'5" x 10'4"
Study	2.97m x 2.74m	9'9" x 9'0"

## First Floor

Master Bedroom	4.14m x 3.51m	13'7" x 11'6"
Bedroom 2	3.36m x 2.81m	11'0" x 9'3"
Bedroom 3	3.29m x 2.80m	10'10" x 9'2"
Bedroom 4	3.15m x 2.27m	10'4" x 7'5"







### Ground Floor

Kitchen	3.06m x 3.00m	10'1" x 9'10"
Dining	3.42m x 3.00m	11'3" x 9'10"
Lounge	4.91m x 3.69m	16'2" x 12'1"

### First Floor

Master Bedroom	3.85m x 3.52m	12'8" x 11'7"
Bedroom 2	3.51m x 2.83m	11'6" x 9'3"
Bedroom 3	2.88m x 2.31m	9'6" x 7'7"
Bedroom 4	2.88m x 2.21m	9'6" x 7'3"

The  
**Carcroft**  
 A four bedroom detached home





# The Broughton

A three bedroom detached home

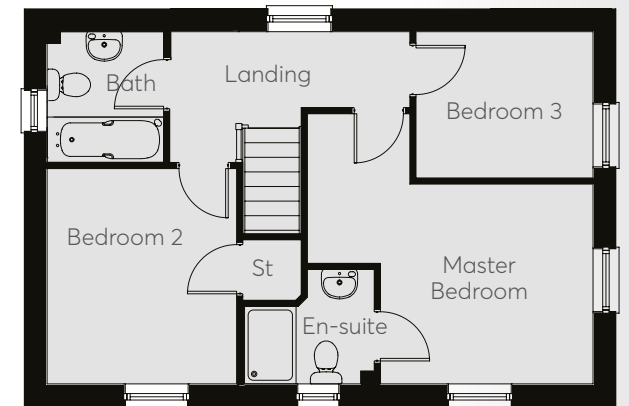
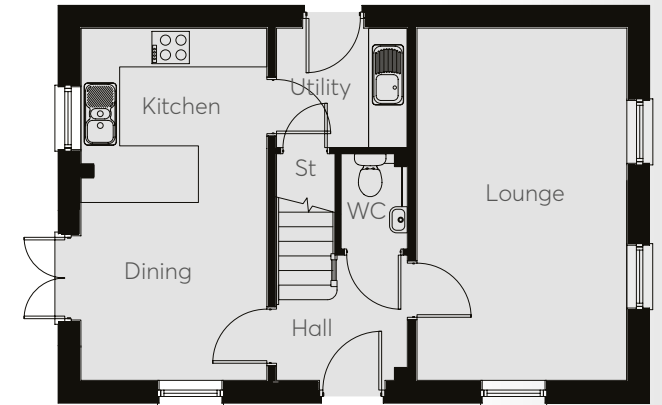


## Ground Floor

Kitchen	2.88m x 2.77m	9'5" x 9'1"
Dining	2.88m x 2.68m	9'5" x 8'10"
Lounge	5.46m x 3.25m	17'11" x 10'8"

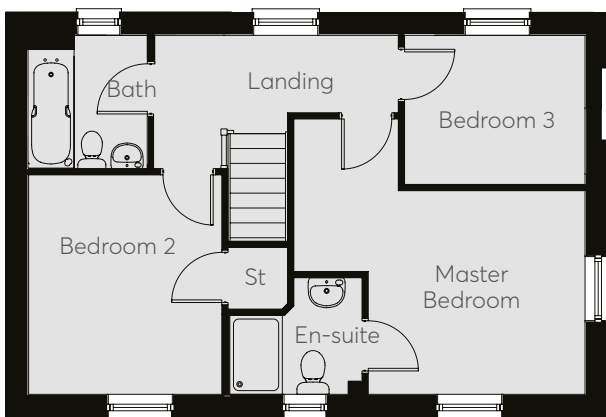
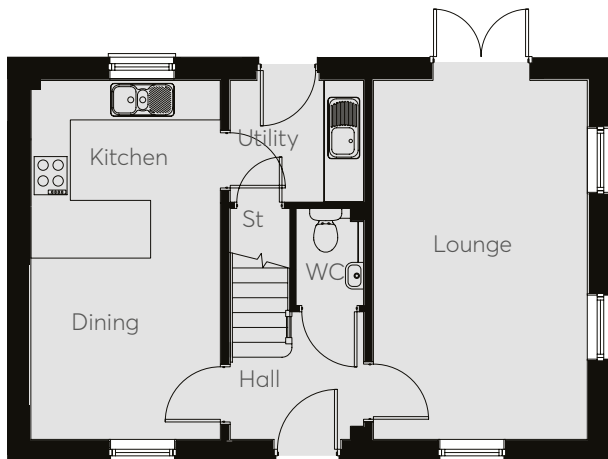
## First Floor

Master Bedroom	4.38m x 3.10m	14'5" x 10'2"
Bedroom 2	3.33m x 2.94m	11'0" x 9'8"
Bedroom 3	2.74m x 2.27m	9'0" x 7'5"





Spacious Lounge



**Ground Floor**

Kitchen	2.88m x 3.03m	9'5" x 9'11"
Dining	2.88m x 2.43m	9'5" x 8'0"
Lounge	5.46m x 3.25m	17'11" x 10'8"

**First Floor**

Master Bedroom	4.38m x 3.10m	14'5" x 10'2"
Bedroom 2	3.33m x 2.94m	11'0" x 9'8"
Bedroom 3	2.74m x 2.27m	9'0" x 7'5"

The  
**Burlington**

A three bedroom detached home







CGI shows two semi-detached Ashford homes

# The Ashford

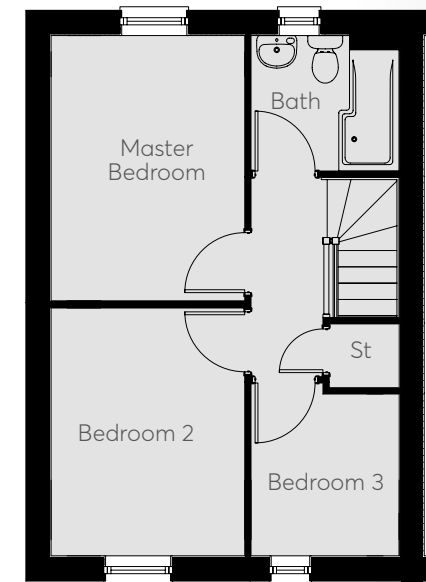
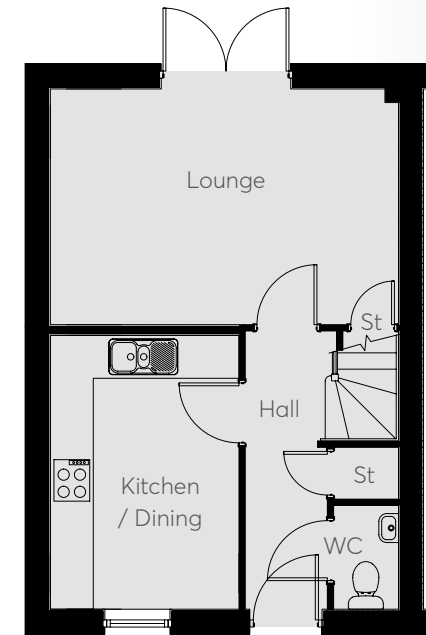
A three bedroom semi-detached home

## Ground Floor

Kitchen / Dining	3.83m x 2.64m	12'7" x 8'8"
Lounge	4.87m x 3.30m	16'0" x 10'10"

## First Floor

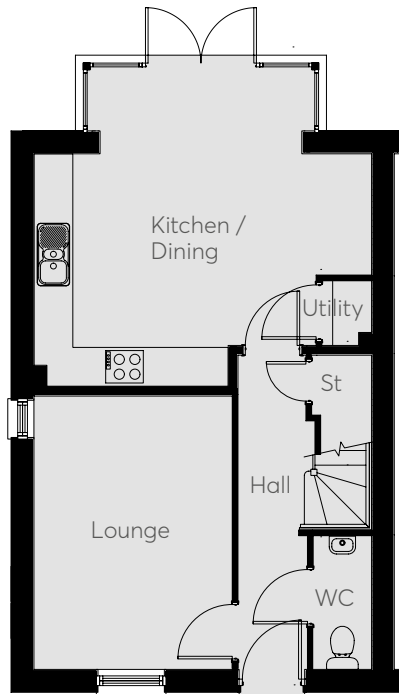
Master Bedroom	3.71m x 2.71m	12'2" x 8'11"
Bedroom 2	3.46m x 2.71m	11'4" x 8'11"
Bedroom 3	2.26m x 2.07m	7'5" x 6'10"





# The Alveston

A three bedroom semi-detached home

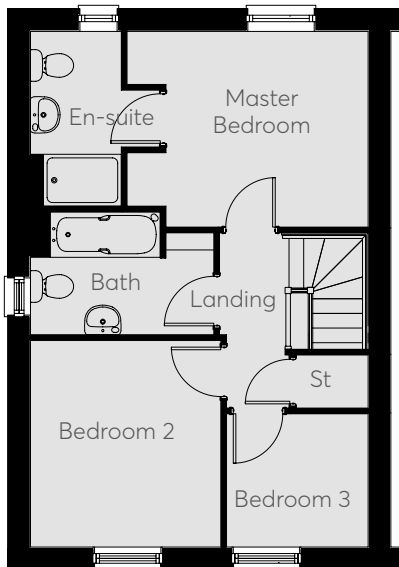


## Ground Floor

Kitchen / Dining	5.21m x 4.92m	17'1" x 16'2"
Lounge	4.21m x 3.06m	13'10" x 10'0"

## First Floor

Master Bedroom	3.72m x 3.02m	12'2" x 9'11"
Bedroom 2	3.19m x 2.93m	10'5" x 9'8"
Bedroom 3	2.18m x 2.05m	7'2" x 6'9"



CGI shows two semi-detached Alveston homes



# Specification

Bluebell Homes offers a high quality specification at River View. Meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification.

## Kitchen

- Range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback\*
- Stainless steel ovens and 4 burner gas hob
- Stainless steel sinks and chrome taps
- Integrated fridge freezer
- In-cupboard recycle bins

## Bathroom / En-suites & Cloakroom

- Contemporary white sanitary ware from Roca
- Porcelonasa ceramic wall tiling
- Chrome lever action taps

## Heating & Electrics

- Gas central heating system with energy efficient, wall mounted combination boiler/ boiler with cylinder and contemporary radiators
- TV points fitted to the lounge/family area and master bedroom
- Phone points to the hall and lounge
- USB points to kitchen and master bedroom
- Wiring for satellite TV from the roof space
- Smart home heating system

## General

- Landscaped front garden
- External electric car charger
- Garden water butt
- NHBC 10 year Buildmark warranty

Images are representative only and may include optional upgrades.\* Subject to build stage.



To find out the ways in which we can make moving home even simpler, please speak to our sales team about our easy-move and home exchange schemes.

They will take you through all you need to know about the process of buying a Bluebell home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.



We believe in a shared sense of community. That's why every time Bluebell Homes sells a home we donate a portion of the proceeds to charity.

This donation is managed through the **Edenstone Foundation**  
[www.edenstonefoundation.com](http://www.edenstonefoundation.com)

At **Bluebell Homes** we are committed to delivering a quality product as well as providing excellent customer service to assist you in the home buying process.

Quality







# Visit

River View is located on Highfield Road, at the north-eastern outskirts of Lydney, and just over half a mile from the town centre. The easy access to the bypass allows commuters to join the A48 trunk road to Gloucester and Chepstow, linking to the M4 and M5 motorway networks.

Lydney rail station provides frequent services to Gloucester and Newport and wider connections through the national rail network.

## BY ROAD FROM RIVER VIEW - GL15 4LH

Chepstow	10 miles	18 mins
Gloucester	19 miles	35 mins
Aztec West, Bristol	20 miles	30 mins
Bristol	28 miles	47 mins
Newport	29 miles	43 mins
Cardiff	41 miles	56 mins

Source: google.com

## BY RAIL FROM LYDNEY STATION

Chepstow	9 mins
Gloucester	20 mins
Newport	32 mins
Cardiff	47 mins
Birmingham	1 hr 17 mins

Source: thetrainline.com



**BLUEBELL  
HOMES**

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Bluebell Homes is part  
of the Edenstone Group