BACKHOUSE

MORETON IN MARSH

3, 4 & 5 bedroom homes

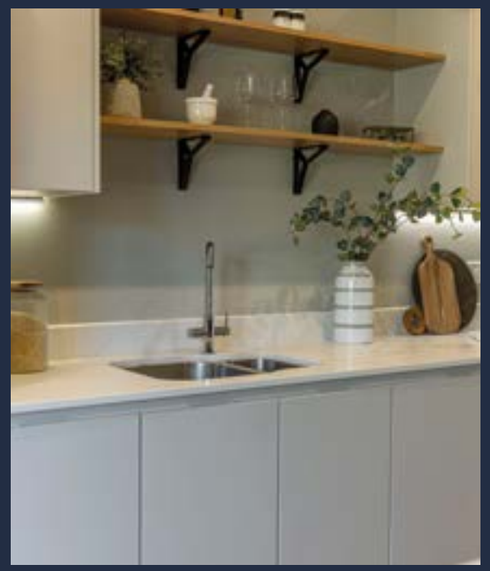
Welcome to Moreton in Marsh

Backhouse delivers a bespoke collection of 3, 4 and 5 bedroom homes in north Gloucestershire's thriving Cotswold market town, Moreton in Marsh.

A home in this charming location is the perfect place to put down roots. A town rich in history, boasting a plethora of amenities and excellent transport connections, means you can enjoy the very best of countryside living.

Our story

Backhouse was born out of a desire to establish an innovative British housebuilder that could deliver new homes of outstanding design, which respond to the needs of today's contemporary lifestyles.



Our interiors are designed to be flexible, providing spaces that can serve more than one function, while our communities always begin with open space at their heart, ensuring every resident can benefit.

At Backhouse, we bring an element of bespoke housebuilding into our developments, which means there is always an individuality to what we do – something that you rarely find with volume housebuilders.

Theodore Backhouse
Founder of Backhouse

Our vision

Founder, Theo Backhouse established our business because he believed that consumers had lacked choice in the new homes market for too long. He felt buyers deserved a better designed, sensibly priced, more interesting home that provided smart living solutions.

To this day, Backhouse upholds Theo's vision with no less passion. Driven by a highly experienced and motivated team, we are firmly focused on delivering housing schemes that we are proud of.

Our aim is to establish welcoming, friendly neighbourhoods that provide a higher quality of life for generations.

We work with the very best in architectural talent to produce liveable homes that reflect the way we live today whilst offering a strong sense of place and community identity.

A new place to call home

Moreton in Marsh is a warm and welcoming community.

With elegant 17th and 18th century buildings, built in the famous Cotswold stone, and a leafy high street boasting independent cafés and boutiques, Moreton in Marsh has all the essentials you need for everyday living.

Fancy a pub lunch? The Black Bear Inn on the high street serves traditional hearty food sourced from local produce while the relaxed atmosphere will make you feel right at home.

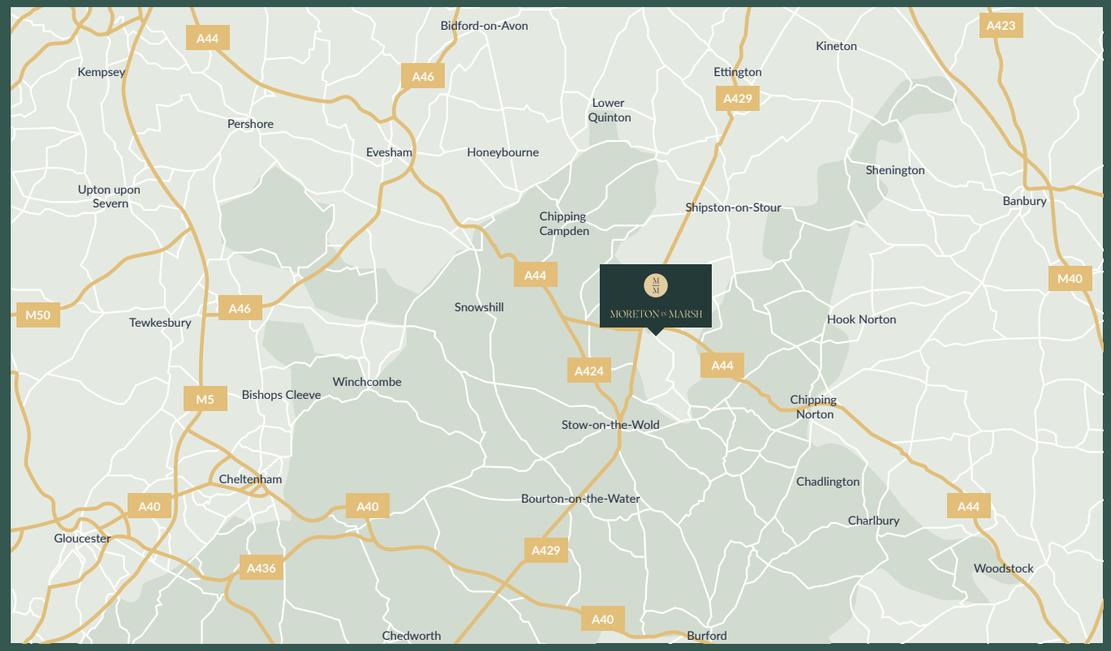
If you enjoy mooching around the shops, the high street boasts antique shops, galleries, home décor shops and unique clothing boutiques. Every Tuesday, the high street hosts the largest open air street market, ideal for those looking to discover a treasure trove of deals and unique finds.

When you're in need of relaxation, Cotswold House Hotel and Spa is the perfect place to retreat to. Unwind in the pool, indulge in a treatment in the spa or enjoy afternoon tea – there's an array of delightful activities that will leave you feeling rejuvenated.

A commuter's dream, Moreton in Marsh benefits from fantastic transport connections by both road and rail.

As the main market town of the north Cotswolds, Moreton in Marsh boasts easy access to the A429 and A44 and is only 30 minutes from the M40 and M4, offering connectivity to other major motorways across the nation.

Moreton in Marsh has its own railway station, served by Great Western Railway, and offer direct connections to London.



Distances taken from google.co.uk/maps.
Train times are approximate only and are taken from www.gwr.com and www.crosscountrytrains.co.uk

Everything you need and more

Enjoy the tranquility of nature.

Located in the north Cotswolds, there's plenty of opportunities for hiking, walking and cycling while you discover and take in the stunning surrounding scenery. Explore other nearby picture-perfect Cotswold towns such as Broadway, and visit the Tisanes Tea Room, the perfect place for a traditional cuppa.

When you're looking for more hustle and bustle, venture to historic Stratford-upon-Avon for high street favourites and franchises.

Nearby hotspots

Bicester Village Designer Outlet
26.5 miles | 46 min drive

Cotswold House Hotel and Spa
8.9 miles | 17 min drive

Hidcote Manor Gardens
10.2 miles | 23 min drive

Batsford Arboretum
2.8 miles | 8 min drive

Kiftsgate Gardens
10 miles | 23 min drive

The Wychwood Golf Club
11.4 miles | 19 min drive

Distances taken from google.co.uk/maps. Car travel times taken from www.google.co.uk/maps and are approximate only.

A brighter future ahead

Just as a great home provides a solid foundation for growing, a great education provides a solid foundation for learning. Moreton in Marsh and the surrounding areas have a selection of schools, from nursery to secondary, that will help your children develop curious and enquiring minds.

St David's Church of England Primary School
Ofsted: Good (2022)
0.7 miles | 2 min drive

Moreton in Marsh Playgroup
Ofsted: Good (2022)
0.9 miles | 4 min drive

Walkers Day Nursery
Ofsted: Good (2018)
0.9 miles | 4 min drive

Blockley Church of England Primary School
Ofsted: Good (2020)
4.8 miles | 11 min drive

Stow-on-the-Wold Primary School
Ofsted: Good (2018)
5.6 miles | 13 min drive

Acorns Primary School
Ofsted: Good (2022)
6 miles | 11 min drive

Shipston High School
Ofsted: Good (2018)
7.9 miles | 13 min drive

The Cotswold Academy
Ofsted: Outstanding (2020)
8.5 miles | 18 min drive

St Catherine's Catholic Primary School
Ofsted: Good (2021)
8.8 miles | 17 min drive

Chipping Camden School
Ofsted: Outstanding (2017)
10.9 miles | 19 min drive

Distances taken from google.co.uk/maps. Car travel times taken from www.google.co.uk/maps and are approximate only.
Ofsted ratings correct at time of publication. Proximity to schools mentioned is for information only and is not a guarantee of admittance.

Design is in the detail

Backhouse Moreton in Marsh has been designed by blending local features with distinctive contemporary details. Long, linear spaces create rhythm and repetition, while smaller zones have been uniquely defined. This ensures the development is sympathetic to the local environment while creating a strong sense of place and identity.

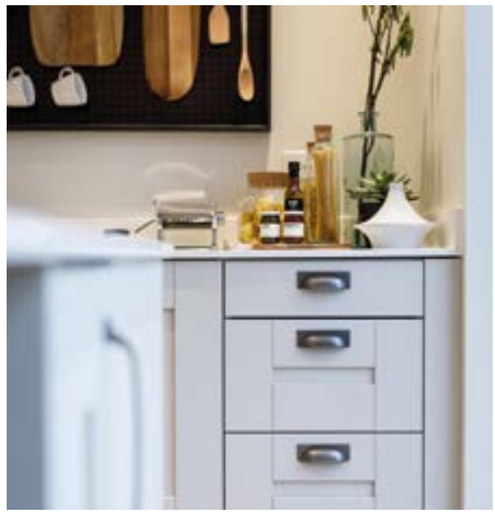
Daniel Clifton & Michael Clinton
Clifton Emery Design

The vision

The simplicity of the design and build has been elevated by rich and fine detailing. Although not completely obvious, subtle hues and different elements of local vernacular are evident throughout the site. Whether it is brick texture and rustication, or the use of projecting brick bands, steep pitches and parapet walls, these intricate details feel local and consistent.

"The combination of design and build elements provides different experiences as you move through the site. Ultimately, Backhouse Moreton in Marsh is one character composed of different parts that make up the whole; this undoubtedly adds to the richness of the place."

One of the key influences in the structure and layout of the development is the retained Public Right of Way that runs centrally through Backhouse Moreton in Marsh. Born out of the necessity of keeping something that's important to the local area, Backhouse Moreton in Marsh is built around the enhanced Public Right of Way. A series of distinct character areas have been created, giving all residents the opportunity to meander through the development with ease, while also emphasising the surrounding countryside and constant connection with the landscape.



In respect of local character, bespoke house types are combined with traditional building forms. Each house type has its own purpose and its own distinct role in telling the story of Backhouse Moreton in Marsh. Quality materials are utilised inside to create modern interiors, while outside, eaves and gabled frontages provide definition to the streets, adding to the overall identity.

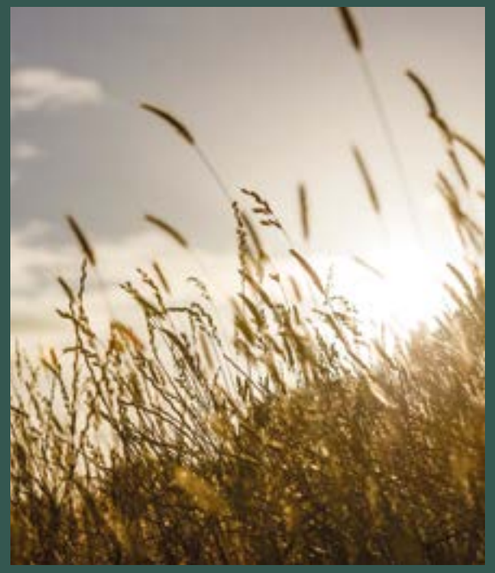
CLIFTONEMERYDESIGN.CO.UK

Built to last

Our core aim is to create long-term sustainable neighbourhoods that respect both existing and future environments.

A home is more than just building four walls to live in; a home is about creating a lasting environment that can be enjoyed for generations to come.

Backhouse Moreton in Marsh has been designed with sustainability at its core. We're passionate about creating exceptional communities that are sympathetic to the local area, using methods and materials that safeguard local habitats and wildlife.



At Moreton in Marsh, we will install bat, bird and bug boxes around the development to ensure these species can thrive and which will maximise biodiversity potential on site. We've also included a large attenuation basin with gentle sloping banks as this will reduce the risk of flooding during heavy rainfall.

Spending time outdoors has been proven to positively impact wellbeing; we've made it a priority to have open areas of grassland throughout the development, where you can relax and unwind.

A range of trees will be planted around the development. They provide a food source to wildlife throughout the year and positively contribute to the green infrastructure in the locality.

To encourage cycling and healthier living, cycle sheds are installed to each home. We've utilised air source heat pumps due to their minimal carbon footprint; they are rated for zero-carbon emissions which means you may be able to benefit from a green electricity tariff. Electric vehicle charging points have been added to all homes, while solar panels have been installed on selected plots. We've installed water butts to store rainwater that comes directly from your downpipe. This means you will have an additional water supply that you can use to water your garden or houseplants.

Saving you money

At Backhouse, we continue to adapt our building techniques to satisfy an increasingly environmentally friendly consumer base. When building our homes, we use modern techniques, sustainable materials and utilise energy-efficient appliances.

Not only are new build homes significantly greener, generating lower carbon emissions than an older home, but new build homes are built in line with strict energy efficiency guidelines, meaning buying new could help you save money. With rising energy and household bills, energy-efficient homes have never been more important.

The measures employed across new build homes typically mean that they have higher Energy Performance Certificate (EPC) ratings than their older counterparts. A survey conducted by the Home Builders Federation found that, as of December 2022, 85% of new builds were rated A or B for energy efficiency, while just under 4% of older homes reached the same standards. By comparison, 51% of older homes were rated D or lower. At Backhouse, every home we sell comes with an EPC. This certificate contains information about a home's typical energy use and the predicted energy costs.

A Backhouse home has several energy-efficient features that help you to save money.

The average new build home uses significantly less energy than an older home. A new build home uses approximately 8,618 kWh a year, while older homes use roughly 21,293 kWh.

Windows on older homes may be less efficient, especially if they are single-glazed. Backhouse homes install double-glazed windows as standard. Double-glazed windows are effective in preventing heat loss. Air is a natural insulator; a layer of air is trapped between two panes of glass. This stops the air from circulating, which reduces convection and minimises heat loss across the window.

Good insulation is integral; that's why we use thicker than normal insulation.

We use self-regulating thermostatic radiator values to maintain a constant temperature in a specific room. These valves allow you to control the temperature of individual rooms. We protect our central heating systems with ADEY products to reduce growth sludge and help prevent boiler breakdown.

https://www.hbf.co.uk/documents/12053/Watt_a_Save_Report_Feb_2023_-_Final_nW9oUaX.pdf

Site plan

BCP – Bin Collection Point
LAP – Local Area of Play
▭ – Open Market (Custom Build Plots)

3 Bedroom Homes

- **The Croft**
  1,196 sq. ft.

4 Bedroom Homes

- **The Foxmoor**
  1,583 sq. ft.
- **The Stanton**
  1,612 sq. ft.
- **The Farmstead**
  1,812 sq. ft.
- **The Moreton**
  1,881 sq. ft.

5 Bedroom Homes

- **The Hampton**
  2,118 sq. ft.

Affordable housing

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

Houses

MORETON IN MARSH

"The homes needed to reflect residents' ever-evolving circumstances. That's why we wanted to create homes that change with you, so they are flexible and can be enjoyed long into the future."

– Daniel Clifton, Clifton Emery Design

BACKHOUSE

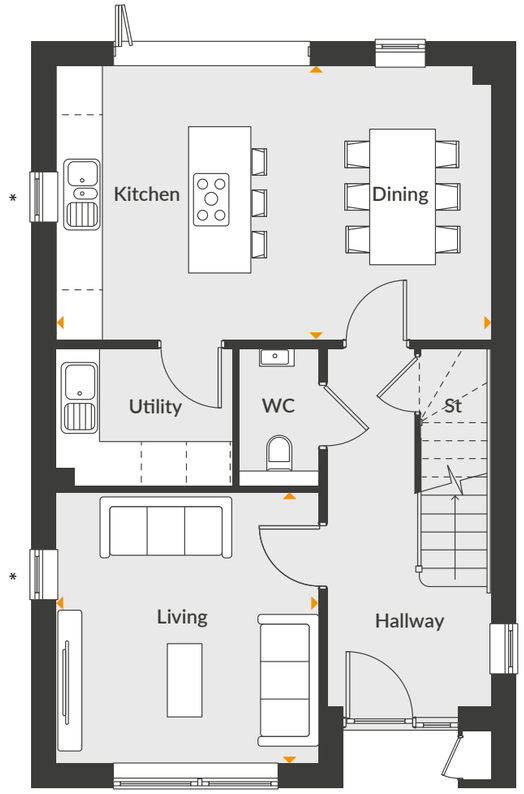
The Croft

3 bedroom home

A spacious three bedroom home with an open-plan kitchen/dining area with access to the garden, a separate utility room and living room. Upstairs features the main bedroom with an en suite, two further bedrooms and a bathroom.

MORETON IN MARSH

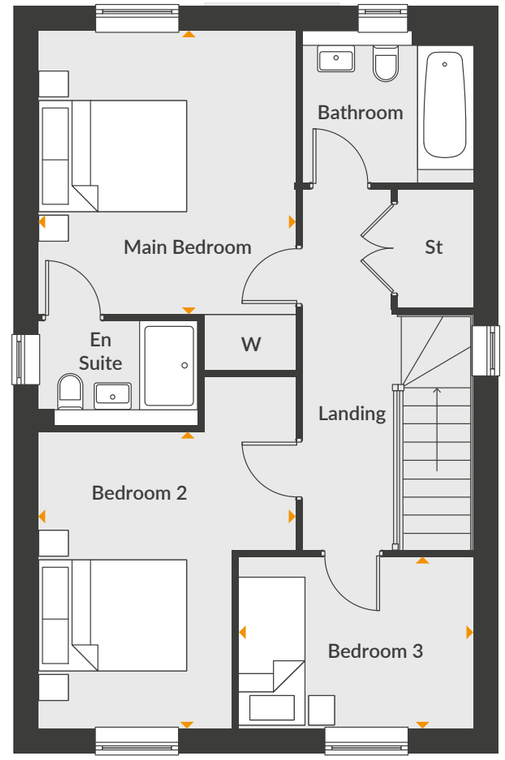
PLOTS
04, 05, 06, 10, 11 ,12, 47 & 48



GROUND FLOOR

Kitchen/Dining Area
5.92m x 3.72m / 19'5" x 12'2"

Living Room
3.56m x 3.69m / 11'8" x 12'1"



FIRST FLOOR

Main Bedroom
4.62m x 3.50 / 15'1" x 11'5"

Bedroom 2
4.80m x 3.50m / 15'8" x 11'5"

Bedroom 3
3.20m x 2.33m / 10'5" x 7'7"

Total Area | 1,196 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

*Window to plots 04 & 47. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

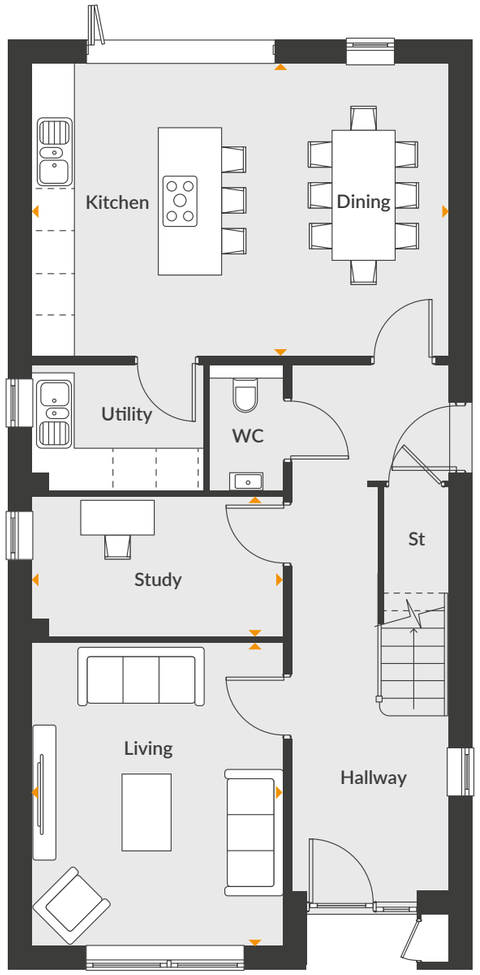
The Foxmoor

4 bedroom family home

A wonderful four bedroom family home which benefits from a good sized living room and open-plan kitchen/dining area. A study, utility room, cloakroom and storage completes the ground floor. Upstairs is the main bedroom which benefits from an en suite and wardrobes, along with three further bedrooms and a bathroom.

MORETON IN MARSH

PLOTS
07, 08, 09, 25, 26, 27, 28, 51, 52, 53 & 54

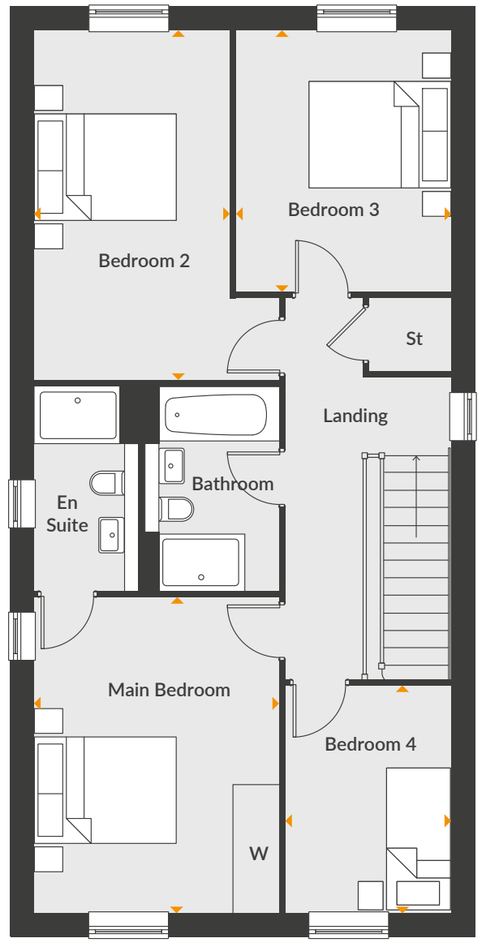


GROUND FLOOR

Kitchen/Dining Area
5.92m x 4.15m / 19'5" x 13'7"

Living Room
4.30m x 3.56m / 14'1" x 11'8"

Study
3.56m x 1.99m / 11'8" x 6'6"



FIRST FLOOR

Main Bedroom
4.49m x 3.47m / 14'8" x 11'4"

Bedroom 2
4.98m x 3.47m / 16'4" x 11'4"

Bedroom 3
3.71m x 3.05m / 12'2" x 10'0"

Bedroom 4
3.22m x 2.35m / 10'6" x 7'8"

Total Area | 1,583 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

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The Stanton

4 bedroom home

A spectacular four bedroom home which boasts a spacious living room with bi-folding doors to the garden, as well as an open-plan kitchen/dining area, utility room and study downstairs. On the first floor the main and second bedrooms benefit from an en suite, along with two further bedrooms and a bathroom.

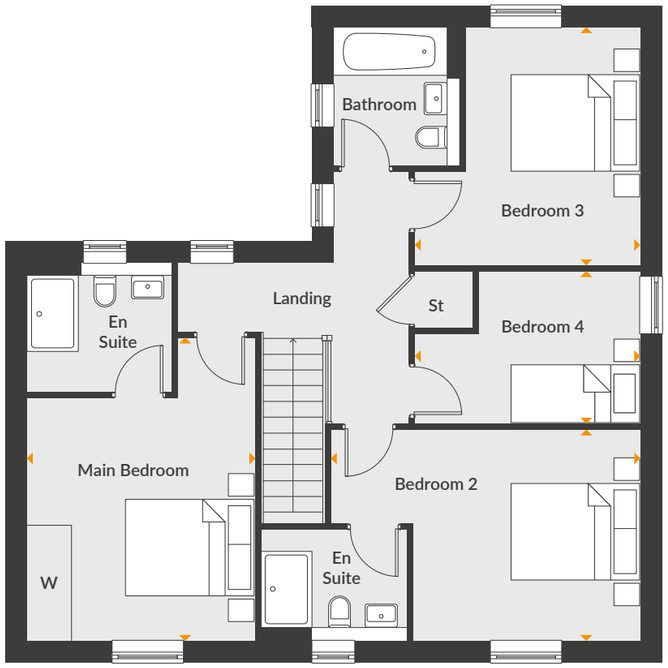
MORETON IN MARSH

GROUND FLOOR

Kitchen/Dining Area
5.56m x 4.80m / 18'2" x 15'8"

Living Room
5.92m x 3.53m / 19'5" x 11'6"

Study
3.60m x 2.00m / 11'9" x 6'6"



FIRST FLOOR

Main Bedroom
4.75m x 3.58m / 15'7" x 11'8"

Bedroom 2
4.85m x 3.30m / 15'10" x 10'9"

Bedroom 3
3.75m x 3.52m / 12'3" x 11'6"

Bedroom 4
3.52m x 2.38m / 11'6" x 7'9"

Total Area | 1,612 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

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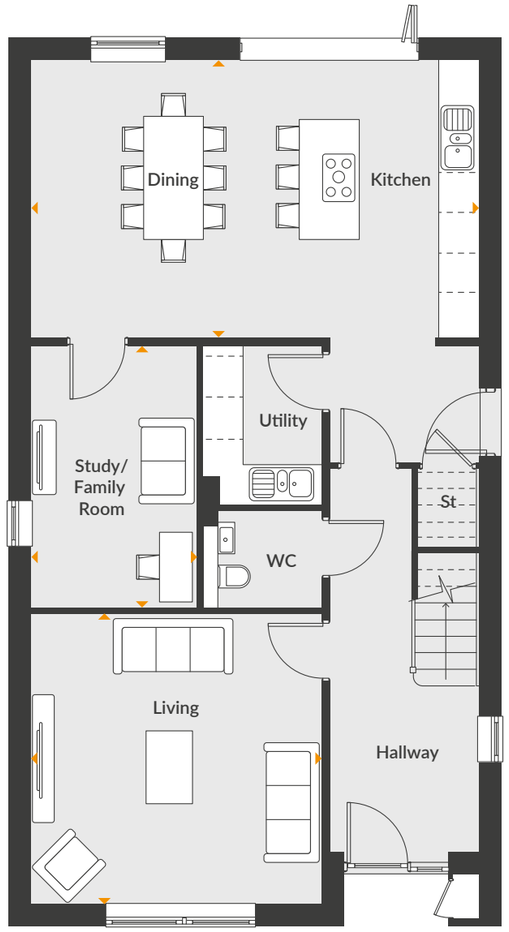
The Farmstead

4 bedroom family home

A grand four bedroom home which offers an open-plan kitchen/dining area with access to the utility and bi-folding doors that open into the rear garden. A spacious living room can be found at the front of the home with a study also downstairs. Upstairs the main and second bedrooms benefit from an en suite, along with two further bedrooms and a bathroom.

MORETON IN MARSH

PLOTS
56, 57, 58, 59, 61, 62, 63 & 64

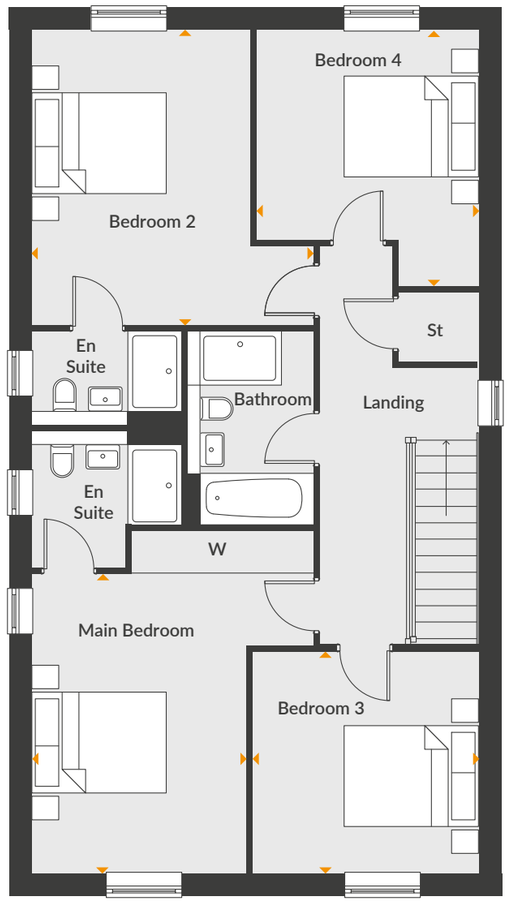


GROUND FLOOR

Kitchen/Dining Area
6.71m x 4.15m / 22'0" x 13'7"

Living Room
4.35m x 4.35m / 14'3" x 14'3"

Study/Family Room
3.92m x 2.47m / 12'10" x 8'1"



FIRST FLOOR

Main Bedroom
5.14m x 4.22m / 16'10" x 13'10"

Bedroom 2
4.43m x 4.22m x / 14'6" x 13'10"

Bedroom 3
4.00m x 3.33m / 13'1" x 10'11"

Bedroom 4
3.34m x 3.15m / 10'11" x 10'4"

Total Area | 1,812 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

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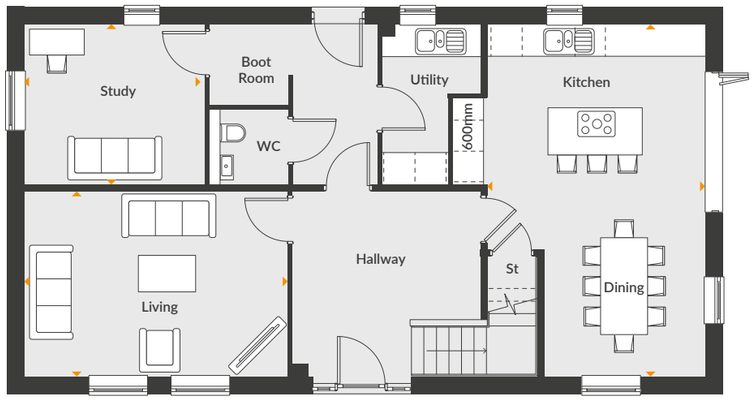
The Moreton

4 bedroom family home

A generous four bedroom home which boasts an open-plan kitchen/dining area with bi-folding doors to the garden, as well as a utility room, study and living room downstairs. On the first floor is a bathroom and four bedrooms, two of which benefit from en suites.

MORETON IN MARSH



GROUND FLOOR

Kitchen/Dining Area
6.71m x 4.17m / 22' 0" x 13' 8"

Living Room
5.03m x 3.52m / 16'6" x 11'6"

Study/Family Room
3.44m x 3.04m / 11'3" x 9'11"

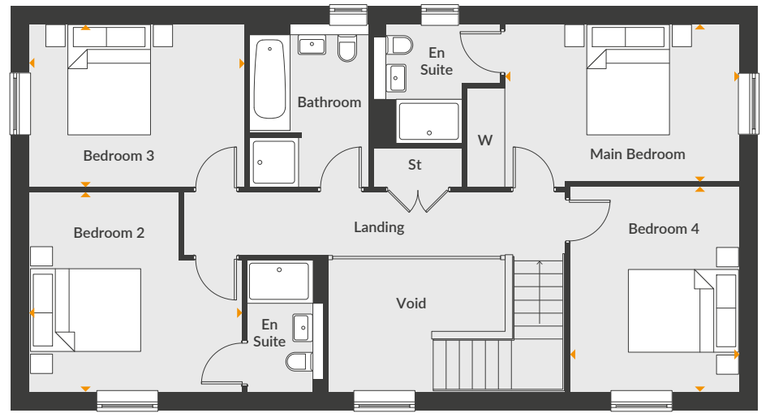
FIRST FLOOR

Main Bedroom
4.98m x 2.96m / 16'4" x 8'5"

Bedroom 2
3.88m x 3.64m / 12'8" x 11'11"

Bedroom 3
3.93m x 2.96m / 12'10" x 9'8"

Bedroom 4
3.74m x 3.10m / 12' 3" x 10' 2"



Total Area | 1,881 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

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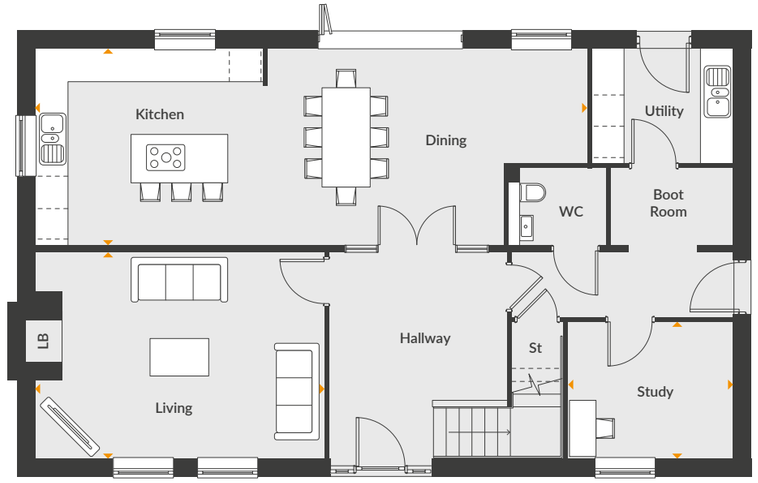
The Hampton

5 bedroom family home

An impressive five bedroom family home with plenty of space on the ground floor with an open-plan kitchen/living/dining area which opens into the garden with bi-folding doors. Downstairs you can also find the living room, utility room, study and cloakroom. On the first floor is a bathroom and five bedrooms, two of which benefit from en suites.

MORETON IN MARSH



GROUND FLOOR

Kitchen/Dining Area
10.28m x 3.64m / 33'8" x 11'11"

Living Room
5.38m x 3.83m / 17'8" x 12'6"

Study/Family Room
3.07m x 2.52m / 10'1" x 8'3"

FIRST FLOOR

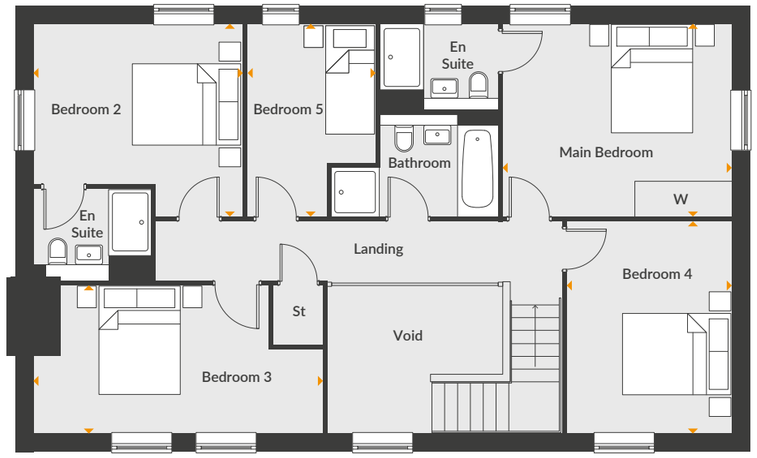
Main Bedroom
4.27m x 3.57m / 14'0" x 11'8"

Bedroom 2
3.89m x 3.57m / 12'9" x 11'8"

Bedroom 3
5.38m x 2.74m / 17'7" x 8'11"

Bedroom 4
3.95m x 3.07m / 12'11" x 10'1"

Bedroom 5
3.57m x 2.36m / 11'8" x 7'8"



Total Area | 2,118 sq. ft.

St Store **W** Wardrobe **WC** Cloakroom

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Detail is the essence of quality

Kitchens

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset Stainless Steel bowl and a half sink – within 3 beds
- Underslung Stainless Steel bowl and a half sink – within 4 & 5 beds
- Single Bosch oven and 4 ring induction hob with hood – within 3 beds
- Double Bosch oven and 5 ring induction hob with hood – within 4 & 5 beds
- Integrated Bosch Fridge Freezer
- Integrated Bosch Dishwasher

Bathrooms, En Suites & Cloakrooms

- Porcelanosa wall tiles – not included in cloakroom
- Full height to three sides of bath in bathroom
- Full height to shower cubicle
- Half height tiles behind wash hand basin (excluding Cloakroom)
- Merlyn glass shower enclosure with sliding door/side panel
- Roca back to wall, floor mounted WC with concealed cistern and soft close toilet seat
- Vado ceiling mounted thermostatic shower with waterfall head
- Shaver socket to bathroom and en suites
- Chrome heated towel rail
- Recessed mirrors with LED lighting

Utility Room

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset Stainless Steel single bowl sink – within 3 beds
- Underslung Stainless Steel bowl sink – within 4 & 5 beds

Plumbing & Heating

- Vaillant Air Source Heat Pump
- Polypipe Underfloor Heating to ground floor
- Stelrad compact radiators to first floor

Electrical & Lighting

- TV point in main bedroom
- Mains operated doorbell
- Double socket with USB socket to living room, kitchen, main bedroom & study
- 2 twin switched sockets, satellite and digital TV aerial point plus BT point to living room & study*
- LED downlights to kitchen, bathroom. en suite & utility room
- White screwless switch plates
- External lights to front door and doors to rear garden
- Indirect LED lighting to kitchen
- Deta smoke alarms

Décor

- White finish to doors & woodwork
- Smooth finish to all walls & ceilings, painted in white emulsion

*Study only within 4 & 5 beds. Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.

Joinery

- Grey steel garage door
- GRP vertical panel door in anthracite grey with long bar pull handle (The Croft only)
- Oak clad composite with long bar pull handle front door
- Grey aluminium framed Bifold doors to access garden
- Built-in sliding wardrobes to main bedroom
- Solid internal doors with five vertical panels

External

- Door number plate
- Solar PV panels – within The Moreton & The Hampton
- Easee One electric car charger with universal adaptor
- Buff paviours to paths, light grey block paving to driveways
- Turf to rear garden
- Outside tap to rear garden
- Flush casement UPVC windows - anthracite grey

A Backhouse home is exquisitely designed and built to exceptionally high standards so you can be sure that your house is ready for you when you want to move in. Our interiors have been thoughtfully created to respond to modern lifestyles and accommodate your needs and you'll be able to personalise your new home with a variety of choices and extras. Our attention to detail and focus on quality means you don't have to worry about redecorating or repairing your home, but can enjoy the benefit of something brand new.

Buy a new home with complete confidence

At Backhouse we want you to enjoy not only the benefits of our homes, but also the experience of buying with us. As such, we offer a unique customer journey that ensures expert guidance and assistance throughout and beyond the home-buying process.

From your initial reservation onwards, we will be with you every step of the way, beginning with a guided tour of the site so you can see your new home taking shape. Once built, we will give you an exclusive preview of the property prior to completion to explain how everything works.

We will also be there to welcome you when you move in and check that everything is as it should be, then give you a visit a week later just in case you have any questions. We'll even call again once you are properly settled to make sure there are no outstanding issues.

It goes without saying that throughout the whole buying process we are here to answer any questions, however trivial they might seem. Our dedicated customer service team can help guide you through the key decisions and ensure your experience of buying a new home with Backhouse is smooth and uncomplicated.

We are fully compliant with The Consumer Code for Home Builders, which was developed to make the home-buying process fairer and more transparent for customers, and you can also be assured that all our homes benefit from a 10-year NHBC (National House Building Council) warranty.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

NHBC

Part Exchange

Enjoy a stress-free move with Property PX Group.

If the thought of selling your existing property is putting you off buying the home you really want. Then our Part Exchange* service is the best solution for you. We know how frustrating and expensive the process of selling your home can be, with estate agent's fees, delays and long chains keeping you waiting.

Our Part Exchange service keeps things moving and keeps costs down with no fuss and no hassle, taking the strain and stress out of selling your current house so that you can complete a smooth move into your new home with Backhouse.

So how does it work?

We will assess the current market value of your home through a minimum of two independent valuations, after which we will make you an offer.

We'll keep you fully informed right up to exchange of contracts, and agree a mutually convenient completion date.

You can also remain in your old property until your new one is ready.

Benefits of Part

- No awkward negotiations with potential buyers - we'll handle all of that for you
- No nerve-wracking chains that could break-down at any time
- No estate agent fees because we pay them for you
- You'll get a fair price for your property based on independent valuations
- You can stay in your existing property until your new home has legally completed
- The whole process is quicker, easier and less stressful

*Part Exchange – Terms and conditions apply. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.

MORETON IN MARSH

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Images and computer generated images are for illustrative purposes only. All content within this document is indicative only. Backhouse reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. April 2023.