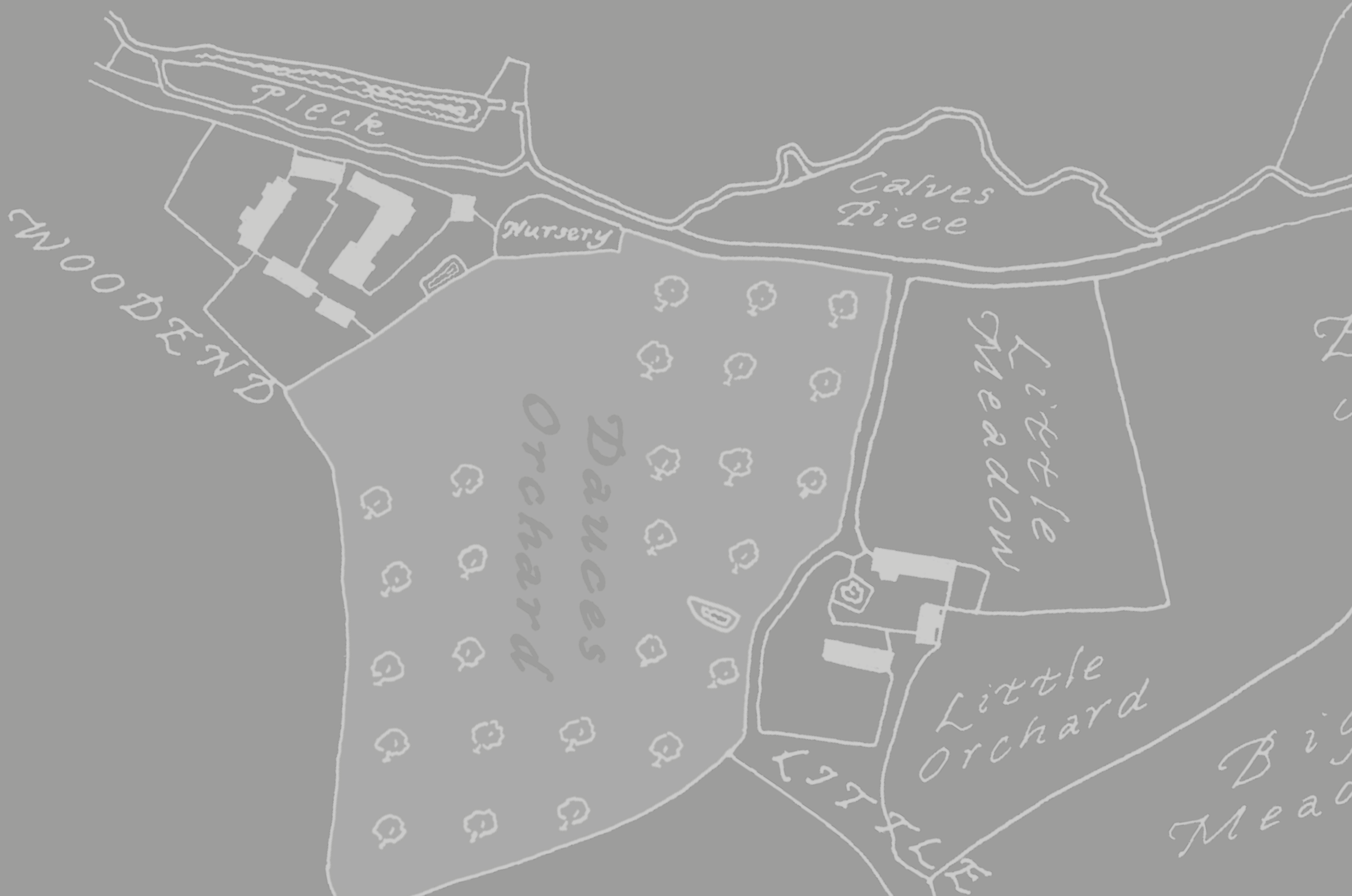


GORSLEY FIELDS
by
OAKWRIGHTS





A message from Tim

Building a home is a truly personal experience; it is one that inspires you to consider the present and your aspirations for the future. At Oakwrights, each home we design and create at our design studios and workshops here in Herefordshire is a representation of how our teams work together to construct award-winning oak frame homes, extensions and outbuildings that are sympathetic to their surroundings and meet our clients' exact needs.

It is the combination of our oak framing expertise and familiarity of Herefordshire and the neighbouring counties which has founded the concept of Gorsley Fields.

A handwritten signature in white ink that reads "T. Crump". The signature is fluid and cursive.

Tim Crump
Founder



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Welcome to Gorsley Fields

Our vision for Gorsley Fields is to provide you with a unique oak frame home building experience in the picturesque, Herefordshire village of Gorsley. Here, we have seven plots of land available for you to choose from across two custom build sites within our Gorsley Field portfolio: Whipstocks and Dauces Orchard. Planning permission has been granted as part of the purchase of this site, with the opportunity to obtain new planning permission (under Section 73) after working with our Architectural Design team to create an oak frame home that meets your exact lifestyle needs.

Whipstocks occupies a total area of 4191 m² (1.04 acres) and each of the five plots here vary in size from 559 m² to 880 m². Dauces Orchard sits south-westerly to Whipstocks, occupying a total area of 1625 m² (0.40 acres) and the two plots residing here are 804 m² and 821 m².

Careful consideration has been given to their layouts, so the beautifully bespoke homes will be complemented by a comfortable, private garden that takes full advantage of the sites' orientations and countryside location. To discover more about Gorsley and the surrounding area, please see Page 28.

We invite you to begin your custom build journey with us here at Oakwrights, where our in-house teams will guide you through this once in a lifetime experience from start to finish, on land which is ready for you to turn your dream oak frame home into a reality.





Your plot finding experience

Whether you are relocating to Herefordshire or you are choosing to build your home in a location that is close to your heart, finding the perfect plot symbolises a significant moment that will shape your future.

Here at Oakwrights, we understand how important it is for you to feel safe, secure and inspired by your home and its surroundings. So as part of your Gorsley Fields journey with us, we will invite you to stay at our show home, The Woodhouse, which has provided inspiration for many of our clients' designs. Staying at The Woodhouse will enable you to experience first-hand what it is like to live in an oak frame house, while exploring the area and the available plots at Whipstocks and Dauces Orchard.

Our teams will take time to discuss your home building plans with you, ensuring your chosen plot at Gorsley Fields will accommodate the exact size and style of home you have in mind. To support your decision-making process, overleaf you will find templates of houses you may wish to base your oak frame home design on.



Above Just three of the oak frame home design templates you can choose and tailor to meet your needs at Gorsley Fields; in descending order: Church Cottage, Brook Cottage, Pipenwood Cottage. **Right** The rear elevation of our clients' completed oak frame home in Herefordshire, which was based on the design of Church Cottage from our Cottage range.



The Gorsley Fields plot plans



Whipstocks

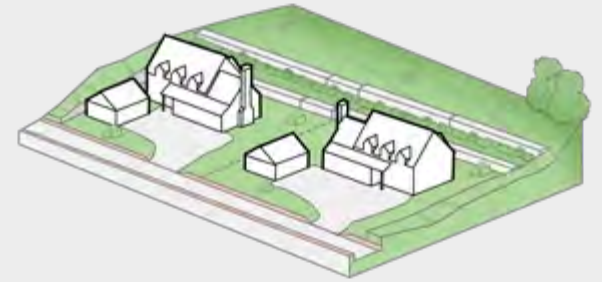
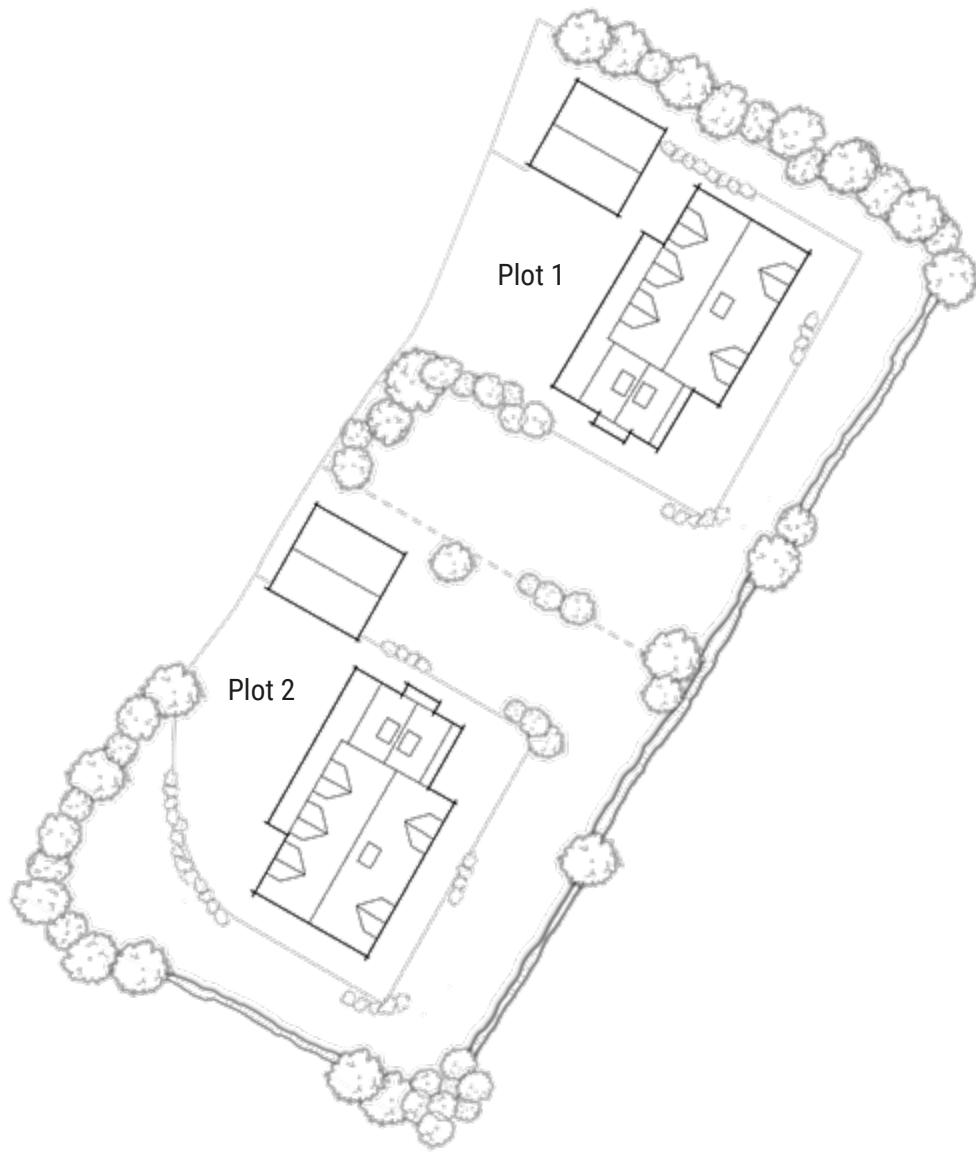
Plot 1 Church Cottage 592 m²

Plot 2 The Woodhouse 880 m²

Plot 3 Holmwood Cottage 569 m²

Plot 4 Pipenwood Cottage 780 m²

Plot 5 Manuka Cottage 753 m²



Dauces Orchard

Plot 1 Brook Cottage 804 m²

Plot 2 Brook Cottage 821 m²

Church Cottage

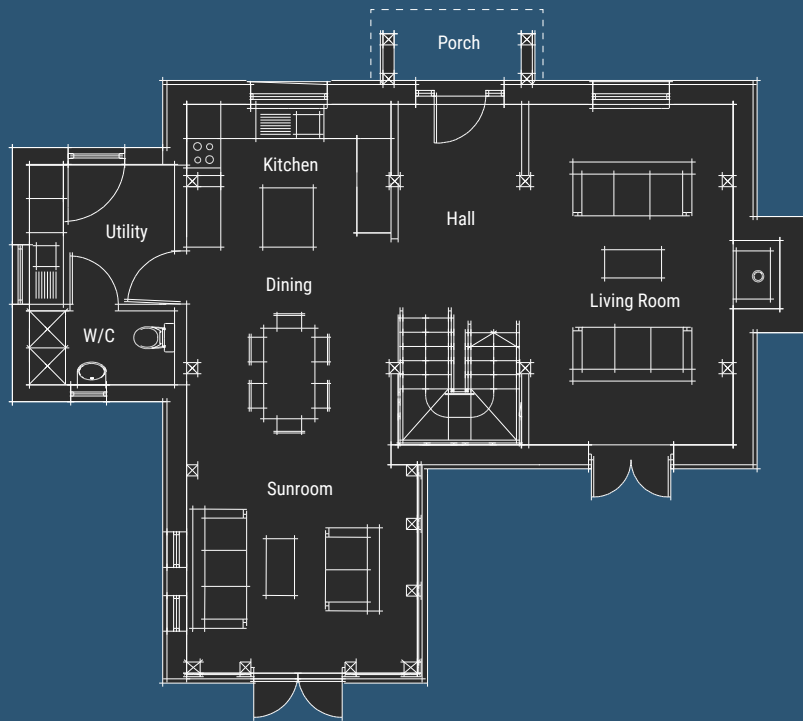
Whipstocks Plot 1 | 3 Bedrooms



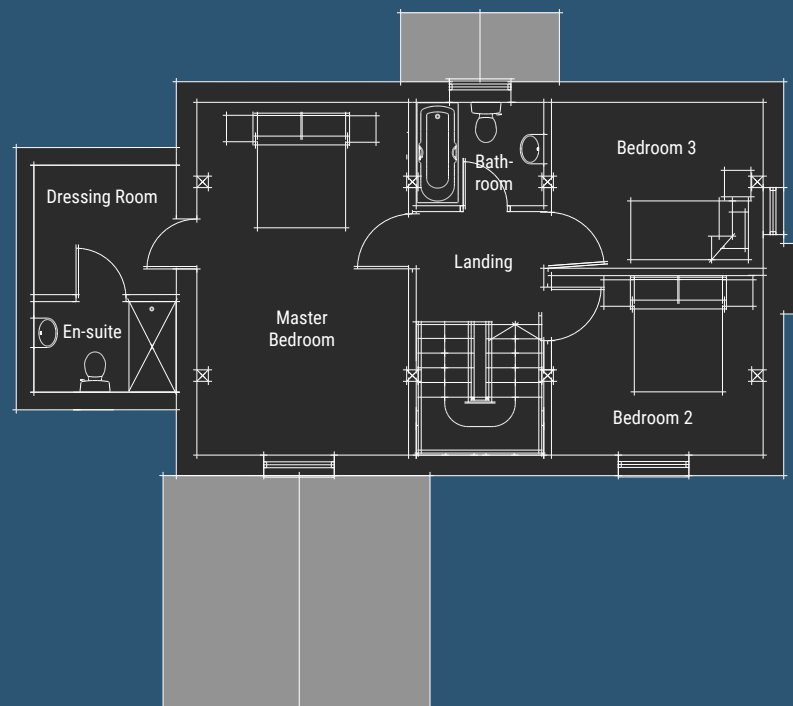
Front elevation



Rear elevation



Ground floor



First floor

Ground floor

Living Room	6 m x 3.5 m
Kitchen	2.5 m x 3.5 m
Dining	3 m x 3.5 m
Sunroom	3.5 m x 4 m
W/C	1.5 m x 2.5 m
Utility	2.5 m x 2.5 m

First floor

Master Bedroom	6 m x 3.5 m
Dressing Room	2.5 m x 2 m
En-suite	1.5 m x 2 m
Bedroom 2	3 m x 3.5 m
Bedroom 3	3 m x 3.5 m
Bathroom	2 m x 2 m

Total floor areas

Ground floor	103 m ² / 1,109 ft ²
First floor	78 m ² / 840 ft ²

GEA 181 m² / 1,948 ft²

The Woodhouse

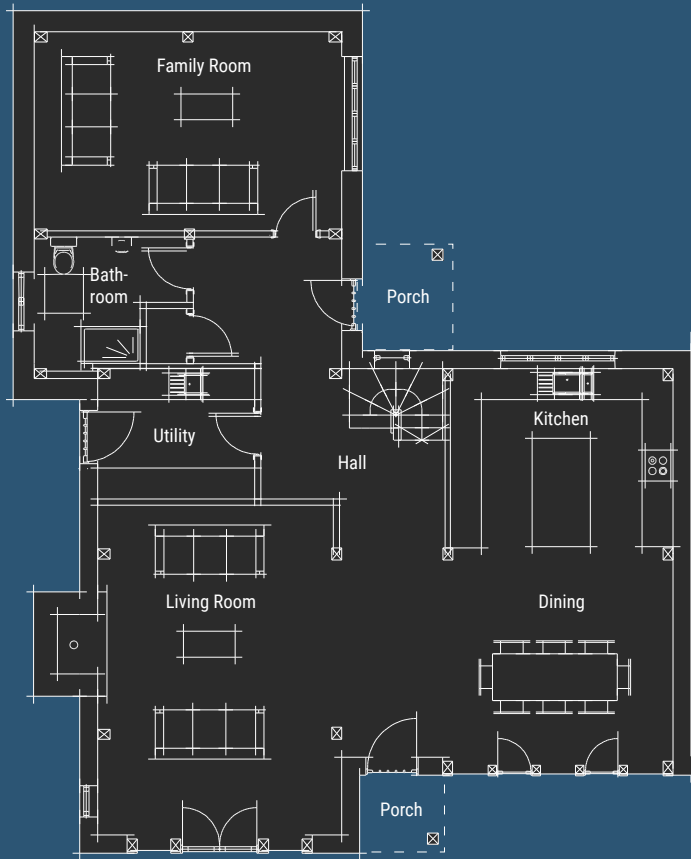
Whipstocks Plot 2 | 4 Bedrooms



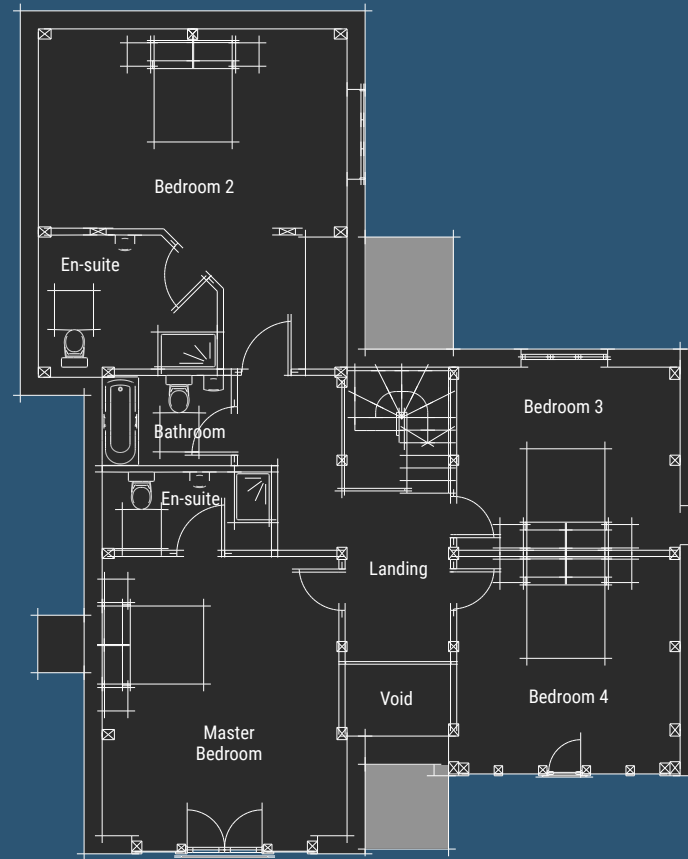
Front elevation



Rear elevation



Ground floor



First floor

Ground floor

Living Room	6.5 m x 4.5 m
Kitchen	3.5 m x 4.5 m
Dining	4.5 m x 4.5 m
Family Room	5.8 m x 6 m
Bathroom	2.5 m x 2.9 m
Utility	2.5 m x 3 m

First floor

Master Bedroom	5.5 m x 4.5 m
En-suite	3 m x 2.5 m
Bedroom 2	6.7 m x 5.9 m
Bedroom 3	4.2 m x 4.3 m
Bedroom 4	3.5 m x 4.3 m
Bathroom	1.7 m x 2.5 m

Total floor areas

Ground floor	163 m ² / 1,755 ft ²
First floor	143 m ² / 1,639 ft ²
GEA	307 m² / 3,303 ft²

Holmwood Cottage

Whipstocks Plot 3 | 4 Bedrooms

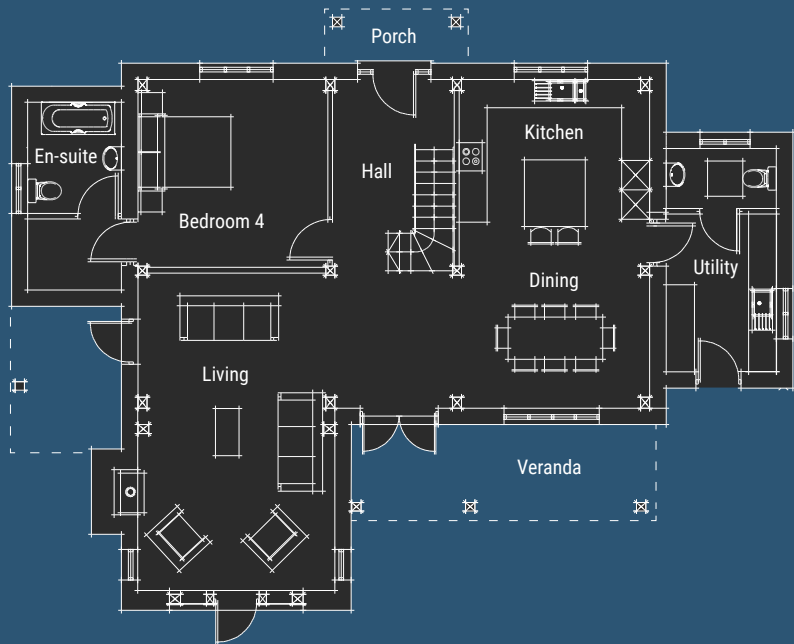


Front elevation

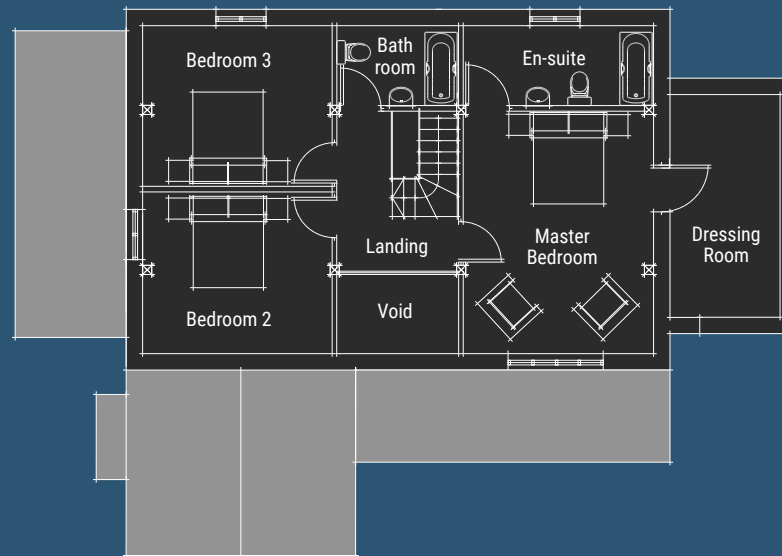


Rear elevation





Ground floor



First floor

Ground floor

Living Room	6.7 m x 4.2 m
Kitchen	4.1 m x 4 m
Dining	4.2 m x 2.8 m
Bathroom	1.3 m x 2.4 m
Bedroom 4	4 m x 4 m
Utility	2.5 m x 2.5 m
Dressing Room	1.6 m x 2 m
En-suite	2 m x 2.3 m

First floor

Master Bedroom	5.2 m x 4.2 m
Dressing Room	4.8 m x 2.4 m
En-suite	1.7 m x 4.1 m
Bedroom 2	3.4 m x 4 m
Bedroom 3	3.4 m x 4 m
Bathroom	1.7 m x 2.6 m

Total floor areas

Ground floor	152 m ² / 1,636 ft ²
First floor	104 m ² / 1,119 ft ²
GEA	256 m ² / 2,756 ft ²

Pipenwood Cottage

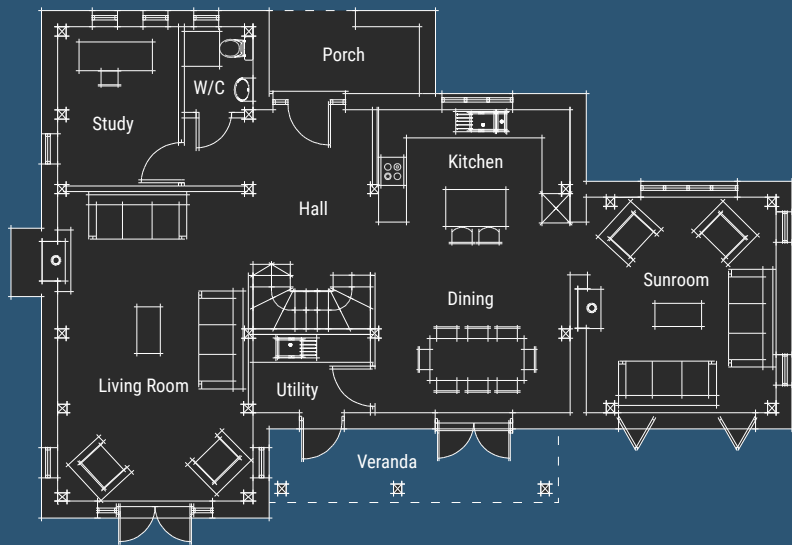
Whipstocks Plot 4 | 4 Bedrooms



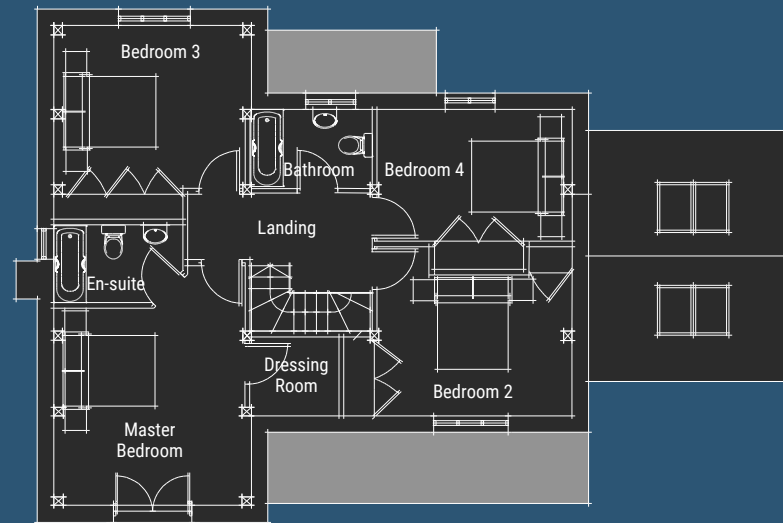
Front elevation



Rear elevation



Ground floor



First floor

Ground floor

Living Room	6.6 m x 4.2 m
Kitchen	3.5 m x 4.2 m
Dining	3 m x 4.2 m
Snug	4.6 m x 4.1 m
W/C	1.8 m x 1.4 m
Utility	1.8 m x 2.5 m
Study	3.4 m x 2.6 m

First floor

Master Bedroom	5.1 m x 4.2 m
Dressing Room	1.7 m x 1.9 m
En-suite	1.6 m x 2.6 m
Bedroom 2	3.5 m x 4.2 m
Bedroom 3	3 m x 4.2 m
Bedroom 4	2.8 m x 4.2 m
Bathroom	1.7 m x 2.6 m

Total floor areas

Ground floor	143 m ² / 1,539 ft ²
First floor	103 m ² / 1,109 ft ²
GEA	246 m² / 2,648 ft²

Manuka Cottage

Whipstocks Plot 5 | 3 Bedrooms

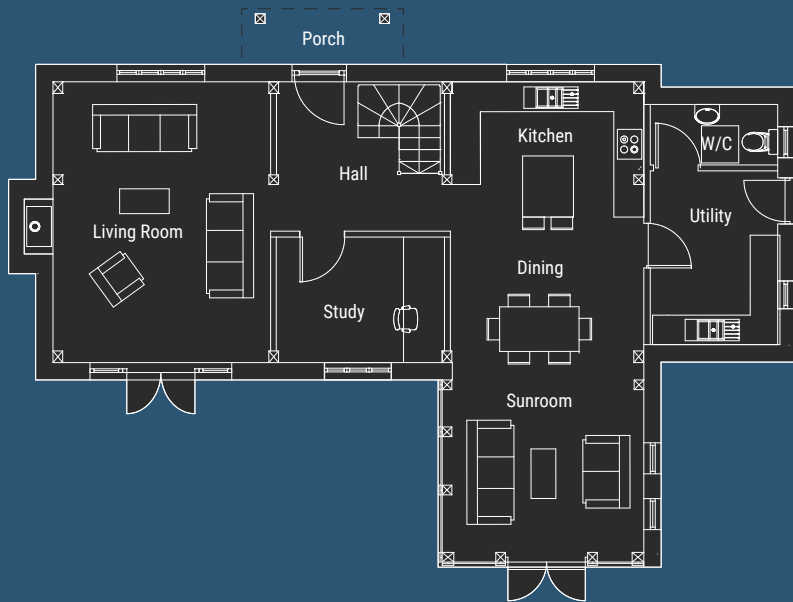


Front elevation



Rear elevation





Ground floor



First floor

Ground floor

Living Room	5.6 m x 4.4 m
Kitchen	3.1 m x 3.9 m
Dining	2.4 m x 3.9 m
Sunroom	3.7 m x 4.1 m
Study	2.5 m x 3.4 m
W/C	1.2 m x 2.6 m
Utility	3.5 m x 2.6 m

First floor

Master Bedroom	5.6 m x 3.9 m
En-suite	4.9 m x 2.4 m
Bedroom 2	2.7 m x 4.3 m
Bedroom 3	2.7 m x 4.3 m
Bathroom	1.9 m x 3.4 m

Total floor areas

Ground floor	117 m ² / 1,259 ft ²
First floor	96 m ² / 1,333 ft ²
GEA	213 m ² / 2,592 ft ²

Brook Cottage

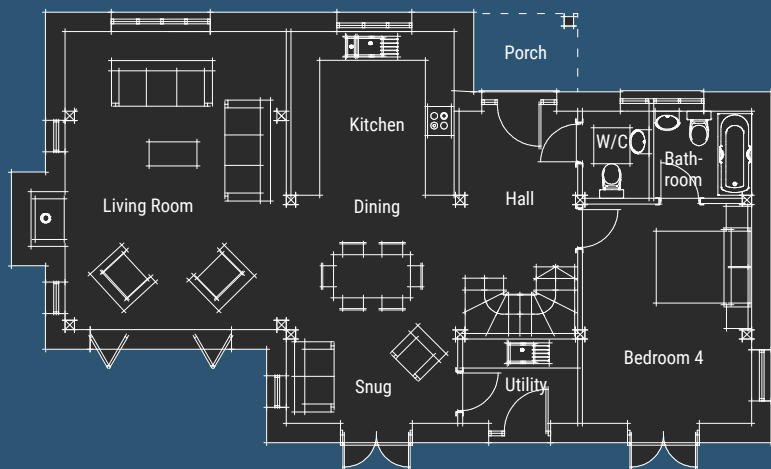
Dauces Orchard Plots 1 & 2 | 4 Bedrooms



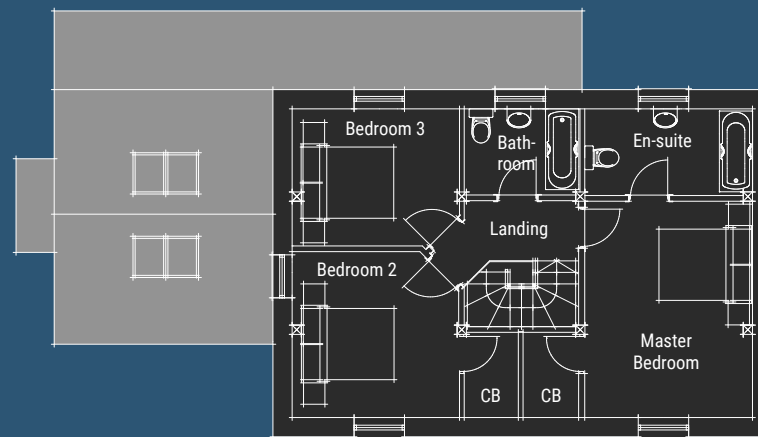
Front elevation



Rear elevation



Ground floor



First floor

Ground floor

Living Room	6.2 m x 4.6 m
Kitchen	3.6 m x 3.2 m
Dining	3 m x 3.7 m
Snug	2 m x 3.8 m
Bedroom 4	4.5 m x 3.5 m
En-suite	1.8 m x 2 m
W/C	1.8 m x 1.4 m
Utility	1.8 m x 2.4 m

First floor

Master Bedroom	4.6 m x 3.5 m
En-suite	1.8 m x 3.5 m
Bedroom 2	3.5 m x 3.5 m
Bedroom 3	2.9 m x 3.5 m
Bathroom	1.8 m x 2.4 m

Total floor areas

Ground floor 121 m² / 1,302 ft²
 First floor 77 m² / 829 ft²

GEA 198m² / 2,131 ft²





this kitchen is for dancing







HEREFORD
Home of Oakwrights
40mins

Ledbury

Worcester

Birmingham & Birmingham Airport

M50

M5

South Hereford Golf Club



GORSLEY FIELDS
by
OAKWRIGHTS

Ross-on-Wye

Wye Valley
area of
natural beauty

Cheltenham Races
CHELTENHAM

GLOUCESTER

Cotswolds
AONB

Cardiff & Cardiff Airport

Bristol & Bristol Airport

LOCATIONS:

Cardiff	53.5 miles	1 hr 4 mins
Hereford	16 miles	30 mins
Birmingham	57.4 miles	1 hr 6 mins
Bristol	46.2 miles	1 hr 1 mins

NEAREST SCHOOLS:

Primary: Gorsley Goffs
Secondary: John Kyrle, Newent Community
Independent: Monmouth School, Hereford Cathedral, King's Gloucester

Explore the local area

Gorsley is an idyllic, countryside village bordering South Herefordshire and Gloucestershire. Nestled between three Areas of Outstanding Natural Beauty (AONB): the Malvern Hills, the Cotswolds and the Wye Valley, the village is surrounded by a profusion of beautiful backdrops as far as the eye can see.

While taking a leisurely stroll down Gorsley's winding lanes and footpaths, you pass by vast amounts of history. Christ Church, the Baptist Church which is home to Orchard Coffee House, the Baptist Chapel where you will find the village Post Office and Store, and the local pub, 'The Roadmaker Inn', all date back to the 19th century, as does Gorsley Goffs Primary School, who welcome children aged 5-11 years old.

Alongside its countryside walks, rich architecture and amenities, it is Gorsley's friendly community spirit which makes it such a wonderful place to live. The Village Hall hosts a number of regular events including dog training, 'Flicks in the Sticks' and Pilates, as do neighbouring villages, such as Linton, with its annual summer family Festival at 'The Alma Inn'.

Looking beyond the village and to the North, the landscape is shaped by the rolling tops of Worcestershire's Malvern Hills, which are approximately a 30 minute drive away. Whether you like to don your walking boots with your four-legged friend, cycle or horse ride, we recommend

you pack a picnic and explore the breath-taking views that these wonderous Hills have to offer, while feeling on top of the world!

Travelling 30 minutes east of Gorsley, you arrive in the county of Gloucestershire, home of Premiership team, Gloucester Rugby Club, and Cheltenham Racecourse, who host the annual four-day Cheltenham Festival in March. The spa town of Cheltenham itself is a fantastic place to shop, eat and drink, and borders the Cotswolds, where there are a plethora of charming market towns and villages to immerse yourself in, such as Broadway, Chipping Camden and Moreton-in-Marsh. Just 10 minutes to the West of Gorsley is the Wye Valley, bordering England and Wales. Here, the River Wye meanders past the picturesque market town of Ross-on-Wye, which was voted the UK's best-loved market town by a leading coach tour company, and Monmouthshire, well-known for its castles, vineyards, museums and so much more.

When travelling further afield, Gorsley has fantastic access links to the motorway network, positioned just two minutes from junction three of the M50 leading up to the M5, or southbound to the A40. Specific trains from Hereford station allow for a direct commute to London, Birmingham, Cardiff and Manchester, and Gorsley is just over an hour from Bristol, Birmingham and Cardiff airports.





About Oakwrights

Since 1999, we have had the pleasure of working alongside our clients to bring their oak frame home, extension and outbuilding plans to fruition, nationwide and abroad from rural Herefordshire. While their visions and requirements naturally vary, it is the intrinsic characteristics of oak, its structural stability, versatility and organic beauty that unites our clients' decisions to build with us.

An expertly designed and crafted oak frame is the heartbeat of any home. At Gorsley Fields, our experienced teams will help you to create your dream house in a community and a setting you will truly love.





Specialist design, craftsmanship and technology

The relationships we have with our clients are built on trust, quality and professionalism.

These core values will echo throughout your home building journey with us at Gorsley Fields: from translating your wish list into an architectural design that captures every essence of your future project, through to our workshops, where we will invite you to see how we combine traditional craftsmanship skills with the latest cutting-edge technology to produce your oak frame home.

In the same way mortise and tenon joints provide the structural connection between any two timbers in our oak frames, our teams will work together under one roof to transform your ideas into an expertly crafted home that will last a lifetime.







Your home building journey

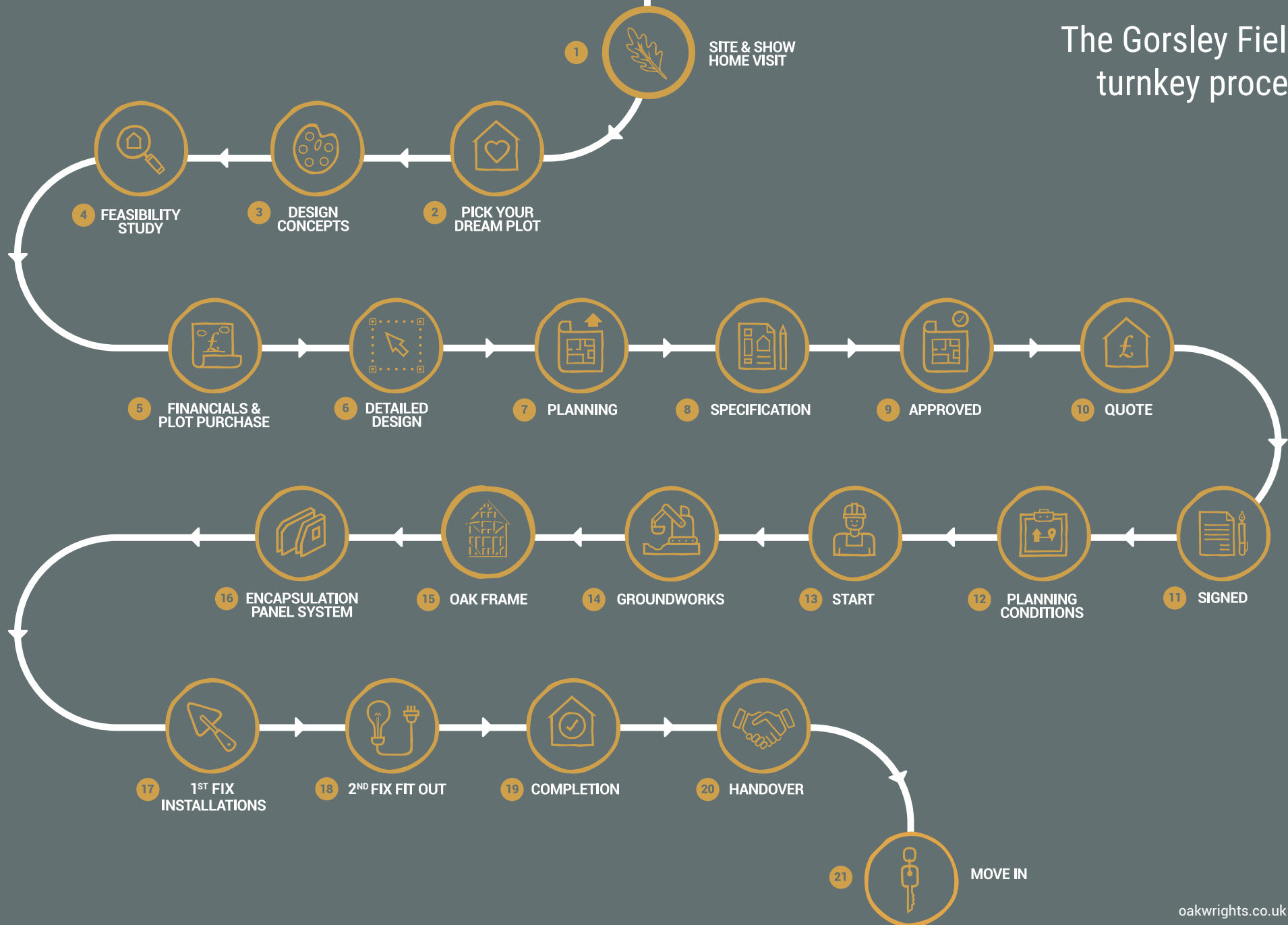
Just like their beautifully bespoke oak frames, each of our clients' home building journeys are unique. There are many routes you can take when constructing your home, which vary from self-build and self-management to a fully project managed build.

Our turnkey service at Gorsley Fields will provide you with the flexibility to create your dream home with the support of one of our experienced turnkey project managers, who will carefully guide you through each stage of your journey. From helping to finalise a design that meets your exact needs and overseeing your

construction schedule, to managing trades and handpicking those all-important finishing touches for you to choose from; your designated turnkey project manager will look after every aspect of your project on your behalf.

With years of experience, they will assure your build will be kept on track, adhering to agreed budgets from the outset, while working with you to bring your oak frame design to life. So, by the end of your journey you can quite literally 'turn the key' to unlock your home at Gorsley Fields.

The Gorsley Fields turnkey process







Your next steps at Gorsley Fields:

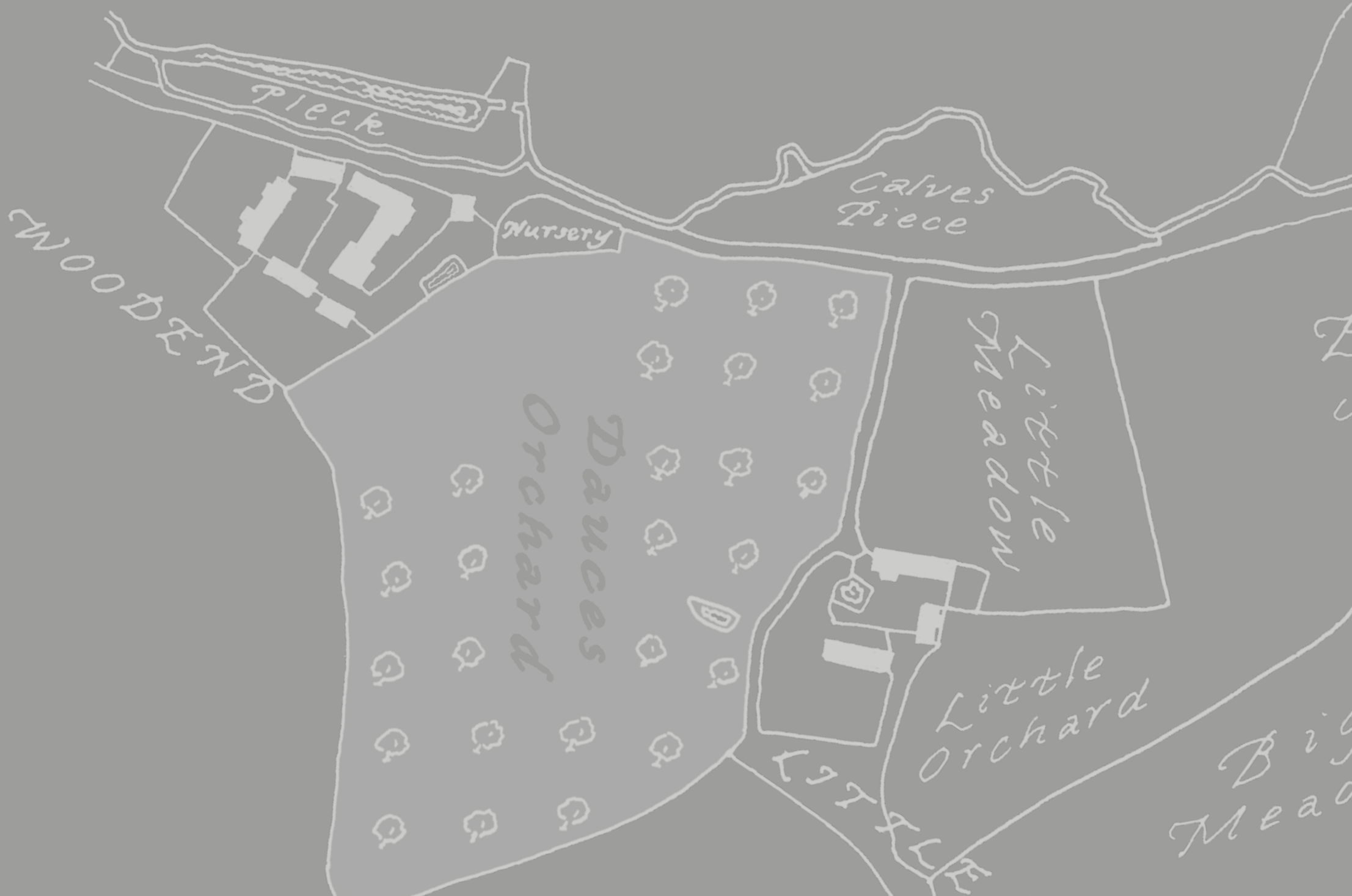
We would love to hear from you...

To discover more about this custom build opportunity in Herefordshire and discuss your future plans, please contact us:

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