

Draycott Fields

Cam



Linden
Homes



A taste of **local life**

This exciting new development is in the vibrant Gloucestershire village of Cam and within easy reach of beautiful rolling countryside.

Draycott Fields

Cam, Dursley GL11 5NA | **01453 358926**

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Welcome to **Draycott Fields**

Set at the foot of the rolling Cotswolds hills, Draycott Fields is a collection of 3 and 4-bedroom new homes in the picturesque Gloucestershire countryside.

Nestled in the hamlet of Draycott, you're less than a mile from the village of Cam, with the market town of Dursley just a short drive away. Here, you get the very best of peaceful rural living, with all the everyday conveniences you need close to hand.

Draycott Fields is a welcoming community with play areas, public open spaces, and pathways and cycleways connecting you to the wider area. And with the spectacular Cotswolds National Landscape on your doorstep, there's no shortage of fresh air and wide-open spaces to explore.



The perfect location

Living in one of our new homes at Draycott Fields, you'll be surrounded by some of the most beautiful countryside in England.

Relaxing surroundings

The Cotswolds National Landscape stretches right to your doorstep, offering mile upon mile of scenic walking and cycling routes for all abilities. Cam Peak, a distinctive natural landmark, is just a short ride away and offers sweeping views across the Vale of Berkeley.

Closer to home, the new build development itself features play areas, public open spaces and a network of scenic pathways and cycleways, perfect for family bike rides or simply enjoying a breath of fresh air. For wildlife enthusiasts, the renowned WWT Slimbridge Wetland Centre is just ten minutes by car, making it a fantastic choice for fun-filled family days out.

Taking time out

Cam and Dursley together offer a warm, community-spirited welcome to new residents. Cam is a vibrant village with plenty of local amenities to make family living hassle-free. The town of Dursley, less than three miles from our new houses at Draycott Fields, has a lively town centre with independent cafés, supermarkets and local restaurants. Belle's Kitchen is a local favourite, and the surrounding area has no shortage of village pubs perfect for a relaxed evening out.

If you enjoy staying active, Stinchcombe Hill Golf Club is a short drive away, with Dursley Rugby Club and community football clubs also nearby. Stroud, Gloucester and Cheltenham are all within easy reach by car or train for evenings out, cultural events and a wider range of restaurants and entertainment.

Ample amenities

Everything you need for day-to-day life is close at hand when living in our new family homes for sale. In Lower Cam, less than a mile away, you'll find a Tesco Superstore for your weekly shop, alongside a medical practice and a range of local services. The town of Dursley adds even more choice, with a Co-op, Lidl and Sainsbury's supermarkets, as well as a post office, pharmacies, and a selection of independent retailers.

For a broader retail experience, Stroud town centre is around 20 minutes by car and offers a vibrant mix of shops, markets and eateries. Gloucester and Cheltenham, both around 30 minutes away, provide even more options, from high street shopping to bustling retail parks.

Families moving to Draycott Fields will find a strong selection of schools and colleges nearby, covering every stage of a child's education.

Education for everyone

For primary-age children, Cam Everlands Primary School is just a short distance away and is rated 'Good' by Ofsted, offering a nurturing and welcoming environment for younger pupils. For secondary education, Rednock School in Dursley is also rated 'Good' by Ofsted and provides a broad, well-regarded education for older pupils.

For those continuing into further education, Stroud College and Gloucestershire College are both within easy reach of our new builds, and the University of Gloucestershire in Cheltenham is accessible in under 30 minutes.

Draycott Fields - Your dream home, your perfect lifestyle.

■ Draycott Fields

■ **Tesco Superstore**
0.6 miles | 2 mins drive

■ **Cam & Dursley Train Station**
0.7 miles | 2 mins drive

■ **Cam Hopton C of E Primary School**
1.2 miles | 4 mins drive

■ **Vale Community Hospital**
1.5 miles | 5 mins drive

■ **Rednock Secondary School**
1.8 miles | 5 mins drive

■ **Cam Peak**
2.1 miles | 6 mins drive

■ **Dursley Library**
2.2 miles | 6 mins drive

■ **Stinchcombe Hill Golf Club**
3.1 miles | 9 mins drive

■ **Slimbridge Wetlands Centre**
3.2 miles | 8 mins drive





Purchase assistance schemes

Wherever you are in the home-buying market - a **first-time buyer**, looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

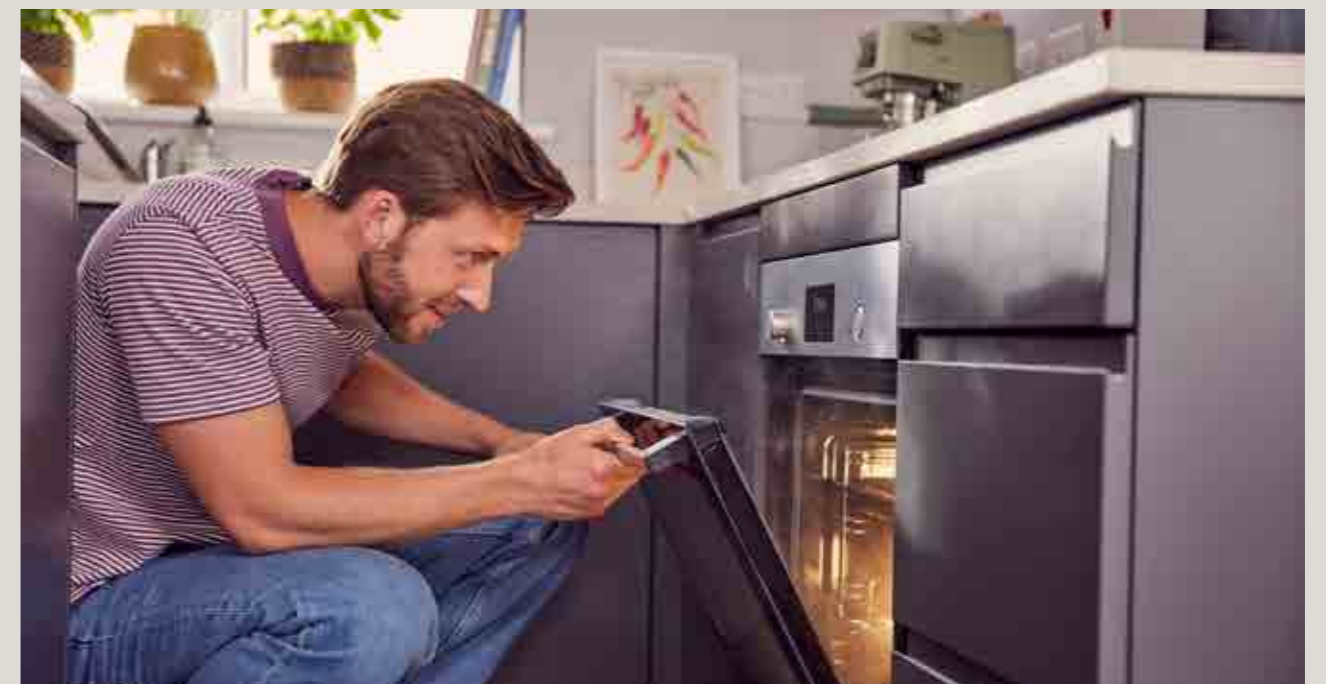
From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.





Green living starts here

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£3.7 million** in local schemes to support the community surrounding your new home in Cam.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



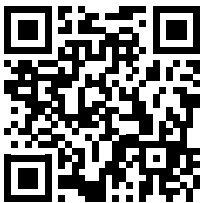
Green initiatives found at Draycott Fields:

HEDGEHOG HIGHWAYS	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS	TREES PLANTED
PV SOLAR PANELS	TONNES OF WASTE DIVERTED	A+ RATED DOUBLE-GLAZED WINDOWS	HIGH QUALITY INSULATION

Some of our community contributions include:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW COMMUNITY FACILITIES	CYCLE ROUTES
PRIMARY AND SECONDARY EDUCATION	PUBLIC LIBRARY	SPORTS AND LEISURE FACILITIES	HIGHWAY AND ROAD IMPROVEMENT

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for directions



Draycott Fields

Cam, Dursley

GL11 5NA

01453 358926

Cover photograph of Draycott Fields. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Cotswolds region

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

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Development **plan**

Draycott Fields

Cam, Dursley GL11 5NA | **01453 358926**

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Draycott Fields

Cam

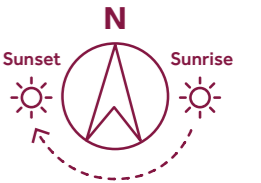
Show homes

Sales centre



ASH
The Ashmead
4 bedroom home

ASH II
The Ashmead II
4 bedroom home



MIL
The Milton
4 bedroom home

MOR
The Moreton
4 bedroom home

MOR II
The Moreton II
4 bedroom home

LEV
The Leverton
4 bedroom home

LEV II
The Leverton II
4 bedroom home

MYL
The Mylne
4 bedroom home

COT
The Cottingham
4 bedroom home

PEM
The Pembroke
4 bedroom home

bcp bin collection point
ss substation
v visitor space

BEC
The Becket
3 bedroom home

SAP II
The Sapperton II
3 bedroom home

BEC II
The Becket II
3 bedroom home

COA
The Coaley
3 bedroom home

SAP
The Sapperton
3 bedroom home

COA II
The Coaley II
3 bedroom home

PRE Pre-sold homes

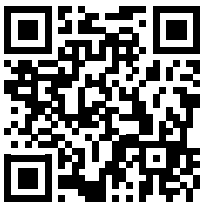
SEL Self-build homes

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Becket

3 bedroom home

Draycott Fields

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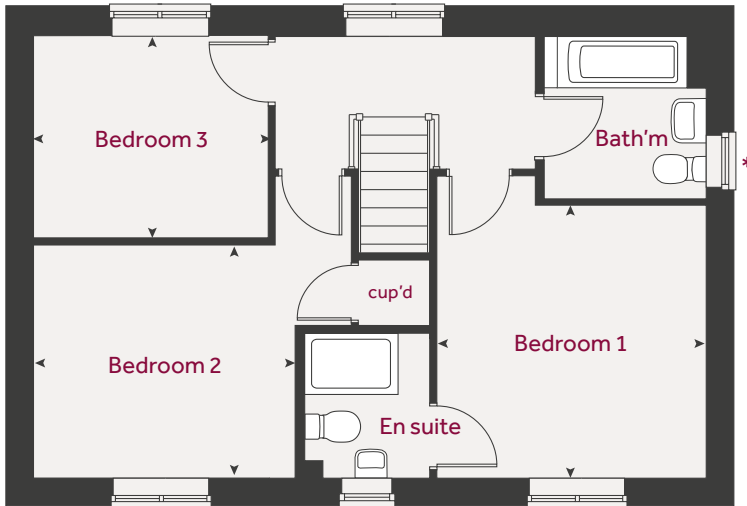
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The Becket

3 bedroom home



First floor



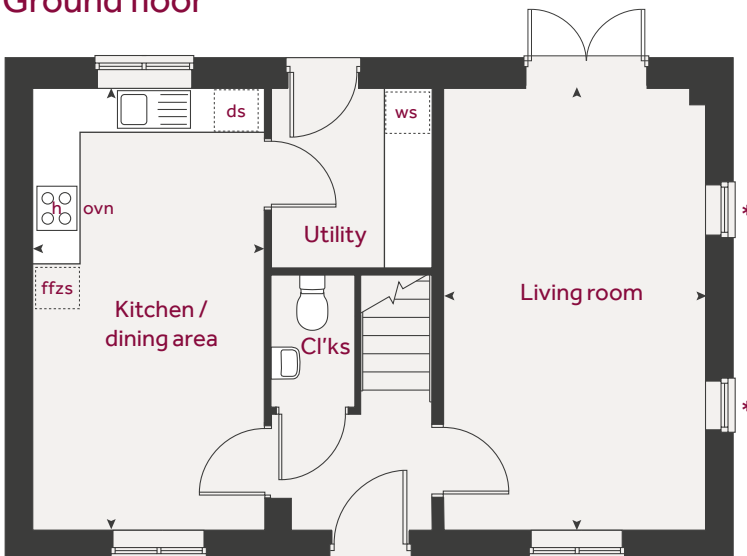
Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.93	18' 4" x 9' 8"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Becket | Draycott Fields |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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* Windows apply to selected plots only. Please speak to our sales consultant for specific plot details.

** Door applies to selected plots only. Please speak to our sales consultant for specific plot details.

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The Becket II

3 bedroom home

Draycott Fields

Cam, Dursley GL11 5NA | **01453 358926**

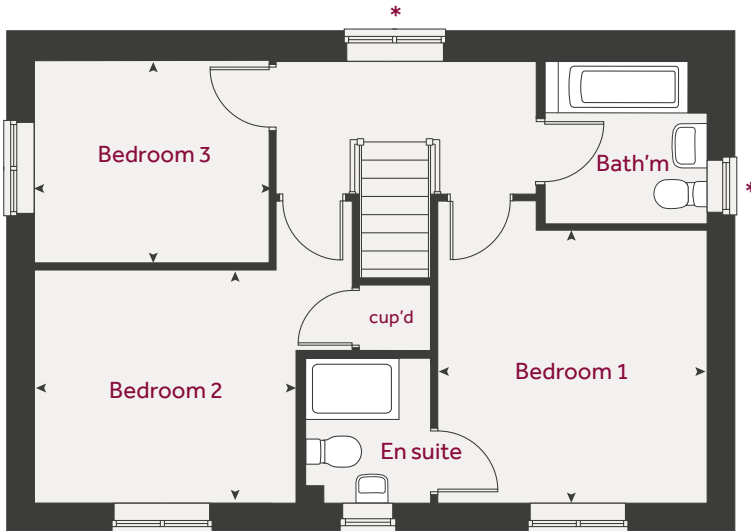
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The Becket II

3 bedroom home



First floor



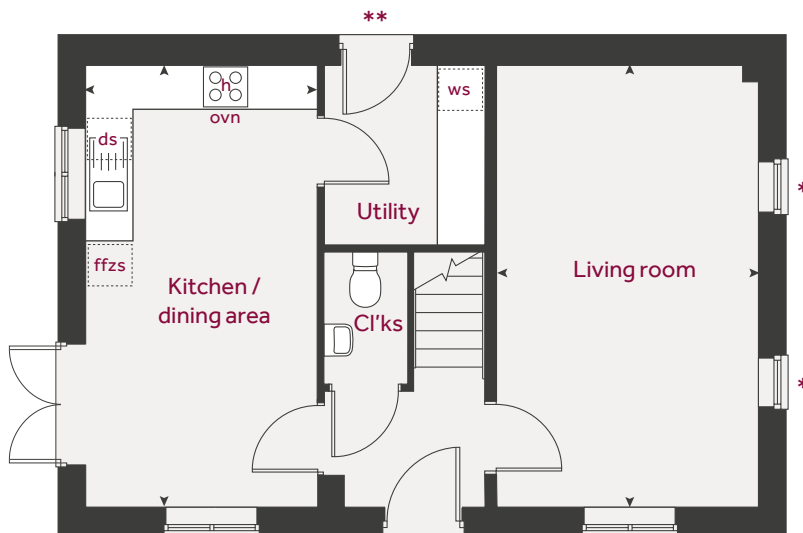
Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.93	18' 4" x 9' 8"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



The Becket II | Draycott Fields |

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The Sapperton

3 bedroom home

Draycott Fields

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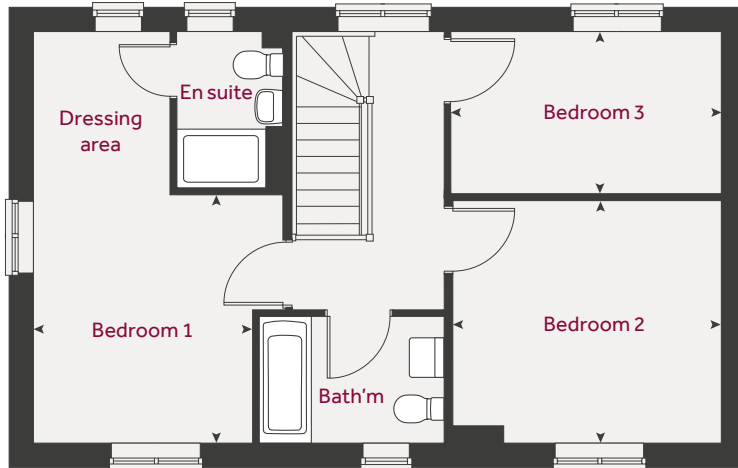
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The Sapperton

3 bedroom home



First floor



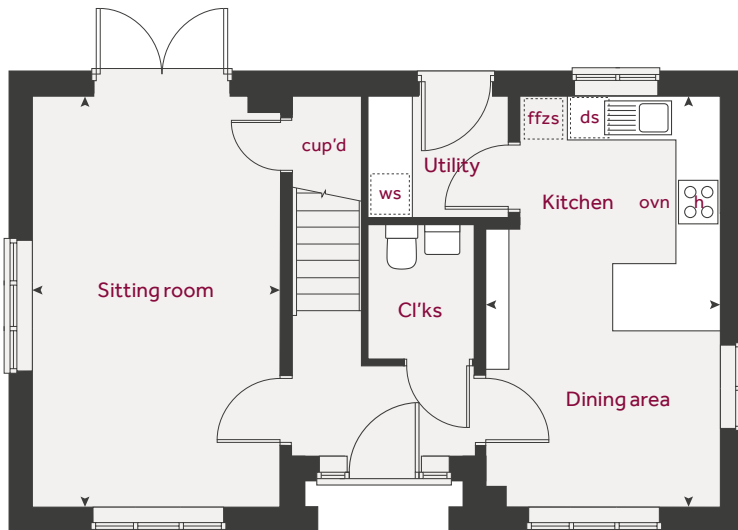
Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.14	18' 2" x 10' 4"
Sitting room	5.52 x 3.32	18' 2" x 10' 11"

First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



The Sapperton | Draycott Fields |

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The Sapperton II

3 bedroom home

Draycott Fields

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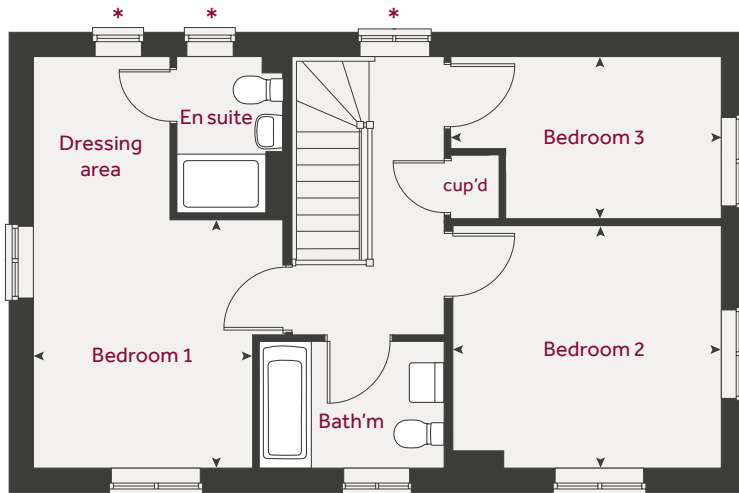
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The Sapperton II

3 bedroom home



First floor



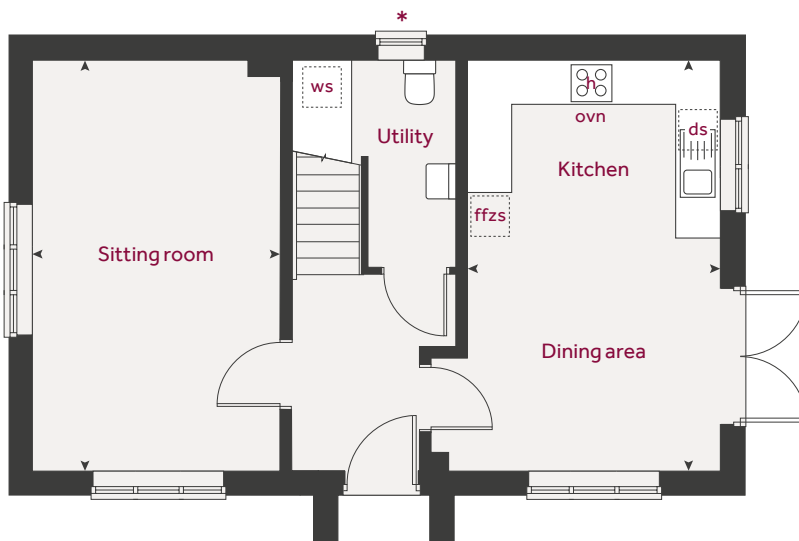
Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.40	18' 2" x 11' 2"
Sitting room	5.52 x 3.32	18' 2" x 10' 11"

First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Sapperton II | Draycott Fields |

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The Coaley

3 bedroom home

Draycott Fields

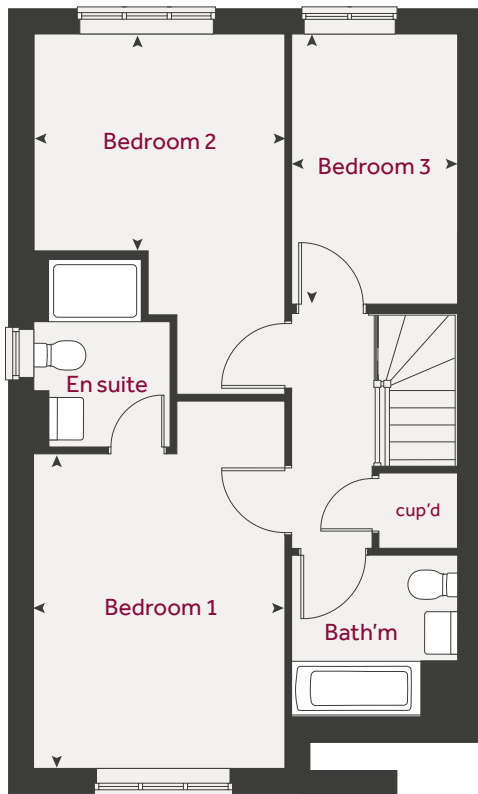
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The Coaley

3 bedroom home

First floor

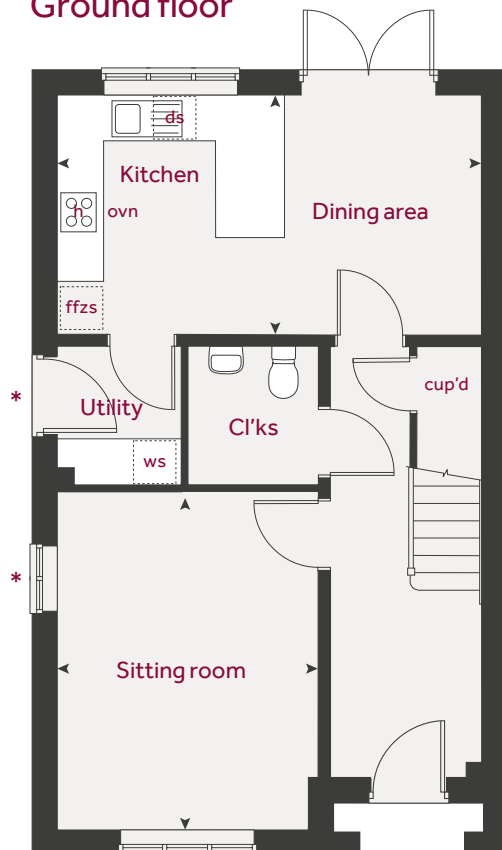


Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Coaley | Draycott Fields |

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* Door and windows applicable to selected plots only. Please speak to our sales consultant for specific plot details.

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The Coaley II

3 bedroom home

Draycott Fields

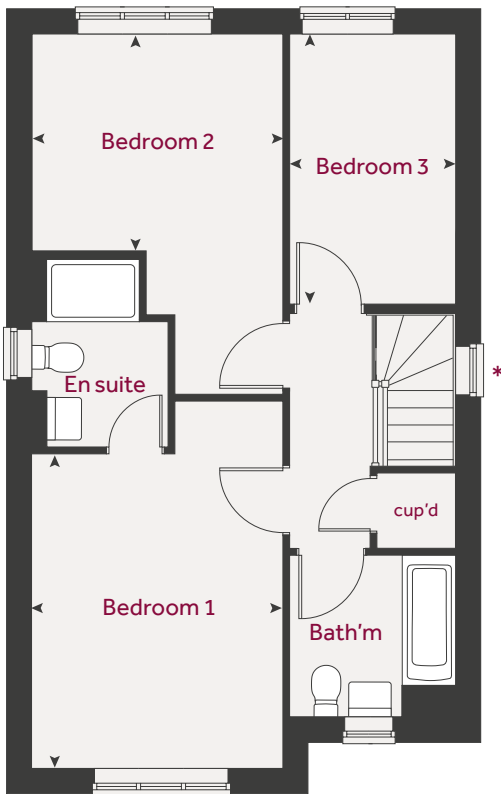
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The Coaley II

3 bedroom home

First floor

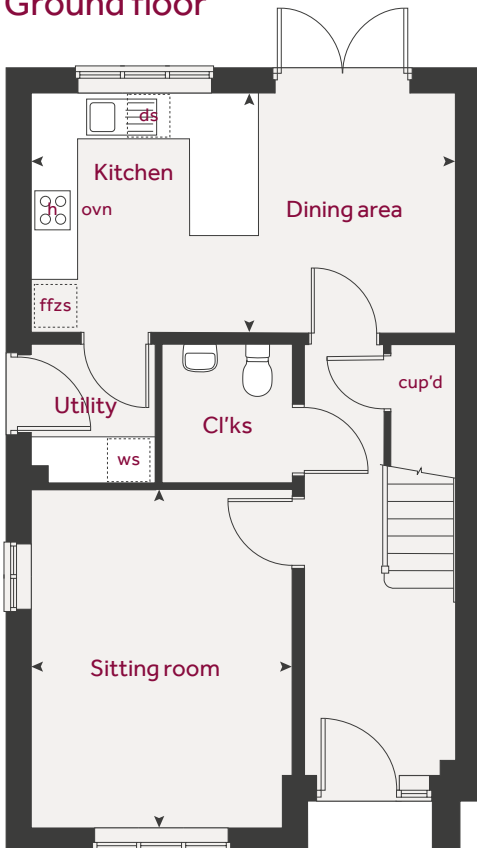


Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Coaley II | Draycott Fields |

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The Ashmead

4 bedroom home

Draycott Fields

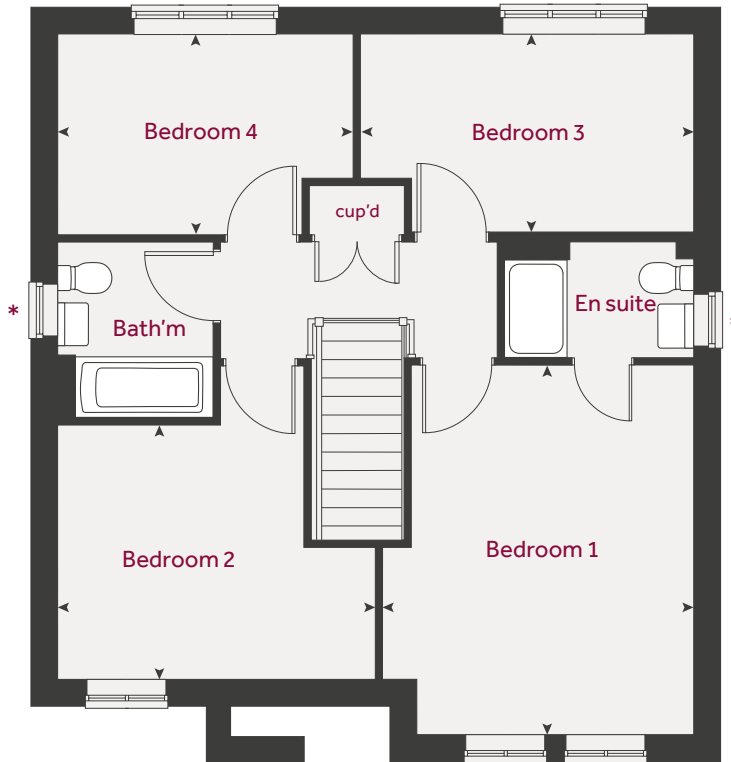
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The Ashmead

4 bedroom home

First floor

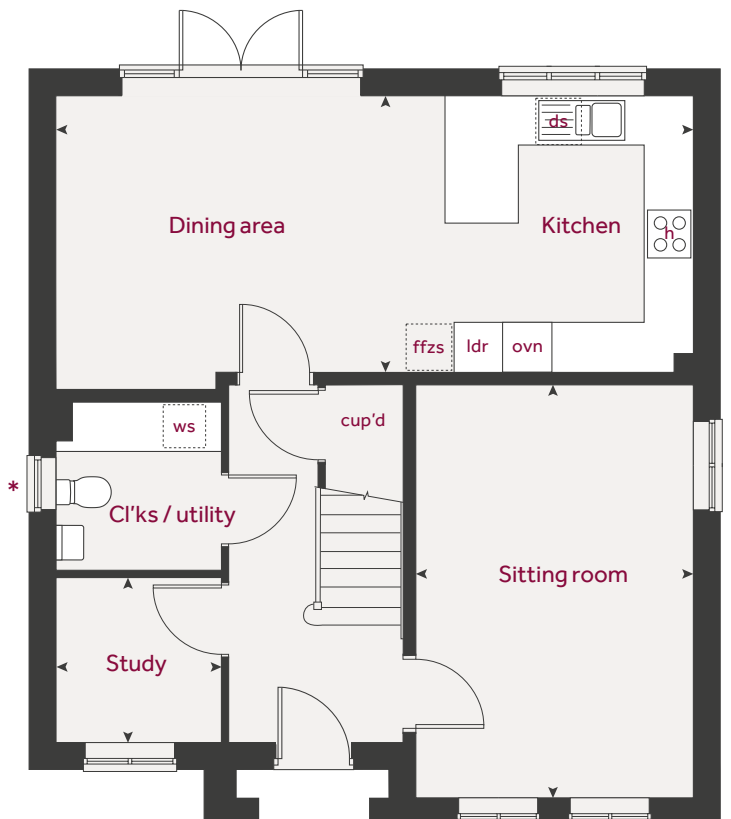


Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Living room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 8" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Ashmead | Draycott Fields |

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The Ashmead II

4 bedroom home

Draycott Fields

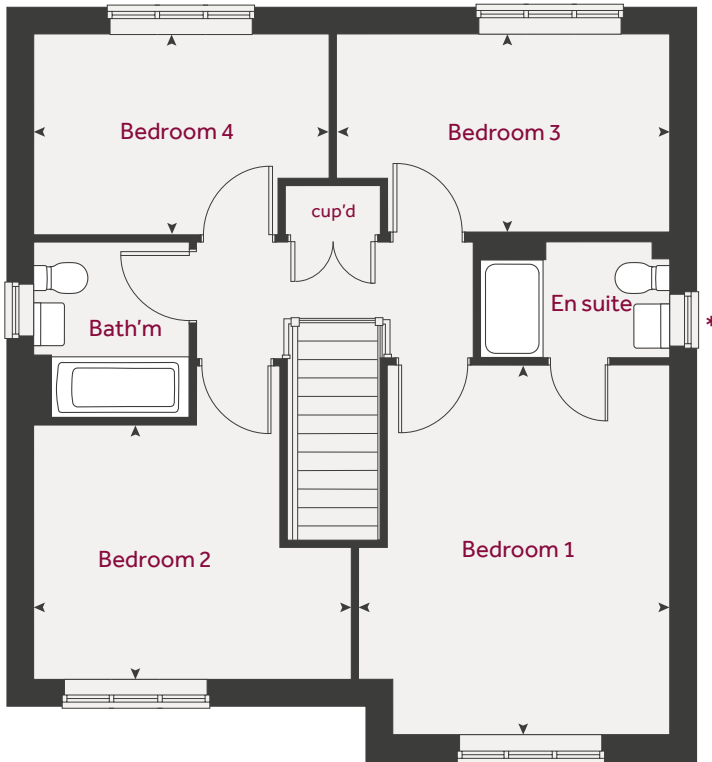
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The Ashmead II

4 bedroom home

First floor

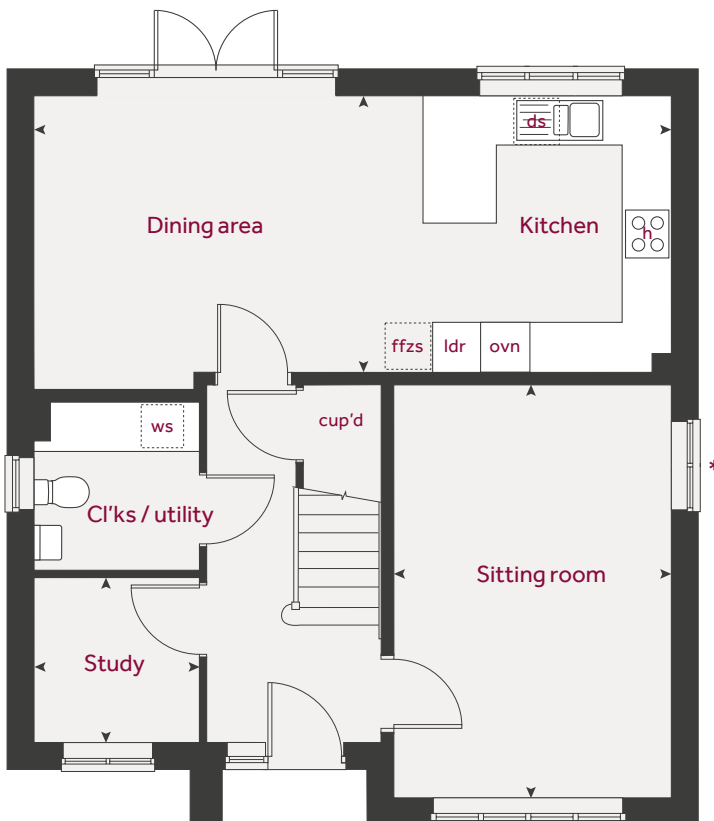


Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Living room	5.04 x 3.39	16' 6" x 11' 1"
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First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Ashmead II | Draycott Fields |

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Linden Homes



The Milton

4 bedroom home

Draycott Fields

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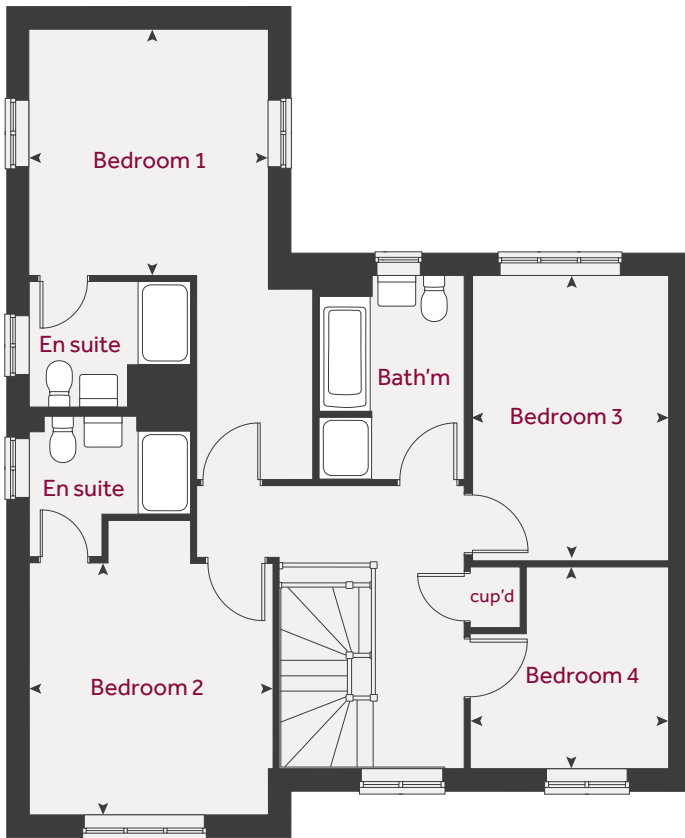
Linden
Homes

The Milton

4 bedroom home



First floor



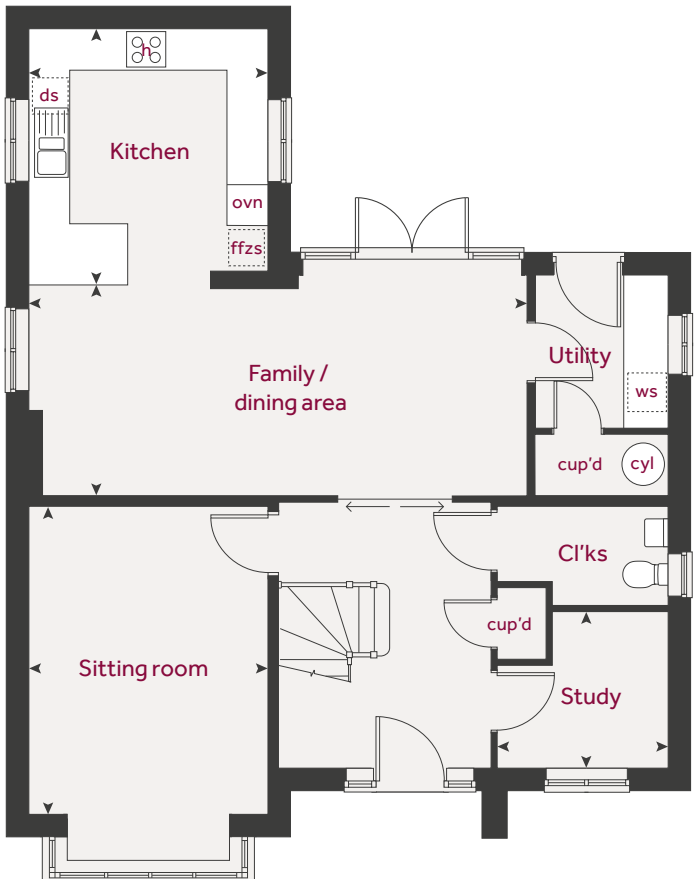
Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.28 x 3.02	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.64 x 3.56	11' 11" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

Ground floor



The Milton | Draycott Fields |

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Linden Homes



The Moreton

4 bedroom home

Draycott Fields

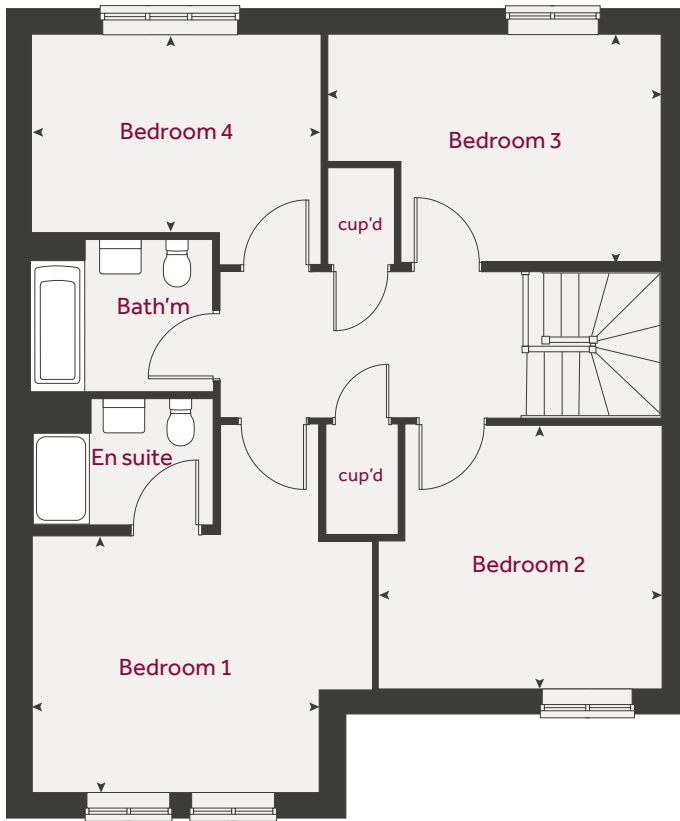
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The Moreton

4 bedroom home

First floor

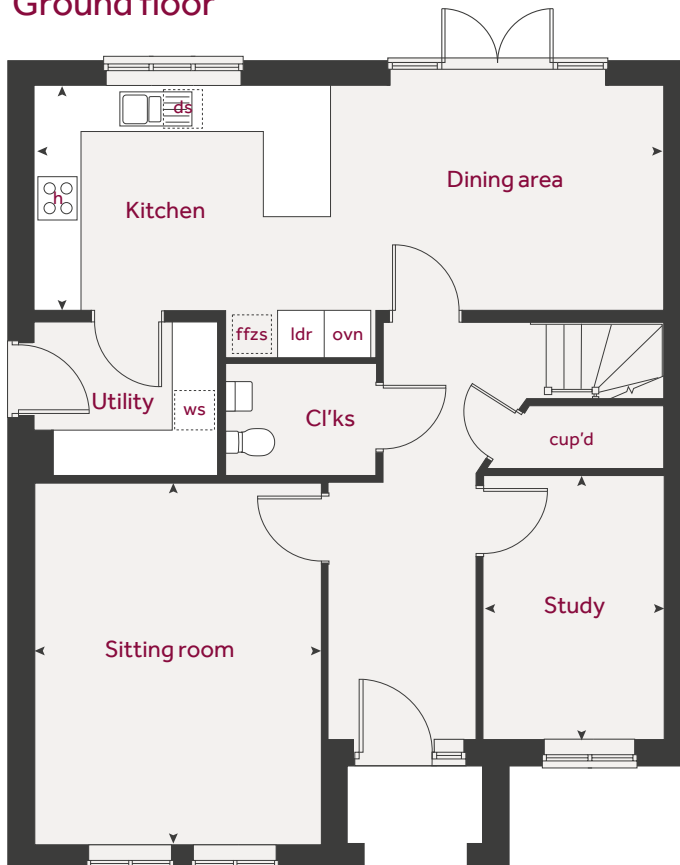


Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor	metres	feet / inches
Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Moreton | Draycott Fields |

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The Moreton II

4 bedroom home

Draycott Fields

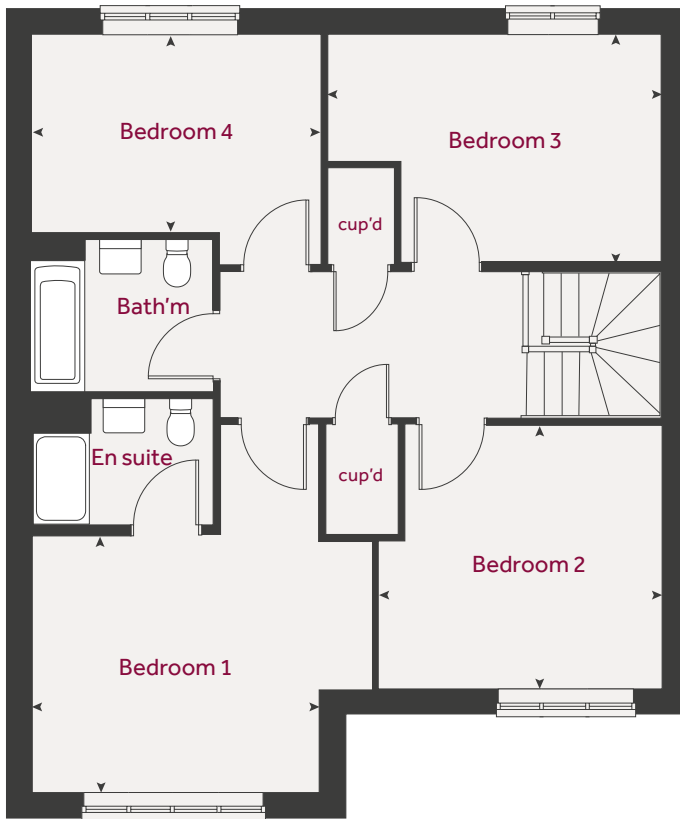
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The Moreton II

4 bedroom home

First floor

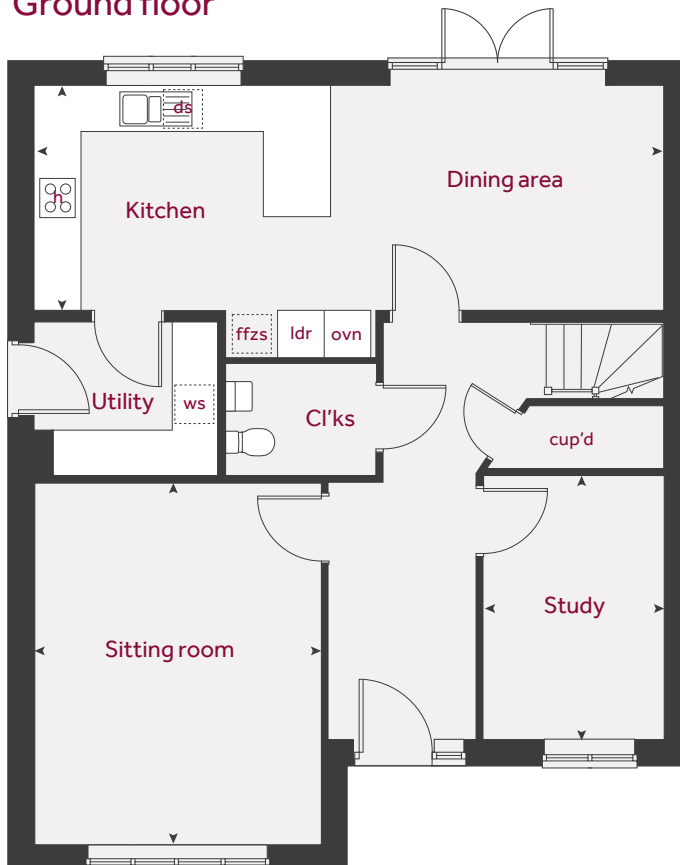


Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

First floor	metres	feet / inches
Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Moreton II | Draycott Fields |

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The Leverton

4 bedroom home

Draycott Fields

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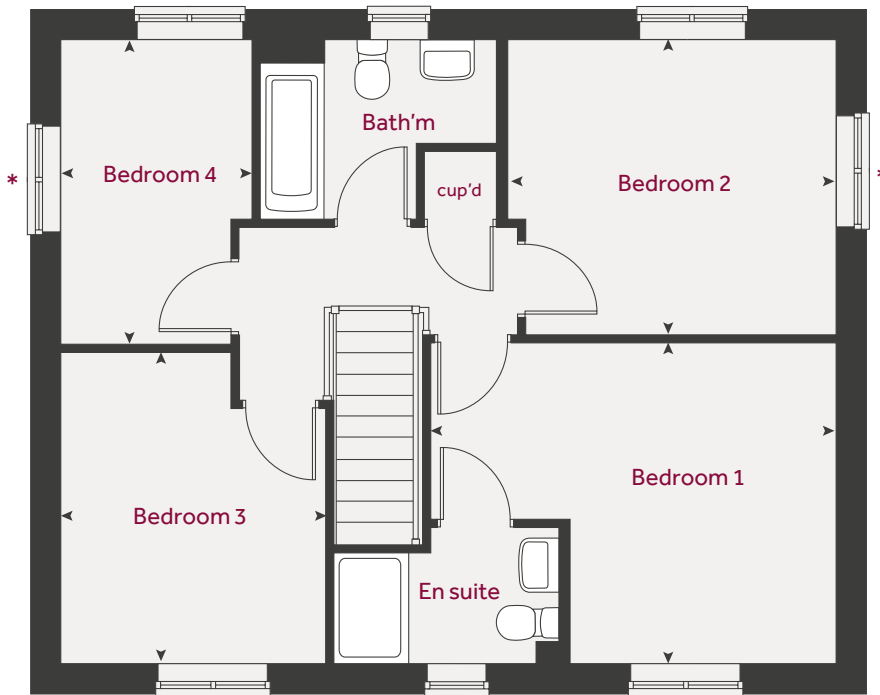
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The Leverton

4 bedroom home



First floor



Ground floor	metres	feet / inches
Kitchen	2.98 x 2.80	9' 9" x 9' 2"
Living room	4.81 x 3.39	15' 9" x 11' 1"
Dining area	3.91 x 2.81	12' 10" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.40 x 3.49	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.38 x 2.88	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Leverton | Draycott Fields |

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The Leverton II

4 bedroom home

Draycott Fields

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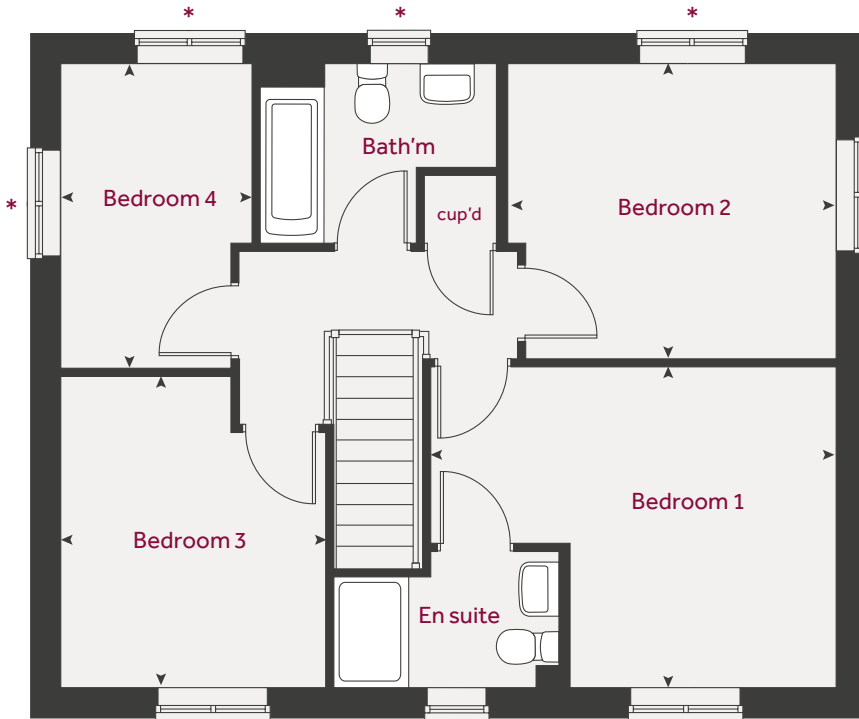
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The Leverton II

4 bedroom home



First floor



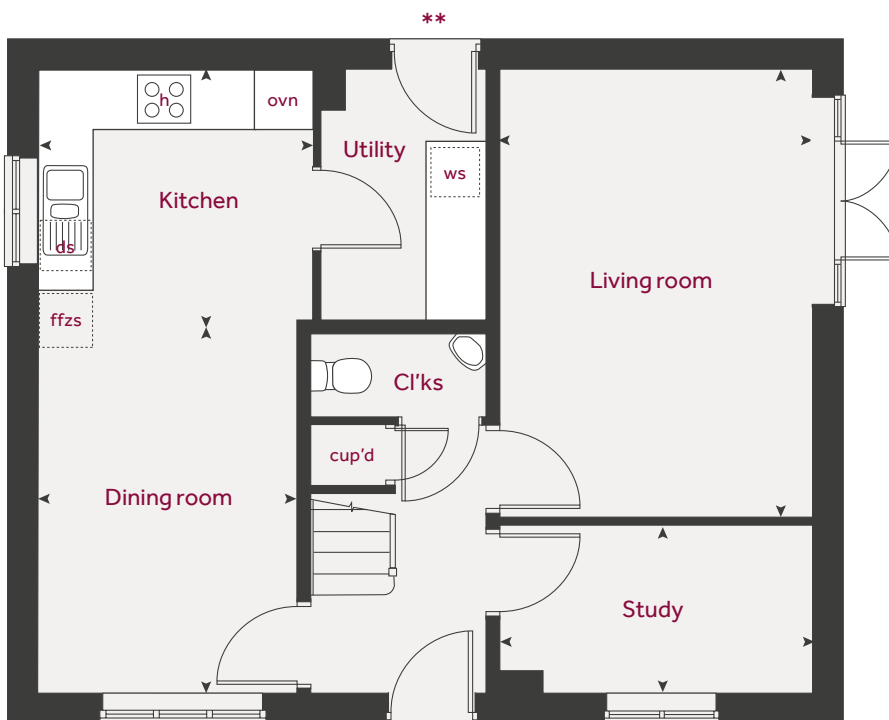
Ground floor	metres	feet / inches
Kitchen	2.98 x 2.80	9' 9" x 9' 2"
Living room	4.81 x 3.39	15' 9" x 11' 1"
Dining area	3.91 x 2.81	12' 10" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

First floor

Bedroom 1	4.40 x 3.49	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.38 x 2.88	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Leverton II | Draycott Fields |

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** Door applicable to selected plots only. Please speak to our sales consultant for specific plot details.

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Linden Homes



The Mylne

4 bedroom home

Draycott Fields

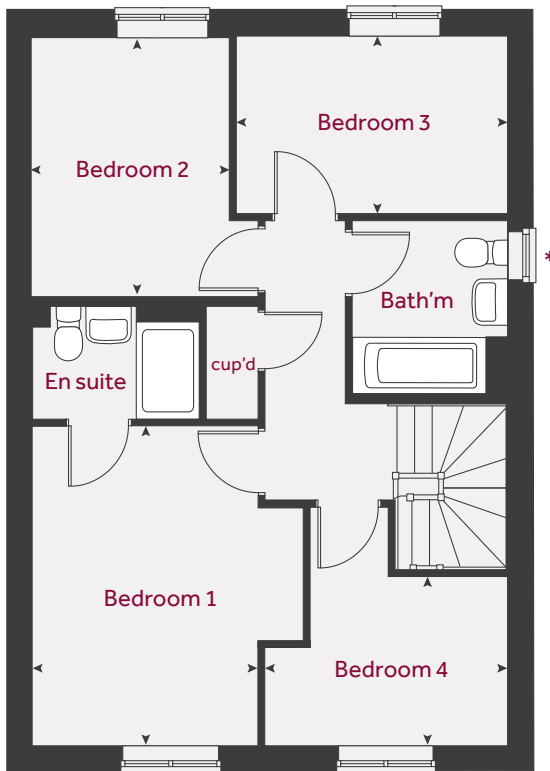
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The Mylne

4 bedroom home

First floor

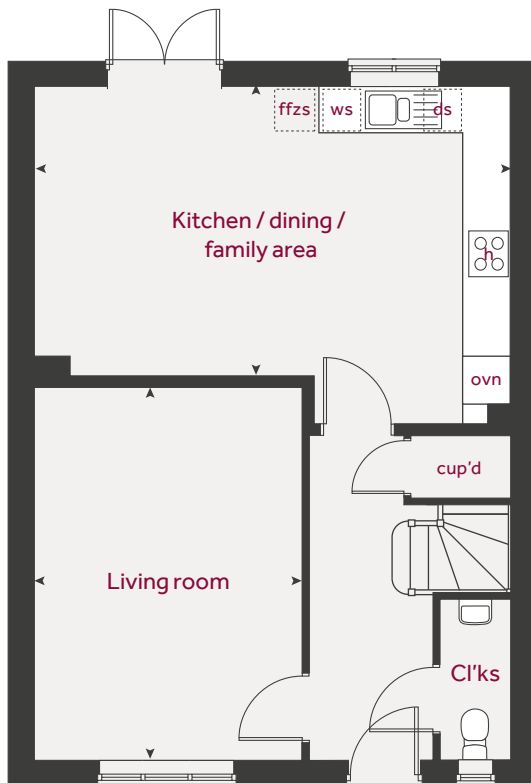


Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.75	19' 10" x 12' 4"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.85	12' 11" x 9' 4"
Bedroom 2	3.20 x 2.51	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.10 x 2.08	10' 2" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



The Mylne | Draycott Fields |

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The Cottingham

4 bedroom home

Draycott Fields

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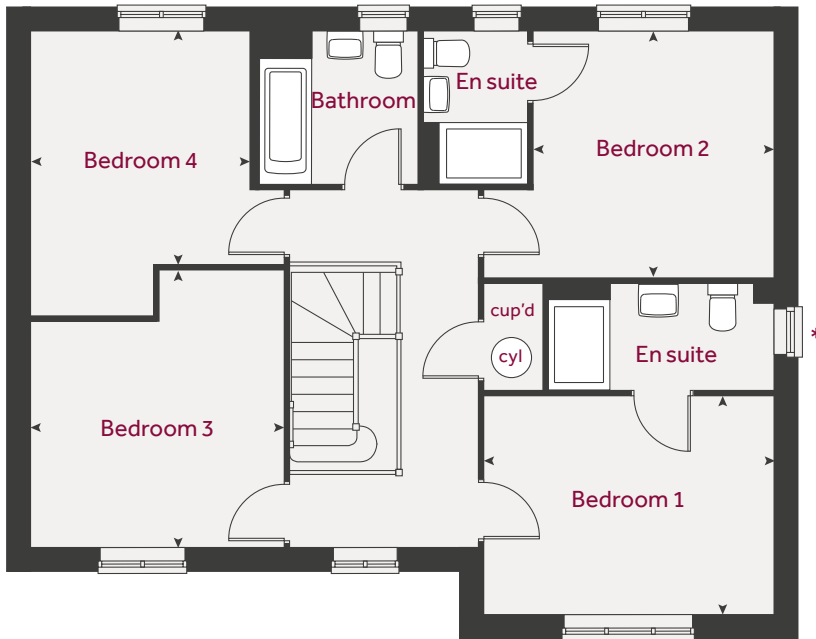
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The Cottingham

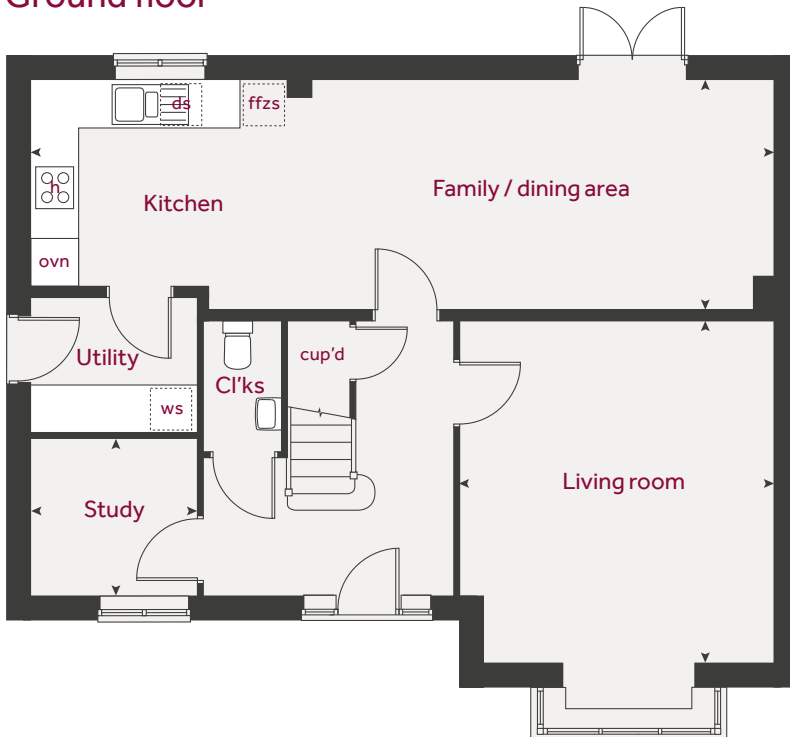
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	9.97 x 3.09	32' 8" x 10' 1"
Living room	4.60 x 4.20	15' 1" x 13' 9"
Study	2.24 x 2.10	7' 4" x 6' 11"

First floor	metres	feet / inches
Bedroom 1	3.90 x 2.94	12' 10" x 9' 8"
Bedroom 2	3.31 x 3.22	10' 11" x 10' 7"
Bedroom 3	3.72 x 3.37	12' 3" x 11' 1"
Bedroom 4	3.12 x 2.93	10' 3" x 9' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Cottingham | Draycott Fields |

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The Pembroke

4 bedroom home

Draycott Fields

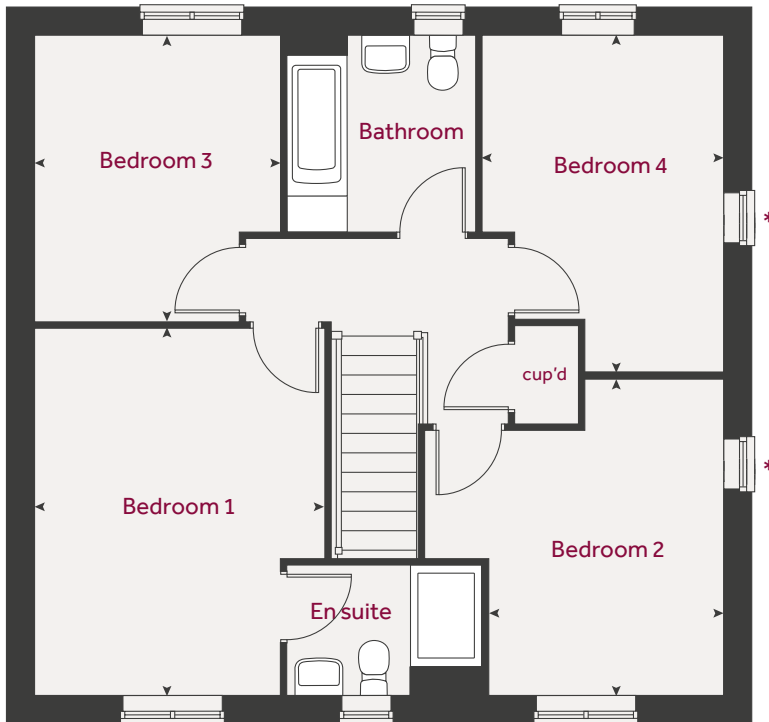
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The Pembroke

4 bedroom home

First floor



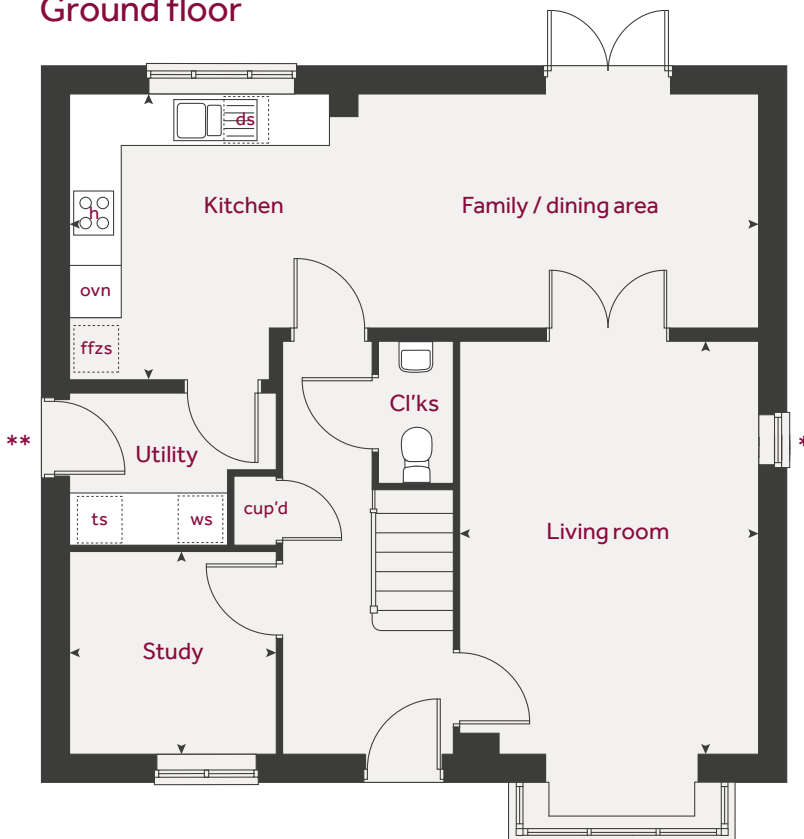
Ground floor	metres	feet / inches
Kitchen / dining / family area	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor

Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	3.69 x 2.73	12' 1" x 9' 0"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.94 x 2.81	12' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Pembroke | Draycott Fields |

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Specification

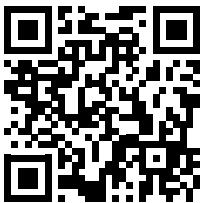
Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Draycott Fields

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Homes

Scan me
for directions



Draycott Fields

Cam, Dursley

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Vistry Cotswolds region

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