



COTTRELL
GARDENS

A BESPOKE COLLECTION OF
3, 4 AND 5 BEDROOM HOMES

A higher quality of living.

Welcome to Cottrell Gardens. A bespoke collection of 3, 4 and 5 bedroom homes perfectly positioned to enjoy the best of village life yet within easy access of the city.

Located on the outskirts of the historic village of Bonvilston in the idyllic and sought-after Vale of Glamorgan, Cottrell Gardens is adjacent to Cottrell Park Golf Resort and boasts a sense of scenic tranquillity.

Individually designed with modern living in mind, each carefully crafted home offers open and spacious rooms coupled with a sophisticated specification. Complementing its surroundings, green open space and plentiful landscaping is prominent through the development.

Served by an excellent offering of schools, a nine mile drive from Cardiff and six miles from Cardiff Airport, Cottrell Gardens is the ideal place to relax and retreat, with an abundance of opportunities and activities on your doorstep.

An aerial perspective of a residential development in a rural setting. The houses are modern, featuring white facades and dark grey roofs. They are arranged around a central green area with a winding path. The surrounding landscape is lush with green trees and grass. A road with white lane markings is visible in the upper right corner.

An enviable countryside location enhanced by bespoke design and contemporary specification.



Every home is designed for modern living boasting an exquisite finish.

Escape to the Country.

Dating back to Norman times, historic Bonvilston is full of character and offers a selection of traditional pubs, a much-loved community hall with a busy events calendar and a village shop.

Ideal for families, Cottrell Gardens is well served by the highly regarded schools of St Nicholas, Peterston super Ely and Cowbridge Comprehensive. The adjacent 36-hole Cottrell Park Golf Resort boasts two championship designed courses which can be enjoyed all year round and for golfers and non-golfers alike, the resort features an excellent restaurant and bar.

If golf is your passion, then why not venture through quiet country lanes to The Vale Resort at Hensol, a 4-star hotel with extensive spa facilities, championship courses and home to the Wales national rugby and football training facilities.

Less than 10-minutes drive to the West, discover the vibrant market town of Cowbridge. A haven of independent retailers blended with high street favourites including Waitrose. The town is also rich in coffee culture, restaurants, bars and pubs with offerings of the highest quality and diversity.

The great outdoors beckons - The Vale of Glamorgan offers stunning coast and countryside, take in the best of the Welsh landscape through beautiful scenery and villages. National Trust owned Dyffryn House and Gardens is also less than three miles from Cottrell Gardens.



1. Vale of Glamorgan Inn, Cowbridge.
- 2 and 3. The characterful High Street, Cowbridge.
4. Cowbridge Physic Garden.
5. Cottrell Park Golf Resort.
6. Dyffryn Gardens and Arboretum.
7. Duke of Wellington, Cowbridge.
8. Oscars, Cowbridge.

Broaden your horizon.

Adjoining the A48, Cottrell Gardens is perfectly placed for commuting and exploring the wider area from central Cardiff to the Gower peninsular.

Towards Cardiff, the out-of-town shopping offering of Culverhouse Cross is just three miles away and features a variety of lifestyle stores.

The heart of Cardiff lies just a 20-minute drive from Cottrell Gardens and is rich in culture and sport. Discover a bustling atmosphere with iconic venues such as the Principality Stadium and immerse yourself in the vibrant and varied shopping experience of St David's Shopping Centre, and the quaint Victorian arcades.

The rejuvenated Cardiff Bay offers an array of waterfront restaurants and the Wales Millennium Centre, home to Welsh National Opera. Within the City, Cardiff Castle, the National Museum of Wales and the beautiful parks throughout, provide alternative opportunities to indulge in Welsh heritage.

For links to national and international destinations, Cardiff Airport is a 15-minute drive from the development. Head further into the city for Cardiff Central station and rail connections to London Paddington, Swansea, Bristol and more.

On the Southern coastline, Penarth and the beaches of Barry provide differing seaside experiences to suit everyone. Further west, discover the Glamorgan Heritage Coast, with its spectacular cliffs, secluded coves and ever-changing seascapes.

Further afield, find the breathtaking beaches of the Gower peninsula ideal for day trips or weekend retreats. Explore South and Mid Wales for magnificent views across the Brecon Beacons National Park, including Pen y Fan, the highest mountain in South Wales.



1. Millennium Centre, Cardiff Bay.
2. Alliance sculpture and St. David's Shopping Centre, Cardiff.
3. The Principality Stadium, Cardiff.
4. Pen y Fan and the Brecon Beacons.
5. Landscaped gardens and parkland of Bute Park looking towards Cardiff Bay.
6. High Street looking towards Cardiff Castle.
7. Three Cliffs Bay on the Gower Peninsular.



The Vision.

The collection of carefully crafted homes at Cottrell Gardens has been individually designed and blends traditional rural aesthetics with contemporary living and elegant finishes.

The landscaping and streetscapes have been sympathetically focused and centred around the open green spaces throughout the development. Externally, the homes are characterised by traditional rural features of bay windows, porches and chimneys blending crisp render, stone and slate roofs, exemplifying present-day country living.

Step over the threshold and be welcomed by impressive hallways, contemporary open plan living coupled with intimate living rooms perfect as a place to reflect, relax with the family or entertain friends.

Space and light flow effortlessly through generous windows, bi-fold doors and French doors making the gardens feel like an extension of the living spaces. The interiors combine refined specification and soft colour palettes to create welcoming sophisticated homes.

Cottrell Gardens boasts contemporary architecture sensitive to its surroundings and is complemented by considered interiors, with modern living in mind.

Julian Hampson RIBA
Group Design Director, Acorn Property Group



Specification

Kitchen

- Contemporary fitted kitchens with stone work surface and upstand
- Under wall unit LED lighting
- Undermount stainless steel sink with brushed steel mixer tap
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Hidden extractor
 - Multifunction single oven
 - Combi oven microwave
 - Dishwasher

Utility

- Plumbing and space for washing machine
- Sink (where indicated on floor plan)

Interior Finishes

- Karndean flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Walls and ceilings painted in Vinyl Matt brilliant white paint
- White architrave and skirting
- Brushed stainless steel ironmongery

Bathroom/en-suite

- Contemporary white sanitary ware
- Chrome mixer tap
- Concealed wall mounted chrome thermostatic shower with additional hand held shower head to cubicle
- Adjustable height shower mixer fitted above bath
- Ceramic wall and floor tiling
- Fitted bathroom mirror above sink
- Floor mounted WC with soft close toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray
- Chrome heated towel rail

Heating and Hot Water

- Underfloor heating throughout ground floor
- Efficient boiler
- Contemporary style radiators to first and second floors
- Thermostatic control, WiFi enabled

Electrical Fittings

- USB point to living space and bedrooms
- White low profile sockets and switches
- Brushed sockets and switches above worktop to kitchen
- Shaver socket to bathroom and en-suite
- Sky/BT multipoint with CAT6 network to living room and master bedroom (subject to subscription)
- Mixture of LED lighting and pendants

Security

- Sprinkler system installed to Welsh legislation and building regulation standards
- Multi-point locking doors that meet Secure by Design standards
- Smoke and heat detectors

External Finishes

- Landscaped front gardens with feature plants and lawned areas to rear
- Slabs to pathways and patios
- Electric garage doors, light, power and personnel door to all garages
- External double socket
- External tap
- External light to front and rear of property
- Aluminium powder coated windows externally with wood frames internally

Peace of Mind

- 10 year Build Zone structural warranty



LOCATION

Cottrell Gardens, adjoining the A48 and close to the M4, lies midway between Cardiff and Cowbridge. For those wanting to leave the car at home, a regular bus service operates locally, linking Cowbridge and Cardiff City centre. Located six miles from Cottrell Gardens, Cardiff Airport offers direct flights to over 50 national and international destinations.

ADDRESS

Cottrell Gardens, Bonvilston, Cardiff CF5 6TR

BY ROAD

M4 junction 34	4 miles	10 mins
Cowbridge	5 miles	10 mins
Cardiff Airport	6 miles	14 mins
Cardiff	9 miles	21 mins
Cardiff Bay	11 miles	18 mins
Penarth	11 miles	24 mins
Swansea	35 miles	48 mins
Bristol	52 miles	1 hr 3 mins
London	159 miles	3 hrs 12 mins

Source: google.com

BY RAIL (from Cardiff Central train station)

Newport	12 mins
Bristol Temple Meads	49 mins
Swansea	52 mins
London Paddington	2 hrs 4 mins

Source: thetrainline.com

BY AIR (from Cardiff airport)

Dublin	1 hr 5 mins
Edinburgh	1 hr 10 mins
Paris	1 hr 25 mins
Venice	2 hrs 20 mins

Source: skyscanner.com



Our Philosophy

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



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COTTRELL
GARDENS

different by design

