

Discover the difference



MEON VALE PHASE 4D



Heron Drive, off Station Road, Long Marston,
Stratford-up-Avon, CV37 8YH

YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





DEVELOPMENT LAYOUT



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 67528/October 2023

THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite to bedroom 2 and bedroom 3
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

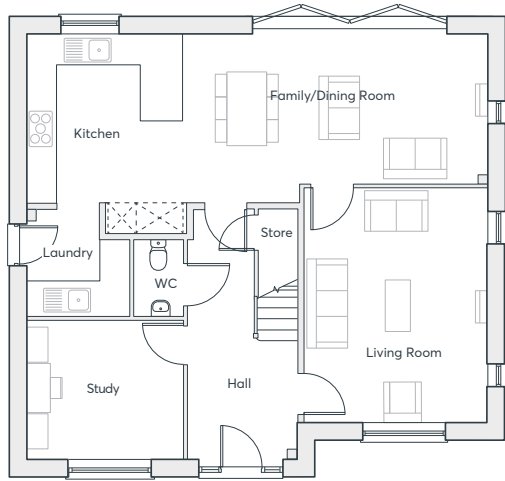
FIVE BEDROOM HOME

1836 ft²

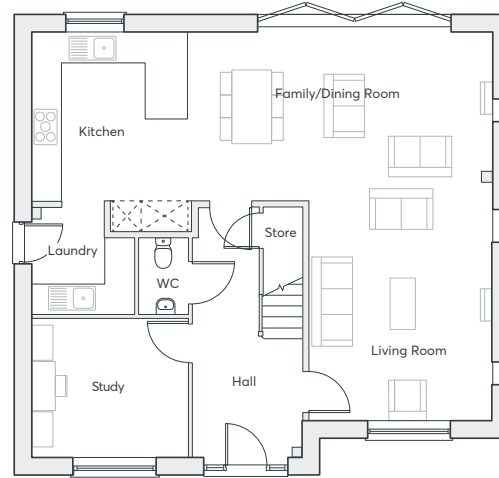
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

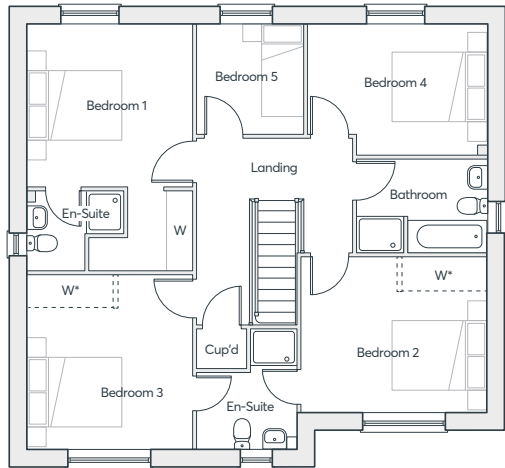
GROUND FLOOR



FLEXIBLE LIVING PLAN



FIRST FLOOR



*Optional wardrobes at an additional cost

THE ALMOND

Family Room	3.16m x 3.96m	10'5" x 13'0"
Kitchen	3.58m x 3.08m	11'9" x 10'1"
Dining Room	3.58m x 2.77m	11'9" x 9'1"
Living Room	4.98m x 3.90m	16'4" x 12'10"
Study	2.94m x 3.35m	9'8" x 11'0"
Utility	2.27m x 2.20m	7'5" x 7'3"
WC	1.62m x 1.06m	5'4" x 3'6"
Bedroom 1	3.46m x 3.54m	11'4" x 11'7"
En-suite 1	1.69m x 2.07m	5'6" x 6' 9"
Bedroom 2	3.25m x 3.96m	10'8" x 13'0"
Bedroom 3	3.67m x 3.52m	12'1" x 11'6"
En-suite 2	2.50m x 2.13m	8'2" x 7'0"
Bedroom 4	2.78m x 3.82m	9'1" x 12'7"
Bedroom 5	2.32m x 2.22m	7'7" x 7'3"
Bathroom	2.04m x 2.79m	6'8" x 9'2"

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**FIVE
BEDROOM
HOME**
1836 ft²



THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite to bedroom 2 and bedroom 3
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

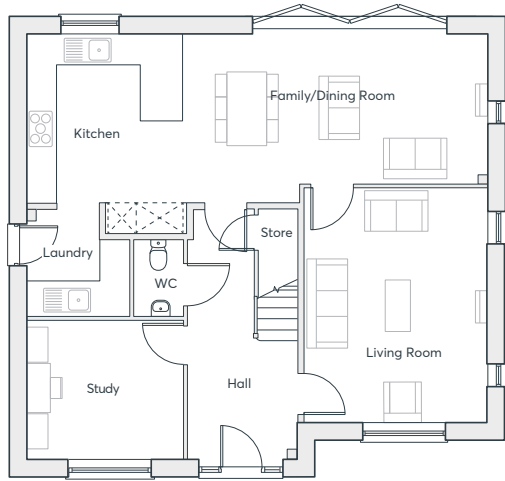
**FIVE
BEDROOM
HOME**

1836 ft²

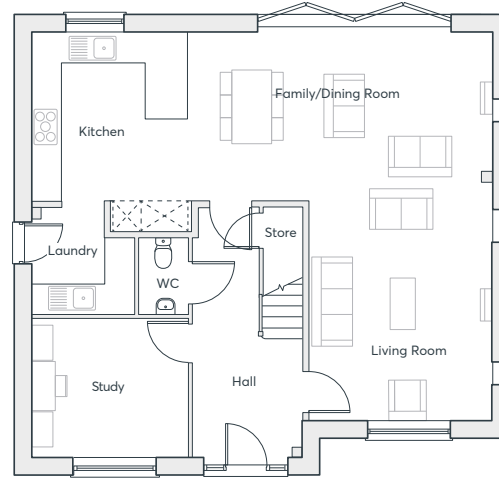
**MEON VALE PHASE 4D
LONG MARSTON**

 **ST. MODWEN
HOMES**

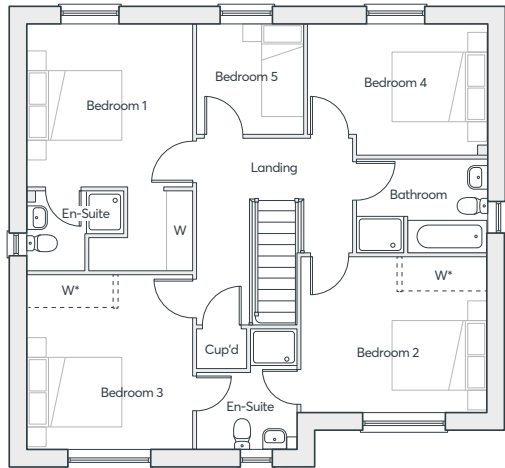
GROUND FLOOR



FLEXIBLE LIVING PLAN



FIRST FLOOR



*Optional wardrobes at an additional cost

THE ALMOND

Family Room	3.16m x 3.96m	10'5" x 13'0"
Kitchen	3.58m x 3.08m	11'9" x 10'1"
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En-suite 1	1.69m x 2.07m	5'6" x 6' 9"
Bedroom 2	3.25m x 3.96m	10'8" x 13'0"
Bedroom 3	3.67m x 3.52m	12'1" x 11'6"
En-suite 2	2.50m x 2.13m	8'2" x 7'0"
Bedroom 4	2.78m x 3.82m	9'1" x 12'7"
Bedroom 5	2.32m x 2.22m	7'7" x 7'3"
Bathroom	2.04m x 2.79m	6'8" x 9'2"

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**FIVE
BEDROOM
HOME**
1836 ft²



THE MAYNE

- Large open plan living room and kitchen/dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- En-suite to bedrooms 2 and 3
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

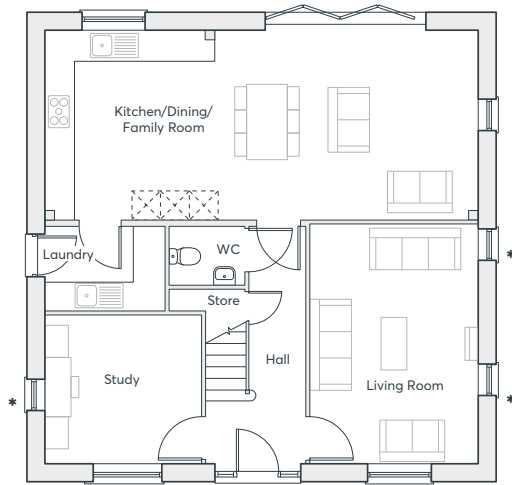
1752 ft²

MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE MAYNE

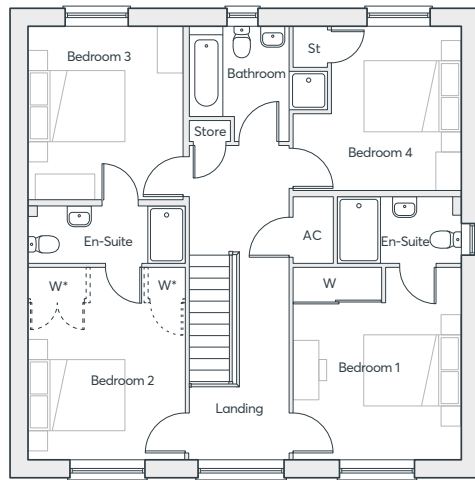
GROUND FLOOR



FLEXIBLE LIVING PLAN



FIRST FLOOR



*Optional wardrobes at an additional cost
*Plot specific window

Kitchen	3.92m × 3.53m	12'10" × 11'7"
Dining Room	3.92m × 2.94m	12'10" × 9'8"
Family Room	3.92m × 2.55m	12'10" × 8'4"
Living Room	5.10m × 3.51m	16'9" × 11'6"
Study	3.10m × 3.26m	10'2" × 10'8"
Utility	1.77m × 2.49m	5'10" × 8'2"
WC	1.22m × 1.55m	4'0" × 5'1"
Bedroom 1	3.99m × 3.50m	13'1" × 11'6"
En-suite 1	1.40m × 2.58m	4'7" × 8'6"
Bedroom 2	3.99m × 3.26m	13'1" × 10'8"
Bedroom 3	3.63m × 3.23m	11'11" × 10'7"
En-suite 2	1.20m × 3.24m	3'11" × 10'8"
Bedroom 4	3.43m × 3.50m	11'3" × 11'6"
Bathroom	2.41m × 2.89m	7'11" × 9'6"

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FOUR BEDROOM HOME

1752 ft²



THE MAYNE

- Large open plan living room and kitchen/dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
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FOUR BEDROOM HOME

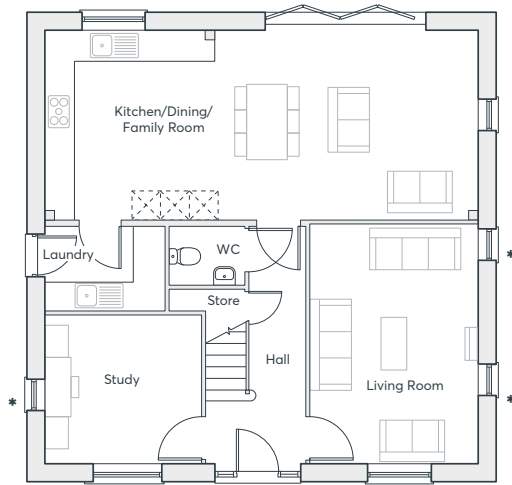
1752 ft²

MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE MAYNE

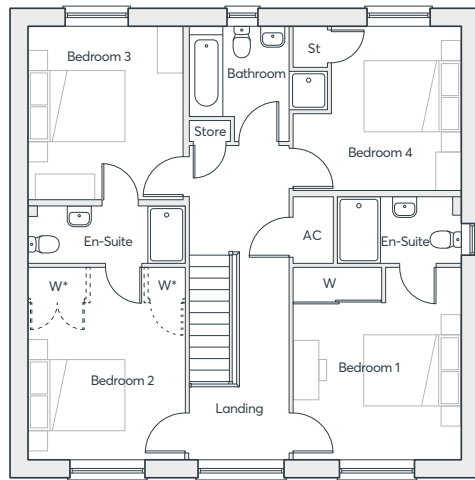
GROUND FLOOR



FLEXIBLE LIVING PLAN



FIRST FLOOR



*Optional wardrobes at an additional cost
*Plot specific window

Kitchen	3.92m × 3.53m	12'10" × 11'7"
Dining Room	3.92m × 2.94m	12'10" × 9'8"
Family Room	3.92m × 2.55m	12'10" × 8'4"
Living Room	5.10m × 3.51m	16'9" × 11'6"
Study	3.10m × 3.26m	10'2" × 10'8"
Utility	1.77m × 2.49m	5'10" × 8'2"
WC	1.22m × 1.55m	4'0" × 5'1"
Bedroom 1	3.99m × 3.50m	13'1" × 11'6"
En-suite 1	1.40m × 2.58m	4'7" × 8'6"
Bedroom 2	3.99m × 3.26m	13'1" × 10'8"
Bedroom 3	3.63m × 3.23m	11'11" × 10'7"
En-suite 2	1.20m × 3.24m	3'11" × 10'8"
Bedroom 4	3.43m × 3.50m	11'3" × 11'6"
Bathroom	2.41m × 2.89m	7'11" × 9'6"

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FOUR BEDROOM HOME

1752 ft²





THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

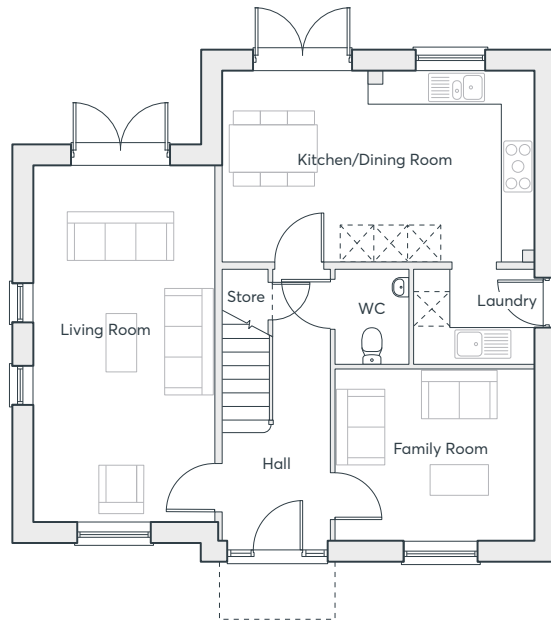
**FOUR
BEDROOM
HOME**

1454 ft²

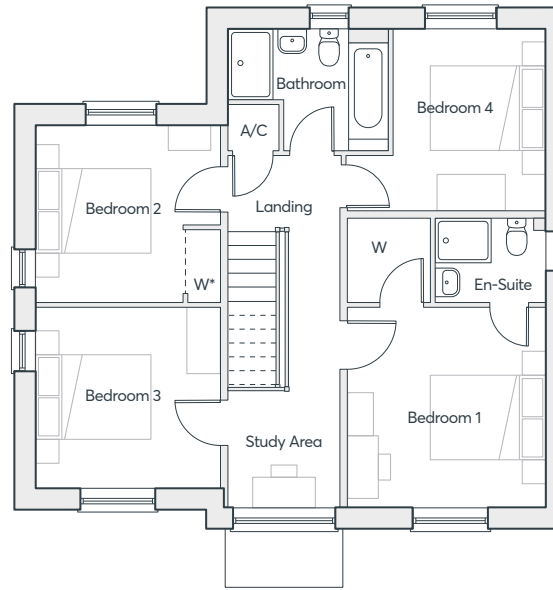
**MEON VALE PHASE 4D
LONG MARSTON**



THE GARNET



GROUND FLOOR



FIRST FLOOR

*Optional wardrobes at an additional cost

FOUR BEDROOM HOME

1454 ft²

Kitchen	3.39m x 3.58m	11'1" x 11'9"
Dining Room	3.39m x 2.02m	11'1" x 6'8"
Living Room	6.32m x 3.23m	20'9" x 10'7"
Family Room	3.04m x 3.53m	10'0" x 11'7"
Laundry	1.68m x 2.13m	5'6" x 7'0"
WC	1.68m x 1.31m	5'6" x 4'4"
Bedroom 1	3.50m x 3.46m	11'6" x 11'4"
En-suite	1.51m x 1.92m	5'0" x 6'4"
Bedroom 2	3.05m x 3.29m	10'0" x 10'9"
Bedroom 3	3.18m x 3.26m	10'5" x 10'8"
Bedroom 4	3.13m x 2.65m	10'3" x 8'9"
Bathroom	2.08m x 2.79m	6'10" x 9'2"

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THE BOSCO

- Kitchen/dining room with bi-fold doors opening onto the rear garden
- Separate living room with French doors to rear garden
- Additional family room/study to ground floor
- Laundry room with useful store cupboard
- Downstairs WC
- Master bedroom with en-suite and walk-in wardrobes
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home Warranty

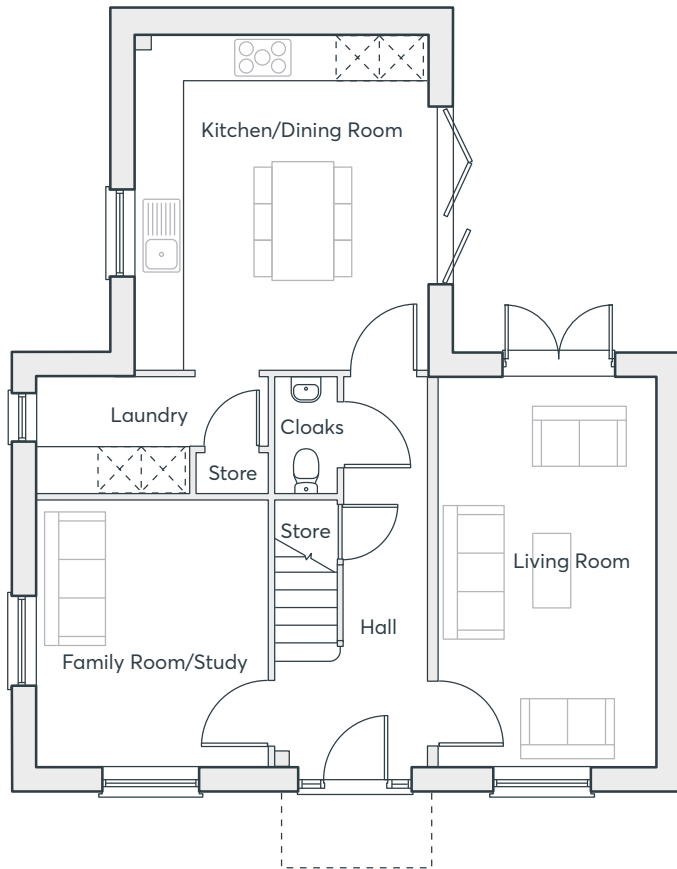
FOUR BEDROOM HOME

1370 ft²

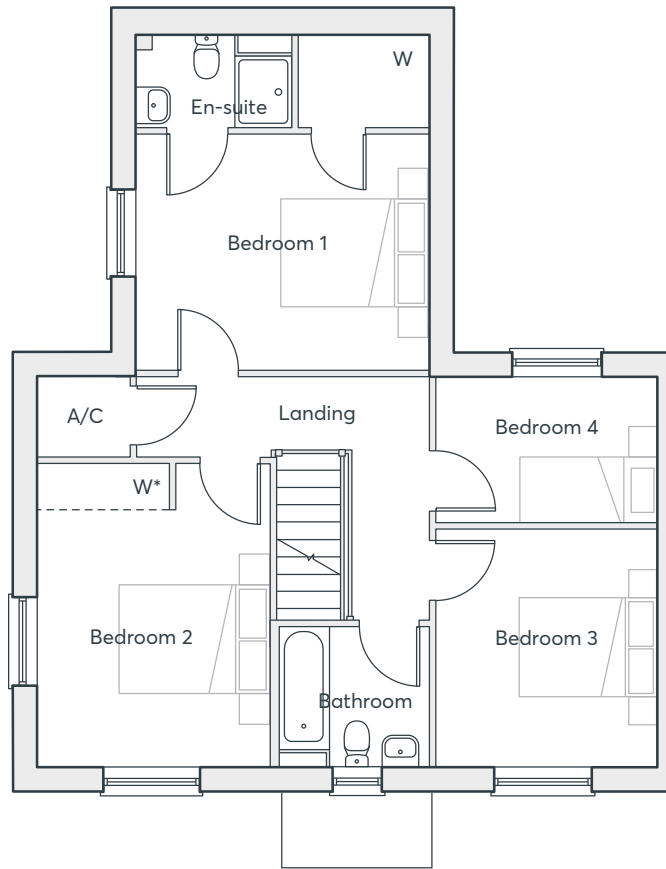
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE BOSCO



GROUND FLOOR



FIRST FLOOR

*Optional wardrobe

**FOUR
BEDROOM
HOME**
1370 ft²

Kitchen/Dining	4.64m × 3.96m	15'3" × 13'0"
Laundry	1.58m × 3.15m	5'2" × 10'4"
Living Room	5.31m × 3.00m	17'5" × 9'10"
Family Room/Study	3.65m × 3.15m	12'0" × 10'4"
WC	1.76m × 0.89m	5'9" × 2'11"
Bathroom	1.90m × 2.05m	6'3" × 6'9"
Bedroom 1	3.27m × 3.96m	10'9" × 13'0"
Bedroom 2	4.15m × 3.15m	13'7" × 10'4"
Bedroom 3	3.25m × 3.04m	10'8" × 10'0"
Bedroom 4	1.98m × 3.04m	6'6" × 10'0"
En-suite	1.28m × 2.10m	4'2" × 6'11"

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THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

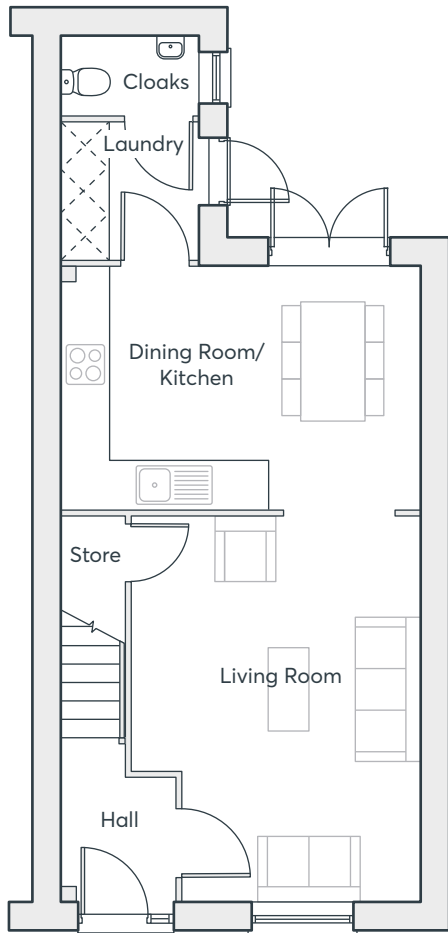
**FOUR
BEDROOM
HOME**

1212 ft²

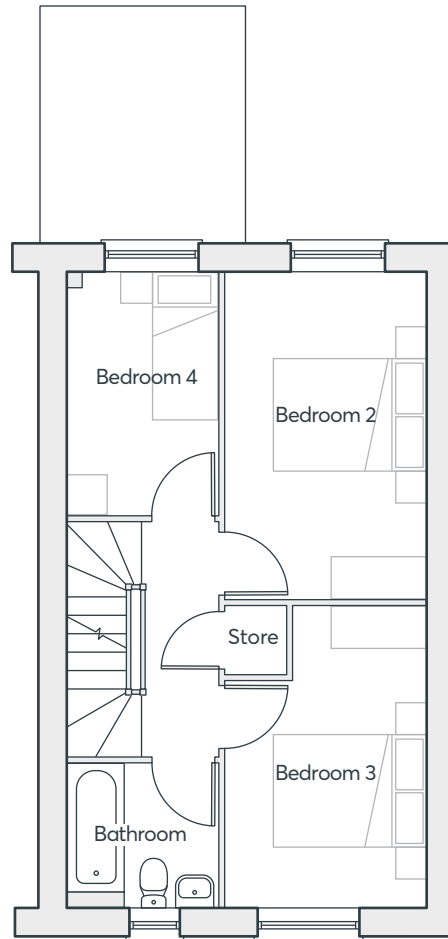
**MEON VALE PHASE 4D
LONG MARSTON**



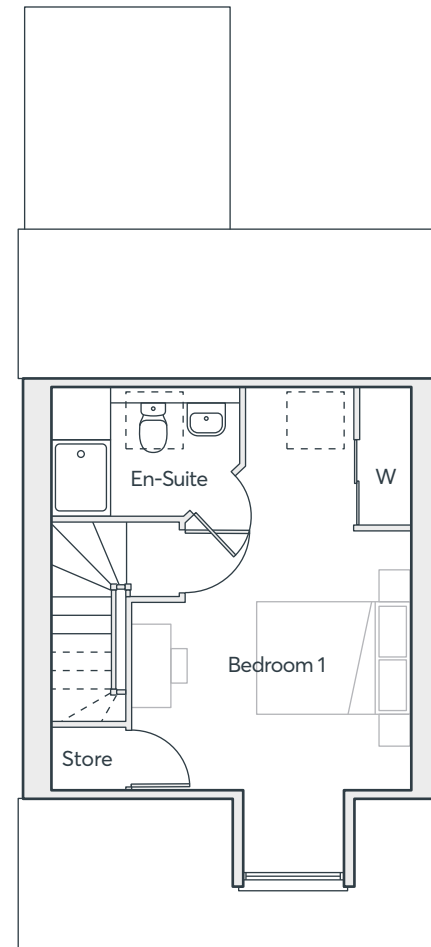
THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen	3.19m x 2.77m	10'6" x 9'1"
Dining Room	3.19m x 1.97m	10'6" x 6'5"
Living Room	5.07m x 3.79m	16'7" x 12'5"
Laundry	1.81m x 1.83m	5'11" x 6'0"
WC	1.02m x 1.83m	3'4" x 6'0"
Bedroom 1	5.53m x 3.66m	18'2" x 12'0"
En-suite	1.89m x 2.64m	6'2" x 8'8"
Bedroom 2	4.29m x 2.62m	14'1" x 8'7"
Bedroom 3	3.94m x 2.62m	12'11" x 8'7"
Bedroom 4	3.19m x 2.02m	10'6" x 6'8"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

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FOUR BEDROOM HOME

1212 ft²





THE EDWENA

- Open plan kitchen, dining and living room with French doors to the rear garden
- Downstairs cloakroom
- Utility cupboard
- Under stairs storage cupboard
- Master bedroom with en-suite and walk in wardrobes
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

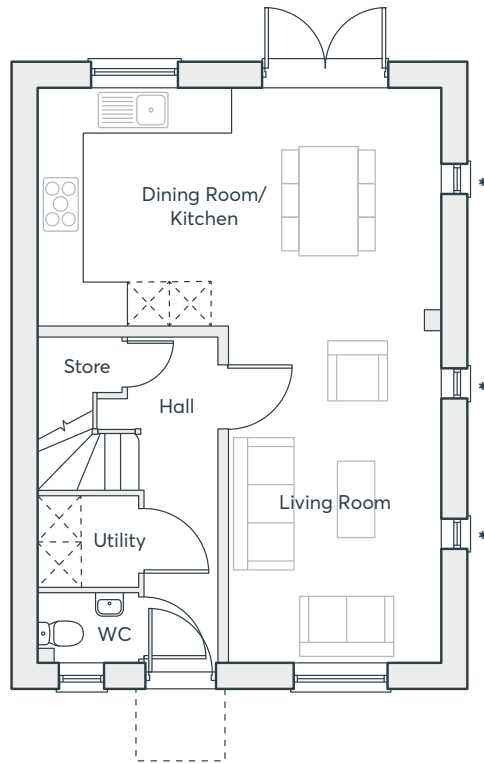
THREE BEDROOM HOME

1021 ft²

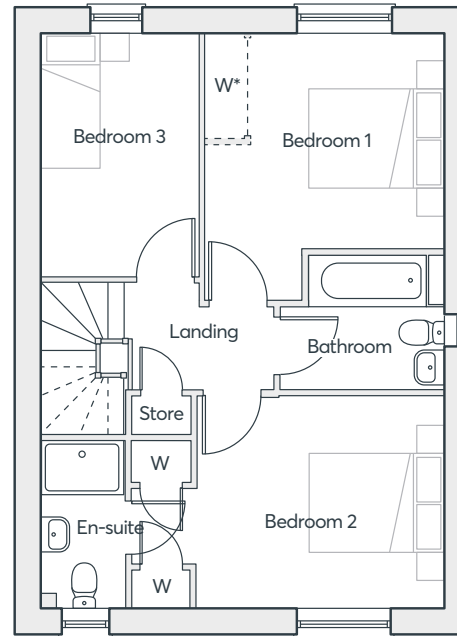
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE EDWENA



GROUND FLOOR



FIRST FLOOR

*Optional wardrobes at an additional cost
 *Windows on plot 11 only

**THREE
 BEDROOM
 HOME**
 1021 ft²

Kitchen	3.41m × 2.74m	11'2" × 9'0"
Dining Room	3.41m × 3.03m	11'2" × 9'11"
Living Room	4.83m × 3.03m	15'10" × 9' 11"
Utility	1.30m × 1.43m	4'3" × 4'8"
WC	1.03m × 1.43m	3'4" × 4' 8"
Bedroom 1	3.03m × 3.53m	9'11" × 11'7"
En-suite	2.41m × 1.20m	7'11" × 3'11"
Bedroom 2	3.07m × 3.42m	10'1" × 11'3"
Bedroom 3	3.47m × 2.25m	11'5" × 7'5"
Bathroom	1.95m × 1.93m	6'5" × 6'4"

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 SMP 67528/November 2023

THE EDWENA

- Open plan kitchen, dining and living room with French doors to the rear garden
- Downstairs cloakroom
- Utility cupboard
- Under stairs storage cupboard
- Master bedroom with en-suite and walk in wardrobes
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

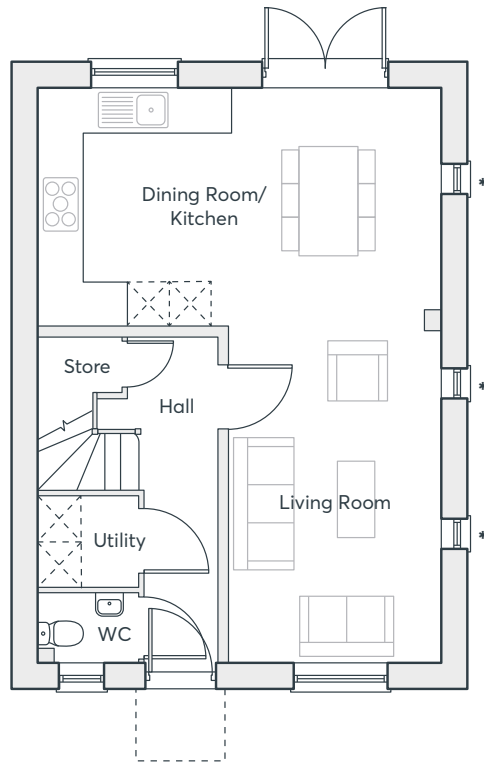
THREE BEDROOM HOME

1021 ft²

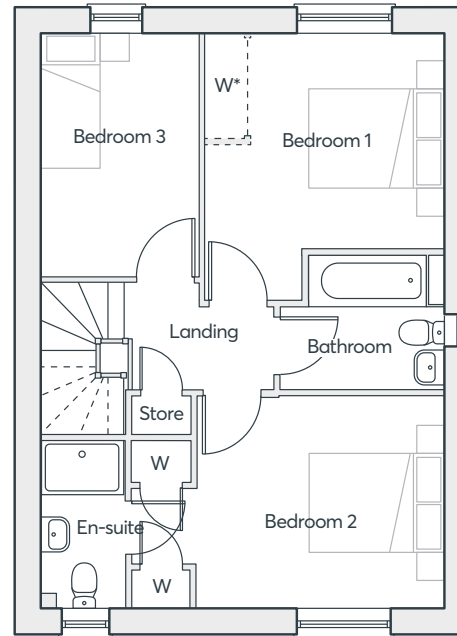
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE EDWENA



GROUND FLOOR



FIRST FLOOR

*Optional wardrobes at an additional cost
 *Windows on plot 11 only

**THREE
 BEDROOM
 HOME**
 1021 ft²

Kitchen	3.41m × 2.74m	11'2" × 9'0"
Dining Room	3.41m × 3.03m	11'2" × 9'11"
Living Room	4.83m × 3.03m	15'10" × 9' 11"
Utility	1.30m × 1.43m	4'3" × 4'8"
WC	1.03m × 1.43m	3'4" × 4' 8"
Bedroom 1	3.03m × 3.53m	9'11" × 11'7"
En-suite	2.41m × 1.20m	7'11" × 3'11"
Bedroom 2	3.07m × 3.42m	10'1" × 11'3"
Bedroom 3	3.47m × 2.25m	11'5" × 7'5"
Bathroom	1.95m × 1.93m	6'5" × 6'4"

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THE WEBSTER V2

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

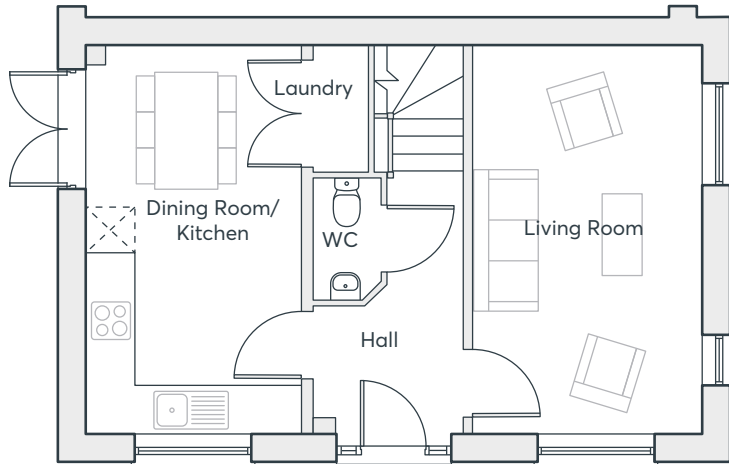
THREE BEDROOM HOME

922 ft²

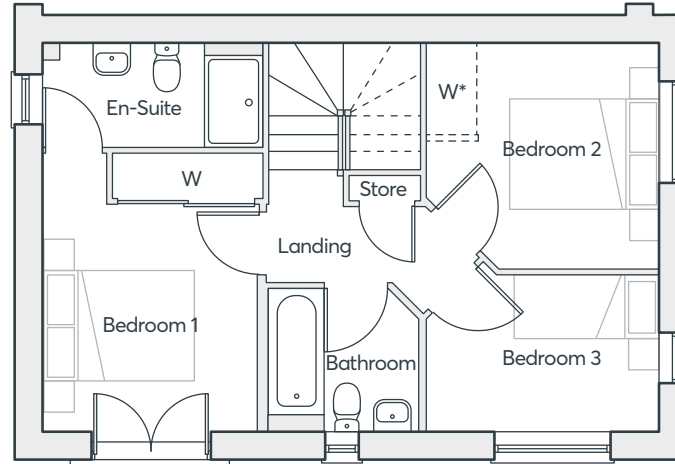
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE WEBSTER V2



GROUND FLOOR



FIRST FLOOR

*Optional wardrobes at an additional cost

**THREE
BEDROOM
HOME**
922 ft²

Kitchen	2.96m × 2.90m	9'9" × 9'6"
Dining Room	2.24m × 2.90m	7'4" × 9'6"
Living Room	5.20m × 3.06m	17'1" × 10'0"
Laundry	1.70m × 0.74m	5'7" × 2'5"
WC	1.62m × 0.90m	5'4" × 2'11"
En-suite	1.40m × 2.96m	4'7" × 9'8"
Bedroom 1	3.71m × 2.91m	12'2" × 9'7"
Bedroom 2	3.03m × 3.09m	9'11" × 10'2"
Bedroom 3	2.08m × 3.09m	6'10" × 10'2"
Bathroom	1.90m × 2.00m	6'3" × 6'7"

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THE KEA V1

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

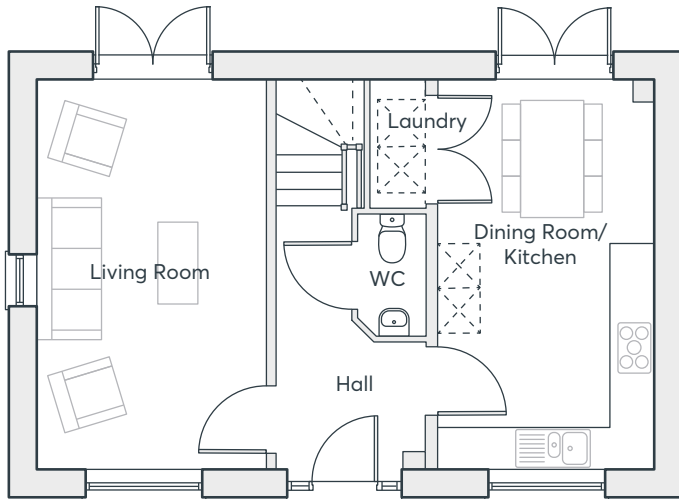
THREE BEDROOM HOME

922 ft²

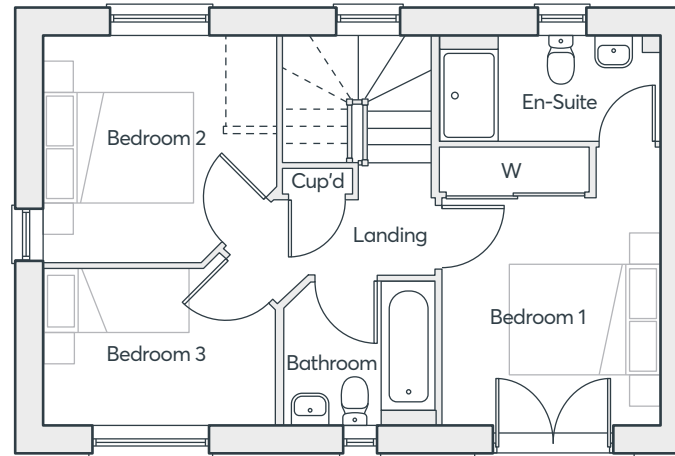
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE KEA V1



GROUND FLOOR



FIRST FLOOR

*Optional wardrobes at an additional cost

**THREE
BEDROOM
HOME**
922 ft²

Kitchen	3.02m x 2.89m	9'11" x 9'6"
Dining Room	2.17m x 2.89m	7'2" x 9'6"
Living Room	5.20m x 3.06m	17'1" x 10'0"
Laundry	1.70m x 0.74m	5'7" x 2'5"
WC	1.62m x 0.90m	5'4" x 2'11"
Bedroom 1	3.71m x 2.91m	12'2" x 9'7"
En-suite	1.40m x 2.93m	4'7" x 9'7"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.90m x 2.00m	6'3" x 6'7"

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THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

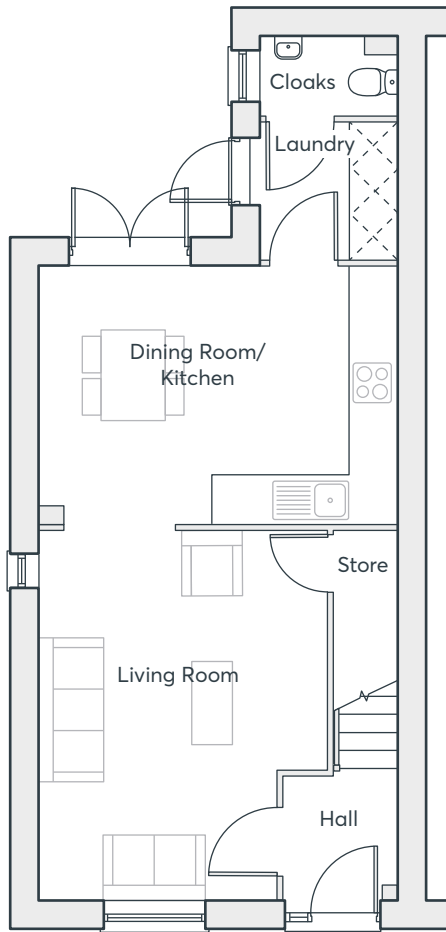
THREE BEDROOM HOME

909 ft²

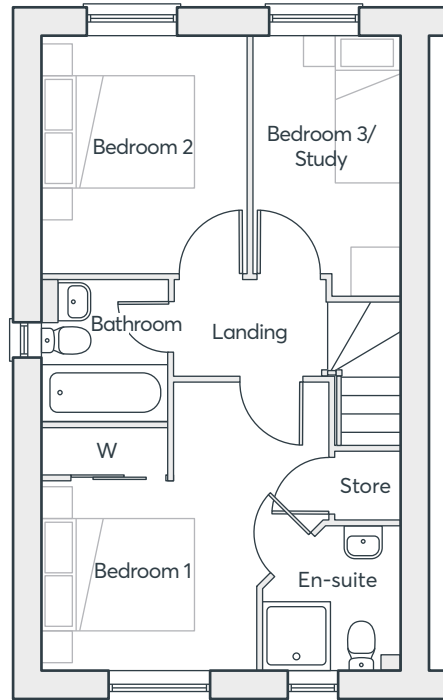
MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

909 ft²

Dining Room	3.42m × 2.28m	11'2" × 7'6"
Kitchen	3.42m × 2.45m	11'2" × 8'0"
Laundry	1.84m × 1.81m	6'0" × 5'11"
Living Room	4.84m × 3.79m	15'11" × 12'5"
WC	1.02m × 1.81m	3'4" × 5'11"
Bathroom	1.97m × 1.69m	6'6" × 5'7"
Bedroom 1	3.77m × 3.79m	12'5" × 12'5"
En-suite	1.91m × 1.80m	6'3" × 5'11"
Bedroom 2	3.01m × 2.74m	9'10" × 9'0"
Bedroom 3	3.42m × 1.90m	11'2" × 6'3"

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THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

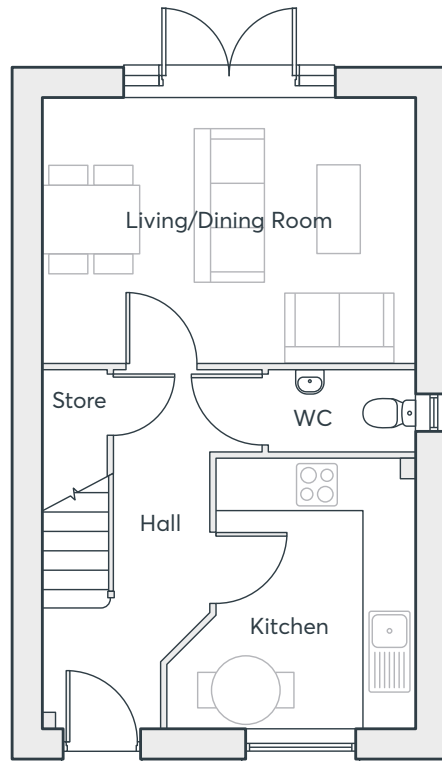
**THREE
BEDROOM
HOME**

777 ft²

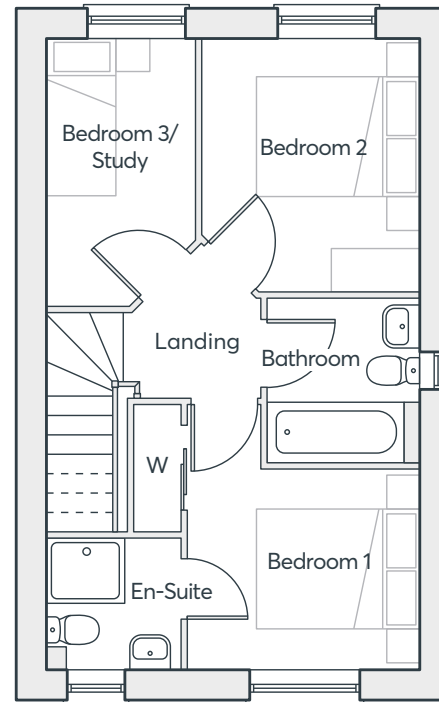
**MEON VALE PHASE 4D
LONG MARSTON**

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

777 ft²

Kitchen	3.33m × 3.07m	10'11" × 10'1"
Dining Room	3.21m × 1.90m	10'6" × 6'3"
Living Room	3.21m × 2.74m	10'6" × 9'0"
WC	1.08m × 1.82m	3'6" × 5'11"
Bathroom	2.03m × 1.88m	6'8" × 6'2"
Bedroom 1	3.35m × 2.87m	11'0" × 9'5"
En-suite	1.63m × 1.68m	5'4" × 5'6"
Bedroom 2	3.10m × 2.69m	10'2" × 8'10"
Bedroom 3	3.21m × 1.86m	10'6" × 6'1"

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THE SELWYN

- Open plan living/dining/study room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

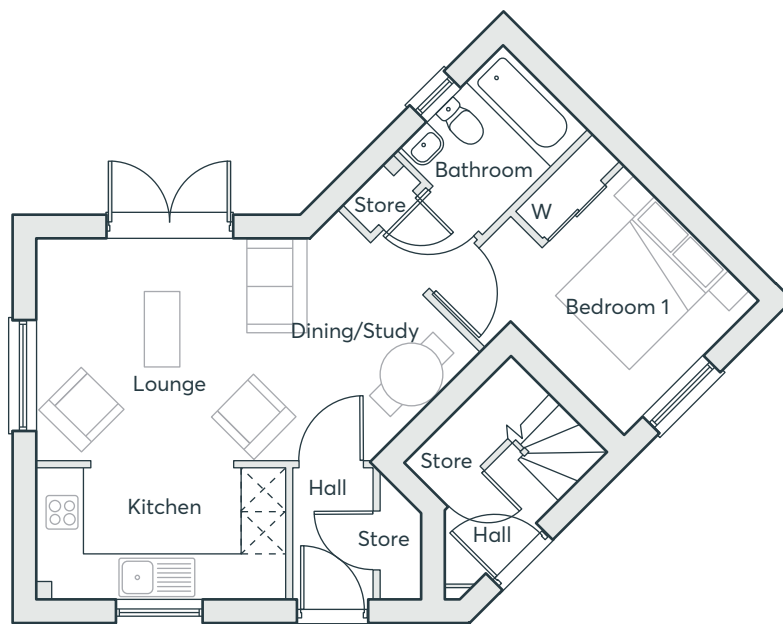
ONE BEDROOM HOME

463 ft²

MEON VALE PHASE 4D
LONG MARSTON

 **ST. MODWEN
HOMES**

THE SELWYN



GROUND FLOOR

Kitchen	1.86m × 3.52m	6'1" × 11'6"
Living Room	3.14m × 4.30m	10'4" × 14'1"
Dining/Study	2.82m × 1.38m	9'3" × 4'6"
Bedroom 1	3.30m × 2.67m	10'10" × 8'9"
Bathroom	1.70m × 2.10m	5'7" × 6'11"

ONE BEDROOM HOME

463 ft²

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THE SABINA

- Open plan kitchen/dining/living room ideal for entertaining and flexible living
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

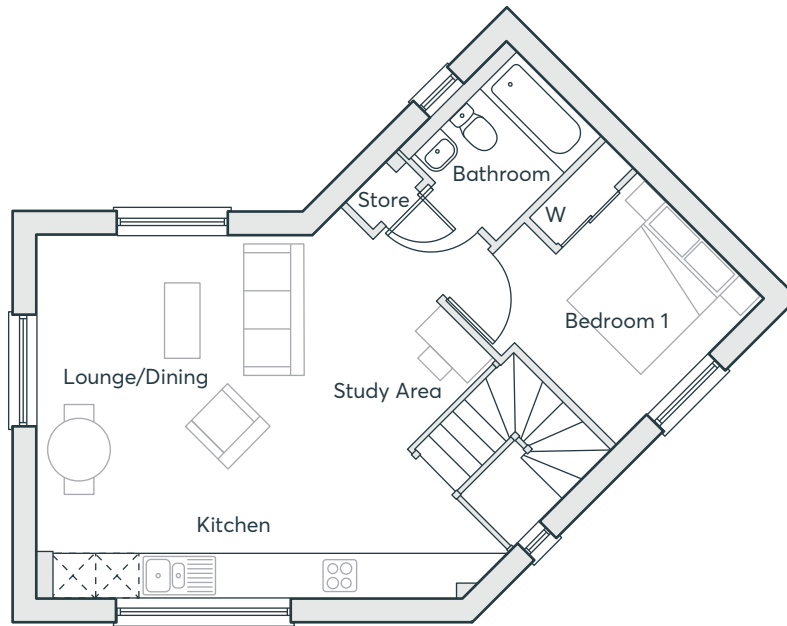
**ONE
BEDROOM
HOME**

590 ft²

**MEON VALE PHASE 4D
LONG MARSTON**

 **ST. MODWEN
HOMES**

THE SABINA



FIRST FLOOR

Kitchen	2.06m × 6.06m	6'9" × 19'0"
Living/Dining	3.02m × 4.59m	9'11" × 15'1"
Bedroom 1	3.12m × 2.91m	10'3" × 9'7"
Bathroom	1.88m × 2.10m	6'2" × 6'11"

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**ONE
BEDROOM
HOME**

590 ft²

 **ST.MODWEN
HOMES**



Please speak to a member of staff if you require this brochure in an alternative format.

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