

# Discover the difference



## PEAR TREE FIELDS 2B



Norton Road, Worcester, WR5 2PE

# YOUR COMMUNITY



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**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



- The Mayne  
4 bedroom home
- The Garnet  
4 bedroom home
- The Paris  
4 bedroom home
- The Bosco  
4 bedroom home
- The Barlow  
4 bedroom home
- The Becket  
4 bedroom home
- The Hannington  
4 bedroom home
- The Edwena  
3 bedroom home
- The Thea-Elwen  
3 bedroom home
- The Mirin  
3 bedroom home
- The Kea  
3 bedroom home
- The Webster  
3 bedroom home
- The Houghton  
3 bedroom home
- The Mirin  
3 bedroom home
- The Wilfred  
2 bedroom home
- The Nina  
2 bedroom home
- The Kemble  
2 bedroom home
- Affordable Housing

BCP = Bin Collection Point

**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 81787/April 2024



# THE MAYNE

- Large open plan living room and kitchen/ dining/family room with Bi-folding doors to the rear garden
- Separate downstairs study or playroom
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe and balcony
- Shared en-suite to bedrooms two and three
- 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
- PV Solar Panels to roof\*

\* PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

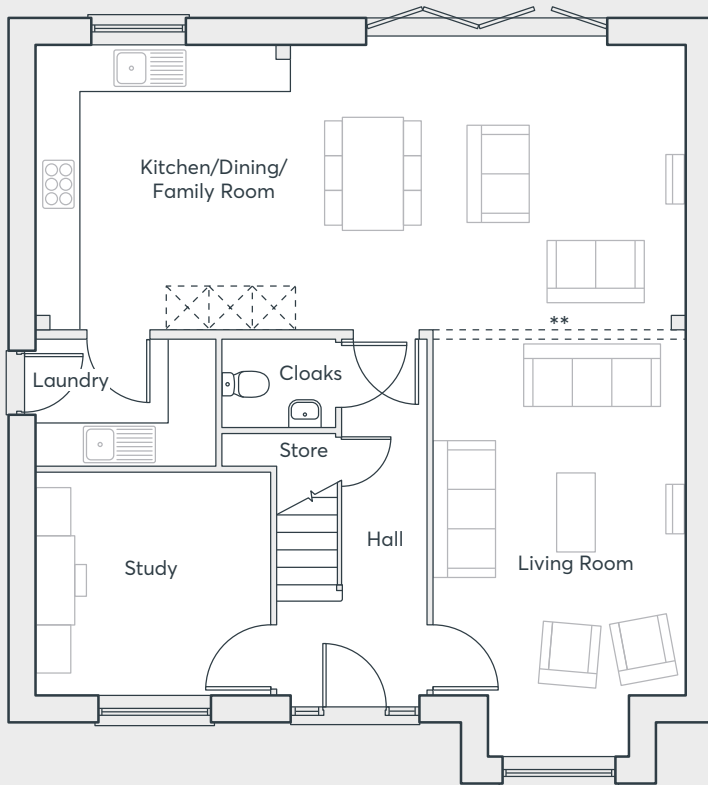
WORCESTER

**FOUR  
BEDROOM  
HOME**

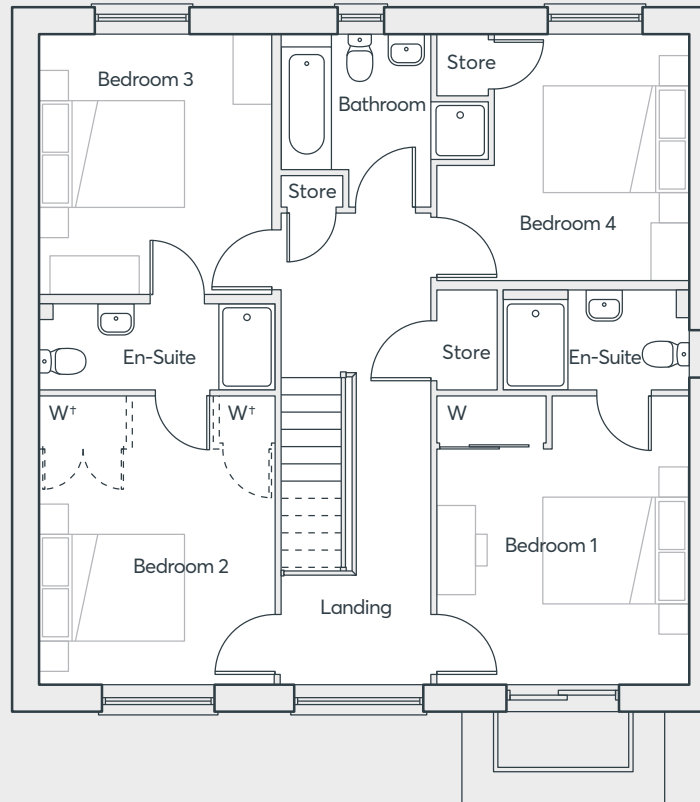
1,752 sq. ft.

 **ST. MODWEN  
HOMES**

# THE MAYNE



**GROUND FLOOR**



**FIRST FLOOR**

† Optional wardrobe  
\*\* Optional wall

**FOUR  
BEDROOM  
HOME**  
1,752 sq. ft.

<b>Kitchen/Dining/Family Room</b>	9.08m × 3.94m	29'9" × 12'11"
<b>Living Room</b>	4.99m × 3.53m	16'4" × 11'7"
<b>Study</b>	3.28m × 3.13m	10'9" × 10'3"
<b>Laundry</b>	2.51m × 1.77m	8'3" × 5'10"
<b>Bedroom 1</b>	3.53m × 4.01m	11'7" × 13'2"
<b>En-suite</b>	2.61m × 1.40m	8'7" × 4'7"
<b>Bedroom 2</b>	3.28m × 4.01m	10'9" × 13'2"
<b>Bedroom 3</b>	3.26m × 3.66m	10'8" × 12'0"
<b>Bedroom 4</b>	2.74m × 3.46m	9'0" × 11'4"
<b>En-suite</b>	3.28m × 1.2m	10'9" × 3'11"
<b>Bathroom</b>	2.89m × 2.44m	9'6" × 8'0"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

 **ST. MODWEN  
HOMES**





# THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Dual aspect living room with French doors to the rear garden
- Additional family room
- Downstairs cloakroom
- Laundry room with access to the rear garden
- Master bedroom with en-suite, walk-in wardrobe and Juliet balcony.
- Optional fitted wardrobe in the second bedroom
- Family bathroom with bath and walk-in shower
- Study area to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

PEAR TREE FIELDS

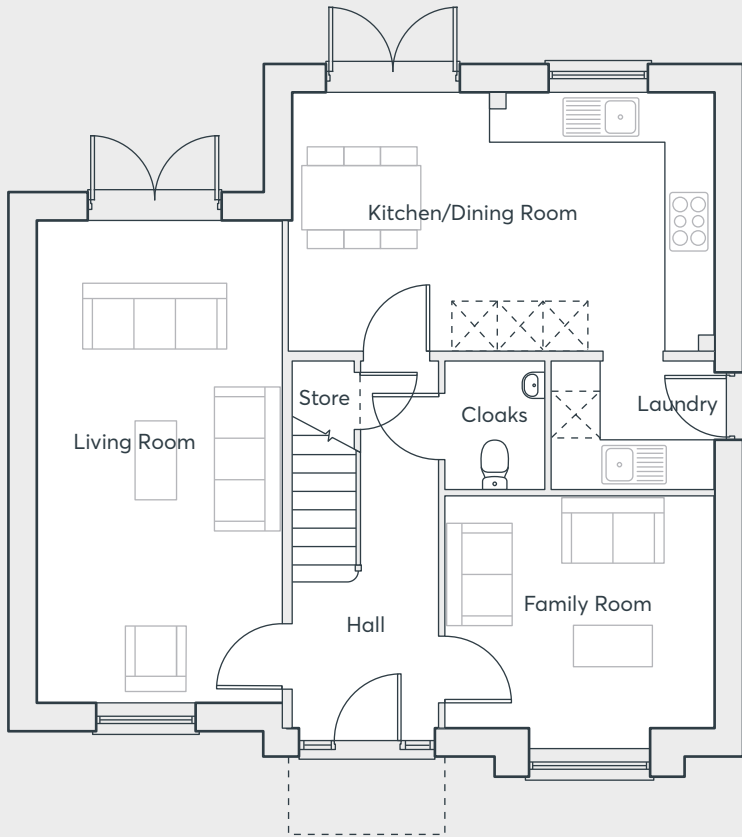
WORCESTER

**FOUR  
BEDROOM  
HOME**

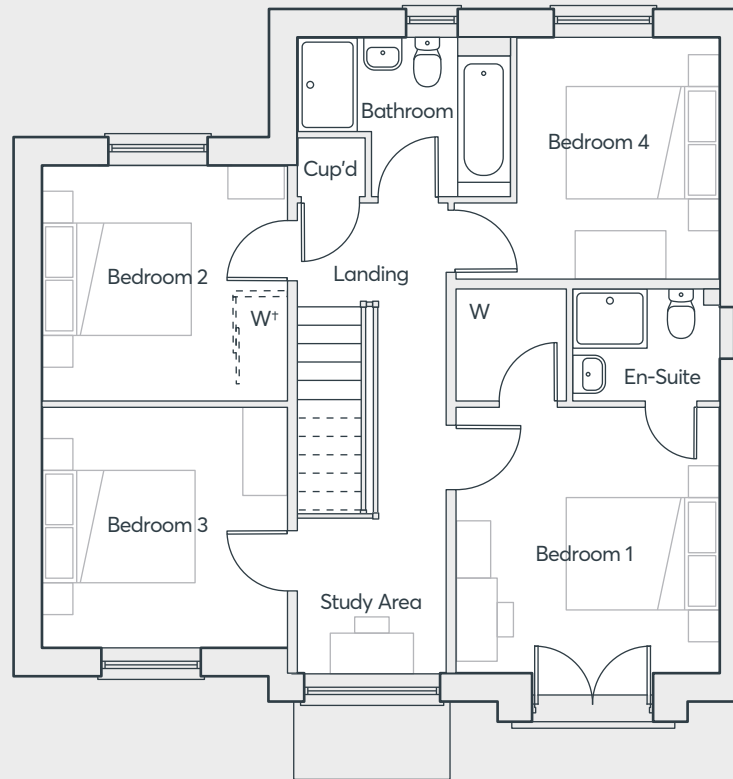
1,454 sq. ft.

 **ST. MODWEN  
HOMES**

# THE GARNET



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	3.23m x 6.38m	10'7" x 20'11"
Family Room	3.56m x 3.07m	11'8" x 10'1"
Kitchen	3.40m x 3.60m	11'2" x 11'10"
Dining	3.40m x 2.05m	11'2" x 6'9"
Laundry Room	1.69m x 2.16m	5'6" x 7'1"
Cloakroom	1.69m x 1.31m	5'6" x 4'4"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.51m x 1.95m	4'11" x 6'5"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.16m x 3.51m	10'5" x 11'6"
Bathroom	2.82m x 2.10m	9'3" x 6'11"
Wardrobe	1.51m x 1.47m	4'11" x 4'10"

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SMP 81787/March 2024

† Optional wardrobe

## FOUR BEDROOM HOME

1,454 sq. ft.

**PEAR TREE FIELDS**

WORCESTER





# THE BOSCO

- Dual aspect living room with French doors to the rear garden
- Additional family room/study
- Kitchen/dining room with bi-fold doors to the rear garden
- 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
- PV Solar Panels to roof\*

\* PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

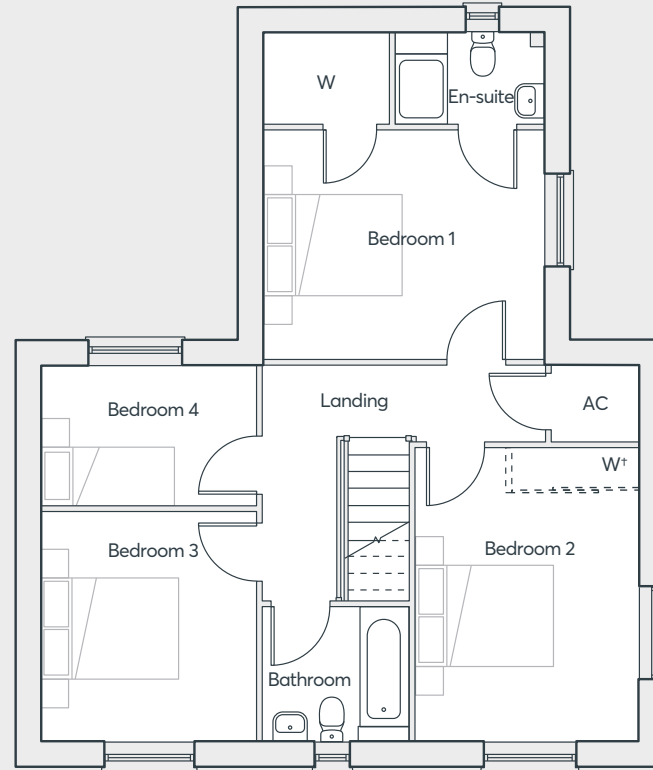
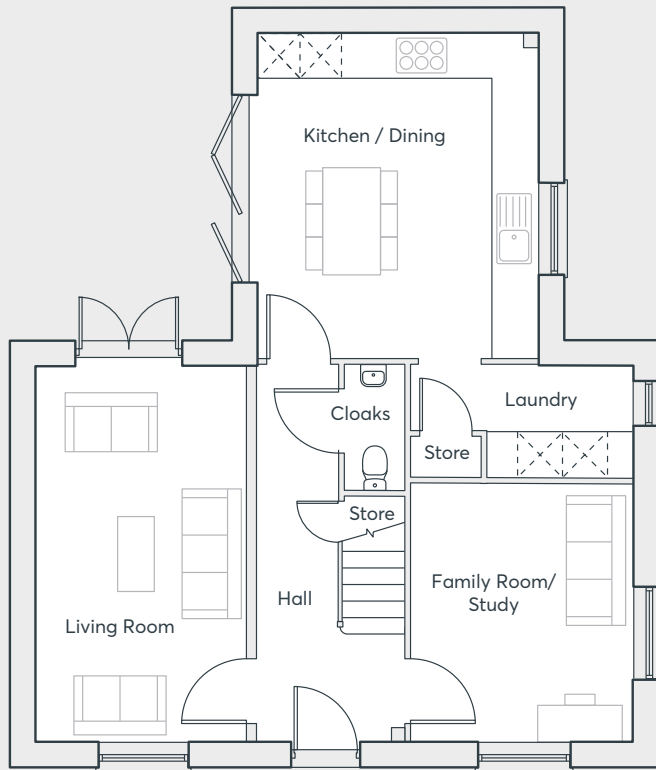
WORCESTER

**FOUR  
BEDROOM  
HOME**

1,370 sq. ft.

 **ST. MODWEN  
HOMES**

# THE BOSCO



**GROUND FLOOR**

**FIRST FLOOR**

Living Room	5.36m x 3.00m	17'7" x 9'10"
Kitchen/Dining	4.64m x 4.01m	15'3" x 13'2"
Family Room/Study	3.67m x 3.17m	12'1" x 10'5"
Laundry	1.60m x 3.17m	5'3" x 10'5"
WC	1.60m x 0.85m	5'3" x 2'10"
Bedroom 1	3.25m x 4.01m	10'8" x 13'2"
En-Suite	1.30m x 2.12m	4'3" x 7'0"
Bedroom 2	4.15m x 3.15m	13'7" x 10'4"
Bedroom 3	3.27m x 3.06m	6'7" x 10'1"
Bedroom 4	2.00m x 3.06m	6'7" x 10'1"
Bathroom	1.93m x 2.07m	6'4" x 6'10"

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SMP 81787/March 2024

† Optional wardrobe

**PEAR TREE FIELDS**

WORCESTER

**FOUR  
BEDROOM  
HOME**

1,370 sq. ft.

 **ST. MODWEN  
HOMES**

# THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and bi-fold doors to the rear garden
- Study or playroom
- Downstairs cloakroom
- Laundry room with access to rear garden
- Master bedroom with en-suite and walk-in wardrobe
- 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
- PV Solar Panels to roof\*

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Side windows are applicable on certain plots only.

**FOUR  
BEDROOM  
HOME**

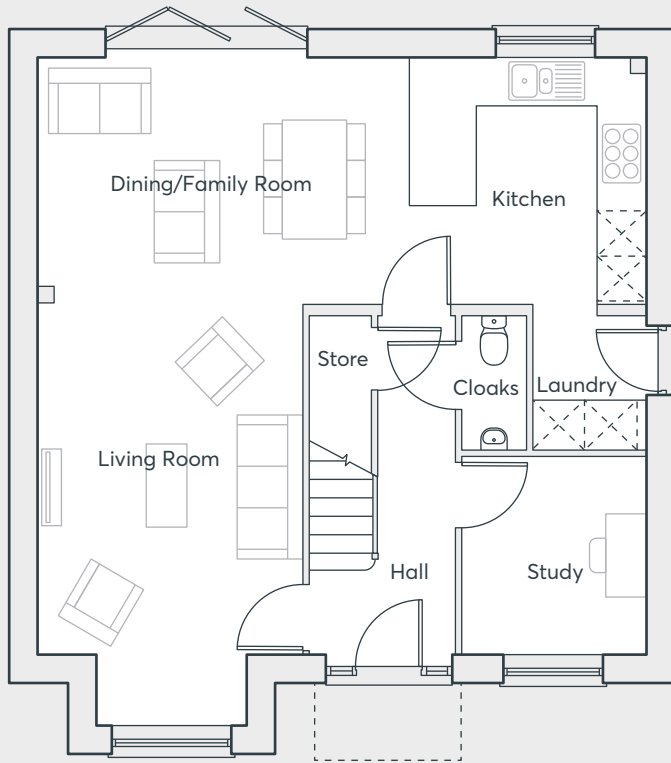
1,362 sq. ft.

**PEAR TREE FIELDS**

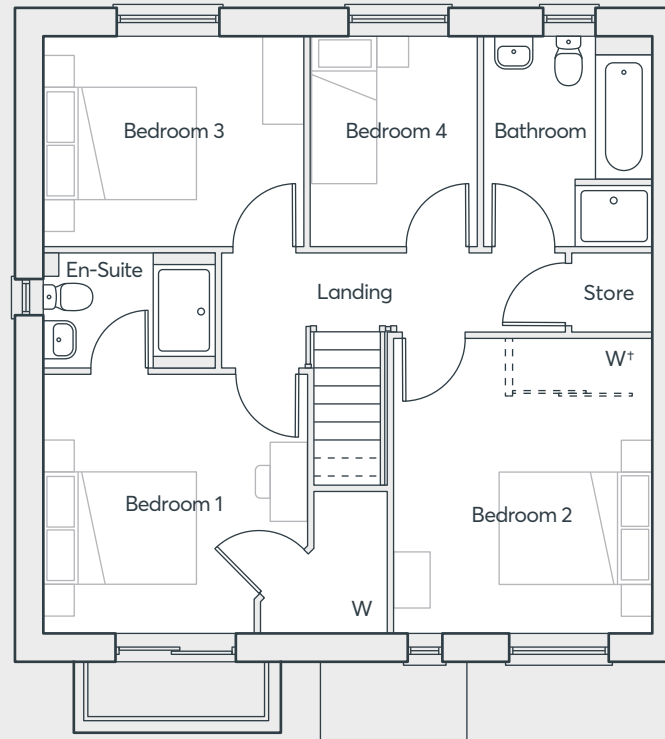
WORCESTER

 **ST. MODWEN  
HOMES**

# THE BARLOW



GROUND FLOOR



FIRST FLOOR

Living Room	4.65m x 3.50m	15'3" x 11'6"
Kitchen/Dining	8.06m x 3.28m	26'6" x 10'9"
Study	2.45m x 2.64m	8'0" x 8'8"
Laundry Room	1.78m x 1.50m	5'10" x 4'11"
Cloakroom	0.85m x 1.78m	2'9" x 5'10"
Bedroom 1	3.50m x 3.45m	11'6" x 11'4"
En-suite	1.51m x 2.29m	5'0" x 7'6"
Bedroom 2	3.42m x 3.91m	11'3" x 12'10"
Bedroom 3	3.45m x 2.76m	11'4" x 9'1"
Bedroom 4	2.21m x 2.76m	7'3" x 9'1"
Bathroom	2.24m x 2.79m	7'4" x 9'2"

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† Optional wardrobe

## FOUR BEDROOM HOME

1,362 sq. ft.

PEAR TREE FIELDS

WORCESTER





# THE PARIS

- Three storey home
- Kitchen/dining room with French doors to the garden
- Separate living room
- Master bedroom with Juliet balcony, fitted wardrobes and en-suite
- Additional bedroom, study and bathroom to the first floor
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

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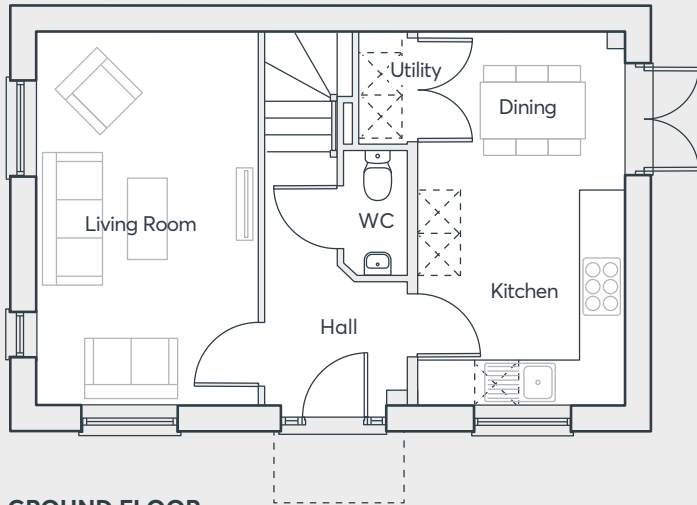
PEAR TREE FIELDS

WORCESTER

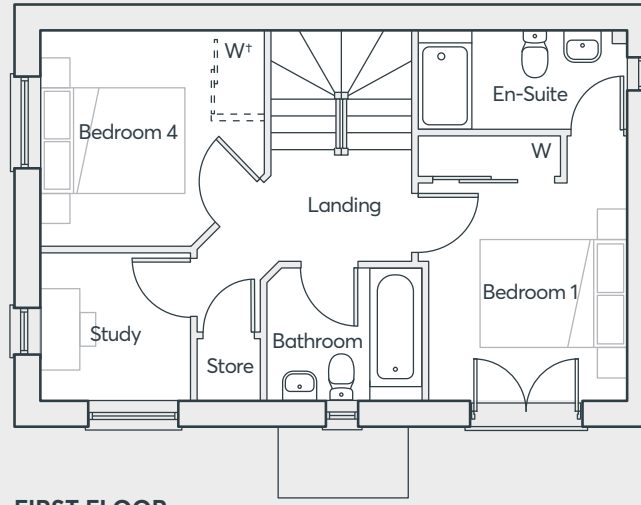
**FOUR  
BEDROOM  
HOME**

1,371 sq. ft.

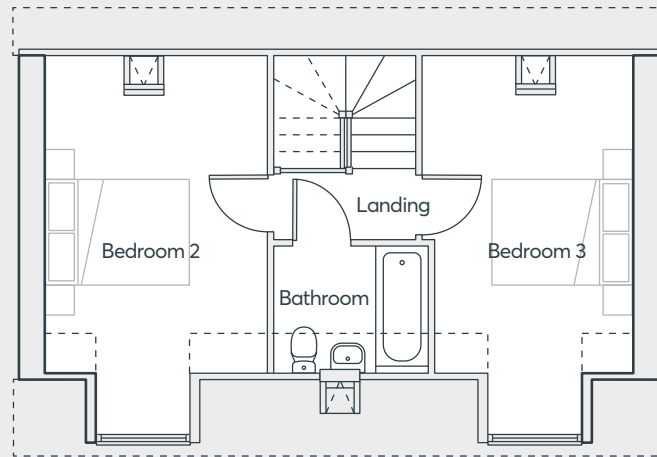
 **ST. MODWEN  
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

† Optional wardrobe

# THE PARIS

Living Room	5.25m x 3.07m	17'3" x 10'1"
Dining Room	2.15m x 2.77m	7'1" x 9'1"
Kitchen	3.10m x 2.77m	10'2" x 9'1"
WC	1.75m x 1.04m	5'9" x 3'5"
Utility	1.56m x 0.75m	5'1" x 2'6"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	4.86m x 3.13m	15'11" x 10'3"
Bedroom 3	4.86m x 2.83m	15'11" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
Bathroom 1	1.90m x 2.16m	6'3" x 7'1"
Bathroom 2	1.80m x 2.15m	5'11" x 7'1"

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SMP 81787/March 2024

PEAR TREE FIELDS

WORCESTER

FOUR  
BEDROOM  
HOME

1,371 sq. ft.

 ST. MODWEN  
HOMES





# 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
- PV Solar Panels to roof\*

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PEAR TREE FIELDS

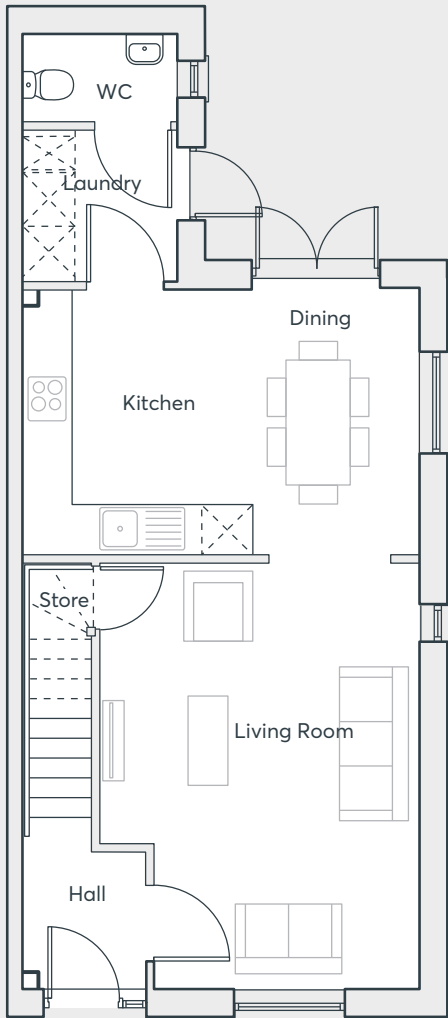
WORCESTER

**FOUR  
BEDROOM  
HOME**

1,206 sq. ft.

 **ST. MODWEN  
HOMES**

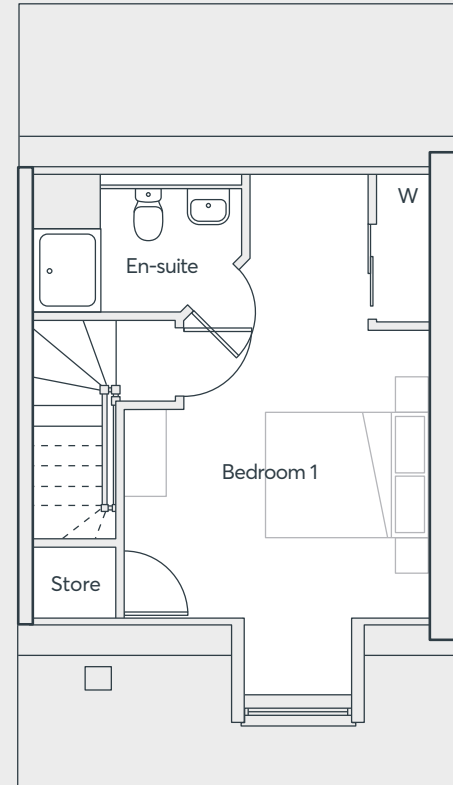
# THE BECKET



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	5.09m x 3.82m	16'8" x 12'6"
Kitchen	3.22m x 2.77m	10'7" x 9'1"
Dining	3.22m x 1.99m	10'7" x 6'6"
Laundry	1.81m x 1.83m	5'11" x 6'0"
WC	1.05m x 1.83m	3'5" x 6'0"
Bedroom 1	6.45m x 3.69m	21'2" x 12'1"
Bedroom 2	4.31m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
Bathroom	1.91m x 2.02m	6'3" x 6'8"
En-Suite	1.69m x 2.50m	5'7" x 8'3"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

**FOUR  
BEDROOM  
HOME**

1,206 sq. ft.

**ST. MODWEN  
HOMES**

# THE HANNINGTON

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom and laundry room off the kitchen
- Family bathroom with bath and walk-in shower
- Master bedroom with en-suite and built-in wardrobe
- Integral garage with access into kitchen/dining room
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

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## FOUR BEDROOM HOME

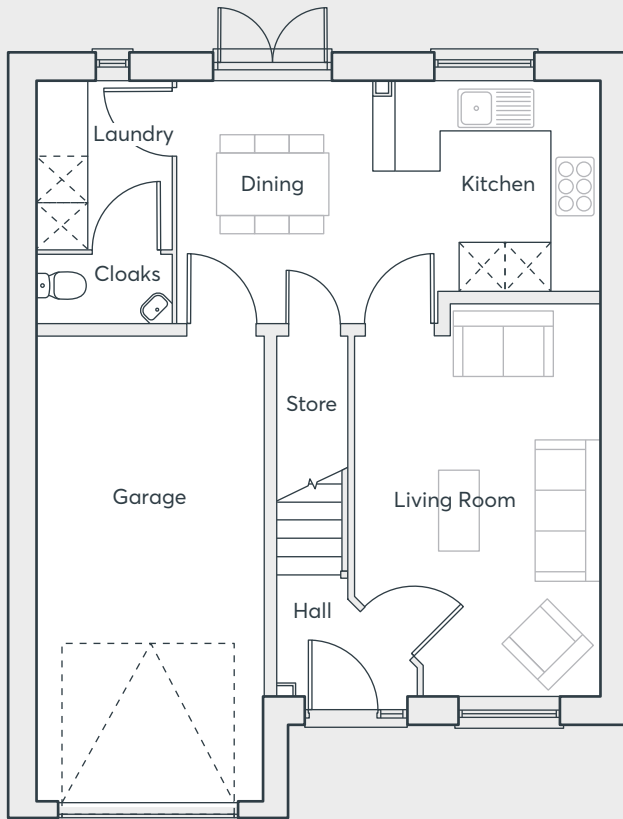
1,136 sq. ft.

PEAR TREE FIELDS

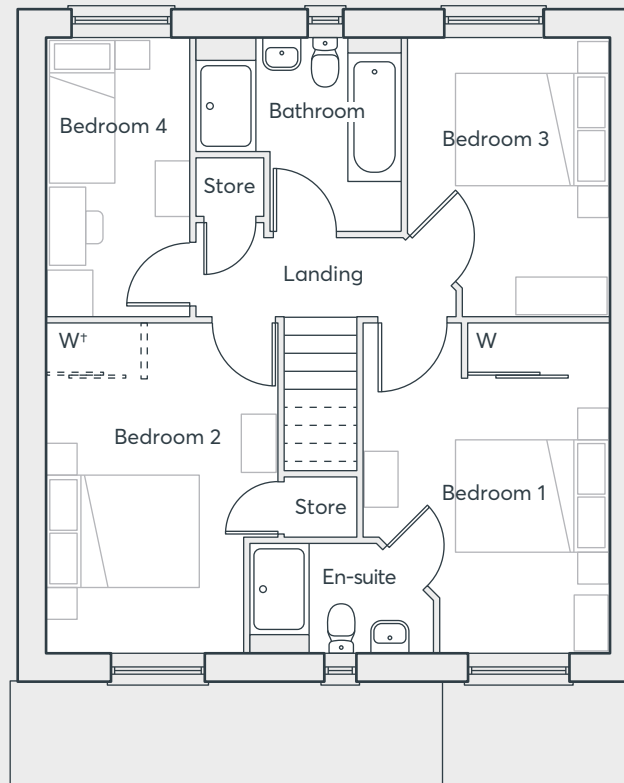
WORCESTER

 **ST. MODWEN  
HOMES**

# THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

Dining	3.20m x 2.61m	10'6" x 8'7"
Kitchen	2.77m x 3.01m	9'1" x 9'11"
Living	5.21m x 3.28m	17'1" x 10'9"
Utility	2.21m x 1.74m	7'3" x 5'8"
Cloakroom	0.90m x 1.74m	2'11" x 5'8"
Garage	6.15m x 3.00m	20'2" x 9'10"
Bedroom 1	4.33m x 3.28m	14'3" x 10'9"
Bedroom 2	4.33m x 3.06m	14'3" x 10'0"
Bedroom 3	3.70m x 3.68m	12'2" x 8'9"
Bedroom 4	3.70m x 1.88m	12'2" x 6'2"
En-suite	1.40m x 2.42m	4'7" x 7'11"
Bathroom	2.56m x 2.72m	8'5" x 8'11"

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SMP 81787/March 2024

PEAR TREE FIELDS

WORCESTER

† Optional wardrobe

FOUR  
BEDROOM  
HOME

1,136 sq. ft.

 ST. MODWEN  
HOMES



# THE EDWENA

- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry cupboard off the hallway
- Under stairs storage cupboard
- Master bedroom with built-in wardrobes and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

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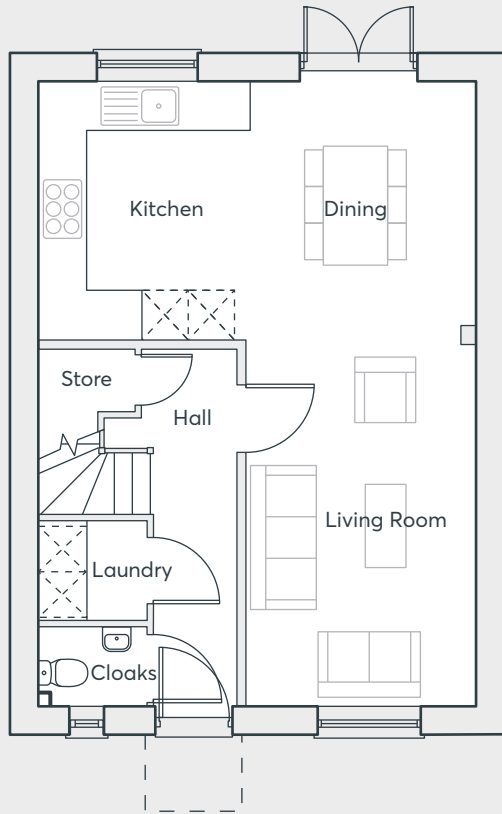
PEAR TREE FIELDS  
WORCESTER

THREE  
BEDROOM  
HOME

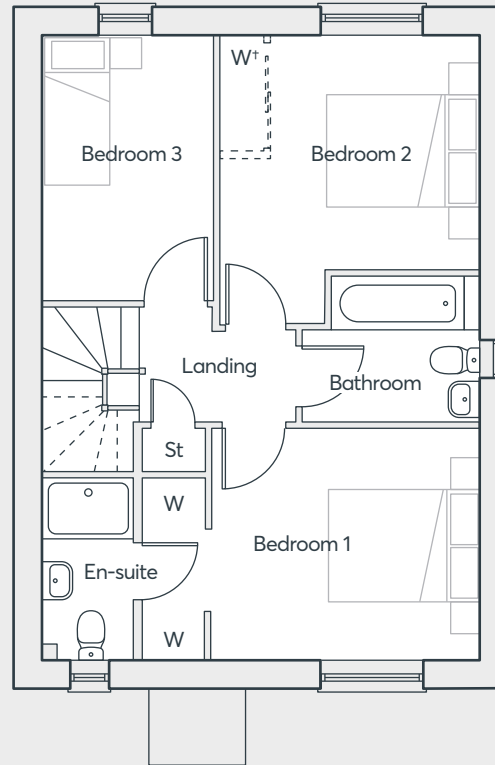
1,021 sq. ft.

 ST. MODWEN  
HOMES

# THE EDWENA



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	3.13m x 4.85m	10'3" x 15'11"
Kitchen/Dining	5.81m x 3.43m	19'1" x 11'3"
Laundry	1.45m x 1.30m	4'9" x 4'3"
Cloakroom	1.45m x 1.05m	4'9" x 3'5"
Bedroom 1	4.52m x 2.42m	14'10" x 10'11"
En-Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.10m x 3.48m	10'2" x 9'2"
Bedroom 3	3.50m x 2.28m	11'6" x 7'6"
Bathroom	2.37m x 1.94m	7'9" x 6'4"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

† Optional wardrobe

**THREE  
BEDROOM  
HOME**

1,021 sq. ft.

 **ST. MODWEN  
HOMES**

# THE MIRIN V1

- Kitchen/dining room with French doors to the rear garden
- Living room with study area to front
- Downstairs cloakroom
- Understairs storage cupboard
- 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
- PV Solar Panels to roof\*

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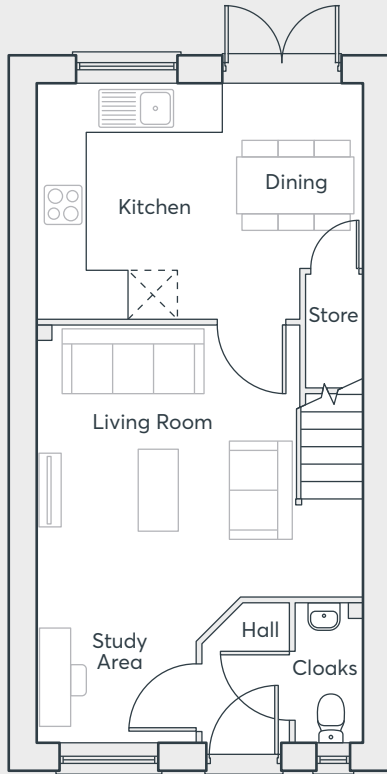
## THREE BEDROOM HOME

823 sq. ft.

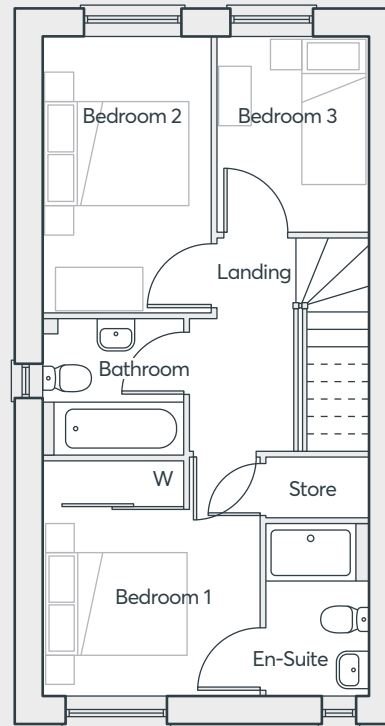
PEAR TREE FIELDS

WORCESTER

 **ST. MODWEN  
HOMES**



**GROUND FLOOR**



**FIRST FLOOR**

Layout representative of plots 183, 184, 189, 190

# THE MIRIN V1

Dining	3.14m x 1.89m	10'4" x 6'2"
Kitchen	3.17m x 2.44m	10'4" x 8'1"
Living Room	5.57m x 4.35m	18'3" x 14'3"
Cloakroom	1.87m x 0.90m	5'11" x 6'2"
Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
Bedroom 2	3.66m x 2.24m	12'0" x 7'4"
Bedroom 3	2.59m x 2.02m	8'6" x 6'8"
Bathroom	1.80m x 1.87m	12'0" x 8'3"
En-suite	2.30m x 1.38m	7'7" x 4'6"

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## PEAR TREE FIELDS

WORCESTER

## THREE BEDROOM HOME

823 sq. ft.





# THE MIRIN v2

- Kitchen/dining room with French doors to the rear garden
- Living room with study area to front
- Downstairs cloakroom
- Understairs storage cupboard
- 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
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

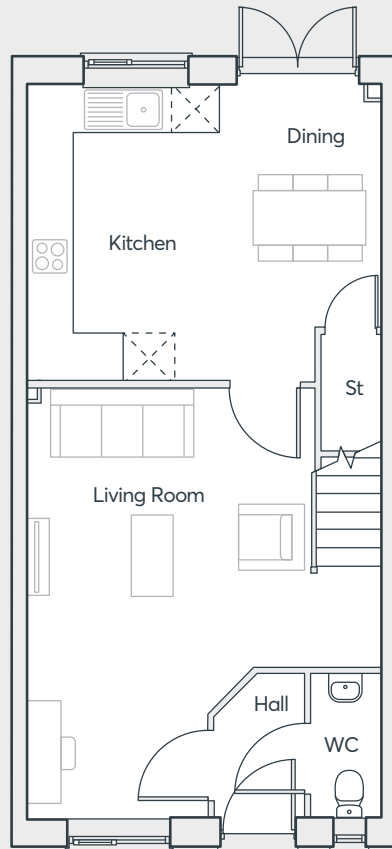
PEAR TREE FIELDS

WORCESTER

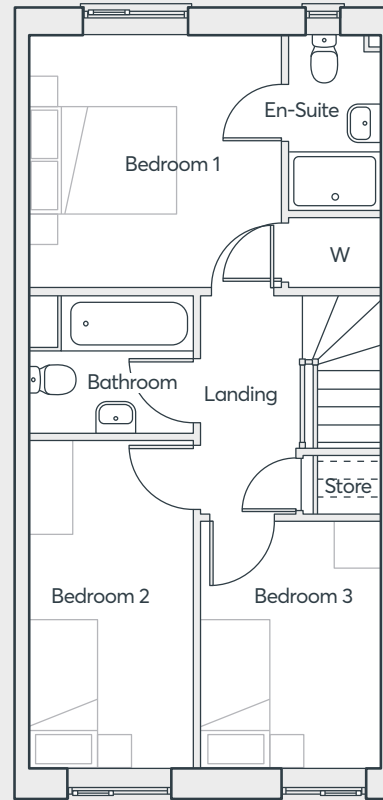
**THREE  
BEDROOM  
HOME**

933 sq. ft.

 **ST. MODWEN  
HOMES**



**GROUND FLOOR**



**FIRST FLOOR**

# THE MIRIN V2

Dining	3.81m x 2.08m	12'6" x 6'10"
Kitchen	3.81m x 2.49m	12'6" x 8'2"
Living Room	5.57m x 4.57m	18'3" x 15'0"
WC	1.87m x 0.90m	6'2" x 2'11"
Bedroom 1	3.27m x 3.29m	10'9" x 10'9"
Bedroom 2	4.24m x 2.15m	13'11" x 7'1"
Bedroom 3	3.20m x 2.34m	10'6" x 7'8"
Bathroom	1.77m x 2.15m	5'10" x 7'1"
En-suite	2.27m x 1.20m	7'5" x 3'11"

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SMP 81787/March 2024

\* Plot specific window  
Layout representative of plots 138, 139, 245, 246, 248, 249, 250, 251.

## THREE BEDROOM HOME

933 sq. ft.

**PEAR TREE FIELDS**

WORCESTER



# THE THEA-ELWEN

- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- 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
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

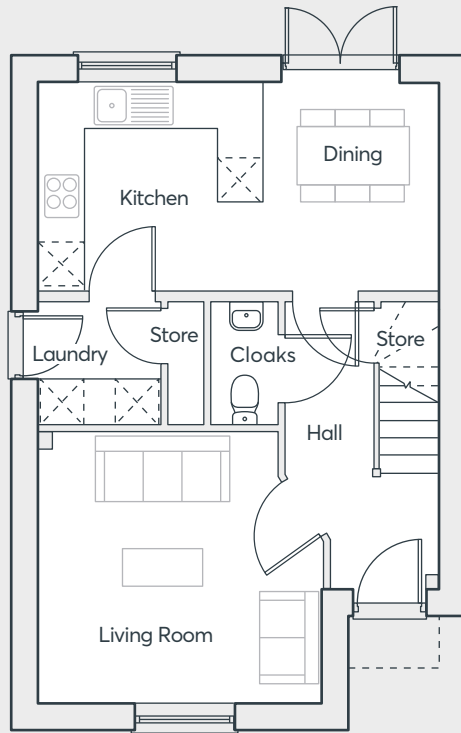
WORCESTER

THREE  
BEDROOM  
HOME

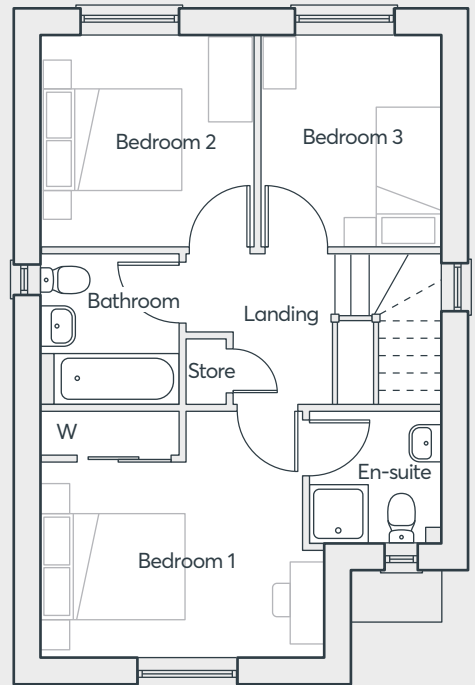
934 sq. ft.

 **ST. MODWEN  
HOMES**

# THE THEA-ELWEN



**GROUND FLOOR**



**FIRST FLOOR**

Dining	2.84m x 2.42m	9'4" x 7'11"
Kitchen	2.84m x 3.05m	9'4" x 10'0"
Living	3.74m x 3.90m	12'3" x 12'9"
Utility	1.71m x 1.68m	5'7" x 5'6"
Cloakroom	1.71m x 0.93m	5'7" x 3'0"
Bedroom 1	3.39m x 3.90m	11'1" x 12'9"
Bedroom 2	2.90m x 2.93m	9'6" x 9'7"
Bedroom 3	2.90m x 2.46m	9'6" x 8'1"
En-suite	1.80m x 1.80m	5'11" x 5'11"
Bathroom	2.03m x 1.90m	6'8" x 6'3"

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SMP 81787/April 2024

\* Plot specific window

**PEAR TREE FIELDS**

WORCESTER

**THREE  
BEDROOM  
HOME**

934 sq. ft.

 **ST. MODWEN  
HOMES**



# THE KEA V1

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

PEAR TREE FIELDS

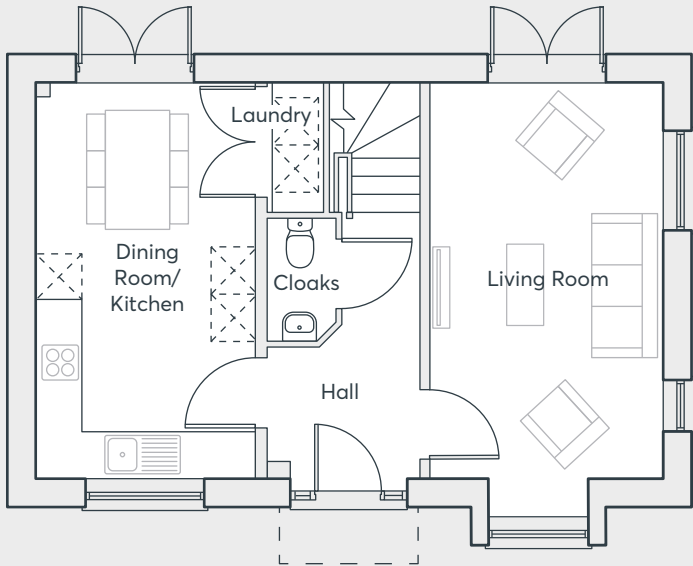
WORCESTER

THREE  
BEDROOM  
HOME

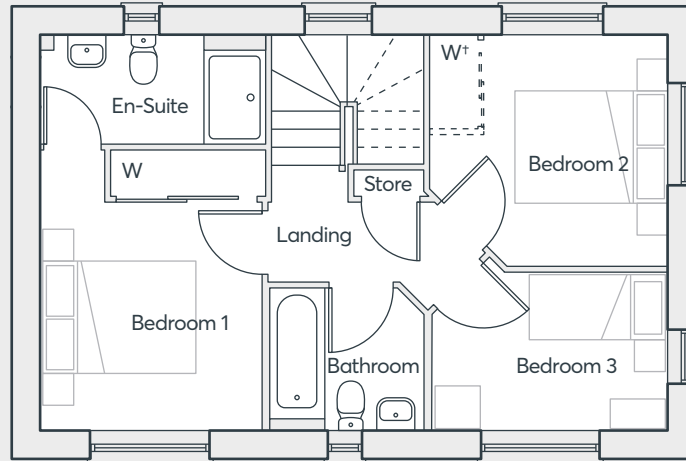
922 sq. ft.

 **ST. MODWEN  
HOMES**

# THE KEA V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.20m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.81m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 81787/March 2024

† Optional wardrobe

NOTE: Please refer to plot specific house type pack for kitchen layout

## THREE BEDROOM HOME

922 sq. ft.

PEAR TREE FIELDS

WORCESTER

 **ST. MODWEN HOMES**



# THE WEBSTER V2

- Living room with feature bay window
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

PEAR TREE FIELDS

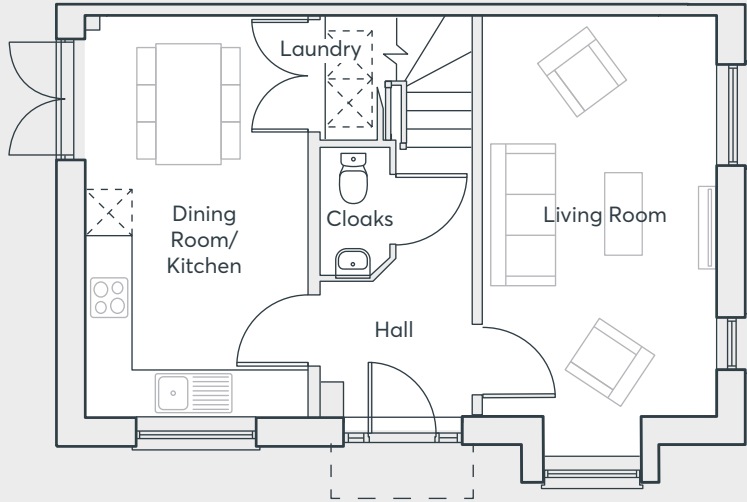
WORCESTER

THREE  
BEDROOM  
HOME

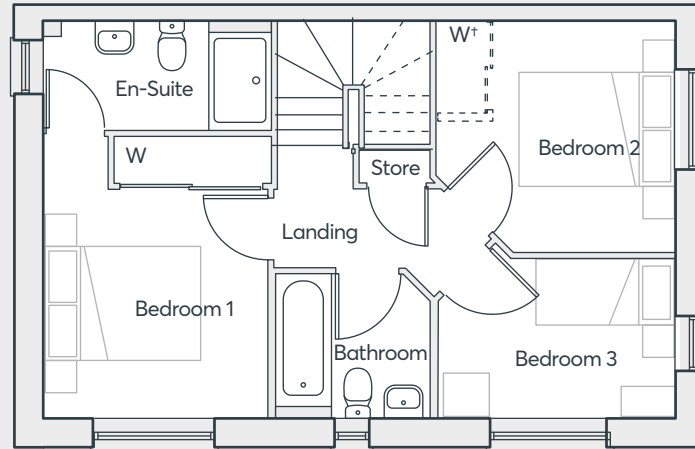
922 sq. ft.

 ST. MODWEN  
HOMES

# THE WEBSTER V2



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen	2.94m x 2.89m	9'8" x 9'6"
Dining	2.26m x 2.89m	7'5" x 9'6"
Cloakroom	1.59m x 0.90m	5'3" x 3'0"
Utility	1.70m x 0.74m	5'7" x 2'5"
WC	1.59m x 0.90m	5'3" x 3'0"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.43m x 2.96m	4'8" x 9'8"
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	1.88m x 2.00m	6'2" x 6'7"

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SMP 81787/March 2024

† Optional wardrobe

NOTE: Please refer to plot specific house type pack for kitchen layout

## THREE BEDROOM HOME

922 sq. ft.

PEAR TREE FIELDS

WORCESTER

 **ST. MODWEN HOMES**





# THE WEBSTER V3

- Living room with feature bay window
- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for a washing machine and dryer
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

Side windows are applicable on certain plots only.

PEAR TREE FIELDS

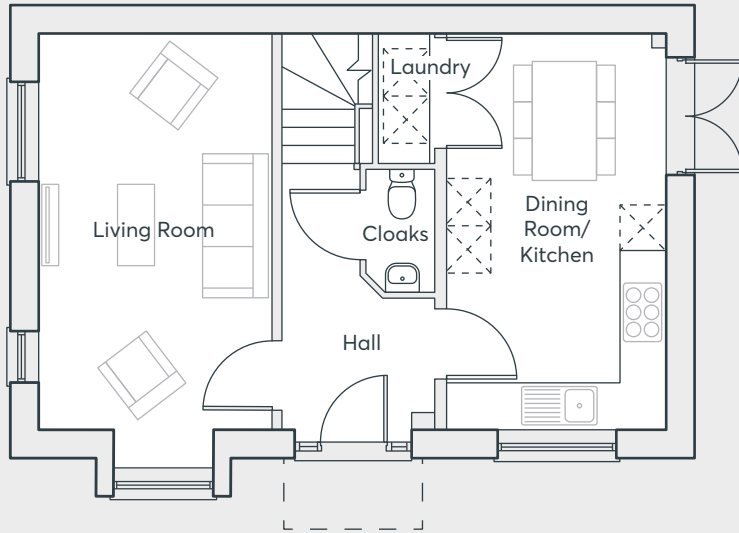
WORCESTER

**THREE  
BEDROOM  
HOME**

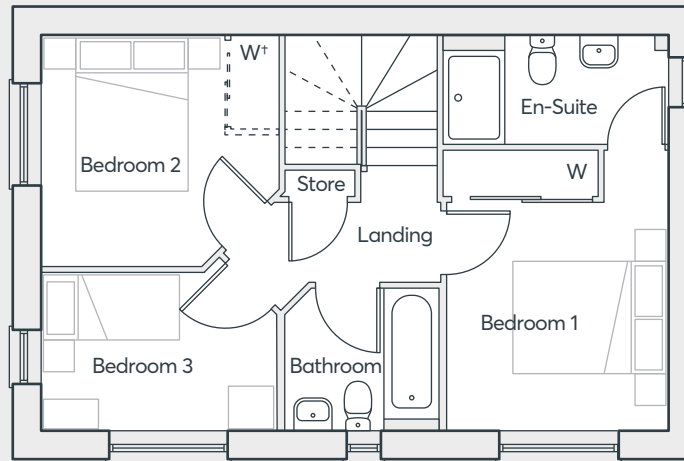
922 sq. ft.

 **ST. MODWEN  
HOMES**

# THE WEBSTER V3



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen	2.94m x 2.89m	9'8" x 9'6"
Dining	2.26m x 2.89m	7'5" x 9'6"
Cloakroom	1.59m x 0.90m	5'3" x 3'0"
Utility	1.70m x 0.74m	5'7" x 2'5"
WC	1.59m x 0.90m	5'3" x 3'0"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.43m x 2.96m	4'8" x 9'8"
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	1.88m x 2.00m	6'2" x 6'7"

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SMP 81787/April 2024

† Optional wardrobe  
NOTE: Please refer to plot specific house type pack for kitchen layout

PEAR TREE FIELDS

WORCESTER

THREE  
BEDROOM  
HOME

922 sq. ft.

 ST. MODWEN  
HOMES

# 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
- PV Solar Panels to roof\*

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Side windows are applicable on certain plots only.

## THREE BEDROOM HOME

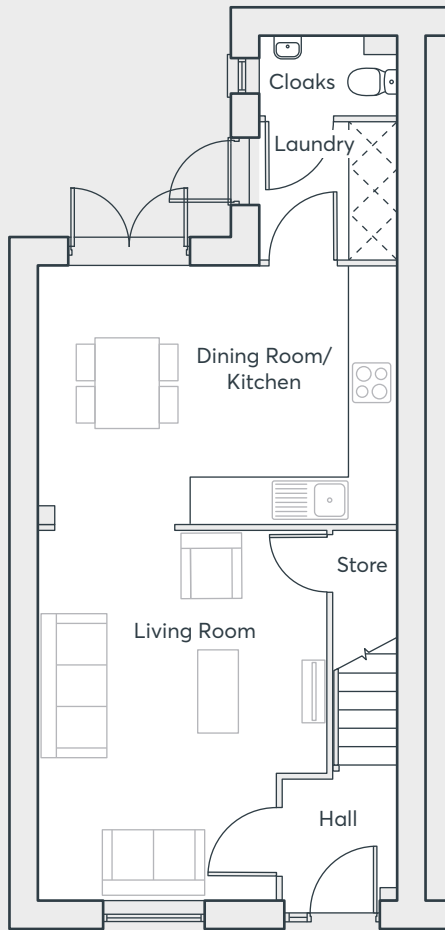
909 sq. ft.

PEAR TREE FIELDS

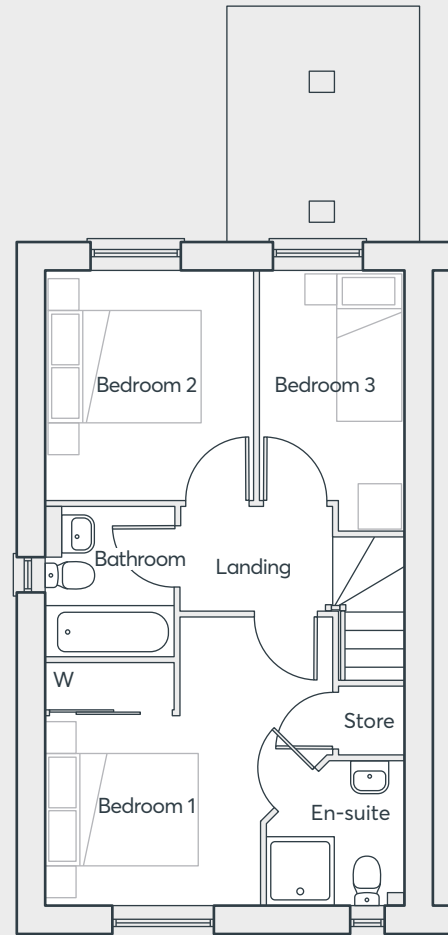
WORCESTER

 **ST. MODWEN  
HOMES**

# THE HOUGHTON



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	4.80m x 4.91m	15'9" x 16'1"
Kitchen/Dining	4.74m x 3.43m	15'7" x 11'3"
Laundry	1.83m x 1.80m	6'0" x 5'11"
Cloakroom	1.83m x 1.04m	6'0" x 3'5"
Bedroom 1	2.86m x 3.19m	9'5" x 10'6"
En-suite	1.80m x 1.93m	5'11" x 6'4"
Bedroom 2	2.74m x 3.13m	9'0" x 10'3"
Bedroom 3	1.92m x 3.44m	6'4" x 11'3"
Bathroom	1.70m x 1.87m	5'7" x 6'2"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

**THREE  
BEDROOM  
HOME**

909 sq. ft.

 **ST. MODWEN  
HOMES**



# THE WILFRED V1

- Dining/living room with French doors to rear garden
- Kitchen to front
- Master bedroom with en-suite bathroom and built-in wardrobe
- Second bedroom with en-suite bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

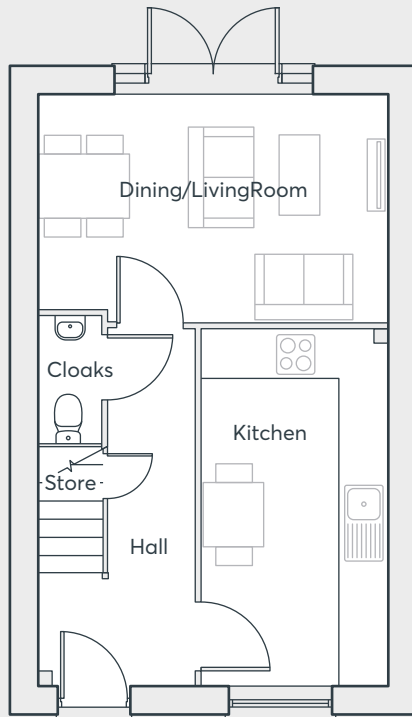
WORCESTER

**TWO  
BEDROOM  
HOME**

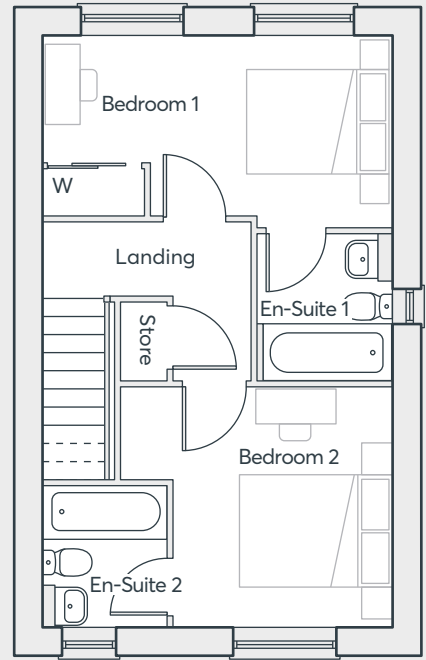
774 sq. ft.

 **ST. MODWEN  
HOMES**

# THE WILFRED V1



**GROUND FLOOR**



**FIRST FLOOR**

Dining	2.83m x 2.07m	9'3" x 6'10"
Kitchen	4.72m x 2.48m	15'6" x 8'1"
Living	2.98m x 2.56m	9'9" x 8'5"
Cloakroom	1.64m x 0.87m	5'4" x 2'10"
Bedroom 1	2.53m x 4.64m	8'4" x 15'2"
Bedroom 2	3.18m x 2.85m	10'5" x 9'4"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
En-suite 2	1.84m x 1.70m	6'0" x 5'7"

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SMP 81787/March 2024

\* Plot specific window

## TWO BEDROOM HOME

774 sq. ft.

**PEAR TREE FIELDS**

WORCESTER

 **ST. MODWEN HOMES**



# THE WILFRED V2

- Dining/living room with French doors to rear garden
- Kitchen to front
- Master bedroom with en-suite bathroom and built-in wardrobe
- Second bedroom with en-suite bathroom
- Full gas fired central heating
- Double glazing and high performance Insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

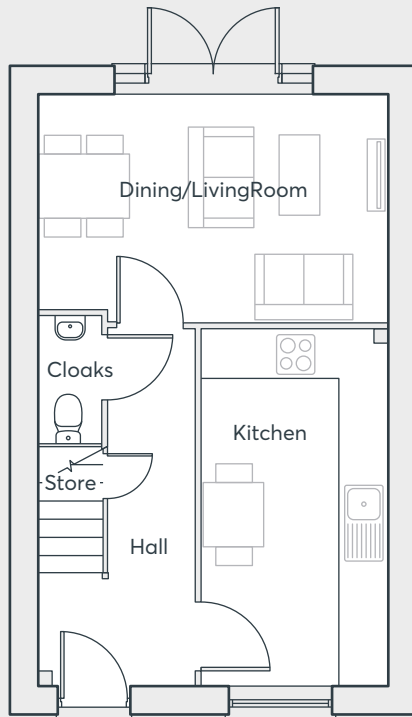
WORCESTER

**TWO  
BEDROOM  
HOME**

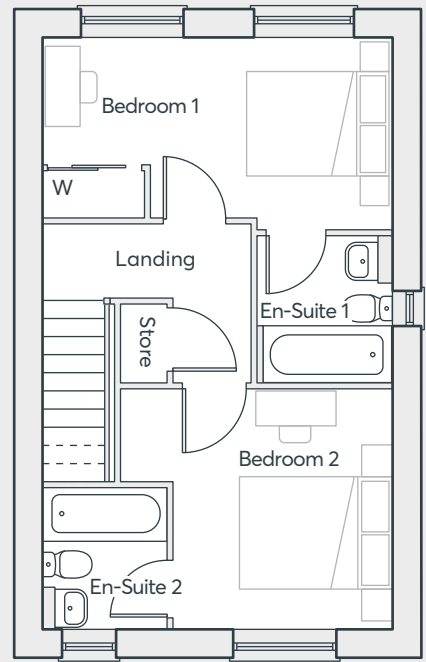
774 sq. ft.

 **ST. MODWEN  
HOMES**

# THE WILFRED V2



**GROUND FLOOR**



**FIRST FLOOR**

\* Plot specific window

Dining	2.83m x 2.07m	9'3" x 6'10"
Kitchen	4.72m x 2.48m	15'6" x 8'1"
Living	2.98m x 2.56m	9'9" x 8'5"
Cloakroom	1.64m x 0.87m	5'4" x 2'10"
Bedroom 1	2.53m x 4.64m	8'4" x 15'2"
Bedroom 2	3.18m x 2.85m	10'5" x 9'4"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
En-suite 2	1.84m x 1.70m	6'0" x 5'7"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

**TWO  
BEDROOM  
HOME**

774 sq. ft.

 **ST. MODWEN  
HOMES**



# THE NINA

- Living room with French doors to the rear garden
- Kitchen/dining room
- Downstairs cloakroom
- 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
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

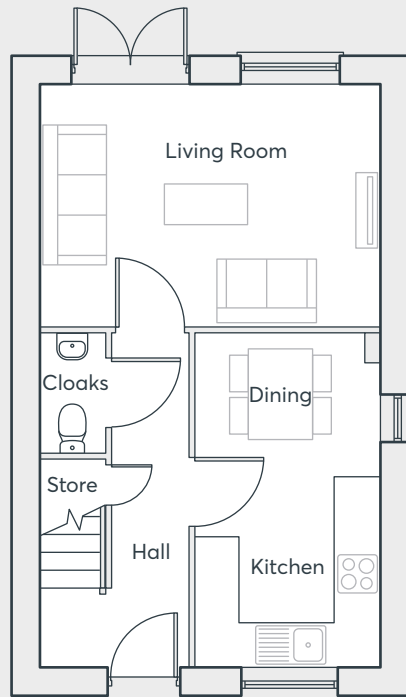
WORCESTER

**TWO  
BEDROOM  
HOME**

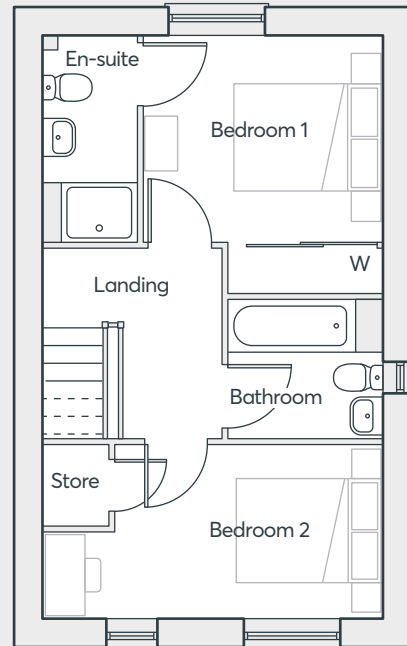
758 sq. ft.

 **ST. MODWEN  
HOMES**

# THE NINA



**GROUND FLOOR**



**FIRST FLOOR**

Dining	1.91m x 2.46m	6'3" x 8'1"
Kitchen	2.55m x 2.46m	8'4" x 8'1"
Living room	3.24m x 4.52m	10'7" x 14'10"
Cloakroom	1.60m x 0.87m	5'3" x 2'10"
Bathroom	1.85m x 2.05m	6'1" x 6'9"
Bedroom 1	2.76m x 3.18m	6'1" x 6'9"
Bedroom 2	2.33m x 4.52m	7'8" x 14'10"
En-suite	2.76m x 1.25m	9'1" x 4'1"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

**TWO  
BEDROOM  
HOME**

758 sq. ft.

 **ST. MODWEN  
HOMES**

# THE KEMBLE

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*PV positions are indicative. Please refer to the PV layout. Available on selected plots. Please refer to working drawings for exact locations.

PEAR TREE FIELDS

WORCESTER

**TWO  
BEDROOM  
HOME**

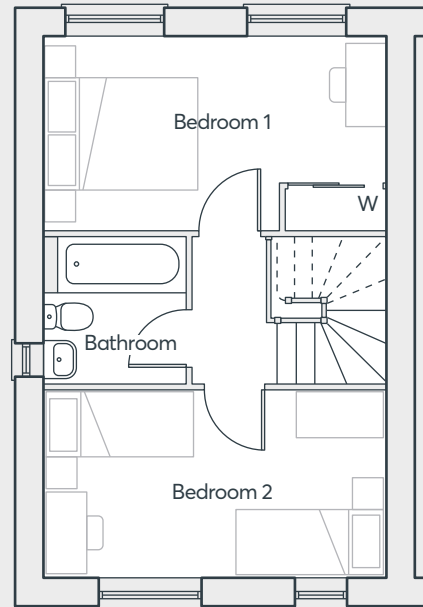
692 sq. ft.

 **ST. MODWEN  
HOMES**

# THE KEMBLE



**GROUND FLOOR**



**FIRST FLOOR**

Kitchen/Dining	2.55m x 2.48m	8'5" x 8'2"
Living Room	4.47m x 2.94m	14'8" x 9'8"
Cloakroom	1.05m x 1.49m	3'5" x 4'11"
Bedroom 1	2.55m x 4.52m	8'5" x 14'10"
Bedroom 2	2.45m x 4.52m	8'0" x 14'10"
Bathroom	1.94m x 1.91m	6'4" x 6'3"

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SMP 81787/March 2024

**PEAR TREE FIELDS**

WORCESTER

**TWO  
BEDROOM  
HOME**

692 sq. ft.

 **ST. MODWEN  
HOMES**



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

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T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

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