



PELICANS
UPPER RISSINGTON



1880

A year of firsts

1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.



A passion from start to finish

FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.





A sustainable future for all

AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.

We design and build our homes with the future in mind - yours and the environment - and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.



When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Rissington with £552,633 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



£300,724

AFFORDABLE HOUSING

A contribution towards affordable housing within the local community



£45,273

THE EARLY YEARS

A contribution towards the improvement, expansion and/or early years provision at Bourton-on-the-Water primary planning area



£38,980

**SECONDARY EDUCATION
Age 11-16**

A contribution towards the improvement and expansion of provision at The Cotswold School



£16,108

**SECONDARY EDUCATION
Age 16-18**

A contribution towards the improvement and expansion of provision at The Cotswold School



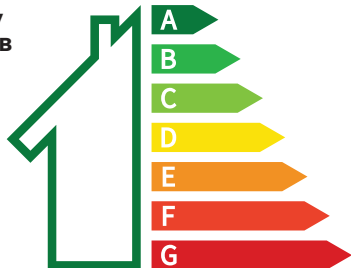
WE HELP NATURE GROW EVERY TIME WE BUILD. AT RISSINGTON, WE'RE DEDICATING 10 NEW TREES FOR EACH HOME WE CONSTRUCT, PLANTED BY THE NATIONAL FOREST. HELPING TO STRENGTHEN WOODLAND HABITATS, HELPING WILDLIFE TO FLOURISH AND BRING PEOPLE JOY.

Future proofed homes

WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND - YOURS AND THE ENVIRONMENT.

From the sustainable materials we use to the advanced technology we include in our homes - you can be sure of a property that remains efficient and affordable to run long into the future.

Predicted energy efficiency rating B





1. Air source heat pumps

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



2. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



3. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



4. A-rated appliances

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



5. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



6. Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



7. Thermostatically controlled radiator valves

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



8. Compost area, recycling bins & rainwater butt

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



9. Electric car charger

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.

The Cotswolds

COVERING ALMOST 800 SQUARE MILES, THE COTSWOLDS RUNS THROUGH NO FEWER THAN FIVE COUNTIES (GLOUCESTERSHIRE, OXFORDSHIRE, WARWICKSHIRE, WILTSHIRE AND WORCESTERSHIRE) AND IS A VERY SPECIAL PLACE.

There are many different areas within the Cotswolds, with each town and village having its own architectural identity and history. Despite these nuances, many of the villages share the same fabulous honey-coloured golden stone, set amongst fabulous rolling hills (known as the 'wolds'). From quintessential English villages to bustling market towns, from historic palaces and medieval castles to lively shopping centres this is an area of true variety. Naturally, a rich rural scene dominates with footpaths, bridleways and trails offering opportunities for every form of outdoor exercise. Visit acclaimed arboreta, wander through ancient woodlands and marvel at wildflower meadows – all defined by 4000 miles of classic Cotswold stone walls dividing up the landscape.

Beyond the rural charm you can find a vibrant modern buzz in places such as Cheltenham, Cirencester and Stroud with exciting things to do for all the family and evidence of the creative vibe of the region through arts, events and festivals.





Upper Rissington

PERCHED HIGH ON THE COTSWOLDS, WITH BREATHTAKING VIEWS AND BEAUTIFUL COUNTRYSIDE ALL ROUND, UPPER RISSINGTON WAS ONCE HOME TO THE RED ARROWS, THE CENTRAL FLYING SCHOOL AND THE RED PELICANS.

One of a group of villages - Great, Little and Wyck Rissington are close by - Upper Rissington has emerged from its RAF history to become a village of choice for families with a relaxed community feel within a safe, rural environment. There is a local primary school with a pre-school provision, village hall for events, plus a fitness centre, Badhams pharmacy and Co-Op supermarket in the Village Square.







Stay connected

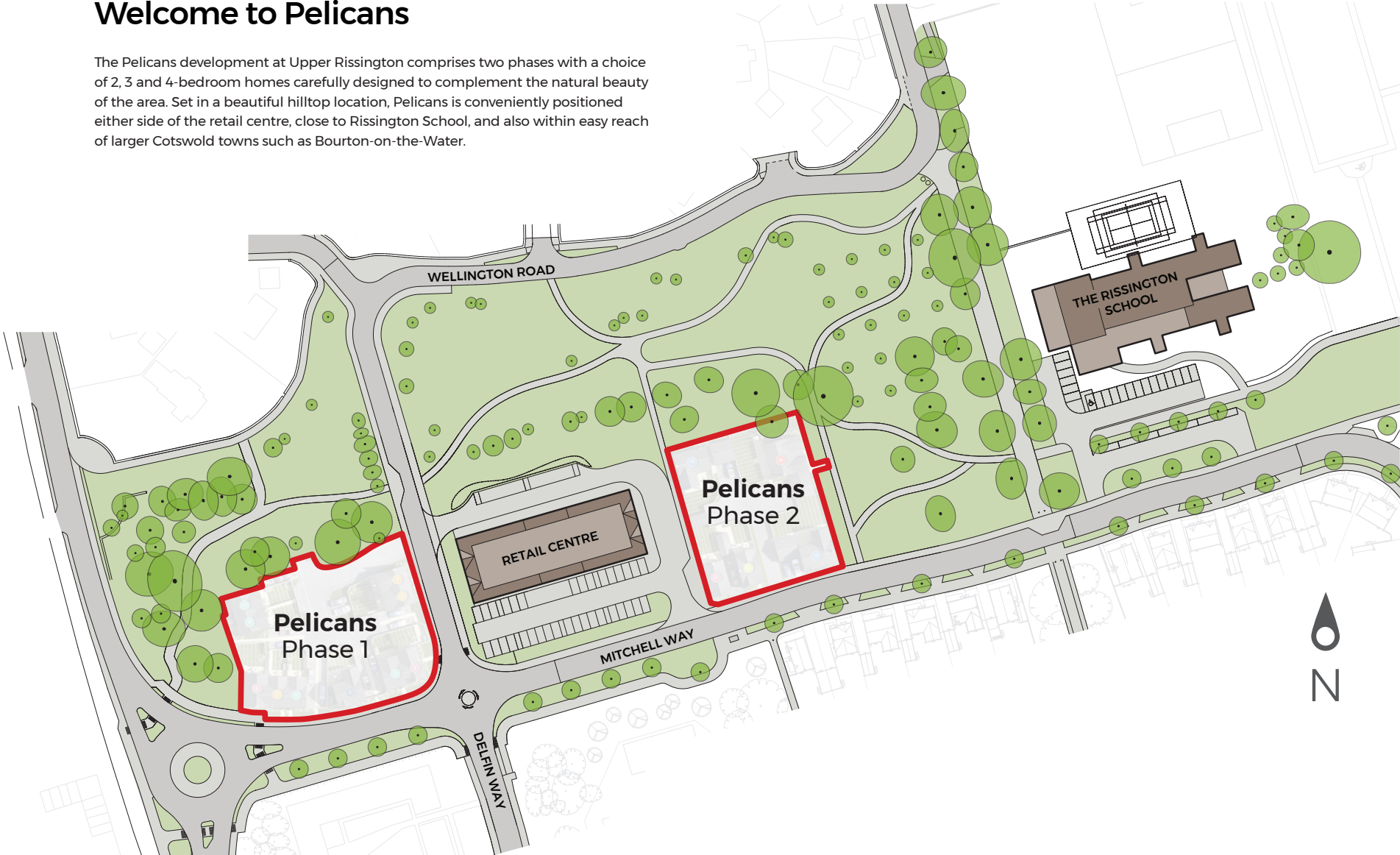
At Pelicans you can enjoy the rural charm of a countryside location but still be within reach of bigger towns and facilities. Upper Rissington is at the heart of a golden triangle of the Cotswold gems of Bourton-on-the-Water, Burford and Stow-on-the-Wold. It is also just 10 minutes by car to the A40, for fast travel East to Oxford and West to Cheltenham.

The closest train station is a 15-minute drive north-west at Kingham in Oxfordshire, served by Great Western Railway trains. Should you want to travel to the bright lights of London then the direct service to London Paddington will take just an hour and a half. Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



Welcome to Pelicans

The Pelicans development at Upper Rissington comprises two phases with a choice of 2, 3 and 4-bedroom homes carefully designed to complement the natural beauty of the area. Set in a beautiful hilltop location, Pelicans is conveniently positioned either side of the retail centre, close to Rissington School, and also within easy reach of larger Cotswold towns such as Bourton-on-the-Water.



Phase 1

The first phase at Pelicans consists of four different house types set around an enclosed private courtyard and includes detached, semi-detached and terraced property options. Houses range from the delightful 2-bedroom Fleming which benefits from the helpful addition of a home-office room through to the 4-bedroom Britton, a lovely detached family home with large ground floor living areas that include a downstairs study.

Whichever style of home you choose you can be assured that all properties at Pelicans are built to the Kendrick Finish, meaning you can expect high quality features and finishes throughout.



The Fleming
Plots ~ 1, 2 & 7

A 2-bedroom home with open-plan kitchen/dining, separate large lounge and a home office upstairs.



The Chinnery
Plots ~ 4, 6, 9 & 10

A 3-bedroom home presented in various arrangements offering modern practical living spaces.



The Felton
Plots ~ 3 & 8

A 3-bedroom home with double doors opening out from the lounge to the garden at the rear plus a large master bedroom.



The Britton
Plot ~ 5

A 4-bedroom home with two sets of double doors opening out to the rear garden plus a useful separate downstairs study.

Development Layout

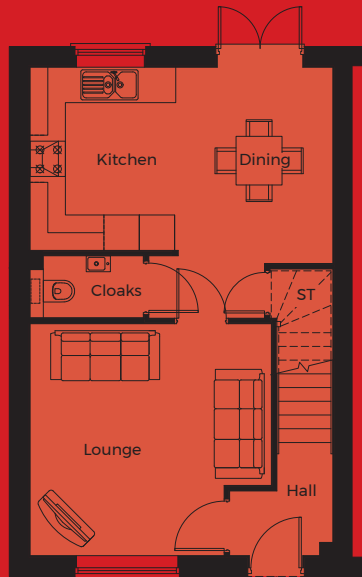


-  The Fleming
~ 2 bedroom home
-  The Chinnery
~ 3 bedroom home
-  The Felton
~ 3 bedroom home
-  The Britton
~ 4 bedroom home

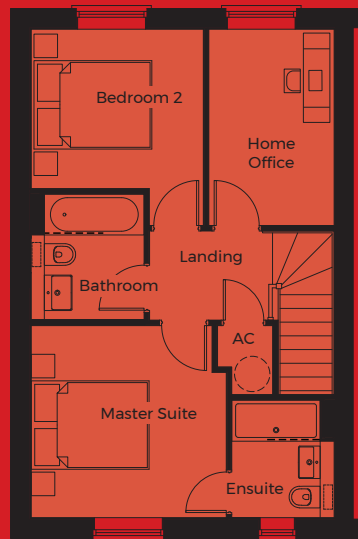


The Fleming

2 bedroom home ~ plots 1, 2 (semi-detached) & 7 (mid-terrace)



Ground floor



First floor

Ground floor

- Lounge**
4096 x 3937mm (13'5" x 12'11")
- Dining**
3331 x 2666mm (10'11" x 8'9")
- Kitchen**
3108 x 2473mm (10'2" x 8'1")
- Cloak Room**
1923 x 1051mm (6'4" x 3'5")

First floor

- Master Suite**
3310 x 3261mm (10'10" x 10'8")
- Ensuite**
1997 x 1736mm (6'7" x 5'8")
- Bedroom 2**
3331 x 2920mm (10'11" x 9'7")
- Home Office**
3331 x 2126mm (10'11" x 7')
- Bathroom**
2131 x 1915mm (7' x 6'3")

Total house size:
932 sq.ft.

Plots 1 & 2 include two parking spaces.

Plot 7 includes three parking spaces.

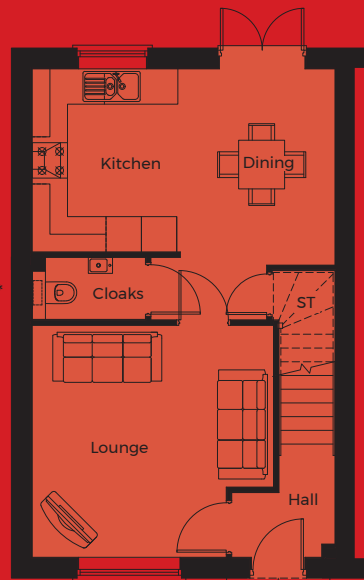
Spacious design

A perfect home for a downsizer, first time buyer or small family. With ample space for large sofas, the lounge is a great space to wind down after a long day. The kitchen/diner, with built-in appliances, double doors to the garden, room for a centre piece dining table – is perfect for entertaining. Using some great design techniques, we've also managed to fit in a downstairs cloak room! Upstairs, the home office is the perfect size to work from home (or a brilliant man cave/playroom/dressing room!). Bedroom 2 overlooks the garden and easily fits a double bed – and has easy access to the main bathroom, with full size bath, just next door. The master suite, with gorgeous ensuite and double size shower, complete this bijou home.

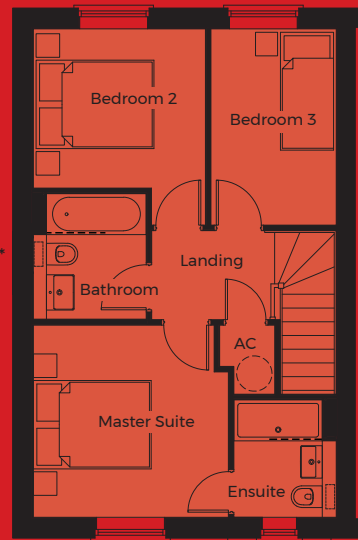


The Chinnery

3 bedroom home ~ plots 4, 9, 10 (semi-detached) & 6 (end-terrace)



Ground floor



First floor

*NB. Additional window position to plots 4 & 6 only

Ground floor

- Lounge**
4096 x 3937mm (13'5" x 12'11")
- Dining**
3331 x 2666mm (10'11" x 8'9")
- Kitchen**
3108 x 2473mm (10'2" x 8'1")
- Cloak Room**
1923 x 1051mm (6'4" x 3'5")

First floor

- Master Suite**
3310 x 3261mm (10'10" x 10'8")
- Ensuite**
1997 x 1736mm (6'7" x 5'8")
- Bedroom 2**
3331 x 2920mm (10'11" x 9'7")
- Bedroom 3**
3331 x 2126mm (10'11" x 7')
- Bathroom**
2131 x 1915mm (7' x 6'3")

Total house size:
932 sq.ft.

Plots 4 & 6 include three parking spaces.

Plots 9 & 10 include two parking spaces.

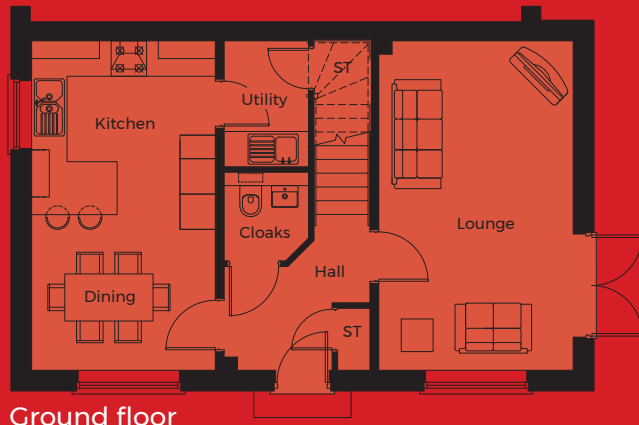
Perfect for family living

Perfect for families, the three-bedroom Chinnery has ample space upstairs and down for quiet nights in or larger summer gatherings. The welcoming hallway leads into the large lounge with plenty of space for two large sofas. The front window floods the room with natural light! The kitchen diner, with built-in appliances has room for a dining table ready for entertaining. As with the lounge, the room is flooded with light through the double doors to the garden. The first floor comprises three bedrooms - bedroom 2 overlooks the garden and easily fits a double bed, bedroom 3 is a good size single room. Both have easy access to the main bathroom, with full size bath, just next door. The master suite, with gorgeous ensuite and double size shower, complete this bijou home.

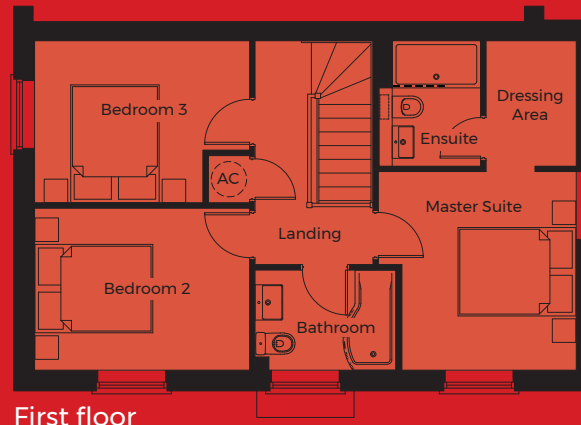


The Felton

3 bedroom home ~ plots 3 (semi-detached) & 8 (end-terrace)



Ground floor



First floor

Ground floor

- Lounge**
5591 x 3300mm (18'4" x 10'10")
- Dining**
3118 x 2391mm (10'3" x 7'10")
- Kitchen**
3200 x 3118mm (10'6" x 10'3")
- Utility**
2138 x 1432mm (7' x 4'8")
- Cloak Room**
1432 x 1274mm (4'8" x 4'2")

First floor

- Master Suite**
3371 x 2957mm (11'1" x 9'9")
- Dressing Room**
2127 x 1530mm (7' x 5')
- Ensuite**
2127 x 1723mm (7' x 5'8")
- Bedroom 2**
3650 x 2749mm (12' x 9')
- Bedroom 3**
3650 x 2749mm (12' x 9')
- Bathroom**
2391 x 1700mm (7'10" x 5'7")

Total house size:
1122 sq.ft.

Includes two parking spaces.

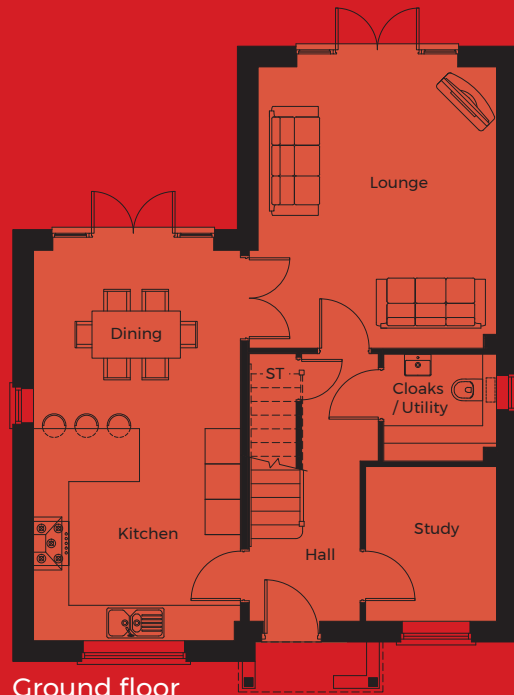
Practical and spacious

A large house with plenty of room for cosy nights or lively get togethers. The impressive hallway splits the downstairs space with the door to the left towards the kitchen/dining room and door to the right leading to the lounge with double doors to the garden. The kitchen, which includes integrated appliances and access to the utility room, is the perfect space for entertaining. It also includes a breakfast bar and plenty of space for a dining table and chairs. The lounge has room for large sofas and the biggest of TV's. The upstairs accommodation which includes two spacious double bedrooms and a large bathroom, is finished off with a gorgeous master suite, with dressing area and ensuite bathroom with large shower.

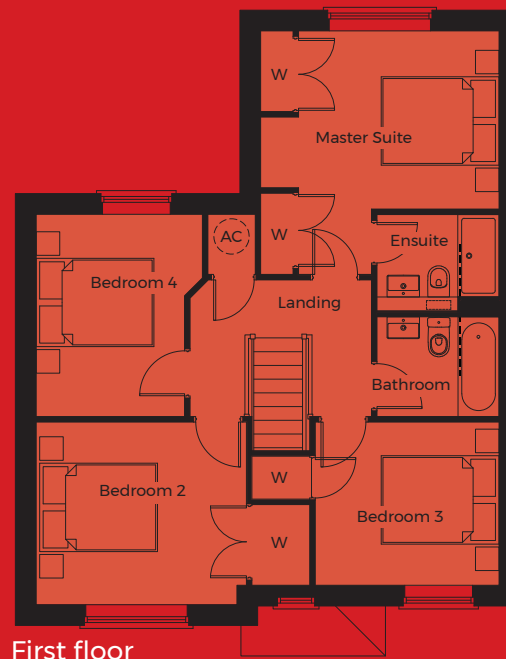


The Britton

4 bedroom home ~ plot 5 (detached)



Ground floor



First floor

Ground floor

- Lounge**
4773 x 4046mm (15'8" x 13'3")
- Dining**
3512 x 3026mm (11'6" x 9'11")
- Kitchen**
3600 x 3512mm (11'10" x 11'6")
- Study**
2626 x 2222mm (8'7" x 7'4")
- Cloak Room/Utility**
1912 x 1815mm (6'3" x 6'0")

First floor

- Master Suite**
4046 x 3023mm (13'3" x 9'11")
- Ensuite**
2071 x 1635mm (6'10" x 5'4")
- Bedroom 2**
3569 x 3100mm (11'9" x 10'2")
- Bedroom 3**
3145 x 2770mm (10'4" x 9'1")
- Bedroom 4**
3433 x 2822mm (11'3" x 9'3")
- Bathroom**
2071 x 1963mm (6'10" x 5'7")

Total house size:
1379 sq.ft.

Includes three parking spaces.

Beautiful inside and out

A gorgeous looking house with walled garden, The Britton has plenty to offer. Downstairs is a marvel of design with a great layout. A downstairs study awaits your journey through this home, with the large kitchen dining room to the left. An integrated cloak room/utility room keeps the kitchen clutter free, leading to the lounge at the rear. Including double doors to the garden and space for plenty of furniture - this well-lit room will be a great inside/outside summer space. On the first floor, three double rooms (bedrooms 2 & 3 include built-in storage), all with access to the large master bathroom, are topped off by a large master suite, with two double wardrobes and an ensuite.



Phase 2

The second phase at Pelicans consists of four different house types set around an enclosed private courtyard. All properties are detached and benefit from either single or double garages plus at least two additional parking spaces. Houses range from the practical 3-bedroom Felton and Buskell with open plan kitchen/dining and separate lounge with doors out to the garden, through to the impressive 4-bedroom Barnden, a large detached family home with large ground floor living areas, bifold doors to the garden, a separate dining room in addition to the kitchen/family room as well as a downstairs study.

Whichever style of home you choose you can be assured that all properties at Pelicans are built to the Kendrick Finish, meaning you can expect high quality features and finishes throughout.



The Felton
Plot ~ 11

A 3-bedroom home with open-plan kitchen/dining, separate large lounge plus single garage at the end of the garden.



The Buskell
Plot ~ 12

A 3-bedroom home with open-plan kitchen/dining, separate large lounge plus single garage and parking adjacent.



The Dewhurst
Plots ~ 13 & 15

A 4-bedroom home with open-plan kitchen/family room, separate dining room and large lounge with bifold doors plus a double garage and additional parking.



The Barnden
Plot ~ 14

A 4-bedroom home with bifold doors to the garden, a separate dining room and a kitchen/family room as well as a downstairs study plus a double garage and room for three additional cars.

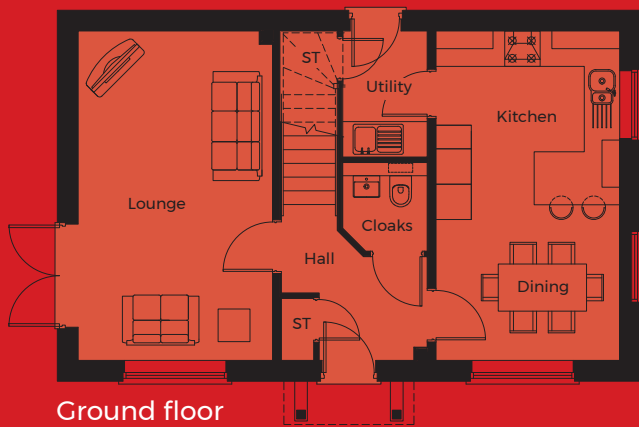
Development Layout

- The Felton
~ 3 bedroom home
- The Buskell
~ 3 bedroom home
- The Dewhurst
~ 4 bedroom home
- The Barnden
~ 4 bedroom home

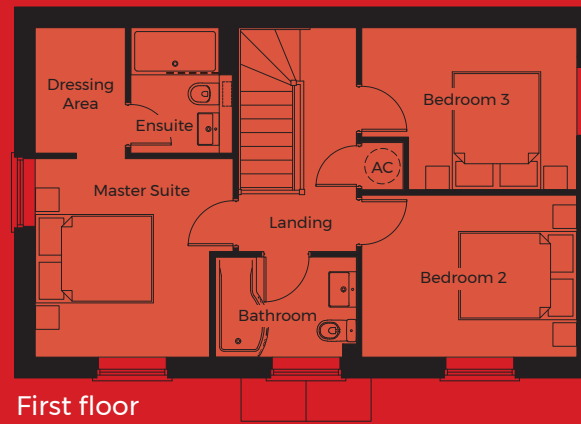


The Felton

3 bedroom home ~ plot 11 (detached)



Ground floor



First floor

Ground floor

- Lounge**
5591 x 3300mm (18'4" x 10'10")
- Dining**
3118 x 2391mm (10'3" x 7'10")
- Kitchen**
3200 x 3118mm (10'6" x 10'3")
- Utility**
1900 x 1432mm (6'3" x 4'8")
- Cloak Room**
1512 x 1432mm (5'0" x 4'8")

First floor

- Master Suite**
3371 x 2957mm (11'1" x 9'9")
- Dressing Room**
2127 x 1530mm (7' x 5')
- Ensuite**
2127 x 1723mm (7' x 5'8")
- Bedroom 2**
3650 x 2749mm (12' x 9')
- Bedroom 3**
3650 x 2749mm (12' x 9')
- Bathroom**
2391 x 1700mm (7'10" x 5'7")

Total house size:
1122 sq.ft.

Includes a detached garage with two parking spaces.

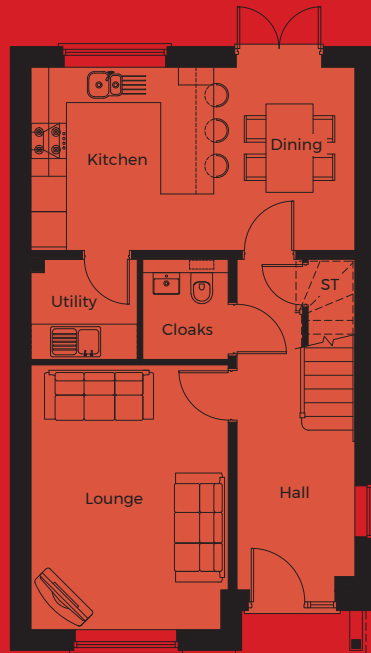
Practical and spacious

With a mirror image layout to the Felton design on Phase 1, the phase 2 Felton retains the same layout – a large house with plenty of room for cosy nights or lively get togethers. The impressive hallway splits the downstairs space with the door to the left towards the kitchen/dining room and door to the right leading to the lounge with double doors to the garden. The kitchen, which includes integrated appliances and access to the utility room, is the perfect space for entertaining. It also includes a breakfast bar and plenty of space for a dining table and chairs. The lounge has room for large sofas and the biggest of TV's. It's light and airy with double aspect windows and doors. The upstairs accommodation, which includes two spacious double bedrooms and a large bathroom, is finished off with a gorgeous master suite, with dressing area and ensuite bathroom with large shower.

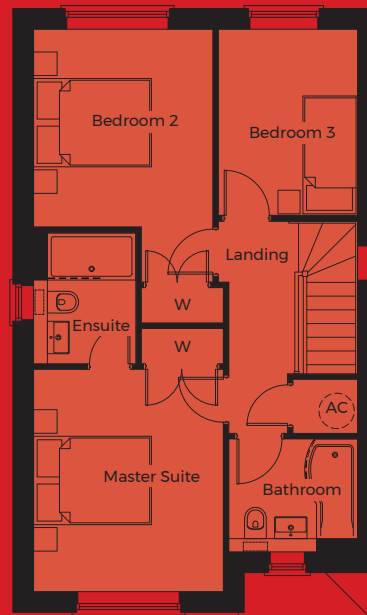


The Buskell

3 bedroom home ~ plot 12 (detached)



Ground floor



First floor

Ground floor

Lounge
4493 x 3346mm (14'9" x 11')

Dining
3110 x 2396mm (10'3" x 7'10")

Kitchen
3110 x 3100mm (10'3" x 10'2")

Utility
1803 x 1700mm (5'11" x 5'7")

Cloak Room
1700 x 1450mm (5'7" x 4'9")

First floor

Master Suite
3775 x 3221mm (12'5" x 10'7")

Ensuite
2221 x 1734mm (7'4" x 5'8")

Bedroom 2
4292 x 3043mm (14'1" x 10')

Bedroom 3
3158 x 2360mm (10'4" x 7'9")

Bathroom
2182 x 1918mm (7'2" x 6'4")

Total house size:
1113 sq.ft.

Includes a detached garage with two parking spaces.

Making an impression

A well-lit, welcoming hallway creates a great first impression, with doors leading off to the large lounge and cloak room. The large kitchen/dining room, with built-in appliances, separate utility room and double doors to the rear, really show off this home's space. The first floor has storage galore and includes a single room, double room and large master bathroom with P shaped bath and is finished off by a large master suite with fantastic ensuite bathroom and more storage.



The Dewhurst

4 bedroom home ~ plots 13 & 15 (detached)



Ground floor



First floor

Ground floor

- Lounge**
6296 x 3550mm (20'8" x 11'8")
- Dining**
3260 x 3250mm (10'8" x 10'8")
- Kitchen**
4512 x 2500mm (14'10" x 8'3")
- Family**
4512 x 2575mm (14'10" x 8'5")
- Utility**
1642 x 1491mm (5'5" x 4'11")
- Cloak Room**
1515 x 1500mm (5' x 4'11")

First floor

- Master Suite**
4478 x 3607mm (14'8" x 11'10")
- Ensuite**
2634 x 1725mm (8'8" x 5'8")
- Bedroom 2**
4512 x 3303mm (14'10" x 10'10")
- Bedroom 3**
3260 x 3207mm (10'8" x 10'6")
- Bedroom 4**
3207 x 2570mm (10'6" x 8'5")
- Bathroom**
3281 x 2060mm (10'9" x 6'9")

Stunning living space

A great property with plenty of extendable space, the perfect house for entertaining. The large hallway leads to a small snug, big enough to be an office, playroom or yoga retreat! The lounge, with bifold doors to the garden create a light, airy entertaining space which doubles in size with the doors open. The kitchen/family room, with central island and breakfast bar, also includes a separate utility, built-in appliances and space for a large dining table or sofas. Upstairs, two double rooms (one with built-in storage), one single room (also with built-in storage) are serviced by a large master bathroom with separate free-standing bath and corner shower. The spacious master suite, with built-in wardrobes and ensuite with large shower, complete this large family home.

Total house size: 1615 sq.ft.

Plot 13 includes a garage with two parking spaces.
Plot 15 includes a detached garage with two parking spaces.



The Barnden

4 bedroom home ~ plot 14 (detached)



Ground floor



First floor

Ground floor

- Lounge**
5834 x 5075mm (19'2" x 16'8")
- Dining**
4510 x 3221mm (14'10" x 10'7")
- Kitchen**
3505 x 3100mm (11'6" x 10'2")
- Family**
4946 x 2566mm (16'3" x 8'5")
- Study**
3221 x 2660mm (10'7" x 8'9")
- Utility**
2128 x 1925mm (7' x 6'4")
- Cloak Room**
1934 x 1000mm (6'4" x 3'3")

First floor

- Master Suite**
4959 x 3850mm (16'3" x 12'8")
- Dressing Room**
1687 x 1557mm (5'6" x 5'1")
- Ensuite**
2452 x 1935mm (8'1" x 6'4")
- Bedroom 2**
4160 x 3221mm (13'8" x 10'7")
- Ensuite**
2241 x 1725mm (7'4" x 5'8")
- Bedroom 3**
3850 x 3012mm (12'8" x 9'11")
- Bedroom 4**
4895 x 3221mm (16'1" x 10'7")
- Bathroom**
3131 x 1925mm (10'3" x 6'4")

Exceptional for entertaining

This impressive four-bedroom home offers a grand welcome with a large hallway. The large, multifunctional downstairs space comprises spacious lounge, study with plenty of connectivity points, large dining room ready for the grandest of banquets, kitchen and family room – or place the dining table in here and use the front room as a snug/family room! The lounge, with bifolds to the rear garden and huge bay window, offers plenty of space in a light and airy setting. Upstairs, four large double rooms, three bathrooms, with bedroom 2 including an ensuite and a large master suite with dressing area and ensuite, finish off this customisable house.

Total house size:

2072 sq.ft.

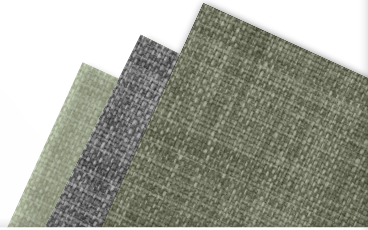
Includes a garage with three parking spaces.



Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors.
The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.





Thoughtfully planned living spaces and stylish interiors.



Energy efficiency features

- Air source heat pump
- A-rated appliances
- High performance double glazed cream UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt*
- All properties air leakage tested
- 10 year NHBC warranty
- Electric car charger



Utility*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



Contemporary bathrooms and ensuites

- Sanitaryware by Villeroy and Boch with chrome Grohe fittings*
- Vanity units*
- Chrome towel rail radiators to bathroom, cloak room and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing or P shaped bath in the main bathroom*
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located*



Heating, lighting, electrical and media

- Electric Daikin air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study, fibre broadband to all homes



Stylish kitchen

- Individually designed kitchen with quartz worktops and upstands
- Electric fan assisted double oven with integrated grill*
- Four* or Five* ring ceramic hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave
- Ceramic floor tiling in kitchen
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Integrated washing machine and tumble dryer plumbing and electrics* (where no utility)



External features

- Automated garage doors with remote control
- Front door, low energy, PIR controlled light
- Wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Security Alarm system



Internal features

- Light oak handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted in Dulux Potters clay 3 or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards

*Plot specific or where applicable. We reserve the right to change specifications of the items above.



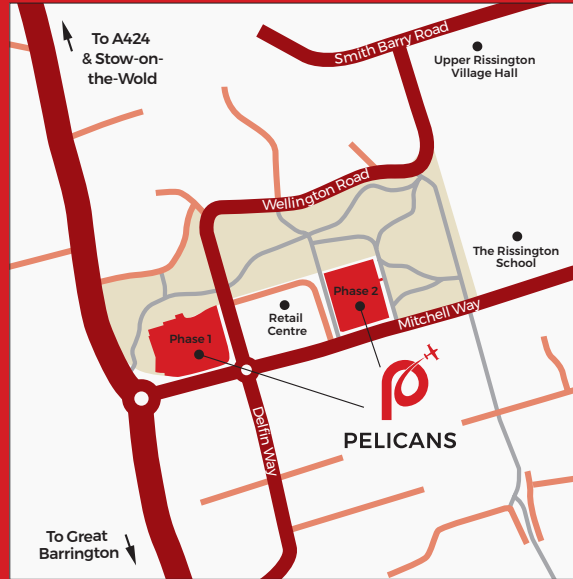


Peace of mind

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.





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The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. Computer generated images of house types are indicative only. Details may vary. All details correct at time of going to press. August 2022.