



**MAYPOLE PLACE**  
EVESHAM





# MAYPOLE PLACE

EVESHAM

Welcome to Maypole Place, a beautiful development with a choice of 2, 3 and 4-bedroom homes in the thriving town of Evesham. Positioned on the edge of the countryside at the heart of the Vale of Evesham but within reach of all that the busy market town has to offer these delightful homes enjoy an exceptional specification.



# 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 Evesham with £279,769 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.



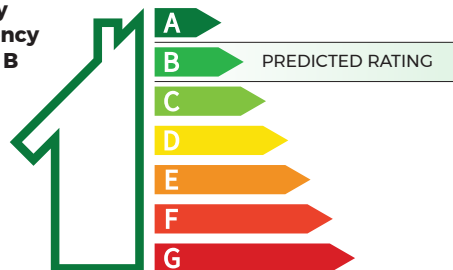
**WE HELP NATURE GROW EVERY TIME WE BUILD. AT EVESHAM, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**

# 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. Photo-voltaic panels

Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



### 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.



### 10. Air source heat pump

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.



# The Vale of Evesham

**POSITIONED AT THE SOUTH-EASTERN TIP OF WORCESTERSHIRE, THE VALE OF EVESHAM OFFERS SOME OF THE PRETTIEST COUNTRYSIDE IN THE COUNTRY - FROM THE TRANQUIL RIVERBANKS OF THE AVON TO THE WOODED HILLS AND PEACEFUL SLOPES OF THE COTSWOLDS PLUS MUCH MORE BESIDES.**

Famous for its fruit and vegetable growing since Medieval times, the Vale of Evesham is often known as the fruit and vegetable basket of England. In Spring you can see dazzling displays of colourful blossom from the many acres of apple and plum trees in the region. You can enjoy the varieties of blossom and colour even more by following the 50-mile AA-signposted official Blossom Trail on foot, by bike, car or coach.

If you want to explore further the surrounding areas of Worcestershire and Gloucestershire won't disappoint. Climb Broadway Tower for spectacular views, take a trip on the River Severn at Tewkesbury, visit Worcester to see the historic Cathedral or enjoy racing and retail therapy with the added touch of Regency luxury in Cheltenham.

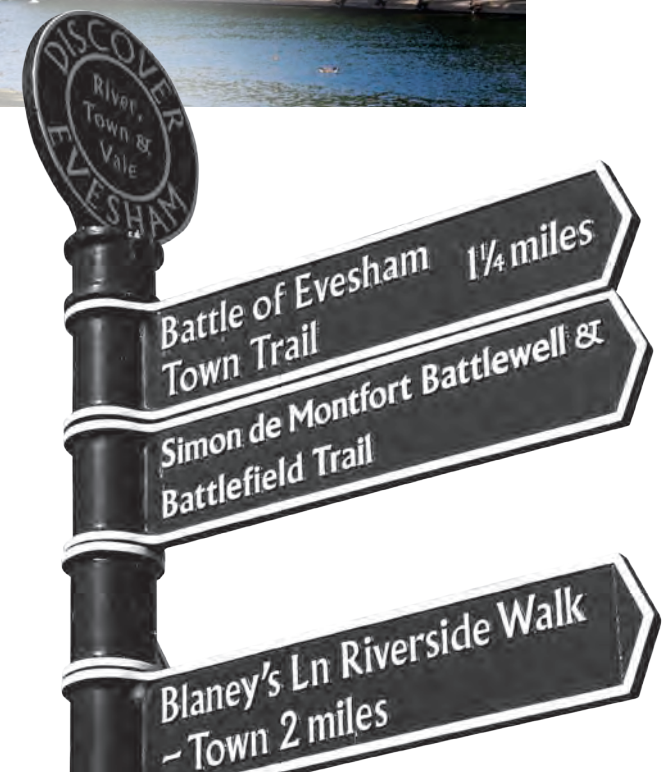




## Evesham

**PICTURESQUE HISTORIC MARKET TOWN, EVESHAM SITS ALONGSIDE THE RIVER AVON AND BEAUTIFUL ABBEY PARK AND IS LOCATED IN THE CENTRE OF THE FAMOUS HORTICULTURAL VALE OF EVESHAM.**

The main attraction of the River Avon offers something for everyone - the riverbanks lined with avenues of Lime trees cater for anglers, boaters and walkers as well as being the main venue for the annual Asparagus Festival. Shops are centred around two long roads and you'll find a sprinkling of independents, cafes and restaurants among the familiar chain stores plus a regular Charter Market every Saturday. The nearest local Primary School (Bengeworth Academy) is less than half a mile from the development but there are plenty of other education options within a mile or so including Prince Henry's High School rated by Ofsted as outstanding.



# Stay connected

At Maypole Place you are at the heart of the Vale of Evesham but also within easy access to other major centres such as Birmingham, Worcester and Stratford-upon-Avon. The national motorway network can be reached via the M40 (J15), 23 miles, or the M5 (J9), 13 miles, allowing easy access to Birmingham, Worcester, Cheltenham and Oxford.

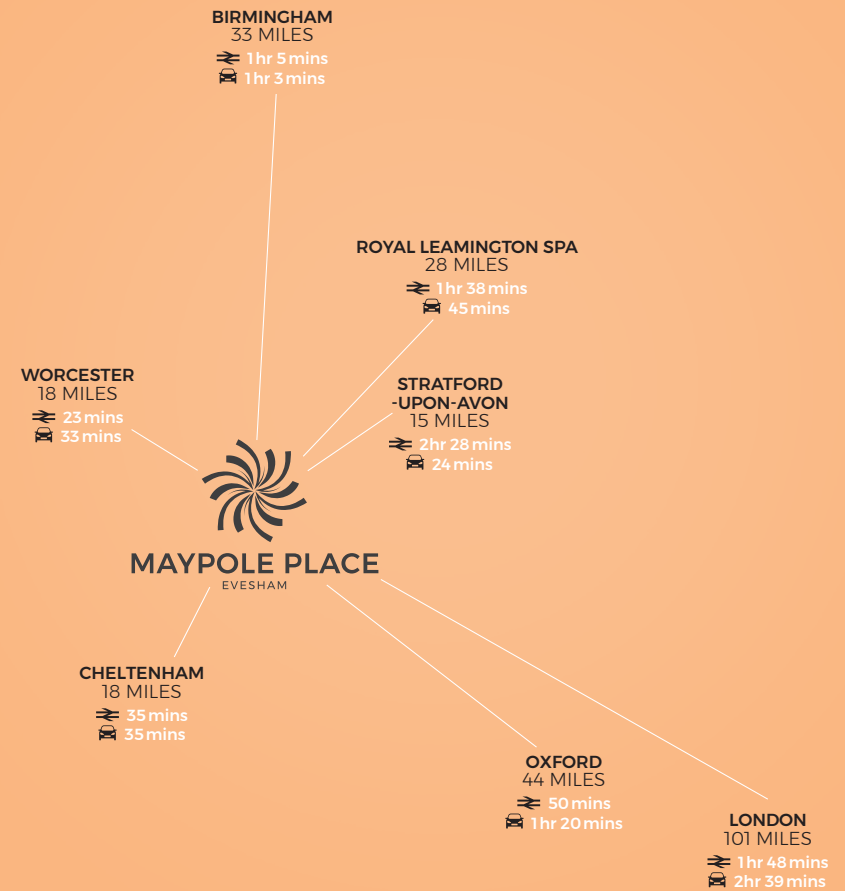
The nearest station is at Evesham, just a 7-minute drive, with trains to Worcester in 20 minutes and then another 45 minutes on to Birmingham or, should you want to travel to the bright lights of London, the service to Paddington takes around 1 hour 45 minutes.



Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via the high-speed fibre connection to your home.



All travel times and distances are approximate













## Welcome to Maypole Place

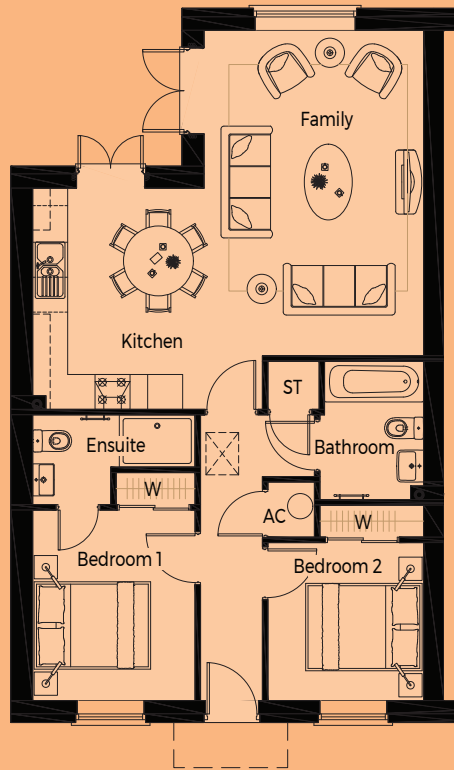
The Maypole Place development at Evesham comprises 22 properties in total with a choice of 2, 3 and 4-bedroom homes. The entrance is on Offenham Road, just off the main A46 ring road to the east of Evesham that also links Cheltenham and Stratford on Avon. Evesham marina is just half a mile away. The main shops and supermarkets are in the centre of town, whilst the local parks are just a little further out.

Each of these homes have been carefully designed to complement the natural beauty of the area with a large public open space to the centre of the development. They've also been built to the Kendrick Finish, meaning you can expect high quality features such as PV panels and air source heat pumps, and a well crafted finish throughout.

- |  |   |
|--|---|
|  The Jasmine - 2 bedroom home   |  The Stanford - 3 bedroom home |
|  The Edgcote - 2 bedroom home   |  The Denford - 3 bedroom home  |
|  The Kinlet - 3 bedroom home    |  The Bourne - 4 bedroom home   |
|  The Somerford - 3 bedroom home |  The Lowther - 4 bedroom home  |

# The Jasmine

2 bedroom home ~ plots 14 & 15 (semi-detached bungalow)



Ground floor

## Summary of features

- Large welcoming hallway
- Two double bedrooms with an ensuite to bedroom 1
- Built-in wardrobes
- Family bathroom
- Spacious kitchen/dining/family area
- Two sets of double doors to the rear garden

## Ground floor

### Bedroom 1

2788 x 3271mm (9'2" x 10'9")

### Ensuite

2788 x 1543mm (9'2" x 5'1")

### Bedroom 2

2675 x 2712mm (8'9" x 8'11")

### Bathroom

1783 x 2379mm (5'10" x 7'10")

### Kitchen

2940 x 3800mm (9'8" x 12'6")

### Family

3772 x 5591mm (12'4" x 18'4")

## Total house size:

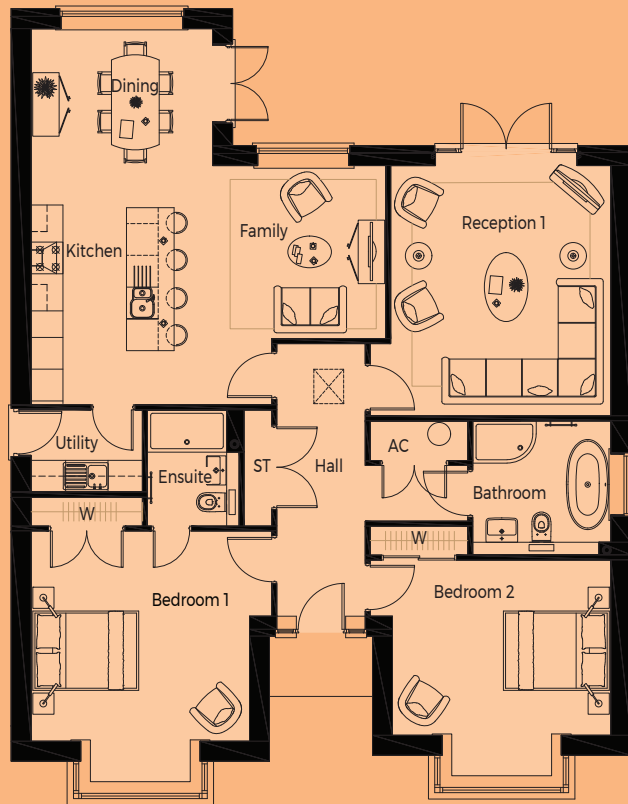
**756 sq feet**

Includes two parking spaces.



# The Edgcote

2 bedroom home ~ plot 7 (detached bungalow)



Ground floor

## Summary of features

- Welcoming hallway
- Two double bedrooms
- Ensuite and fitted wardrobes to bedroom 1
- Family bathroom with freestanding bath and separate shower
- Storage to hallway
- Reception 1 with double doors to the rear
- Open plan spacious kitchen with island plus family and dining areas

## Ground floor

<b>Bedroom 1</b>	4125 x 3972mm (13'6" x 13')
<b>Ensuite</b>	1735 x 2196mm (5'8" x 7'2")
<b>Bedroom 2</b>	4125 x 3310mm (13'6" x 10'10")
<b>Bathroom</b>	2610 x 2529mm (8'7" x 8'4")
<b>Reception 1</b>	4159 x 4728mm (13'8" x 15'6")
<b>Kitchen</b>	2700 x 3775mm (8'10" x 12'5")
<b>Family</b>	3998 x 3270mm (13'1" x 10'9")
<b>Dining</b>	3428 x 3333mm (11'3" x 10'11")
<b>Utility</b>	2100 x 1554mm (6'11" x 5'1")

**Total house size:**  
1352 sq.ft.

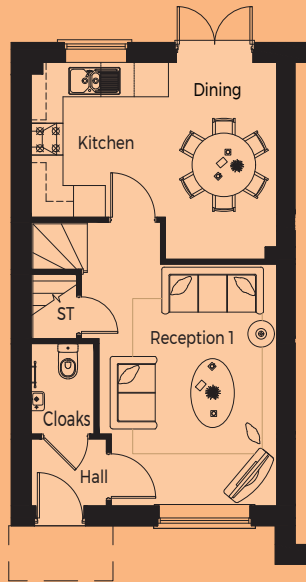
Includes two parking spaces and a single detached garage.



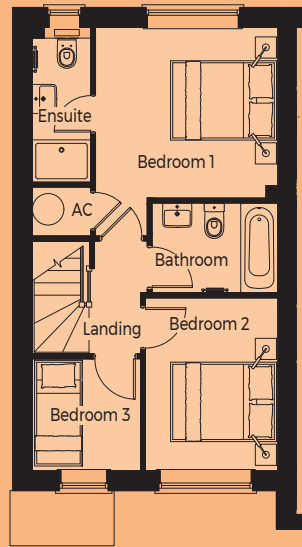


# The Kinlet

3 bedroom home ~ plot 21 (semi-detached)



Ground floor



First floor

## Summary of features

- Hallway with cloak room
- Spacious walk through reception 1
- Bespoke built-in kitchen with large dining space
- Two double bedrooms, one single
- Bedroom 1 includes an ensuite

## Ground floor

- Reception 1**  
3355 x 4564mm (11' x 15')
- Kitchen**  
2591 x 2925mm (8'6" x 9'7")
- Dining**  
2044 x 3718mm (6'8" x 12'2")
- Cloak Room**  
1187 x 1708mm (3'11" x 5'7")

## First floor

- Bedroom 1**  
3442 x 3225mm (11'4" x 10'7")
- Ensuite**  
1100 x 2925mm (3'7" x 9'7")
- Bedroom 2**  
2500 x 3264mm (8'2" x 10'9")
- Bedroom 3**  
2042 x 2114mm (6'8" x 6'11")
- Bathroom**  
2375 x 1700mm (7'10" x 5'7")

**Total house size:**  
**850 sq.ft.**

Includes two parking spaces.



# The Somerford

3 bedroom home ~ plot 22 (semi-detached)



## Summary of features

- Large welcoming hallway with cloak room
- Spacious reception 1 with bay window
- Kitchen and dining area with storage cupboard
- Two double bedrooms, one single
- Bedroom 1 includes an ensuite and built-in wardrobes
- Bedroom 2 includes a built-in wardrobe

## Ground floor

**Reception 1**  
4744 x 3803mm (15'7" x 12'6")

**Kitchen**  
2584 x 3074mm (8'6" x 10'12")

**Dining**  
2160 x 3074mm (7'1" x 10'12")

**Cloak Room**  
1886 x 1039mm (6'2" x 3'5")

## First floor

**Bedroom 1**  
4111 x 3083mm (13'6" x 10'11")

**Ensuite**  
1864 x 1892mm (6'1" x 6'3")

**Bedroom 2**  
2691 x 2745mm (8'10" x 9')

**Bedroom 3**  
1960 x 2745mm (6'5" x 9')

**Bathroom**  
1729 x 2123mm (5'8" x 7')

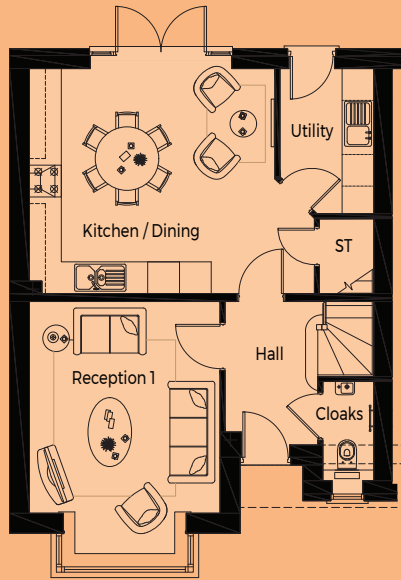
**Total house size:**  
**962 sq.ft.**

Includes two parking spaces.

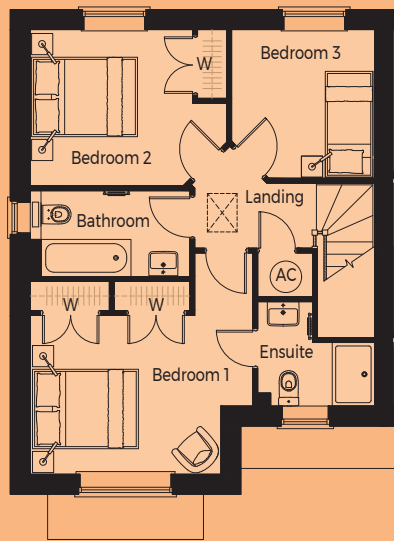


# The Stanford

3 bedroom home ~ plots 2 & 3 (semi-detached)



Ground floor



First floor

## Ground floor

- Reception 1**  
3600 x 4000mm (11'10" x 13'1")
- Kitchen / Dining**  
5380 x 4250mm (17'8" x 13'11")
- Utility**  
1775 x 2743mm (5'10" x 9')
- Cloak Room**  
965 x 1875mm (3'2" x 6'2")

## First floor

- Bedroom 1**  
3600 x 3000mm (11'10" x 9'10")
- Ensuite**  
2207 x 1973mm (7'3" x 6'6")
- Bedroom 2**  
3068 x 2950mm (10'1" x 9'8")
- Bedroom 3**  
2700 x 2809mm (8'10" x 9'3")
- Bathroom**  
3014 x 1621mm (9'11" x 5'4")

**Total house size:**  
**1136 sq.ft.**

Includes two parking spaces.

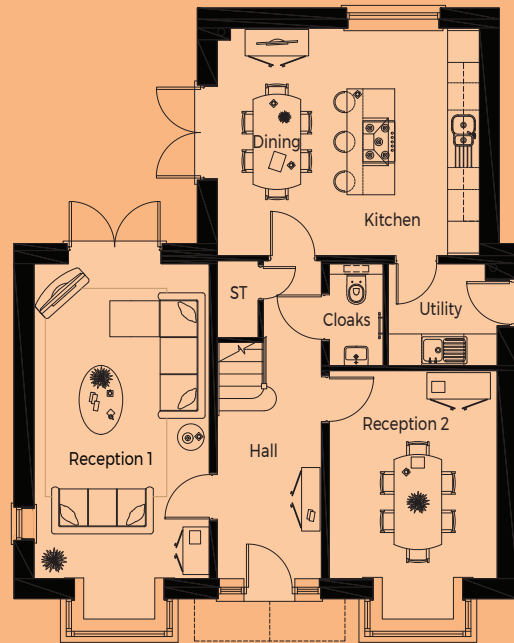
### Summary of features

- Welcoming hallway with cloak room
- Spacious reception 1 with large bay window
- Kitchen/dining/family room with utility and separate storage cupboard
- Bedroom 1 with ensuite and built-in wardrobes
- Bedroom 2 includes a built-in wardrobe
- Family bathroom

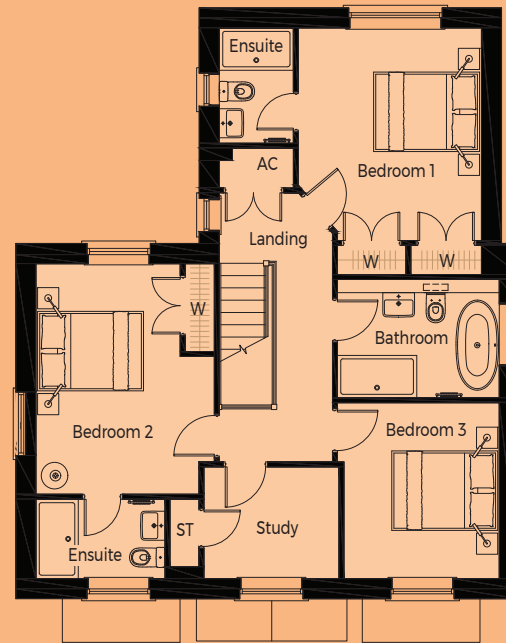


# The Denford

3 bedroom home with study ~ plot 8 (detached)



Ground floor



First floor

## Ground floor

**Reception 1**  
3313 x 6753mm (10'10" x 22'2")

**Reception 2**  
3170 x 3930mm (10'5" x 12'11")

**Kitchen**  
2500 x 4300mm (8'2" x 14'1")

**Dining**  
2450 x 4300mm (8' x 14'1")

**Utility**  
2059 x 1927mm (6'9" x 6'4")

**Cloak Room**  
1018 x 1927mm (3'4" x 6'4")

## First floor

**Bedroom 1**  
3457 x 4014mm (11'4" x 13'2")

**Ensuite**  
1400 x 2177mm (4'7" x 7'2")

**Bedroom 2**  
3370 x 4357mm (11'1" x 14'4")

**Ensuite**  
2438 x 1500mm (8' x 4'11")

**Bedroom 3**  
3057 x 3323mm (10' x 10'11")

**Study**  
2549 x 2111mm (8'4" x 6'11")

**Bathroom**  
3057 x 2234mm (10' x 7'4")

## Summary of features

- Large hallway with cloakroom
- Reception 1 with double doors to the rear
- Reception 2, a multi-use space suitable for a separate dining room, family room or study
- Kitchen with island and space for a large dining table
- Separate utility room
- Three double bedrooms
- Bedroom 1 includes fitted wardrobes and an ensuite
- Bedroom 2 includes fitted wardrobe and an ensuite
- Family bathroom with a freestanding bath and separate shower

**Total house size:**  
**1639 sq.ft.**

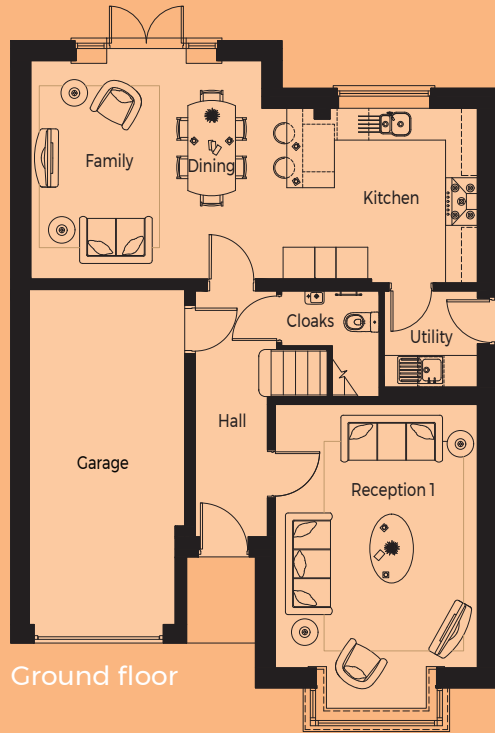
Includes three parking spaces and a single detached garage.



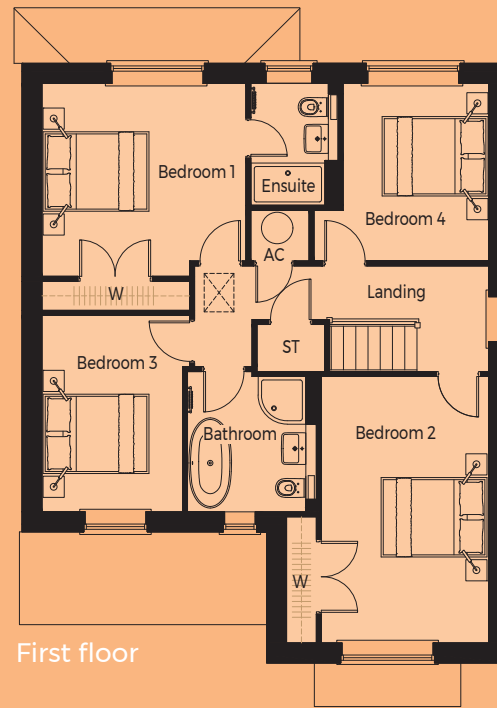


# The Bourne

4 bedroom home ~ plots 4 & 5 (detached)



Ground floor



First floor

## Ground floor

- Reception 1**  
3816 x 4975mm (12'6" x 16'4")
- Kitchen**  
3670 x 3300mm (12' x 10'10")
- Family / Dining**  
4766 x 4135mm (15'8" x 13'7")
- Utility**  
1760 x 1819mm (5'9" x 6')
- Cloak Room**  
1845 x 1996mm (6'1" x 6'7")
- Garage**  
2933 x 6325mm (9'7" x 20'9")

## First floor

- Bedroom 1**  
3851 x 3647mm (12'8" x 12')
- Ensuite**  
1650 x 2307mm (5'5" x 7'7")
- Bedroom 2**  
3160 x 5032mm (10'4" x 16'6")
- Bedroom 3**  
2655 x 3713mm (8'9" x 12'2")
- Bedroom 4**  
2749 x 3348mm (9' x 11')
- Bathroom**  
2435 x 2650mm (8' x 8'8")

**Total house size:**  
**1595 sq.ft.**

Includes two parking spaces and an integral garage.

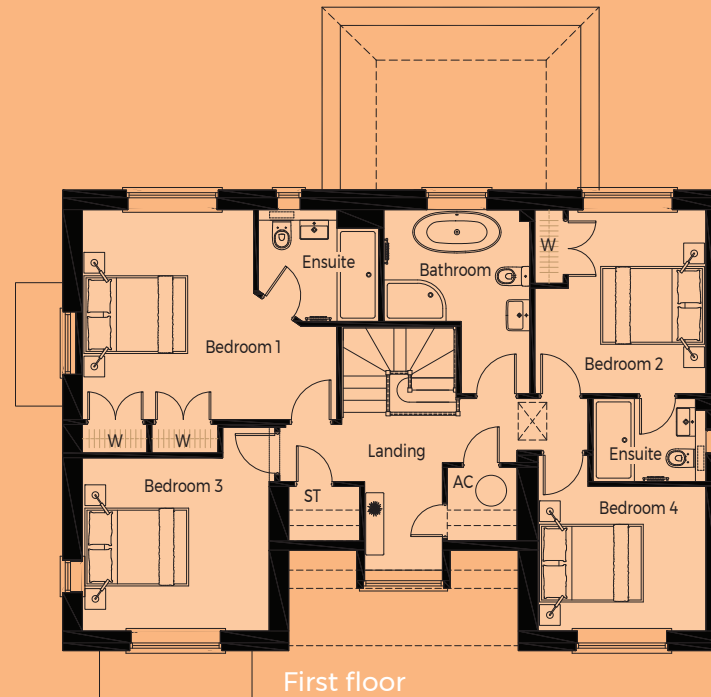
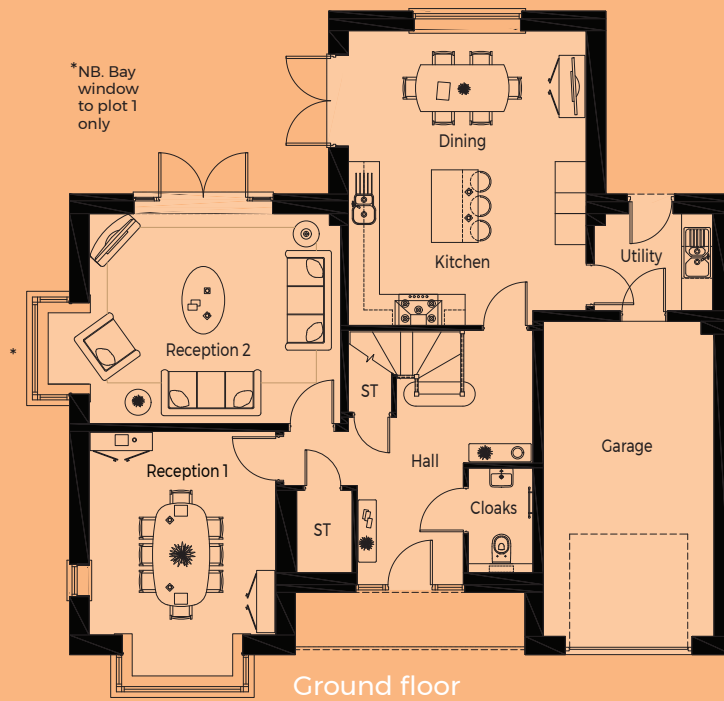
### Summary of features

- Hallway leading to reception 1 and cloak room and access to the integral garage
- Spacious kitchen/family/dining area
- Separate utility room
- Four double bedrooms
- Bedroom 1 includes a built-in wardrobe and an ensuite
- Bedroom 2 includes a built-in wardrobe
- Family bathroom with freestanding bath and a separate corner shower



# The Lowther

4 bedroom home ~ plots 1, 6 & 9 (detached)



## Ground floor

- Reception 1**  
3600 x 3952mm (11'10" x 13')
- Reception 2**  
5635 x 4046mm (18'6" x 13'3")
- Kitchen**  
4585 x 3158mm (15'1" x 10'4")
- Dining**  
4585 x 2524mm (15'1" x 8'3")
- Utility**  
2289 x 1873mm (7'6" x 6'2")
- Cloak Room**  
1247 x 2021mm (4'1" x 6'8")
- Garage**  
3290 x 6075mm (10'10" x 19'11")

## First floor

- Bedroom 1**  
4905 x 4046mm (16'11" x 13'3")
- Ensuite**  
2316 x 2155mm (7'7" x 7'1")
- Bedroom 2**  
3300 x 3547mm (10'10" x 11'8")
- Ensuite**  
2181 x 1600mm (7'2" x 5'3")
- Bedroom 3**  
3602 x 3927mm (11'10" x 12'11")
- Bedroom 4**  
3240 x 2790mm (10'8" x 9'2")
- Bathroom**  
2817 x 2155mm (9'3" x 7'11")

### Summary of features

- Spacious hallway with cloak room and storage
- Reception 1 to the front of the property is a flexible space for dining, playing or relaxing
- Reception 2 with double doors to the rear is another flexible use space
- Open plan kitchen/dining/family area with access to the garden and utility
- Four double bedrooms
- Bedroom 1 includes fitted wardrobes and an ensuite
- Bedroom 2 includes a fitted wardrobe and an ensuite
- Family bathroom with a separate freestanding bath and corner shower

### Total house size:

**1930 sq.ft.** (plots 6 & 9)

**1942 sq.ft.** (plot 1)

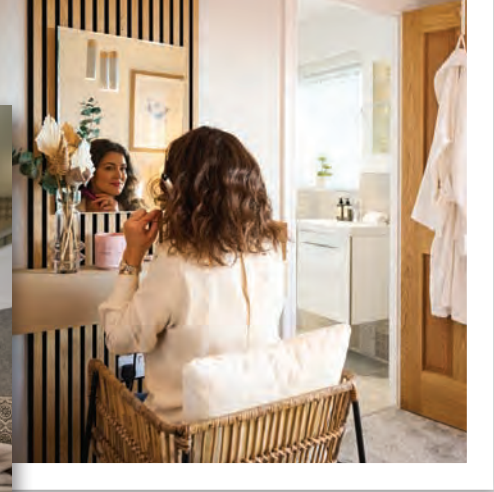
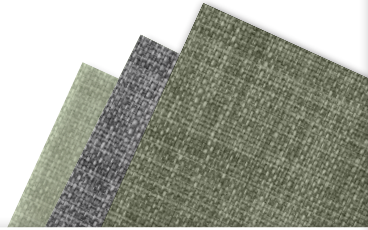
Includes three parking spaces and an integral garage.



# 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 white 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, cloakroom 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 freestanding 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 Vaillant\* 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
- Multi zone underfloor ground floor heating & 2nd zone upstairs, a 3rd zone is also included where a bedroom is over the garage\*
- Photo voltaic panels providing renewable electricity



### Stylish kitchen

- Individually designed kitchen with either laminate or quartz worktops and upstands
- Electric fan assisted single\* or 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

- White 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
- Walls painted in Dulux white 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.



Registered







# MAYPOLE PLACE

EVESHAM

For more information about these beautiful homes at Maypole Place please call our sales team on 01384 446200. Alternatively, scan the QR code below to visit our website and register your interest in this exclusive development at Offenham Road in Evesham.





**Maypole Place**  
Offenham Lane,  
Evesham WR11 3DX

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**Kendrick Homes Limited**  
Westhill House, Hagley Road,  
Stourbridge DY8 1RD

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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. July 2024.