



WORCESTER



## PIPER HOMES - MAKING A HOUSE YOUR HOME

# WORCESTER

### DEVELOPMENT SITE PLAN

Welcome to Vicarage Gardens, the latest development from Piper Homes in one of Worcester's most popular suburbs. Vicarage Gardens is an exclusive collection of just five luxury 4 and 5 bedroom homes, with accommodation and specification perfectly designed for modern living.

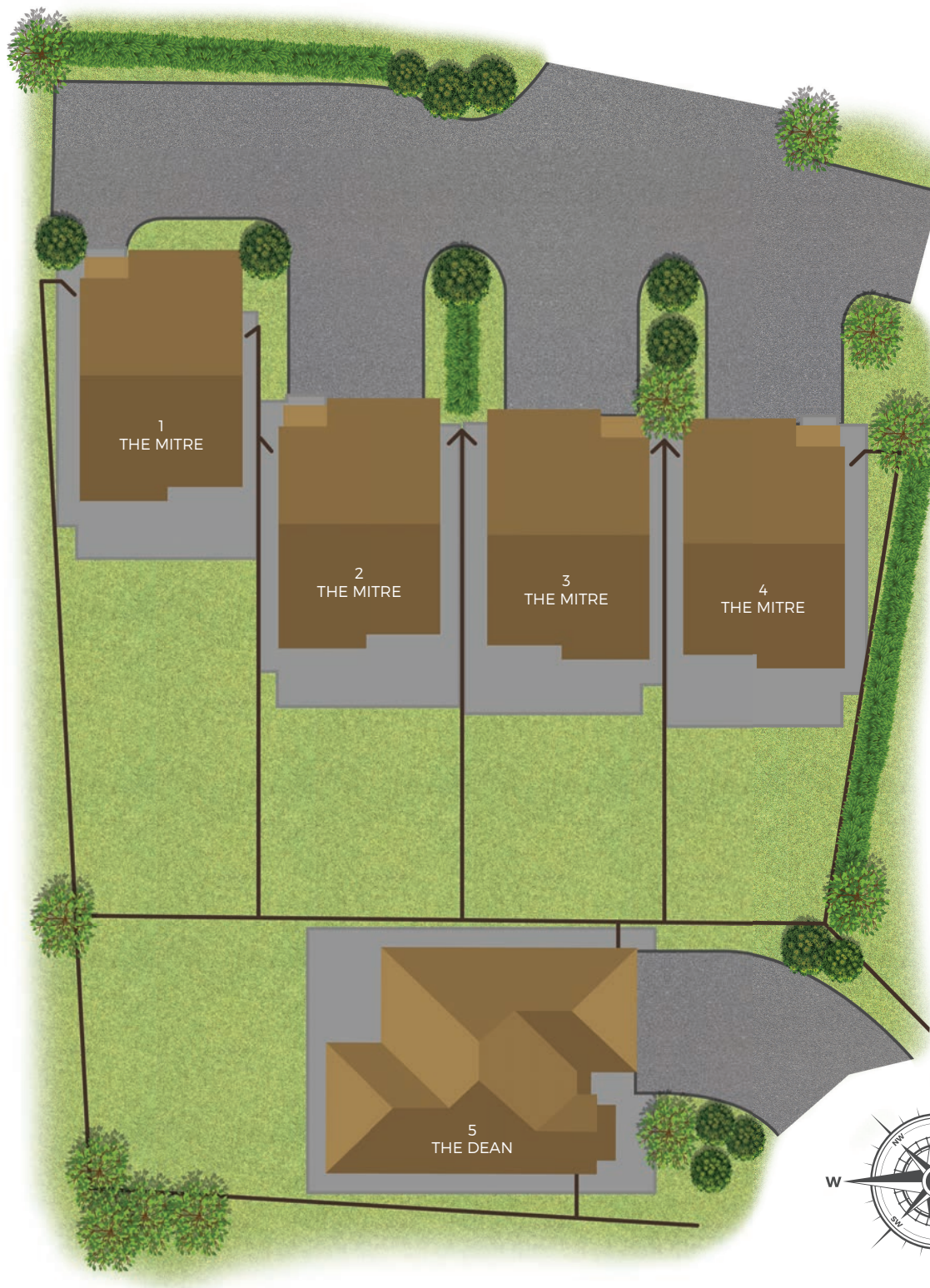
Vicarage Gardens is part accessed via a private drive off London Road, set conveniently back from the road, within landscaped grounds and benefiting from south facing gardens. The Dean is accessed off, Whittington Gate, a private road and nestled within the existing mature gardens and fronting on to a beautiful green.

These homes have been specifically designed to conform with every aspect of modern living from the thoughtfully designed open plan layouts to the impressive specification. Sociable family rooms, ideal for entertaining, comprise premium kitchens, with double or bi-folding doors, opening out on to garden terraces. Impressive dining and living rooms that are ideal for entertaining and family time. Luxury bathrooms by Porcelanosa with quality Villeroy & Boch sanitaryware and Hansgrohe fittings.

#### PROPERTIES

- 1 - The Mitre
- 2 - The Mitre
- 3 - The Mitre
- 4 - The Mitre
- 5 - The Dean

*This development layout is not to scale and for information purposes only. Approximate house positions are shown and elevations may change from plot to plot. Hard and soft landscaping shown is indicative only. Piper Homes reserve the right to alter or re-plan at any time.*



# WONDERFUL WORCESTER

Vicarage Gardens is situated in one of Worcester's most popular locations making it the perfect place for families of all ages to live and is surrounded by beautiful countryside, with excellent road and rail links.

Within walking distance is Nunnery Wood Primary and High School along with Worcester's Sixth Form College. This excellent local offering is supplemented by the Worcester College of Technology and the University of Worcester as well as The Royal Grammar School and Kings Worcester for those considering private education.

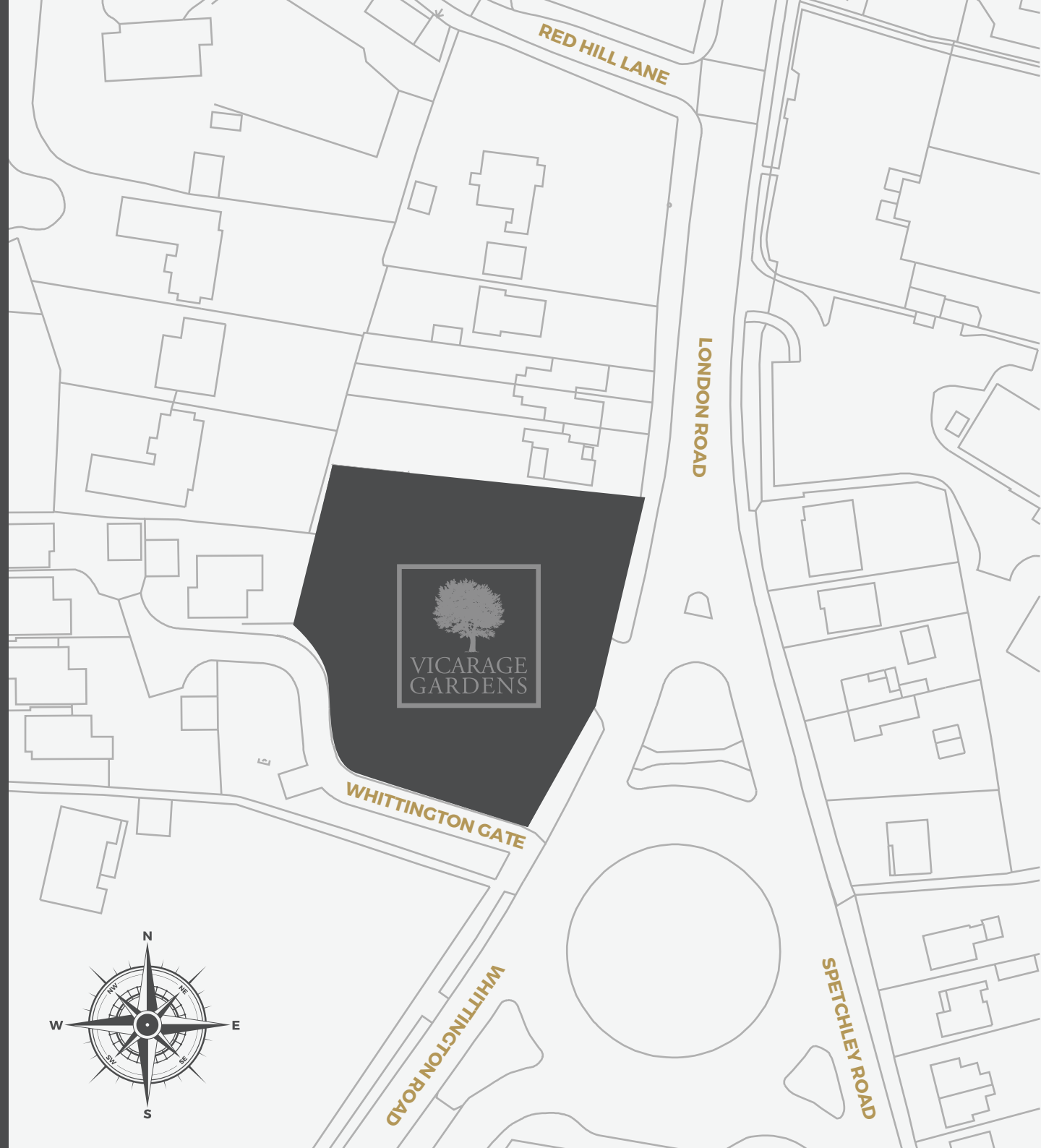
Also within walking distance is the prestigious new Waitrose Superstore and the Crowngate Shopping Centre in the town centre has all of the high street favourites, including House of Fraser and Debenhams. The historic and traffic free streets of Worcester are also home to many boutique and independent shops as well as a superb range of places to eat and drink.

Worcester is filled with history and heritage, with its beautiful cathedral taking centre stage. Worcester has something to entertain everyone from two large multi-screen cinemas, The Worcester City Art Gallery and Museum and the Swan Theatre to Worcester Warriors, the County Cricket Ground and various outdoor activity centres such as Top Barn and Go Ape.

Further afield there are the Malvern Hills, an Area of Outstanding Natural Beauty, to explore and The West Midlands Safari Park as well as many beautiful country estates. The thriving centres of Birmingham, Stratford-upon-Avon and Cheltenham are all within an hour's drive.

## SITE ADDRESS

Whittington Gate & London Road, Worcester, WR5 2JU





## THE DEAN

An outstanding five bedroom home which offers truly impressive open plan living and outstanding space. The ground floor is designed for entertaining and family with bi-folding doors opening up onto the terrace and garden. The flexible dining and study areas can offer peace and seclusion as a snug or playroom.

The first floor offers two generous bedrooms with ensuites, two large double bedrooms, an expansive family bathroom and the flexible fifth bedroom which could also be used as a study, nursery or even a walk in wardrobe.

### PROPERTY LOCATION

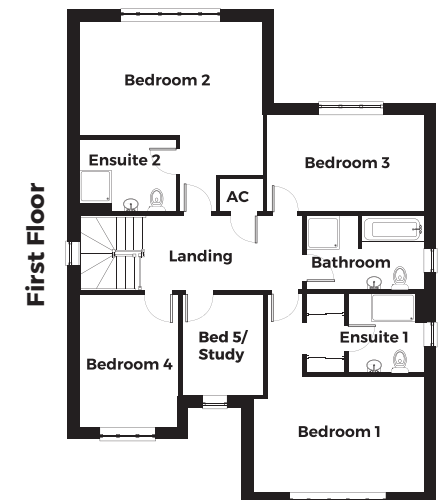
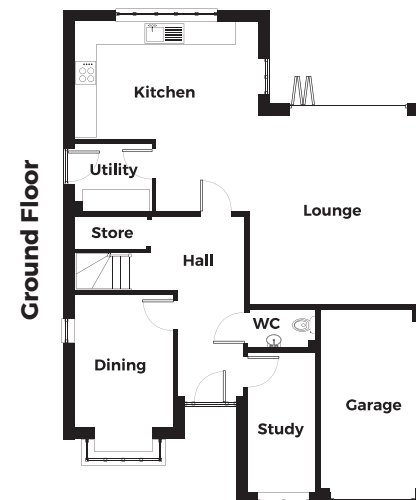
Plot Number 5



<b>GROUND FLOOR</b>	<b>Mm</b>	<b>Ft in</b>
Kitchen/Dining/Utility	5073 X 5314	16'8" x 17'5"
Lounge	4785 x 5360	15'8" x 17"
Dining/Snug	2759 x 3730	9'1" x 12'3"
Study/Playroom	1950 x 3923	6'5" x 12'10"
Garage	2735 x 4948	7'12" x 16'3"

<b>FIRST FLOOR</b>		
Bed 1	4736 x 3200	15'6" x 10'6"
Bed 2	5072 x 4255	16'8" x 13'11"
Bed 3	4350 x 2718	14'3" x 8'11"
Bed 4	2710 x 3680	8'11" x 12'1"
Bed 5/Study	2263 x 2830	7'5" x 9'3"

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.





# THE MITRE

This wonderful four bedroom home offers a spacious lounge and open plan kitchen and family room with double doors opening on to the garden; perfect for family life.

The first floor offers a large ensuite bedroom, a sizable family bathroom, two double bedrooms and a separate study.

The impressive second floor master suite comprises a generous bedroom with a large ensuite shower room and provides excellent views across the city.

## PROPERTY LOCATION

Plot Numbers 1, 2, 3, 4



### GROUND FLOOR

	Mm	Ft in
Kitchen/Dining	6647 x 4040	21'10" x 13'3"
Utility	2182 x 1450	7'2" x 4'9"
Lounge	4622 x 4795	15'2" x 15'9"

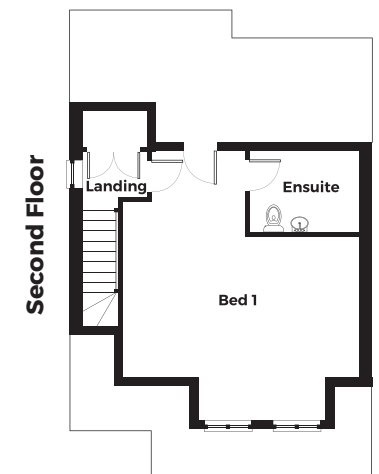
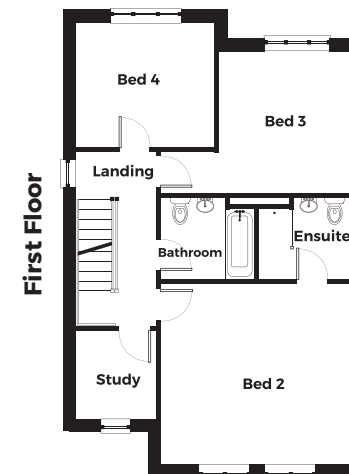
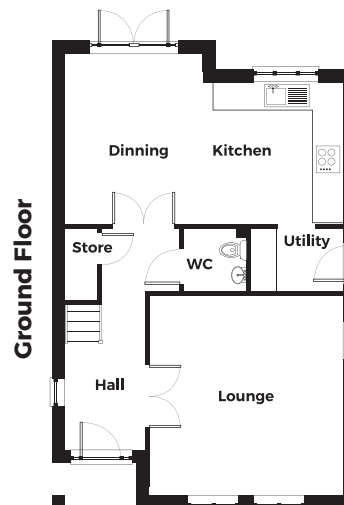
### FIRST FLOOR

Bed 2	4622 x 4345	15'2" x 14'3"
Bed 3	3275 x 3365	10'9" x 11'0"
Bed 4	3272 x 2984	10'9" x 9'9"
Study	1875 x 2099	6'2" x 6'11"

### SECOND FLOOR

Bed 1	5652 x 4398	18'7" x 14'5"
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# PIPER HOMES SPECIFICATION

## PROPERTY FEATURES INCLUDE

Piper Homes have been building quality homes for over 50 years and offer a premium specification as standard.

## KITCHENS

Individually designed and fitted kitchens, including:

- Luxury quartz worktops with upstands
- One and half bowl under mounted sink
- AEG appliances
- Elica extractor

Floor tiles by Porcelanosa

## BATHROOMS & ENSUITES

Sanitaryware by Villeroy & Boch

Sanitary fittings by Hansgrohe

Floor and wall tiles by Porcelanosa

## INTERNAL

Underfloor heating to Kitchen and Family Room

Energy efficient boiler and high efficiency glazing

Contemporary 5 panel internal doors with brushed steel ironmongery

Brushed steel light switches and sockets

Extra deep skirting and architrave

## PEACE OF MIND

Burglar alarm

Mains operated smoke detectors

10 year CRL Guarantee

Over 50 years of home building expertise

*Please note, Piper Homes reserve the right to amend the specification where necessary and without notice. For more information on the upgrades available please speak with a sales executive.*

*The photographs are of previous Piper Homes developments and are for illustrative purposes only.*





For more information please contact Knight Frank on

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