

Wellington Gardens

An exclusive development
of nine stylish 4 bedroom homes.

Wellington Gardens and the local area

Bidford Upon Avon is an attractive riverside village with an interesting history and medieval bridge linking it to the Cotswolds via the Roman Road, Icknield Street. It has superb walks including the famous Heart of England Way. Situated just 6 miles from both Stratford Upon Avon with its cultural festivals and world class Royal Shakespeare Theatre and the pleasant market town of Evesham. Bidford Village offers an excellent range of amenities including sports, leisure facilities, library and medical centre. It also has a good range of shopping and facilities including a bank post office, supermarket and independent butchers and bakers selling local quality produce.

The village has excellent travel links, being within easy reach of the M40, M42 & M5 as well as Honeybourne railway station that has a direct service to Oxford and London.

Wellington Gardens is a small development of splendid 4 bedroom detached family homes finished to a superb level of specification. The homes have been well designed to fulfill the needs of the modern family incorporating contemporary open plan kitchen/breakfast/family rooms combined with separate reception rooms providing flexible space. French windows or Bi- folding doors allow light to flood through giving the home a contemporary and airy feel. The generous sized plots and quiet cul de sac location all combine to give the development an exclusive spacious feel.

We look forward to welcoming you to Wellington Gardens.



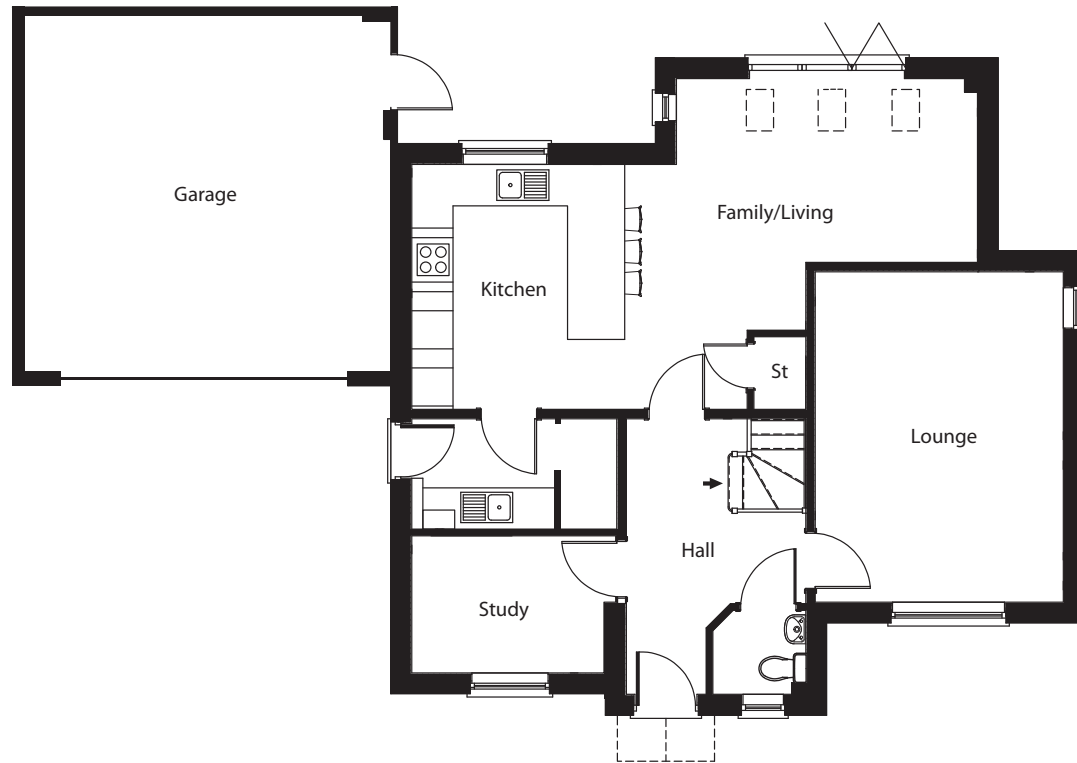
Development plan





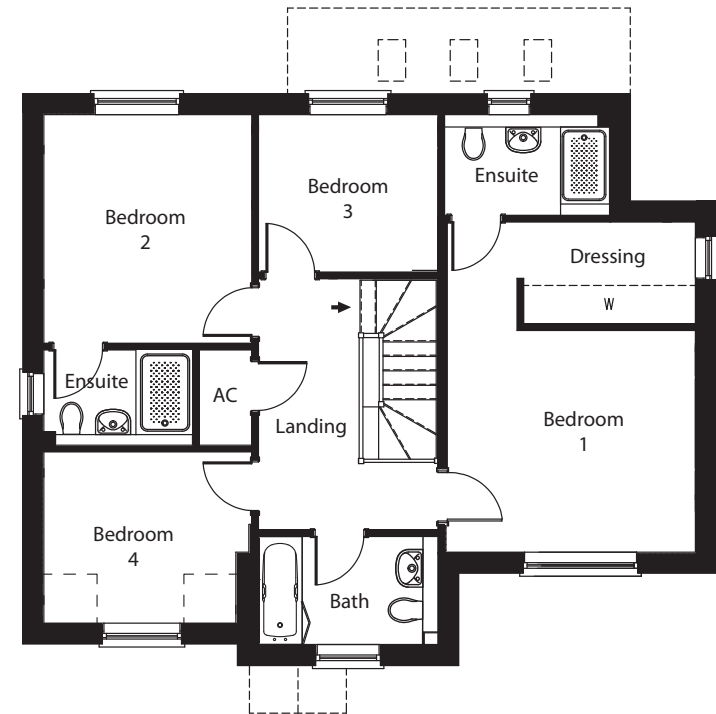
Artistic impression only

Plots 1 4 Bedroom detached (1700 sqft approx)



Ground Floor

Kitchen	4163mm x 3850mm max	13'8" x 12'7" max
Family/Living	4734mm x 2888mm max	15'6" x 9'5" max
Lounge	3900mm x 5194mm max	12'9" x 17'0" max
Study	3022mm x 2156mm max	9'10" x 7'0" max



First Floor

Bed 1	3900mm x 3849mm max	12'9" x 12'7" max
Bed 2	3270mm x 3595mm max	10'8" x 11'9" max
Bed 3	2822mm x 2475mm max	9'3" x 8'1" max
Bed 4	3022mm x 2691mm max	9'10" x 8'9" max

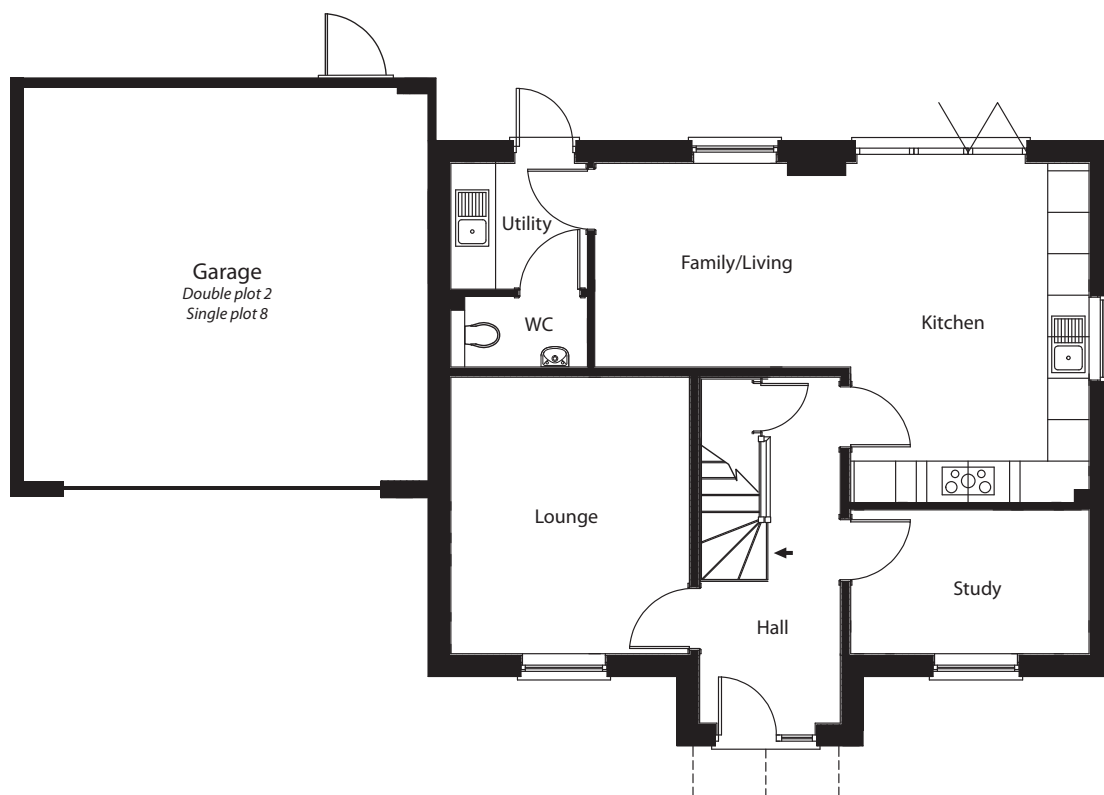
Dimensions of rooms are taken width first and are maximum dimensions.

Note: House may be handed, ie. opposite to as drawn. Sqft does not include garages. Subject to location on site. Please refer to site plan. Kitchen layouts are indicative only.



Artistic impression only

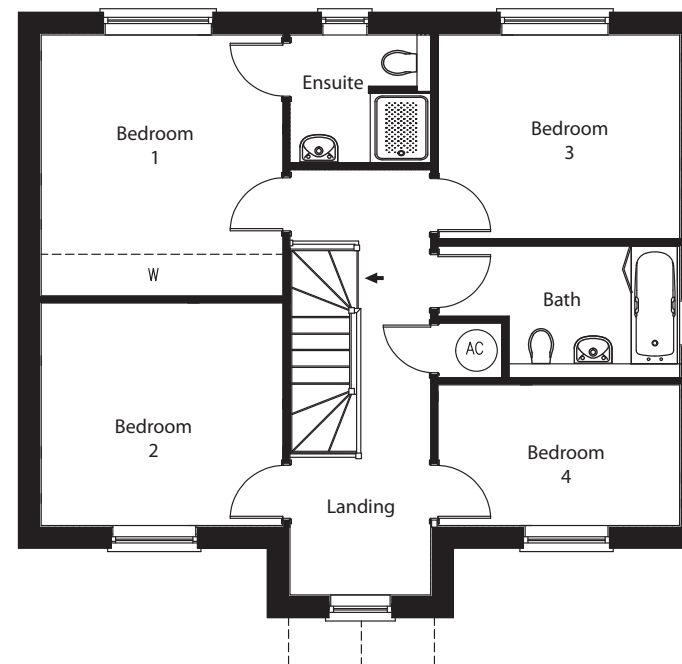
Plots 2 & 8 4 Bedroom detached (1455 sqft approx)



Ground Floor

Kitchen	3450mm x 4908mm max	11'3" x 16'1" max
Family/Living	7179mm x 2948mm max	23'6" x 9'8" max
Lounge	3450mm x 4000mm max	11'3" x 13'1" max
Study	3450mm x 2083mm max	11'3" x 6'10" max

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First Floor

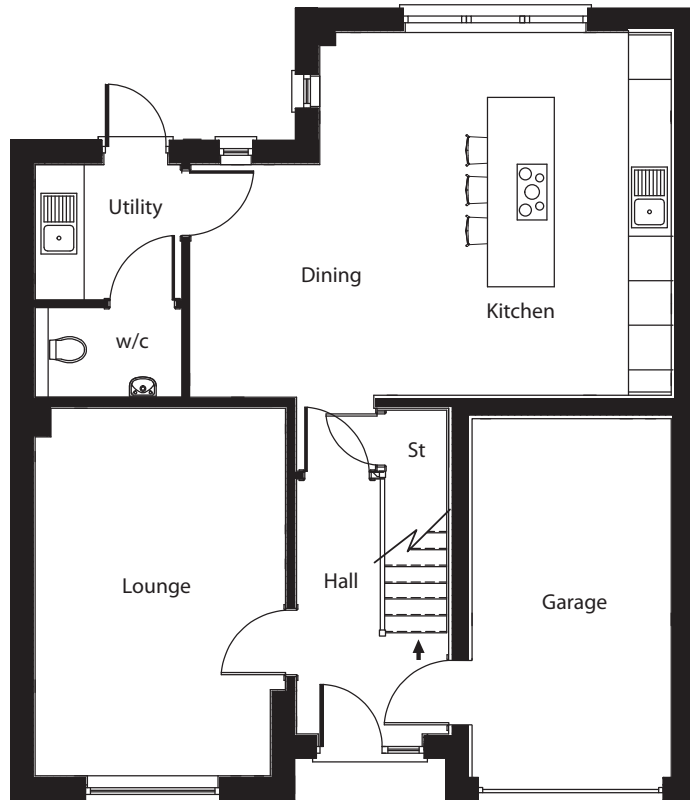
Bed 1	3495mm x 3774mm max	11'5" x 12'4" max
Bed 2	3495mm x 3217mm max	11'5" x 10'6" max
Bed 3	3495mm x 2951mm max	11'5" x 9'8" max
Bed 4	3495mm x 2035mm max	11'5" x 6'8" max

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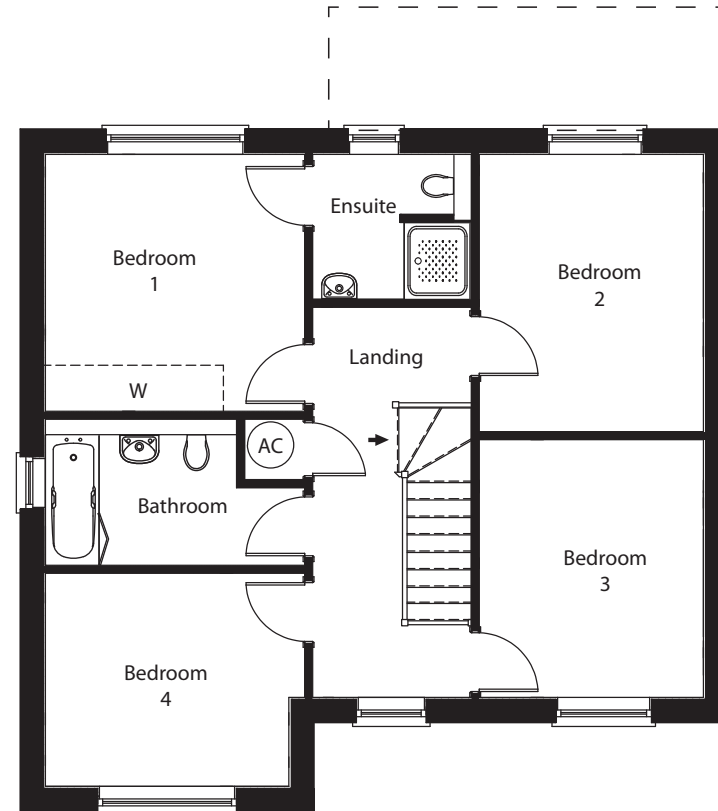
Artistic impression only

Plots 3 & 4 4 Bedroom detached (1360 sqft approx)



Ground Floor

Kitchen/Dining 6489mm x 4887mm max 21'3" x 16'0" max
 Lounge 3372mm x 4950mm max 11'0" x 16'2" max



First Floor

Bed 1 3375mm x 3347mm max 11'0" x 10'11" max
 Bed 2 2919mm x 3612mm max 9'7" x 11'10" max
 Bed 3 2919mm x 3355mm max 9'7" x 11'0" max
 Bed 4 3169mm x 2775mm max 10'4" x 9'1" max

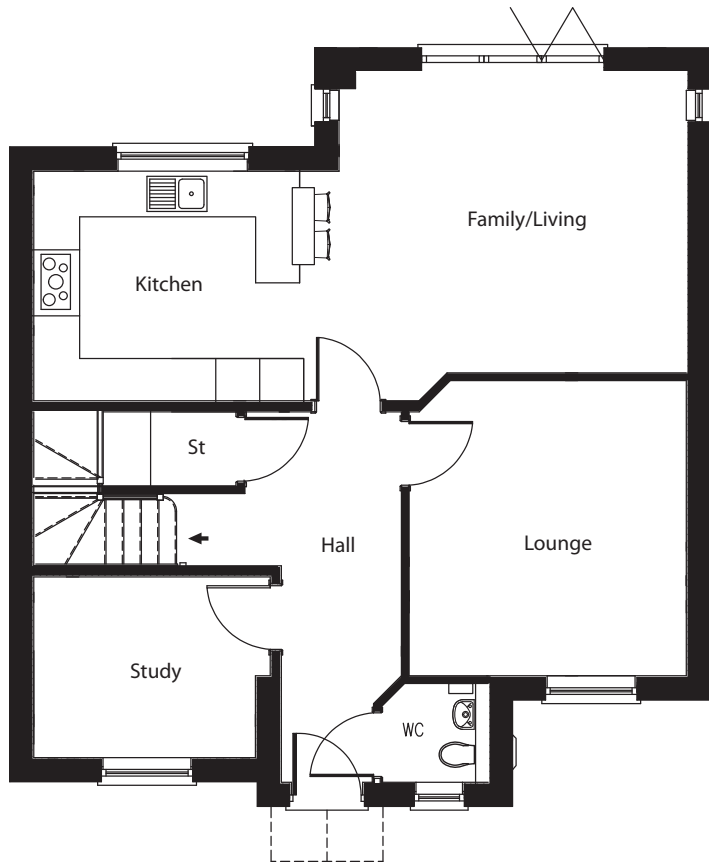
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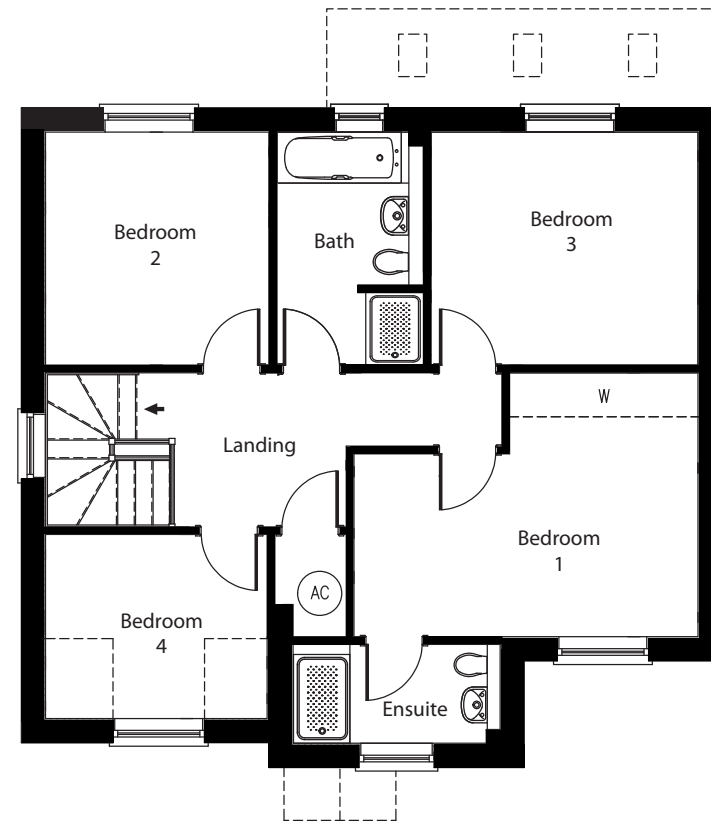
Artistic impression only

Plots 5, 7 & 9 4 Bedroom detached (1550 sqft approx)
 (Note plot 7 handed)



Ground Floor

Kitchen	4163mm x 3132mm max	13'7" x 10'3" max
Family/Living	4734mm x 4102mm max	15'6" x 13'5" max
Lounge	3780mm x 4025mm max	12'4" x 13'2" max
Study	3022mm x 2463mm max	9'10" x 8'0" max



First Floor

Bed 1	4692mm x 3599mm max	15'4" x 11'9" max
Bed 2	3640mm x 3178mm max	11'11" x 10'6" max
Bed 3	3047mm x 3178mm max	10'0" x 10'6" max
Bed 4	3022mm x 2508mm max	9'10" x 8'2" max

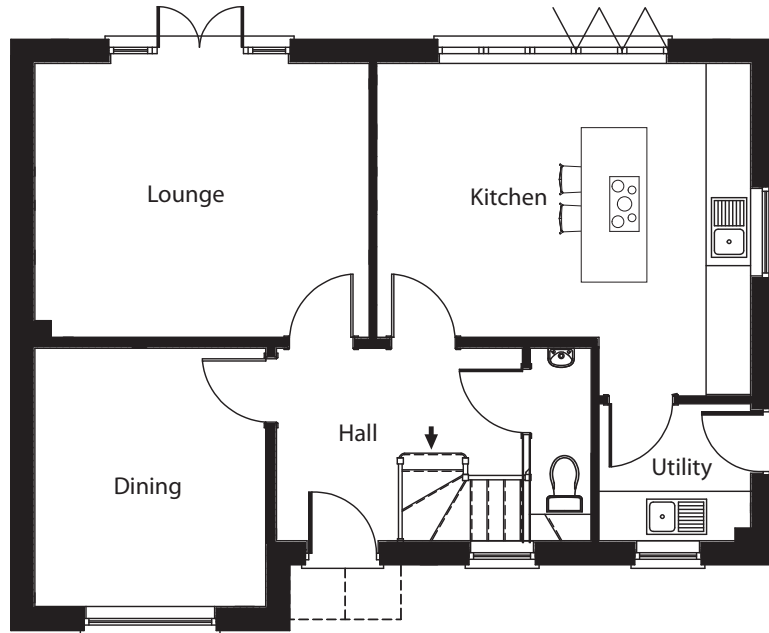
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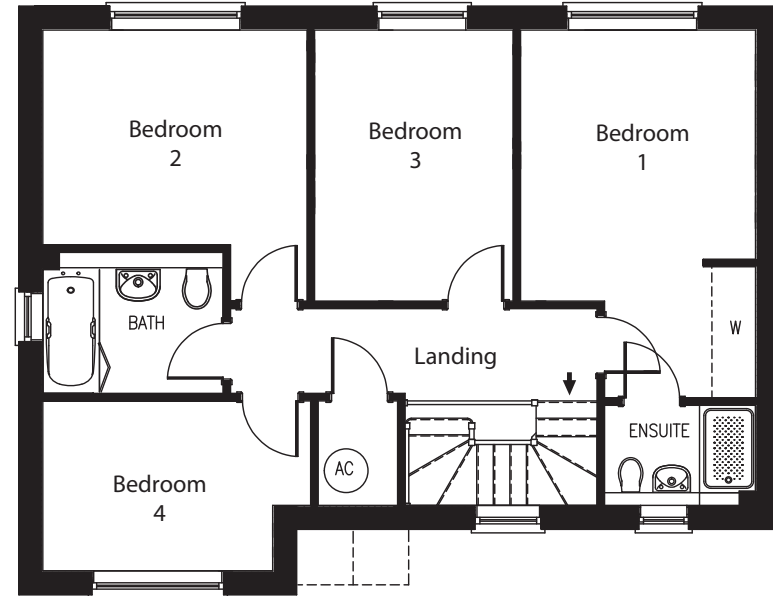
Plots 6 4 Bedroom detached (1440 sqft approx)



Ground Floor

Kitchen/Family	5114mm x 4554mm max	16'10" x 14'11" max
Lounge	4575mm x 3750mm max	15'0" x 12'3" max
Dining	3159mm x 3534mm max	10'4" x 11'7" max

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First Floor

Bed 1	3230mm	x	3174mm max	10'7"	x	10'5" max
Bed 2	3630mm	x	2952mm max	11'10"	x	9'8" max
Bed 3	2726mm	x	3725mm max	8'11"	x	12'2" max
Bed 4	3159mm	x	2335mm max	10'4"	x	7'8" max

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Specification

It is our goal to treat each property as a home from the first brick laid. We aim to provide a specification that far exceeds mainstream builders without the need for upgrade or enhancement packages. We pride ourselves on building bespoke developments with each property being specially designed for the location. We hope that as you walk around the show home and development you get a feel for the effort and dedication that has been put into the design specification and finish.

General

Built to the most current and up to date building regulations the dwellings are anticipated to achieve a final 'B' energy rating and are provided with the market leading 10 Year NHBC warranty

External

- Landscaped front gardens, fully turfed to rear with 1m planting border
- Paths to front and side of property with large patios to all rear Bi-Fold/French doors
- Regular three size style block paving to front driveways
- Fully enclosed 1.8m timber fenced rear gardens with close board gate

Kitchens

- Contemporary styled kitchens by luxury German manufacturer **Siematic** incorporating a choice of door finishes*, along with 20mm quartz stone worktop with up-stand
- Appliances are uniform throughout the development, each house consisting of **SIEMENS** Stainless steel single oven; combination oven/microwave; five ring glass induction hob; hidden extractor hood; integrated 70/30 fridge freezer; integrated dishwasher and warming drawer.
- Stainless steel 1 ½ bowl Franke sink with contemporary chrome mixer tap.
- Glass splash back to hob (where applicable)
- Under wall unit lights along with pendant breakfast bar lights
- Choice of floor finish to kitchen/family room*

The utility rooms (where applicable) will have two spaces for white goods along with a 40mm laminate worktop with single stainless steel sink & contemporary chrome mixer tap

Bathrooms and en-suites

- Modern sanitary ware from Porcelanosa with chrome fittings
- Bath with shower screen over, thermostatic controls with a hand-held shower head on a rail
- WC with water saving chrome dual flush plate
- Large shower cubicle (ensuite) with fixed glass panel, chrome thermostatic controls with both a fixed drencher head and a hand held shower head
- Thermostatically controlled chrome towel radiators to bathroom and en-suite
- Choice of Porcelanosa wall and floor tiles*
- Ceramic wall tiles to selected areas including full height above bath and shower enclosure

Heating and Electrical

- Energy efficient (SEDBUK A) gas fired boiler with a seven year warranty
- Mains pressure hot water with electronic seven day programmer
- Thermostatically controlled panel radiators to all rooms
- Chrome towel radiators to bathroom and en-suites
- 100% energy efficient light fittings
- Electric shaver socket to bathroom and ensuite
- Loft light and sockets in loft
- External water tap and door bell
- External lighting to front and rear with each property having a dusk to dawn bollard
- Electrically operated Horman "roll up", oak finished garage doors

Home Entertainment and Communications

- TV points to Living Room, Kitchen and all Bedrooms
- BT points to Living rooms, Kitchens and Master Bedroom
- Digital TV aerial & Sky dish

Interior Finishes

- Energy efficient UPVC windows and French doors with aluminium bi-fold doors to family rooms
- Contemporary Palermo oak doors throughout with modern Italian ironmongery
- Softwood stairs painted white with oak handrails and caps
- Internal walls painted white with all internal wood work white, smooth finish to ceilings
- Bespoke five inch skirting and matching architrave
- Ceramic floor tiles to cloaks, family bathroom & ensuite
- Amtico / Karndean to kitchen / breakfast / family
- Fitted Wardrobes from Avanti to main bedroom
- Loft ladder

Security, Safety and Peace of mind

- High security front door with multi-point locking system
- UPVC French doors with multi-point locking system, window locks to all ground floor windows
- Mains fed smoke detectors with battery back up

Wellington Gardens also offers the government Help to Buy scheme – further details are available on request.

**Subject to build stage*



PORCELANOSA
TILES · BATHROOMS · KITCHENS · HARDWOOD

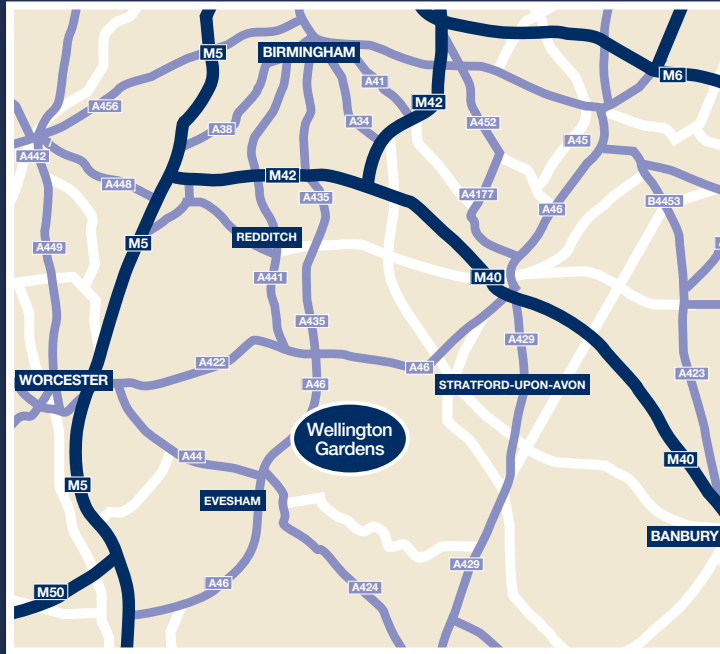
SIEMENS

SieMatic



Wellington Gardens

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Telephone 01789 852180
www.peterclarke.co.uk



All properties built by J Varney Builders are built to a high standard carrying the 10 year NHBC warranty.

This brochure is intended as a sales aid and guide to Wellington Gardens (the development). The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Office on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography/images in this brochure are indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustration purposes only. Kitchen layouts are indicative only.