



H I G H W O R T H

BROADWAY

3, 4 and 5 bedroom homes

Part of the Spitfire Cotswold Collection



# The Spitfire

## Cotswold Collection

Spitfire's Cotswold Collection was born out of a passion to offer stunning new homes that complement its ethos; to create homes of distinction with individual personalities in some of the UK's most desirable locations. Homes are built with traditional materials sourced locally so that they reflect the true character and ambience of the location. Highworth in Broadway meets these criteria perfectly and offers homes of distinction in a quintessential Cotswold location.



Read about the Spitfire Cotswold Collection in Residence magazine.

# Broadway

## Picture-postcard charm



Sometimes referred to as the 'Show Village of England', Broadway sits amidst stunning Cotswolds countryside decorated with Bluebell woods and criss-crossed by ancient lanes. At the heart of the village lies one of the longest high streets in England, enriched with superb examples of Tudor, Stuart and Georgian architecture. Lined with gentle horse chestnut trees, you'll find a good mix of boutiques and independent shops and a selection of traditional country pubs, tea houses and restaurants. The village has its own golf course and cricket club while horse riding, clay pigeon shooting, walking and cycling are other popular pursuits. There are plans for the village to get its own station on the wonderful Heritage Gloucestershire-Warwickshire Railway, bringing the age of steam back to Broadway and offering direct rail connections with Cheltenham Racecourse.



# Spitfire

## Bespoke Homes

### What do we mean by Spitfire Bespoke Homes?

Whether we're creating a chic contemporary townhouse, a characterful Cotswold home or a classic mansion, all of our homes share a Spitfire signature; the external materials and internal specification are individually

selected to ensure your home is sympathetic to its surroundings. What's more, careful attention to the detailing and finishes can bring a fresh perspective to the architectural style.

And for those clients who purchase early on in the construction process, there is also the opportunity to personalise your Spitfire home with a choice of specification finishes and premium upgrades. All of which go to make your home as individual as you are.



**SPITFIRE**  
bespoke homes

# Highworth

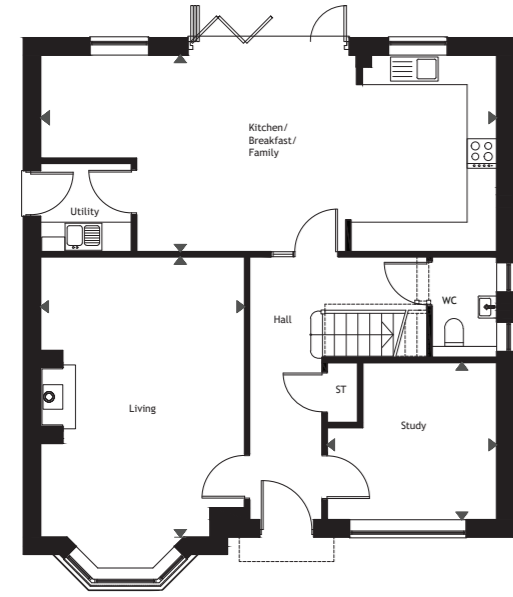
## Development plan

Naturally divided into two parts by the retained field hedge, Highworth offers superb views towards Willersley Hill and Fish Hill which is marked by Broadway Tower, the Cotswold's highest castle, along with stunning views across open fields.

The traditionally-styled houses are laid out in a mixture of terraces and detached properties and are integrated with feature squares and open spaces. All homes feature Cotswold stone detailing, slate, stone effect and plain tile effect roofs as well as traditional window styles echoing the historic architectural style of Broadway.

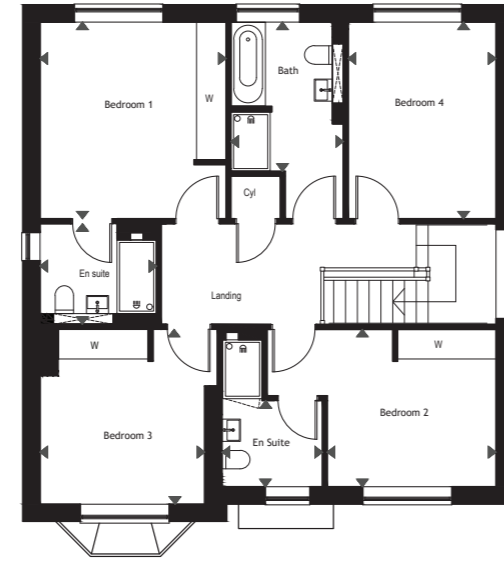


# Plot 106



## Ground Floor

LIVING 5.65m x 4.10m    18'7" x 13'5"	STUDY 3.45m x 3.20m    11'4" x 10'6"
KITCHEN/BREAKFAST/FAMILY 9.23m x 3.95m    30'3" x 12'11"	



## First Floor

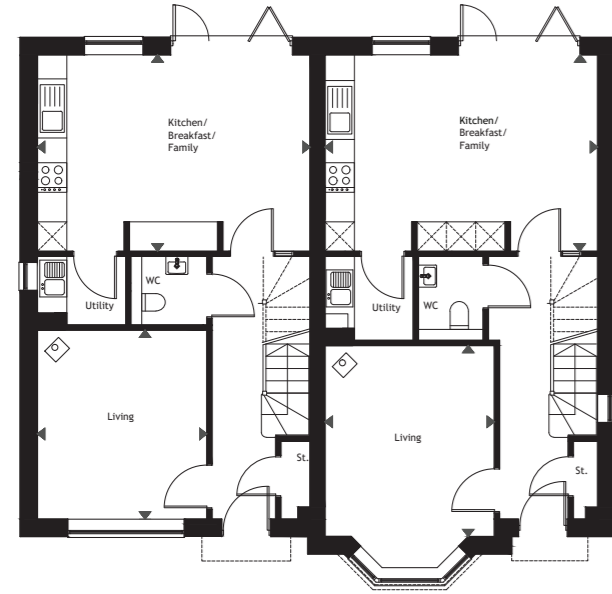
BEDROOM 1 3.95m x 3.74m    12'11" x 12'3"	BEDROOM 3 3.51m x 3.40m    11'6" x 11'2"
EN SUITE (BEDROOM 1) 2.42m x 2.00m    7'11" x 6'7"	BEDROOM 4 3.95m x 2.96m    12'11" x 9'8"
BEDROOM 2 3.53m x 3.15m    11'7" x 10'4"	BATHROOM 2.98m x 2.24m    9'9" x 7'4"
EN SUITE (BEDROOM 2) 1.94m x 1.90m    6'4" x 6'3"	

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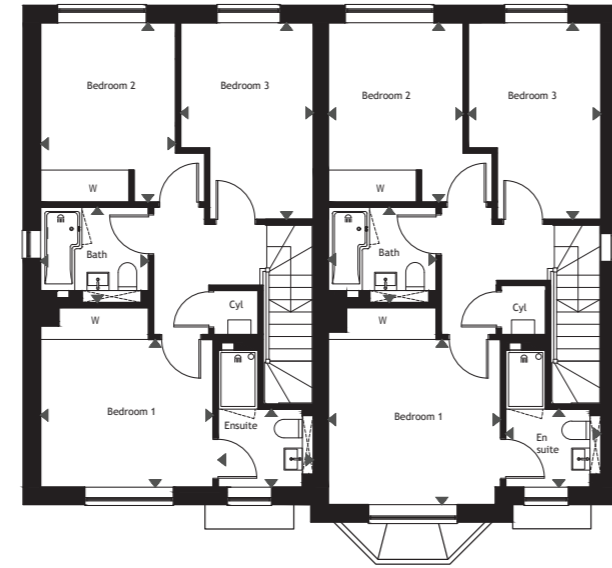
Computer generated image for illustrative purpose only.

# Plots 107 & 108



## Ground Floor

LIVING (PLOT 107) 3.84m x 3.40m    12'7" x 11'2"	KITCHEN/BREAKFAST/FAMILY 5.50m x 3.95m    18'1" x 12'11"
LIVING (PLOT 108) 3.80m x 3.40m    12'6" x 11'2"	



## First Floor

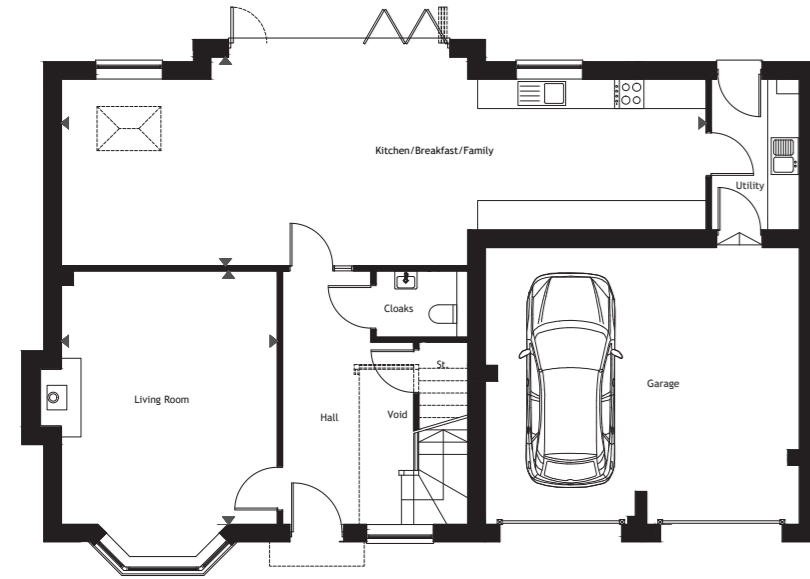
BEDROOM 1 (PLOT 107) 3.46m x 3.31m    11'4" x 10'10"	BEDROOM 2 3.60m x 2.70m    11'10" x 8'10"
BEDROOM 1 (PLOT 108) 3.46m x 2.96m    11'4" x 9'8"	BEDROOM 3 3.95m x 2.65m    12'11" x 8'8"
EN SUITE 1.89m x 1.54m    6'2" x 5'1"	BATHROOM 2.15m x 1.90m    7'1" x 6'3"

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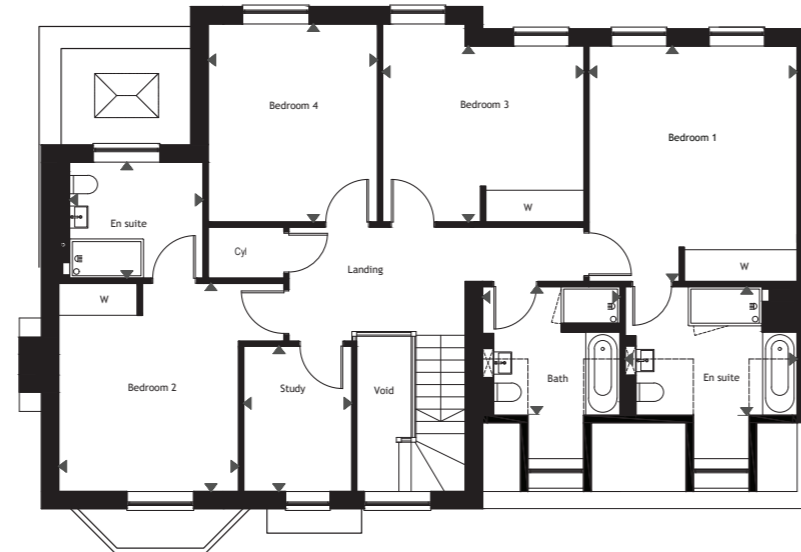
# Plots 109



## Ground Floor

LIVING  
5.11m x 4.35m    16'9" x 14'3"

KITCHEN/BREAKFAST/FAMILY  
13.07m x 4.20m    42'11" x 13'9"



## First Floor

BEDROOM 1  
4.74m x 4.19m    15'7" x 13'9"

EN SUITE (BEDROOM 1)  
3.45m x 2.57m    11'4" x 8'5"

BEDROOM 2  
4.19m x 3.61m    13'9" x 11'10"

EN SUITE (BEDROOM 2)  
2.66m x 2.31m    8'9" x 7'7"

BEDROOM 3  
4.05m x 3.53m    13'3" x 11'7"

BEDROOM 4  
3.98m x 3.40m    13'1" x 11'2"

BATHROOM  
2.75m x 2.57m    11'4" x 9'0"

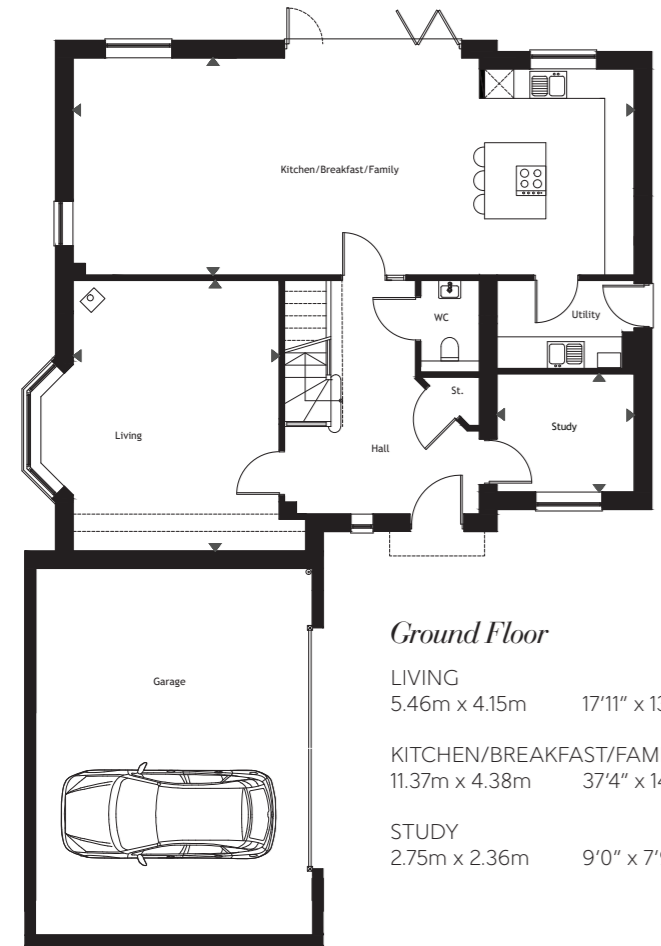
STUDY  
2.91m x 2.15m    9'6" x 7'1"

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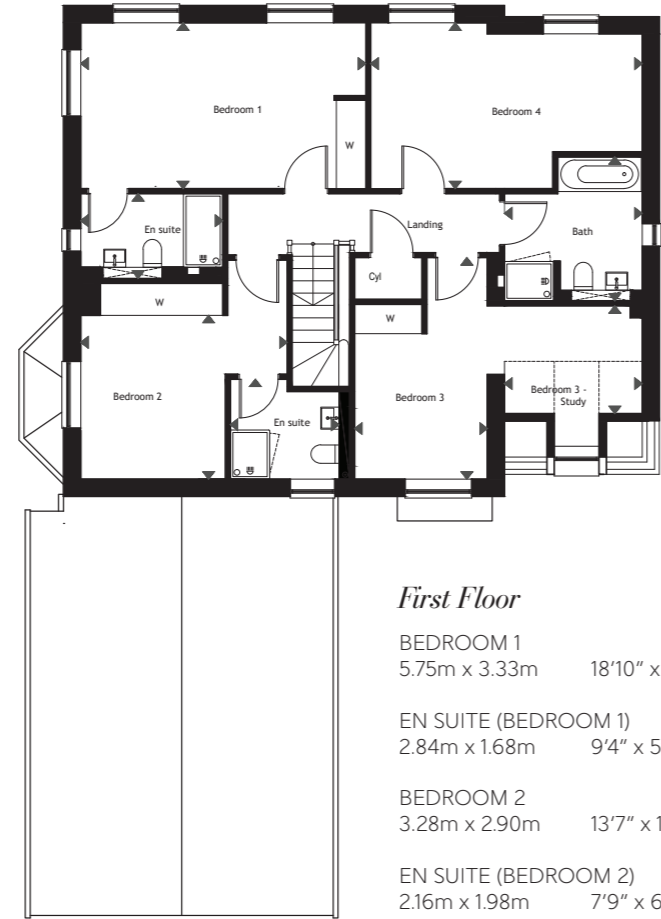
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# Plot 110



## Ground Floor

LIVING	5.46m x 4.15m	17'11" x 13'7"
KITCHEN/BREAKFAST/FAMILY	11.37m x 4.38m	37'4" x 14'4"
STUDY	2.75m x 2.36m	9'0" x 7'9"



## First Floor

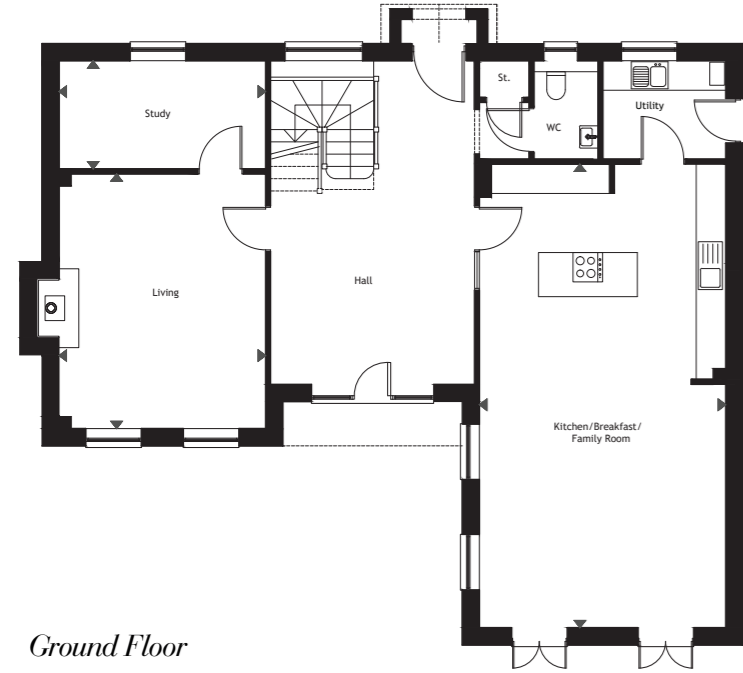
BEDROOM 1	5.75m x 3.33m	18'10" x 10'11"	BEDROOM 3	4.46m x 2.65m	14'8" x 13'3"
EN SUITE (BEDROOM 1)	2.84m x 1.68m	9'4" x 5'6"	STUDY AREA (BEDROOM 3)	2.75m x 2.15m	9'0" x 7'0"
BEDROOM 2	3.28m x 2.90m	13'7" x 10'9"	BEDROOM 4	5.47m x 3.33m	17'11" x 10'11"
EN SUITE (BEDROOM 2)	2.16m x 1.98m	7'9" x 6'6"	BATHROOM	2.88m x 2.75m	9'5" x 9'0"

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# Plots 111 (as drawn) & 112 (handed)

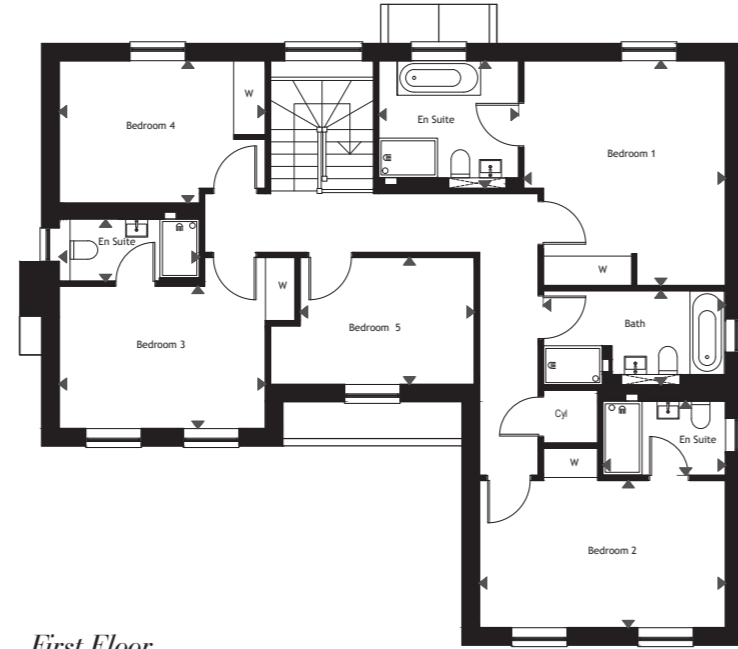


## Ground Floor

LIVING			
5.13m x 4.15m	16'10" x 13'7"		
KITCHEN/BREAKFAST/FAMILY		STUDY	
9.38m x 4.96m	30'9" x 16'3"	4.15m x 2.15m	13'7" x 7'1"

## Games Room

Above the garage with access via an external stairway  
6.02m x 6.28m 19'9" x 20'7"



## First Floor

BEDROOM 1	4.53m x 4.06m	14'10" x 13'4"	
EN SUITE (BEDROOM 1)	2.80m x 2.55m	9'2" x 8'4"	EN SUITE (BEDROOM 3)
			2.81m x 1.22m 9'3" x 4'2"
BEDROOM 2	4.96m x 2.95m	16'3" x 9'8"	BEDROOM 4
			4.15m x 2.85m 13'7" x 9'4"
EN SUITE (BEDROOM 2)	2.45m x 1.47m	8'0" x 5'0"	BEDROOM 5
			3.50m x 2.53m 11'6" x 8'4"
BEDROOM 3	4.15m x 2.85m	13'7" x 9'4"	BATHROOM
			3.66m x 1.88m 12'0" x 6'2"

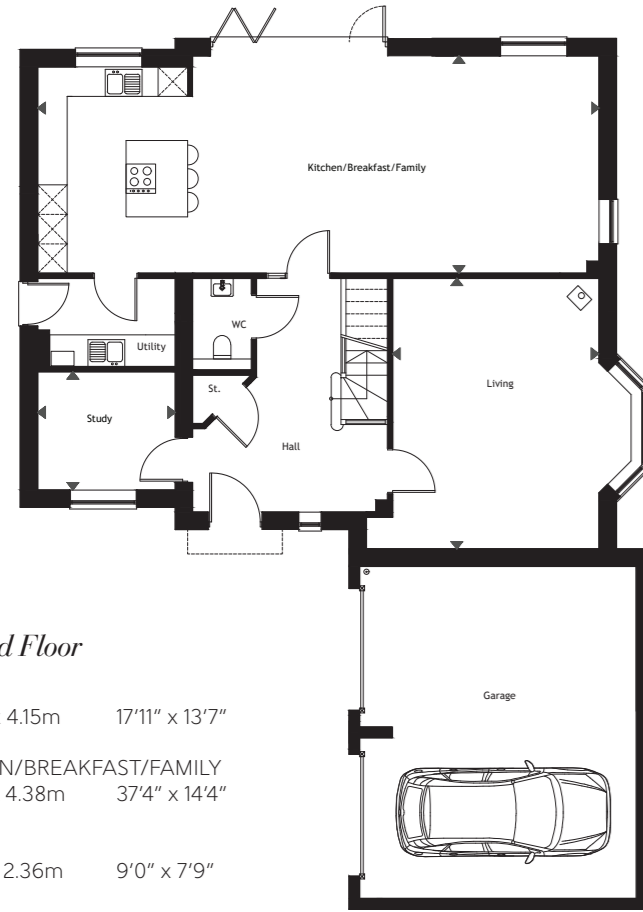
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Computer generated image for illustrative purpose only.



# Plot 113



## Ground Floor

LIVING	5.46m x 4.15m	17'11" x 13'7"
KITCHEN/BREAKFAST/FAMILY	11.37m x 4.38m	37'4" x 14'4"
STUDY	2.75m x 2.36m	9'0" x 7'9"

## First Floor

BEDROOM 1	5.75m x 3.33m	18'10" x 10'11"	BEDROOM 3	4.46m x 2.65m	14'8" x 13'3"
EN SUITE (BEDROOM 1)	2.84m x 1.68m	9'4" x 5'6"	STUDY AREA (BEDROOM 3)	2.75m x 2.15m	9'0" x 7'0"
BEDROOM 2	3.28m x 2.90m	13'7" x 10'9"	BEDROOM 4	5.47m x 3.33m	17'11" x 10'11"
EN SUITE (BEDROOM 2)	2.16m x 1.98m	7'9" x 6'6"	BATHROOM	2.88m x 2.75m	9'5" x 9'0"

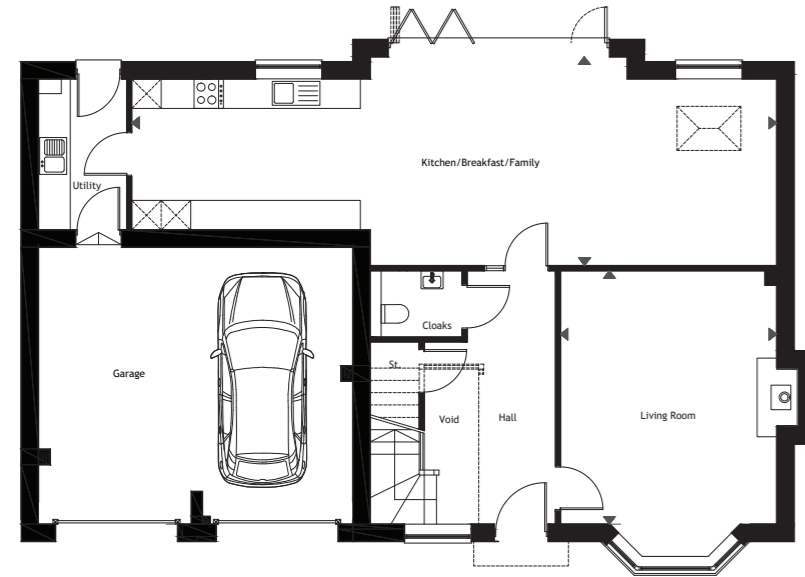


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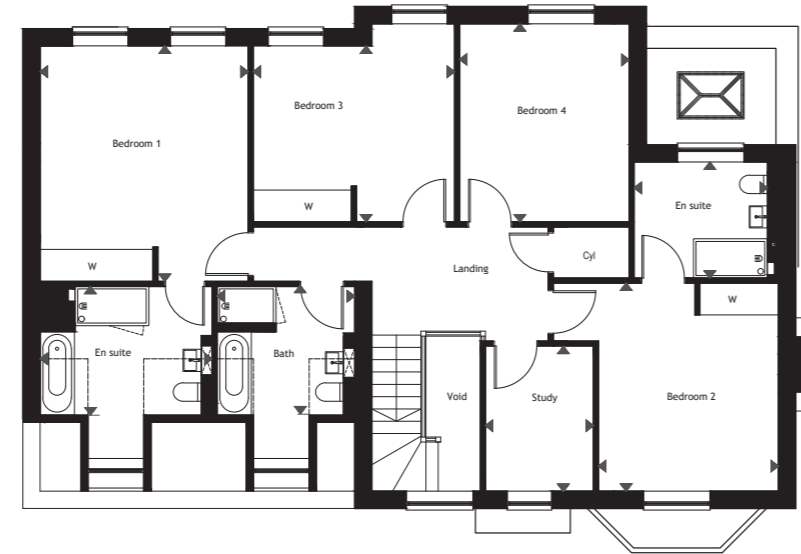
# Plot 114



## Ground Floor

LIVING  
5.11m x 4.35m    16'9" x 14'3"

KITCHEN/BREAKFAST/FAMILY  
13.07m x 4.20m    42'11" x 13'9"



## First Floor

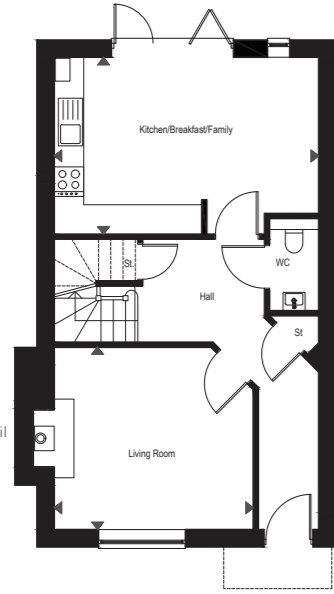
BEDROOM 1 4.74m x 4.19m    15'7" x 13'9"	BEDROOM 3 4.05m x 3.53m    13'3" x 11'7"
EN SUITE (BEDROOM 1) 3.45m x 2.57m    11'4" x 8'5"	BEDROOM 4 3.98m x 3.40m    13'1" x 11'2"
BEDROOM 2 4.19m x 3.61m    13'9" x 11'10"	BATHROOM 2.75m x 2.57m    11'4" x 9'0"
EN SUITE (BEDROOM 2) 2.66m x 2.31m    8'9" x 7'7"	STUDY 2.91m x 2.15m    9'6" x 7'1"

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# Plots 115 (handed) & 118 (as drawn)

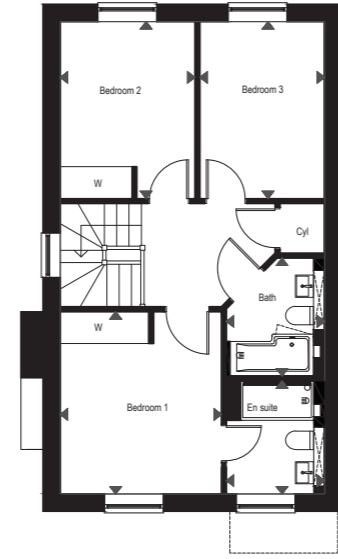


\*External chimney detail to plot 118 only

## Ground Floor

LIVING  
4.00m x 3.66m    13'1" x 12'0"

KITCHEN/BREAKFAST/FAMILY  
5.33m x 3.55m    17'6" x 11'8"



## First Floor

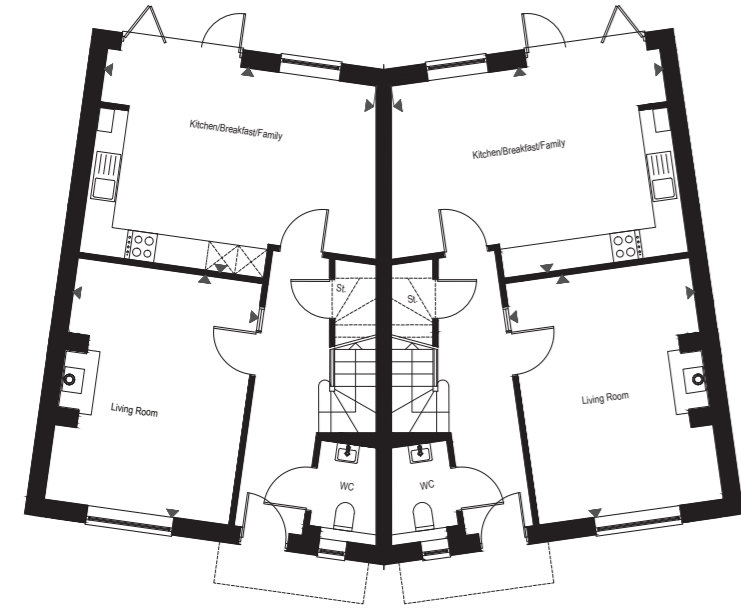
BEDROOM 1 3.66m x 3.23m    12'0" x 10'7"	BEDROOM 3 3.55m x 2.49m    11'8" x 8'2"
EN SUITE 2.25m x 1.95m    7'5" x 6'5"	BATHROOM 2.35m x 1.95m    7'8" x 6'5"
BEDROOM 2 3.55m x 2.69m    11'8" x 8'10"	

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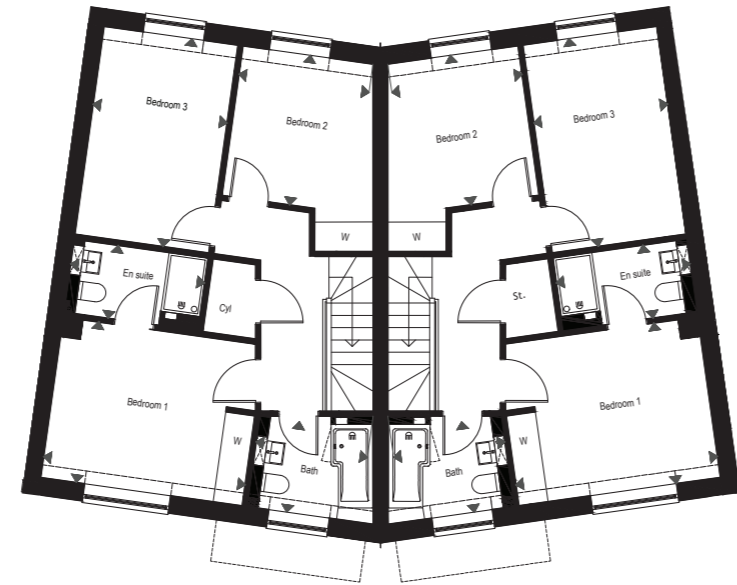
# Plots 116 & 117



## Ground Floor

LIVING  
4.92m x 3.75m    16'2" x 12'4"

KITCHEN/BREAKFAST/FAMILY  
5.47m x 4.15m    17'11" x 13'7"



## First Floor

BEDROOM 1 4.09m x 3.25m    13'5" x 10'8"	BEDROOM 3 4.22m x 2.70m    13'10" x 8'10"
EN SUITE 2.70m x 1.45m    8'10" x 4'9"	BATHROOM 2.23m x 1.81m    7'4" x 5'11"
BEDROOM 2 3.65m x 2.62m    9'11" x 8'7"	

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# Specification



*All the homes in the Cotswold Collection enjoy Spitfire's signature specification that includes individual hand-crafted kitchens, Siemens integrated appliances and Villeroy & Boch sanitaryware.*

## Kitchen

Individually designed hand painted solid oak kitchen doors for Spitfire Bespoke Homes with quartz worktops and glass splashbacks

Siemens integrated appliances throughout. Detached to include induction hob with hood, 2 single ovens, microwave, dishwasher and fridge freezer. Terraced to include induction hob with hood, single oven, combination oven, dishwasher and fridge freezer

Washer/dryer to plots without a utility and washing machine and tumble dryer to plots with a utility

## Bathroom & En suites

White contemporary sanitaryware by Villeroy & Boch with polished chrome fittings by Hansgrohe

Main bathroom and en suite 1 to have built-in feature mirrored cabinet, shelving and lighting

WC to feature vanity unit and Villeroy & Boch sink

Full height ceramic tiling to all walls with sanitaryware

Multi-rail chrome towel warmer

## Security & Peace of Mind

10 year Premier Guarantee Warranty

NACOSS approved alarm system complete with optional 'monitoring' call facility

Lighting to external doors with PIR sensors

## Finishes & Features

Individual properties to feature oak finish or antelope painted front doors

Wet zoned underfloor heating to ground floor

Central heating with radiators and thermostatic valves to first floor

Bespoke hard wood framed wardrobes by DRAKS in paint finish to master bedroom, bedroom 2 on all properties, bedroom 3 on 4 bedroom homes and bedroom 3 and 4 on 5 bedroom homes

Natural wood veneer internal doors in oak finish with polished chrome furniture

Staircase with oak handrail, oversized newels and glass infill panels to all detached properties, staircase with oak handrail, oversized newels with gun metal spindles to all terraced properties

Ceramic floor tiles to kitchen, family room and utility (where applicable)

Engineered oak flooring to hallway

Amisco floor finish to bathroom and en suites

Painted timber bi-fold doors providing access to terrace (where applicable)

Wood burning stoves to all properties

## Media & Communications

TV and telephone sockets to kitchen, lounge, study and all bedrooms

Sound system and hard wiring to living room, kitchen and master bedroom suitable for SONOS system

Integrated television reception system, digital terrestrial and Sky Plus provision

CAT 5/6 infrastructure to all TV points for high definition/data distribution

## Electrical & Lighting

Contemporary style satin sockets and switches throughout

LED satin pivot downlighters to kitchen, dining, hall and landing

5 amp lighting circuit and sockets to family room (where applicable), living room and master bedroom (where applicable)

Automated up-and-over garage door supplied with remote key fob

Power and lighting to garages and car barns

Car charging point to car barns

## Environmental Details

A-rated appliances and dual flush mechanisms to toilets

Energy efficient thermostatically controlled gas central heating with A-rated Worcester Bosch boiler

Double glazed timber casement windows providing a high level of thermal insulation and reduced heat loss

High levels of insulation within roof spaces and walls

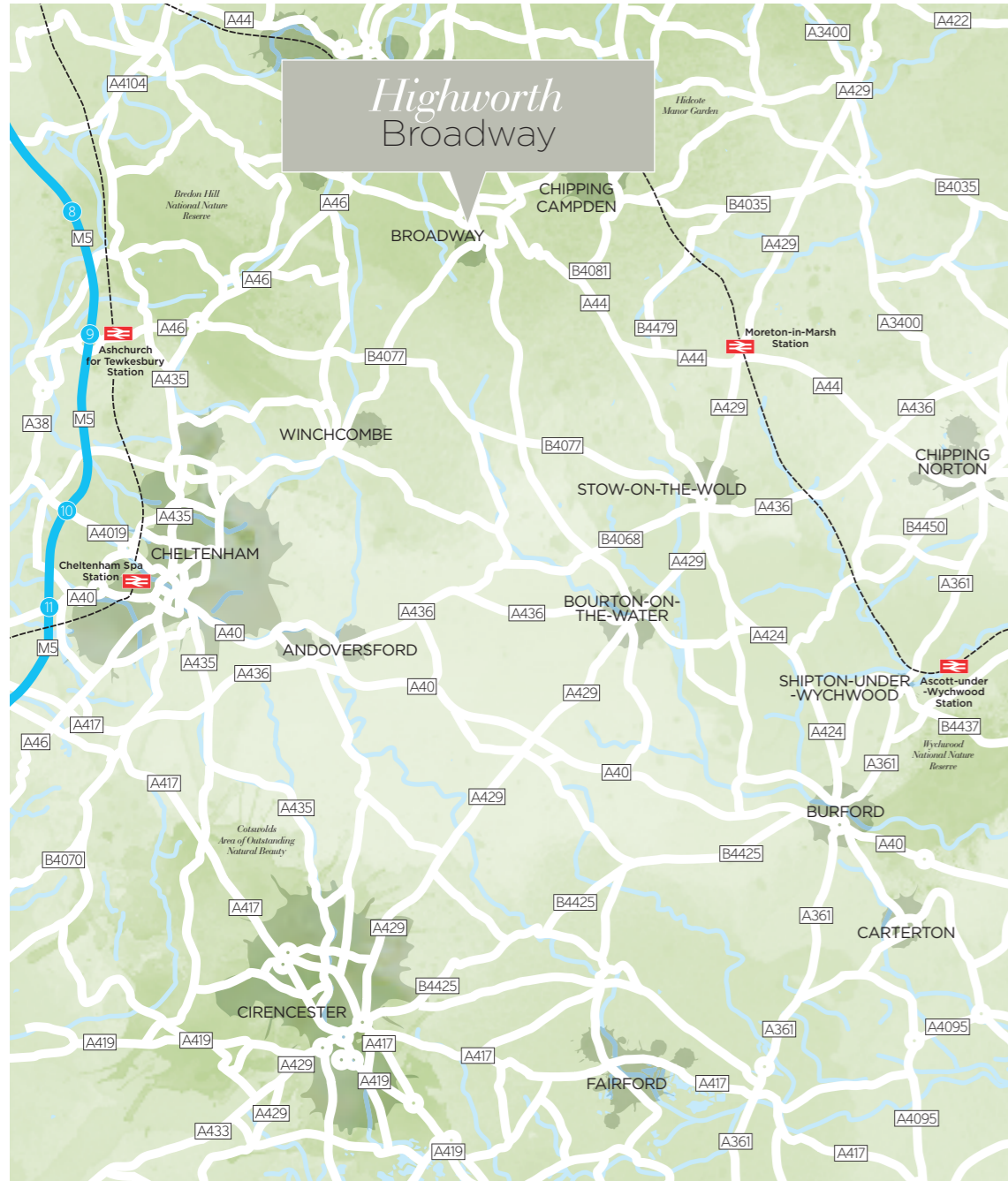
Dusk to dawn sensors on external lighting

## External Detail

Turfed garden areas with paved patios and pathways

External waterproof sockets and water tap to rear of property

Access roads and communal areas are private and will be maintained under a management company



## *How to find us*

**HIGHWORTH, LEAMINGTON ROAD, BROADWAY,  
WORCESTERSHIRE WR12 7EB**

SELLING AGENTS



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