

Luxurious two, three and four-bedroom homes in a charming village location

SWITHIN'S WOOD

Swithin's Wood is a beautifully designed collection of two, three and four-bedroom homes, offering a rare opportunity to reside in the sought-after village of Lower Quinton. With its quaint appearance and relaxed pace of life, it's the perfect place to enjoy a desirable village lifestyle.

Lower Quinton is a picturesque Warwickshire village, located at the edge of the Cotswolds, characterised by its thatched cottages and close-knit community.

It's a secluded setting, but far from isolated. Less than seven miles to the north, you'll find the wealth of amenities and attractions that Stratford-upon-Avon has to offer.

World famous as the birthplace of William Shakespeare, Stratford-upon-Avon offers a variety of shops and restaurants, and its train station provides connections with Worcester, Birmingham and London.

Closer to home, a village shop, the College Arms pub and the respected Quinton Primary School can all be found within less than a miles walk.



St. Swithin's Church



Quinton Primary School



College Arms

Main Road, Lower Quinton CV37 8RY

 CAMERON

Lower Quinton Countryside

Less than four miles from Swithin's Wood, Hidcote Manor Garden is a spectacular landscaped garden, owned by the National Trust.

Beyond that, the Cotswolds Area of Outstanding Natural Beauty stretches all the way to the spa city of Bath, with acres of stunning scenery waiting to be explored.

A short drive from Swithin's Wood, Lower Clopton Farm Shop is a perfect place to buy produce direct from the farm and other local suppliers. The shop sells its own beef, lamb and free-range eggs, and you'll also find home-baked bread and fresh vegetables.

A number of golf courses and country clubs can be found within the surrounding area, the nearest of which is the 18-hole Welford-on-Avon Golf Course. For those who prefer to live life in a higher gear, Shakespeare County Raceway offers thrilling weekend races and public track days.

Spend the afternoon exploring and hiking through the picturesque countryside views of Warwickshire.



Enjoy a tranquil village lifestyle at the foot of the Cotswolds

Swithin's Wood street scene



Computer generated image, details may vary.

Offering a selection of seven spacious layouts, each home is complete with a luxurious master suite, stunning contemporary interiors and a high quality specification.

Depending on which home best suits your lifestyle, you could enjoy a spectacular open plan kitchen, a secluded study or a generous double garage.

Swithin's Wood features a purpose-built children's playground, creating a fantastic setting for families.

Residents can enjoy direct access to neighbouring fields via a private gateway, perfect for dog-walking or enjoying a morning run.

Select your dream village home from a choice of seven layouts.



cameronhomes.co.uk

Ground Floor

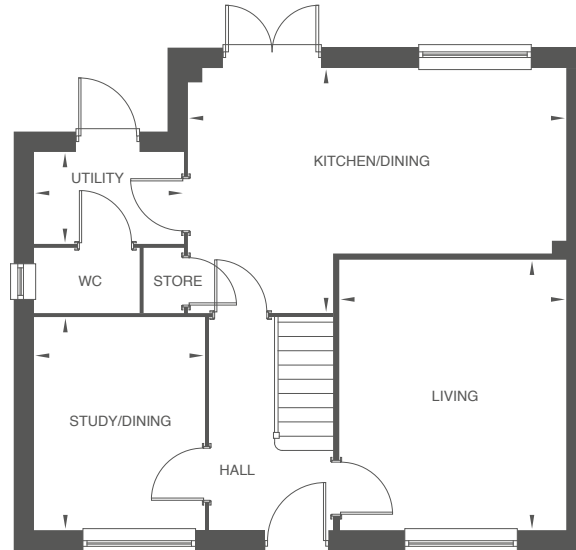
Kitchen/Dining	6.04m max. x 3.90m max. 19' 10" max. x 12' 10" max.
Living	3.61m x 4.31m 11' 10" x 14' 2"
Study/Dining	2.71m x 3.39m 8' 11" x 11' 2"
Utility	2.37m x 1.44m 7' 10" x 4' 9"

First Floor

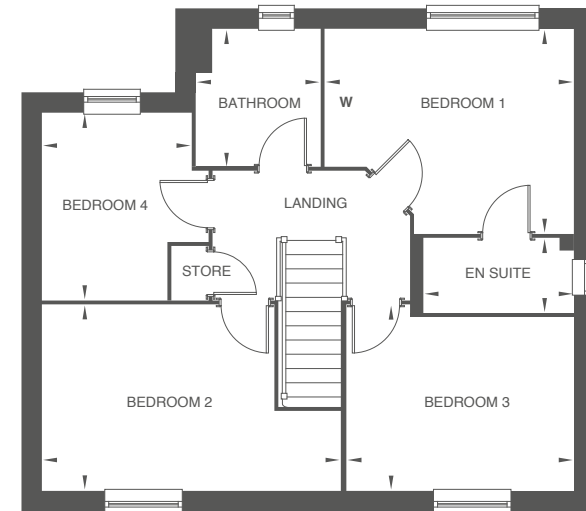
Bedroom 1	3.97m max. x 3.26m max. 13' 0" max. x 10' 8" max.
En Suite	2.38m x 1.17m 7' 10" x 3' 10"
Bedroom 2	4.77m max. x 2.96m max. 15' 8" max. x 9' 9" max.
Bedroom 3	3.62m max. x 2.96m max. 11' 11" max. x 9' 9" max.
Bedroom 4	2.37m max. x 2.98m max. 7' 10" max. x 9' 9" max.
Bathroom	1.97m max. x 2.18m max. 6' 6" max. x 7' 2" max.

Total Area = 119.94m² 1291 ft²

Ground Floor



First Floor



Plots 6 & 7

Inside the Austrey, an open plan kitchen/dining room is the social heart of the home. Along with integrated appliances and a separate utility room, the kitchen also features French doors to the rear garden.

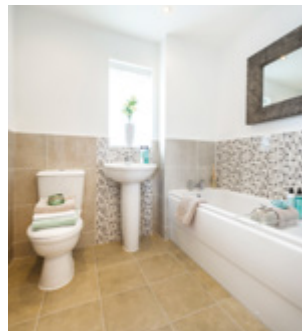
Opposite the welcoming living room, you'll find an additional living space that could serve as a study or a dedicated dining room - whichever best suits your lifestyle.

The master suite is complete with fitted wardrobes and an elegant

en suite shower room, finished to the same superb standard as the main bathroom.

With three further bedrooms and a separate garage, the Austrey is a highly desirable family home.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a separate garage and a sumptuous master suite with fitted wardrobes.

Ground Floor

Kitchen	3.01m x 4.58m 9' 10" x 15' 1"
Living/Dining	6.25m x 4.08m 20' 6" x 13' 5"
Study	2.36m x 3.09m 7' 9" x 10' 2"
Utility	3.01m max. x 1.98m max. 9' 10" max. x 6' 6" max.
Garage	5.21m x 5.18m 17' 1" x 17' 0"
Bedroom 1	3.97m max. x 3.11m max. 13' 0" max. x 10' 3" max.
En Suite	2.20m max. x 1.71m max. 7' 3" max. x 5' 7" max.
Bedroom 2	3.01m max. x 4.20m max. 9' 11" max. x 13' 10" max.
Bathroom	2.20m x 2.06m 7' 3" x 6' 9"

Total Area = 103.12m² 1110 ft²



Plot 30

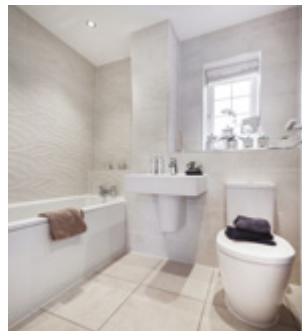
The Blithfield offers an expansive layout at ground floor level, including a large double garage, a stylish kitchen with integrated appliances, and a separate utility room.

An open plan living and dining room features a cosy fireplace and French doors, leading out to the generous south facing rear garden.

Complete with an en suite shower room and fitted wardrobes, the master suite is the largest of two bright bedrooms.

With a study and an elegant main bathroom, the Blithfield is an individual home boasting plenty of luxurious features to fall in love with.

Images reflect typical interiors.



Computer generated image, details may vary.

Offers the benefits of ground floor living, combined with stylish contemporary interiors.



CAMERON

Ground Floor

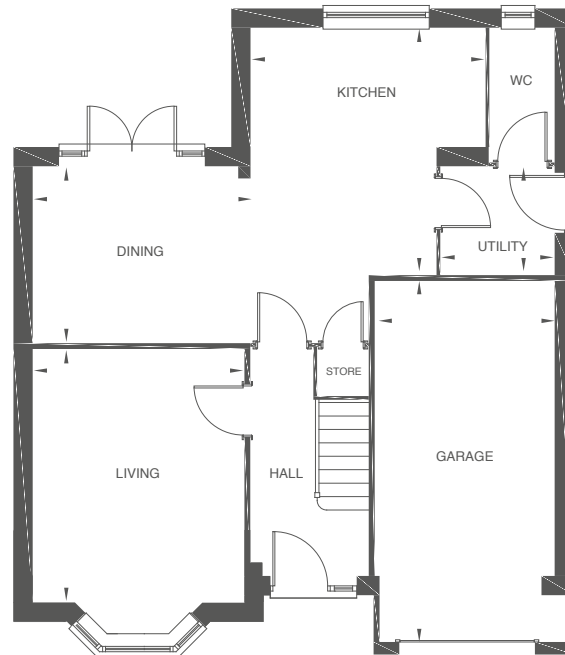
Kitchen	3.97m max. x 4.13m max. 13' 0" max. x 13' 7" max.
Dining	3.71m x 2.97m 12' 2" x 9' 9"
Living	3.57m x 4.28m 11' 9" x 14' 11"
Utility	1.91m x 1.77m 6' 3" x 5' 10"
Garage	3.00m max. x 6.15m max. 9' 10" max. x 20' 2" max.

First Floor

Bedroom 1	3.57m x 3.75m 11' 9" x 12' 4"
En Suite	1.83m max. x 2.17m max. 6' 0" max. x 7' 2" max.
Bedroom 2	3.57m x 3.54m 11' 9" x 11' 7"
Bedroom 3	3.04m max. x 3.47m max. 10' 0" max. x 11' 5" max.
Bedroom 4	2.93m max. x 2.44m max. 9' 7" max. x 8' 0" max.
Bathroom	2.13m x 1.90m 7' 0" x 6' 3"

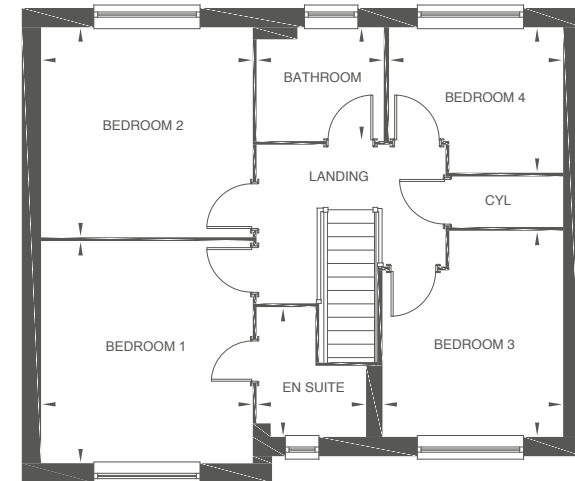
Total Area = 122.82m² 1322 ft²

Ground Floor



PLEASE SEE WORKING DRAWING FOR BAY WINDOW VARIATION TO PLOTS 9 & 23

First Floor



Plots 9, 10, 22 & 23

When you step into the Cambridge, you'll discover an inviting living room with a bright bay window. To the rear of the home, a stunning open plan kitchen and dining room features integrated appliances, French doors, and a separate utility room.

With an en suite shower room and fitted wardrobes, the master bedroom is a welcome retreat after a tiring day.

Three further bedrooms and the stylish main bathroom offer ample space for guests or a growing family.

An integral garage completes the layout of this desirable new home, finished to the exacting standard you'd expect from a Cameron home.

Images reflect typical interiors.



Computer generated image, details may vary.



Relax and unwind in the bright living room, filled with light by the large bay window.

Ground Floor

Kitchen/Dining	4.48m max. x 6.38m max. 14' 9" max. x 20' 11" max.
Living	3.61m x 6.38m 11' 10" x 20' 11"
Utility	1.86m x 1.70m 6' 1" x 5' 7"

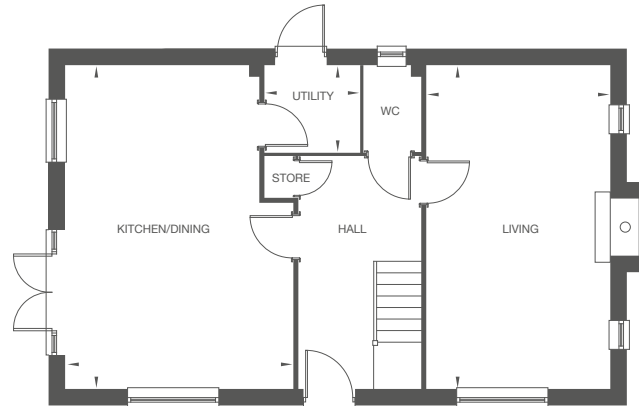
First Floor

Bedroom 1	3.26m max. x 6.38m max. 10' 8" max. x 20' 11" max.
En Suite	2.13m max. x 1.71m max. 7' 0" max. x 5' 7" max.
Bedroom 2	3.62m x 2.98m 11' 11" x 9' 10"
Bedroom 3	3.26m max. x 3.29m max. 10' 8" max. x 10' 10" max.
Study	2.59m max. x 3.40m max. 8' 6" max. x 11' 2" max.
Bathroom	2.92m max. x 1.71m max. 9' 7" max. x 5' 7" max.

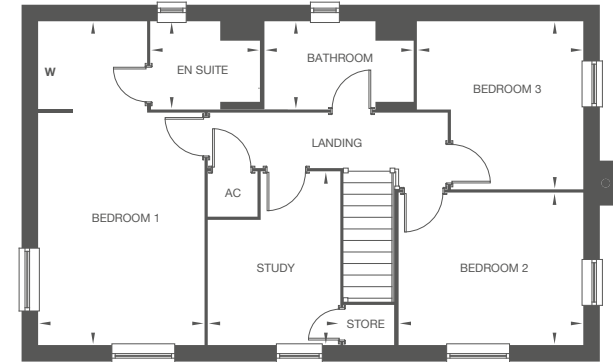
Total Area = 138.52m² 1491 ft²

Plots 5 & 8 have a double garage, plot 24 has a single garage.

Ground Floor



First Floor



This information is for guidance only. These particulars should not be relied upon to accurately describe any aspect of the property. 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 should not be relied upon for flooring or furniture placement. All details are correct at time of going to press. Check site plan for plot handings.

Plots 5, 8 & 24

This striking double-fronted home features a generous living room complete with a fireplace, creating the perfect place to wind away the working day with friends or family.

Overlooking the garden, an open plan kitchen/dining room features integrated appliances, a separate utility room and French doors to the garden.

The master bedroom includes mirrored fitted wardrobes and features an en suite shower room.

Along with two further bedrooms and the main bathroom, the first floor also includes a secluded study.

Plot 24 features a separate single garage, while plots 5 and 8 have a large double garage.

Images reflect typical interiors.



Computer generated image, details may vary.

Complete with a generous living room and a secluded first floor study.

Ground Floor

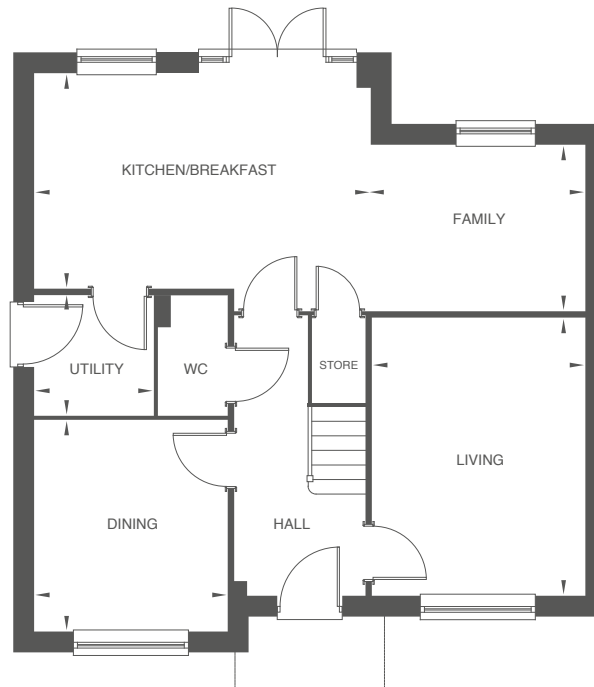
Kitchen/ Breakfast	5.26m max. x 3.70m max. 17' 3" max. x 12' 2" max.
Family	3.37m x 2.58m 11' 1" x 8' 6"
Living	3.32m x 4.33m 10' 11" x 14' 3"
Dining	3.01m x 3.29m 9' 10" x 10' 10"
Utility	1.84m x 1.86m 6' 1" x 6' 1"

First Floor

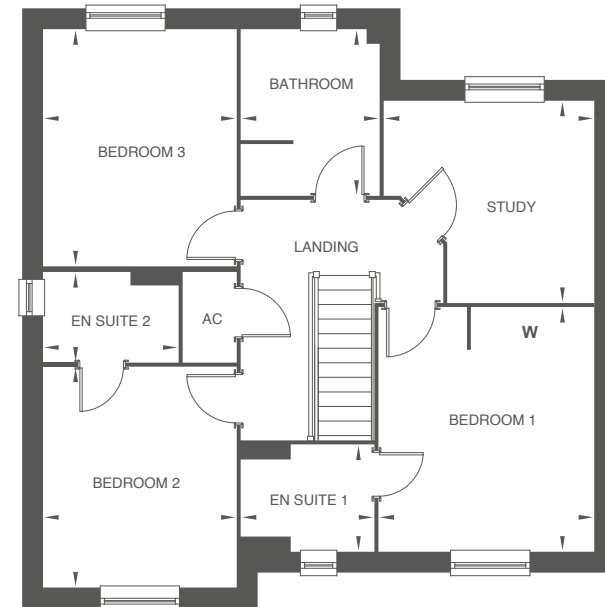
Bedroom 1	3.35m max. x 3.81m max. 11' 0" max. x 12' 6" max.
En Suite 1	2.06m max. x 1.65m max. 6' 9" max. x 5' 5" max.
Bedroom 2	3.01m x 3.43m 9' 10" x 11' 3"
En Suite 2	2.20m max. x 1.38m max. 6' 10" max. x 4' 7" max.
Bedroom 3	3.01m x 3.69m 9' 10" x 12' 1"
Bathroom	2.15m max. x 2.58m max. 7' 1" max. x 8' 6" max.
Study	3.27m max. x 3.14m max. 10' 9" max. x 10' 4" max.

Total Area = 137.87m² 1484 ft²

Ground Floor



First Floor



Plots 1, 4 & 25

The Hidcote is a welcoming three-bedroom home that includes a cosy living room and a dedicated dining room.

To the rear of the property, an open plan family kitchen features a bright breakfast area, a separate utility room and French doors leading out to the garden.

The first floor is occupied by three generous bedrooms, two of which are complete with an en suite shower room. The master bedroom also includes fitted wardrobes, creating a sleek and stylish look.

This desirable home is completed by a first floor study, the main bathroom and a separate garage.

Plots 4 and 25 include a single garage, while plot 1 boasts a large double garage.

Images reflect typical interiors.



Computer generated image, details may vary.

Includes a generous study and a dedicated dining room that's perfect for enjoying family meals.

Ground Floor

Kitchen	2.32m x 2.82m 7' 8" x 9' 3"
Living	3.40m x 4.55m 11' 2" x 14' 11"
Dining	3.44m max. x 3.95m max. 11' 3" max. x 13' 0" max.
Study	2.75m max. x 2.63m max. 9' 0" max. x 8' 8" max.
Utility	1.98m max. x 2.90m max. 6' 6" max. x 9' 6" max.
Garage	2.52m x 5.41m 8' 3" x 17' 9"
Bedroom 1	3.91m max. x 3.68m max. 12' 10" max. x 12' 1" max.
En Suite	2.75m max. x 1.36m max. 9' 0" max. x 4' 6" max.
Bedroom 2	2.93m x 3.34m 9' 8" x 11' 0"
Bathroom	2.32m x 1.70m 7' 8" x 5' 7"

Total Area = 95.97m² 1033 ft²

Ground Floor



Plots 27, 28 & 29

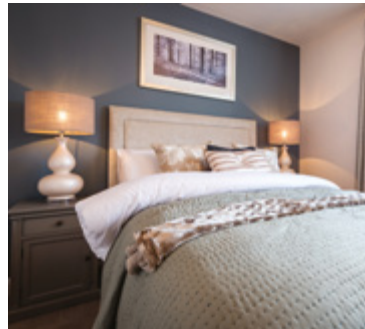
Providing all the benefits of ground floor living, the Minsterley is a modern bungalow with an abundance of space and style.

Its inviting layout includes an integral garage, a study, a utility room and a sleek kitchen, complete with a range of high quality integrated appliances.

Along with the inviting living room, a dedicated dining room includes French doors leading out to the generous garden.

As the largest of the two bedrooms, the master suite has an en suite shower room and fitted wardrobes, all helping to create a relaxing, tranquil retreat.

Images reflect typical interiors.



Computer generated image, details may vary.

With all accommodation at ground floor level, the Minsterley's layout suits a variety of lifestyles.

Ground Floor

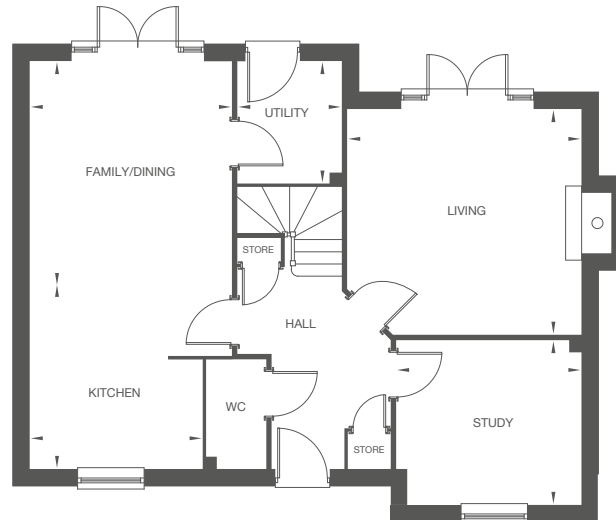
Kitchen	3.21m max. x 3.43m max. 10' 6" max. x 11' 3" max.
Family/Dining	3.76m x 4.18m 12' 4" x 13' 9"
Living	4.36m max. x 4.20m max. 14' 4" max. x 13' 9" max.
Study	3.44m max. x 3.05m max. 11' 3" max. x 10' 0" max.
Utility	1.92m max. x 2.26m 6' 4" max. x 7' 5"

First Floor

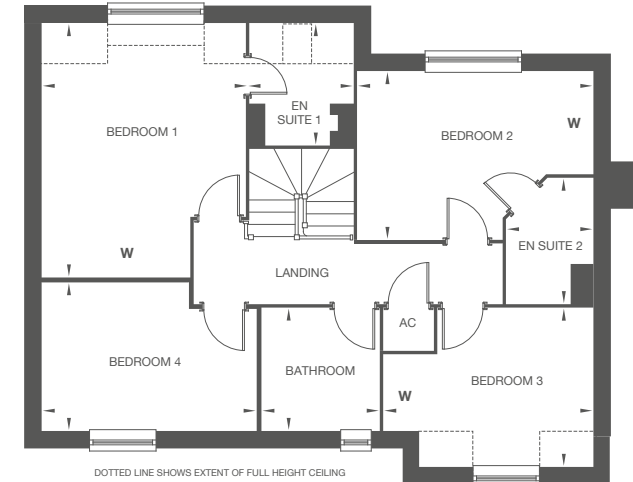
Bedroom 1	3.79m max. x 4.74m max. 12' 5" max. x 15' 6" max.
En Suite 1	1.92m max. x 2.26m max. 6' 4" max. x 7' 5" max.
Bedroom 2	4.40m max. x 3.13m max. 14' 5" max. x 10' 3" max.
En Suite 2	1.60m max. x 2.34m max. 5' 3" max. x 7' 8" max.
Bedroom 3	3.91m max. x 2.97m max. 12' 10" max. x 9' 9" max.
Bedroom 4	4.00m max. x 2.75m max. 13' 1" max. x 9' 0" max.
Bathroom	2.18m x 2.28m 7' 2" x 7' 6"

Total Area = 154.78m² 1666 ft²

Ground Floor



First Floor



Plots 2, 3 & 26

With more space than any other Swithin's Wood home, the Welford is a prestigious four-bedroom property.

The expansive family kitchen and dining area is complete with a range of integrated appliances, along with a separate utility room and French doors to the garden.

The living room also features French doors and a fireplace with a log burner, while an additional room at the front of the house could serve as a study or a dedicated dining room.

Upstairs, two of the four bedrooms have an en suite shower room, while the remaining two bedrooms accompany the elegant main bathroom.

Completed by a separate double garage, the Welford is a village residence you'll be proud to call home.

Images reflect typical interiors.



Computer generated image, details may vary.

The largest home at Swithin's Wood, featuring a spacious open plan family kitchen.

Specification



Discover the finer details of your new home.

Every Swithin's Wood home has an outstanding specification throughout, full of thoughtful finishing touches to make your lifestyle feel even more luxurious.

You can expect to find a contemporary kitchen with integrated fridge freezer and dishwasher, stylish ceramic floor tiling and down lighters, creating a space ideal for family living.

Elegant en suites are fitted with thermostatic showers and chrome mixer taps, with mains pressure hot water from an energy-efficient heating system.

In every master suite, you'll find mirrored sliding wardrobe doors and white towel radiators, giving your bathroom the elegant touch you deserve.

We haven't forgotten about the finer details, down to a shaver point in the master en suite, a loft power point and TV/Sky and BT points to keep you connected.

It's this attention to detail and dedication to quality that makes every Cameron home special, inside and out.

Options



Create a style that's all you.

Your Swithin's Wood home already has a high quality specification, but our additional options are your opportunity to tailor it to your taste.

Create an interior that's unmistakably yours with a choice of ceramic tiling, paint colours and carpets or choose finishing touches to make life easier, like chrome towel radiators to the master en suite.

Make your kitchen even more inviting by adding mood-setting LED lighting, USB charging points, a ceramic/induction hob or superior units and worktops.

If you think you'll need more storage space, opt for stylish sliding wardrobe doors in additional bedrooms and select smart fitted storage solutions to help you stay organised.

We can even offer the option to make your morning routine more luxurious with a Quartz Digital Concealed shower in your master en suite.

Whatever you have in mind to make your new home exactly as you imagined, speak to a Sales Advisor and we'll do our best to make it a reality.



What's an NHBC HUG?

When you buy a Cameron home, you'll receive an NHBC HUG - an online home user guide, full of useful information on your new property. Accessible on your computer or tablet*, it's a secure platform that gives you access to everything you need to know about your new home, whenever you need it.

*Most tablets supported

Your new home comes with an NHBC HUG.

Get your bearings

Your NHBC HUG will tell you all about your development, including details of your local council and utilities providers.

How to

Not sure how something works? You'll find the operating manuals for your new boiler and appliances here, so there's no need to rummage through drawers to find them! You can also find DIY guides and upload manuals for any new appliances you buy.

Your new home

Whatever you want to know about your new home, you'll find it here. Along with detailed floorplans, your NHBC HUG contains information on the materials that make up your home, from the type of bricks used, to the tiles and paint colours inside.

Keep in touch

Your NHBC HUG includes details for our after-sales department, so you'll know who to contact if any issues arise.

Your new home warranty

Our homes come with a 10 year NHBC Buildmark warranty. You'll find full details on your HUG, along with contact details for NHBC.

Helpful reminders

To make life a little easier, NHBC HUG will send you reminders for things like servicing your boiler or watering-in new turf. You can also set your own reminders for key dates like insurance renewals.



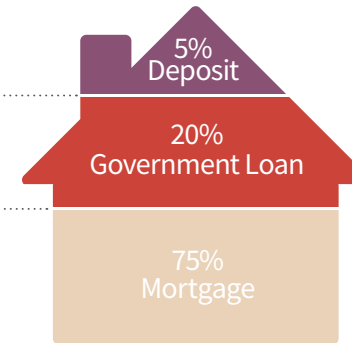
Help to Buy is now available from Cameron Homes, so with just a 5% deposit we could help you move into your dream home.

Here's an example of a Help to Buy government equity loan based on a new home with a purchase price of £300,000.

Buyer deposit
£15,000

Government equity loan
£60,000

Buyer mortgage
£225,000



- You'll only need a 5% deposit to qualify
- You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years
- You may only need to secure a 75% mortgage - qualifying for some of the best mortgage rates around

- If you have a 5% deposit and want to buy a new-build Cameron home, you'll be able to access the Help to Buy equity loan scheme - subject to approval
- Help to Buy is available for any new-build home buyer, purchasing up to a price of £600,000
- What's important is that you must be buying a new-build home and you must have a 5% deposit
- You can access the Help to Buy scheme until funds are exhausted

- The government will provide you with an equity loan of up to 20% of the value of a new-build property
- The loan is interest free for the first five years. From year six a fee of 1.75% is payable on the equity loan, which rises annually by Retail Price Index inflation plus 1%
- The equity loan can be repaid at any time within 25 years (or the term of the mortgage), or on sale of the property

- Help to Buy is only available on capital repayment mortgages. It's not available on interest only loans
- Help to Buy will only be available on properties which are occupied by the individual or individuals taking out the mortgage. You cannot buy a property using Help to Buy and then rent it out
- Help to Buy is available in England and Wales

- You don't need to be a first-time buyer
- Our independent financial advisor can provide information on the lenders supporting the scheme and, subject to meeting that lender's criteria, help you gain a mortgage

Austrey

Four-bedroom home with a separate single garage

Plots: **6 7**

Blithfield

Two-bedroom bungalow with a double garage

Plot: **30**

Cambridge

Four-bedroom home with an integral garage

Plots: **9 10 22 23**

Haywood*

Three-bedroom home with a separate garage

Plots: **5 8 24**

Hidcote**

Three-bedroom home with a separate garage

Plots: **1 4 25**

Minsterley

Two-bedroom bungalow with an integral garage

Plots: **27 28 29**

Welford

Four-bedroom home with a separate double garage

Plots: **2 3 26**



Computer generated image, details may vary.

* Plots 5 & 8 have a double garage, plot 24 has a single garage.
 ** Plot 1 has a double garage, plots 4 & 25 have a single garage.

We're here to help you

Are you struggling to raise a deposit?
Having difficulty trying to sell your home?
Or do you think that you can't afford to buy?

Whatever you feel may be standing between you and your new home, we are here to help. Whether your current home has been on the market for some time, saving for a deposit has become a struggle, or you're having difficulty finding the right mortgage, we have a wide range of offers and incentives available to help.

Whatever your situation, our primary concern is assisting you in buying your new home. We pride ourselves on our ability to tailor our packages to suit you; our Sales Advisors can discuss your requirements and put together a bespoke package especially for you.

Over the years, we have helped countless people to become homeowners, or to take the next

step up the property ladder. Now, with some fantastic new developments available, there couldn't be a better time to join them.

We can also put you in touch with an experienced independent financial advisor, who can help to point you in the right direction. Offering unbiased advice on mortgage options, home insurance and income protection. Their knowledge will ensure that you have every eventuality covered.

Speak to one of our team today and get one step closer to owning your fabulous new home.



Our promise to you



Beverley Coleman
Sales Manager

Understanding that a home is more than just bricks and mortar is central to the Cameron belief.

We strive to provide an exceptional customer experience, whether you're just beginning to look for your first home, or preparing to move into the home of your dreams.

Offering a friendly service, tailored to your specific requirements, we aim to be there every step of the way, providing honest advice, invaluable support and first class aftercare.

Formed in 1993, we bring many years of valuable experience to the table.

From the integrity and professionalism of our expert team and the respect and consideration we give our customers, to the locations, designs and specification of our homes, everything we do is carried out with meticulous attention to detail and the utmost care.

We treat every one of our customers as individuals, working hard to ensure that their expectations are not only met, but exceeded.

We are Cameron. We look forward to welcoming you home.

The Cameron Team

Flexible tailored packages

We pride ourselves on our ability to put together tailored packages to suit each buyer. Simply speak to our Sales Advisors to find out more about the superb deals available to make buying easier.

