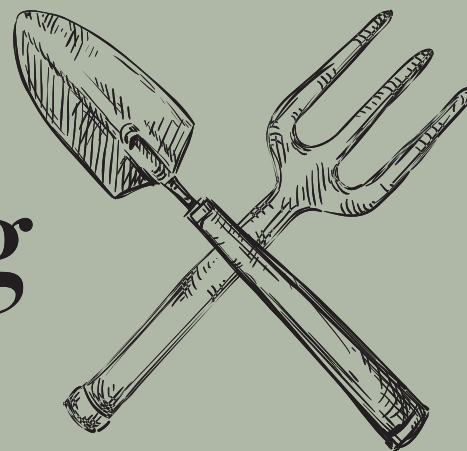


The Potting Sheds



WELCOMBE HILLS,
STRATFORD-UPON-AVON

**SHELDON
BOSLEY
KNIGHT**

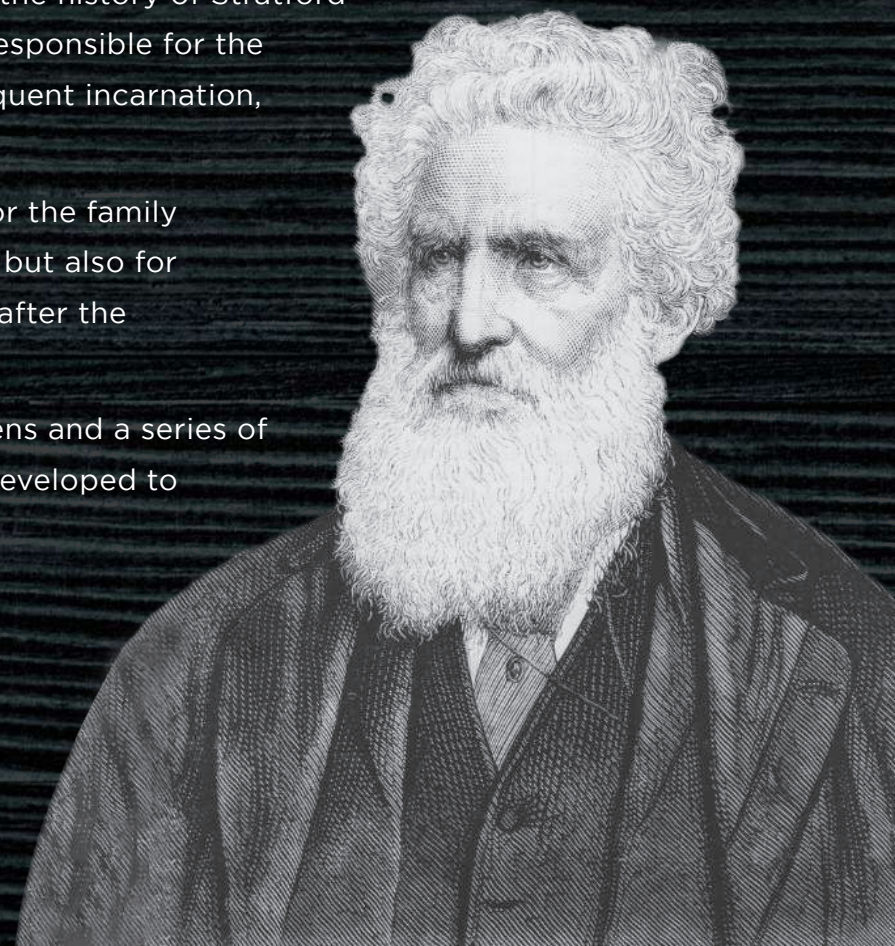
LAND AND
PROPERTY
PROFESSIONALS

Steeped in History —

In 1855 one of Stratford-upon-Avon's most philanthropic residents chose land in the Welcombe Hills to build his home. Situated up the hill off the Warwick Road, The Hill Mansion was designed and constructed by Edward Fordham Flower, founder of Flowers Brewery and in its heyday, the biggest employer in the town. The house and its grounds stayed within the Flower family until 1967 when it was sold to the Shakespeare Birthplace Trust. However, the importance and significance of the house and its grounds to the history of Stratford cannot be overstated. For Edward and his son Charles in particular, were responsible for the creation of the Shakespeare Memorial Theatre, the forerunner of its subsequent incarnation, the Royal Shakespeare Theatre.

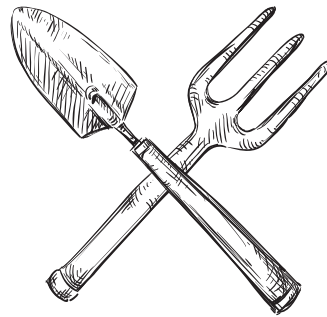
The Hill played an integral part in the theatre's development as a setting for the family to entertain distinguished guests who visited not only for social occasions but also for fundraising events from the time of the theatre's creation to its rebuilding after the fire in 1926.

As well as the Hill, Edward and his family created orchards, beautiful gardens and a series of potting sheds. Now, the area which housed these potting sheds, is being developed to create seven luxury properties. Read on to find out more.





Charles and Sarah Flowers ©Sampson Llyod Photography



A collection of seven new luxury houses
situated in historic Stratford-upon-Avon with
access to the world-renowned Shakespeare's Birthplace,
Royal Shakespeare Theatre, shops, bars and restaurants.

For weekly progress updates please follow our dedicated
instagram page @thepottingshedsSBK or scan here





Perfect Location _____

Royal Shakespeare Theatre

Stratford Train Station

Maybird Shopping
Centre

Stratford Eye



The Potting Sheds _____

For work life...



Stratford-upon-Avon 2 miles
Warwick Station 5 miles
Leamington Spa 8 miles



tornek-baginski on unsplash



Stratford-upon-Avon 1 mile
Leamington Spa 12 miles
Coventry 12 miles
Banbury 27 miles
Birmingham 32 miles



jonny-gios on unsplash



Birmingham Airport 26 miles
London Heathrow 88 miles



Stratford-upon-Avon 10min
Warwick Station 15min
Leamington Spa 20min



Super Straho on unsplash

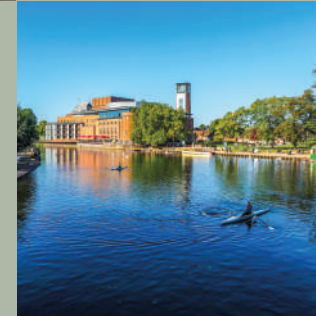
...to social life



From cafes to top end
restaurants, pubs to
nightclubs, Stratford has
something for every taste
and budget.



Home to the world famous
Royal Shakespeare Theatre,
Stratford also boasts
cinemas, two other
theatres, live music venues
and the fantastic MAD
Museum on Henley Street.



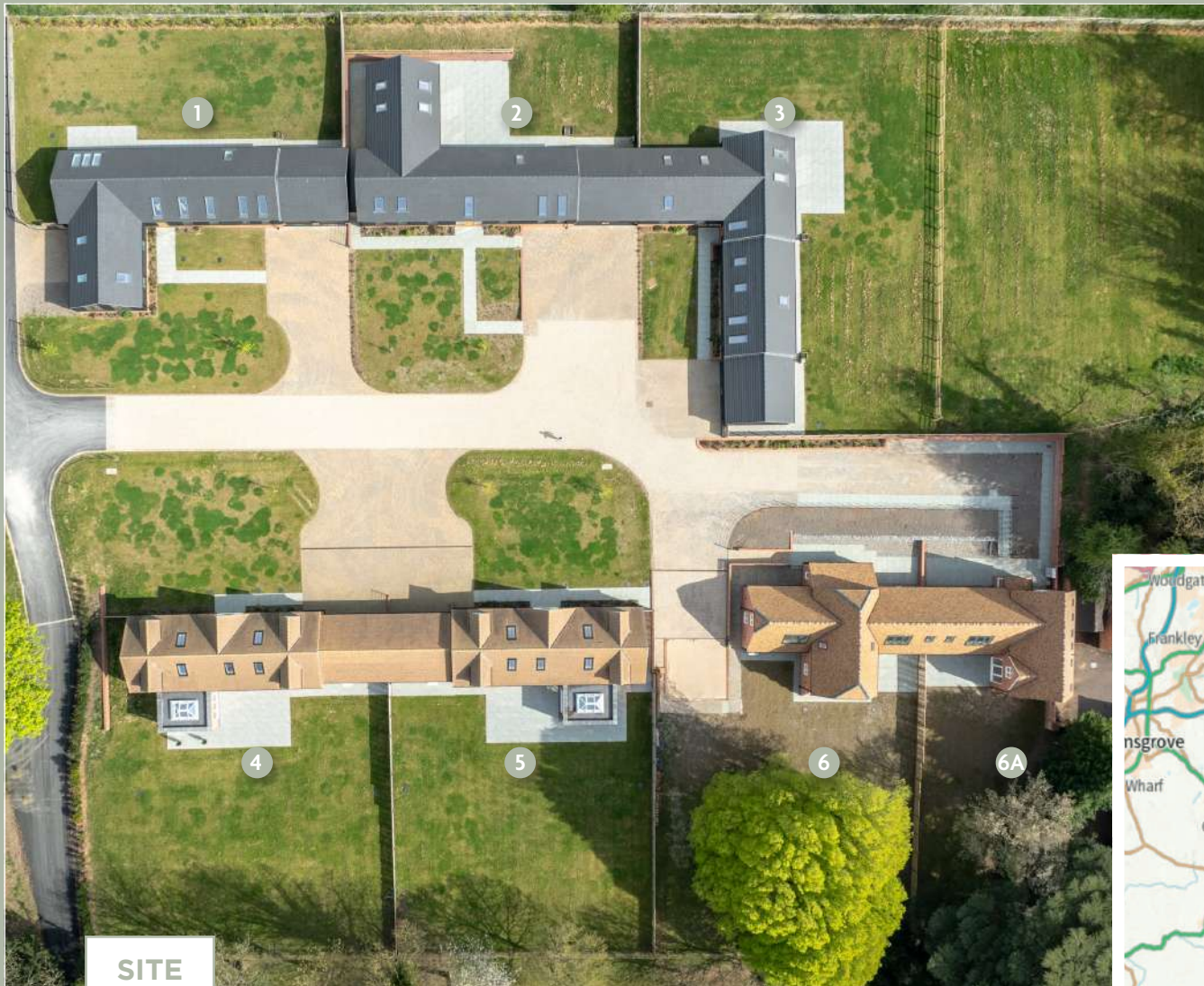
Stratford is blessed with
a wide range of
independent boutiques
and high street chains
in the centre of town.



Stratford boasts a horse
racing track, golf course
and leisure centre as well
as being close to
Coventry City FC,
Edgbaston Cricket Club
and Villa Park.

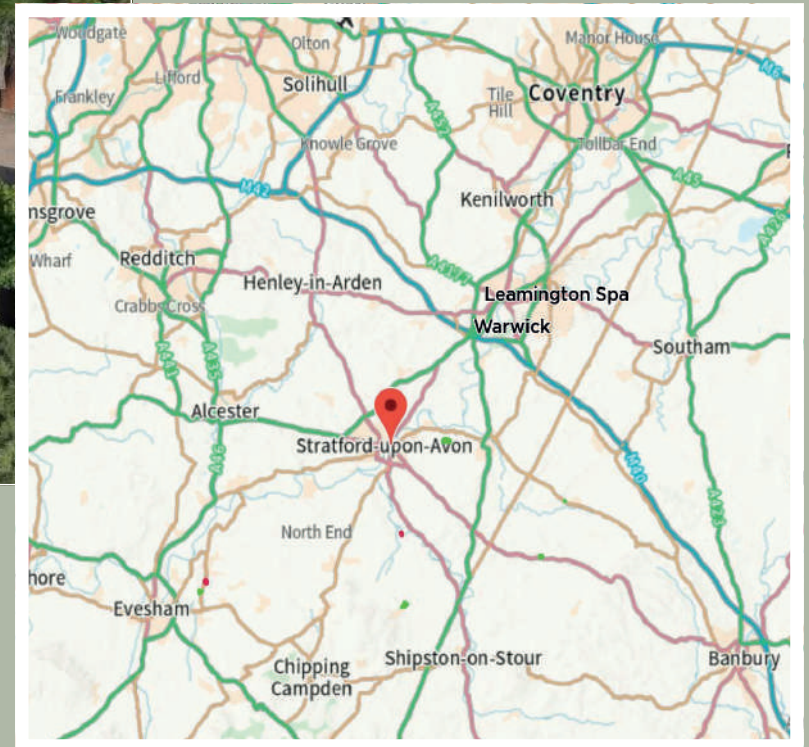


jonny-gios on unsplash



SITE
PLAN

Set in the heart of the Warwickshire countryside, The Potting Sheds development fits seamlessly into the existing community, creating an exclusive new neighbourhood of beautifully bespoke-designed quality homes from Sheldon Bosley Knight. With the River Avon and beautiful countryside on your doorstep, your home is also on great commuting routes with links to the Cotswolds, M5 and M40, ensuring easy access to all areas of the country.



Exclusive Dwelling

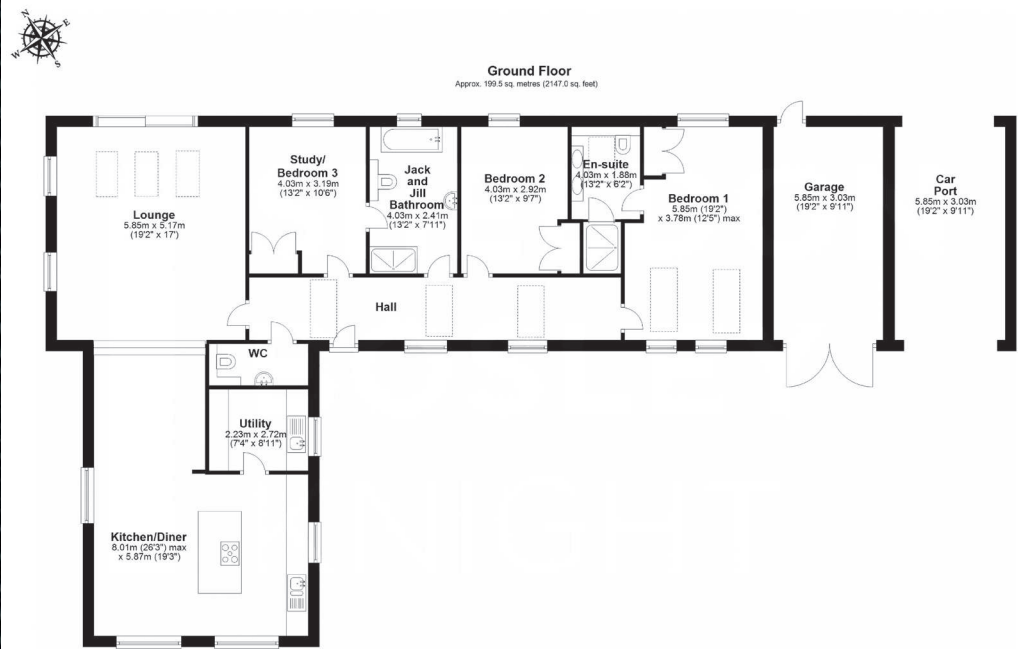


Plot One

THREE-BEDROOM PROPERTY



The large dual-aspect triangular windows to the leading gable edge make this plot imposing and instantly recognisable as you turn into the development. Plot 1 has a large open-plan, split-level living area with kitchen/diner, WC, utility, and three double bedrooms, one family bathroom (including a Jack and Jill) and an en-suite shower room. Externally, the property has three/four parking bays, garage and car port, front and rear lawns and patio area off the living room.



DISCLAIMER - Floor plans shown are for general guidance only Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only

GROUND FLOOR

Kitchen/Diner	8.01m x 5.87m	26'3" x 5'87"
Living Room	5.85m x 5.87m	19'2" x 17'
Bedroom One	5.85m x 3.78m	19'2" x 12'5"
Bedroom Two	4.03m x 2.92m	13'2" x 9'7"
Bedroom Three	4.03m x 3.19m	13'2" x 10'6"
Jack and Jill Bathroom	4.03m x 2.41m	13'2" x 7'11"





Plot Two

THREE-BEDROOM PROPERTY



Being the only plot within the development all on a single, uninterrupted level, this property caters for any buyer who does not wish to face steps of any sort. Plot 2 has a large, vaulted ceiling kitchen/dining area to the front of the property with door to WC/utility. Leading on, is the bright and spacious living room with doors out to the garden. The three bedrooms are well accompanied with en-suites to each - two shower rooms and a bathroom. Externally, the property has four parking bays, garage and car port, front and rear lawns and patio area off the living room.



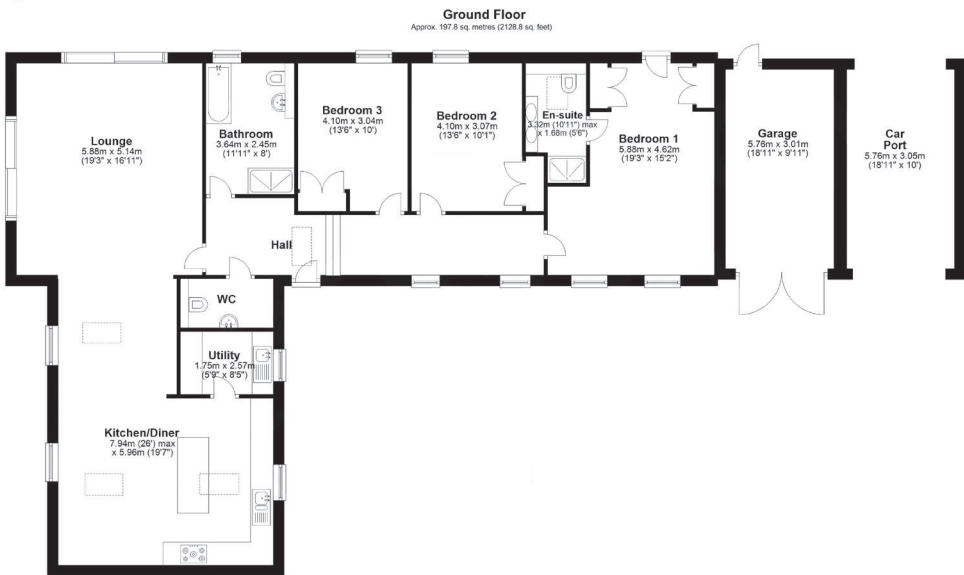
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GROUND FLOOR

Kitchen/Diner	5.03m x 4.83m	16'6" x 15'10"
Living Room	5.61m x 5.93m	18'5" x 19'6"
Bedroom One	4.60m x 4.47m	15'1" x 14'8"
Bedroom Two	4.07m x 3.83m	13'4" x 12'7"
Bedroom Three	4.07m x 3.39m	13'4" x 11'2"

Plot Three

THREE-BEDROOM PROPERTY _____



Tucked away in the far corner of the development, and boasting the largest plot on site, is the premier property. It boasts a large, free-flowing kitchen/dining area, living room with two sets of large sliding doors to the patio and views over the paddock. A WC and utility are included and at the opposite side of the property are three double bedrooms, en-suite shower room and two bathrooms. Externally, the property has two parking bays, garage and car port, front and extensive rear lawns and large corner patio area off the living room.

GROUND FLOOR

Kitchen/Diner	7.94m x 5.96m	26' x 19'7"
Living Room	5.88m x 5.14m	19'3" x 16'11"
Bedroom One	5.88m x 4.62m	19'3" x 15'2"
Bedroom Two	4.10m x 3.07m	13'6" x 10'1"
Bedroom Three	4.10m x 3.04m	13'6" x 10'0"
Bathroom	3.64m x 2.45m	11'11" x 8'0"

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Plot Four

FOUR-BEDROOM PROPERTY



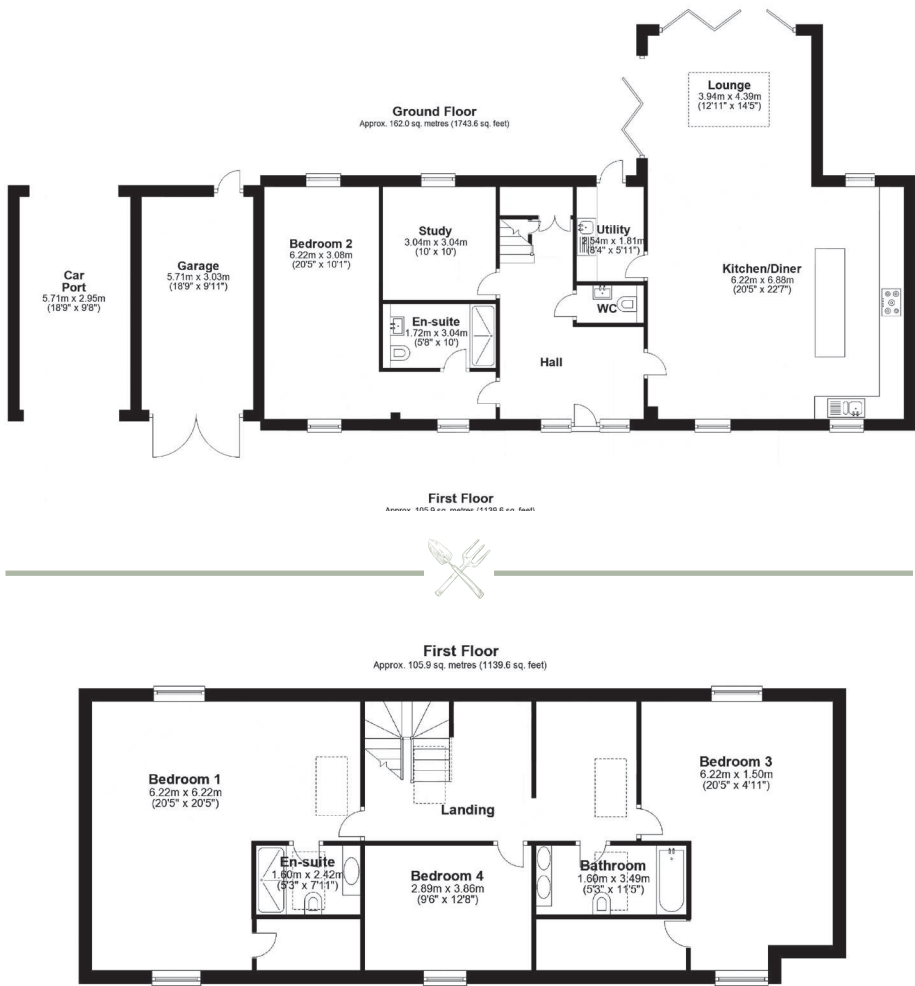
This deluxe two-storey home offers a welcoming hallway, WC and a spacious study or reception room. At the heart is a large open-plan kitchen, dining and living area, featuring a stunning lantern roof and two sets of sliding doors opening to the south-facing garden. A separate utility adjoins the kitchen and there's a versatile double bedroom or reception room with en-suite on the ground floor. Upstairs, you'll find three double bedrooms, including a master with en-suite, plus a stylish family bathroom. Outside boasts a fantastic rear garden backing onto woodland, a spacious driveway and garaging.

GROUND FLOOR

Kitchen/Diner	6.22m x 6.88m	20'5" x 22'7"
Living Room	3.94m x 4.39m	12'11" x 14'5"
Study	3.04m x 3.04m	10'0" x 10'0"
Bedroom 2	6.22m x 3.08m	20'5" x 10'1"

FIRST FLOOR

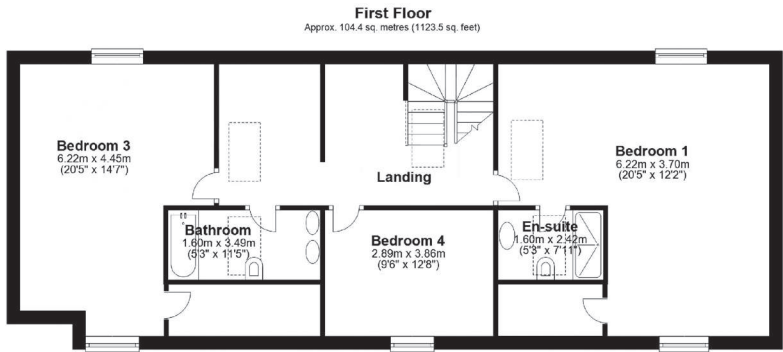
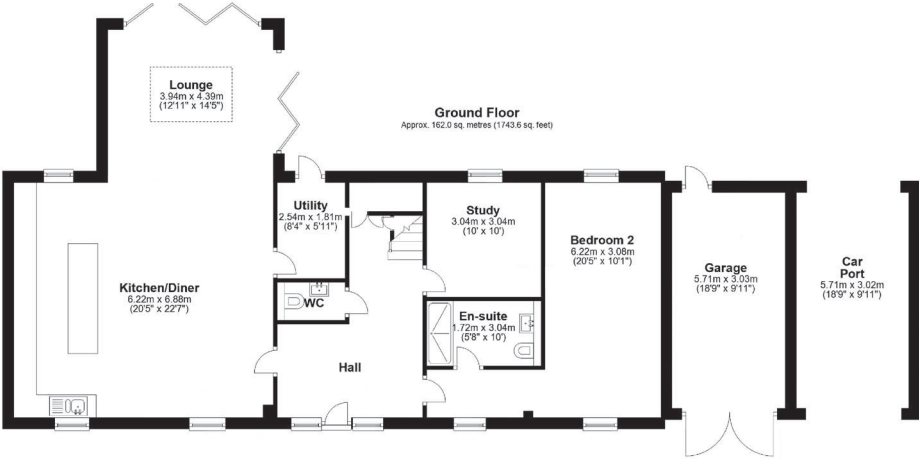
Bedroom 1	6.22m x 6.22mm	20'5" x 20'5"
Bedroom 3	6.22m x 1.50m	20'5" x 4'11"
Bedroom 4	2.89m x 3.86m	9'6" x 12'8"
Bathroom	1.60m x 3.49m	5'3" x 11'5"



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Plot Five

FOUR-BEDROOM PROPERTY



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This deluxe two-storey home offers a welcoming hallway, WC and a spacious study or reception room. At the heart is a large open-plan kitchen, dining and living area, featuring a stunning lantern roof and two sets of sliding doors opening to the south facing garden. A separate utility adjoins the kitchen and there's a versatile double bedroom or reception room with en-suite on the ground floor. Upstairs, you'll find three double bedrooms, including a master with en-suite, plus a stylish family bathroom. Outside boasts a fantastic rear garden backing onto woodland, a spacious driveway and garaging.

GROUND FLOOR

Kitchen/Diner	6.22m x 6.88m	20'5" x 22'7"
Living Room	3.94m x 4.39m	12'11" x 14'5"
Study	3.04m x 3.04m	10'0" x 10'0"
Bedroom 2	6.22m x 3.08m	20'5" x 10'1"

FIRST FLOOR

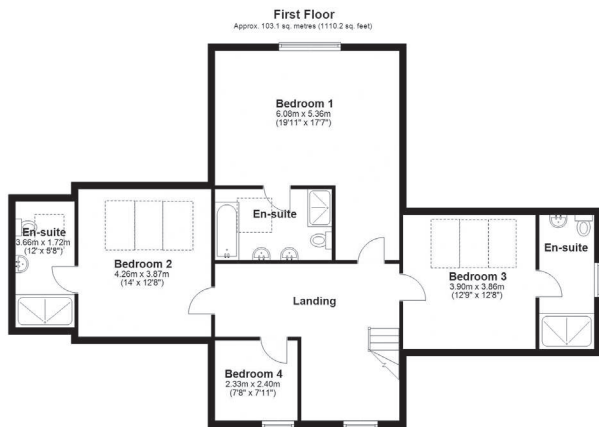
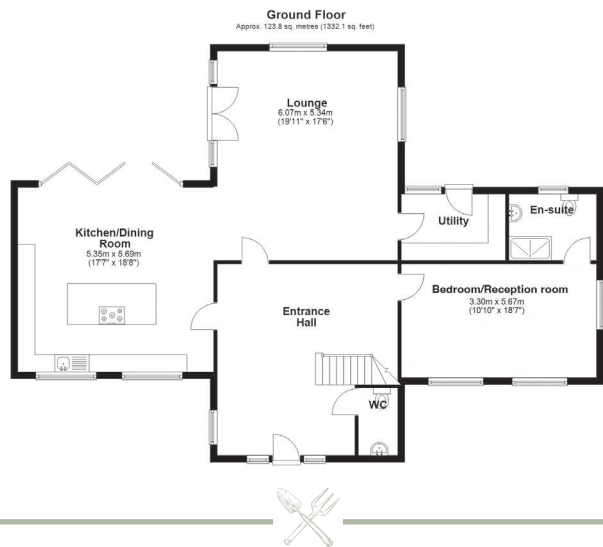
Bedroom 1	6.22m x 3.70mm	20'5" x 12'2"
Bedroom 3	6.22m x 4.45m	20'5" x 14'7"
Bedroom 4	2.89m x 3.86m	9'6" x 12'8"
Bathroom	1.60m x 3.49m	5'3" x 11'5"





Plot Six

FOUR-BEDROOM PROPERTY



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This is one of just two stunning coach houses, beautifully reimagined on the historic site of The Hill Mansion's original stables.

The spacious ground floor includes a grand entrance hall, WC, expansive open-plan kitchen/dining room, with bi-fold doors to the garden, flowing into a generous lounge, utility room and a versatile en-suite bedroom or reception room. Upstairs there are three large double bedrooms, all with en-suites, plus a fourth bedroom or study. Outside there is a large rear garden that overlooks mature woodland and private driveway. This plot is a rare blend of luxury, character and space.

GROUND FLOOR

Kitchen/Diner	5.35m x 5.69m	17'7" x 18'8"
Living Room	6.07m x 5.34m	19'11" x 17'6"
Study/Bedroom	3.30m x 5.67m	10'10" x 18'7"

FIRST FLOOR

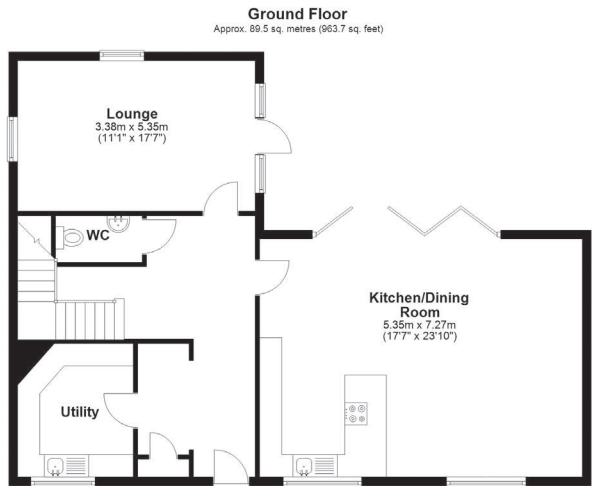
Bedroom 1	6.08m x 5.36m	19'11" x 17'7"
Bedroom 2	4.26m x 3.87m	14'0" x 12'8"
Bedroom 3	3.90m x 3.86m	12'9" x 12'8"
Bedroom 4	2.33m x 2.40m	7'8" x 7'11"

Plot Six A

THREE-BEDROOM PROPERTY



This is the second of the two stunning coach houses. The ground floor features an entrance hall, a large utility room, WC, a separate living room and an expansive kitchen/dining/family area that opens out to the rear garden through bi-fold doors. Upstairs, you will find three double bedrooms, including a master bedroom with an en-suite bathroom, along with a family bathroom. Outside is a lawned garden that overlooks mature woodland, as well as a driveway with vehicle parking area.



DISCLAIMER - Floor plans shown are for general guidance only Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only

GROUND FLOOR

Kitchen/Diner	5.35m x 7.27m	17'7" x 23'10"
Living Room	3.38m x 5.35m	11'1" x 17'7"

FIRST FLOOR

Bedroom 1	4.26m x 5.45m	14'0" x 17'11"
Bedroom 2	2.99m x 5.35m	9'10" x 17'7"
Bedroom 3	3.40m x 3.50m	11'2" x 11'6"





Bathroom & En-suites

- > Wall and floor tiling: Porcelanosa in bathrooms and en-suites. Bottega Caliza, Durango Acero, Bottega White, Nantes Caliza
- > Villeroy and Boch subway pan
- > Villeroy and Boch Loop and Friends, floating two drawer basins
- > Finion glossy white units
- > Arco, rimless pan, with soft-close seats and concealed dual flush cisterns
- > Verve shower systems - chrome

Heating

- > Underfloor heating ground floor
- > Air Source heat pump located in rear of garage
- > Manifold for underfloor heating

Kitchen

- > Poggenpohl kitchens
- > Kitchen cupboards and drawers soft-close hinges
- > Quartz worktops with 100mm upstands and multi point Quooker tap
- > Integrated oven and microwave combi, hob, dishwasher and fridge/freezer
- > Opal grey top units cupboard doors and stone grey low unit cupboard doors
- > Kitchen island

Insulation

- > Celotex 150mm insulation between rafters and floor
- > Acoustic roll between studs
- > Cavity fully filled with Dritherm insulation

Finishes & Features

- > Shaker Smooth four panel internal moulded door with "Lecco" satin steel handles (FD30 fire doors)
- > Stepped MDF skirting and architrave
- > Karndean flooring - coastal sawn oak (KP136) fitted in kitchen/dining area
- > White double-glazed windows with trickle vents.
- > Oak entrance door - chrome
- > Patio doors, with satin s/steel handles and toughened safety glass leading from sitting room to patio area.
- > Oak handrail/newel caps
- > Farrow & Ball "Strong White" walls, "Pure White" ceilings, white satin woodwork

Warranty & Aftercare

- > Provision of warranties by LABC

Electrical

- > External lights
- > Spotlights throughout
- > TV and data points
- > Click mode plug sockets. Mixed with USB ports

External

- > Northcote Victorian Mellow brickwork
- > Accoya Cladding - black
- > Porcelain classic grey pathway leading to front and rear patio.
- > Urban fencing panels adjacent to neighbouring gardens
- > Post and rail enclosed along rear of lawned garden
- > Tobermore Tegula Trio block paving for driveways
- > Front lawned garden

Details and Finishes Plots 1, 2 and 3



Bathroom & En-suites

- > Wall and floor tiling: Porcelanosa in bathrooms and en-suites. Bottega Caliza, Durango Acero, Bottega White, Nantes Caliza
- > Villeroy and Boch subway pan
- > Villeroy and Boch Loop and Friends, floating two drawer basins
- > Finion glossy white units
- > Arco, rimless pan, with soft-close seats and concealed dual flush cisterns
- > Verve shower systems - chrome

Electrical

- > External lights
- > Spotlights throughout
- > Lighting under kitchen island
- > TV and data points
- > Click mode plug sockets. Mixed with USB ports
- > Electric underfloor heating matting in 1st floor bathrooms

Kitchen

- > Poggenpohl kitchens
- > Kitchen cupboards and drawers soft-close hinges
- > Quartz worktops with 100mm upstands and multi point Quooker tap
- > Integrated oven and microwave combi, hob, dishwasher and fridge/freezer
- > Opal grey top units cupboard doors and stone grey low unit cupboard doors
- > Kitchen island

Insulation

- > Celotex 150mm insulation between rafters and floor
- > Acoustic roll between studs
- > Cavity fully filled with Dritherm insulation

Finishes & Features

- > Shaker Smooth four panel internal moulded door with "Lecco" satin steel handles (FD30 fire doors)
- > Stepped MDF skirting and architrave
- > Karndean flooring – coastal sawn oak (KP136) fitted in kitchen/dining area
- > White double glazed windows with trickle vents.
- > Oak entrance door – chrome
- > Patio doors, with satin s/steel handles and toughened safety glass leading from sitting room to patio area.
- > Oak handrail/newel caps
- > Farrow & Ball "Strong White" walls, "Pure White" ceilings, white satin woodwork

Warranty & Aftercare

- > Provision of warranties by LABC

Heating

- > Joule Radiators first floor
- > Underfloor heating ground floor
- > Underfloor heating in first floor bathrooms
- > Air Source heat pump located in rear of garage
- > Manifold for underfloor heating
- > MVHR system - Mechanical Ventilation Heat Recovery System (Plots 6 and 6A)

External

- > Northcote Victorian Mellow brickwork
- > Porcelain classic grey pathway leading to front and rear patio.
- > Woven fencing panels adjacent to neighbouring gardens
- > Post and rail enclosed along rear of lawned garden
- > Tobermore Tegula Trio block paving for driveways
- > Front lawned garden (Plots 4 and 5)

Details and Finishes Plots 4, 5, 6 and 6A

The Team _____



Nik Kyriacou MARLA
ASSOCIATE DIRECTOR



Julie Hyde
NEW HOMES CONSULTANT



Jack Richardson
NEW HOMES MANAGER



Karen Daniels
ADMINISTRATOR AND SALES PROGRESSOR

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 180 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions, and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 180 years since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across four counties and are proud to be embedded in the local communities we serve.





For more information please
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