

SUTTON PARK GRANGE

K I D D E R M I N S T E R



CAMERON



WELCOME TO SUTTON PARK GRANGE

Sutton Park Grange is an exclusive development of thoughtfully designed 3, 4, and 5-bedroom homes, located just 2 miles from the centre of Kidderminster. The quiet residential avenue, just off Sutton Park Road, boasts beautiful scenery and established trees, providing the perfect backdrop for this new community.

With its Victorian buildings and grand homes, many of which are listed buildings, Kidderminster provides a beautiful setting to explore the local area or unwind with nature. Flowing through the heart of the town, the River Stour is the perfect beauty spot to relax and enjoy some green surroundings. With Brinton Park just a few minutes away, you'll find plenty of opportunities to spend time outdoors, whether that's walking the dogs, taking the children to play, cycling, or a morning run in the fresh air. And with Bodenham Arboretum and the Wyre Forest to the north, you'll never be short of places to explore.

Living here will also provide access to fantastic education and healthcare facilities, as well as excellent transport links. There are regular train services to Birmingham, London and Worcester as well as convenient access to the M5 and Birmingham International Airport, which is just 27 miles away.

Sutton Park Grange has been inspired by its natural surroundings. Within this small development, each individual home has been designed with soft brick and pale paint finishes. Inside, you'll find spacious, light-filled homes that benefit from flexible living spaces to meet the changing needs of life. Discover your perfect home at Sutton Park Grange.





BEAUTIFULLY DESIGNED
AND EXPERTLY CRAFTED
THREE, FOUR AND FIVE
BEDROOM HOMES,
PERFECT FOR LIVING
LIFE TO THE FULL.

DESIGN HAS THE ABILITY TO IMPROVE OUR WELLBEING

We believe that everything in your home should add something to your life - either be useful, practical or beautiful.

When we began to design and build homes over 25 years ago, we were drawn to the arts and crafts movement. The simplicity of form, varied materials, functionality, the focus on light all blended together to create great buildings supported through traditional craftsmanship. The movement began back in the 19th century as consumers began to value how things were made. One of the founders of the movement was William Morris the renowned designer and manufacturer. He was passionate about good design supported by premium manufacture, well made products that had lasting value that were for everyday use. He was an advocate for products that were made in small scale by designers and manufacturers who were connected to their products and customers. William Morris was also interested in how well made products could affect social health, what we now call wellbeing.



Our design ethos

From our foundation to the homes we build today, traditional craftsmanship, quality materials and wellbeing are at our core.

When we design each and every home, we consider how it will make people feel, how the space will flow, what form will create the greatest flexibility, how will each space function, how can we optimise light to create bright and airy rooms. It all contributes to the best architectural design and the greatest sense of wellbeing for its owners.

Your aspirations and needs are at the centre of everything we do from designing each individual home, to thinking about how you'll live in your home and how you'll use the space.

We aim to integrate simple elegant interiors with exteriors to create striking homes that function well, make a difference to the lives of those who live in them, a haven to relax and create lasting memories that carry you through life.



WHAT'S INCLUDED

Each home at Sutton Park Grange is finished to the highest standard with plenty of impressive design features to create a truly beautiful home. Built to exacting standards, we use premium materials chosen for their quality, excellence, aesthetics and durability. Your new home comes with a 10-year warranty for added peace of mind.



- » Premium insulation of walls, roof and ceilings for reduced energy bills and more comfortable living
- » Double glazed windows for improved insulation
- » Award winning Worcester Bosch boiler
- » British designed and manufactured kitchen
- » Premium appliances† including built-in oven, gas hob, extractor hood, integrated fridge-freezer and dishwasher
- » Your choice of kitchen finishes including work surfaces, cupboard doors, handles and back splash*
- » Master and second bedroom with built-in wardrobes†
- » En suite shower room and bathroom with contemporary white sanitary ware
- » Your choice of Porcelanosa tiling in bathroom and en suite*
- » Landscaped front garden with paved private driveway
- » A 10-year NHBC warranty

* Subject to build status. † Selected house types.





YOUR NEW NEIGHBOURHOOD

As well as choosing the right home, it's important to choose the right location for your home.

The map opposite shows you each home and its position within the surroundings.
The coloured legend helps you to identify your preferred design.



DEARLE
3 bed detached
plot 5



KIPLING
4 bed detached
plot 1



RICHARDSON
5 bed detached
plot 10



HIMSWORTH
4 bed detached
plots 12, 13, 14, 15



MORGAN
4 bed detached
plot 4



UPTON
5 bed detached
plots 6, 7



HORNE
4 bed detached
plots 2, 3, 18



HERMITAGE
5 bed detached
plots 9, 11



WEBB
5 bed detached
plot 8



This information is for illustrative general guidance only.
Computer generated image, details may vary.

DEARLE

3-bedroom detached home with integrated garage

Plot 5

Designed with traditional craftsmanship and quality materials, the Dearle will make you proud to call it home. The style of the exterior is equally matched by the elegant simplicity of the interior. Here you can enjoy the comfort of your new home that's built to last for generations.

As soon as you walk through the hall you'll be led into a spacious dining and kitchen area where ample space allows for everyone to get involved in the preparation of family meals. The stylish designed kitchen will have everything you need to make spending time at home enjoyable and inclusive for all members of the family. The kitchen is fitted with Zanussi appliances including a built-in oven, and fully integrated fridge-freezer.

A separate living room provides the perfect space to get together, enjoy each other's company and unwind. Utility area, storage space and a family bathroom complement this dream home adding to its versatility and excellent functionality.

Upstairs, you'll be welcomed by the master suite, extending from the front of the home all the way to the rear. Generously equipped with a spacious dressing area leading onto a luxury en suite, your bedroom will become the perfect sanctuary you won't want to leave. The first floor includes two more bedrooms and a main bathroom.

The Dearle comes with an integrated single garage, PV solar panels and an electric vehicle charger. There is also a 10-year warranty for added peace of mind.



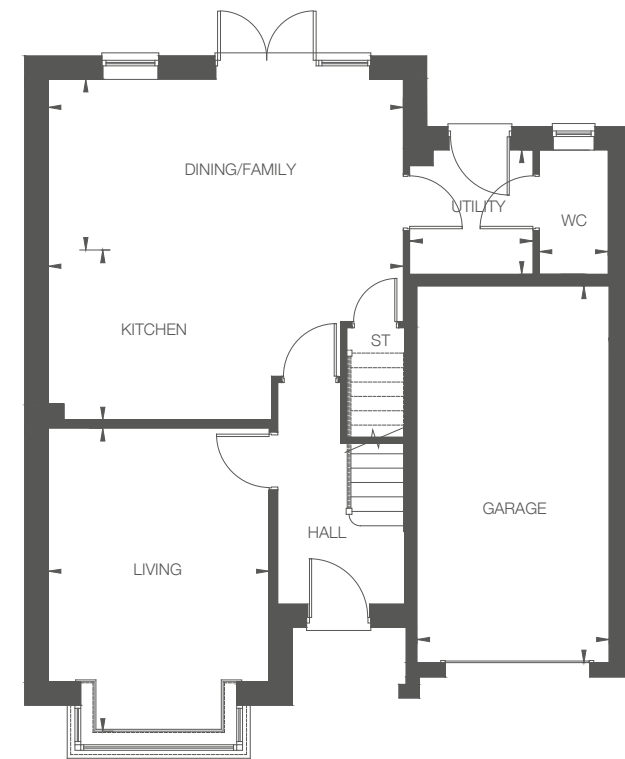
Freehold



1401
Sq ft floor area

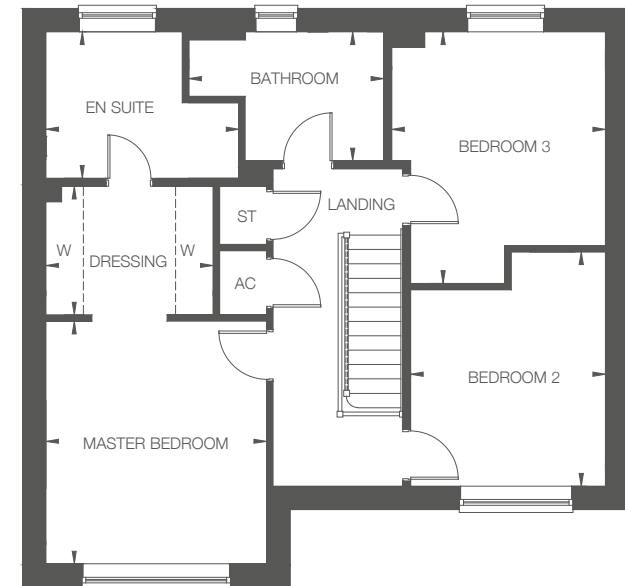


Expected
energy rating



Ground floor

Living	3.52m x 4.82m (max)	11' 6" x 15' 10"
Kitchen	5.66m x 2.70m	18' 6" x 8' 10"
Dining/Family	5.66m x 2.72m	18' 6" x 8' 11"
Utility	1.96m x 1.98m	6' 5" x 6' 6"
WC	1.10m x 1.98m	3' 7" x 6' 6"
Garage	3.06m x 6.00m	10' 1" x 19' 8"



First floor

Master Bedroom	3.52m x 3.86m	11' 6" x 12' 8"
En suite	3.08m x 2.33m	10' 1" x 7' 8"
Dressing	2.67m x 2.05m	8' 9" x 6' 8"
Bedroom 2	3.10m x 3.73m	10' 2" x 12' 2"
Bedroom 3	3.40m x 4.00m (max)	11' 2" x 13' 1"
Bathroom	3.10m x 2.05m	10' 2" x 6' 9"

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HIMSWORTH

3-bedroom semi-detached home with a garage

Plots 12, 13, 14, 15

This stylish three-storey home is the epitome of versatility and comfort, designed to meet your evolving needs. As you enter the hallway, the first room you are greeted with leads to a light-filled open space family area, seamlessly connected to an open-plan kitchen, leading into a good-sized dining room. Here you'll have ample space to be together and space to spend time on your own. The kitchen is the heart and soul of the Himsworth. Fitted with sleek laminated worktops and a range of Zanussi appliances, including a built-in oven, integrated hood and integrated fridge-freezer, it combines reliability with style, and offers plenty of surface space to work on.

A stylish kitchen island is the centrepiece of this part of the home, with space to be used as a breakfast bar and enjoyed by the whole family. A good-sized dining room overlooking the garden completes downstairs, making this a truly family oriented home where space, functionality, and light are maximised to guarantee your comfort. You'll love spending time with your family, enjoying the sunshine with a barbeque or a cold drink in the garden. Downstairs comes with a WC for further convenience.

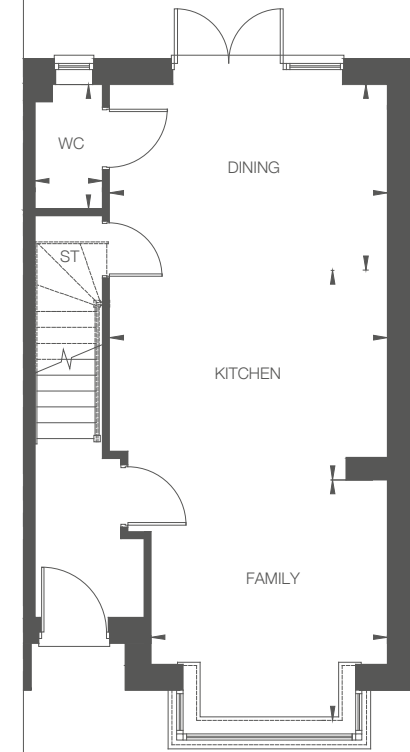
The versatility and comfort of this beautiful home continue upstairs with a generously sized living area that can be transformed into a guest bedroom, playroom, or home office. A good-sized bedroom and stylish family bathroom are thoughtfully positioned on this floor, alongside a discrete and airy utility area for your everyday needs. On the second floor, you'll find the master bedroom, which benefits from a sleek en suite, built-in wardrobes with sliding mirrored doors, and a modern dressing area. The second bedroom is versatile and generously sized with space to accommodate your family's evolving needs. Adjacent to the bedroom, you'll find a convenient home office designed with privacy in mind.

For extra convenience, the Himsworth comes with a garage, and an electric vehicle charger. The roof is fitted with PV solar panels, which power the home in a more sustainable way. There is also a 10-year warranty for added peace of mind.


Freehold

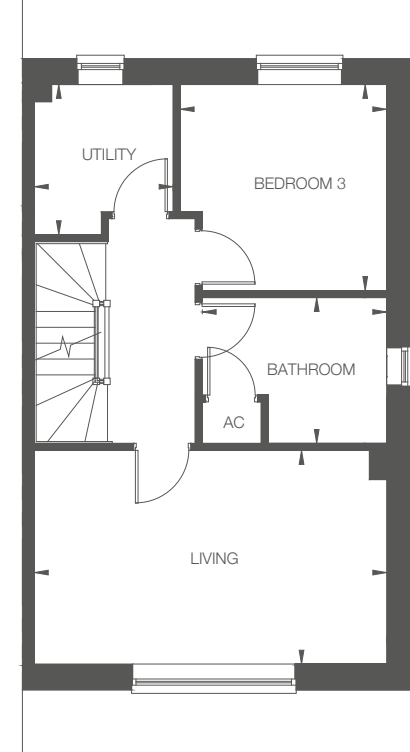

1393
Sq ft floor area


Expected
energy rating



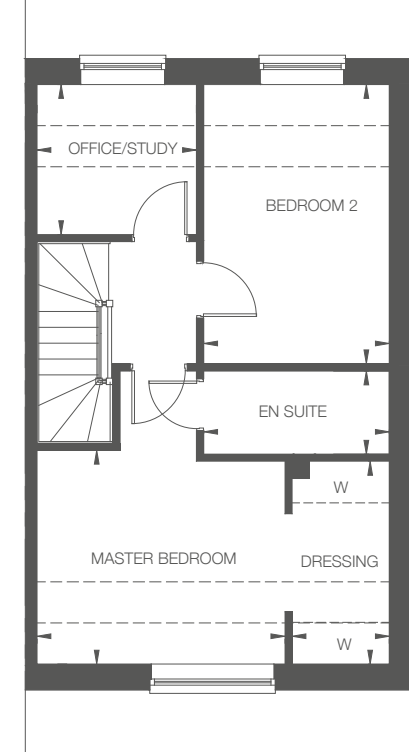
Ground floor

Family	3.41m x 3.47m	11' 2" x 11' 4"
Kitchen	4.01m x 3.02m	13' 2" x 9' 11"
Dining	4.01m x 2.67m	13' 2" x 8' 9"
WC	0.97m x 1.79m	3' 2" x 5' 10"



First floor

Living	5.08m x 3.08m	16' 8" x 10' 1"
Bedroom 3	2.97m x 2.97m	9' 9" x 9' 9"
Utility	2.00m x 2.16m	6' 7" x 7' 1"
Bathroom	2.66m x 2.10m	8' 8" x 6' 11"



Second floor

Master bedroom	3.57m x 3.08m <i>(max)</i>	11' 9" x 10' 1"
En suite	2.68m x 1.20m	8' 9" x 3' 11"
Dressing	1.40m x 2.92m	4' 7" x 9' 7"
Bedroom 2	2.68m x 4.03m	8' 9" x 13' 2"
Office/Study	2.30m x 2.16m	7' 6" x 7' 1"

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HORNE

4-bedroom detached home with garage

Plots 2, 3, 18

This luxury 4-bedroom executive home combines light, abundant space and style, with attention to detail to provide modern accommodation that meets your everyday needs. The open-plan kitchen and dining area is the perfect space to enjoy a delicious meal and prepare all-time favourites for your friends and loved ones. The kitchen, a key part of the home, offers great functionality and style. It's fitted with high-quality laminated worktops and a range of Zanussi appliances, including a built-in oven, integrated hood and integrated fridge-freezer.

A discretely positioned utility room is also available downstairs, as is a family WC for extra convenience. A good-sized living room sits next to the hall. It's ideal for a home cinema, providing some amazing opportunities for entertaining, without leaving the comfort of your home. The living room extends onto the garden with plenty of opportunities to soak in some sunshine, with a book in your hands, on a warm summer day. The adjacent dining room can be utilised for more formal dining.

Upstairs sit four good-sized bedrooms to accommodate big families or guests, with space to personalise every detail. The master bedroom benefits from a large built-in sliding wardrobe, plus an en suite for further convenience, which is fitted with modern sanitary ware from Ideal Standard. Upstairs has a good-sized family bathroom with space to relax and unwind.

The Horne comes with a garage and a 10-year guarantee for your peace of mind. The roof is fitted with PV solar panels, which power the home in a more sustainable way. For those with electric cars, there is also the added benefit of an electric vehicle charger.



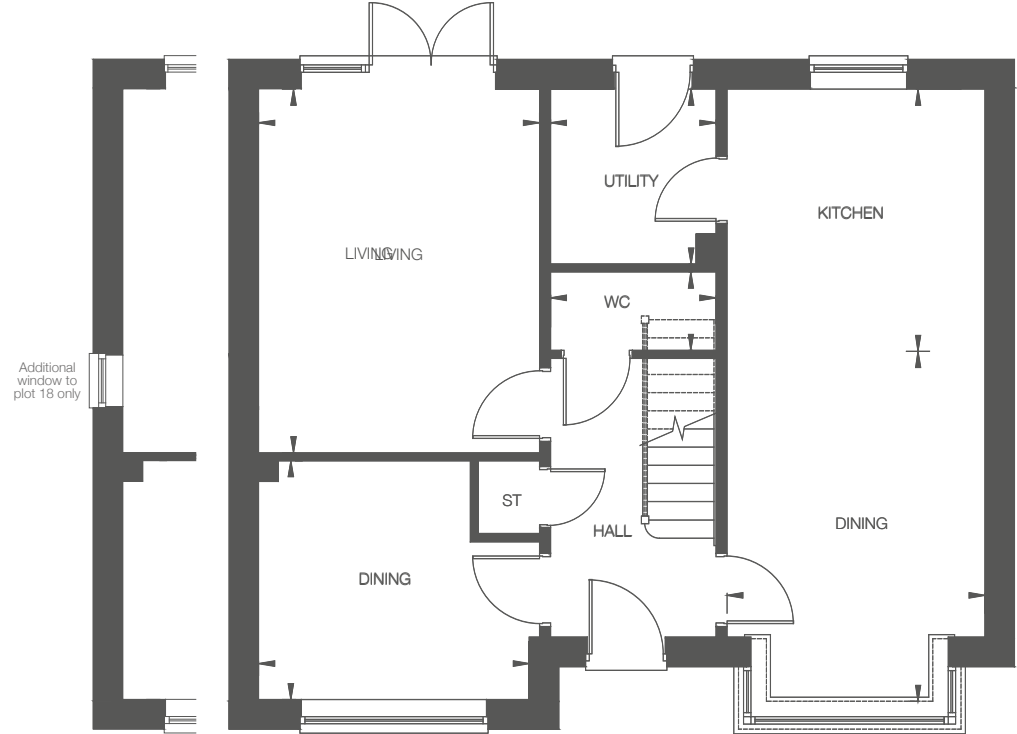
Freehold



Sq ft floor area

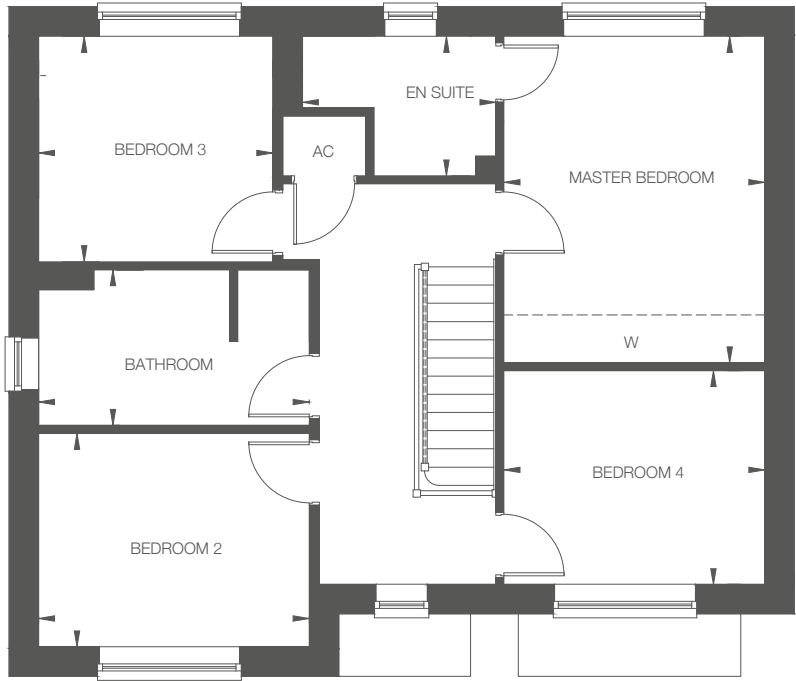


Expected energy rating



Ground floor

Living	3.53m x 4.57m	11' 7" x 15' 0"
Kitchen	3.25m x 3.30m	10' 8" x 10' 10"
Dining area	3.25m x 4.40m (max)	10' 8" x 14' 5"
Dining	3.41m x 3.00m	11' 2" x 9' 10"
Utility	2.08m x 2.20m	6' 10" x 7' 2"
WC	2.08m x 0.99m	6' 10" x 3' 3"



First floor

Master bedroom	3.28m x 4.11m	10' 9" x 13' 5"
En suite	2.43m x 1.75m	8' 0" x 5' 9"
Bedroom 2	3.41m x 2.69m	11' 2" x 8' 10"
Bedroom 3	2.95m x 2.84m	9' 8" x 9' 4"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bathroom	3.41m x 1.96m	11' 2" x 6' 5"

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KIPLING

4-bedroom detached home with garage

Plot 1

This grand family home combines exceptional style inside and out with a taste of British architectural tradition. A modern take on how family accommodation should look and feel, the Kipling boasts a large open-plan kitchen/dining area, designed to provide the ideal place to spend time together without compromising on space and comfort.

Gather around the breakfast bar in this modern kitchen equipped with an integrated fridge-freezer, built-in oven, integrated hood and dishwasher. A set of French doors overlook the private garden with plenty of space to create and share memories with your family and friends on regular days or special occasions.

A discretely positioned utility room and a downstairs WC complete the functionality and style of this space.

At the front of the house, a separate spacious living room and study create additional versatility in this executive family home, allowing you to convert and utilise this space to suit your family's needs and lifestyle.

Upstairs features an en suite master bedroom with built-in wardrobes. Enjoy your own private bathroom complete with Porcelanosa tiling to match every taste. A second en suite bedroom and two further bedrooms together with a contemporary family bathroom complete this impressive home, ideal for a family of any size or for hosting guests overnight.

The Kipling comes with a garage and a 10-year warranty for added peace of mind. The roof is fitted with PV solar panels, which power the home in a more sustainable way. For those with electric cars, there is also the added benefit of an electric vehicle charger.



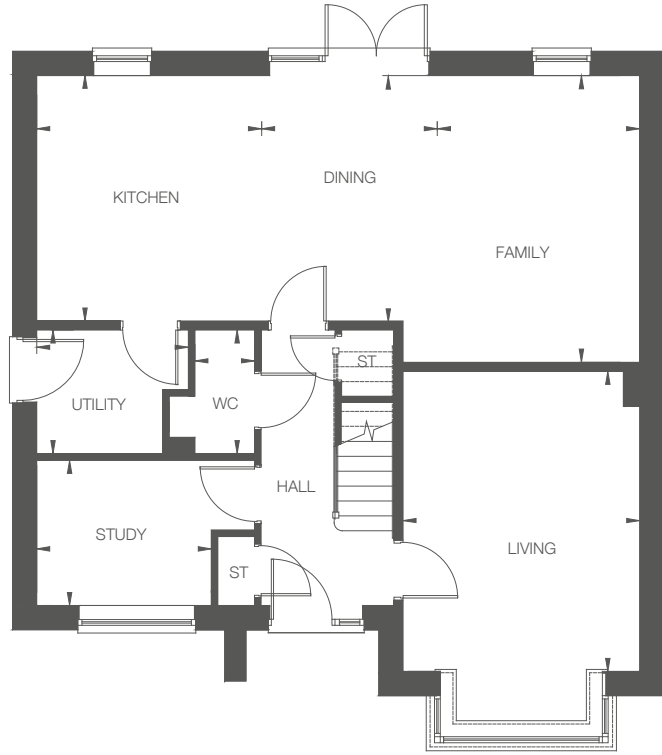
Freehold



Sq ft floor area

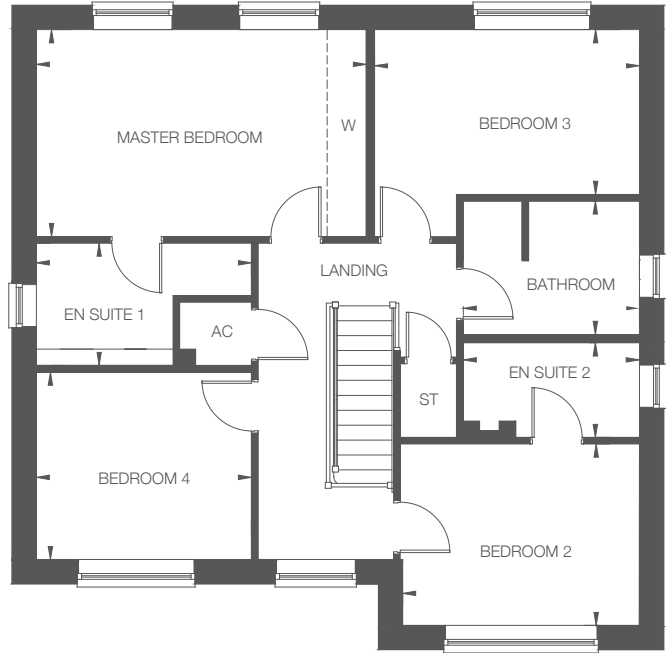


Expected energy rating



Ground floor

Living	3.63m x 4.61m <i>(min)</i>	11' 11" x 15' 1"
Kitchen	3.45m x 3.77m	11' 4" x 12' 4"
Family	3.11m x 4.40m	10' 2" x 14' 5"
Dining	2.70m x 3.77m	8' 10" x 12' 4"
Study	2.68m x 2.23m	8' 9" x 7' 4"
Utility	2.33m x 1.90m	7' 8" x 6' 3"
WC	0.91m x 1.90m	3' 0" x 6' 3"



First floor

Master bedroom	5.07m x 3.18m	16' 7" x 10' 5"
En suite	3.30m x 1.88m	10' 10" x 6' 2"
Bedroom 2	3.63m x 2.78m	11' 11" x 9' 2"
En suite 2	2.70m x 1.45m	8' 10" x 4' 9"
Bedroom 3	4.07m x 2.53m	13' 4" x 8' 4"
Bedroom 4	3.30m x 2.88m	10' 10" x 9' 5"
Bathroom	2.70m x 2.05m	8' 10" x 6' 9"

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MORGAN

4-bedroom detached home with separate garage

Plot 4

This is an elegant double fronted home with symmetry that creates real impact on arrival. Our design ethos focuses on creating great entertaining space while providing flexible living accommodation that can change as your life changes.

Here the kitchen is the centrepiece of the home with a choice of kitchen styles, premium appliances and plenty of work surfaces. The kitchen is designed and built in Britain with an emphasis on space for cooking and casual dining. The kitchen is open-plan with space for a dining table overlooking the garden, and space for casual seating. Overall this is a spacious and light room with glass doors leading onto the garden. A separate laundry room has a door leading outside for ease.

The living room overlooks the front of the home with three windows, creating a light and airy feel. On the opposite side of the hall there is a separate dining area. A guest cloakroom is just off the entrance hall.

Upstairs, there are four spacious double bedrooms and family bathroom. The master suite has a built-in wardrobe leaving plenty of space for individual pieces of furniture. In this bedroom the en suite has a double shower and white contemporary sanitary ware. The guest bedroom has its own en suite also with a double shower. The family bathroom is also contemporary with white sanitary ware and a separate double shower. All bathrooms have a choice of Porcelanosa tiling. There are two other double bedrooms with space for storage.

Outside, there is a private paved driveway and separate garage. The roof is fitted with PV solar panels, which power the home in a more sustainable way. For those with electric cars, there is also the added benefit of an electric vehicle charger. Your home also comes with a 10-year warranty for added peace of mind.



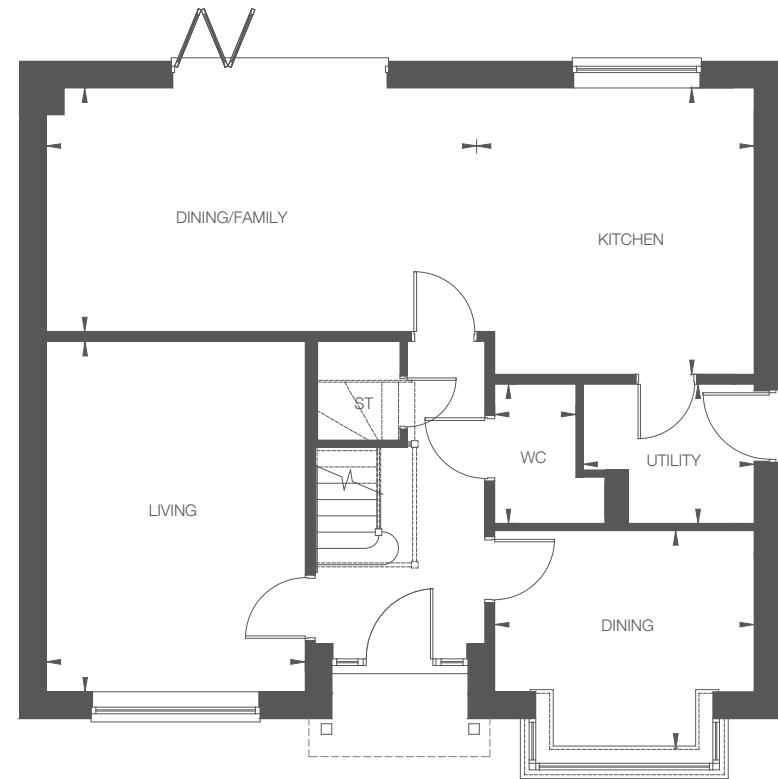
Freehold



Sq ft floor area

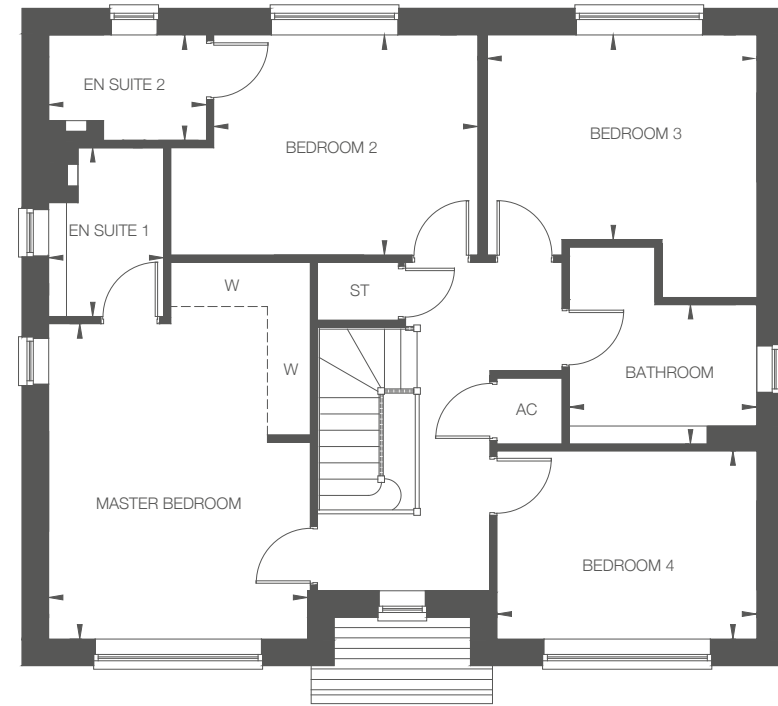


Expected energy rating



Ground floor

Living	3.63m x 4.91m	11' 11" x 16' 1"
Kitchen	3.90m x 4.02m	12' 9" x 13' 2"
Breakfast/Family	6.04m x 3.42m	19' 10" x 11' 2"
Dining	3.64m x 3.05m	11' 11" x 10' 0"
Utility	2.40m x 1.95m	7' 10" x 6' 5"
WC	1.14m x 1.95m	3' 9" x 6' 5"



First floor

Master bedroom	3.63m x 4.42m	11' 11" x 14' 6"
En suite 1	1.61m x 2.37m	5' 3" x 7' 9"
Bedroom 2	3.70m x 3.09m	12' 2" x 10' 1"
En suite 2	2.21m x 1.48m	7' 3" x 4' 10"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Bedroom 4	3.64m x 2.64m	11' 11" x 8' 8"
Bathroom	2.63m x 1.96m	8' 8" x 6' 5"

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HERMITAGE

5-bedroom detached home with garage

Plots 9, 11

The Hermitage is a modern, five-bedroom family home that offers great versatility and space to spend time together, as well as escaping for moments by yourself. As soon as you walk inside, you'll find a separate dining room on the left of the hallway, which is ideal for hosting guests and enjoying more formal dining. To the right of the hall sits a modern and spacious living room which is perfect for cosy movie nights or catching up with family and friends.

The open space kitchen and family area, which occupies the back of the home, is flooded with natural light, offering a comfortable living space for the whole family to enjoy. The fully equipped, contemporary kitchen offers plenty of countertop and storage space, as well as a breakfast bar to gather around with your loved ones on a busy morning or unwind on the weekend.

Equipped with a range of high-quality appliances by NEFF, the kitchen includes a built-in oven, integrated hood and fully integrated fridge-freezer. The adjoining family area, ideal for everyday life, extends into a private garden through a set of French doors. Enjoy eating outdoors on a warm summer's day, barbeques with friends, and playtime with the kids in this modern outdoor space, an integral part of this beautiful family home. Downstairs also includes a utility area and family WC for extra convenience.

Upstairs, the spacious master bedroom boasts a luxurious dressing area fitted with mirrored built-in wardrobes and generous space for self-care and trying on new outfits. The master bedroom is completed by a sleek en suite, which is equipped with modern sanitary ware from Ideal Standard and a luxurious shower range. For added privacy, another en suite bedroom can be found upstairs with your choice of Porcelanosa tiling and contemporary sanitary ware. An additional bedroom provides further options to set up a nursery, guest room, home office or playroom for your little ones. There is also a family bathroom for further convenience.

On the second floor you'll find two more spacious bedrooms and a separate WC/shower room with contemporary design.

The Hermitage comes with a garage and a 10-year guarantee for your peace of mind. To help power the home in a more sustainable way, the roof is also fitted with solar panels. For those with electric cars, there is also the added benefit of an electric vehicle charger.



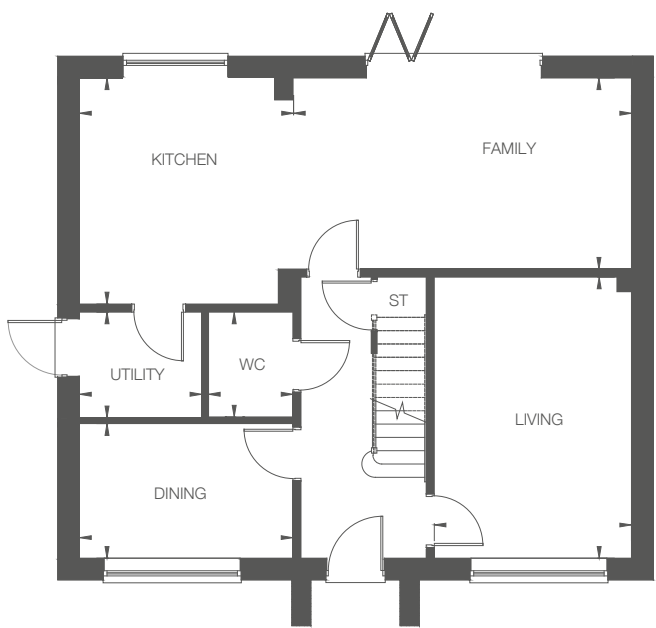
Freehold



Sq ft floor area

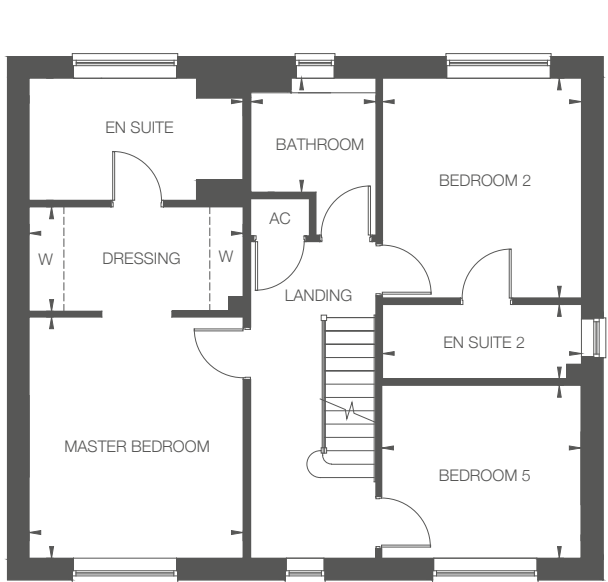


Expected energy rating



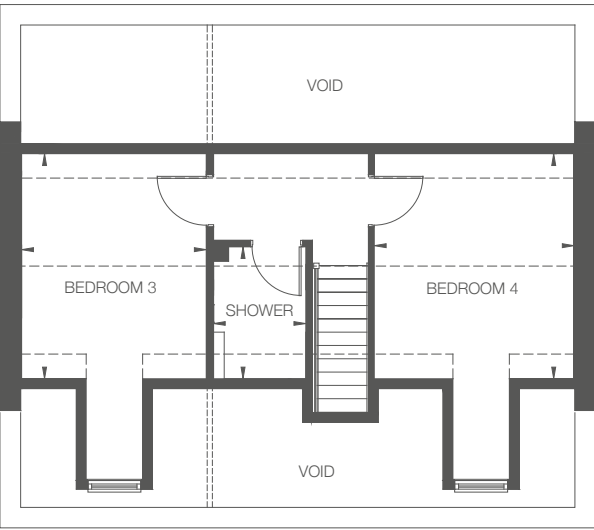
Ground floor

Living	3.39m x 4.83m	11' 1" x 15' 10"
Kitchen	3.68m x 3.88m	12' 1" x 12' 9"
Family	5.81m x 3.28m	19' 0" x 10' 9"
Dining	3.66m x 2.31m	12' 0" x 7' 7"
Utility	2.10m x 1.80m	6' 11" x 5' 11"
WC	1.45m x 1.80m	4' 9" x 5' 11"



First floor

Master bedroom	3.67m x 4.14m	12' 0" x 13' 7"
En suite 1	3.67m x 2.10m	12' 0" x 6' 11"
Dressing	3.67m x 1.79m	12' 0" x 5' 10"
Bedroom 2	3.41m x 3.77m	11' 2" x 12' 4"
En suite 2	3.41m x 1.27m	11' 2" x 4' 2"
Bedroom 5	3.42m x 2.97m	11' 3" x 9' 9"
Bathroom	2.15m x 1.96m	7' 1" x 6' 5"



Second floor

Bedroom 3	3.17m x 3.86m	10' 5" x 12' 8"
Bedroom 4	3.43m x 3.86m	11' 3" x 12' 8"
Shower	1.58m x 2.26m	5' 2" x 7' 5"

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RICHARDSON

5-bedroom detached home with garage

Plot 10

Our architects have designed this home to create a stunning open-plan living space, the heart of the home. Overlooking the garden and with plenty of natural light, it creates a sense of wellbeing and encourages family to spend time together or friends to gather in a relaxed place.

The open-plan living accommodation is flexible with a premium British designed kitchen including a peninsula bar for casual dining, a spacious dining area and a great casual seating space. The glass bi-fold doors bring plenty of light into the space, creating a great connection to the garden. Meanwhile, when you want a more cosy or formal space, the separate living room also overlooks the rear garden with French doors leading outside.

The front living space is designed to be flexible – a dining room when you want a space that is more formal or a great study when you’re working from home with a bay window, perfect for a desk with plenty of light to make working easier. The ground floor is complete with a separate laundry room and a guest cloakroom.

Upstairs, there are five double bedrooms, providing plenty of choice and flexibility. The master bedroom en suite has two wash hand basins and a double shower, contemporary white sanitary ware and a choice of Porcelanosa tiling creates a luxurious feel. This is mirrored in the family bathroom with a bath and separate double shower.

Outside there is a paved driveway leading to a double integral garage. The roof is fitted with PV solar panels, which power the home in a more sustainable way. For those with electric cars, there is also the added benefit of an electric vehicle charger. Your home also comes complete with a 10-year warranty for added peace of mind.



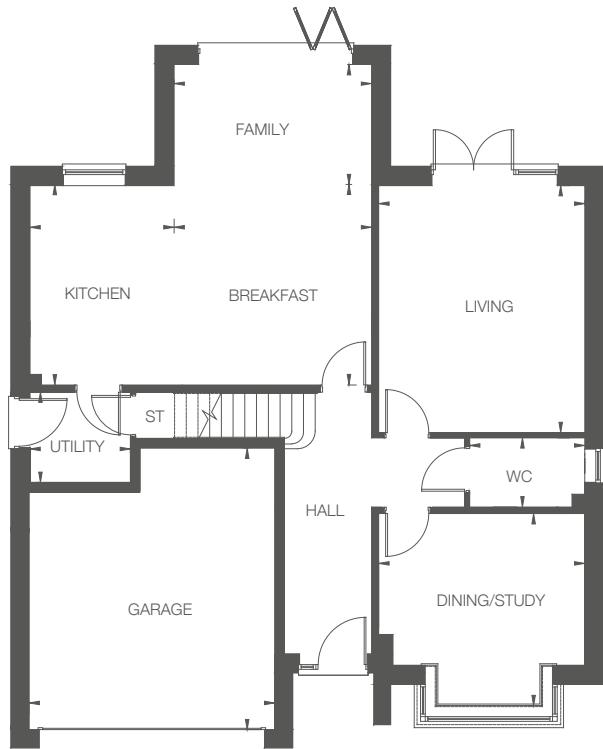
Freehold



Sq ft floor area



Expected energy rating



Ground floor

Living	4.02m x 4.83m	13' 2" x 15' 10"
Kitchen	2.81m x 3.91m	9' 3" x 12' 10"
Breakfast	3.86m x 3.91m	12' 8" x 12' 10"
Family	3.86m x 2.34m	12' 8" x 7' 8"
Dining/Study	4.02m x 3.75m	13' 2" x 12' 3"
Utility	1.96m x 1.76m	6' 5" x 5' 9"
WC	2.25m x 1.35m	7' 4" x 4' 5"
Garage	4.79m x 5.49m (max)	15' 9" x 18' 0"



First floor

Master Bedroom	4.16m x 4.04m	13' 7" x 13' 3"
En suite	2.73m x 2.58m	8' 11" x 8' 5"
Bedroom 2	3.74m x 3.87m	12' 3" x 12' 8"
Bedroom 3	3.77m x 4.07m	12' 4" x 13' 4"
Jack & Jill en suite	2.92m x 1.20m	9' 7" x 3' 11"
Bedroom 4	4.04m x 3.93m	13' 3" x 12' 11"
Bedroom 5	2.79m x 3.32m	9' 2" x 10' 11"
Bathroom	1.70m x 3.01m	5' 7" x 9' 10"

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UPTON

5-bedroom detached home with garage

Plots 6, 7

With a beautiful exterior and modern interior, the Upton offers the perfect blend of style, luxury and functionality. The open-plan kitchen and family area is a light, multi-functional space designed to be the heart of this luxurious family home. The contemporary kitchen, equipped with a range of NEFF appliances, including a built-in oven, integrated hood and fully integrated fridge-freezer, will soon become your favourite space. Whether you're making delicious meals for your loved ones or enjoying the view of your garden with a cup of coffee, it's the perfect space to unwind. The adjacent dining area provides further space to entertain guests and welcome family and friends.

To the front of the home sits a multi-functional study, ideal for working from home and spending time on your own. A generously sized living area provides a flexible space to create a relaxing environment for you and your family. Downstairs also benefits from a utility room and family WC.

Upstairs, you'll find five beautiful bedrooms with space to accommodate a growing family. The master and en suite bedroom is designed in contemporary style, with a range of finishes to make it your own. The second bedroom also boasts a beautiful en suite for further privacy and convenience. The remaining three bedrooms can be used as children's bedrooms, a playroom or guest room, offering the ideal mix of versatility and style. Upstairs is completed by a family bathroom with sleek sanitary ware from Ideal Standard, plus your choice of Porcelanosa tiling.

The Upton comes with a garage and a 10-year guarantee for your peace of mind. To help power the home in a more sustainable way, the roof is also fitted with PV solar panels. For those with electric cars, there is the added benefit of an electric vehicle charger.



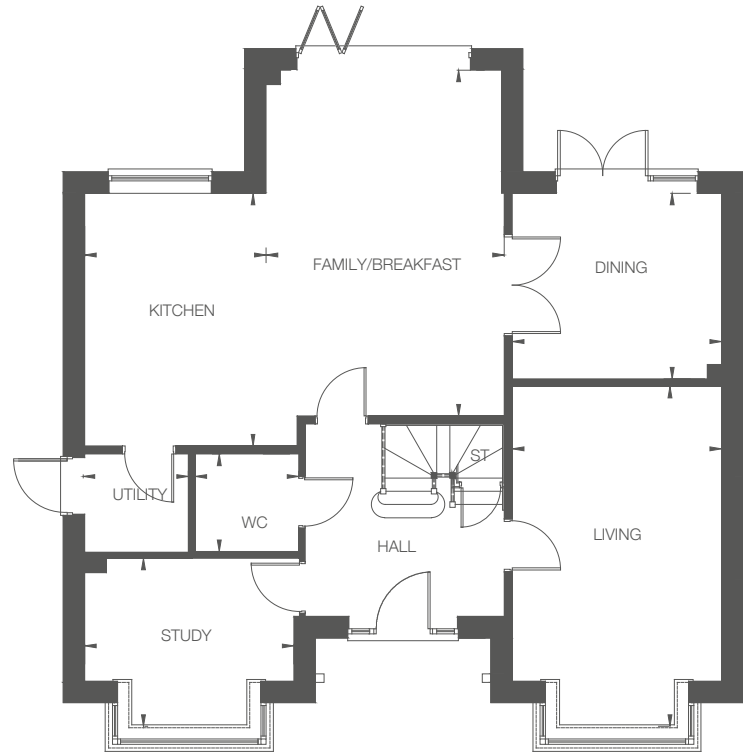
Freehold



Sq ft floor area

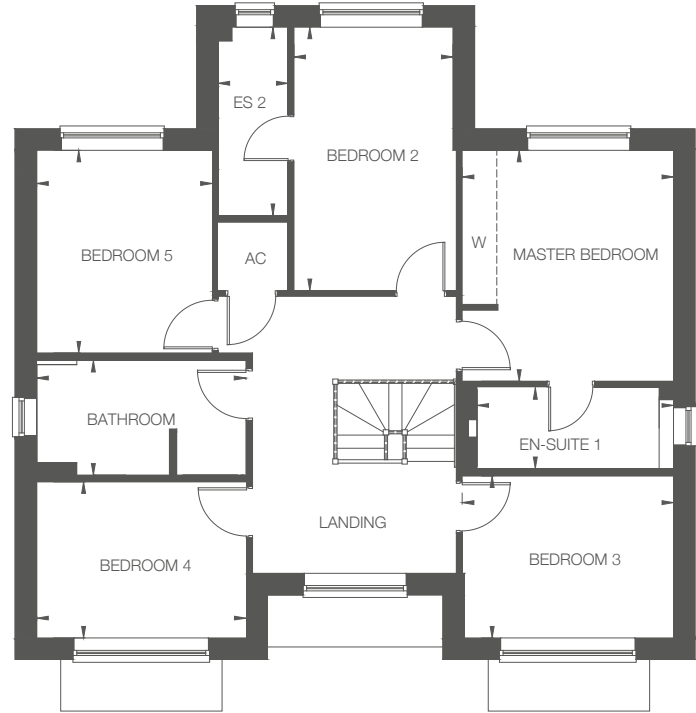


Expected energy rating



Ground floor

Living	3.63m x 5.90m	11' 11" x 19' 4"
Kitchen	3.15m x 4.39m	10' 4" x 14' 5"
Family/Breakfast	4.13m x 6.00m	13' 7" x 19' 8"
Dining	3.63m x 3.22m	11' 11" x 10' 7"
Study	3.63m x 2.92m	11' 11" x 9' 7"
Utility	1.83m x 1.69m	6' 0" x 5' 7"
WC	1.80m x 1.69m	5' 11" x 5' 7"



First floor

Master bedroom	3.67m x 4.00m	12' 0" x 13' 2"
En suite 1	3.41m x 1.40m	11' 2" x 4' 7"
Bedroom 2	2.76m x 4.57m	9' 1" x 15' 0"
En suite 2	1.20m x 3.27m	3' 11" x 10' 9"
Bedroom 3	3.67m x 2.81m	12' 0" x 9' 3"
Bedroom 4	3.63m x 2.71m	11' 11" x 8' 11"
Bedroom 5	3.03m x 3.52m	9' 11" x 11' 7"
Bathroom	3.63m x 1.99m	11' 11" x 6' 6"

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WEBB

5-bedroom detached home with integrated garage

Plot 8

With its distinct design tailored to modern indoor/outdoor living, this grand family home truly stands out from the crowd. Natural light, space and functionality have been maximised to create a modern sanctuary for a family that loves spending time together with space to spend time on your own.

To the right of the hall, you'll find a light and airy open space kitchen with adjoining breakfast and family area which extends into a private garden. This part of the home has been uniquely designed for spending time outdoors and eating delicious al fresco meals.

The kitchen comes with a separate kitchen island that can be used as a breakfast bar, providing more options to enjoy a meal together. Equipped with the high-quality Zanussi range of appliances, it includes a built-in oven, integrated hood and integrated fridge-freezer.

A discrete utility area, storage area and family WC are also available downstairs for extra convenience and functionality. A separate, more formal dining room to the front of the home and a living room overlooking the garden complete the ground floor, providing yet more versatility and choices whatever your requirements may be. There is also a convenient study for home working.

The luxury and versatility of this great family home continue upstairs. The master bedroom is the definition of luxury with a large dressing area fitted with mirrored built-in wardrobes and a sleek en suite from Ideal Standard for extra privacy and convenience. Four more generously sized bedrooms can be found upstairs, ideal for welcoming guests, or to accommodate a larger family, with options to be utilised as a nursery, home office or playroom. Upstairs is complete with a good-sized contemporary bathroom with modern sanitary ware from Ideal Standard.

The Home comes with an integrated garage and a 10-year guarantee for your peace of mind. The roof is fitted with PV solar panels, which power the home in a more sustainable way. For those with electric cars, there is the added benefit of an electric vehicle charger.



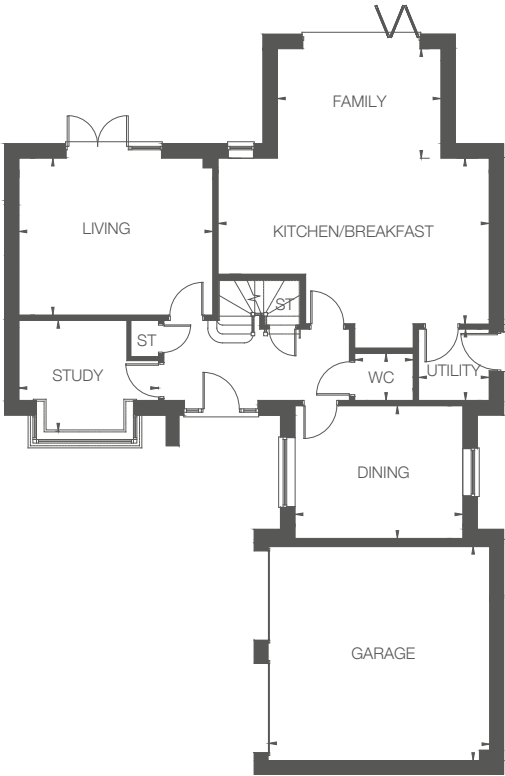
Freehold



Sq ft floor area



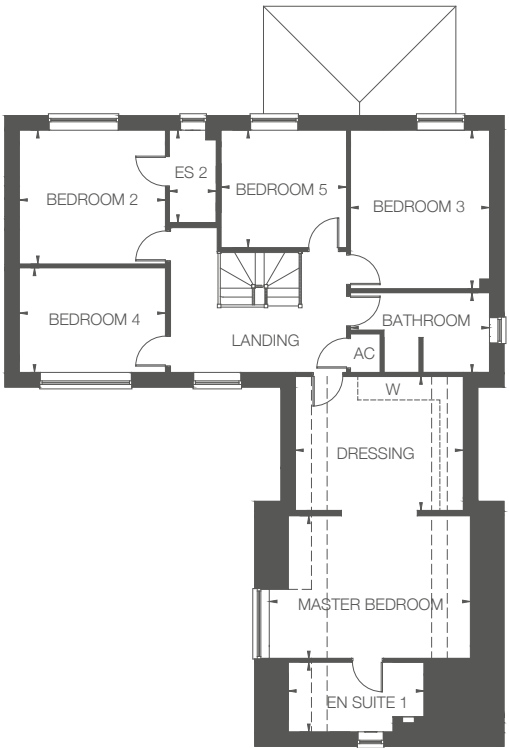
Expected energy rating



Ground floor

Living	4.98m x 4.03m	16' 4" x 13' 2"
Kitchen/Breakfast	6.95m x 4.25m (max)	22' 10" x 13' 11"
Family	4.19m x 2.81m	13' 9" x 9' 3"
Dining	4.31m x 3.40m	14' 2" x 11' 2"
Study	3.58m x 2.84m	11' 9" x 9' 4"
Utility	1.81m x 1.83m	5' 11" x 6' 0"
WC	1.50m x 1.21m	4' 11" x 4' 0"
Garage	5.69m x 5.58m	18' 8" x 18' 4"

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First floor

Master bedroom	5.17m x 3.68m	16' 11" x 12' 1"
En suite 1	3.49m x 1.78m	11' 5" x 5' 10"
Bedroom 2	3.75m x 3.43m	12' 4" x 11' 3"
En suite 2	1.20m x 2.37m	3' 11" x 7' 9"
Bedroom 3	3.57m x 4.07m	11' 8" x 13' 4"
Bedroom 4	3.75m x 2.69m	12' 4" x 8' 10"
Bedroom 5	3.22m x 3.01m	10' 7" x 9' 11"
Bathroom	3.57m x 2.05m	11' 8" x 6' 9"



IT'S ALL ABOUT LOCATION

WOVEN INTO THE LANDSCAPE

Living at Sutton Park Grange, you'll be part of a community where modern living, great connectivity and green space have been seamlessly blended together. . At the heart of everything is creating a vibrant community, where families can work, learn, play and live a better life.

A NEW PLACE TO LIVE

Sutton Park Grange is within walking distance of Kidderminster town centre, where a wide range of healthcare, shopping and local amenities are located. With the Worcestershire canal nearby and the River Stour on your doorstep, you'll never be short on opportunities to take a stroll in nature. Good community outdoor areas, such as Brinton Park and the Wyre Forest, provide plenty of opportunity for picnics, walking the dogs, playing in nature and making memories with your loved ones.

A NEW PLACE TO LEARN

Situated within walking distance is Foley Park Primary Academy. Established in 2018, the academy is rated "good" by Ofsted and provides high-quality learning for pupils. Secondary education is provided by King Charles I School and Sixth Form Centre, just a short walk away from Sutton Park Grange, and Bewdley School in the nearby town of Bewdley, is less than 3 miles southwest. Both schools have a "good" Ofsted rating. Elsewhere, The Holy Trinity School provides "good" independent schooling options to the community, while the nearby Baxter College and Kidderminster College offer a range of courses to prepare learners for their next steps in life

A NEW PLACE TO WORK

Thanks to its local proximity to some of the Midlands' largest hubs, living at Sutton Park Grange provides a range of employment opportunities within a variety of sectors. Excellent rail links to Worcester, Birmingham, London, and Stratford upon Avon, as well as easy access to the M5, M6, and M42, make it a desirable location for working professionals and families alike.





A NEW PLACE TO EXPLORE

Set on the edge of Wyre Forest, Kidderminster provides many opportunities to spend time exploring the outdoors, whether you're following picturesque trails along the Worcestershire canal or going for a morning run overlooking the River Stour. Nearby Stourport and the River Sever offers lots more to explore. The outdoor nature Habberley trail is also just 2.5 miles away offers a range of bespoke activities ideal for children of all ages.

North of Sutton Park Grange sits Bodenham Arboretum. Described as Worcestershire's Hidden Garden and set within a valley, this is a magical oasis of thousands of tree species, two chains of pools and lakes and over 5 miles of wonderful woodland walks. With the Wyre Forest nearby, you'll find even more options to spend time outdoors and practice your favourite activities, any time of the year. Discover Kidderminster's carpet-making heritage at the UK's only one of its kind Museum of Carpet, which is located less than 2 miles away in the busy town centre. For those willing to venture further afield, Clent Hills is just over 10 miles east and offers stunning countryside views.

TRANSPORT LINKS

Excellent transportation links make Sutton Park Grange a truly attractive place to live. It's situated just 12 miles from the M5, with Birmingham less than 20 miles away, while Bewdley can be reached in less than 10 minutes, with Worcester just a 30-minute drive away. Birmingham International Airport is also 27 miles away, while London can be accessed via the train or the M6.

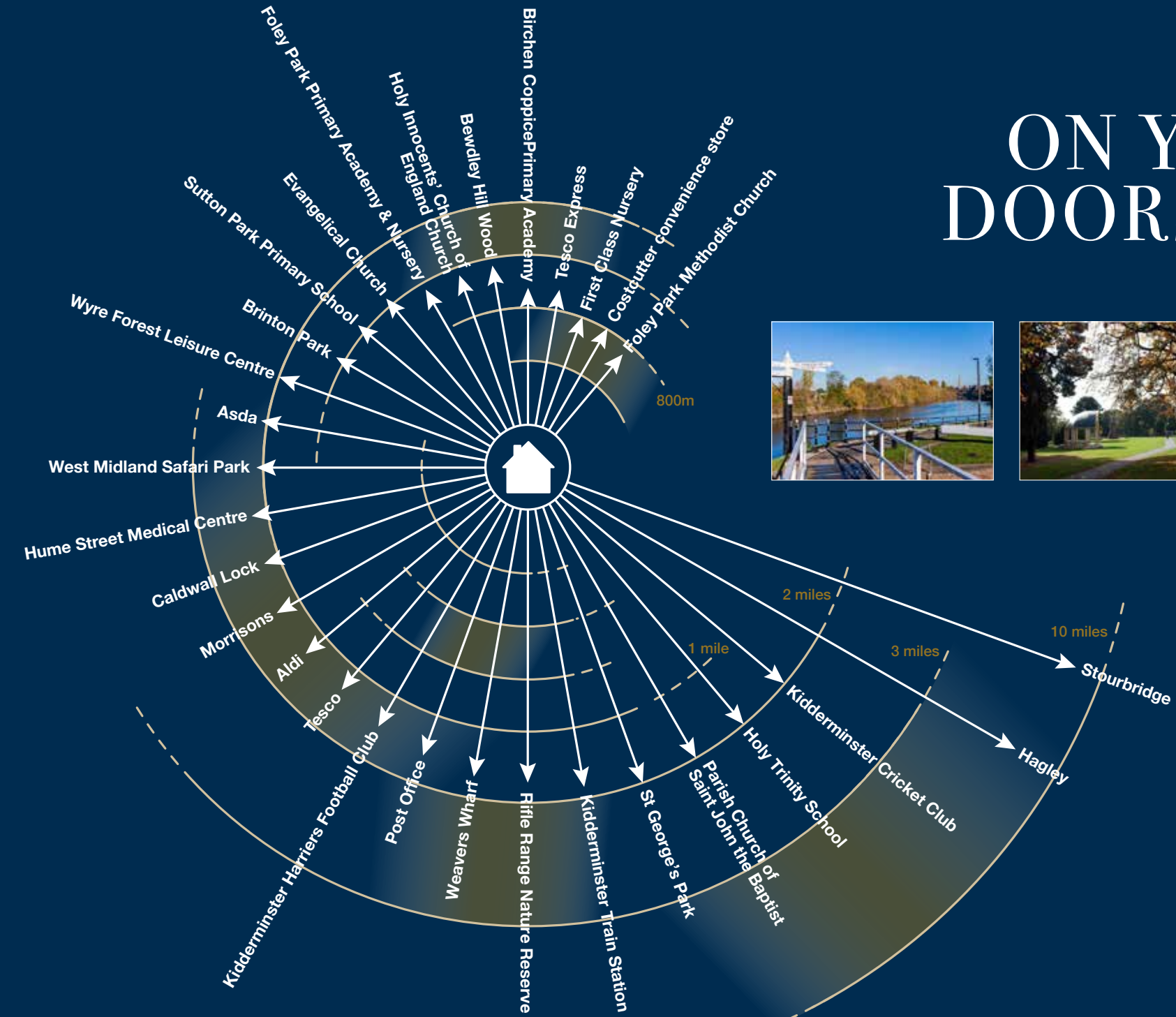
WEST MIDLANDS SAFARI PARK

One of the topmost attractions in the area, for young and old, is West Midlands Safari Park in Bewdley. A short drive from Sutton Park Grange, the park is home to 165 animal species, including the big five. Enjoy the four-mile drive-thru safari, and make memories to last a lifetime at the small theme park, on a perfect family day out.

RIVER SEVERN

Accessible in under 30 minutes from Sutton Park Grange, you'll enjoy visiting some of the picturesque towns situated on the banks of the River Sever for an afternoon tea or a stroll along the local beauty spots. Whether you'd like to venture down south to Stourport for a fun day with the kids at the local theme park, get a taste of Bewdley and the Severn Valley Railway, or immerse yourself in the quaint atmosphere of Bridgnorth in Shropshire, you are guaranteed to make memories to last a lifetime.

ON YOUR DOORSTEP





DINING AND ENTERTAINMENT

An eclectic mix of restaurants and pubs situated conveniently in Kidderminster town centre, or within easy reach, offer the perfect spots to meet with family and friends for a casual meal out or celebrate a special occasion. Bistrot Pierre promises a selection of French classics and Sunday Roasts to choose from. For the lovers of British cuisine, a number of traditional pubs are available locally offering great seasonal food and drink.

AT YOUR LEISURE

RETAIL AND AMENITIES

Home to leading high street names including Next, TK Maxx, Sports Direct and M&S, Weavers Wharf Shopping centre in Kidderminster provides a good shopping experience. Tesco Express can be found just 0.6 miles away, with a selection of other supermarkets all within easy reach. You'll also benefit from two more busy retail areas and an outdoor market every Thursday and Saturday, where you can browse offerings from a variety of local small businesses, including fresh produce and artisan goods, all to the sound of street performers.



SPORT AND LEISURE

For the golf enthusiasts, Kidderminster Golf Club is situated 2.4 miles away, and Bewdley Pines Golf Club is 2.2 miles northwest. You can take the kids to support local teams at Kidderminster Harriers Football Club or the Worcestershire County Cricket Club. For Rugby enthusiasts, Worcester Warriors' stadium is just a 20 minute-drive away. A visit to the Wyre Forest Leisure Centre is perfect for a day of self-care and relaxation, while various fitness classes are available at the Crossfit Wyre Forest and other gyms in town.





We're committed to the highest standards of customer care and attention, from the first time you make contact with us to after you move into your home, because we believe our service should be as wonderful as the homes we build.

We want to make moving home an exciting experience and we understand how to do that with an easy process that's simple to follow. You'll have a dedicated sales advisor and legal administrator to manage the buying process and ensure that everything is completed in a timely manner so that you can concentrate on choosing the finishes for your new home. They are on hand to help and guide you, answer questions and make sure you have a great experience.

We are a HBF (Home Builders Federation) 5 Star builder, one of a few in the UK to have been awarded this accolade with over 95% of our customers happy to recommend us.

Financing your home is as important as choosing it. You'll want the reassurance of knowing you've chosen the right mortgage rate, the right fixed period and the right lender.

You can choose to arrange your mortgage with an Independent Financial Advisor of your choice, or we're happy to recommend one from our panel*. They are experts in arranging mortgages for new homes. As specialists in their field, they have access to the whole market and often can secure mortgage rates that are not available to other mortgage brokers.

Their service is complimentary and their advice is independent. It's worth a call to give you other mortgage options to consider.

The Consumer Code

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. As a member of the National Home Builders Federation (NHBC) we support the code and agree to comply with the Code requirements. It's part of our promise to you.

New Homes Quality Board

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. We are a registered member of the New Homes Quality Board. We support its regulations and agree to comply with its requirements. It's part of our promise to you.

The regulations are designed to help you understand what levels of service to expect from us, feel fully informed about your purchase and know your consumer rights before and after you move in. It covers every stage of the home-buying process – pre-contract, exchange of contract and during occupation. We are here to help in any way we can so if you have queries about New Homes Quality Board or any other part of your purchase, please let us know. We'll be happy to help. A copy of the full regulations can be found on our website under Customer Support.

We are committed to tailoring our support to our customers based on their individual needs. Our staff are here to help you when you need us, whether you need additional support or find yourself in a challenging situation.

If you are experiencing circumstances that mean you may be in a vulnerable situation, we would encourage you to let us know. If you share this information with us, we'll take the time to understand your needs and work with you to support those needs.

We will always deal with any information that you provide sensitively and in confidence and we'll always let you know how we will record this information. We will ask for consent before we make a note on your customer profile, to ensure that you won't need to tell us again in the future. Customers will have complete control over this information and can change or remove it at any time.





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