

# Arden Quarter

Stratford-upon-Avon

A unique development of Houses and Apartments

INTRODUCING...



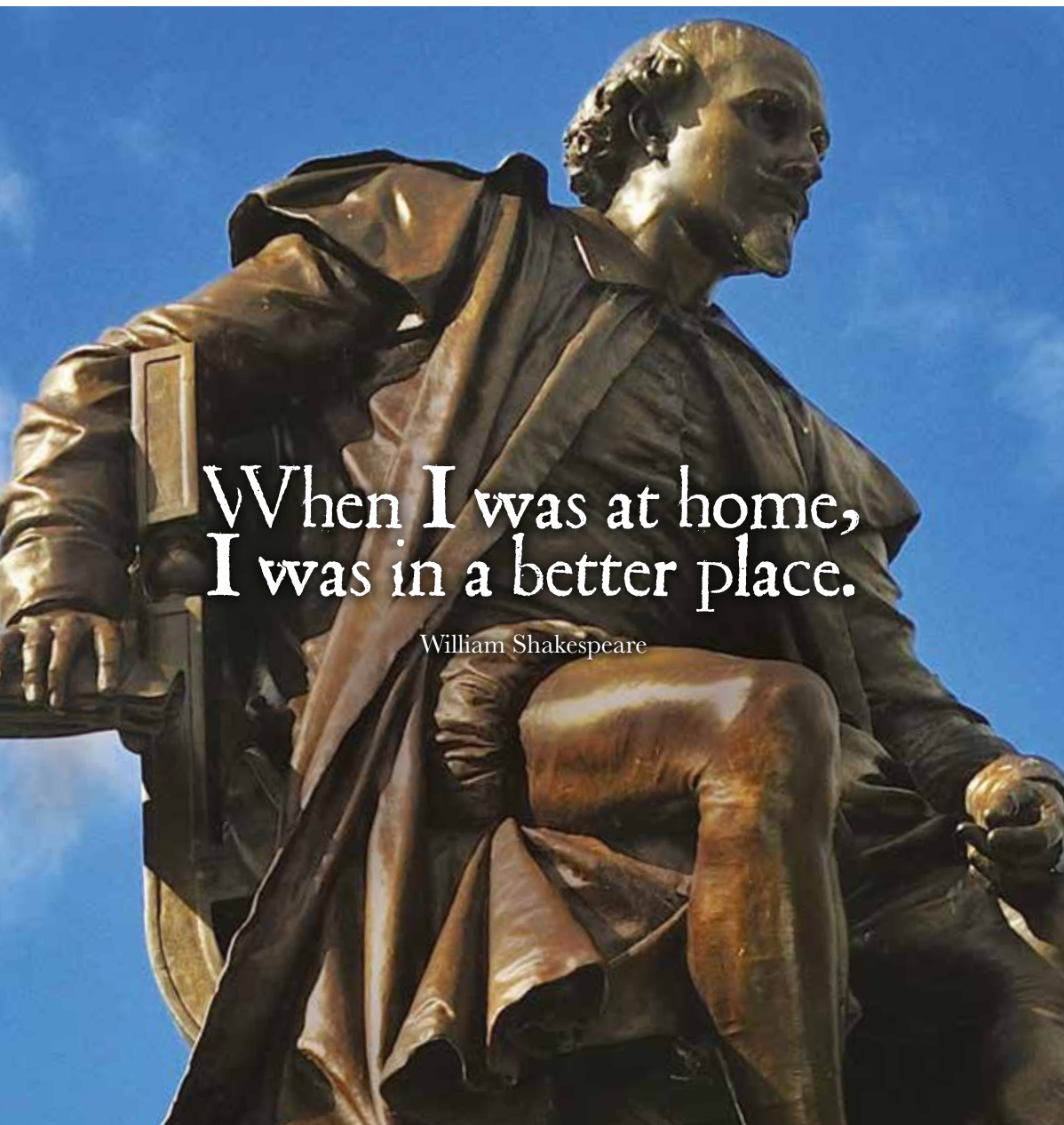
Image depicts local area.



# Arden Quarter

Stratford-upon-Avon





When I was at home,  
I was in a better place.

William Shakespeare



Arden Quarter

# HISTORICALLY CHARMED MEDIEVAL MARKET TOWN

Stratford-upon-Avon is a beautiful market town on the River Avon. The town was founded by the Saxons when they invaded what is now Warwickshire in the 7<sup>th</sup> Century AD. The name Stratford is made up of Celtic and Saxon words, it was the strait ford that is the ford by the Roman road. Avon is a Celtic word meaning river or water.

In 1557 a glover from Stratford-upon-Avon named John Shakespeare married Mary Arden, the daughter of a well-to-do farmer from Wilmcote. Their son William Shakespeare was born on or about 23<sup>rd</sup> April 1564 in a house in Henley Street.

Today, cosmopolitan and vibrant, Stratford-upon-Avon enjoys a rich and thriving community ambience. Explore its charm, discover everything from vintage clothing boutiques, cutting-edge street fashion outlets, antiques, music, arts and crafts and beautiful open spaces to artisan bakeries, international delicatessens, fine dining and good old fish and chips.

Stratford-upon-Avon effortlessly blends the old with the new making Arden Quarter a truly wonderful place to call home.

## Arden Quarter

# EXPLORE DISCOVER INDULGE AND RELAX

With an eclectic selection of High Street brands and independent boutique shops a short walk from Arden Quarter, there is plenty to satisfy the discerning shopper from Debenhams to Jack Wills and The White Company. Stratford-upon-Avon is also home to major supermarkets including Tesco, Aldi, Morrisons, Sainsburys and Waitrose. Maybird Shopping Park offers further retail indulgence; this prime shopping park is home to retailers including Marks and Spencer, Outfit, New Look and Next. A vibrant and busy market still thrives in Stratford-upon-Avon today; the traditional Charter Market is held in Rother Street every Friday with upward of forty traders, and on Saturdays the market place plays host to a general antiques, craft and Farmer's Markets.

The town is home to a plenitude of bars and restaurants for you to enjoy; 33 The Scullery is a popular family run restaurant specialising in classic British cuisine. AA Rosette Winning country pub, The Bell at Alderminster, offers a menu based on seasonal and locally sourced produce. Rooftop Restaurant at the Royal Shakespeare Company Theatre specialises in creative British cooking, wines and cocktails and offers a relaxed and stylish dining experience with panoramic views across the River Avon.







## Arden Quarter

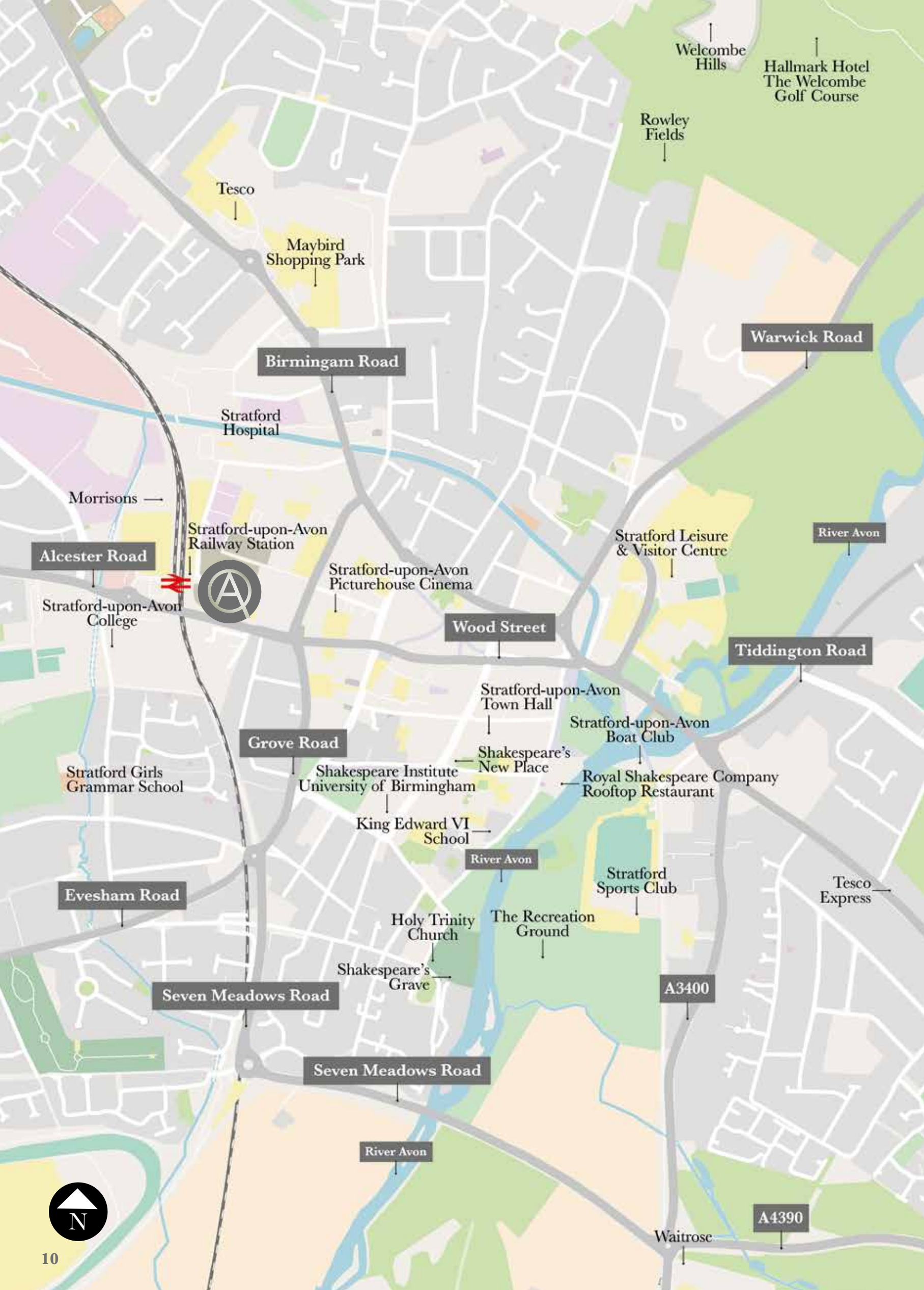
# EXEMPLARY MODERN FAMILY LIVING

One of the world's best-known theatre ensembles, the Royal Shakespeare Company, perform the works of Shakespeare and his contemporaries along with new works throughout the year in Stratford-upon-Avon. The 1,018 seat Royal Shakespeare Theatre and 426 seat Swan Theatre bring audiences and actors closer together.

Founded in 1894, Stratford-Upon-Avon golf club is home to an 18th century barn, courtyard and stables which have now been transformed into the Clubhouse. The distinctive barrel roof bar open fire, shared by Sam Ryder and many past Ryder Cup players, remains for all to enjoy. For the horse racing enthusiast Stratford Racecourse hosts a number of thoroughbred racing meets. Stratford-upon-Avon is also home to a Leisure Centre and Sports Club both offering leisure activities including athletics, hockey, snooker, cricket and tennis to badminton, football, netball and swimming.

Stroll along the River Avon and you'll find Stratford-upon-Avon Boat Club (SuABC) which prides itself on its friendly approach and encourages people of all ages and abilities to row, as a high-performance sport or just for fun. Be enchanted by the Cotswolds; explore breath-taking landscapes along historic trails each with its own identity and defining features.

Minutes from Arden Quarter is the celebrated King Edward VI School which has a reputation for high academic standards. A recent Ofsted report commented; "An outstanding School, where pupils thrive and achieve exceptionally well". Also close by is Stratford Girls Grammar School with an 'Outstanding' Ofsted report as well as higher educational institutions; Stratford-upon-Avon College and Shakespeare Institute - Birmingham University.



Welcombe Hills

Hallmark Hotel  
The Welcombe  
Golf Course

Rowley  
Fields

Tesco

Maybird  
Shopping Park

Birmingham Road

Warwick Road

Stratford  
Hospital

Morrisons

Alcester Road

Stratford-upon-Avon  
Railway Station



Stratford-upon-Avon  
College

Stratford-upon-Avon  
Picturehouse Cinema

Stratford Leisure  
& Visitor Centre

River Avon

Wood Street

Tiddington Road

Stratford Girls  
Grammar School

Grove Road

Stratford-upon-Avon  
Town Hall

Stratford-upon-Avon  
Boat Club

Shakespeare Institute  
University of Birmingham

Shakespeare's  
New Place

Royal Shakespeare Company  
Rooftop Restaurant

King Edward VI  
School

River Avon

Evesham Road

Stratford  
Sports Club

Tesco  
Express

Seven Meadows Road

Holy Trinity  
Church

The Recreation  
Ground

Shakespeare's  
Grave

A3400

Seven Meadows Road

River Avon

A4390

Waitrose





## Arden Quarter

# LOCATION LOCATION LOCATION

### By Road - Stratford-upon-Avon to

Warwick	10 miles
Royal Leamington Spa	13.3 miles
Coventry	20.5 miles
Worcester	24.9 miles
Birmingham	27 miles
Cheltenham	34 miles
Cotswold (AONB)	39 miles
Oxford	54.5 miles
Central London	102.3 miles

### By Rail - Stratford-upon-Avon Parkway Station to

Warwick	23 minutes
Leamington Spa	26 mins
Birmingham Snow Hill	42 mins
London Marylebone	1 hour 58 mins
London Euston	1 hour 56 mins

### By Rail - Stratford-upon-Avon Station to

Stourbridge	1 hour 9 mins
Worcester Foregate Street	1 hour 44 mins

### Education - Arden Quarter to

Stratford-upon-Avon College	0.3 miles
Shakespeare Institute - Birmingham University	0.5 miles
King Edward VI School	0.6 miles
Stratford Girls Grammar School	0.9 miles

## Arden Quarter

# SPECIFICATION

### **Kitchen**

- Contemporary lemongrass kitchen, laminate worktop with matching upstand
- LED downlighters under wall units
- Glass splashback
- Stainless steel 1½ bowl sink with mono bloc mixer tap
- Integrated Bosch stainless steel oven, 4 ring Induction hob and extractor hood
- Integrated Bosch stainless steel double oven, 5 ring induction hob, extractor hood, microwave oven (4 bed houses only)
- Integrated Bosch Fridge/Freezer
- Integrated Bosch Dishwasher
- Porcelanosa ceramic floor tiles
- Chrome Recessed LED spotlights

### **Bathroom**

- Chrome Recessed LED spotlights
- White Vitra bathroom suite with chrome fittings
- Shaver point to main bathroom and ensuite
- Thermostatic Vado Gallo shower over bath with glass shower screen
- Full height porcelanosa tiling around bath and shower, half height tiling to other areas
- Heated chrome towel rail to bathrooms, ensuites and cloakrooms

### **General**

- TV points to kitchen, lounge and bedroom/s (dependent upon plot)
- Wiring for Sky+ digital (subject to purchaser subscription)
- BT fibre Broadband or Hyperoptic Broadband (subject to purchaser subscription)
- Fitted wardrobe with shelf, hanging rail and oak veneer doors to master bedroom (dependent upon plot)

- Walls and ceilings finished in white matt emulsion
- Woodwork finished in white gloss
- Telephone point to living room and master bedroom
- Brushed steel sockets and switches
- Chrome LED downlights to kitchens and bathrooms, pendant lights to all rooms unless otherwise stated
- Worcester Bosch gas fired central heating with central programmer
- Thermostatically controlled radiators to all rooms apart from where room thermostat fitted
- Oak veneer internal doors with vertical groove detail and brushed chrome ironmongery
- Grey powder coated aluminium double-glazed windows
- Parking space/s
- NHBC Warranty

### **Apartments Only**

- Oak veneered solid fire rated front door with satin chrome fire rated letter plate and satin chrome multi point locking system
- Entrotec video door entry system with fob access
- Integrated Bosch Washer/Dryer

### **Houses Only**

- Vertical timber style oak front door with weather sealed letter plate and satin chrome multi-point locking system
- Grey powder coated aluminium bi-fold doors
- PIR external light
- Integrated Bosch Washing Machine
- External tap
- Downstairs cloakroom with white Vitra Suite
- Turf to rear gardens
- 1.8m close boarded timber fence and paved patio area to rear garden

Please speak to your Sales Consultation for full specification details of your preferred plot.





# THE DEVELOPMENT



**Stratford**  
3 Bedroom House  
Plots 72, 73, 74 & 75  
Shared Ownership

**Chesterton**  
2 Bedroom House  
Plots 76, 77, 78 & 79  
Shared Ownership

**Dorsington**  
2 Bedroom House  
Plots 80, 81, & 82  
Sale

**Charlecote**  
2 Bedroom House  
Plots 83, 84, 85,  
86 & 87  
Sale

**Alveston**  
3 Bedroom House  
Plots 25, 26, 27, 28(H),  
29(H) & 30(H)  
Sale

**Shottery**  
4 Bedroom House  
Plots 23, 24, 31(H),  
& 32(H)  
Sale

**Antonio Place**  
Plots 1 - 22  
Loxley - 1 Bedroom Apartment  
Plots 3, 7, 12, 17 & 22  
Quinton - 1 Bedroom Apartment  
Plots 2, 6, 11, 16 & 21  
Claverdon - 2 Bedroom Apartment  
Plots 4, 9 & 14  
Claverdon A - 2 Bedroom Apartment  
Plots 8, 13 & 18  
Shipston - 2 Bedroom Apartment  
Plot 1, 5, 10, 15 & 20  
Moreton - 2 Bedroom Duplex  
Plot 19  
Sale

**Beatrice House**  
Plots 33 - 50  
Ettington - 1 Bedroom Apartment  
Plots 34, 38, 42, 46 & 50  
Quinton - 1 Bedroom Apartment  
Plots 37, 41, 45 & 49  
Claverdon - 2 Bedroom Apartment  
Plots 35, 39 & 43  
Claverdon A - 2 Bedroom Apartment  
Plots 33, 36, 40, 44 & 48  
Moreton - 2 Bedroom Duplex  
Plot 47(H)  
Sale

**AffordableRent**

**RetirementLiving**

For further information about the purchase options available at Arden Quarter please speak to your Sales Consultant.



# Arden Quarter

Stratford-upon-Avon



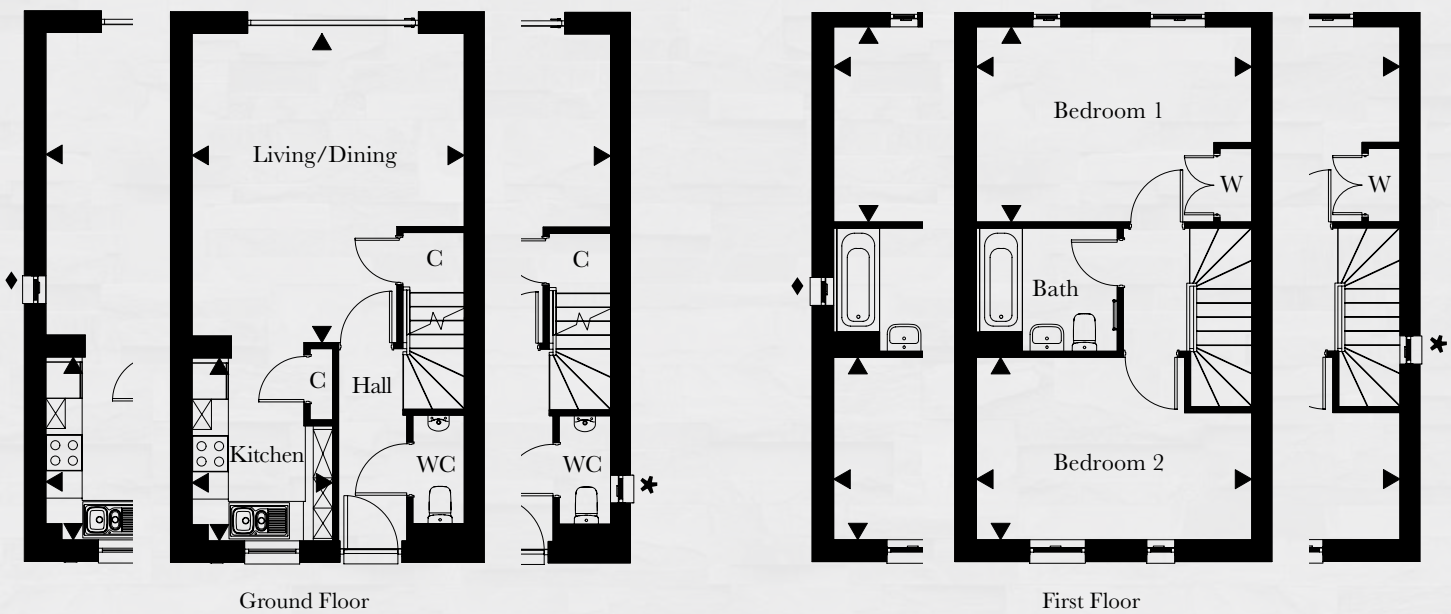




# Chesterton

## 2 Bedroom House

Plots 76, 77, 78 & 79  
**Shared Ownership**



Living/Dining	5040mm x 4500mm	16'6" x 14'9"
Kitchen	3021mm x 2323mm	9'11" x 7'7"
Bedroom 1	4500mm x 3192mm	14'9" x 10'6"
Bedroom 2	4500mm x 2982mm	14'9" x 9'9"

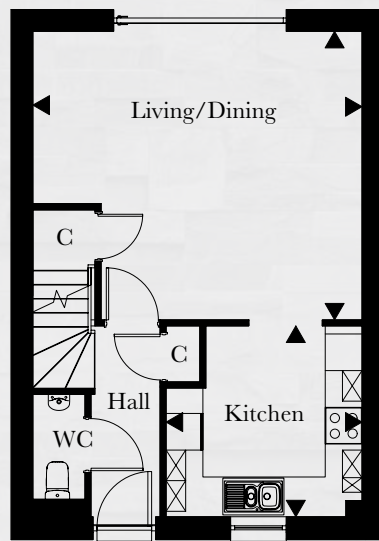
- ◆ Plot 76 has additional window to Living/Dining and first floor bathroom.
- ★ Plot 79 has additional window to ground floor WC and first floor landing.



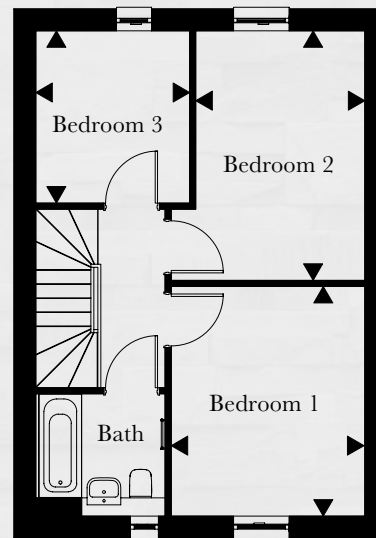
# Stratford

## 3 Bedroom House

Plots 72, 73, 74 & 75  
**Shared Ownership**



Ground Floor



First Floor

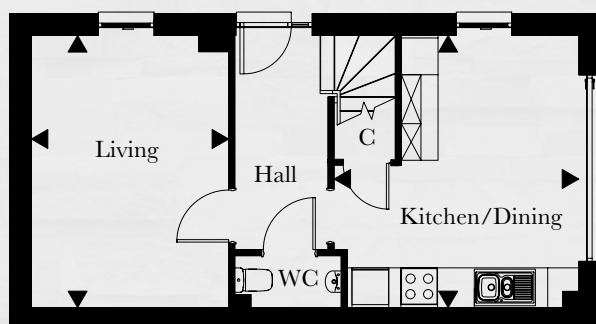
Living/Dining	5380mm x 4717mm	17'8" x 15'6"
Kitchen	3192mm x 3120mm	10'6" x 10'3"
Bedroom 1	3756mm x 3166mm	12'4" x 10'5"
Bedroom 2	4081mm x 2764mm	13'5" x 9'1"
Bedroom 3	2817mm x 2516mm	9'10" x 8'3"



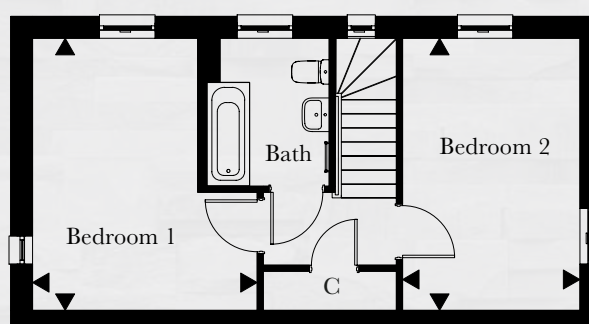
# Charlecote

## 2 Bedroom House

Plots 83, 84, 85, 86 & 87  
**Sale**



Ground Floor



First Floor

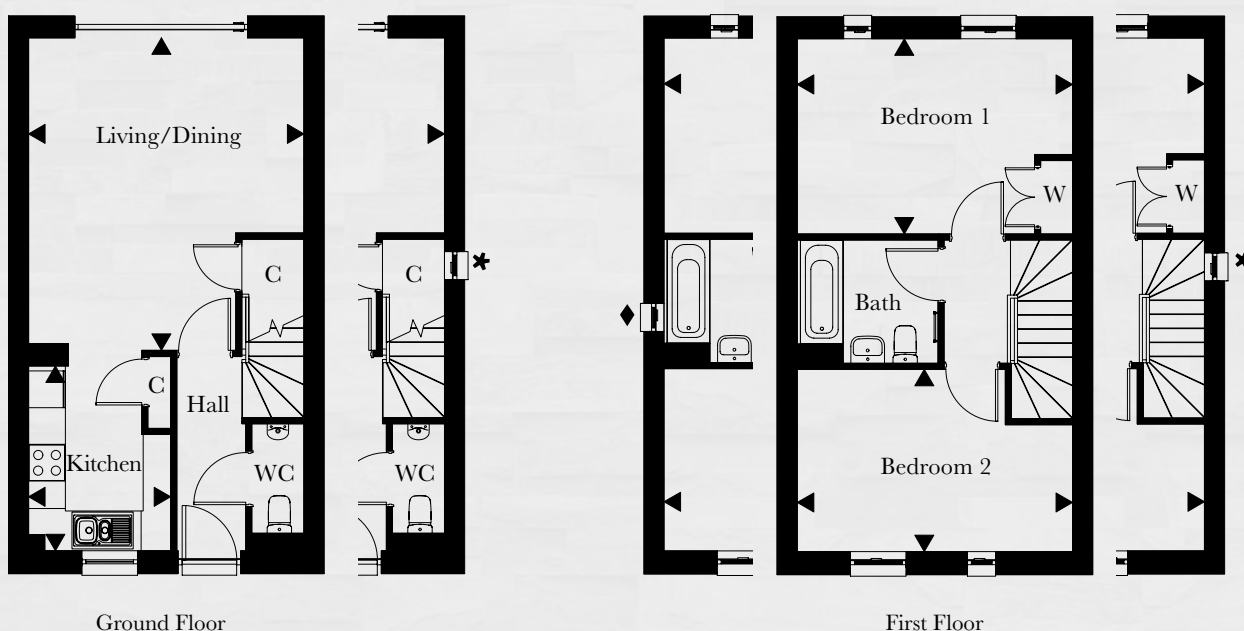
Living	4450mm x 3226mm	14'7" x 10'7"
Kitchen/Dining	4450mm x 3798mm	14'7" x 12'6"
Bedroom 1	4450mm x 3673mm	14'7" x 12'1"
Bedroom 2	4450mm x 2900mm	14'7" x 9'6"



# Dorsington

## 2 Bedroom House

Plots 80, 81 & 82  
Sale



Living/Dining	5040mm x 4500mm	16'6" x 14'9"
Kitchen	3021mm x 2323mm	9'11" x 7'7"
Bedroom 1	4500mm x 3191mm	14'9" x 10'6"
Bedroom 2	4500mm x 2983mm	14'9" x 9'9"

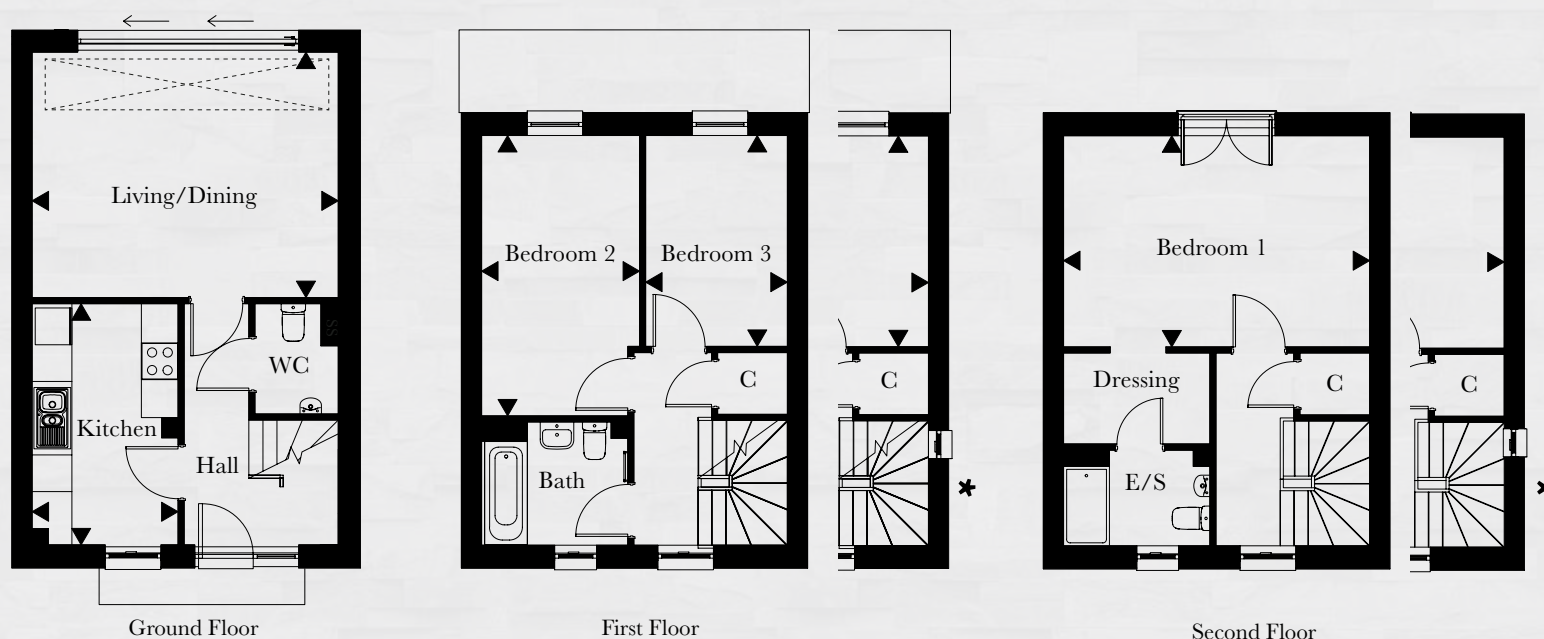
★ Plot 82 has additional window to staircase on ground floor and first floor.  
◆ Plot 80 has additional window to first floor bathroom.



# Alveston

## 3 Bedroom House

Plots 25, 26, 27, 28(H), 29(H) & 30(H)  
Sale



Living/Dining	5000mm x 4010mm	16'5" x 13'2"
Kitchen	3940mm x 2376mm	12'11" x 7'10"
Bedroom 1	5000mm x 3450mm	16'5" x 11'4"
Bedroom 2	4586mm x 2583mm	15'1" x 8'6"
Bedroom 3	3450mm x 2317mm	11'4" x 7'7"
Dressing	2390mm x 1486mm	7'10" x 4'10"

\* Plot 27 & 28 has window to first floor and second floor staircase only.

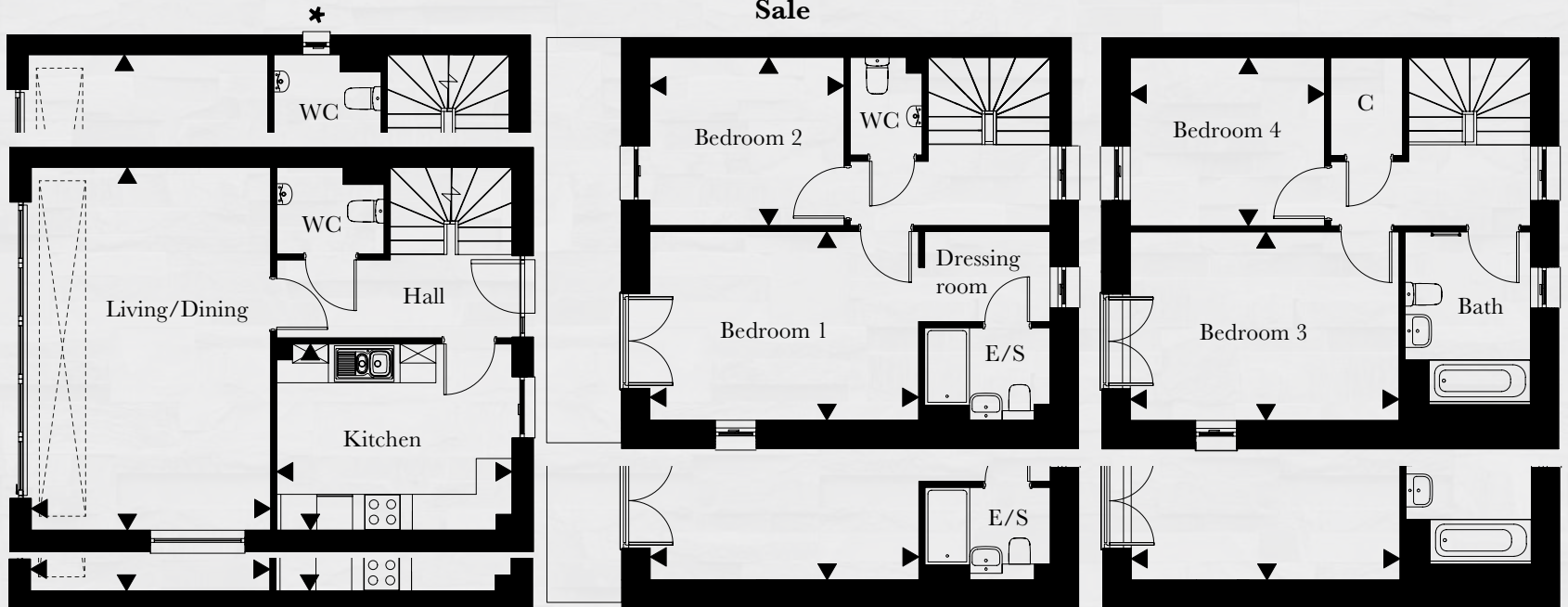


# Shottery

## 4 Bedroom House

Plots 23, 24, 31(H) & 32(H)

**Sale**



◆ Ground Floor

◆ First Floor

◆ Second Floor

Living/Dining	6075mm x 4010mm	19'11" x 13'2"
Kitchen	3940mm x 3118mm	12'11" x 10'3"
Bedroom 1	4500mm x 3158mm	14'9" x 10'4"
Bedroom 2	3253mm x 2817mm	10'8" x 9'3"
Bedroom 3	4500mm x 3158mm	14'9" x 10'4"
Bedroom 4	3253mm x 2817mm	10'8" x 9'3"
Dressing	2100mm x 1508mm	6'11" x 4'11"

◆ Plot 24 and 31(H) do not have side window to living/dining, bedroom 1 or bedroom 3.

\* Plot 24 and 31(H) have window to ground floor WC.

The computer generated images, floor plans, specification, dimensions and configurations are included for guidance only and may be subject to revision during construction. Please refer to current drawings and specification with a Sales Consultant before exchanging contracts. (H) - Handed plot, C - Cupboard, W - Wardrobe, E/S - En-suite.



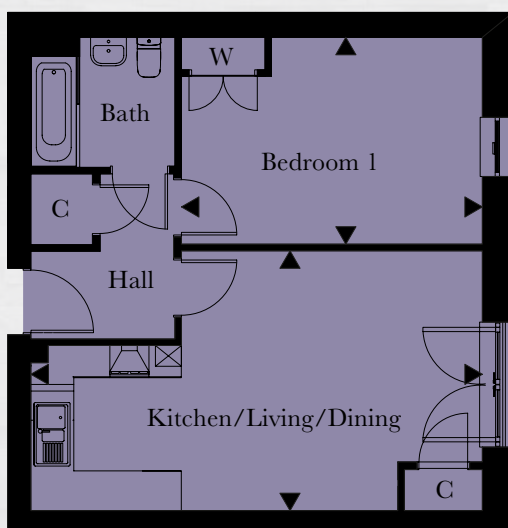




# Loxley

## 1 Bedroom Apartment

Plots 3, 7, 12, 17 & 22  
**Sale**



Kitchen/Living/Dining	6943mm x 3998mm	22'9" x 13'1"
Bedroom 1	4627mm x 3183mm	15'2" x 10'5"

Terrace doors open outwards on plot 3.



Ground Floor

First Floor

Second Floor

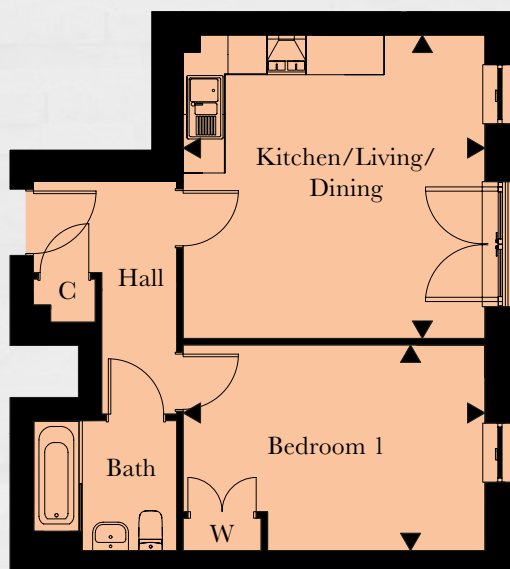
Third Floor

Fourth Floor

# Quinton

## 1 Bedroom Apartment

Plots 2, 6, 11, 16 & 21  
**Sale**



Kitchen/Living/Dining	4665mm x 4643mm	15'4" x 15'3"
Bedroom 1	4642mm x 3165mm	15'3" x 10'5"

Terrace doors open outwards on plot 2.



Ground Floor

First Floor

Second Floor

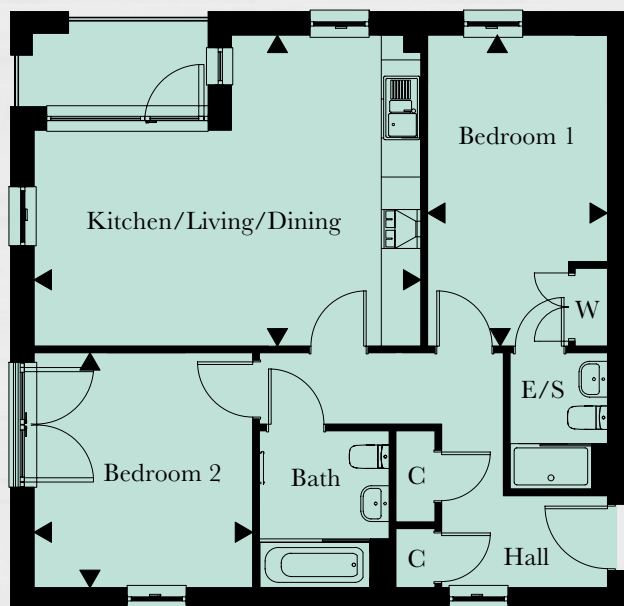
Third Floor

Fourth Floor

# Claverdon

## 2 Bedroom Apartment

Plots 4, 9 & 14  
Sale



Kitchen/Living/Dining	5952mm x 4785mm	19'6" x 15'8"
Bedroom 1	4785mm x 2768mm	15'8" x 9'1"
Bedroom 2	3615mm x 3365mm	11'10" x 11'0"

Bedroom 2 doors open outwards on plot 4.



Ground Floor

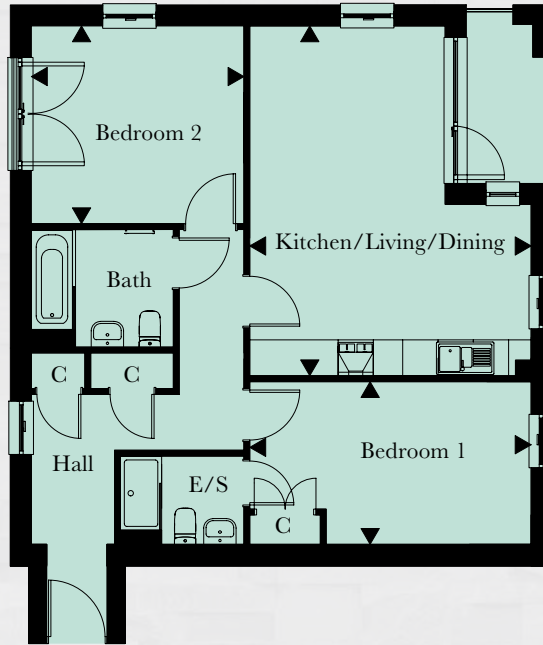
First Floor

Second Floor

# Claverdon A

## 2 Bedroom Apartment

Plots 8, 13 & 18  
Sale



Kitchen/Living/Dining	5952mm x 4785mm	19'6" x 15'8"
Bedroom 1	4785mm x 2768mm	15'8" x 9'1"
Bedroom 2	3615mm x 3365mm	11'10" x 11'0"



First Floor

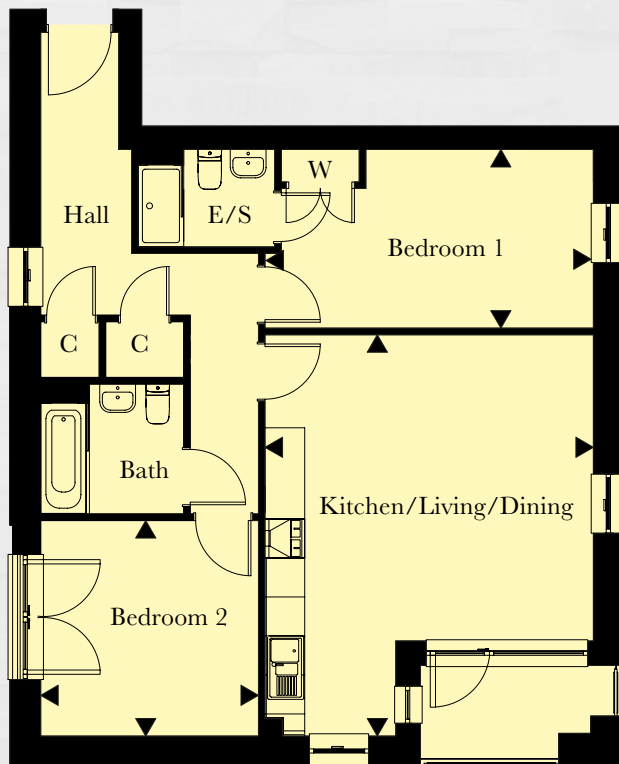
Second Floor

Third Floor

# Shipston

## 2 Bedroom Apartment

Plots 1, 5, 10, 15 & 20  
Sale



Kitchen/Living/Dining	6173mm x 5050mm	20'3" x 16'7"
Bedroom 1	5050mm x 2750mm	16'7" x 9'0"
Bedroom 2	3350mm x 3315mm	11'0" x 10'11"

Bedroom 2 doors open outwards on plot 1.



Ground Floor

First Floor

Second Floor

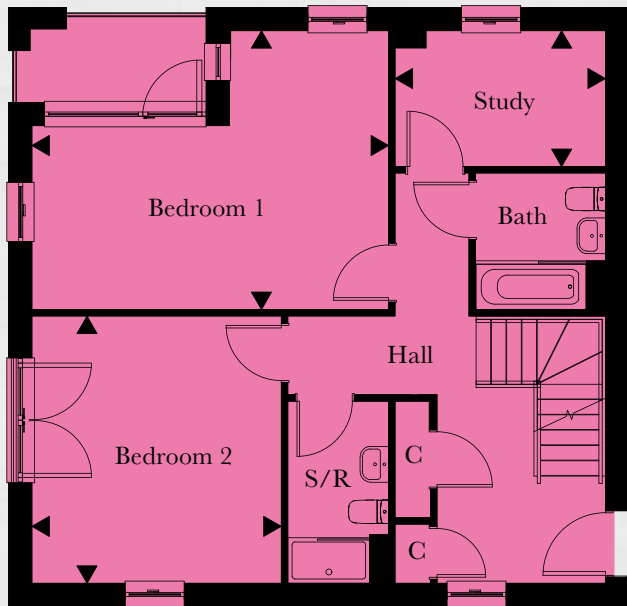
Third Floor

Fourth Floor

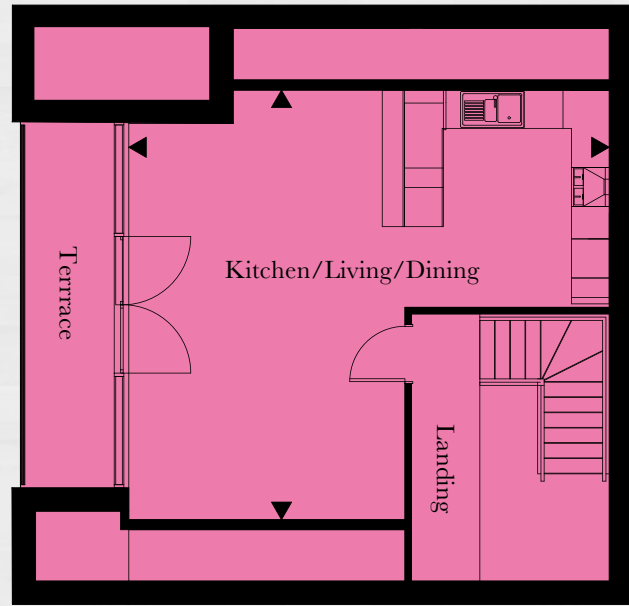
# Moreton

## 2 Bedroom Duplex

Plot 19  
Sale

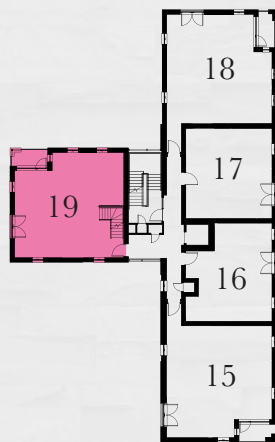


First Storey Duplex

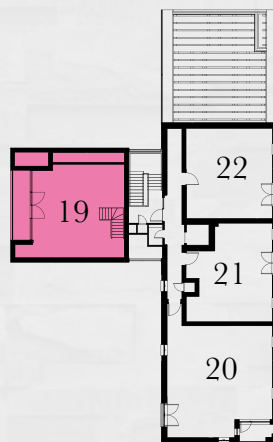


Second Storey Duplex

Kitchen/Living/Dining	7300mm x 6607mm	23'11" x 21'8"
Bedroom 1	5485mm x 4290mm	18'0" x 14'1"
Bedroom 2	4110mm x 3835mm	13'6" x 12'7"
Study	3235mm x 2090mm	10'7" x 6'10"



Third Floor



Fourth Floor



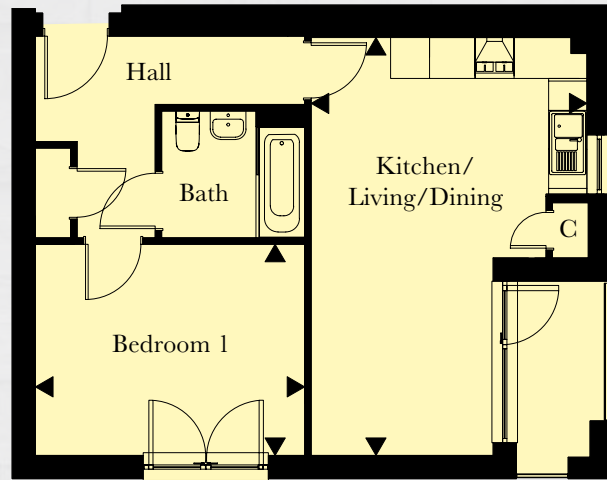




# Ettington

## 1 Bedroom Apartment

Plots 34, 38, 42, 46 & 50  
Sale



Kitchen/Living/Dining	6448mm x 4260mm	21'2" x 14'0"
Bedroom 1	4140mm x 3188mm	13'7" x 10'8"

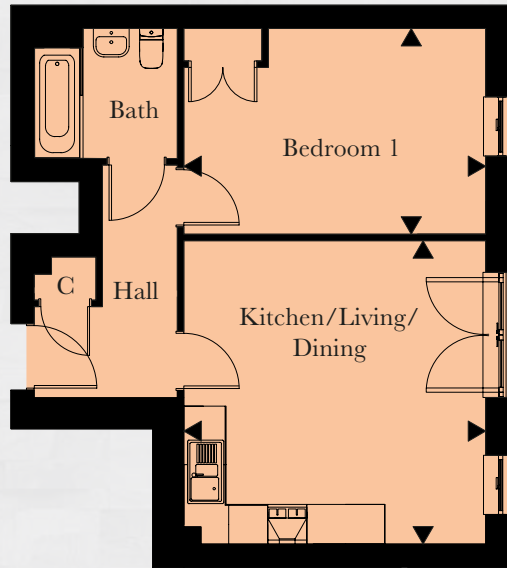
Bedroom 1 doors open outwards on plot 34.



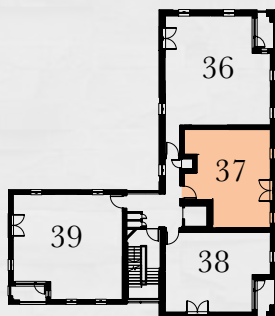
# Quinton

## 1 Bedroom Apartment

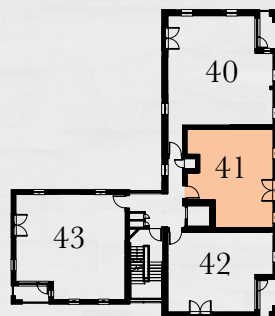
Plots 37, 41, 45 & 49  
Sale



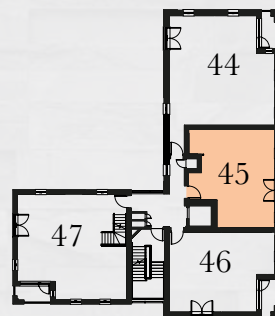
Kitchen/Living/Dining	4665mm x 4643mm	15'4" x 15'3"
Bedroom 1	4642mm x 3165mm	15'3" x 10'5"



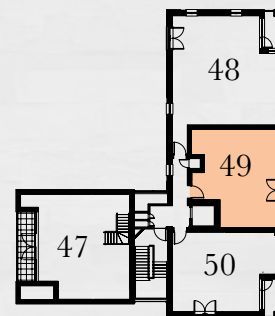
First Floor



Second Floor



Third Floor

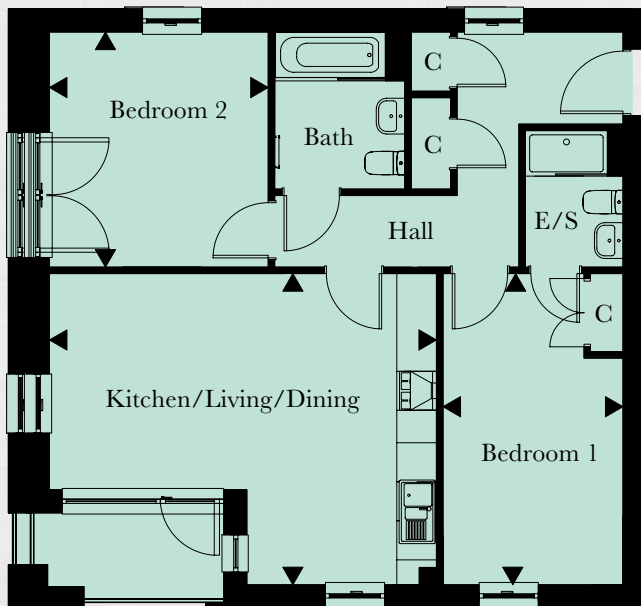


Fourth Floor

# Claverdon

## 2 Bedroom Apartment

Plots 35, 39 & 43  
Sale



Kitchen/Living/Dining	5952mm x 4785mm	19'6" x 15'8"
Bedroom 1	4785mm x 2768mm	15'8" x 9'1"
Bedroom 2	3615mm x 3365mm	11'10" x 11'0"

Bedroom 2 doors open outwards on plot 35.



Ground Floor

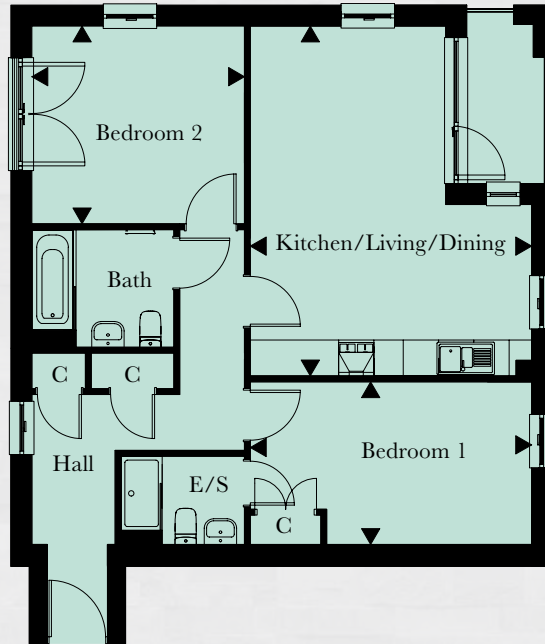
First Floor

Second Floor

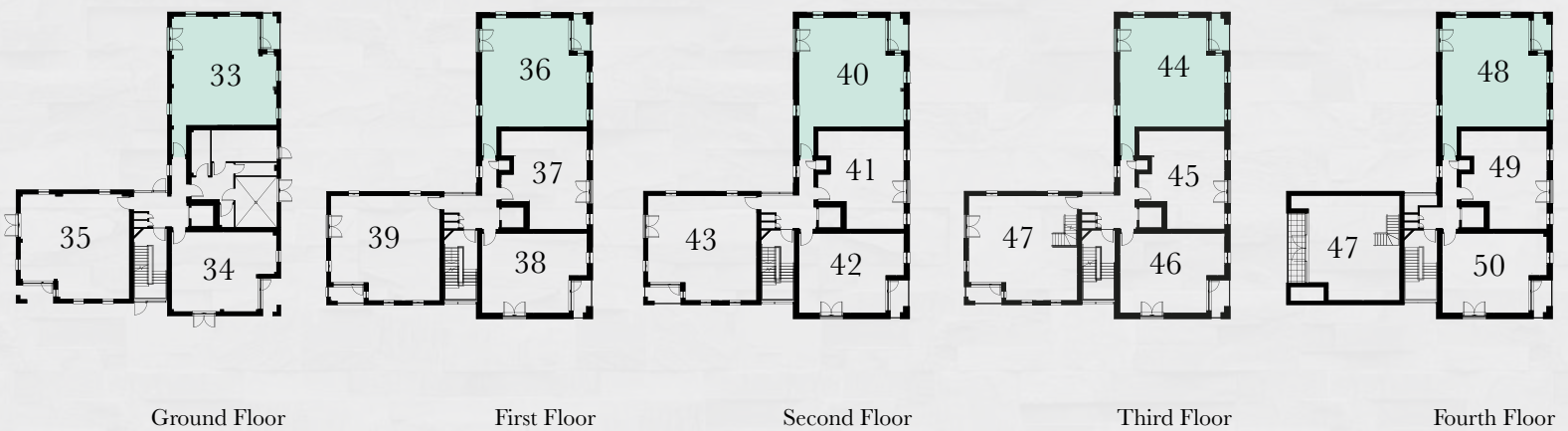
# Claverdon A

## 2 Bedroom Apartment

Plots 33, 36, 40, 44 & 48  
**Sale**



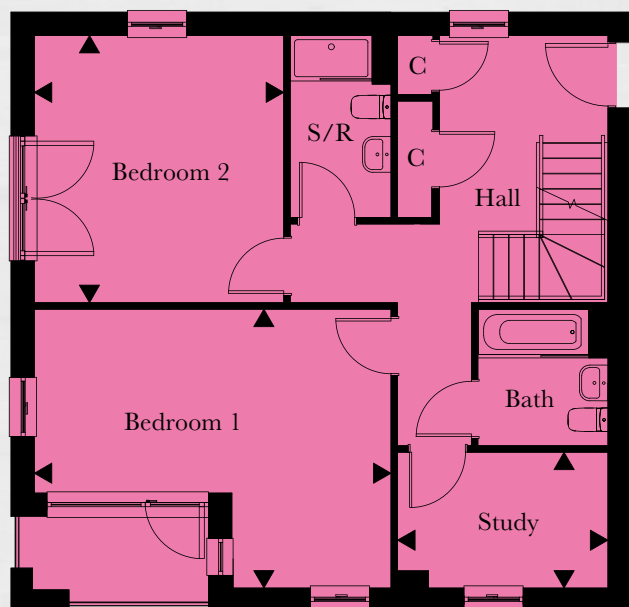
Kitchen/Living/Dining	5952mm x 4785mm	19'6" x 15'8"
Bedroom 1	4785mm x 2768mm	15'8" x 9'1"
Bedroom 2	3615mm x 3365mm	11'10" x 11'0"



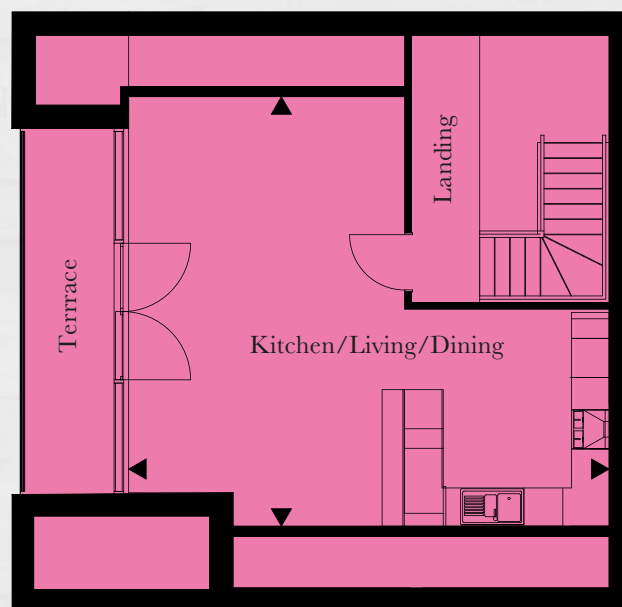
# Moreton

## 2 Bedroom Duplex

Plot 47(H)  
Sale

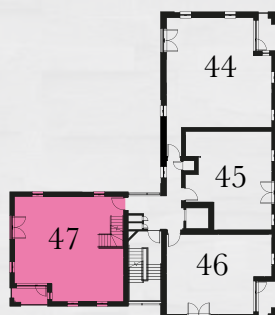


First Storey Duplex

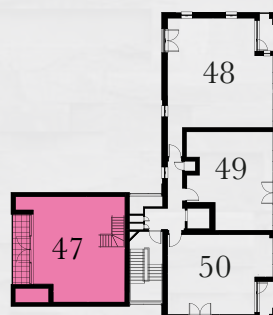


Second Storey Duplex

Kitchen/Living/Dining	7300mm x 6607mm	23'11" x 21'8"
Bedroom 1	5485mm x 4290mm	18'0" x 14'1"
Bedroom 2	4110mm x 3835mm	13'6" x 12'7"
Study	3235mm x 2090mm	10'7" x 6'10"



Third Floor



Fourth Floor

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# TERMS & CONDITIONS

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## **SAFETY ON SITE**

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Visit our marketing suite first where a qualified employee must always accompany you anywhere within development construction areas. The marketing suite, show homes and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads; top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied). Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waist coats, these are available within the marketing suite. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

## **SURROUNDING AREA**

Our site plan shows general information of the surrounding area outside of the scheme, details of which are beyond our control. For more up-to-date information, please contact the relevant local planning authority.

## **SITE PLAN**

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the

latest plans and revisions which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

## **ELEVATIONS**

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this also will be captured on the check list.

## **DIMENSIONS**

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

## **SPECIFICATION**

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.



## Arden Quarter

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