

CHRISTINE WAY

POWICK, WORCESTERSHIRE



PIPERHOMES



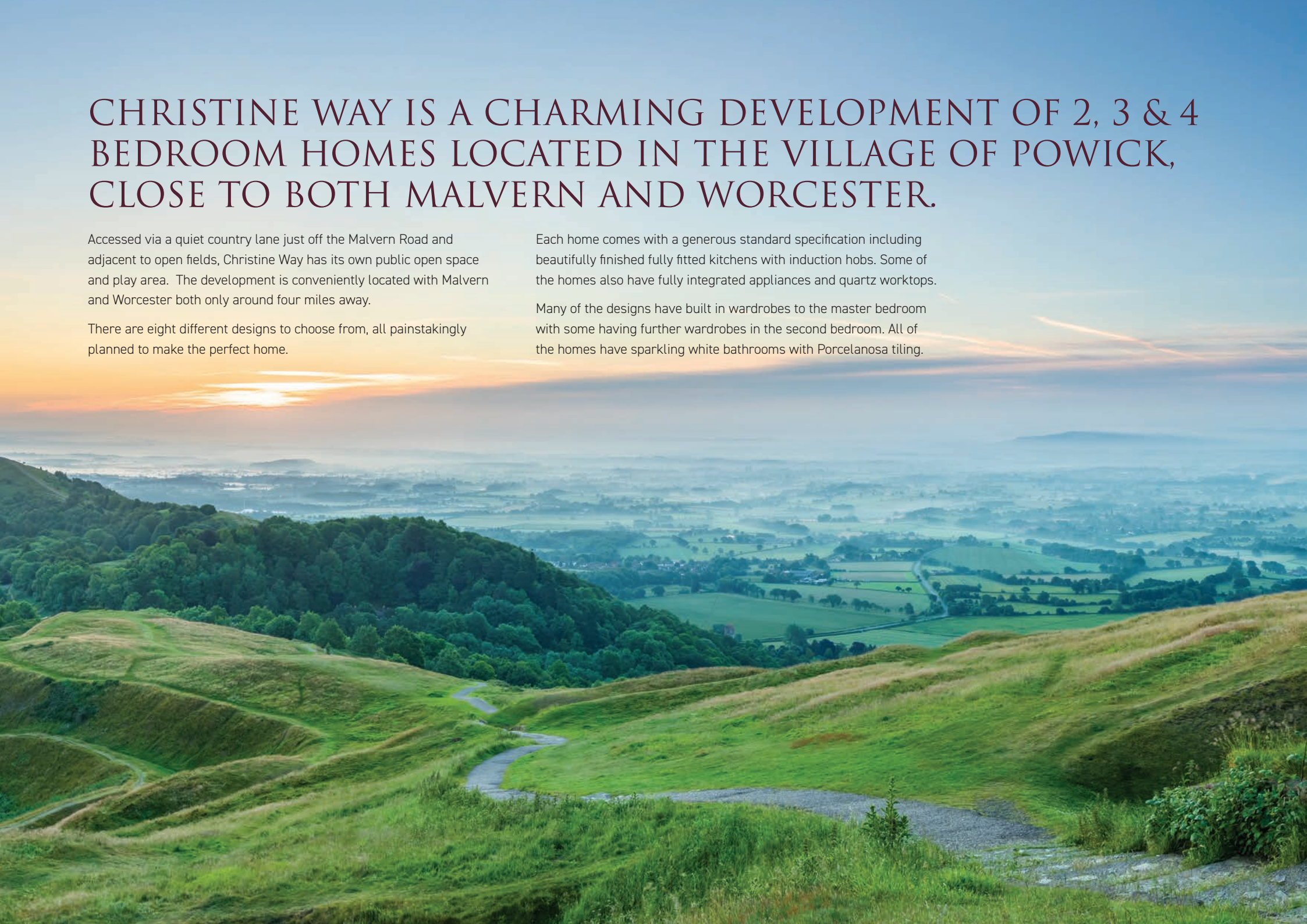
CHRISTINE WAY IS A CHARMING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES LOCATED IN THE VILLAGE OF POWICK, CLOSE TO BOTH MALVERN AND WORCESTER.

Accessed via a quiet country lane just off the Malvern Road and adjacent to open fields, Christine Way has its own public open space and play area. The development is conveniently located with Malvern and Worcester both only around four miles away.

There are eight different designs to choose from, all painstakingly planned to make the perfect home.

Each home comes with a generous standard specification including beautifully finished fully fitted kitchens with induction hobs. Some of the homes also have fully integrated appliances and quartz worktops.

Many of the designs have built in wardrobes to the master bedroom with some having further wardrobes in the second bedroom. All of the homes have sparkling white bathrooms with Porcelanosa tiling.



CHRISTINE WAY... PERFECTLY PLACED FOR VILLAGE LIFE



THE PERFECT LOCATION

The parish of Powick, which includes Collett's Green, has a rich history dating back to before the Norman Conquest. Powick Bridge was the scene of the opening and closing battles of the English Civil War and the parish church still shows the scars allegedly caused by troops firing their muskets at it around the time of the Battle of Worcester in 1651.

The village has several pubs and restaurants, with the nearest, the Three Nuns, located just a short walk from Christine Way. There is also a parish hall, which is available for hire, together with local playing fields.

EDUCATION

Powick has its own village school which is located less than a mile from Christine Way. The school has recently converted to an academy, but was rated outstanding when it was last assessed by Ofsted. There is also a successful pre-school in the neighbouring Parish Hall. For secondary education, both Worcester and Malvern offer an excellent range of schools.



AROUND AND ABOUT

The historic city of Worcester, which can date its origins back to Iron Age times, has had a long and rich history.

With the River Severn flowing through its centre, a splendid medieval Cathedral and a wealth of Tudor buildings, Worcester is justifiably proud of its past; with an excellent choice of shops and restaurants and the fast growing University of Worcester offering world class teaching, it is also excited about its future.

Great Malvern became a fashionable destination as a Spa in Victorian times, but the town has much older roots, with the spectacular, cathedral sized Great Malvern Priory tracing its history back to its foundation in 1085.

Modern day Malvern retains the genteel charm of a spa town, but also boasts an impressive range of shops and a lively cultural scene centred around the Malvern Theatres.

The Malvern Hills Science Park, the sizeable QinetiQ site and the Morgan Motor Company make the town a thriving manufacturing centre.

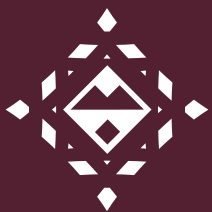


GETTING THERE & AWAY

Powick has easy access to the motorway system with junction 7 of the M5 just over 5 miles away.

There are main line railway stations in both Worcester and Malvern and there are regular trains from Worcester Foregate Street to both Birmingham and London. Direct trains to Birmingham New Street take 45 minutes and to London Paddington the fastest journey time is 2 hours and 15 minutes.

Sparrowhall Lane bus stop is just around the corner from the development in Malvern Road, with regular buses into Worcester taking just over a quarter of an hour. The same route in the other direction will take you to Malvern Link and Great Malvern.







DEVELOPMENT LAYOUT

Sparrowhall Lane, Powick,
Worcestershire, WR2 4SG



- The Littleworth (F)
2 bedroom home
- The Bransford (F1)
2 bedroom home
- The Hallow (H)
2 bedroom home
- The Henwick (M1)
2 bedroom home
- The Worcester (C)
3 bedroom home
- The Kempsey (C1)
3 bedroom home
- The Broadwas (R)
3 bedroom home
- The Malvern (B)
3 bedroom home
- The Rushwick (E)
4 bedroom home
- The Wickbourne (P)
4 bedroom home
- Affordable
Housing

NB: Plots 14, 30 & 31 the Henwick and Kempsey house types will be sold as Fixed Equity. Please ask your Sales Advisor for details.

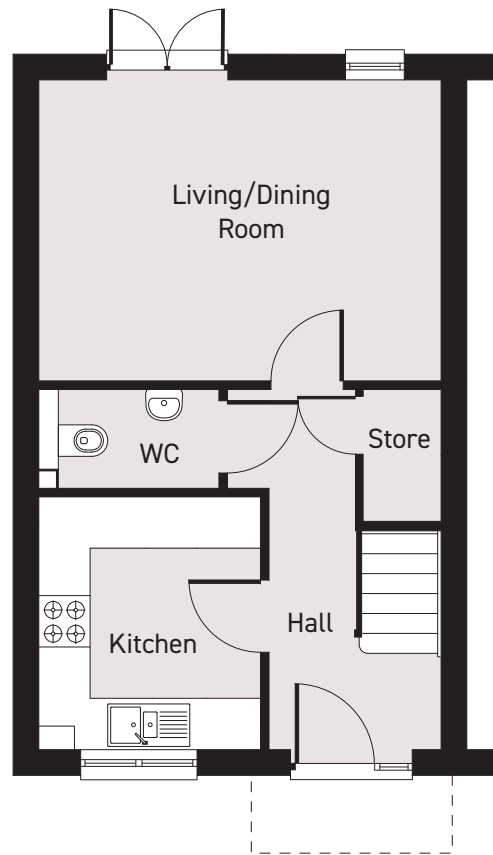


F - 800

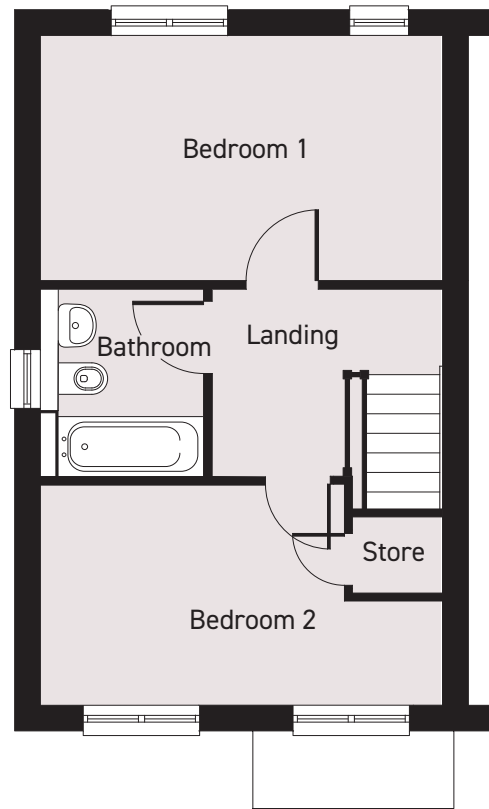
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THE LITTLEWORTH

2 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Living/Dining Room	3.46m x 4.71m	11'4" x 15'5"
Kitchen	2.92m x 2.58m	9'7" x 8'5"
Bedroom 1	2.84m x 4.71m	9'4" x 15'5"
Bedroom 2	2.57m x 4.71m	8'57" x 15'5"

The Littleworth is a practical two bedroom home with an open plan living / dining room with French doors to the garden. There's a front facing fully fitted kitchen, a downstairs cloakroom and a useful store under the stairs. Upstairs the Littleworth has two double bedrooms, a family bathroom and another useful store.



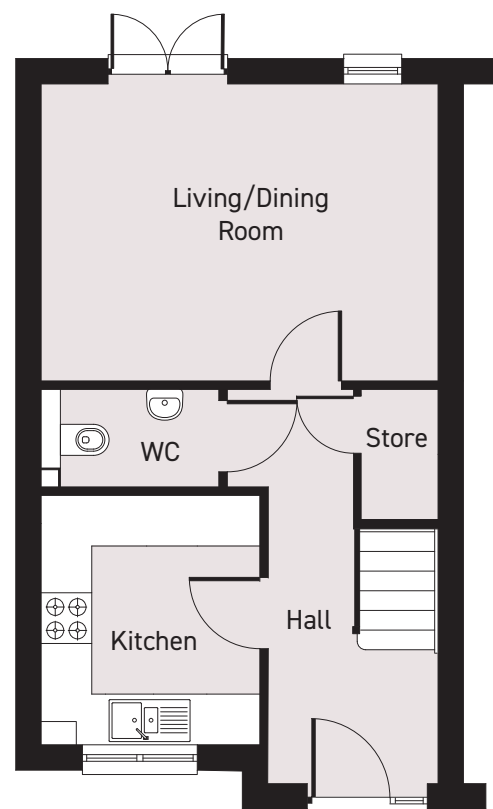


F1* - 814

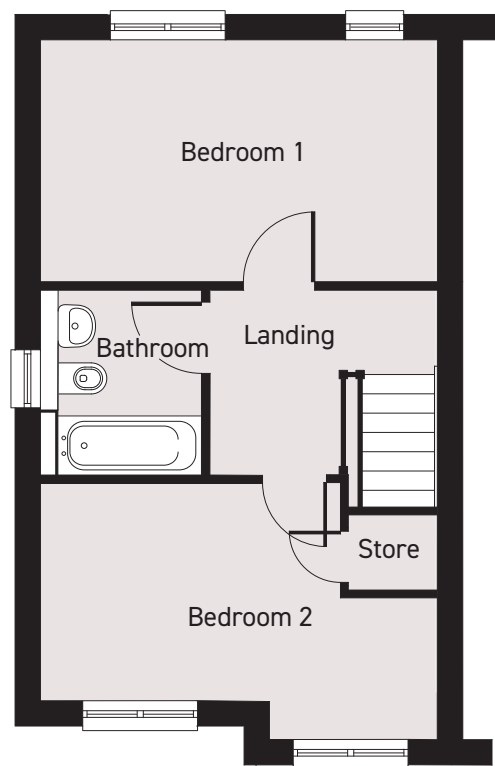
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THE BRANSFORD

2 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Living/Dining Room	3.46m x 4.66m	11'4" x 15'3"
Kitchen	2.92m x 2.60m	9'7" x 8'6"
Bedroom 1	2.84m x 4.66m	9'4" x 15'3"
Bedroom 2	2.57m x 4.66m	8'57" x 15'3"

The Bransford is an attractive gable fronted two bedroom home with an open plan living / dining room with French doors to the garden. There's a fully fitted kitchen, a downstairs cloakroom and a useful store under the stairs. Upstairs are two double bedrooms, a family bathroom and another useful store.



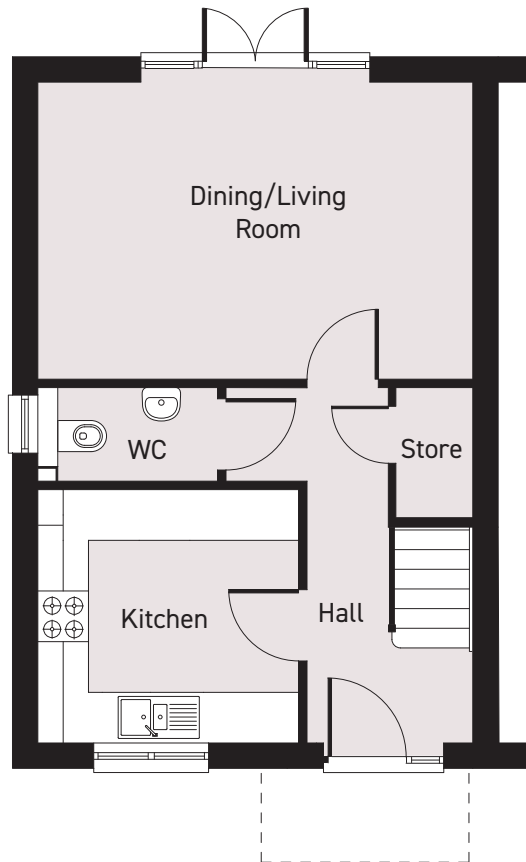


H - 856

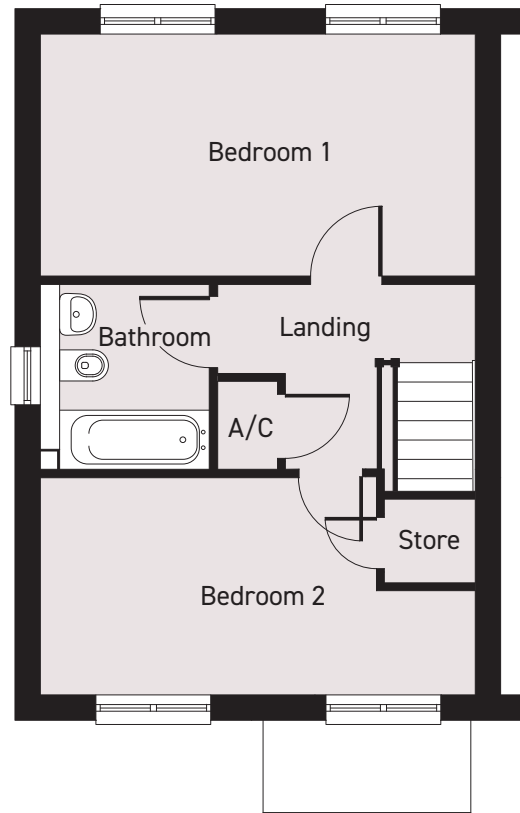
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THE HALLOW

2 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Living/Dining	3.50m x 5.11m	11'6" x 16'9"
Kitchen	2.95m x 3.09m	9'8" x 10'1"
Bedroom 1	2.83m x 5.11m	9'3" x 16'9"
Bedroom 2	2.56m x 5.11m	8'5" x 16'9"

With windows either side of the French doors, the open plan living / dining room of the Hallow is light and airy. The Hallow also has a front facing, fully fitted kitchen, a downstairs cloakroom and a useful store under the stairs. Upstairs are two double bedrooms, a family bathroom and another useful store.



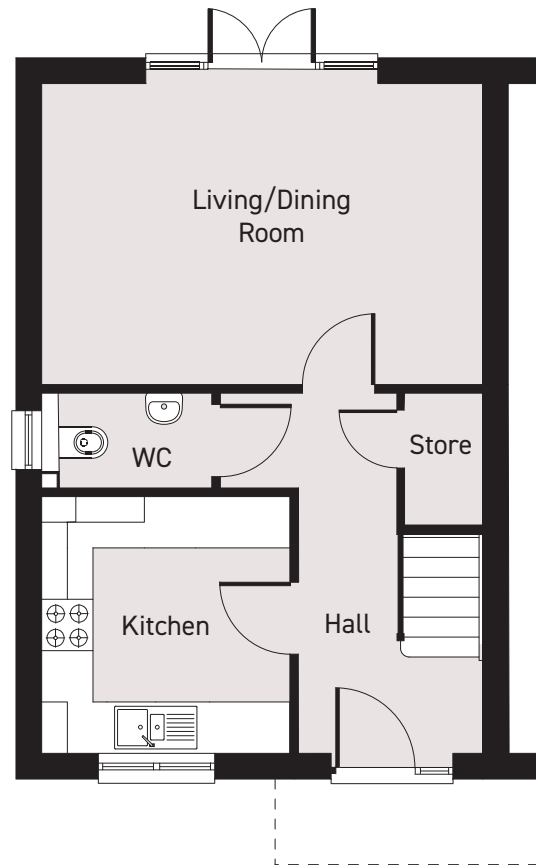


M1 - 856

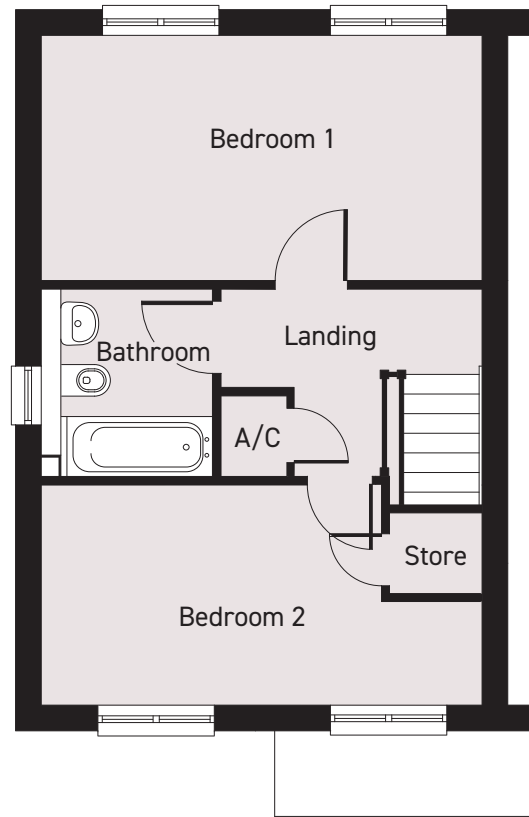
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THE HENWICK

2 bedroom home



GROUND FLOOR



FIRST FLOOR

NB: Plot 14 the Henwick will be sold as Fixed Equity.
Please ask your Sales Advisor for details.

Dimensions

Living/Dining	3.47m x 5.11m	11'4" x 16'9"
Kitchen	2.95m x 2.87m	9'8" x 9'5"
Bedroom 1	2.84m x 5.11m	9'4" x 16'9"
Bedroom 2	2.57m x 5.11m	8'5" x 16'9"

The open plan living / dining room of the Henwick opens onto the garden through French doors, which have windows either side, making this a lovely light room. A fully fitted kitchen, a downstairs cloakroom and a useful store under the stairs complete the downstairs accommodation. Upstairs the Henwick has two double bedrooms, a family bathroom and another useful store.



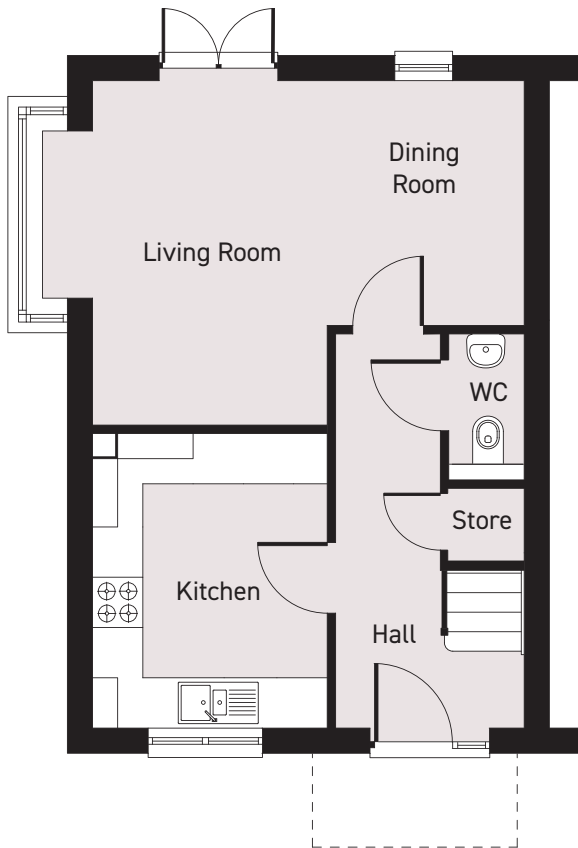


C - 862

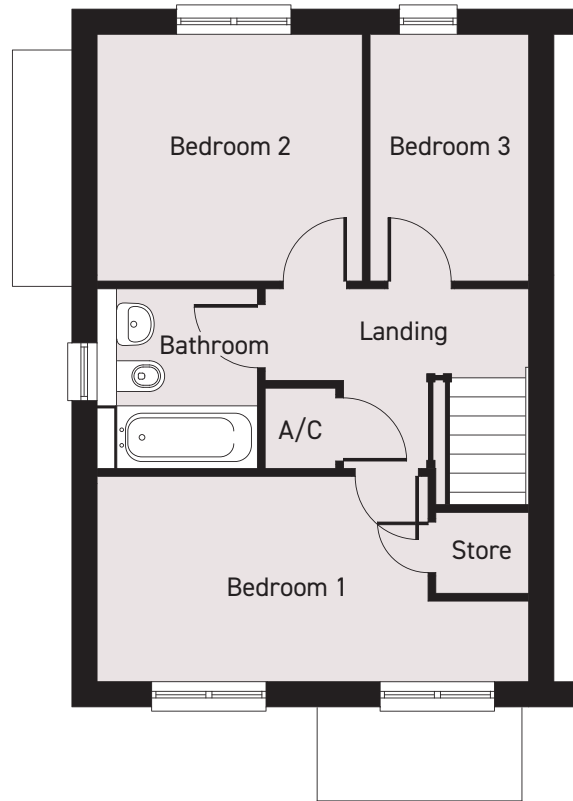
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THE WORCESTER

3 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Living/Dining	4.14m x 5.79m	13'7" x 19'0"
Kitchen	3.52m x 2.80m	11'7" x 9'2"
Bedroom 1	2.46m x 5.14m	8'1" x 16'10"
Bedroom 2	2.95m x 3.16m	9'8" x 10'4"
Bedroom 3	2.95m x 1.85m	9'8" x 6'1"

With a generous living / dining room with a walk in bay and French doors that open onto the garden, the Worcester is perfect for entertaining. It's also superbly planned for everyday living, with a fully fitted kitchen, a downstairs cloakroom and two double bedrooms and a third single bedroom. There's a fully fitted family bathroom and two useful store cupboards as well.



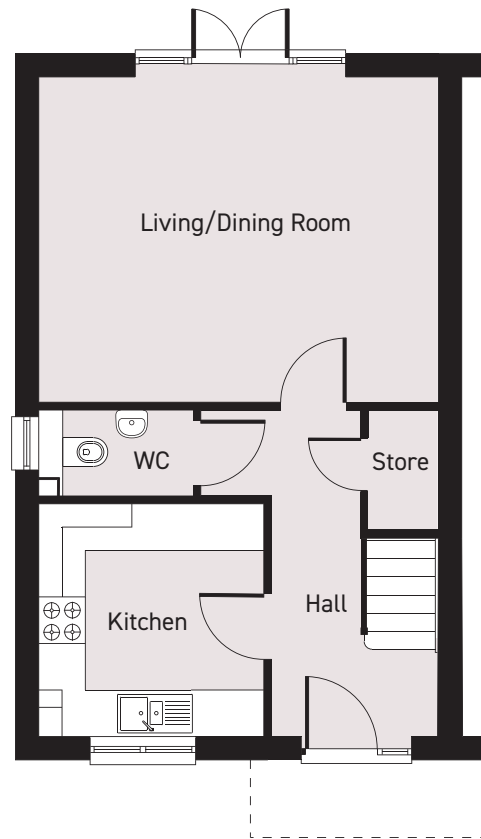


C1 - 931

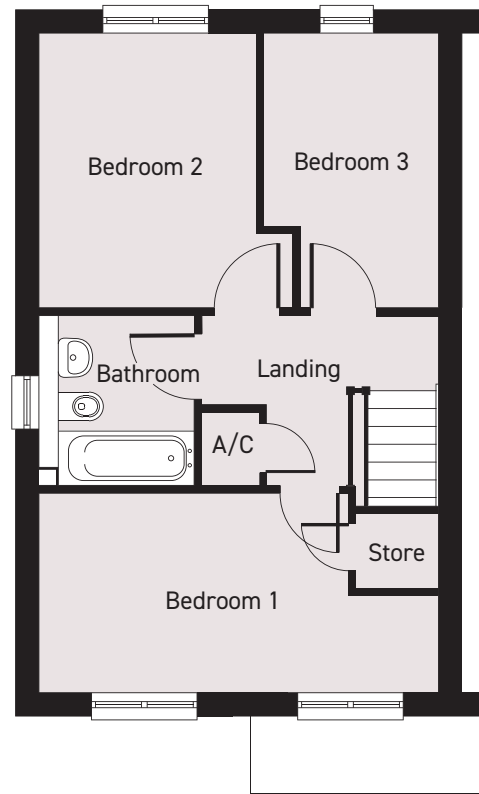
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THE KEMPSEY

3 bedroom home



GROUND FLOOR



FIRST FLOOR

NB: Plots 30 & 31 the Kempsey will be sold as Fixed Equity.
Please ask your Sales Advisor for details.

Dimensions

Living/Dining	4.17m x 5.11m	13'8" x 16'9"
Kitchen	2.97m x 2.91m	9'9" x 9'7"
Bedroom 1	2.55m x 5.11m	8'4" x 16'9"
Bedroom 2	3.52m x 2.80m	11'7" x 9'2"
Bedroom 3	3.52m x 2.21m	11'7" x 7'3"

The Kempsey is a well planned three bedroom family home with a good sized living dining room that opens onto the garden through French doors. There's a fully fitted kitchen, a downstairs cloakroom and a useful store under the stairs. Upstairs are three good sized bedrooms, a fully equipped family bathroom and another useful store.



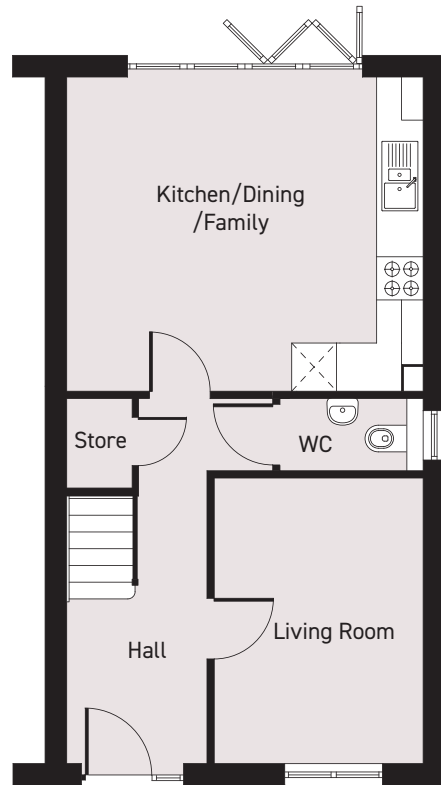


R - 1018

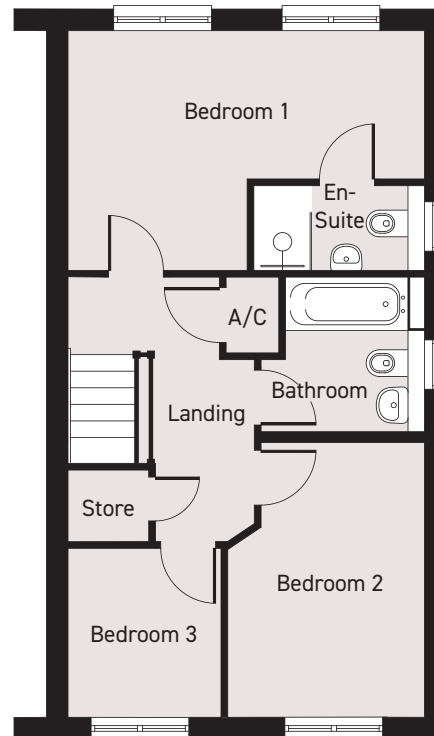
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THE BROADWAS

3 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Kitchen/Dining/Family	4.32m x 5.56m	14'2" x 18'3"
Living Room	3.93m x 3.31m	12'11" x 10'10"
Bedroom 1	3.30m x 5.55m	10'10" x 18'2"
Bedroom 2	3.82m x 2.79m	12'6" x 9'2"
Bedroom 3	2.30m x 2.68m	7'6" x 8'9"

With an open plan kitchen / family / dining room that opens onto the patio through bi-fold doors, the Broadwas is perfect for enjoying the garden. For colder times, there's a cosy, front facing living room. Upstairs, the master bedroom, which overlooks the garden, has an en-suite shower room and there's also a fully fitted family bathroom.



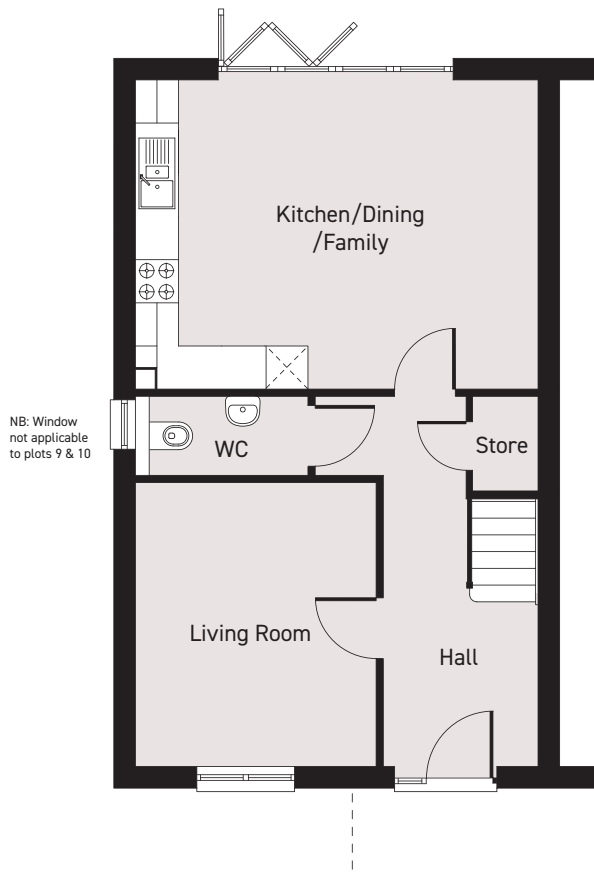


B - 1114

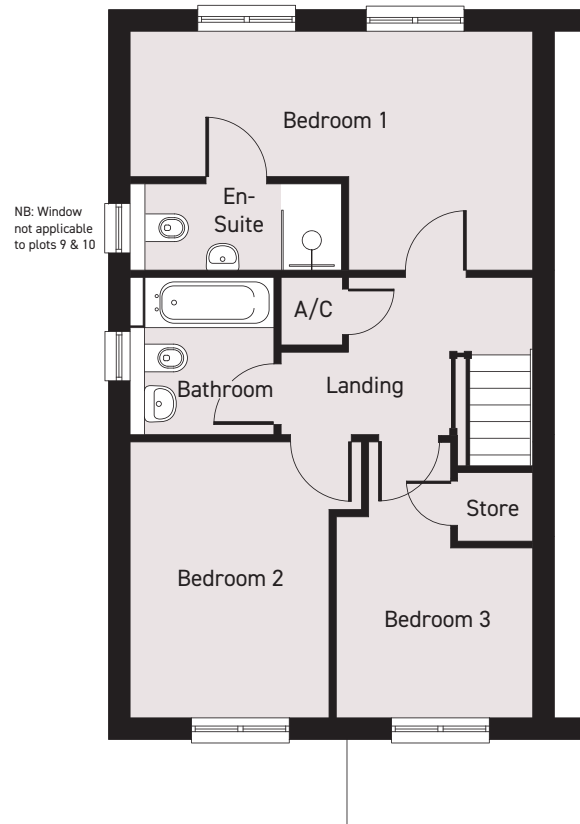
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THE MALVERN

3 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Kitchen/Dining/Family	4.27m x 5.56m	14'0" x 18'3"
Living Room	3.87m x 3.25m	12'8" x 10'8"
Bedroom 1	3.27m x 5.56m	10'9" x 18'3"
Bedroom 2	3.78m x 2.79m	12'5" x 9'2"
Bedroom 3	3.78m x 2.68m	12'5" x 8'9"

The Malvern is a practical three bedroom family home with a spacious kitchen / family / dining room that opens onto the rear garden through bi-fold doors. There's also a separate living room, a downstairs cloakroom and a useful under stairs cupboard. Upstairs, the master bedroom, which overlooks the garden, has an en-suite shower room and there's also a fully fitted family bathroom.



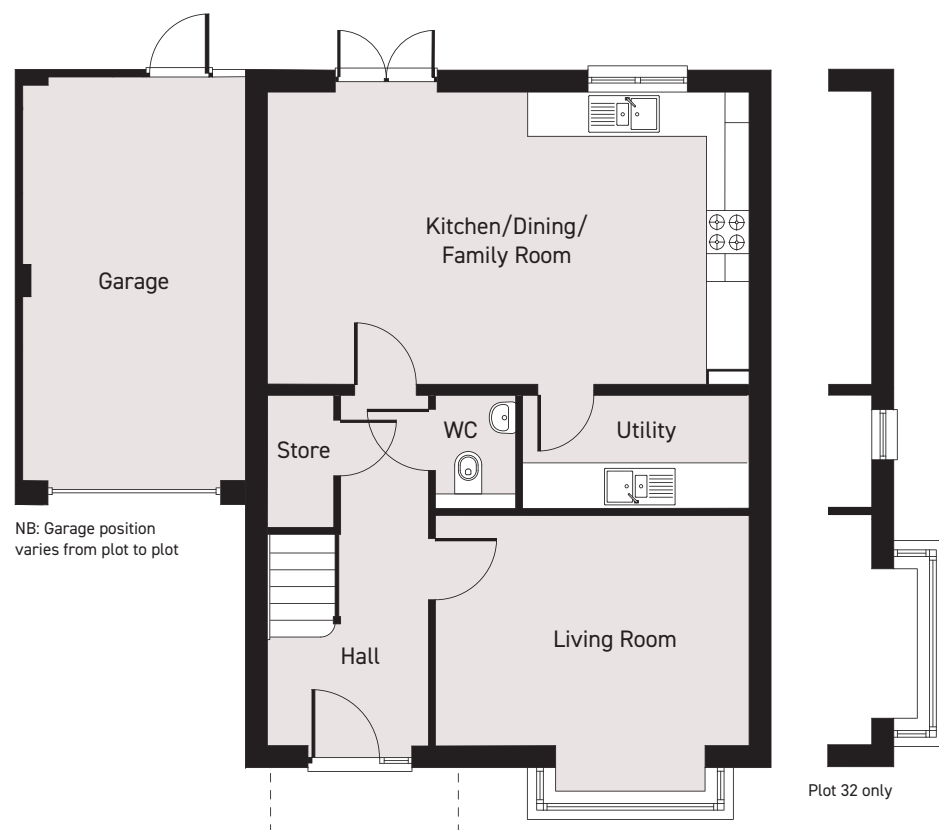


E - 1265

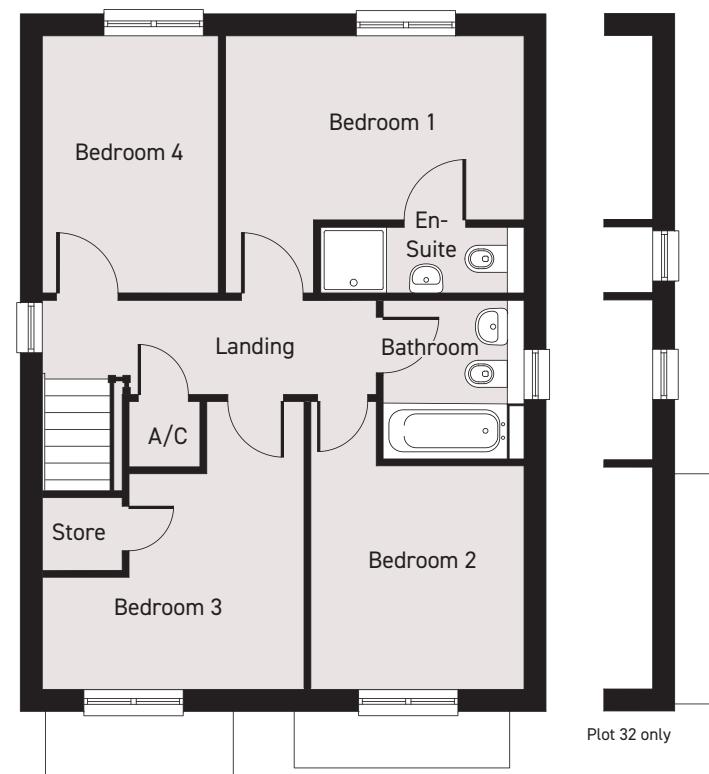
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THE RUSHWICK

4 bedroom home



GROUND FLOOR



FIRST FLOOR

Dimensions

Kitchen/Dining/Family	3.97m x 6.53m	13'0" x 21'5"
Living Room	3.78m x 4.26m	12'5" x 14'0"
Bedroom 1	3.47m x 4.25m	11'5" x 13'11"
Bedroom 2	3.01m x 2.91m	9'11" x 9'7"
Bedroom 3	4.01m x 3.52m	13'2" x 11'7"
Bedroom 4	3.47m x 2.18m	11'5" x 7'2"

The heart of the Rushwick is the open plan kitchen / dining / family room which opens onto the garden through French doors. There's a utility room off the kitchen and a downstairs cloakroom and store. The separate front facing living room has a walk-in bay window. The master bedroom has an en-suite and there are three further good sized bedrooms and a family bathroom.



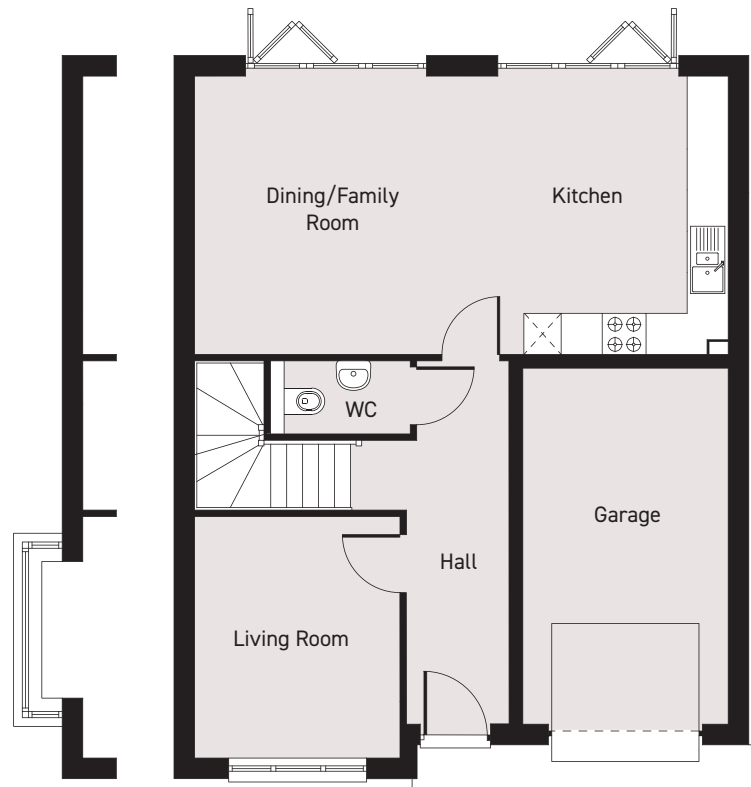


P - 1398

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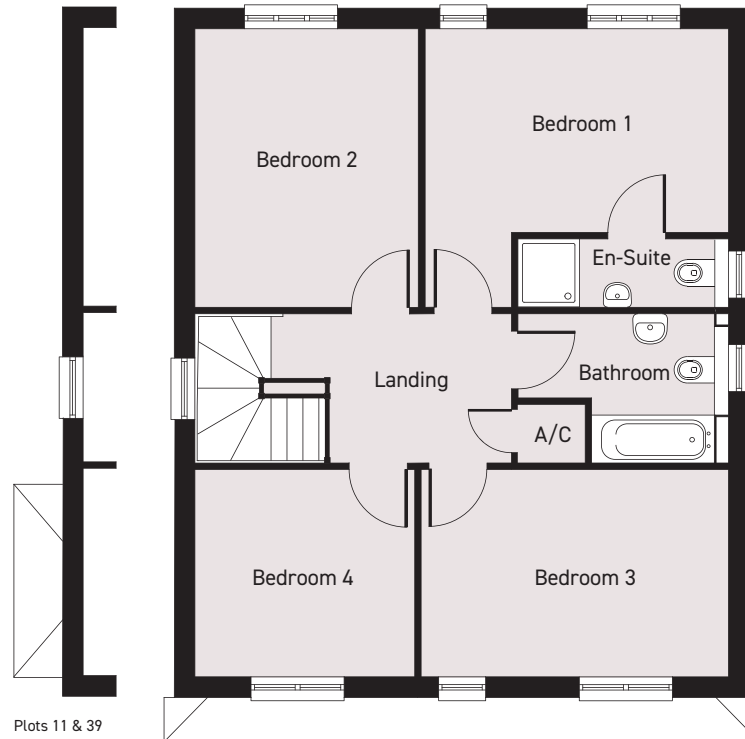
THE WICKBOURNE

4 bedroom home



NB: Bay window
applicable to plots
11 & 39 only

GROUND FLOOR



Plots 11 & 39

FIRST FLOOR

Dimensions

Kitchen/Dining/Family	4.00m x 7.77m	13'1" x 25'5"
Living Room	3.51m x 3.63m	11'6" x 11'11"
Bedroom 1	2.95m x 4.40m	9'8" x 14'5"
Bedroom 2	2.92m x 3.20m	9'7" x 10'6"
Bedroom 3	4.03m x 3.24m	13'2" x 10'8"
Bedroom 4	2.92m x 4.44m	9'7" x 14'7"

With two sets of bi-fold doors opening onto the patio, the superb open plan dining kitchen of the Wickbourne will be flooded with light and the fully equipped kitchen area comes with luxury quartz worktops and integrated appliances. There are three double bedrooms and a fourth single bedroom and the master bedroom has an en-suite shower room.



SPECIFICATION & FEATURES

Each home at Christine Way has been meticulously designed to a very high specification. Here are some of the highlights:



KITCHEN & UTILITY

Fully-fitted kitchen with soft close doors and drawers
Zanussi integrated electric double fan oven with grill
60cm chimney extractor
Induction hob
Integrated fridge-freezer to 3 & 4 bedroom homes
Integrated dishwasher to 4 bedroom homes

BATHROOMS, EN-SUITES AND CLOAKROOMS

Vitra toilet with soft close seat and concealed dual flush
Vitra wash hand basin with mono basin mixer
Vitra Optima bath
Low profile shower tray
Porcelanosa tiling to the bath and shower enclosure
Chrome shaver socket

HEATING

Ideal gas fired boiler
Heated chrome towel rails in bathrooms and en-suites
Compact radiators with thermostatic valves

LIGHTING & ELECTRICAL

Brushed steel switches and sockets
Sockets with USB outlets in kitchen, living room and bedroom 1
Telephone, fibre and sky outlet to living room
Mains operated door bell
Mains operated heat, smoke and carbon monoxide detectors

JOINERY

Glass reinforced plastic front door with 3 point locking system
5 vertical panel internal doors with chrome lever latch furniture and hinges
Pine stair balustrades with oak handrail
PVCu lockable double glazed windows

DECORATION

White painted walls and ceilings
White gloss painted woodwork

GARDEN

Landscaped front gardens
Graded and turfed rear gardens
Close boarded fences to rear garden

Please note. Piper Homes reserve the right to amend the specification where necessary and without notice. For more information on the upgrades available please speak with our sales executive.

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change. Christine Way is a marketing name and may not be the final postal address. Details correct at the time of going to print.





PURCHASING A HOME IS ONE OF THE MOST IMPORTANT INVESTMENTS THAT YOU WILL MAKE IN YOUR LIFETIME



ABOUT PIPER HOMES

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

As a privately owned and family run business we put you, the customer at the heart of everything we do.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

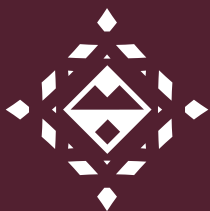
Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.







CHRISTINE WAY

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