

A large, stylized, brown letter 'M' logo, centered on the page. The background features a repeating pattern of overlapping circles in a light beige color.

MILBANK

WELFORD-ON-AVON

Approached through an entrance marked by imposing brick piers, Milbank is a stunning enclave of stylish new residences. With each property perfectly positioned and distinctly individual, it doesn't take long to realise that this is a very special collection of unique homes.

Spitfire Bespoke Homes



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TIMELESS CHARACTER,
CONTEMPORARY STYLE





GREAT BRITISH DESIGN

Each home at Milbank is unique, individually designed and carefully constructed using a selection of the finest materials. Rooms are perfectly proportioned with every detail considered.

Natural light is in abundance, with extensive glazing ensuring bright and airy interiors. Thoughtful positioning of each property and the use of open space help to create a harmonious balance between this impressive collection of homes and the surrounding countryside.







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ELEGANT,
UNDERSTATED LIVING

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MILBANK

WELFORD-ON-AVON

1

HARVINGTON HOUSE

5 Bedroom Detached House

2

QUINTON HOUSE

4 Bedroom Detached House

3

MARSTON HOUSE

2 Bedroom Detached Bungalow

4

WILMCOTE HOUSE

4 Bedroom Detached House

5

BARTON HOUSE

3 Bedroom Detached Bungalow

6

LUDDINGTON HOUSE

5 Bedroom Detached House

7

CLIFFORD HOUSE

4 Bedroom Detached House

8

ALVESTON HOUSE

5 Bedroom Detached House

9

PEBWORTH HOUSE

3 Bedroom Detached Bungalow

10

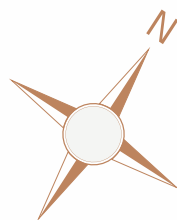
ASTON HOUSE

4 Bedroom Detached House

POS

Public Open Space







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HARVINGTON HOUSE

An imposing property making clever use of render to create a sense of symmetry. Contemporary anthracite coloured windows are complemented by the rural tones of the fintry stone render and paired with the timber posts of the loggia style entrance canopy. Inside, you'll find a delightful inglenook fireplace in the living room and an impressive vaulted ceiling to the master bedroom.

KARL MUCKLOW, SENIOR DESIGN MANAGER

GROUND FLOOR

Dining Room	3.76m x 4.89m	12'-4" x 16'-0"
Living Room	8.04m x 4.89m	26'-5" x 16'-0"
Kitchen/Family/Breakfast	8.73m x 7.51m	28'-7" x 24'-7"
Study	3.19m x 2.31m	10'-5" x 7'-7"

FIRST FLOOR

Master Bedroom	7.06m x 4.21m	23'-2" x 13'-10"
Bedroom 2	4.37m x 3.07m	14'-4" x 10'-1"
Bedroom 3	4.32m x 4.29m	14'-2" x 14'-1"
Bedroom 4	3.05m x 4.28m	10'-0" x 14'-0"
Bedroom 5	3.94m x 4.89m	12'-11" x 16'-0"

GROUND FLOOR



FIRST FLOOR





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QUINTON HOUSE

Marking the entrance to Milbank, striking sterling white render, along with stone window heads and sills create an aesthetically pleasing front elevation to Quinton House. A crow's nest bay window to bedroom 4 and a partially vaulted kitchen ceiling add further character to this family home.

ADRIAN CLIFT, SENIOR DESIGN MANAGER

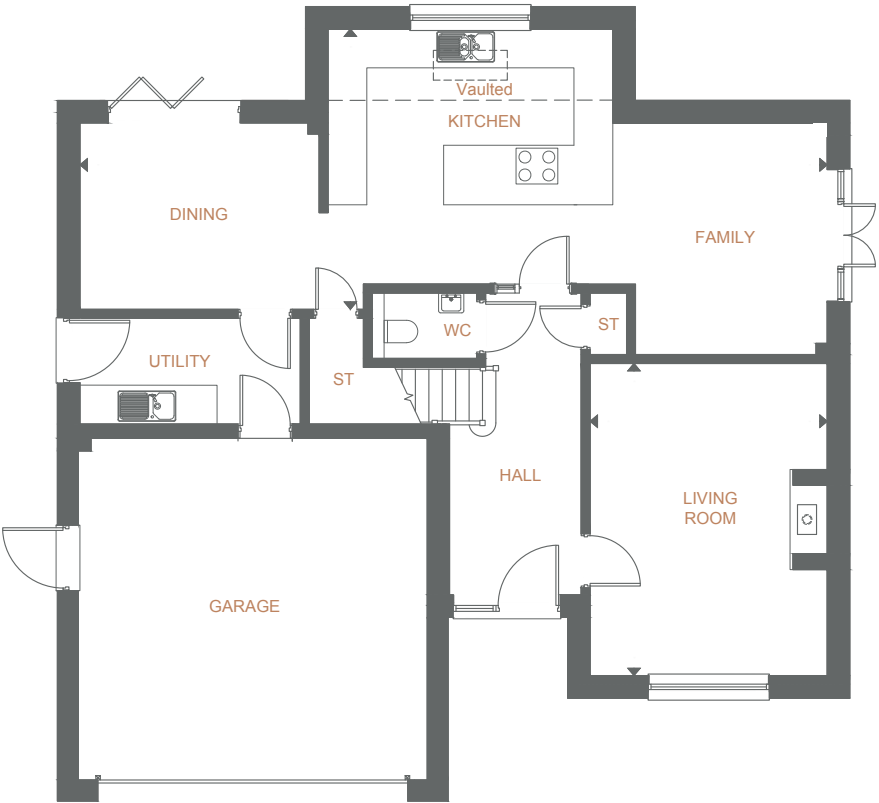
GROUND FLOOR

Living Room	5.24m x 3.98m	17'-2" x 13'-0"
Kitchen/Family/Dining	4.70m x 12.54m	15'-5" x 41'-1"

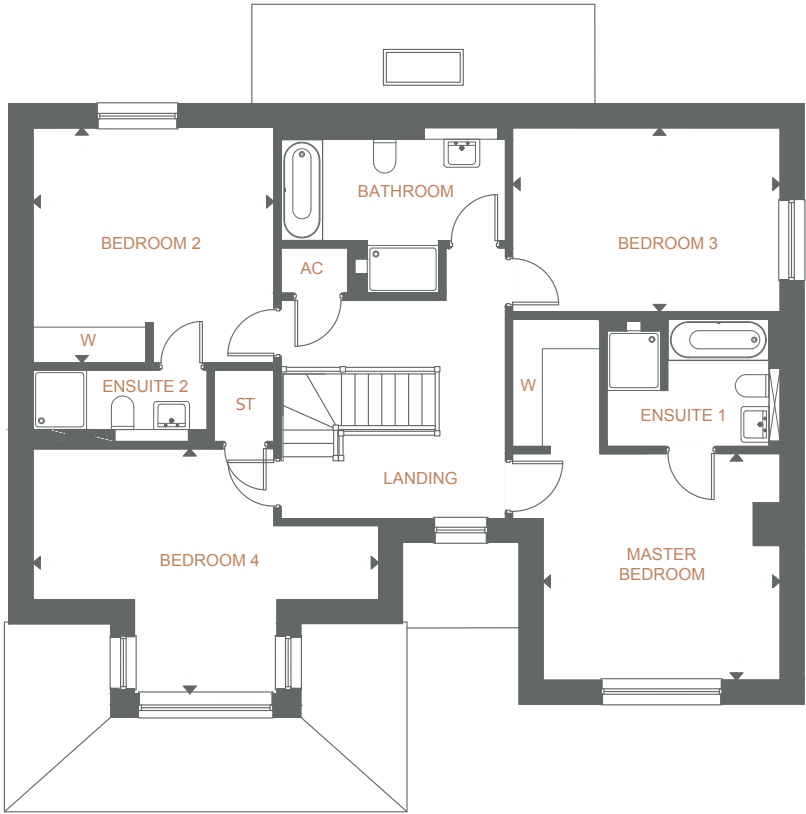
FIRST FLOOR

Master Bedroom	3.81m x 3.98m	12'-6" x 13'-0"
Bedroom 2	3.92m x 4.04m	12'-10" x 13'-3"
Bedroom 3	3.09m x 4.49m	10'-1" x 14'-8"
Bedroom 4	4.11m x 5.80m	13'-6" x 19'-0"

GROUND FLOOR



FIRST FLOOR





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MARSTON HOUSE

A distinctive façade, complemented by extensive glazing to the living room, creates an interesting and stylish modern home.

Marston House benefits from a variety of internal features, including vaulted ceilings to the living room, family room and master bedroom.

Bedroom 2 is also perfectly set up for guests, with a Jack and Jill bathroom.

KARL MUCKLOW, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.30m x 4.30m	17'-4" x 14'-1"
Kitchen/Family/Dining	5.02m x 8.14m	16'-5" x 26'-8"
Study	2.76m x 3.32m	9'-0" x 10'-10"
Master Bedroom	4.22m x 5.31m	13'-10" x 17'-5"
Bedroom 2	3.68m x 4.04m	12'-0" x 13'-3"





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WILMCOTE HOUSE

Wilmcote House features a symmetrical dual-fronted design with a multi-aspect kitchen/family/dining room. Upon entering the property, you are greeted by a bespoke staircase, set away from the rear wall to create a feature. A large study can be found downstairs and the master bedroom suite enjoys a walk-through dressing area and ensuite.

ADRIAN CLIFT, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.01m x 4.45m	16'-5" x 14'-7"
Kitchen/Family/Dining	12.31m x 4.78m	40'-5" x 15'-8"
Study	2.42m x 3.28m	7'-11" x 10'-9"

FIRST FLOOR

Master Bedroom	5.04m x 3.52m	16'-6" x 11'-6"
Bedroom 2	3.12m x 5.03m	10'-3" x 16'-6"
Bedroom 3	4.35m x 2.97m	14'-3" x 9'-9"
Bedroom 4	3.73m x 3.30m	12'-3" x 10'-10"

GROUND FLOOR



FIRST FLOOR





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BARTON HOUSE

With a cat-slide porch canopy and large section of apex glazing, this spacious bungalow enjoys a prime position at Milbank. The large living room with feature fireplace and vaulted ceiling is afforded delightful views across the landscaped central open space. The home also benefits from a utility room with direct access to the rear of the property.

KARL MUCKLOW, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.10m x 5.26m	16'-8" x 17'-3"
Kitchen/Family/Dining	7.25m x 10.44m	23'-9" x 34'-2"
Study	2.31m x 2.78m	7'-7" x 9'-1"
Master Bedroom	2.86m x 5.26m	9'-5" x 17'-3"
Bedroom 2	3.27m x 5.26m	10'-9" x 17'-3"
Bedroom 3	2.72m x 4.01m	8'-11" x 13'-1"





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LUDDINGTON HOUSE

Occupying a corner position on the boundary of the site, Luddington House features a characterful façade with a rendered feature gable and dormer windows. Internally, natural light is in abundance, with a quadruple-aspect kitchen/family/dining room utilising slot windows, along with combination window rooflights to bedroom 3.

ADRIAN CLIFT, SENIOR DESIGN MANAGER

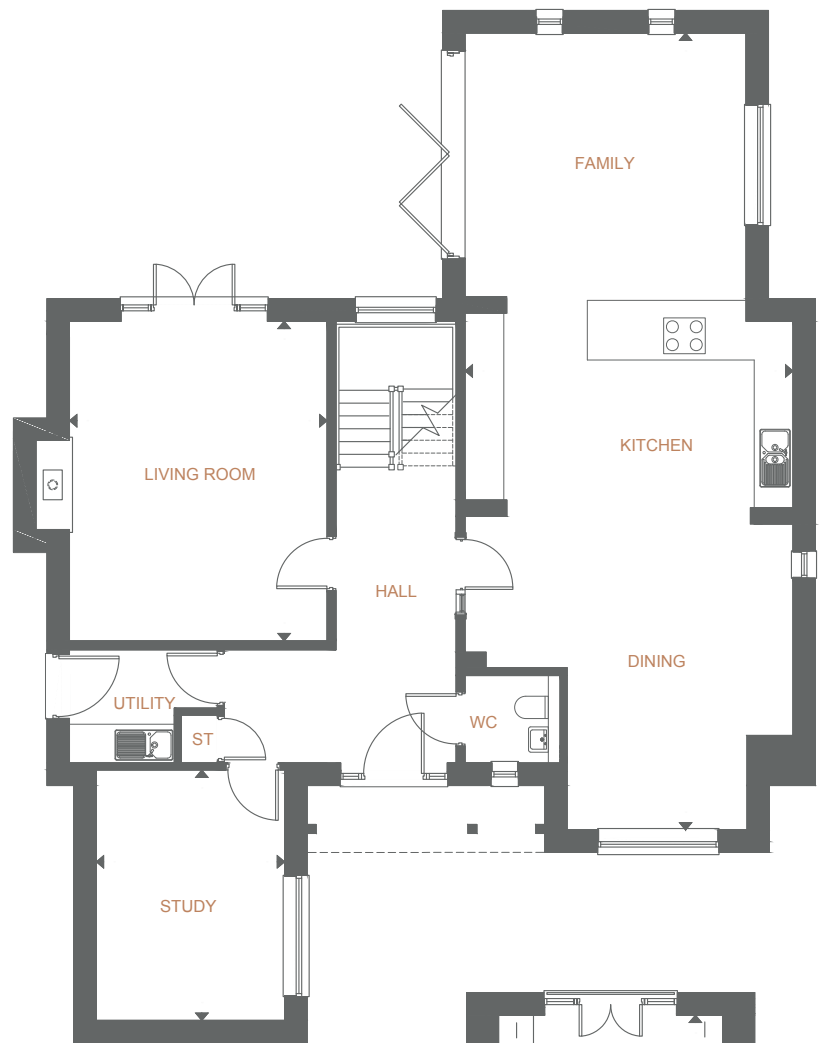
GROUND FLOOR

Living Room	5.36m x 4.32m	17'-7" x 14'-2"
Kitchen/Family/Dining	13.38m x 5.50m	43'-11" x 18'-1"
Study	4.20m x 3.19m	13'-9" x 10'-6"

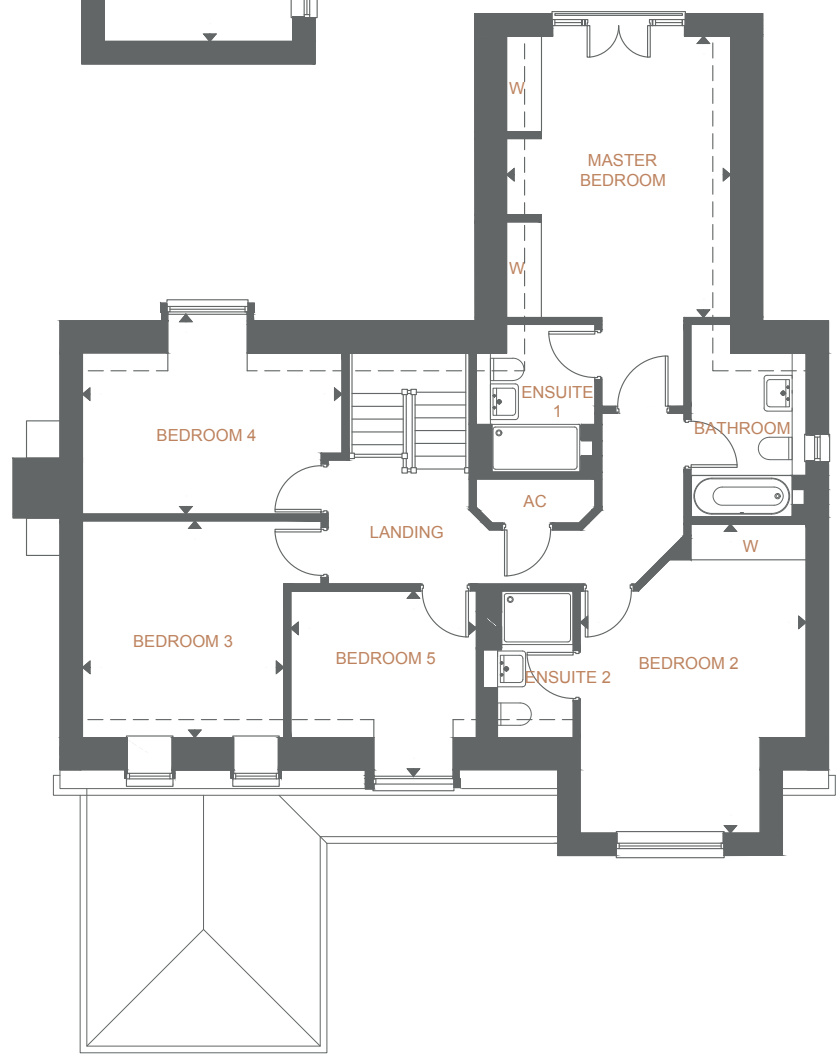
FIRST FLOOR

Master Bedroom	4.72m x 3.76m	15'-6" x 12'-4"
Bedroom 2	5.18m x 3.79m	16'-11" x 12'-5"
Bedroom 3	3.63m x 3.38m	11'-11" x 11'-1"
Bedroom 4	3.35m x 4.35m	11'-0" x 14'-3"
Bedroom 5	3.11m x 3.11m	10'-2" x 10'-2"

GROUND FLOOR



FIRST FLOOR





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CLIFFORD HOUSE

Clifford House features a brick plinth detail and crisp render to create an inspired front elevation.

An integral double garage, with direct access to the utility room, and a desirable horseshoe kitchen layout make this a stylish family home. The cleverly laid-out kitchen/family/dining room also benefits from clear definition between areas, allowing for an open plan layout with defined living spaces.

KARL MUCKLOW, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.24m x 3.98m	17'-2" x 13'-0"
Kitchen/Family/Dining	4.28m x 12.54m	14'-0" x 41'-1"

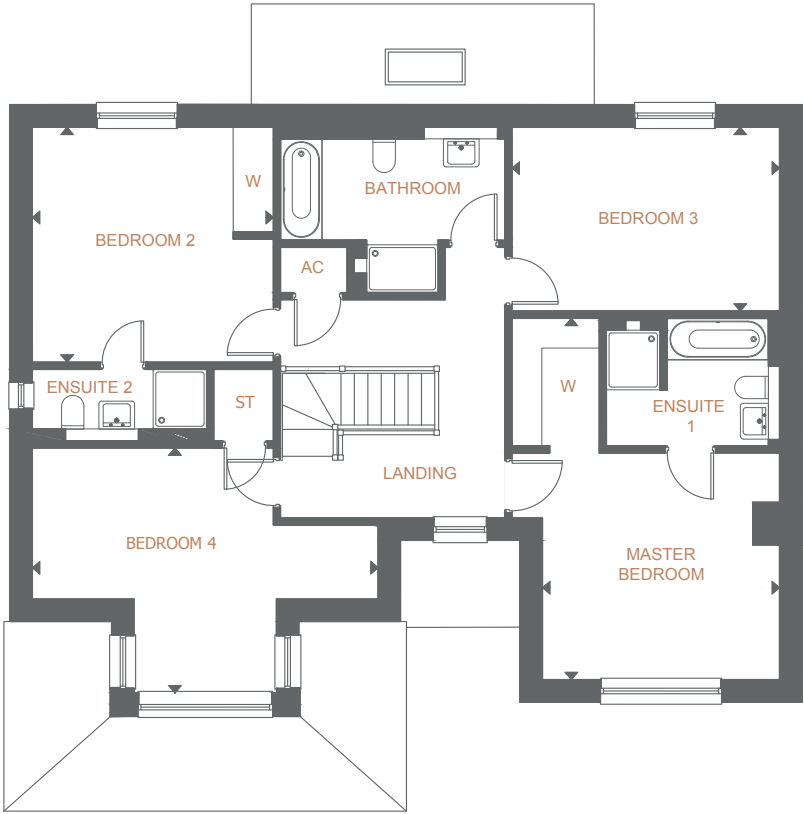
FIRST FLOOR

Master Bedroom	6.07m x 3.98m	19'-10" x 13'-0"
Bedroom 2	3.92m x 4.04m	12'-10" x 13'-3"
Bedroom 3	3.09m x 4.49m	10'-1" x 14'-8"
Bedroom 4	4.11m x 5.80m	13'-6" x 19'-0"

GROUND FLOOR



FIRST FLOOR





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ALVESTON HOUSE

Situated on a peaceful corner plot, Alveston House has views across the central landscaped open space.

This large five bedroom property showcases a feature galleried staircase with horseshoe landing and spacious first floor accommodation. An integral garage and excellent storage provision make this an impressive yet functional home.

ADRIAN CLIFT, SENIOR DESIGN MANAGER

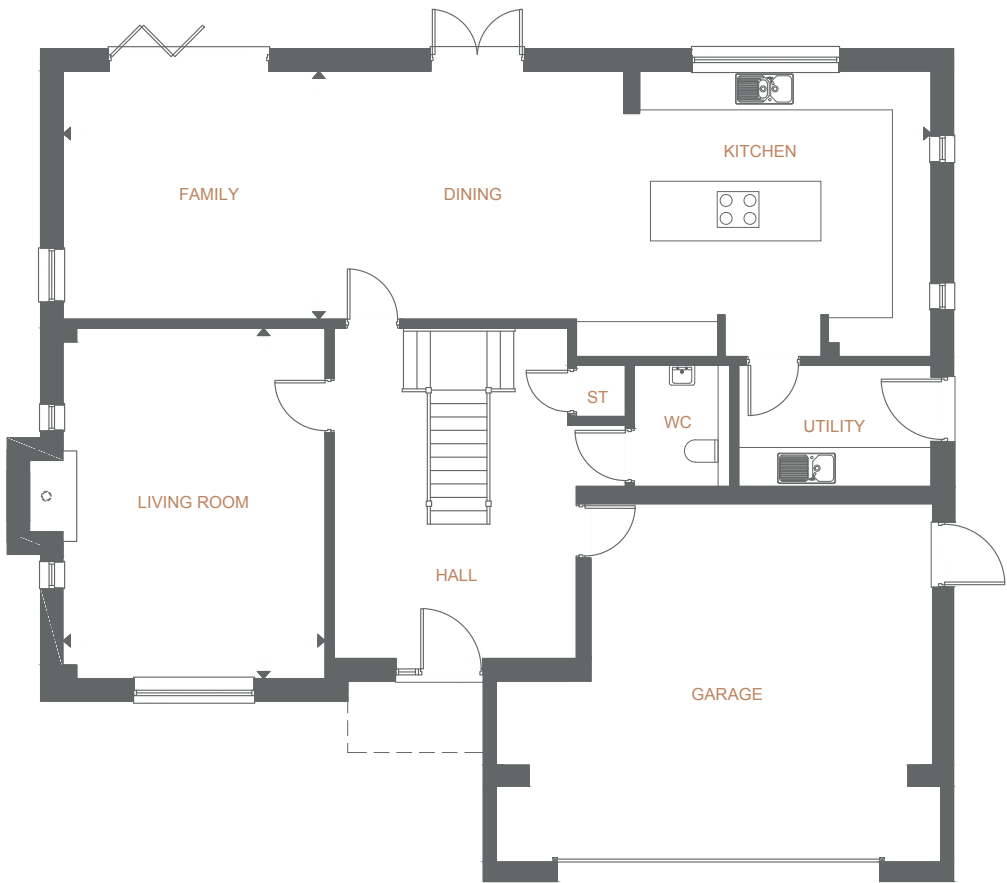
GROUND FLOOR

Living Room	5.88m x 4.40m	19'-3" x 14'-5"
Kitchen/Family/Dining	4.16m x 14.56m	13'-8" x 47'-8"

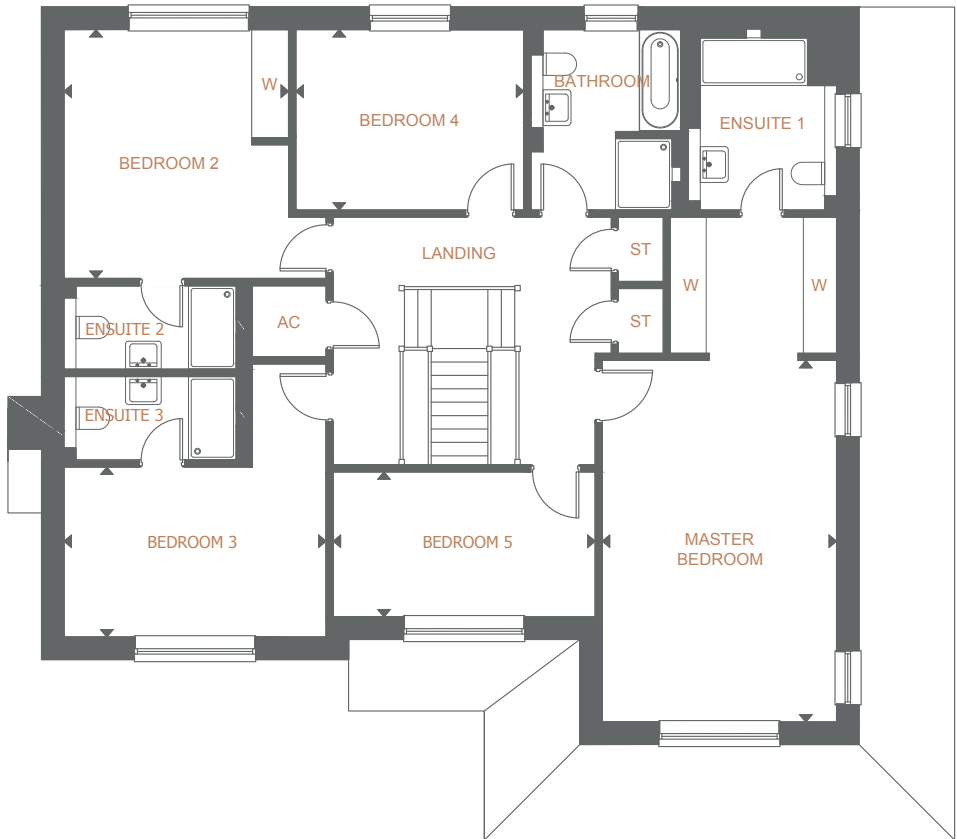
FIRST FLOOR

Master Bedroom	6.07m x 3.93m	19'-11" x 12'-10"
Bedroom 2	4.18m x 3.77m	13'-8" x 12'-4"
Bedroom 3	2.85m x 4.40m	9'-4" x 14'-5"
Bedroom 4	3.03m x 3.82m	9'-11" x 12'-6"
Bedroom 5	2.44m x 4.40m	8'-0" x 14'-5"

GROUND FLOOR



FIRST FLOOR





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PEBWORTH HOUSE

“ Standing in isolation and enjoying a south-facing rear garden, Pebworth House offers a unique proposition. Careful use of glazing and render create a feature gable, making for a striking exterior. Internally, the east-wing of the property houses three double bedrooms and separate study. To the rear of the property you will find an extensive kitchen/family/dining room and utility.”

KARL MUCKLOW, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.38m x 5.26m	17'-7" x 17'-3"
Kitchen/Family/Dining	6.49m x 10.44m	21'-3" x 34'-2"
Study	2.31m x 2.78m	7'-7" x 9'-1"
Master Bedroom	2.86m x 5.26m	9'-5" x 17'-3"
Bedroom 2	3.27m x 5.26m	10'-9" x 17'-3"
Bedroom 3	2.72m x 4.01m	8'-11" x 13'-1"





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ASTON HOUSE

Aston House showcases a delicate balance of traditional and contemporary architecture, with three gablettes, combined with anthracite coloured windows, timber porch posts and a mixture of brick and render creating a feature on the front façade. The rear elevation benefits from a cat-slide roof with two inset rooflights, creating a bright and airy family room to the rear of the property.

ADRIAN CLIFT, SENIOR DESIGN MANAGER

GROUND FLOOR

Living Room	5.13m x 4.45m	16'-10" x 14'-7"
Kitchen/Family/Dining	12.31m x 4.78m	40'-4" x 15'-8"
Study	2.30m x 3.25m	7'-7" x 10'-8"

FIRST FLOOR

Master Bedroom	4.09m x 3.52m	13'-5" x 11'-6"
Bedroom 2	3.12m x 5.03m	10'-3" x 16'-6"
Bedroom 3	4.35m x 2.94m	14'-3" x 9'-8"
Bedroom 4	3.84m x 3.30m	12'-7" x 10'-10"

GROUND FLOOR



FIRST FLOOR



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SPITFIRE SIGNATURE SPECIFICATION

All homes at Milbank benefit from Spitfire's signature specification. Features include oversized front doors, underfloor heating, individually-designed kitchens unique to Spitfire, bespoke feature staircases, contemporary Villeroy & Boch sanitary ware and bi-fold doors.



Kitchen/Family/Dining Area of Luddington House

KITCHENS

- Individually designed kitchens for Spitfire Bespoke Homes with quartz worktops and toughened glass splashbacks
- Siemens integrated appliances to include induction hob, microwave and two single ovens
- Neff integrated dishwasher and fridge freezer



FINISHES & FEATURES

- Contemporary style oversized front door finished in oak or anthracite grey
- Underfloor heating to ground floor with thermostatically controlled radiators to first floor (where applicable)
- Bespoke fitted wardrobes to bedrooms 1 and 2
- Natural oak veneer internal doors with polished chrome furniture
- Staircase with oak handrail, oversized newels and glass infill panels
- Porcelanosa ceramic floor tiles to kitchen/family area and utility room
- Wood burning stoves to all properties
- Glazed bi-fold doors

BATHROOMS & ENSUITES

- White contemporary sanitary ware by Villeroy & Boch with polished chrome fittings by Hansgrohe
- Full height ceramic Porcelanosa wall tiling to all walls with sanitary ware
- Bathroom and master ensuite to feature built-in mirrored vanity unit with shelving and lighting
- Wall mirrors to WC and ensuite 2 (where applicable)
- Shaver socket and multi-rail chrome towel warmer to all bathrooms and ensuites
- WC to feature Villeroy & Boch vanity unit and sink
- Integrated shower system with fixed Raindance overhead shower, separate handset on riser rail and touch button control panel to separate shower cubicles
- Porcelanosa ceramic floor tiles to bathroom, ensuites and WC



ELECTRICAL & LIGHTING

- Contemporary brushed steel sockets and switches throughout
- USB charging points to selected sockets
- LED downlighters to kitchen/family room, hallway, WC, landing, bathrooms and ensuites
- Automated garage door with remote key fob
- Car charging point, power and lighting to garages

MEDIA & COMMUNICATIONS

- BT and TV points with CAT 5/6 data cabling to kitchen, living room, study and all bedrooms
- Sound system hard wiring to living room, kitchen/family area and master bedroom suitable for Sonos amplifier
- Integrated television reception system, digital terrestrial and Sky Plus provision

SECURITY & PEACE OF MIND

- 10 year NHBC Warranty
- NACOSS or NIS approved alarm system with PIR sensors to ground floor, landing and integral garage (where applicable) with panic button to master bedroom and optional 'monitoring' call facility
- Lighting to external doors with PIR sensors

EXTERNAL DETAIL

- Turfed garden areas with paved patios and pathways as indicated
- Planting installed in line with approved planning landscape layout - planting on CGIs indicative only
- External waterproof sockets and water tap to rear of property
- Private roads and public open space will be maintained under a Management Company
- Dusk to dawn sensors on external communal lighting





Rear elevation of Harvington House

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OUTSTANDING SPECIFICATION

A large, stylized orange letter 'M' logo, centered on a dark grey background with a repeating pattern of light grey circles.

STYLISH CHIC
MEETS VILLAGE CHARM



Welford-on-Avon lies in the south of Warwickshire, and is positioned on the meandering River Avon. Wander through the village and find a balance of charming Tudor architecture and picturesque open spaces, with grand homes standing alongside quaint thatched cottages. Home to the tallest maypole in England, Welford also hosts an array of amenities including the Maypole Village Store, Maypole Butchers and the Four Alls pub and restaurant.

Welford-on-Avon is perfectly positioned for commuters, and Welford-on-Avon Primary School offers an outstanding education. For those looking to practice their swing, Welford-on-Avon Golf Course offers a beautifully maintained 18-hole course, within walking distance of Milbank.





Royal Leamington Spa - 17 miles



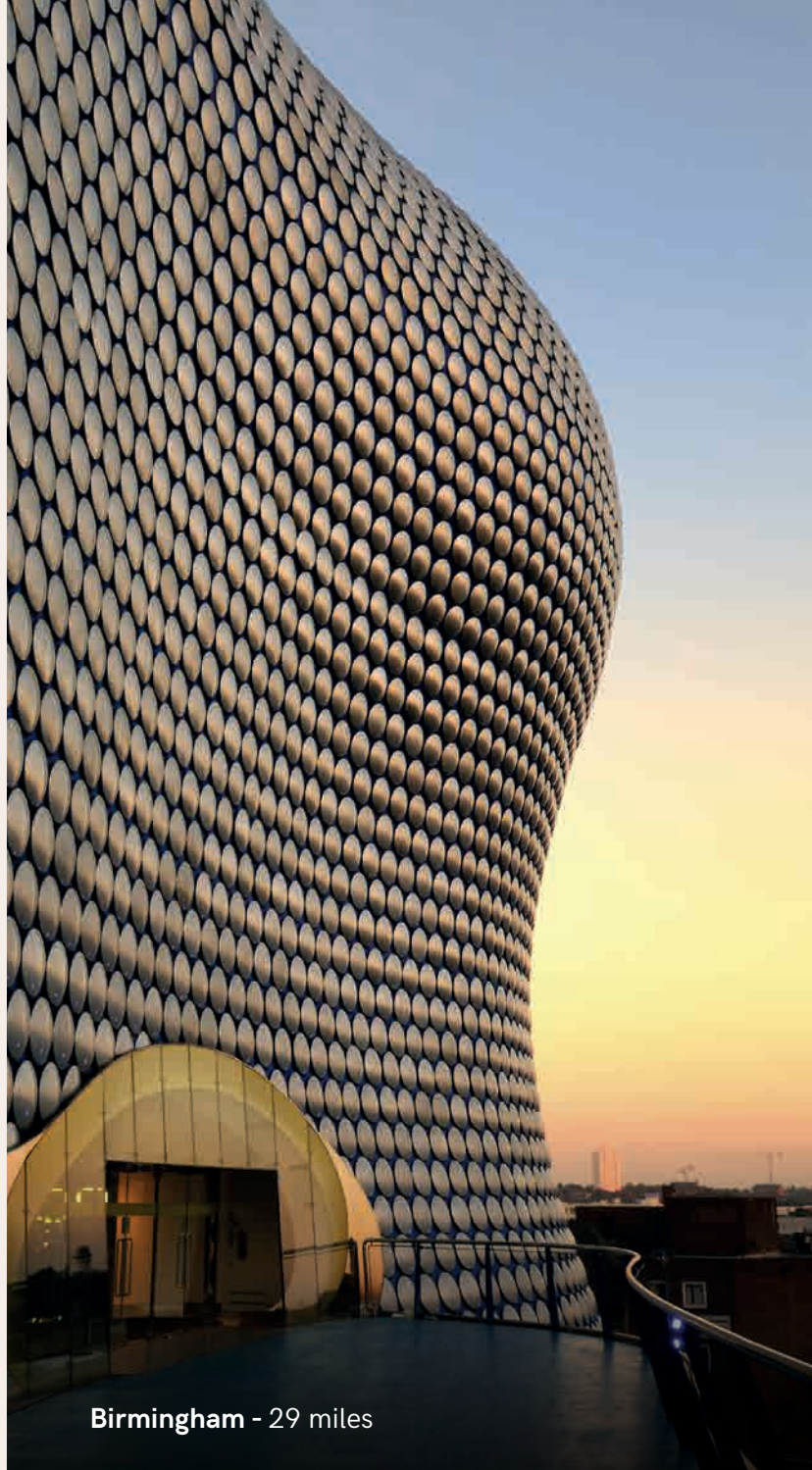
Bicester Village - 41 miles



Stratford-upon-Avon - 5 miles

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A LIFESTYLE
WITHOUT COMPROMISE



Heading out of Welford, the enchanting sights of Stratford-upon-Avon lie just four miles west. Along the banks of the river, find colourful street entertainment, distinguished theatres and quaint art galleries.

Birmingham's vibrant fusion of culture and leisure is also within easy reach, and if you're looking for fine dining, the city is home to a number of Michelin star restaurants.

Peruse an eclectic mix of independent boutiques and fashion houses in nearby Royal Leamington Spa, or pause for lunch at one of the spa town's stylish eateries.

For serious shopping pop to Bicester Village, where you'll find an assortment of refined brands and luxury labels.

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BESPOKE DEFINED

Whether we're creating a chic contemporary townhouse, a characterful country home or a classic mansion, all of our homes share the Spitfire signature; the unique qualities and characteristics that ensure that elements of your home are truly distinctive. We do this by the careful selection of the external finishes and internal specification, sometimes to provide an architectural contrast or statement, and sometimes to create a home that's sympathetic to its surroundings.

For those clients who purchase early on in the construction process, there is also the opportunity to personalise your Spitfire home with a choice of specification finishes and premium upgrades - all of which help to make your home as individual as you are.









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SPITFIRE BESPOKE HOMES

Spitfire Bespoke Homes is a forward thinking, modern, privately-owned property development company specialising in the construction of sustainable, high-quality bespoke residential dwellings.

Part of the IM Group, Spitfire is passionate about design, sustainability and customer service, with the skills, experience and creative flair to blend the latest trends in interior styles with practical modern day living. And because we are a niche house building company, we carefully consider each home as if it was our own.

As important as the design, specification and construction of your new home, is the ease of the purchasing process and quality of the after sales support. That's why when you reserve a new home with Spitfire we'll make the legal and financial procedures as smooth and hassle free as possible, delivering an excellent level of customer service both before and after you've moved in.

SPITFIRE |
bespoke homes

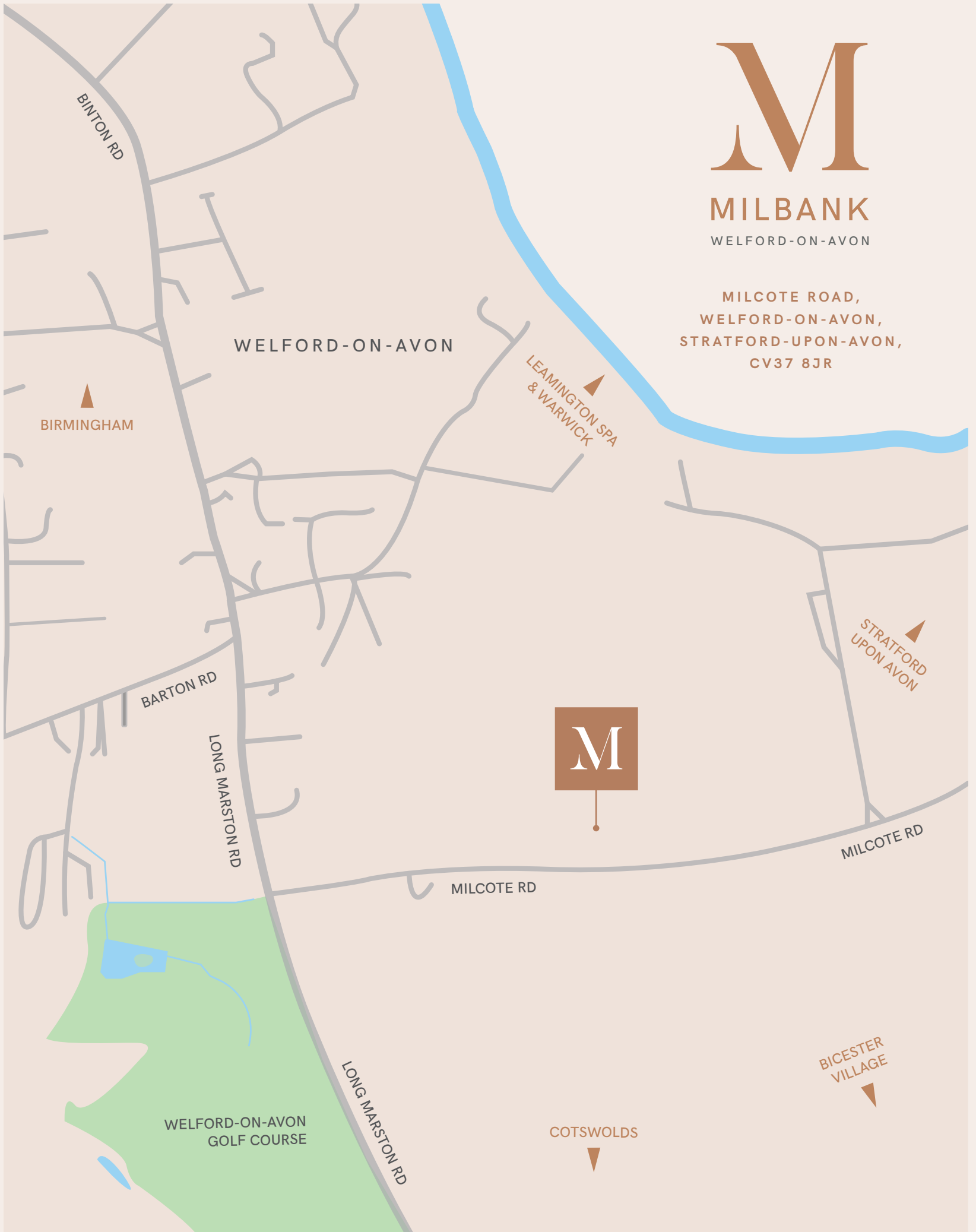




MILBANK

WELFORD-ON-AVON

MILCOTE ROAD,
WELFORD-ON-AVON,
STRATFORD-UPON-AVON,
CV37 8JR



BINTON RD

WELFORD-ON-AVON

BIRMINGHAM

LEAMINGTON SPA
& WARWICK

STRATFORD
UPON AVON

BARTON RD

LONG MARSTON RD

MILCOTE RD

MILCOTE RD

WELFORD-ON-AVON
GOLF COURSE

LONG MARSTON RD

COTSWOLDS

BICESTER
VILLAGE



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G R E A T B R I T I S H D E S I G N

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Furniture is not included. All details are correct at time of going to press. Designed and produced by Synergy Agency.

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