



THE
ROUNDELAY
COLLECTION

BY SPITFIRE BESPOKE HOMES

THE ROUNDELAY COLLECTION

The Roundelay Collection by Spitfire Bespoke Homes is an exclusive portfolio of just seven properties set within the charming village of Snitterfield.

Each residence has been individually designed, pairing traditional architectural features with contemporary elements to create an attractive street scene.

Interiors combine a selection of the finest materials, finishes and brands to create the Spitfire Signature Specification.



ROUNDELAY

A SENSE OF ARRIVAL

Accessed by a sweeping driveway, The Roundelay Collection enjoys a private position set back from the road.



Utilising a mixture of brick combined with render, Tudor boarding and tile hanging, these properties appear established and imposing.

What really sets these residences apart is the delicate balance of traditional and contemporary styling; the introduction of striking glazed apices and clever use of natural light results in a true sense of individuality.



REY
DON
ndon.com

SIEMENS


Villeroy & Boch
1748

hansgrohe

PORCELANOSA



Indicative CGI of Hambleton House master bedroom suite

ROUNDELAY

REFINEMENT IN EVERY DETAIL

Each residence within the Roundelay Collection showcases the Spitfire Signature Specification. Features include high specification individually designed kitchens, bespoke feature staircases, underfloor heating and contemporary Villeroy & Boch sanitaryware.

Meticulous attention to detail and exceptional quality are hallmarks of each Spitfire property; every aspect is carefully considered and each material carefully selected, ensuring an outstanding finish throughout your home.

From the imposing brick piers marking the entrance, to the sleek quartz worktops of your new bespoke Spitfire kitchen, at Roundelay you will find refinement in every detail.



ROUNDELAY

**BUILT BY SPITFIRE BESPOKE HOMES:
A REPUTATION FOR EXCELLENCE**

A passion for design and quality is at the heart of the Spitfire Bespoke Homes brand - the results of which are present in each home created.

With a growing reputation for its ability to design and create properties of distinction, Spitfire has already delivered an impressive and varied portfolio of award winning residences.

Aspirational homes satisfy the most discerning tastes, accommodating the requirements of a modern lifestyle.

An uncompromising level of attention to detail helps to create a balance of striking aesthetics and superior practicality combined with a carefully selected blend of materials and premium finishes.

Spitfire seeks out prime residential locations and addresses, in recognition that the setting is just as important as the property when it comes to finding somewhere to call home. This is apparent in Spitfire's portfolio, with properties created in premier locations such as Ascot, Royal Leamington Spa, Solihull, Windsor and Stratford-upon-Avon.

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and Best Customer
Satisfaction Initiative

**WhatHouse?
AWARDS 2018**
Best Development and Best
Medium Housebuilder

**Evening
Standard**
NEW HOMES
AWARDS 2019
Best Small
Development



SPITFIRE
bespoke homes

THE MILL, CHIPPING CAMPDEN



CLEVEDON HALL ESTATE, CLEVEDON

BESPOKE DEFINED

Whether we're creating a chic contemporary townhouse, a characterful Cotswold 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.





THE COLLECTION



ROUN

SNI

Nº1
WINCANTON
HOUSE
FIVE-BEDROOM
DETACHED PROPERTY

Nº2
BENTLEY
HOUSE
FIVE-BEDROOM
DETACHED PROPERTY

Nº3
MADELEY
THREE-BEDROOM
DETACHED PROPERTY



№4
BOSCOBEL
THREE-BEDROOM
DETACHED PROPERTY

№5
WOOTTON
TWO-BEDROOM
DETACHED PROPERTY

№6
**WORDSLEY
HOUSE**
FIVE-BEDROOM
DETACHED PROPERTY

№7
**HAMBLETON
HOUSE**
FIVE-BEDROOM
DETACHED PROPERTY

1

WINCANTON HOUSE

FIVE-BEDROOM
DETACHED PROPERTY







WINCANTON HOUSE

A spacious five-bedroom family home with an expansive open-plan kitchen, dining, family area to the rear, impressive master bedroom suite with vaulted ceiling and detached double garage with accommodation above.

GROUND FLOOR



Sitting Room	6.04m x 4.45m	19'-9" x 14'-7"
Kitchen / Dining / Family	5.01m x 11.87m	16'-5" x 38'-11"
Study	2.73m x 2.75m	8'-11" x 9'-0"

FIRST FLOOR



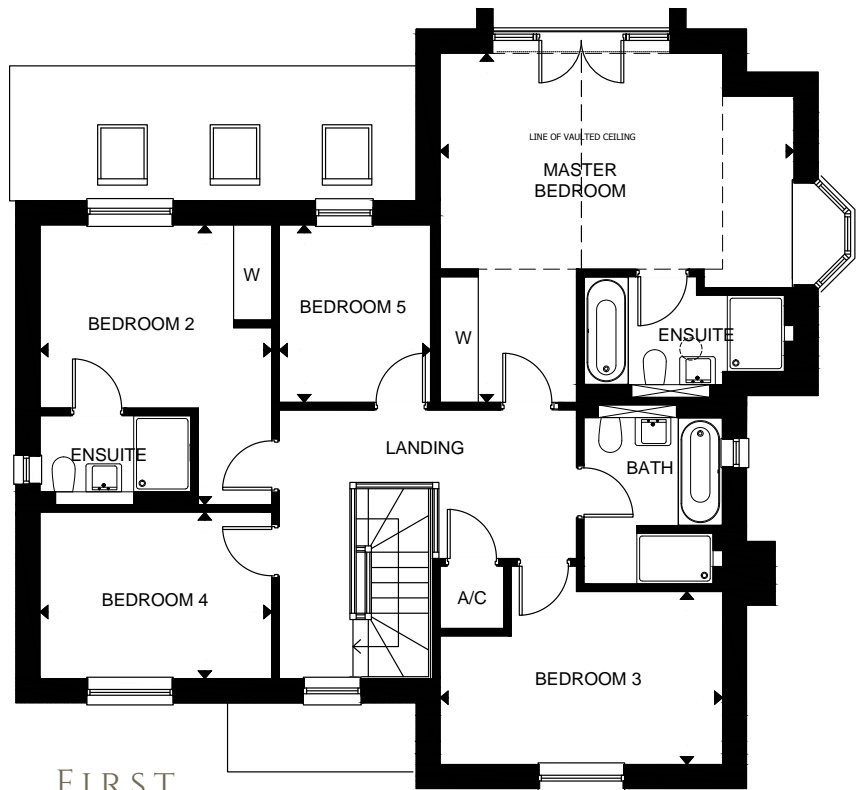
Master Bedroom	5.50m x 5.57m	18'-0" x 18'-3"
Bedroom 2	4.40m x 3.65m	14'-5" x 11'-11"
Bedroom 3	2.72m x 4.45m	8'-11" x 14'-7"
Bedroom 4	2.62m x 3.65m	8'-7" x 11'-11"
Bedroom 5	2.80m x 2.38m	9'-2" x 7'-10"

OVER GARAGE ACCOMMODATION

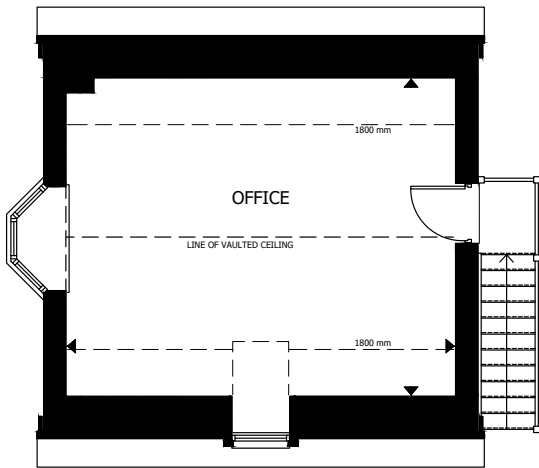


Office	4.97m x 6.08m	16'-3" x 19'-11"
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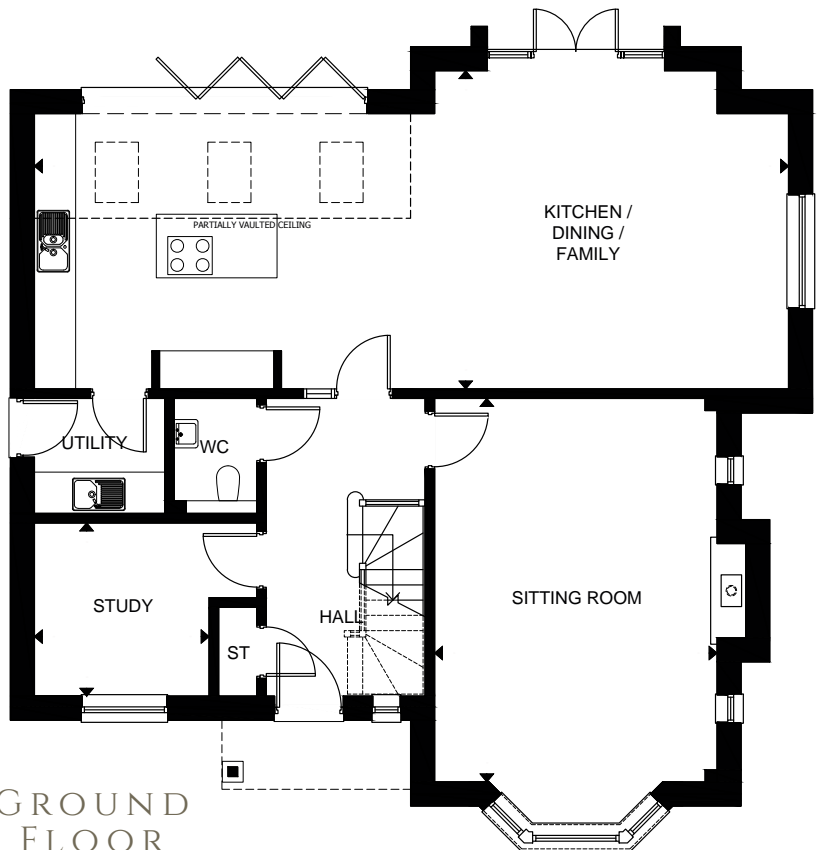
Wincanton House benefits from a detached double garage.



FIRST FLOOR



OVER GARAGE ACCOMMODATION



GROUND FLOOR



2

BENTLEY HOUSE

FIVE-BEDROOM
DETACHED PROPERTY



2

BENTLEY HOUSE

A stunning, double-fronted, executive five-bedroom home with feature staircase, grand sitting room and double garage with first floor office space.

GROUND FLOOR



Sitting Room	7.93m x 4.91m	26'-0" x 16'-1"
Kitchen / Breakfast / Family	5.50m x 8.12m	18'-0" x 26'-7"
Dining Room	3.63m x 4.16m	11'-11" x 13'-7"

FIRST FLOOR



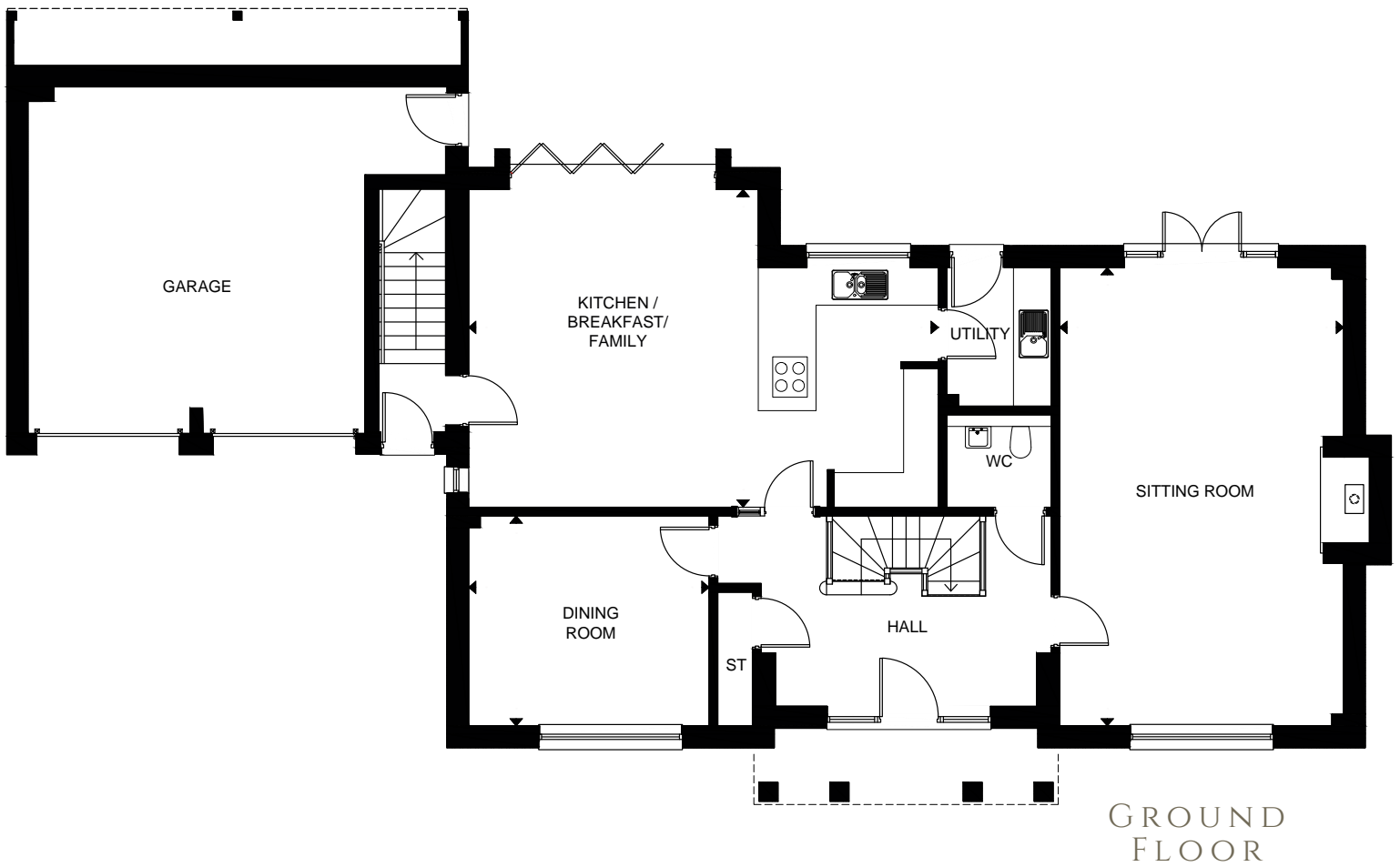
Master Bedroom	4.05m x 5.01m	13'-3" x 16'-5"
Bedroom 2	3.11m x 5.01m	10'-2" x 16'-5"
Bedroom 3	3.09m x 4.91m	10'-2" x 16'-1"
Bedroom 4	3.11m x 4.91m	10'-2" x 16'-1"
Bedroom 5	4.18m x 2.85m	13'-8" x 9'-4"

OVER GARAGE ACCOMMODATION



Office	5.59m x 5.99m	18'-3" x 19'-7"
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Bentley House benefits from an attached double garage.



3

MADELEY

THREE-BEDROOM
DETACHED PROPERTY







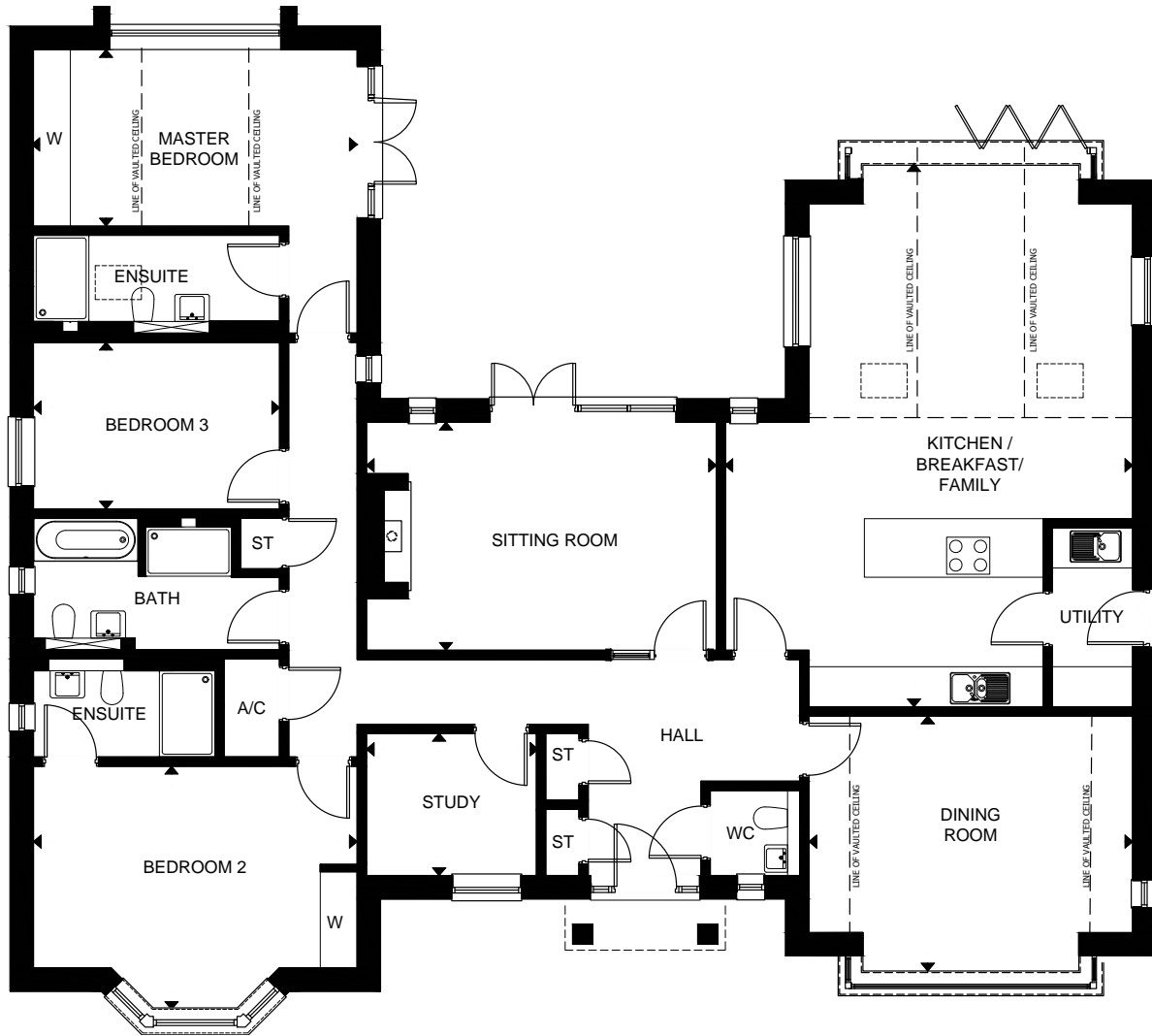
MADELEY

A bright and spacious three-bedroom bungalow utilising contemporary glazing and high ceilings to create a striking exterior and equally impressive interior.



Sitting Room	3.70m x 5.68m	12'-1" x 18'-7"
Kitchen / Breakfast / Family	8.81m x 6.62m	28'-10" x 21'-8"
Dining Room	4.14m x 5.26m	13'-7" x 17'-3"
Master Bedroom	2.86m x 5.28m	9'-5" x 17'-4"
Bedroom 2	3.95m x 5.26m	12'-11" x 17'-3"
Bedroom 3	2.71m x 3.99m	8'-10" x 13'-1"

Madeley benefits from a detached double garage.



4

BOSCOBEL

THREE-BEDROOM
DETACHED PROPERTY





4

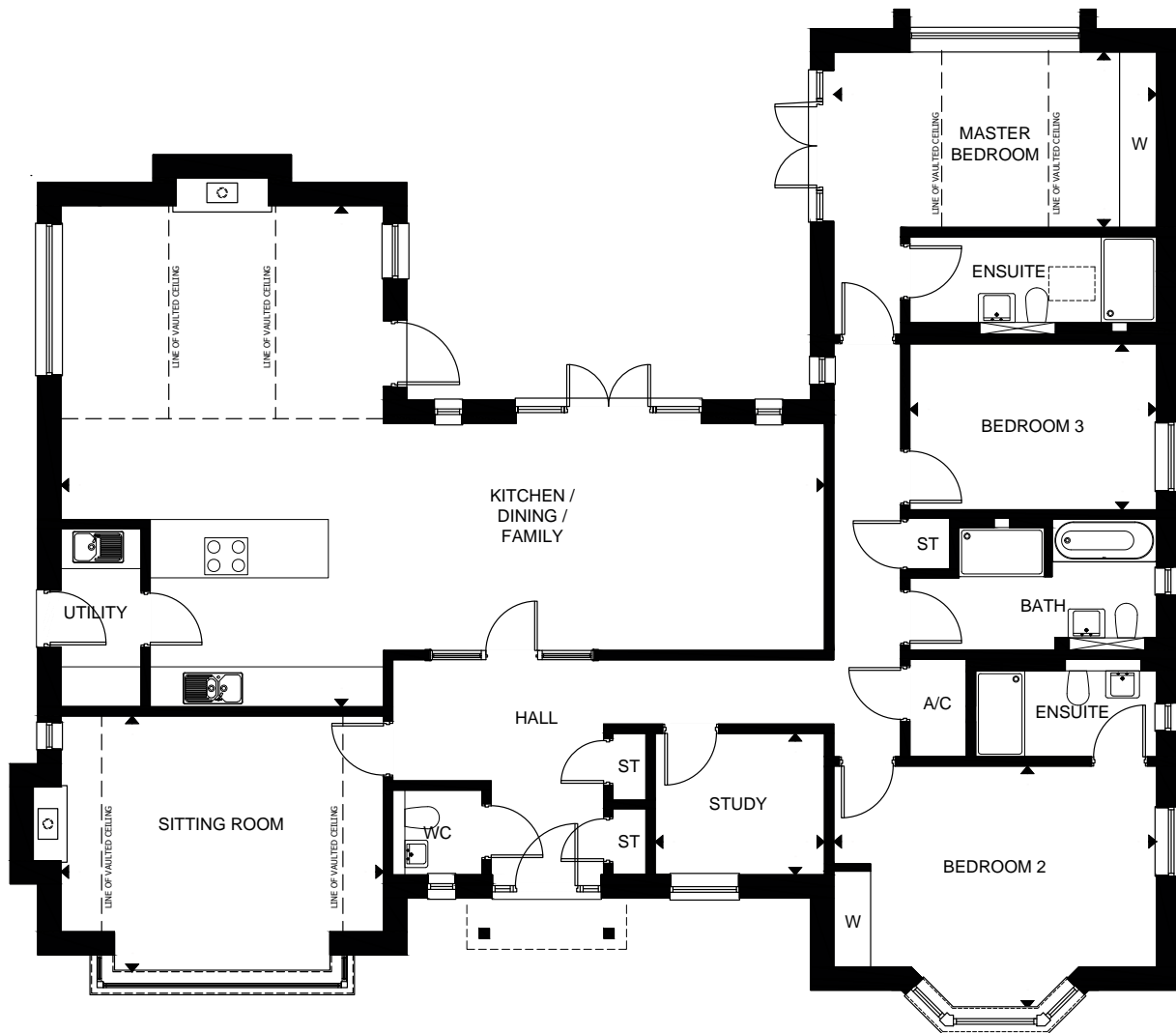
BOSCOBEL

*Occupying a corner plot, Boscobel offers a generous rear garden.
This large bungalow also enjoys a spacious internal layout with
a delightful kitchen, dining, family area.*



Sitting Room	4.17m x 5.26m	13'-8" x 17'-3"
Kitchen / Dining / Family	8.16m x 12.44m	26'-9" x 40'-9"
Study	2.71m x 4.02m	8'-10" x 13'-2"
Master Bedroom	2.85m x 5.26m	9'-4" x 17'-3"
Bedroom 2	3.95m x 5.26m	12'-11" x 17'-3"
Bedroom 3	2.71m x 4.02m	8'-10" x 13'-2"

Boscobel benefits from a detached double garage.



5

WOOTTON

TWO-BEDROOM
DETACHED PROPERTY





5

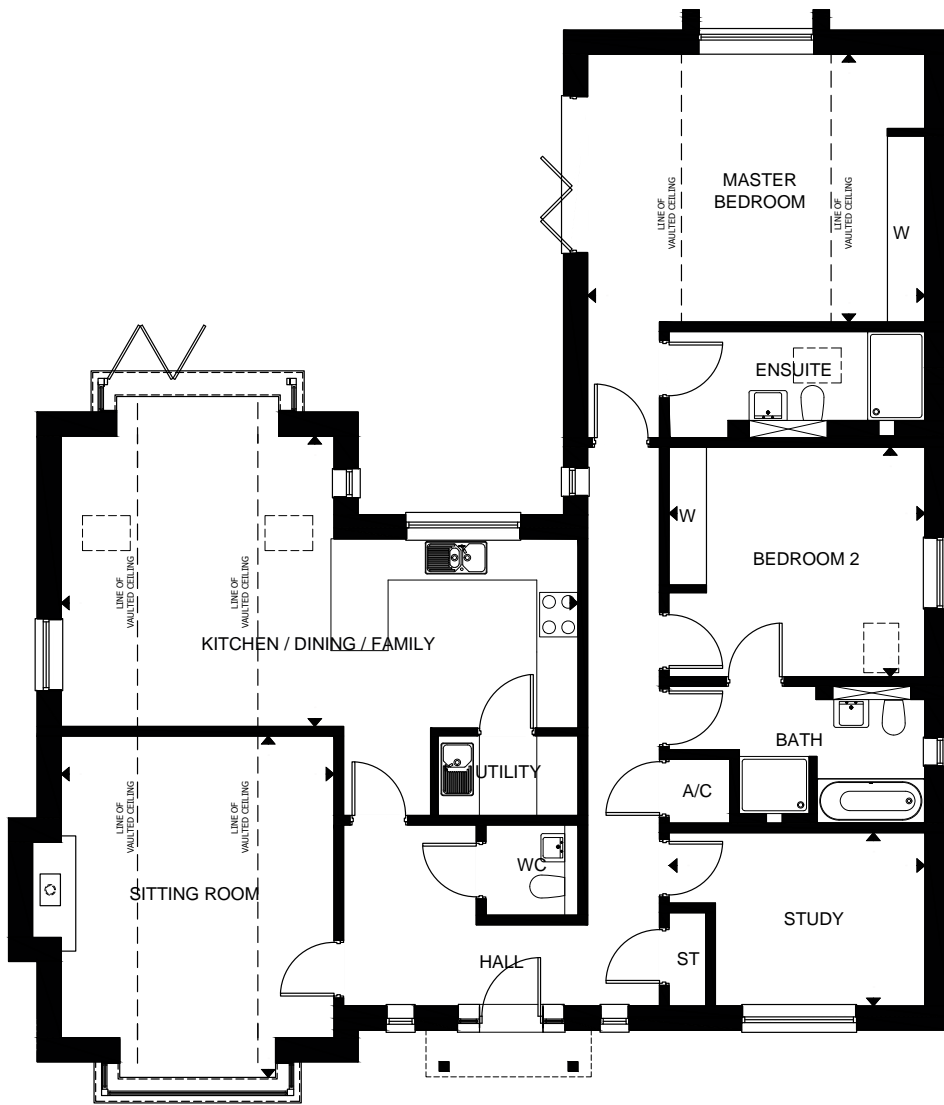
WOOTTON

Offering two double bedrooms plus a study, Wootton combines a striking exterior with grand interiors. Vaulted ceilings paired with expansive glazing ensure that rooms feel bright, spacious and contemporary.



Sitting Room	5.37m x 4.30m	17'-7" x 14'-1"
Kitchen / Dining / Family	4.57m x 8.14m	15'-0" x 26'-8"
Study	2.73m x 4.03m	8'-11" x 13'-2"
Master Bedroom	4.22m x 5.31m	13'-10" x 17'-5"
Bedroom 2	3.61m x 4.03m	11'-10" x 13'-2"

Wootton benefits from a detached double garage.





6

WORDSLEY HOUSE

FIVE-BEDROOM
DETACHED PROPERTY





WORDSLEY HOUSE

The imposing Wordsley House is an executive double fronted property. A central feature staircase combines with a full width kitchen, breakfast and family area, and five double bedrooms to create an internal layout well equipped for modern family life.

GROUND FLOOR



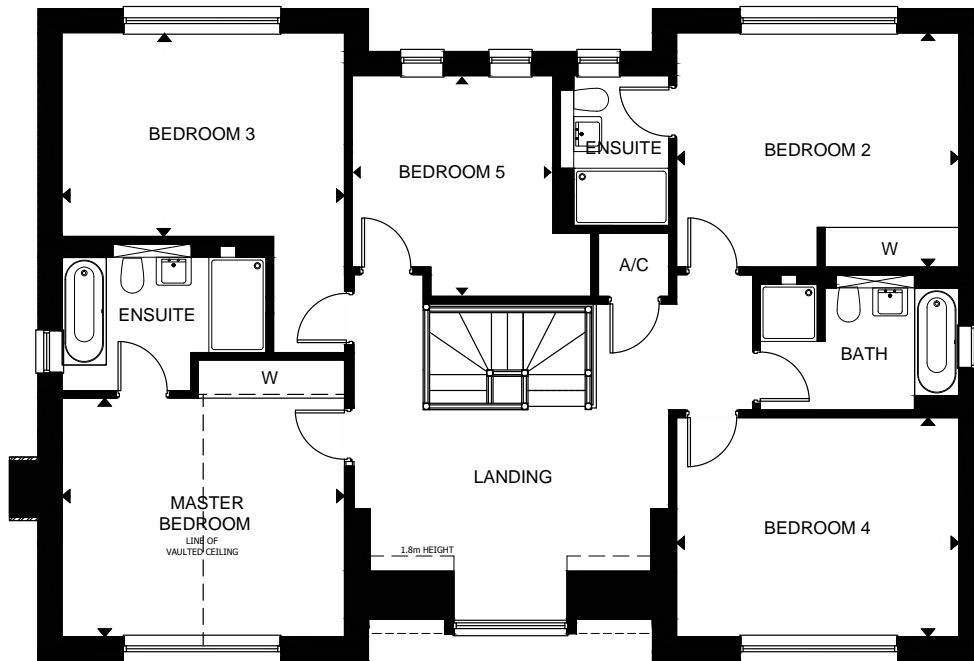
Sitting Room	5.24m x 4.45m	17'-2" x 14'-7"
Kitchen / Breakfast	3.44m x 9.52m	11'-3" x 31'-2"
Family Room	4.12m x 4.45m	13'-6" x 14'-7"
Dining Room	3.25m x 4.45m	10'-8" x 14'-7"

FIRST FLOOR

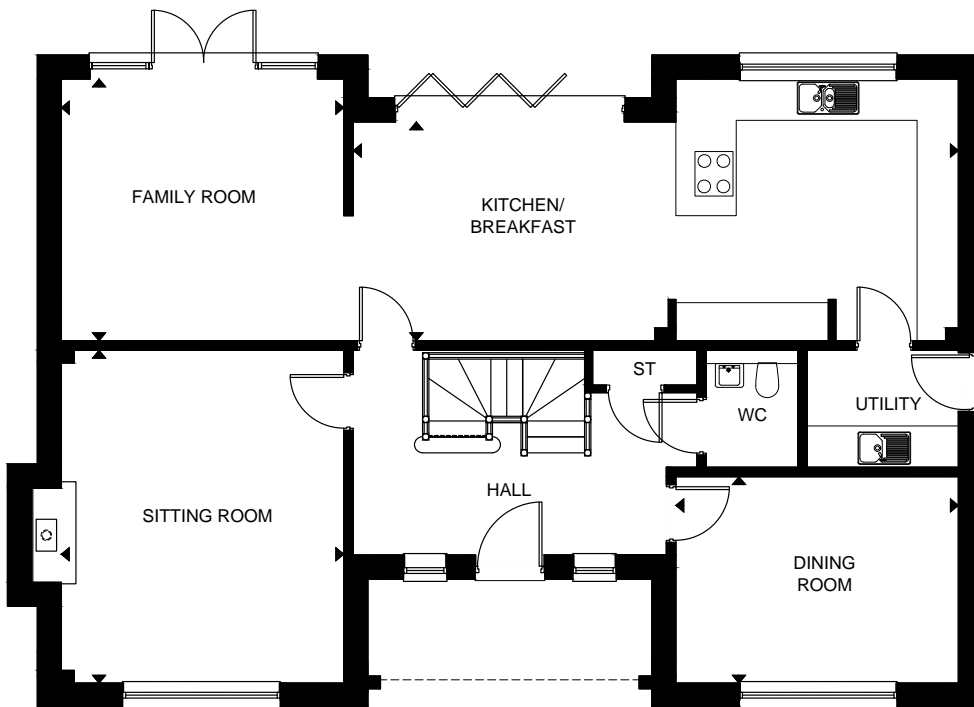


Master Bedroom	3.75m x 4.45m	12'-4" x 14'-7"
Bedroom 2	3.69m x 4.45m	12'-1" x 14'-7"
Bedroom 3	3.21m x 4.45m	10'-6" x 14'-7"
Bedroom 4	3.45m x 4.45m	11'-4" x 14'-7"
Bedroom 5	3.47m x 3.76m	11'-5" x 12'-4"

Wordsley House benefits from a detached double garage.



FIRST FLOOR



GROUND FLOOR

7

HAMBLETON HOUSE

FIVE-BEDROOM
DETACHED PROPERTY





7

HAMBLETON HOUSE

A low roofline, Tudor boarding and tile hanging create a classically inspired frontage to Hambleton House. To the rear, a large glazed central gable and Juliet balcony to the master bedroom suite add a contemporary edge.

GROUND FLOOR



Sitting Room	7.93m x 5.01m	26'-0" x 16'-5"
Kitchen / Dining / Family	6.58m x 7.45m	21'-7" x 24'-5"
Study	3.77m x 5.01m	12'-4" x 16'-5"

FIRST FLOOR



Master Bedroom	5.50m x 4.25m	18'-0" x 13'-11"
Bedroom 2	3.83m x 4.09m	12'-7" x 13'-5"
Bedroom 3	3.05m x 4.21m	10'-0" x 13'-9"
Bedroom 4	3.18m x 3.92m	10'-5" x 12'-10"
Bedroom 5	2.83m x 4.11m	9'-3" x 13'-5"

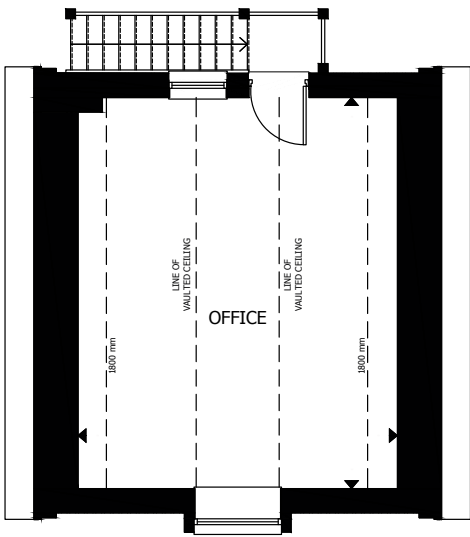
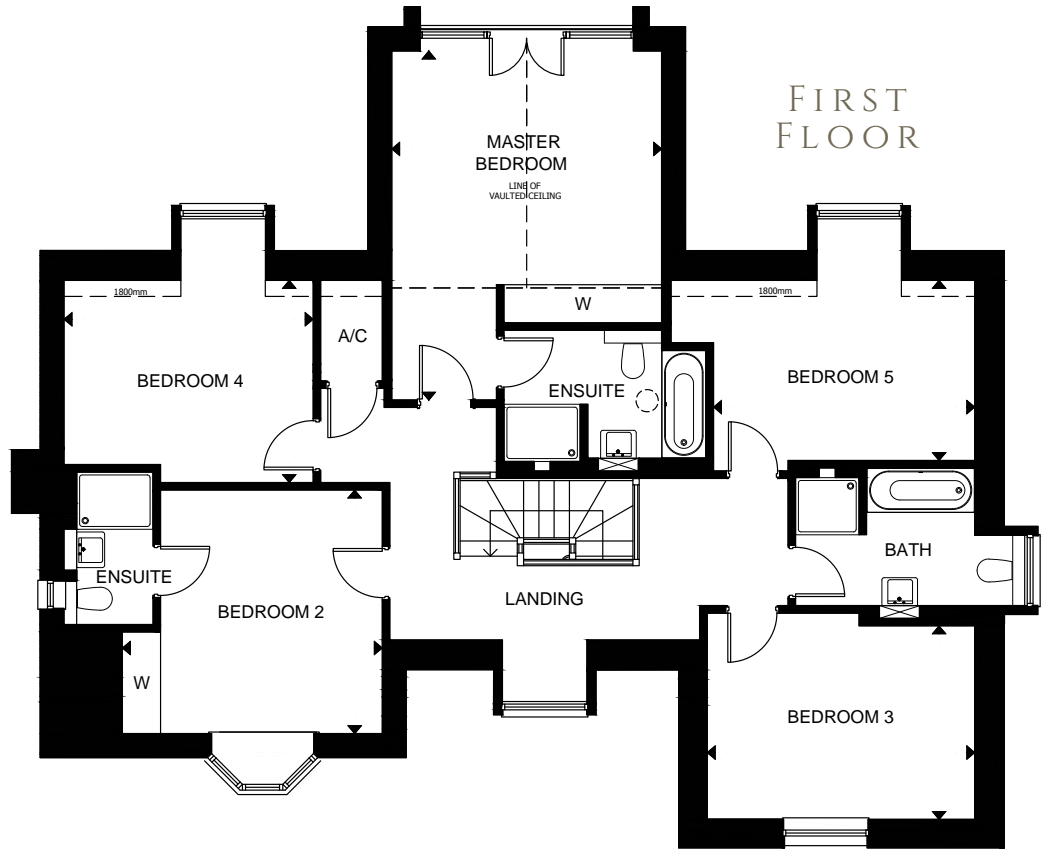
OVER GARAGE ACCOMMODATION



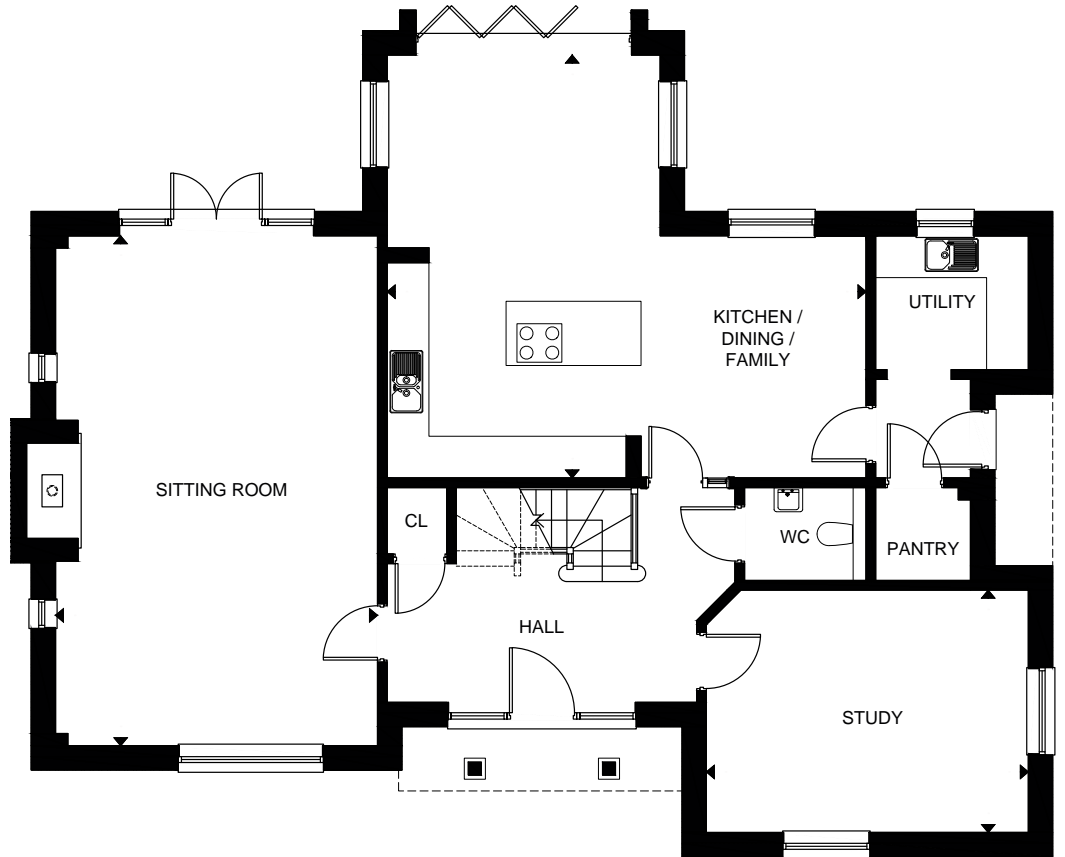
Office	6.08m x 4.97m	19'-11" x 16'-3"
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Hambleton House benefits from a detached double garage.

FIRST FLOOR



OVER GARAGE ACCOMMODATION



GROUND FLOOR





Indicative CGI of Wincanton House interior

THE SIGNATURE SPECIFICATION

The Roundelay Collection draws inspiration from Snitterfield's existing aesthetic. Red brick frontages feature traditional architectural details, including exposed timbers, cottage-style front doors and ornate brickwork.

But step inside and you will be welcomed by a stunning, contemporary interior, luxuriously appointed for effortless modern living

Meticulous attention to detail and exceptional quality are the hallmarks of Spitfire. Every aspect of your home has been carefully considered, from intricate herringbone brick panels externally to the flowing natural light inside.

KITCHEN

Individually designed kitchens featuring bespoke elements unique to Spitfire.

- Hand painted kitchen doors
- Premium quartz worktops
- Sleek, painted toughened glass splashbacks
- Siemens integrated appliances to include induction hob, two single ovens, microwave and extractor hood in bespoke housing
- Integrated Smeg dishwasher and fridge freezer



FINISHES & FEATURES

An uncompromising level of attention to detail throughout.

- Bespoke feature staircase with oak handrail and newels and contemporary glazed balusters
- Underfloor heating to ground floor, thermostatically controlled radiators to first floor
- Bespoke fitted wardrobes to master bedroom and bedroom 2
- Natural oak veneer internal doors
- Porcelanosa ceramic floor tiles to kitchen, family area, utility and WC
- Ceramic tiling or premium Amtico floor finish to bathrooms and ensuites
- Feature fireplace with class 1 flue, solid oak mantle, granite hearth and log burner with log box
- Spitfire signature oversized skirting boards and seamless architrave detail
- Glazed bifolding doors and French doors as indicated on floor plans

BATHROOM & ENSUITES

Contemporary bathrooms and ensuites showcasing premier brand names.

- Sleek white sanitary ware by Villeroy & Boch complemented by polished chrome fittings by Hansgrohe
- Shaver sockets and multi-rail chrome towel warmer to bathroom and ensuites
- Full height wall tiling by Porcelanosa to all walls with sanitary ware
- Bespoke over sink mirrored vanity cabinet to bathroom and master ensuite
- Fitted over sink wall mirror to WC and ensuite 2 and above





Indicative CGI of Hambleton House rear elevation

ELECTRICAL & LIGHTING

- Contemporary brushed steel sockets and switches throughout with USB charging points to selected sockets in kitchen, bedrooms, study and sitting room
- Satin silver and nickel LED downlighters to kitchen, family, hall, utility, landing, WC, bathrooms and ensembles
- Remote operated up-and-over garage doors
- Electric car charging point to all garages

SECURITY & PEACE OF MIND

- 10 year NHBC Warranty
- Alarm system with PIR sensors to kitchen, family area, sitting room and master bedroom suite with optional monitoring facility
- External lighting to front and rear of property with PIR sensors

EXTERNAL DETAIL

- Oversized timber front door
- Turfed gardens areas with paved patios and pathways
- External waterproof sockets and water tap to rear of property
- Roads and communal areas are maintained by a management company

MEDIA & COMMUNICATIONS

- TV and telephone sockets to sitting room, kitchen, study and all bedrooms
- Sound system hard wiring to sitting room, kitchen, family area and master bedroom suite suitable for Sonos amplifier
- Integrated television reception system including Sky TV provision and aerial







AN UNCOMPROMISING
LOCATION





A VILLAGE RETREAT...

Snitterfield occupies a prime location, surrounded by Warwickshire countryside and close to the scenic towns of Stratford-upon-Avon, Warwick, Royal Leamington Spa and Henley-in-Arden.



With its own primary school, a village store and a local pub, Snitterfield benefits from a number of amenities.

When it comes to down time, the village has its own sports club where you can enjoy a range of activities including tennis, football, bowls, snooker and cricket.

For a more relaxed pace, practice your swing at Stratford Oaks Golf Club or visit Arden Lakes where you can try your hand at course fishing.

If rambling is more your thing, Snitterfield is perfectly placed; the Monarch's Way long distance footpath passes through the village as it makes its way south east from Wootton Wawen to Stratford-upon-Avon.

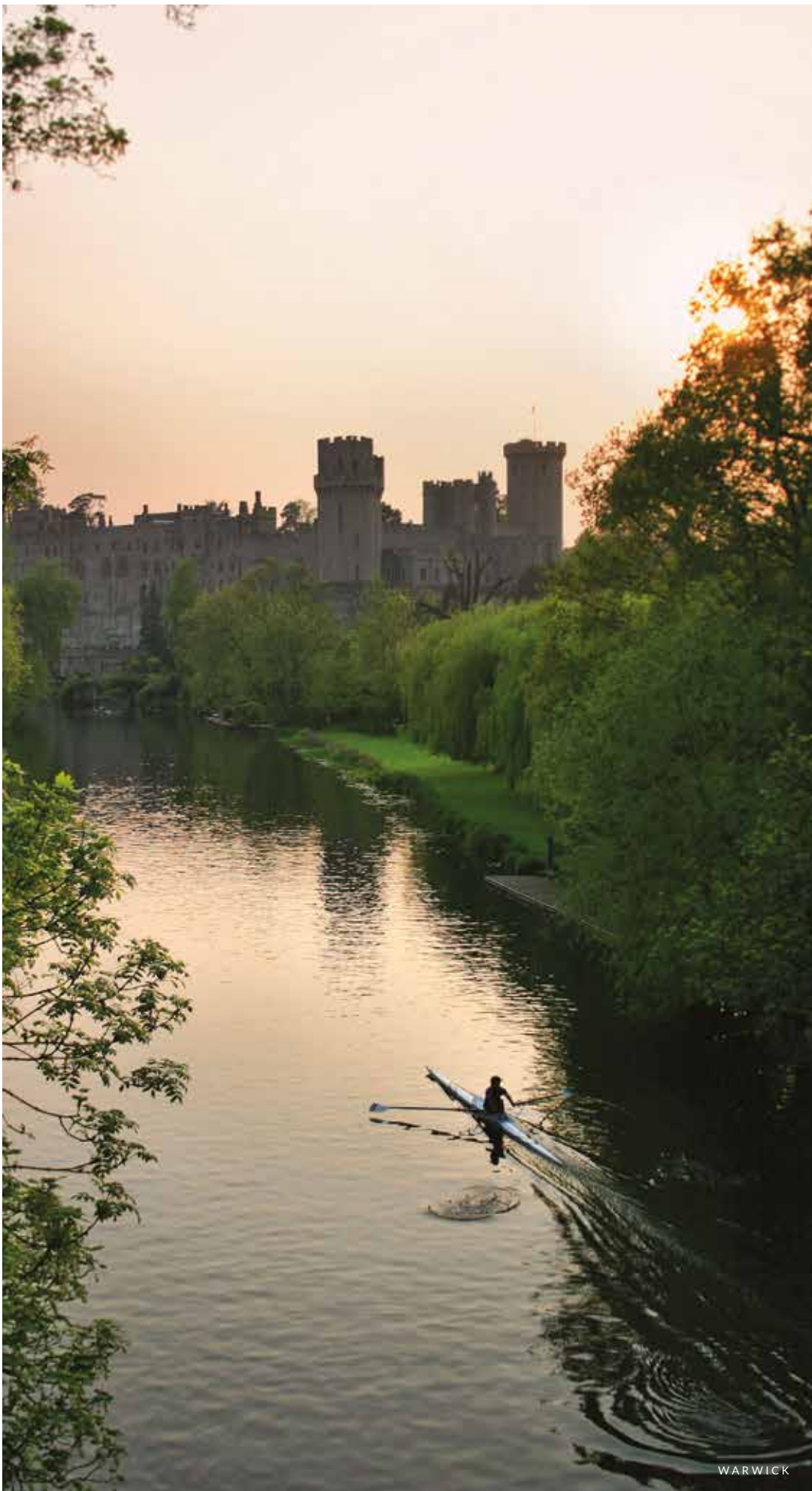
...WITH CULTURAL CONNECTIONS

Further afield, the riverside town of Stratford-upon-Avon is just a 10-minute drive away. Here, alongside the stylish boutiques, artisan crafts and quaint cafés, you will find a host of local amenities and supermarkets including Waitrose and M&S Food.

Stratford is the perfect place to enjoy a spot of culture. The town has several theatres, including the Royal Shakespeare, while Stratford ArtsHouse hosts a

calendar of classical orchestra music and international soloists. If you prefer outdoor activities, you can hire a boat or enjoy a scenic walk along the riverside.





ROYAL LEAMINGTON SPA



HENLEY-IN-ARDEN

The historic town of Warwick is a 15-minute drive from Snitterfield. Visit the magnificent Warwick Castle or take a leisurely stroll around the town; enjoy a coffee and browse the many antique shops.

For a day of shopping and pampering, the elegant town of Royal Leamington Spa is just a 20-minute drive away.

The nearby medieval market town of Henley-in-Arden also offers a great selection of small, quality shops along with many excellent pubs and restaurants.



R
ROUNDELAY
CHURCH ROAD
SNITTERFIELD
CV37 0JU

SNITTERFIELD

BEARLEY TRAIN STATION

HENLEY-IN-ARDEN

WELL CONNECTED

The Roundelay Collection is situated in close proximity to the towns of Henley-in-Arden, Warwick and Stratford-upon-Avon.

The village of Snitterfield benefits from excellent transport links, making it an ideal location for commuters or for exploring the local area.

Bearley and Wilmcote train stations also offer rail links to Birmingham, Leamington Spa, London, Worcester and in to Stratford-upon-Avon.

The nearby A46 is within easy reach, as is the M40, providing access to Birmingham, Oxford and London.



STRATFORD-UPON-AVON	4 MILES
WARWICK	6.2 MILES
HENLEY-IN-ARDEN	6.9 MILES
LEAMINGTON SPA	9.1 MILES
BIRMINGHAM	29.4 MILES

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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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