

SHOTTERY GREEN

- STRATFORD UPON AVON -

- LUXURY HOMES BY -



GREVAYNE
PROPERTIES
LIMITED

EST. 1972

HISTORIC VILLAGE LOCATION

Shottery Green is set in the centre of the Shottery village conservation area, and over time will become part of the fabric of this ancient Warwickshire community. Such circumstances are extremely rare, particularly so close to the centre of world renowned Stratford upon Avon, and give our team at Grevayne the opportunity to design a genuinely bespoke and eclectic group of homes, and at the same time introduce a new green space into the centre of the village.



SECONDS FROM STRATFORD

Stratford upon Avon, birth place of William Shakespeare who is buried in Holy Trinity Church nearby, needs little introduction. Situated on the banks of the River Avon, this historic town is home to fine theatres, restaurants and boutique shopping, both in the town and in the beautiful villages of the surrounding Warwickshire countryside. London is readily accessible by car and train and Birmingham airport is within half hour drive.





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Shottery Green, because of its location in the village conservation area, has inspired the design of a range of homes, each distinctive but reflecting different periods in the architectural heritage of the village.

Our designs draw stylistically from the 17th, 18th and 19th centuries and use traditional materials such as wood, Warwickshire red brick, stone, render and thatch.

Although traditional in character our homes are built to the highest 21st century, energy saving, ergonomic and technological standards.



SHOTTERY GREEN
- STRATFORD UPON AVON -





HOUSE 1 & 2

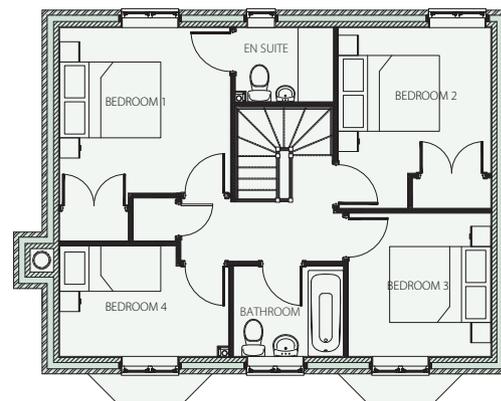
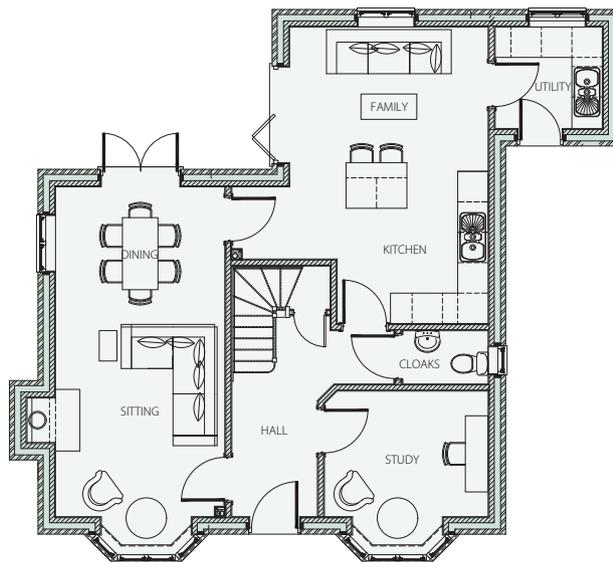
GROUND FLOOR

Sitting /	
Dining Room	7160 x 3345
Kitchen /	
Family Room	5770 x 3922*
Study	3235 x 2485
Utility	2120 x 2010

FIRST FLOOR

Bedroom 1	3382 x 3275
En suite	1932 x 1470
Bedroom 2	3020 x 3575*
Bedroom 3	2820 x 2835
Bedroom 4	3344 x 2175*
Bathroom	2170 x 1788

*Maximum



All dimensions are in millimeters and are indicative only within usual building tolerances



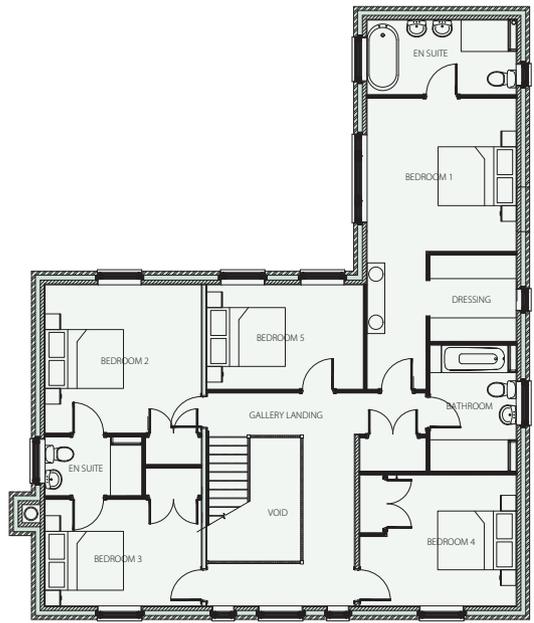
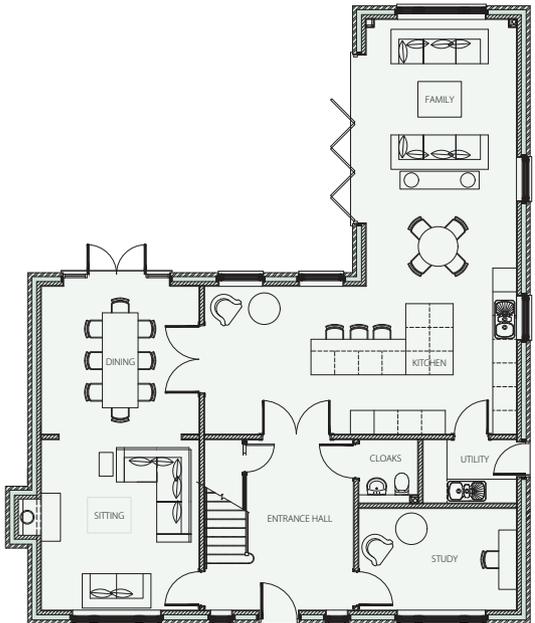
HOUSE 3 & 4

GROUND FLOOR

Sitting Room	3995 x 4320
Dining Room	3995 x 3747
Kitchen	7897 x 3747
Family Room	3810 x 6395
Study	3995 x 2580
Utility	2370 x 1610

FIRST FLOOR

Bedroom 1	3810 x 3897
En suite	3810 x 1902
Dressing Room	2202 x 2195
Bedroom 2	3995 x 3785
En Suite	2470 x 1495
Bedroom 3	3995 x 2717
Bedroom 4	3995 x 3342
Bedroom 5	4025 x 2695
Bathroom	2202 x 3210



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HOUSE 5

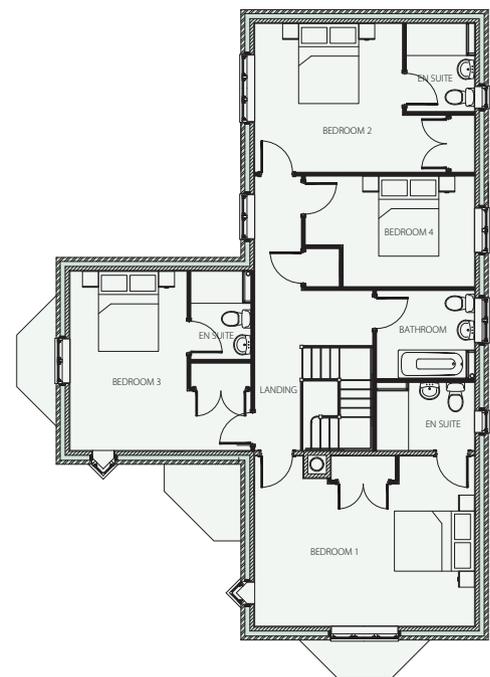
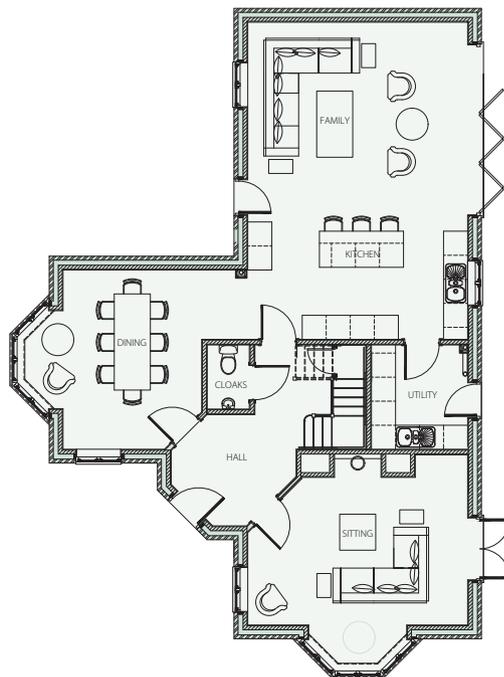
GROUND FLOOR

Sitting Room	5497 x 7928
Dining Room	3470 x 4485
Kitchen /	
Family Room	5497 x 7928
Utility	2410 x 2614

FIRST FLOOR

Bedroom 1	5497 x 7928
En suite	2447 x 1715
Bedroom 2	3695 x 3717
En Suite	1702 x 2202
Bedroom 3	2987 x 4485
En Suite	1495 x 2202
Bedroom 4	4245 x 2757*
Bathroom	2447 x 2182

*Maximum



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HOUSE 6, 7, 8

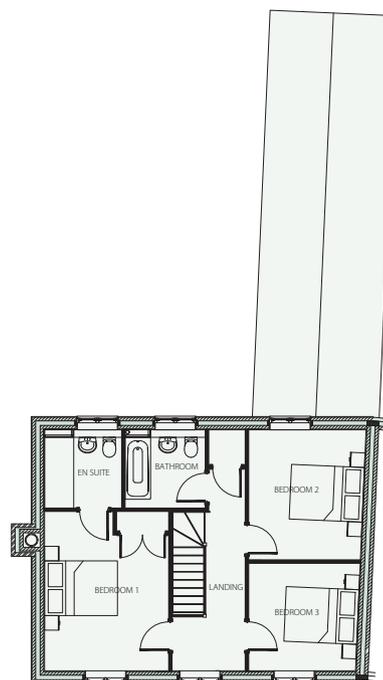
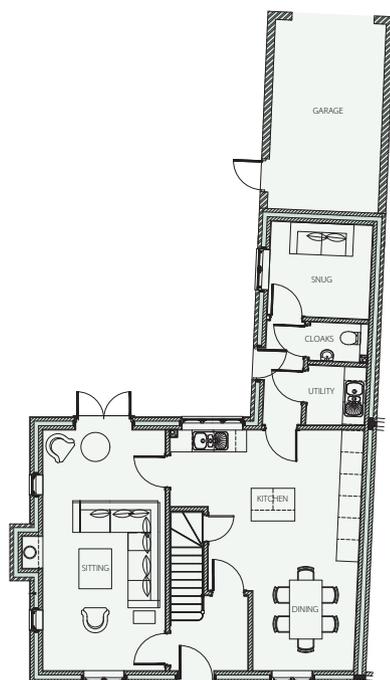
GROUND FLOOR

Sitting	3370 x 6622
Kitchen / Dining Room	5034 x 6622*
Snug	2797 x 2590
Utility	1610 x 1585

FIRST FLOOR

Bedroom 1	3407 x 4375*
En suite	2118 x 2147
Bedroom 2	3224 x 3570*
Bedroom 3	2927 x 2952
Bathroom	2194 x 2147

*Maximum



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HOUSE 9

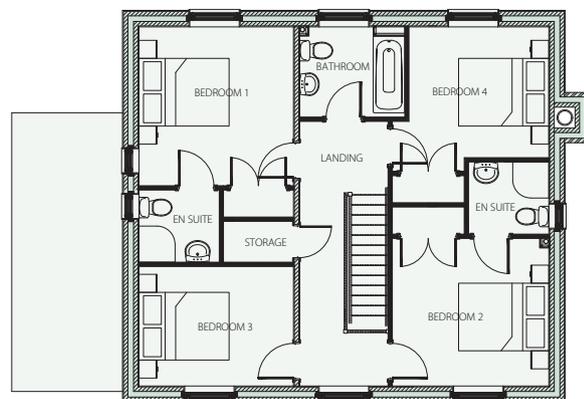
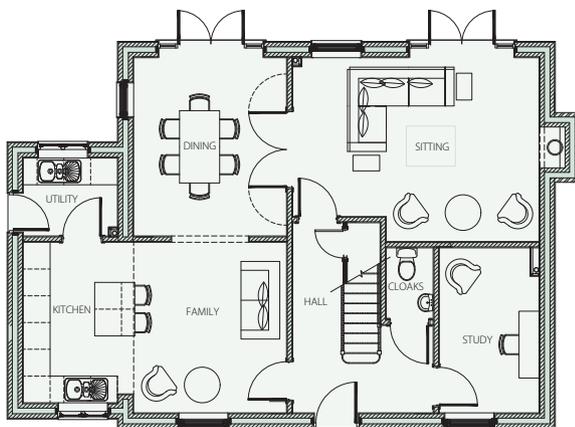
GROUND FLOOR

Sitting Room	5532 x 4132*
Dining Room	3435 x 4007
Kitchen / Family Room	5910 x 3835*
Utility	2120 x 1757
Study	2245 x 3710

FIRST FLOOR

Bedroom 1	3435 x 3525
En suite	1782 x 1595
Bedroom 2	3472 x 3275
En Suite	1782 x 1595
Bedroom 3	3435 x 2652
Bedroom 4	3102 x 2902
Bathroom	2330 x 2002

*Maximum



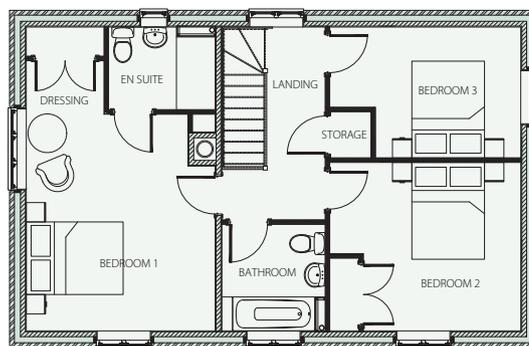
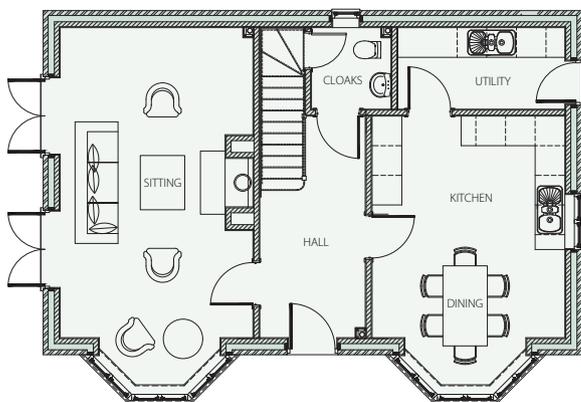
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HOUSE 10

GROUND FLOOR

Sitting Room	5285 x 3910
Kitchen / Dining Room	3910 x 4495
Utility	3390 x 1660



FIRST FLOOR

Bedroom 1	3910 x 4920
En suite	2202 x 1707
Bedroom 2	3947 x 3482
Bedroom 3	3947 x 2702*
Bathroom	2135 x 2170

*Maximum

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HOUSE 11

GROUND FLOOR

Sitting Room	3770 x 6510
Dining / Kitchen / Family	3357 x 11132
Study	2495 x 3070*
Utility	1895 x 2685

FIRST FLOOR

Bedroom 1	3807 x 4007
En suite	2002 x 2402
Dressing Room	1705 x 2402
Bedroom 2	3350 x 3540
En Suite	2002 x 1552
Dressing Room	2002 x 1217
Bedroom 3	2870 x 3511
Bedroom 4	2859 x 2370
Bathroom	1931 x 2370

*Maximum



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HOUSE 12

GROUND FLOOR

Sitting Room	4580 x 5385
Dining Room	5385 x 3280
Kitchen / Family Room	4147 x 7970
Study	3010 x 3745
Utility	3785 x 1710

FIRST FLOOR

Bedroom 1	5385 x 4002*
En suite	1902 x 2857
Dressing Room	1820 x 1855
Bedroom 2	4262 x 3582
En Suite	2152 x 1702
Bedroom 3	3995 x 2584
En Suite	2010 x 1702
Bedroom 4	4147 x 2702
Bedroom 5	2945 x 2702
Bathroom	2945 x 2365

*Maximum



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INDICATIVE SPECIFICATION

KITCHENS

- Mackintosh Manor House kitchens combine authentic British craftsmanship with contemporary design features and incorporate quartz worktops.
- Siemens integrated appliances will include gas hob, oven, dishwasher and fridge / freezer together with wine cooler and kettle tap.
- Bosch washing machines and dishwashers will be provided in the utility areas where applicable.



BOSCH

SIEMENS

BATHROOMS AND EN SUITES

- All sanitaryware will be provided by Villeroy and Boch from their Subway 2 range with Hansgrohe taps and showers.
- All showers will be fitted with Merlyn shower screens and cubicles.
- Wall and floor tiles are from Porcelanosa's range and fitted full height and half height as necessary with complementary paintwork to non tiled areas.
- Mirror frontage storage cabinets with demisters and integrated lighting will be fitted above wash hand basins set in vanity units.
- Polished chrome towel rails will be fitted with summer heating elements.
- Showers will be fitted within enclosures with low profile shower trays or walk in partial wetrooms with glazed screens depending on position.
- All wc's will be fitted back to wall with enclosed cisterns and soft close seats.
- Shaver / toothbrush charging point.

hansgrohe



Villeroy & Boch
1748

PORCELANOSA

INTERNAL FINISHES

- Staircase with oak handrail, newels and square spindles.
- Solid Oak doors with brushed chrome ironmongery.
- Underfloor heating to ground floor and first floor bathrooms and en suites.
- Thermostatically controlled radiators to first floor.
- Energy efficient and sustainable Mitsubishi Ecodan (or similar) air source heat pumps with MEL cloud remote operation.
- Log burner to lounge.
- Ceramic tile floors to kitchen / family rooms, cloaks, bathrooms and en suites.
- Wardrobes to bedrooms 1 and 2.
- White painted 'Groove' routed feature 175mm skirting and matching 75 mm architrave.

ELECTRICAL INSTALLATION

- Brushed chrome switches and sockets.
- LED downlighters throughout with dimmers to main rooms.
- Sockets with integrated USB charging points in bedrooms, kitchen and lounge.
- 15 amp table lamp circuit in lounge.
- CAT 6 infrastructure for HD / data distribution to kitchens, sitting rooms and bedrooms.
- Hard wiring for sound system to lounge, dining room, kitchen and master bedroom.
- Integrated TV reception system.
- NACOSS approved intruder alarm system.
- External lighting to front doors.

EXTERNAL FINISHES

- Turf to front and rear gardens.
- Paved patio areas and paths.
- External electrical point.
- External water tap.
- Block paviors to drive areas.
- Lighting, power and car charging points to all garages and timber doors where applicable.

WARRANTY

- 10 Year Premier Guarantee warranty.

MANAGEMENT COMPANY

- Properties will be assessed for tax banding upon completion and council tax is payable to Stratford District Council.

COUNCIL TAX

- Properties will be assessed for tax banding upon completion and council tax is payable to Stratford District Council.

SERVICES

- Mains electricity, water, gas and drainage are connected to each property and provision is made for connection to BT and Virgin Cable networks.

TENURE

- The properties are freehold and sold with vacant possession.

The information in this brochure is for guidance only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. We reserve the right to change specification details.



BESPOKE HOMES BEAUTIFUL PLACES

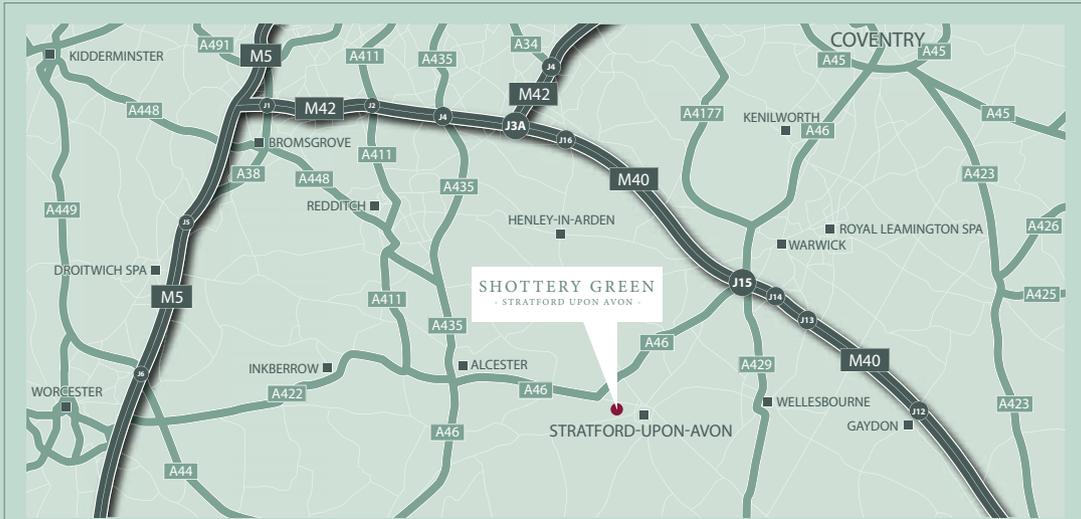
Grevayne, established in 1972, is based in Stratford upon Avon and focuses on bespoke homes, reflective of the local character of the places in which we build.

Our philosophy is to continuously strive for the highest standard of design and craftsmanship. By careful selection of materials and by setting our homes in prime, individual locations, we ensure every Grevayne home is a fine investment as well as a beautiful place to live.

We hope you will agree that at Shottery Green our team of Jon, Graham, Guy, Anthony another Graham, Jonathan, Sarah-Jane and Ginny, together with our expert subcontractors have succeeded in creating a beautiful collection of new homes.



**GREVAYNE
PROPERTIES
LIMITED**



Peter Clarke
New Homes

01789 852 180

John Shepherd
Vaughan

01789 292 659

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