



# Herdwick *Fold*

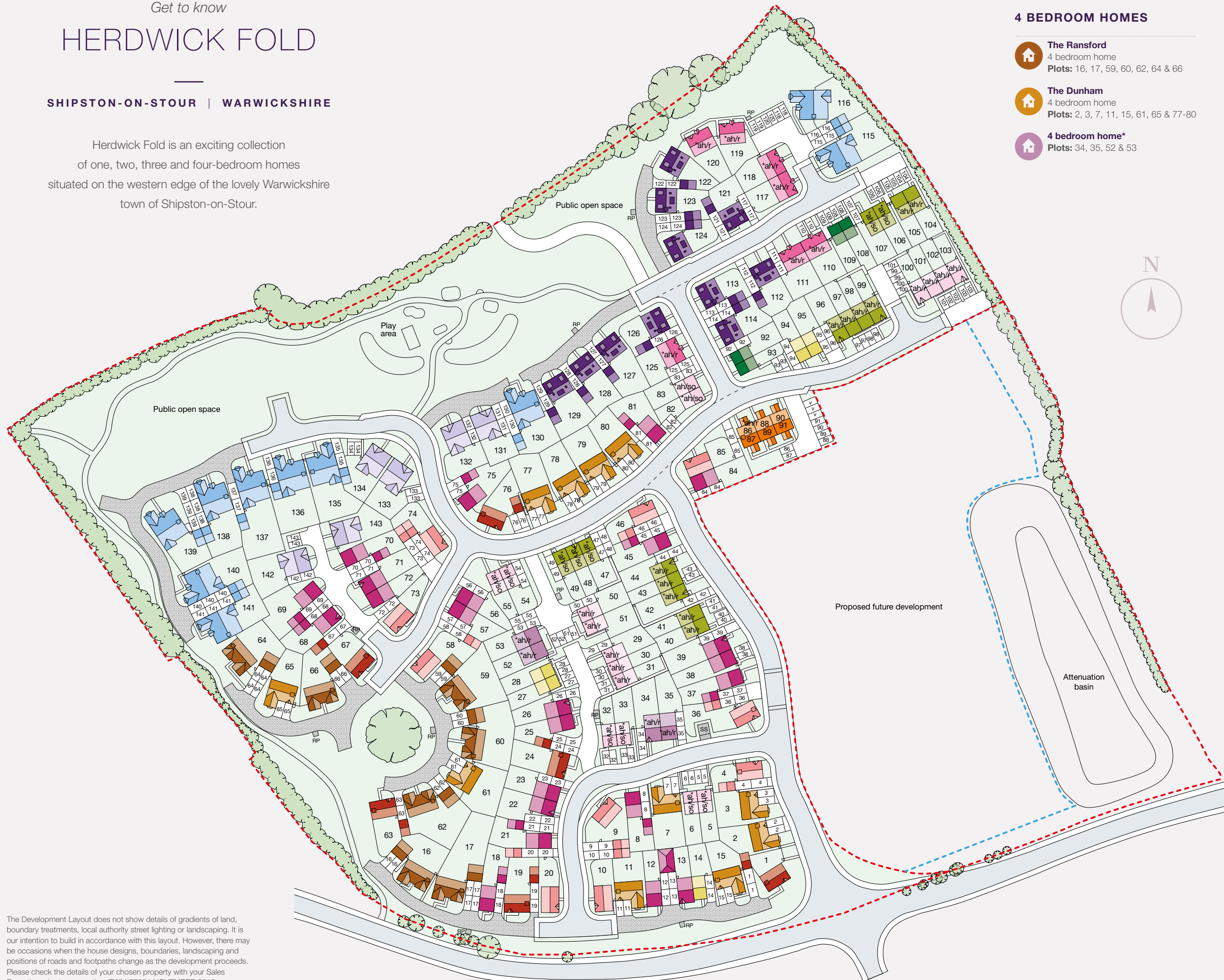
SHIPSTON-ON-STOUR | WARWICKSHIRE

Get to know

# HERDWICK FOLD

SHIPSTON-ON-STOUR | WARWICKSHIRE

Herdwick Fold is an exciting collection of one, two, three and four-bedroom homes situated on the western edge of the lovely Warwickshire town of Shipston-on-Stour.



## 4 BEDROOM HOMES

-  **The Ransford**  
4 bedroom home  
Plots: 16, 17, 59, 60, 62, 64 & 66
-  **The Dunham**  
4 bedroom home  
Plots: 2, 3, 7, 11, 15, 61, 65 & 77-80
-  **4 bedroom home\***  
Plots: 34, 35, 52 & 53

## 3 BEDROOM HOMES

-  **The Keydale**  
3 bedroom home  
Plots: 1, 19, 24, 63, 67 & 76
-  **The Keydale Special**  
3 bedroom home  
Plots: 4, 9, 10, 20, 36, 46, 58, 73, 74 & 85
-  **The Byford**  
3 bedroom home  
Plots: 8, 12, 13, 18, 21-23, 25, 26, 37-39, 45, 56, 57, 68-72, 75, 81 & 84
-  **3 bedroom home\***  
Plots: 40-44, 47-49, 96-99 & 104-107

## 2 BEDROOM HOMES

-  **The Devonford**  
2 bedroom home  
Plots: 115, 116, 130 & 135-141
-  **The Standon**  
2 bedroom home  
Plots: 112-114, 121-124 & 126-129
-  **The Brighton**  
2 bedroom home  
Plots: 131-134, 142 & 143
-  **The Ashenford**  
2 bedroom home  
Plots: 14, 27, 28, 94 & 95
-  **2 bedroom home\***  
Plots: 5, 6, 29-33, 50, 51, 54, 55, 82, 83 & 100-103
-  **2 bedroom home\***  
Plots: 110, 111, 117-120 & 125

## 1 BEDROOM HOMES

-  **The Anford**  
1 bedroom home  
Plots: 92, 93, 108 & 109
-  **1 bedroom home\***  
Plots: 86-91

\*ah/r = Rental homes  
\*ah/so = Shared ownership  
RP = Refuse point  
POS = Public open space  
SS = Sub station

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWM 57224 NOVEMBER 2019

## HERDWICK FOLD

Campden Road  
Shipston-on-Stour  
Warwickshire  
CV36 4DH

## CONTACT US ON

01608 690 847

## SATNAV

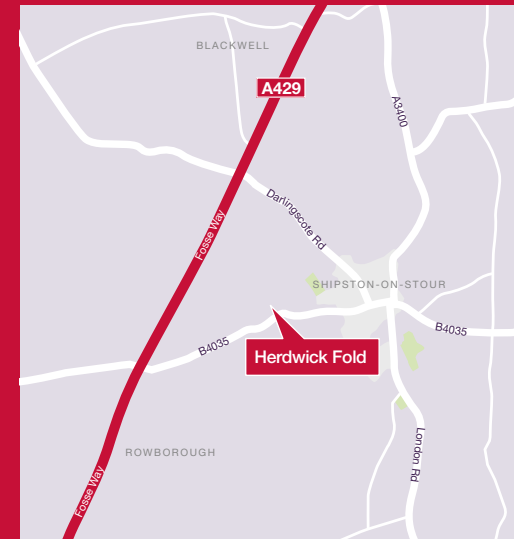
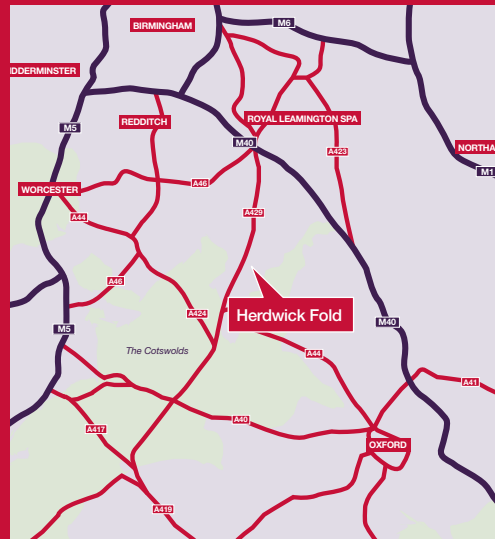
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# THE RANSFORD

4 BEDROOM HOME

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# THE RANSFORD

The Ransford is a substantial, double fronted 4 bedroom home, which is perfectly suited for flexible contemporary living.

**TOTAL 1,672 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.84m × 7.10m	12'7" × 23'4"
<b>Kitchen/Dining</b>	6.60m × 3.47m	21'8" × 11'5"
<b>Study</b>	3.84m × 2.48m	12'7" × 8'2"

## FIRST FLOOR



<b>Bedroom 1</b>	3.92m × 3.54m	12'11" × 11'7"
<b>Bedroom 2</b>	3.25m × 3.54m	10'8" × 11'7"
<b>Bedroom 3 min</b>	2.80m × 2.82m	9'2" × 9'3"
<b>Bedroom 4</b>	3.84m × 2.24m	12'7" × 7'5"



\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWM 49052/March 2019

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# THE DUNHAM

4 BEDROOM HOME

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# THE DUNHAM

The Dunham is a 4 bedroom house with an integral garage, offering plenty of space for growing families.

**TOTAL 1,385 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.22m × 4.06m	13'10" × 13'4"
<b>Kitchen/Dining</b>	6.51m × 3.85m	21'4" × 12'8"

## FIRST FLOOR



<b>Bedroom 1</b>	4.24m × 4.06m	13'11" × 13'4"
<b>Bedroom 2</b>	4.11m × 2.83m	13'6" × 9'4"
<b>Bedroom 3</b>	3.28m × 3.44m	10'9" × 11'3"
<b>Bedroom 4</b>	2.83m × 2.65m	9'4" × 8'9"



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# THE KEYDALE

3 BEDROOM HOME

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# THE KEYDALE

The 3 bedroom Keydale offers a wealth of living accommodation, ideal for modern life.

**TOTAL 1,175 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	6.02m × 3.24m	19'9" × 10'8"
<b>Kitchen</b>	3.38m × 2.86m	11'1" × 9'5"
<b>Dining <i>max</i></b>	3.38m × 3.14m	11'1" × 10'4"

## FIRST FLOOR



<b>Bedroom 1 <i>max</i></b>	6.02m × 3.30m	19'9" × 10'10"
<b>Bedroom 2</b>	3.05m × 2.95m	10'0" × 9'8"
<b>Bedroom 3</b>	3.44m × 2.98m	11'4" × 9'10"



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# THE KEYDALE SPECIAL

3 BEDROOM HOME

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# THE KEYDALE SPECIAL

The 3 bedroom Keydale Special is a family size property with plenty of space for contemporary living.

**TOTAL 1,175 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	6.02m × 3.24m	19'9" × 10'8"
<b>Kitchen</b>	3.38m × 2.86m	11'1" × 9'5"
<b>Dining <i>max</i></b>	3.38m × 3.16m	11'1" × 10'5"

## FIRST FLOOR



<b>Bedroom 1 <i>max</i></b>	6.02m × 3.30m	19'9" × 10'10"
<b>Bedroom 2</b>	3.05m × 2.95m	10'0" × 9'8"
<b>Bedroom 3</b>	3.44m × 2.98m	11'4" × 9'10"



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# THE BYFORD

3 BEDROOM HOME

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# THE BYFORD (DETACHED)

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home.

**TOTAL 975 sq. ft.**

## GROUND FLOOR



<b>Lounge</b> <i>max</i>	3.98m x 4.24m	13'1" x 13'11"
<b>Kitchen/Dining</b>	5.06m x 2.87m	16'7" x 9'5"

## FIRST FLOOR



<b>Bedroom 1</b> <i>max</i>	3.98m x 3.00m	13'1" x 9'10"
<b>Bedroom 2</b>	2.82m x 2.57m	9'3" x 8'5"
<b>Bedroom 3</b>	2.15m x 3.91m	7'1" x 12'10"



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# THE BYFORD

3 BEDROOM HOME

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# THE BYFORD (SEMI-DETACHED)

Perfect for first-time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home.

**TOTAL 975 sq. ft.**

## GROUND FLOOR



<b>Lounge</b> <i>max</i>	3.98m x 4.24m	13'1" x 13'11"
<b>Kitchen/Dining</b>	5.06m x 2.87m	16'7" x 9'5"

## FIRST FLOOR



<b>Bedroom 1</b> <i>max</i>	3.98m x 3.00m	13'1" x 9'10"
<b>Bedroom 2</b>	2.82m x 2.57m	9'3" x 8'5"
<b>Bedroom 3</b>	2.15m x 3.91m	7'1" x 12'10"



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# THE ASHENFORD

2 BEDROOM HOME

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# THE ASHENFORD

The two bedroom Ashenford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open plan living.

**TOTAL 771 sq. ft.**

## GROUND FLOOR



**Kitchen/Lounge/  
Dining** *max* 4.31m x 6.76m 22'2" x 14'2"

## FIRST FLOOR



<b>Bedroom 1</b>	4.31m x 3.27m	14'2" x 10'9"
<b>Bedroom 2</b> <i>max</i>	4.31m x 2.51m	14'2" x 8'3"



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# THE ANFORD

1 BEDROOM HOME

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# THE ANFORD

The Anford is a 1 bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

**TOTAL 602 sq. ft.**

## GROUND FLOOR



**Lounge/Dining** 5.50m x 3.98m 18'0" x 13'1"  
**/Kitchen max**

## FIRST FLOOR



**Bedroom 1 max** 3.98m x 2.60m 13'1" x 8'7"  
**Study max** 3.98m x 2.04m 13'1" x 6'8"



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# THE BRIGHTON

2 BEDROOM HOME

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# THE BRIGHTON

The Brighton is a two bedroom bungalow which offers a generous and convenient layout all on one floor.

**TOTAL 859 sq. ft.**

## GROUND FLOOR



Lounge/Dining	4.74m x 3.72m	15'7" x 12'2"
Kitchen	3.10m x 4.02m	10'2" x 13'3"
Bedroom 1	3.11m x 3.51m	10'3" x 11'6"
Bedroom 2	3.11m x 3.92m	10'3" x 12'10"



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# THE DEVONFORD

2 BEDROOM HOME



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# THE DEVONFORD

Those wishing to downsize but still wanting a generous layout will be well suited to the two bedroom Devonford.

**TOTAL 1,250 sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining</b>	5.81m x 3.90m	19'1" x 12'10"
<b>Lounge</b>	4.17m x 6.51m	13'8" x 21'4"
<b>Study</b>	4.96m x 2.20m	16'4" x 7'3"
<b>Bedroom 1</b>	3.84m x 3.85m	12'7" x 12'8"
<b>Bedroom 2</b>	3.42m x 3.53m	11'3" x 11'7"



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# THE STANDON

2 BEDROOM HOME

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# THE STANDON

The two bedroom Standon is perfect for professional couples.

**TOTAL 1,010 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.75m x 4.11m	12'4" x 13'6"
<b>Kitchen/Dining</b>	8.40m x 3.18m	27'6" x 10'4"
<b>Study</b>	2.14m x 2.50m	7'0" x 8'2"

## FIRST FLOOR



<b>Bedroom 1</b>	4.31m x 3.75m	14'2" x 12'4"
<b>Bedroom 2</b>	4.31m x 3.45m	14'2" x 11'4"



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