



ehB  
RESIDENTIAL

Your Property - Our Business

Plots 1 and 2 Spa Farm, Bishopston Lane, Stratford Upon Avon

Prices From  
£580,000



Spa Farm, a private gated new development of seven detached homes in the historic town of Stratford-upon-Avon, Warwickshire.

#### [A Distinctive Specification](#)

Each home at Spa Farm boasts attention to detail, pairing traditional architectural features with contemporary elements to create an attractive street scene.

Interiors are developed with a selection of the finest materials, finishes and brands, which are beautifully combined to create the Talbot Homes Trademark Specification.

#### [Signature Interiors](#)

Quality slab style kitchens with sleek quartz worktops make the kitchens at Spa Farm both stylish and practical. They are light and airy, spacious and perfectly balanced with generously sized islands for entertaining family and friends.

Bespoke, nature inspired colour schemes for each home create a warm and inviting feel, with soft heather pearl carpets and durable wood effect flooring to the kitchens and hallways.

In keeping with the natural pallet, the textures and tones of the Porcelanosa ceramic wall and floor tiles perfectly compliment the contemporary sanitary ware

used throughout the bathrooms, ensuites and shower rooms.

#### [Beautifully Crafted Homes](#)

Talbot Homes are a family run, privately-owned property development company who concentrate exclusively in the construction of sustainable, high-quality bespoke residential homes.

Each home is built with consideration and attentiveness.

They are passionately creative about design, quality and customer care and pride themselves in having the experience to put together the latest interior styles with modern and luxury living.

### Plot 1

Plot 1 is situated on a large corner plot and features a large garden and single hardwood framed carport. Northcott heritage red brick is complemented by the contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this stylish family home.

Upon entering there is a generously sized living room to your right as well as downstairs cloakroom and storage to your left. To the rear of the property, you will find an impressive kitchen and dining area, benefiting from a snug with french doors leading onto the large patio and garden.

On the first floor, there are three double bedrooms and family bathroom with the master bedroom having its own ensuite. There is also a separate study which could also be used as a forth bedroom or nursery.

### Plot 2

Plot 2 is situated on a large corner plot and features a large garden and single hardwood framed carport. Northcott heritage red brick is complemented by the contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this stylish family home.

Upon entering there is a generously sized living room to your right as well as downstairs cloakroom and

storage to your left. To the rear of the property, you will find an impressive kitchen and dining area, benefiting from a snug with french doors leading onto the patio and garden.

On the first floor, there are three double bedrooms and family bathroom with the master bedroom having its own ensuite. There is also a separate study which could also be used as a forth bedroom or nursery.

### [Updates and Viewing Arrangements](#)

A Show home will be available to view April 2024, exact date will be confirmed nearer the time.


Register with ehB Residential for site updates and when you can get on site for a closer look.

## Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL