



STRATFORD UPON AVON

TALBOT HOMES 

SPA FARM
STRATFORD UPON AVON

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





A Prestigious Location in the Very Heart of England

Stratford-upon-Avon is a prosperous market town in the picturesque county of Warwickshire. Much sought after as a place to live due to its rich history, excellent schools and convenient travel links, Stratford simultaneously maintains its friendly local feel, whilst proudly welcoming visitors from across the globe.



A Vibrant Riverside Town with plenty to see and do

Immerse yourself in the culture and history of this world famous market town, with its links to Shakespeare and over 800 years of history.

Enjoy leisurely strolls along the River Avon, explore unique shops, boutiques and markets and enjoy world class theatre and entertainment on your doorstep.

There is plenty to keep the kids happy, with the beloved Butterfly Farm, museums and Ragley Hall for fun-filled days out.

Keep active at Tennis, Golf and Rowing clubs or take advantage of the immaculate parks, sports and leisure facilities Stratford has to offer.





Schools

- The Croft Preparatory School
- King Edward VI School
- Stratford Girls' Grammar School
- Alcester Grammar School
- Warwick School and King's High
- Princethorpe

Sports & Leisure

- Golf clubs at Stratford and Welford-on-Avon.
- Tennis clubs at Stratford, Alcester and Snitterfield
- Athletics club at Stratford-upon Avon
- Rowing club at Stratford and Warwick
- Stratford Leisure Centre

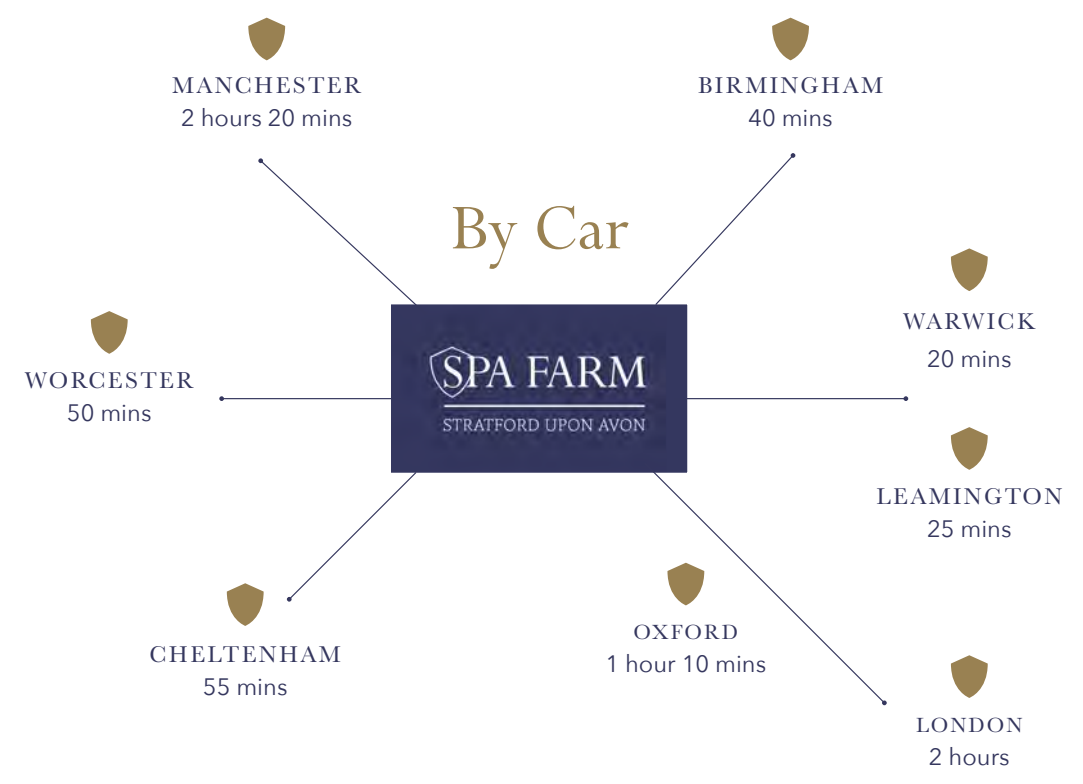
Entertainment

- Everyman Cinema
- Stratford Picture House
- Stratford Play House
- RSC Royal Shakespeare Theatre
- Swan Theatre
- Cox's Yard

Location & Travel

Stratford-upon-Avon is centrally positioned within the country and is conveniently located within easy reach of the Cotswolds to the South-West and Birmingham to the North.

Central London is approximately 100 miles to the South-East and is accessible via trains from Stratford-upon-Avon as well as the M40 (J10) and M1 motorways by car.







SPA FARM
STRATFORD UPON AVON

Homes
Collection

The Rochester

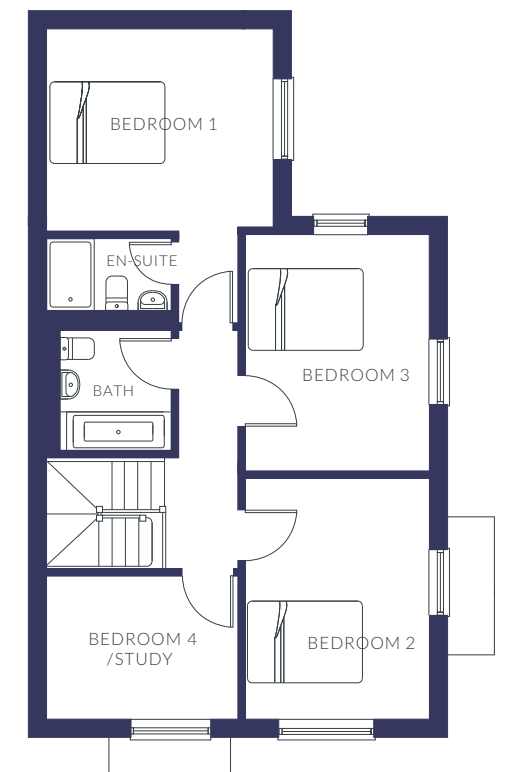
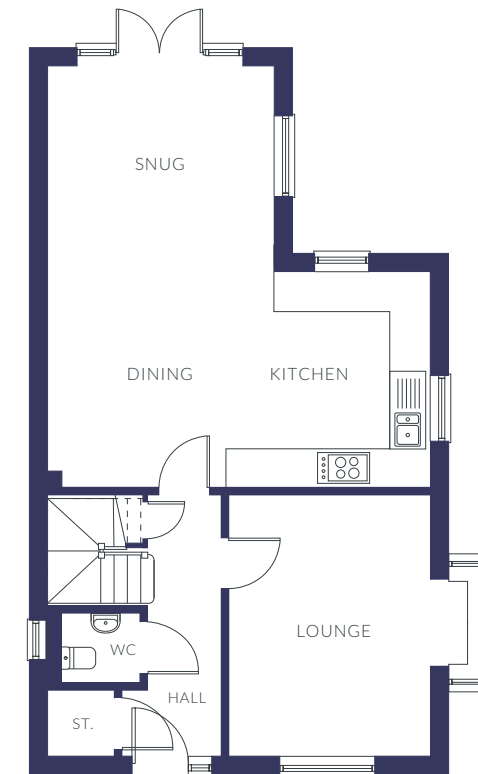


CGI images are illustrations of suggested finishes only

7 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN

4 Bedrooms
2 Bathrooms
Hardwood Car Port

Plot 1



DETAILS

Plot 1 is situated on a large corner plot and features a large garden and single hardwood framed car port. 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 1

FIRST FLOOR		
Bedroom 1	3.67m x 3.28m	11' 11" x 10' 8"
Bedroom 2	3.95m x 3.00m	12' 10" x 9' 9"
Bedroom 3	3.89m x 3.00m	12' 7" x 9' 9"
Bedroom 4	3.17m x 2.35m	10' 3" x 7' 7"

GROUND FLOOR		
Lounge	4.26m x 3.29m	13' 10" x 10' 8"
Kitchen/Dining	6.26m x 3.53m	20' 4" x 11' 6"
Snug	3.67m x 3.37m	11' 11" x 10' 11"

The Rochester

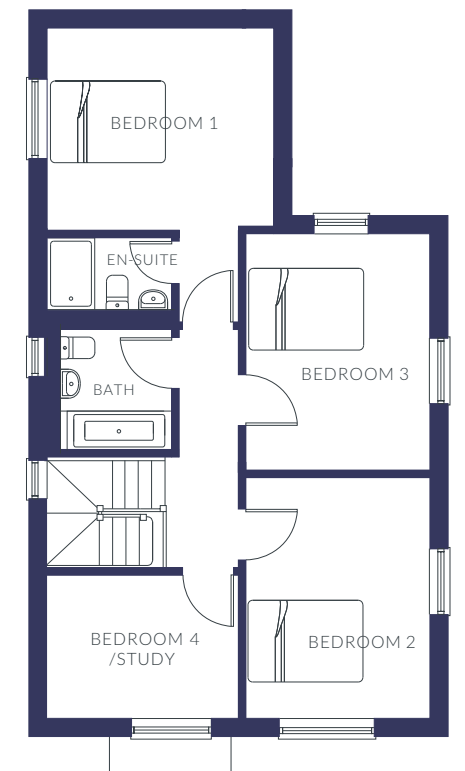
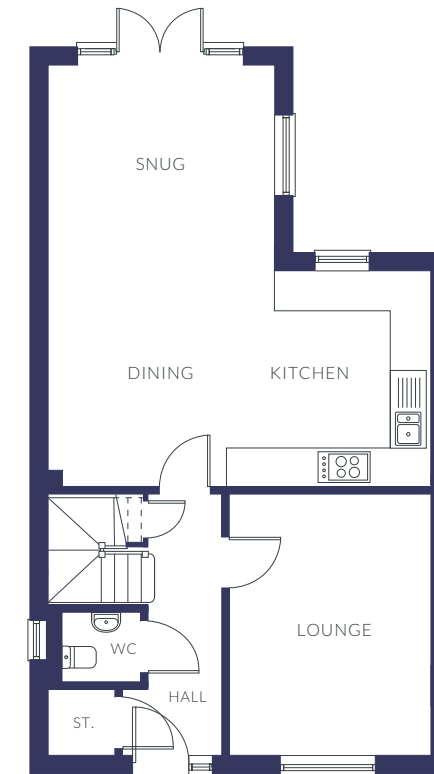


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**6 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN**

4 Bedrooms
2 Bathrooms
Detached Hardwood Car Port

Plot 2



DETAILS

Plot 2 is situated in the heart of Spa Farm and features a single detached hardwood car port. 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.

PLOT 2

FIRST FLOOR		
Bedroom 1	3.67m x 3.28m	11' 11" x 10' 8"
Bedroom 2	3.95m x 3.00m	12' 10" x 9' 9"
Bedroom 3	3.90m x 3.00m	12' 8" x 9' 9"
Bedroom 4	3.17m x 2.37m	10' 3" x 7' 8"

GROUND FLOOR		
Lounge	4.26m x 3.29m	13' 10" x 10' 8"
Kitchen/Dining	6.26m x 3.53m	20' 4" x 11' 6"
Snug	3.67m x 3.37m	11' 11" x 10' 11"

The Dorchester

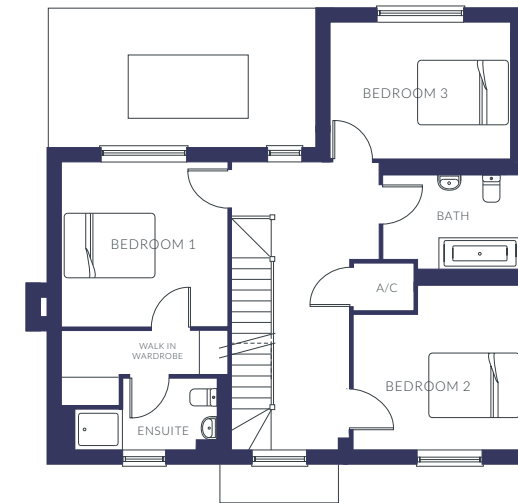
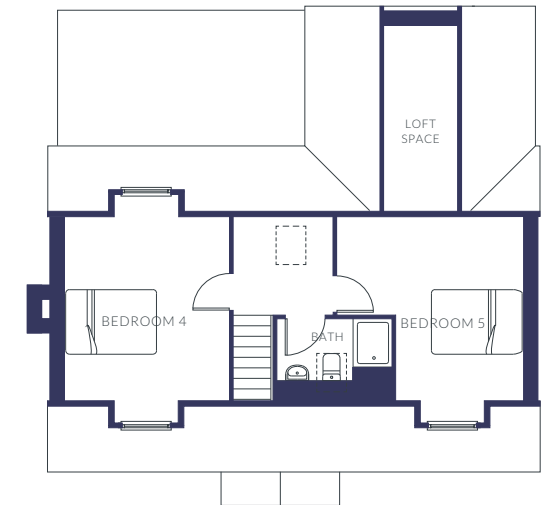
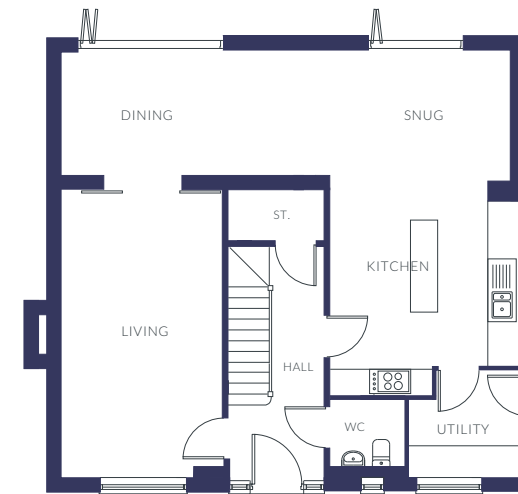


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5 SPA FARM COURT
STRATFORD- UPON-AVON CV37
9ZN

5 Double Bedrooms
3 Bathrooms
Detached Hardwood Car Port

Plot 3



PLOTS 3, 4 & 5

SECOND FLOOR

Bedroom 4	3.79m x 3.40m	12' 3" x 11' 0"
Bedroom 5	3.86m x 3.79m	12' 6" x 12' 3"

FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11' 0" x 11' 0"
Bedroom 2	3.49m x 2.78m	11' 4" x 9' 0"
Bedroom 3	3.78m x 2.83m	12' 3" x 9' 2"

GROUND FLOOR

Lounge	5.84m x 3.34m	18' 11" x 10' 10"
Kitchen	3.90m x 3.63m (min)	12' 8" x 11' 9" (min)
Dining/Snug	9.30m x 2.55m	30' 2" x 8' 3"
Utility	2.31m x 2.19m (max)	7' 6" x 7' 1" (max)

DETAILS

Plot 3 is situated on a quiet corner plot and features a double detached hardwood framed carport. Northcott heritage red brick is complemented by contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this impressive family home.

Upon entering, you will find a spacious lounge to your left and cloakroom to your right. The Hallway leads to a fantastic open plan kitchen with separate utility. A snug and dining space with roof lantern spans the rear of the property, with two sets of bifold doors leading out to the wrap around patio and garden.

On the first floor the property features a spacious master suite with walk in wardrobe and ensuite as well as two double bedrooms and family bathroom. A further two double bedrooms and bathroom are located on the second floor.

The Dorchester

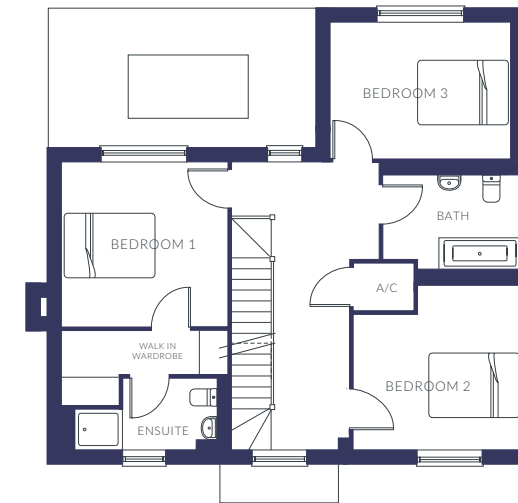
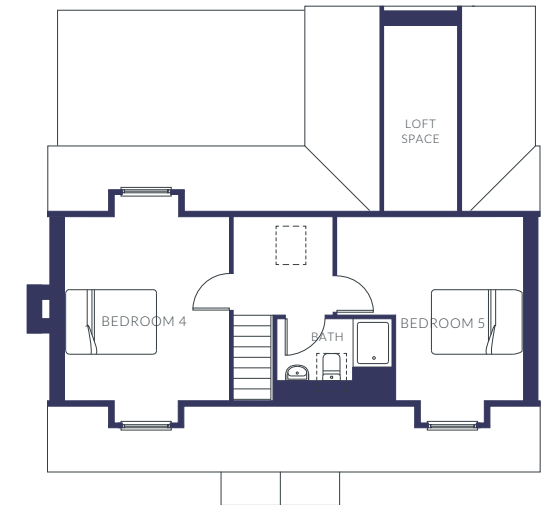
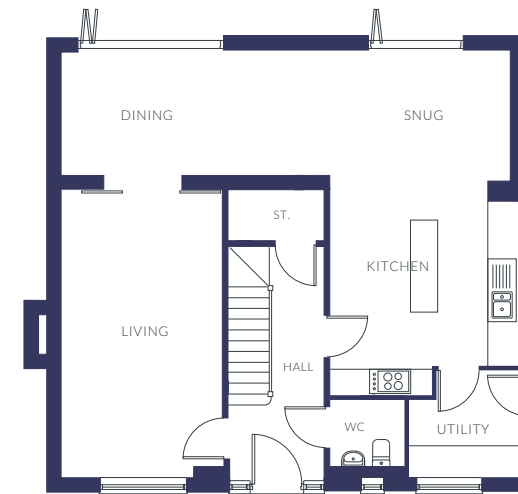


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**4 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN**

5 Double Bedrooms
3 Bathrooms
Detached Hardwood Car Port

Plot 4



PLOTS 3, 4 & 5

SECOND FLOOR

Bedroom 4	3.79m x 3.40m	12' 3" x 11' 0"
Bedroom 5	3.86m x 3.79m	12' 6" x 12' 3"

FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11' 0" x 11' 0"
Bedroom 2	3.49m x 2.78m	11' 4" x 9' 0"
Bedroom 3	3.78m x 2.83m	12' 3" x 9' 2"

GROUND FLOOR

Lounge	5.84m x 3.34m	18' 11" x 10' 10"
Kitchen	3.90m x 3.63m (min)	12' 8" x 11' 9" (min)
Dining/Snug	9.30m x 2.55m	30' 2" x 8' 3"
Utility	2.31m x 2.19m (max)	7' 6" x 7' 1" (max)

DETAILS

Plot 4 is situated on a commanding central plot and features a double detached hardwood framed carport. Northcott heritage red brick is complemented by contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this impressive family home.

Upon entering, you will find a spacious lounge to your left and cloakroom to your right. The Hallway leads to a fantastic open plan kitchen with separate utility. A snug and dining space with roof lantern spans the rear of the property, with two sets of bifold doors leading out to the patio and garden.

On the first floor the property features a spacious master suite with walk in wardrobe and ensuite as well as two double bedrooms and family bathroom. A further two double bedrooms and bathroom are located on the second floor.

Total 1,852 SQ FT

The Dorchester

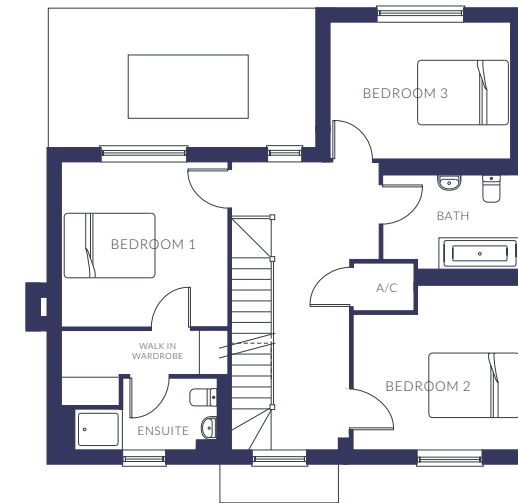
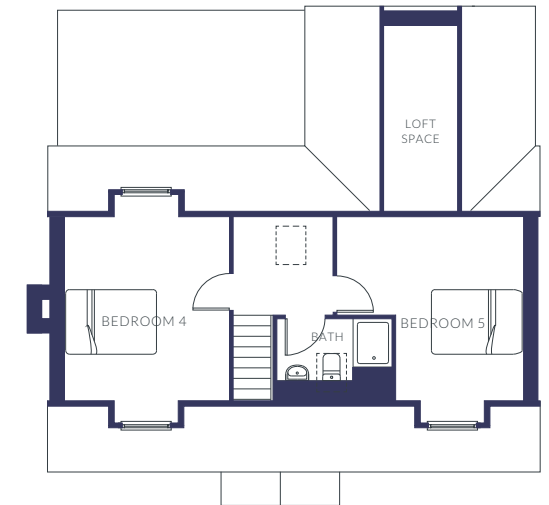
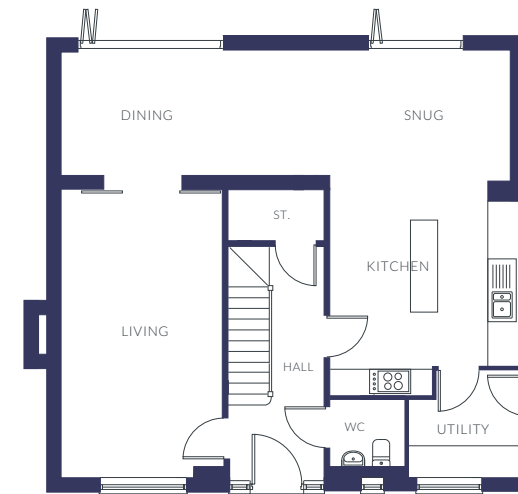


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**3 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN**

5 Double Bedrooms
3 Bathrooms
Detached Hardwood Car Port

Plot 5



PLOTS 3, 4 & 5

SECOND FLOOR

Bedroom 4	3.79m x 3.40m	12' 3" x 11' 0"
Bedroom 5	3.86m x 3.79m	12' 6" x 12' 3"

FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11' 0" x 11' 0"
Bedroom 2	3.49m x 2.78m	11' 4" x 9' 0"
Bedroom 3	3.78m x 2.83m	12' 3" x 9' 2"

GROUND FLOOR

Lounge	5.84m x 3.34m	18' 11" x 10' 10"
Kitchen	3.90m x 3.63m (min)	12' 8" x 11' 9" (min)
Dining/Snug	9.30m x 2.55m	30' 2" x 8' 3"
Utility	2.31m x 2.19m (max)	7' 6" x 7' 1" (max)

DETAILS

Plot 5 is situated on a quiet corner plot and features a double detached hardwood framed carport. Northcott heritage red brick is complemented by contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this impressive family home.

Upon entering, you will find a spacious lounge to your left and cloakroom to your right. The Hallway leads to a fantastic open plan kitchen with separate utility. A snug and dining space with roof lantern spans the rear of the property, with two sets of bifold doors leading out to the patio and garden.

On the first floor the property features a spacious master suite with walk in wardrobe and ensuite as well as two double bedrooms and family bathroom. A further two double bedrooms and bathroom are located on the second floor.

The Dorchester

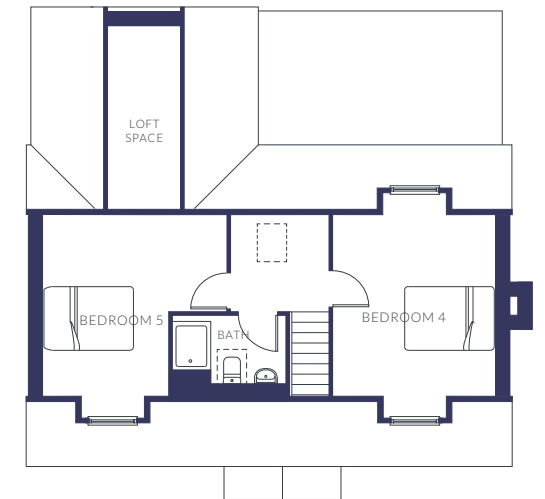
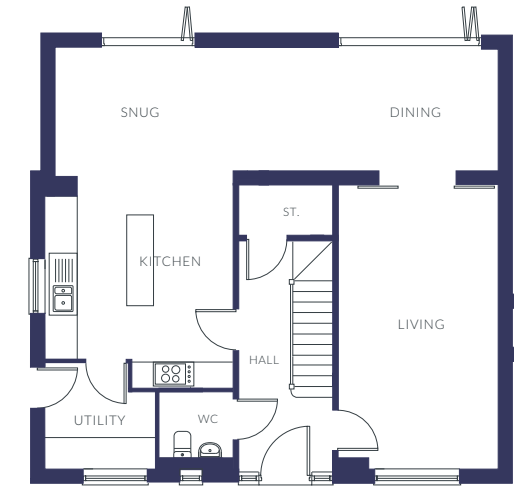


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2 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN

5 Double Bedrooms
3 Bathrooms
Detached Hardwood Car Port

Plot 6



DETAILS

Plot 6 is situated on a lovely central plot and features a double detached hardwood framed carport. Northcott heritage red brick is complemented by contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this impressive family home.

Upon entering, you will find a spacious lounge to your right and cloakroom to your left. The Hallway leads to a fantastic open plan kitchen with separate utility. A snug and dining space with roof lantern spans the rear of the property, with two sets of bifold doors leading out to the patio and garden.

On the first floor the property features a spacious master suite with walk in wardrobe and ensuite as well as two double bedrooms and family bathroom. A further two double bedrooms and bathroom are located on the second floor.

PLOT 6

SECOND FLOOR

Bedroom 4	3.17m x 3.79m (max)	11' 0" x 12' 3" (max)
Bedroom 5	3.87m x 3.79m	12' 7" x 12' 3"

FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11' 0" x 11' 0"
Bedroom 2	3.49m x 2.78m	11' 4" x 9' 0"
Bedroom 3	3.78m x 2.83m	12' 3" x 9' 2"

GROUND FLOOR

Lounge	5.84m x 3.34m	18' 11" x 10' 10"
Kitchen	3.90m x 3.63m (min)	12' 8" x 11' 9" (min)
Dining/Snug	9.30m x 2.55m	30' 2" x 8' 3"
Utility	2.31m x 2.19m (max)	7' 6" x 7' 1" (max)

The Dorchester

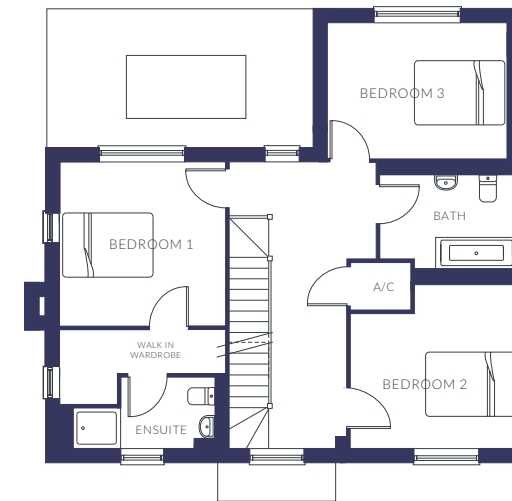
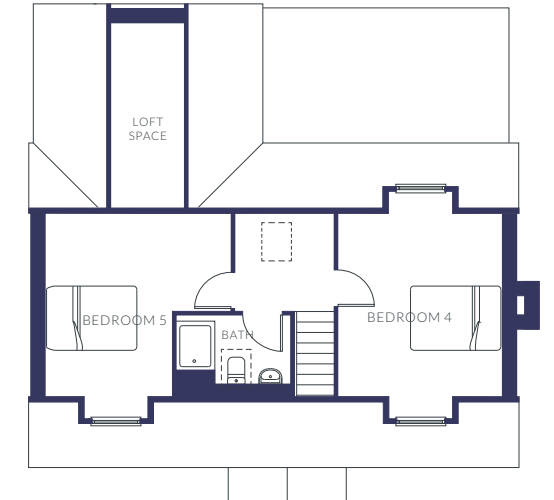
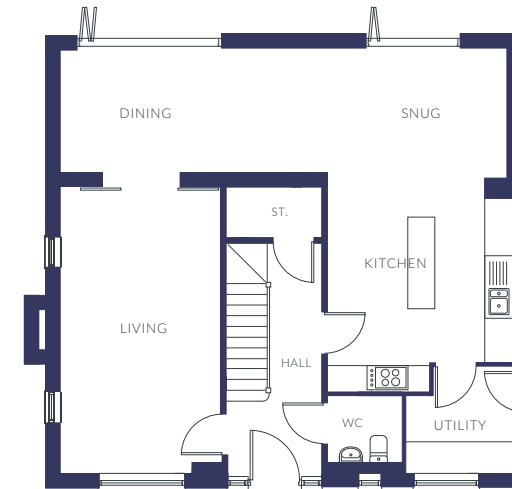


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**1 SPA FARM COURT
STRATFORD- UPON-AVON CV37 9ZN**

- 5 Double Bedrooms
- 3 Bathrooms
- Detached Hardwood Car Port

Plot 7



PLOT 7

SECOND FLOOR

Bedroom 4	3.17m x 3.79m (max)	11' 0" x 12' 3" (max)
Bedroom 5	3.87m x 3.79m	12' 7" x 12' 3"

FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11' 0" x 11' 0"
Bedroom 2	3.49m x 2.78m	11' 4" x 9' 0"
Bedroom 3	3.78m x 2.83m	12' 3" x 9' 2"

GROUND FLOOR

Lounge	5.84m x 3.34m	18' 11" x 10' 10"
Kitchen	3.90m x 3.63m (min)	12' 8" x 11' 9" (min)
Dining/Snug	9.30m x 2.55m	30' 2" x 8' 3"
Utility	2.31m x 2.19m (max)	7' 6" x 7' 1" (max)

DETAILS

Plot 7 is situated on a large corner plot and features a double detached hardwood framed carport. Northcott heritage red brick is complemented by contemporary anthracite windows and cement slate tile roof, creating a pleasing front elevation for this impressive family home.

Upon entering, you will find a spacious lounge to your left and cloakroom to your right. The Hallway leads to a fantastic open plan kitchen with separate utility. A snug and dining space with roof lantern spans the rear of the property, with two sets of bifold doors leading out to the patio and garden.

On the first floor the property features a spacious master suite with walk in wardrobe and ensuite as well as two double bedrooms and family bathroom. A further two double bedrooms and bathroom are located on the second floor.



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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.

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



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Specification

KITCHEN

- Individually designed Hacker concept slab style kitchens. Boasting impressive sized islands and utilities (5 beds only)
- Sleek Light Carrera quartz worktops with upstand and splashback
- Touch-control 5 zone induction hob and extractor hood
- Bosch integrated single oven (x2 in 5 beds only)
- Integrated dishwasher
- Integrated fridge freezer
- Circular LED under wall lighting to kitchens
- Stylish handles
- Int Recycling Bin

FLOORS/WALLS

- High quality wood effect flooring finish to hallway, kitchen W/C /utility (4 beds only)
- Ceramic tiles to hallway/w/c/kitchen and dining area (5 beds only)
- Dublin Heather Pearl carpet to lounge, stairs, landing and all bedrooms
- Porcelanosa floor and wall tiling to all bathrooms and ensuites
- Walls decorated throughout in the colour of Farrow and Ball Ammonite (alternative mix)
- Ceilings White emulsion paint
- Bathrooms Eggshell white
- Elegant skirting and architrave featured

throughout, finished in Satin white

UTILITIES

- Utility rooms are in keeping with the kitchen design (where applicable)
- Washing machine and tumble dryer space provided (supply and plumbing of these items are not included)

HEATING

- Thermostatically controlled gas central heating throughout
- Underfloor heating to all plots (downstairs only)
- Radiators and towel rails throughout
- Log effect stoves to living rooms (5 beds only)

ELECTRIC & LIGHTING

- Multiple TV sockets In Living Room & Kitchen
- White electrical sockets and light switches throughout
- External lighting featured for each individual property - front of house lighting, sensor lighting to garages, rear lighting to French doors
- Electric car charging point to each carport

BATHROOMS/EN SUITES

& SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, en suites, shower rooms and W/C
- Shaver Sockets
- Chrome Towel rails to all bathrooms, en suites and shower rooms
- Shower system to all bathrooms, en suites and shower rooms

HOME ENTERTAINMENT

Media installation to provide -terrestrial TV, Sky TV and telephone/internet data points

WINDOWS & DOORS

- Anthracite Upvc windows
- High quality hardwood door and cylinder night latch
- Natural Oak Veneer internal doors with satin finish handles
- Anthracite French doors to kitchen and lounge
- Black Hardwood timber front door
- Stylish entrance canopy

SECURITY

- Remotely operated security gates at entrance of development
- Turfed or seeded lawns and landscaped front gardens
- Single timber framed carports
- Tarmac private access roads
- Timber post and rail boundary fencing, close panel fences along with black estate fencing to some frontages.
- Black estate fencing to selected plots

EXTERIOR WALLS & ROOF DETAILS

- Traditional block and brick construction
- Exterior walls of Northcott Heritage Red Brick
- Roof is of grey cement slate tile

Disclaimer - Whilst Talbot Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Talbot Homes will replace altered specification with an equivalent alternative to a changed specification.

Where Location and Luxury Meet

Exceptional modern living, coupled with the enduring appeal of the local area, Talbot Homes have created beautiful homes with the exacting quality you would expect.

Each element that goes into a Talbot Home is individually selected and skillfully installed to create a warm and inviting home that owners will enjoy for years to come.

We take the time to work closely with the architectural design team to produce homes that are both aesthetically pleasing and functional.



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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

We 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.

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

Talbot Homes is committed to delivering outstanding customer service right from the start. Buying a home is a journey so we want to make it exciting for you and be with you every step of the way, from construction to moving in.

Regardless of whether we are developing starter homes or luxury properties we ensure our homes are built to the highest possible standard, from the moment architects draw up plans, through design and construction to the handover of keys, we deliver with quality in mind.



TALBOT HOMES 

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