



AVONBARD

Six Exclusive Homes  
Crafted For Luxury  
Designed For Living

Your New Chapter  
Begins Here

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# EXPLORE AVONBARD

WELCOME

AVONBARD

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THE AVON

THE BARD

THE VISION

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## Six Exclusive Homes

### Crafted for Luxury | Designed for Living

Welcome to AvonBard a stunning collection of just six beautifully designed four bedroom homes, available in two elegant styles located in the vibrant market town of Stratford-upon-Avon, Warwickshire.

These stunning homes are perfect for families, designed with meticulous attention to detail throughout to create modern and luxurious four-bedroom homes, these properties are built to suit every lifestyle.



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# Welcome to AVONBARD

## The Avon & The Bard Collections

Two equally refined 4-bedroom home collections, each offering unique charm and comfort in the heart of Stratford-upon-Avon inspired by Shakespearean legacy.

### The Avon

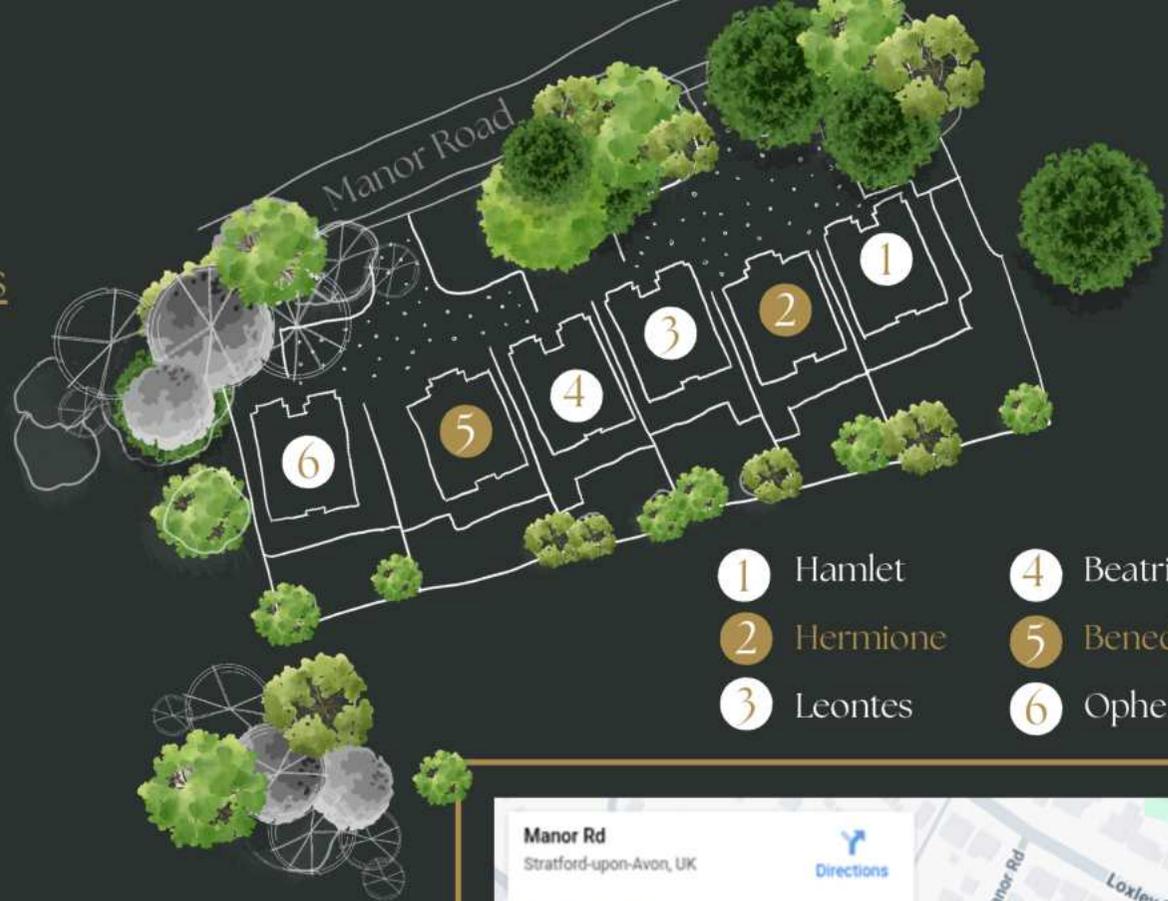
Beatrice, Hamlet, Ophelia & Leontes

Characterised by their stately double-fronted apex, each of these four homes offer a sense of grandeur and symmetry from the very first glance. Inside, spacious layouts and flowing living areas create a perfect blend of elegance and functionality, ideal for families seeking both character and comfort.

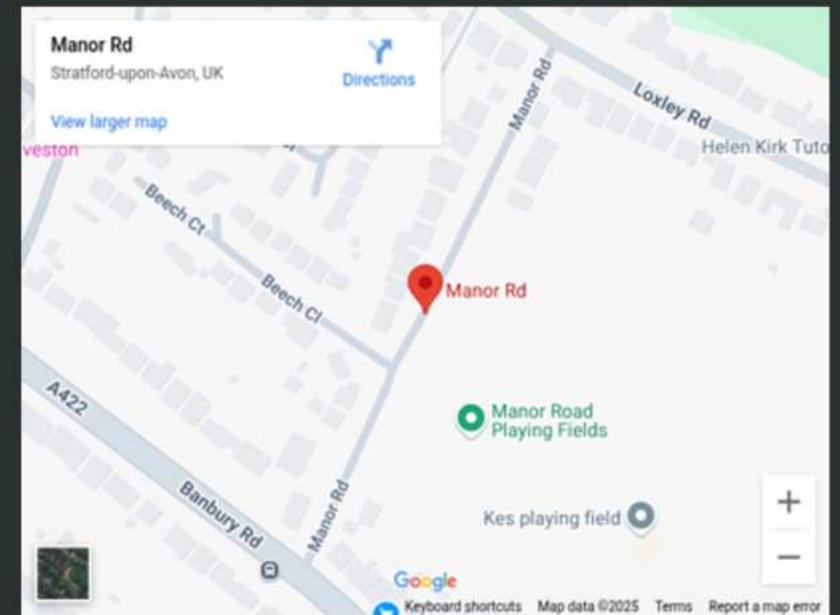
### The Bard

Benedick & Hermione

Defined by a refined single central apex, these two homes present a more contemporary silhouette while maintaining the same generous 4-bedroom footprint. With a balanced layout and thoughtful design touches, Benedick and Hermione offer stylish, serene living in a timeless setting.



- |   |          |   |          |
|---|----------|---|----------|
| 1 | Hamlet   | 4 | Beatrice |
| 2 | Hermione | 5 | Benedick |
| 3 | Leontes  | 6 | Ophelia  |



 The perfect location





# THE AVON

A bold, double-fronted apex design that welcomes you with architectural symmetry and impressive curb appeal. The Avon layout offers spacious, flowing interiors across four bedrooms, perfect for families who love a sense of openness and presence.

## Beatrice

A home of quiet strength and charm, Beatrice welcomes you with a double-fronted apex and sunlit living spaces. Designed for effortless flow and comfortable living, it's ideal for those who appreciate both style and substance.

## Hamlet

Balanced and considered, Hamlet pairs architectural presence with a calm, thoughtful layout. Generous room sizes and natural light offer space to live, reflect, and enjoy a slower rhythm of life.

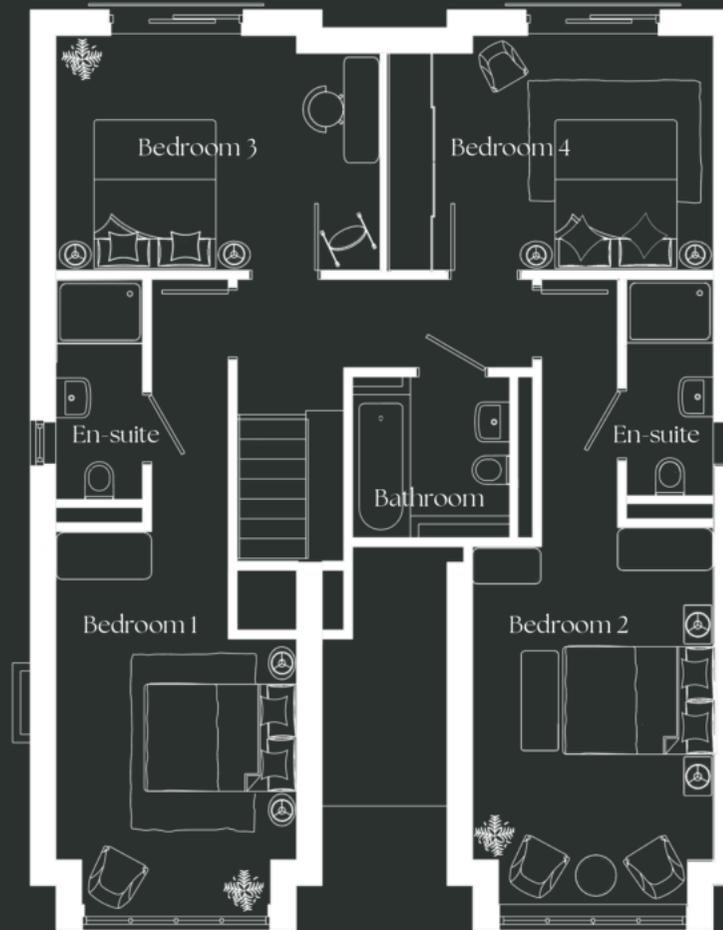
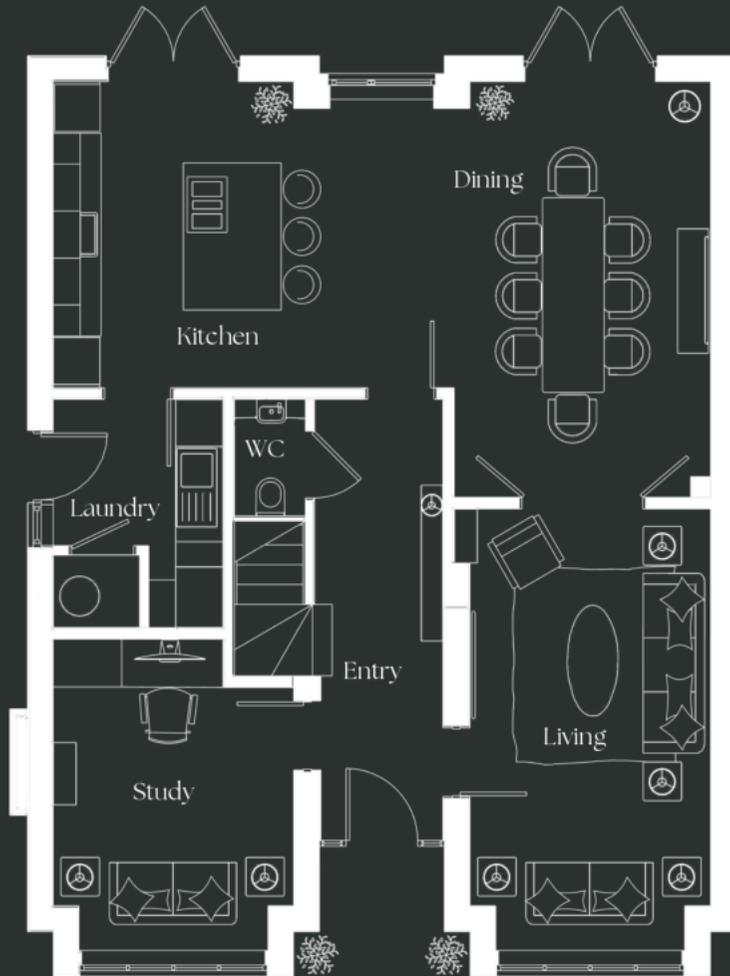
## Ophelia

With graceful lines and a sense of openness throughout, Ophelia invites peaceful mornings and relaxed evenings. A double apex adds symmetry to the façade, while inside, the home is filled with quiet elegance.

## Leontes

Leontes is a house of gentle dignity, offering a harmonious blend of comfort and design. Light-filled rooms and a generous layout make it a perfect setting for everyday living and low-key entertaining alike.

# THE AVON



## Ground Floor

	Metric	Imperial
Entry	5.65 x 1.60	18'6" x 5'3"
Kitchen/Dining	8.50 x 5.30	27'11" x 17'5"
Laundry	2.90 x 2.20	9'6" x 7'3"
Living Room	5.65 x 3.10	18'6" x 10'2"
Study	4.00 x 3.10	13'1" x 10'2"
WC	1.50 x 0.90	4'11" x 2'11"

## First Floor

	Metric	Imperial
Bedroom 1 & En-suite	8.02 x 3.10	26'4" x 10'2"
Bedroom 2 & En-suite	8.02 x 3.10	26'4" x 10'2"
Bedroom 3	4.20 x 3.00	13'9" x 9'10"
Bedroom 4	4.20 x 3.00	13'9" x 9'10"
Family Bathroom	2.00 x 1.80	06'7" x 5'11"



While every effort has been made to ensure accuracy, all floor plans are for illustrative purposes only. Dimensions and layouts may be subject to change during construction.



# THE BARD

With a striking central apex these homes offer a modern, clean-lined aesthetic and a thoughtfully arranged 4-bedroom layout. Balanced design brings a calm elegance to everyday living, combining style and functionality effortlessly.

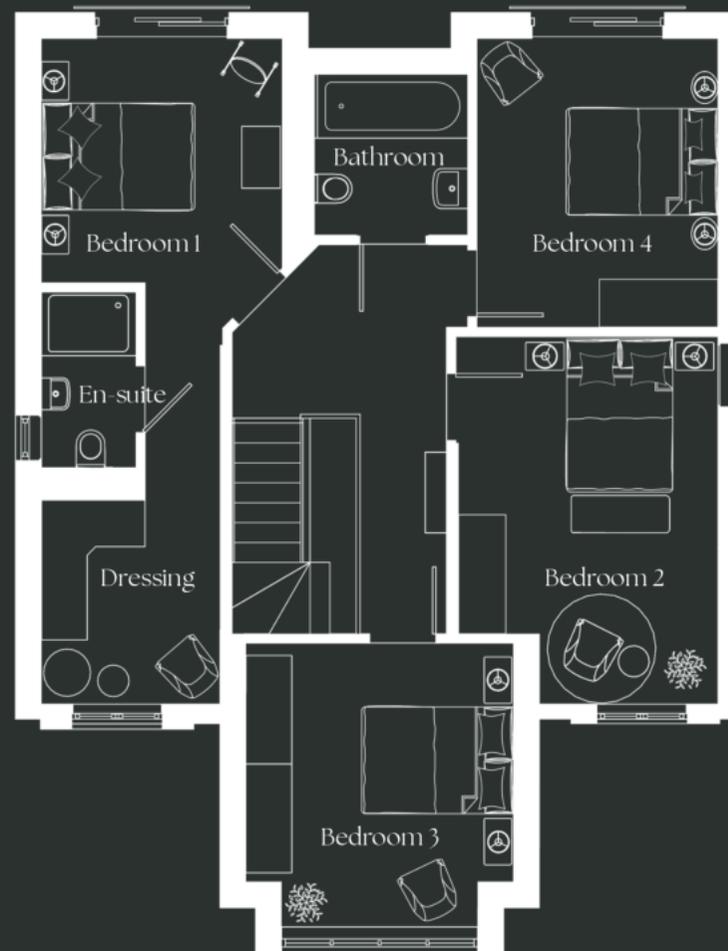
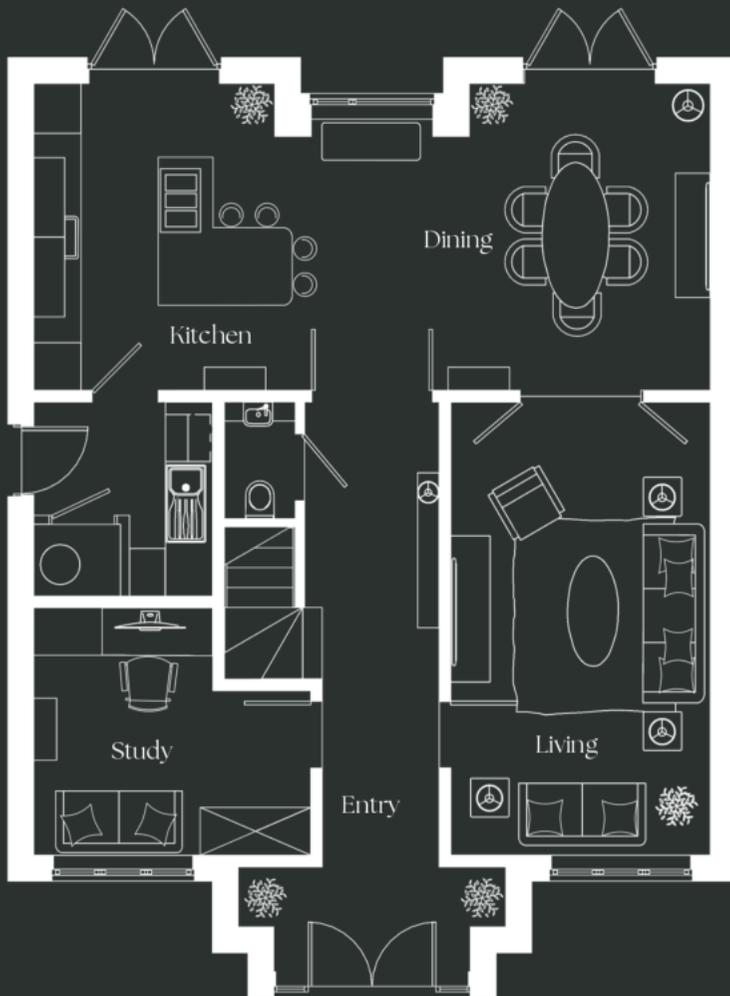
## Benedick

A refined central apex defines Benedick's elegant exterior, while inside, the layout is smart and well-balanced. Ideal for those seeking a manageable, stylish home with space to host when it matters.

## Hermione

Hermione pairs a timeless design with a welcoming, contemporary layout. Calm interiors, practical proportions, and just the right touch of character make it a serene base for the next chapter.

# THE BARD



## Ground Floor

	Metric	Imperial
Entry	7.54 x 3.50	24'9" x 11'6"
Kitchen/Dining	8.80 x 3.95	28'10" x 13'0"
Laundry	2.50 x 2.30	8'2" x 7'7"
Living Room	5.80 x 3.30	19'0" x 10'10"
Study	3.60 x 3.20	11'10" x 10'6"
WC	1.50 x 0.92	4'11" x 3'0"

## First Floor

	Metric	Imperial
Bedroom 1 & dressing	8.55 x 3.10	28'1" x 10'2"
En-suite	2.25 x 1.20	7'5" x 3'11"
Bedroom 2	4.70 x 3.35	15'5" x 11'0"
Bedroom 3	3.65 x 3.50	12'0" x 11'6"
Bedroom 4	3.70 x 3.10	12'2" x 10'2"
Family Bathroom	2.07 x 1.98	6'9" x 6'6"



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AVONHURD



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AB AVONBARD

AVONBARD



## Stratford-upon-Avon

Located amidst the beautiful rural Warwickshire countryside on the banks of the River Avon, Stratford is a cultural hotspot among tourists, being the home of the world's most famous playwright, William Shakespeare. Stratford also offers a charming riverside ambiance, rich historical heritage, vibrant theatre scene, bustling street markets, and an excellent social scene.

### A Vibrant Lifestyle

Enjoy the rich history the town has to offer exploring its historic landmarks such as Shakespeare's Birthplace, Trinity Church and Museums. Or relax and enjoy the beautiful Bancroft Park surrounding the River Avon, a picturesque setting perfect for days out.

### Thriving Town

As a town with international appeal and growing investment, Stratford continues to thrive. With riverside walks, bustling markets and year-round cultural events, this is a town full of life where independent businesses flourish and modern living sits happily alongside historic charm.

### Exceptional Amenities

AvonBard is perfectly placed to enjoy Stratford's many amenities from boutique shops and independent cafés to fine dining, theatre and galleries. Supermarkets, healthcare and excellent schooling are all within easy reach, offering residents both comfort and convenience in equal measure.

### Loved By Locals

Stratford-upon-Avon is more than just a destination it's a community. With a welcoming atmosphere, thriving arts scene and an active events calendar. Locals enjoy a lifestyle that blends tradition with contemporary culture.

### Excellent Connectivity

Stratford offers the perfect balance between city and suburban living. Only an 8 minute drive from Stratford-upon-Avon train station, it has great connectivity to Birmingham, and the wider UK, with the nearest motorway (M40) being a short 20 minute drive away.



A Peaceful Riverside Setting



Swans on the River Avon

# A Superior Specification

## Carefully considered details

### Exterior & Structure

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- Architectural detailing to red external brickwork
- Clay roof tiles in slate grey
- Sleek high performance 'Secured by Design' powder coated aluminium slimline windows in agate grey
- Stylish aluminium front doors with multipoint locking and chrome ironmongery
- Private gardens with natural stone patios and landscaped planting
- Subtle integrated outdoor lighting
- Purpose-built bicycle and refuse storage
- Private driveway and off-street parking

### Heating, Electrical & Technology

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- Energy-efficient air source heat pump heating system
- Photovoltaic Panels
- Underfloor heating throughout ground floor living spaces
- Smart home heating controls
- LED downlights to kitchens and bathrooms (*subject to plot*)
- Pendant lighting to living and bedrooms (*where ceiling height permits*)
- USB charging points in principal bedrooms and kitchen
- Electrical vehicle charging point provision

### Sustainability & Efficiency

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- High levels of insulation to walls, roof and floor
- Dual-flush WC systems and water-efficient fittings
- Smart meters installed as standard

### Utility Rooms & Storage

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- Tailored utility areas with coordinating cabinetry
- Plumbing for washing machine and dryer

# Interior Finishes & Lifestyle

## Quietly luxurious living

### Interior Finishes

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- Smooth plastered walls and ceilings finished in soft off-white heritage emulsion
- Traditional lambs tongue skirting and architraves throughout
- Four-panel doors in soft off-white with chrome lever handles
- Oak-effect or stone-effect Italian porcelain tiles throughout
- Designer carpets to living room and study; wool-blend carpets to stairs, landing and bedrooms

### Kitchens

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- Bespoke designer kitchen cabinetry with soft-close doors and drawers
- 20mm quartz worktops with matching upstands
- Integrated Siemens appliances: oven, hob, extractor, fridge freezer, and dishwasher
- Undermounted sink with chrome mixer tap
- Pendant lighting above islands (*subject to plot*)

### Bathrooms & En Suites

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- Duravit sanitaryware with concealed cisterns in contemporary white finish
- Chrome-finish designer brassware
- Elegant Roca wall-mounted vanity units
- Exclusive large-format Italian porcelain tiles to floors and full-height tiling in wet areas
- Half height tiling throughout all bathrooms
- Heated towel rails, and recessed downlights
- Rainfall shower heads with detachable hose

Specifications may vary by plot. Please speak to your sales agent for full details.



AVONBARD

Start your story...

To discover more and book your  
private viewing of **AvonBard**  
Talk to us today.

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Land | New Homes | Invest

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By



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