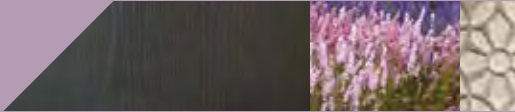
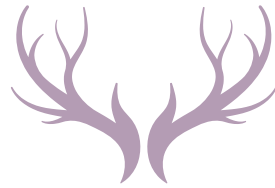


**DEERHURST GARDENS**  
WELFORD ON AVON





# DEERHURST GARDENS

WELFORD ON AVON

Welcome to Deerhurst Gardens, an exciting development of 2, 3, 4 & 5 bedroom homes and bungalows, in the stunning village of Welford-on-Avon. Situated on the edge of beautiful countryside but within reach of all that Stratford-upon-Avon has to offer. These impressive new homes enjoy an exceptional specification.



# 1880

## A year of firsts

**1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN – USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.**

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



### 1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.



## A passion from start to finish

**FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.**

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.







# A sustainable future for all

**AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.**

We design and build our homes with the future in mind – yours and the environment – and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.



When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Welford-on-Avon with £501,000 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



**WE HELP NATURE GROW EVERY TIME WE BUILD. AT WELFORD-ON-AVON, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**

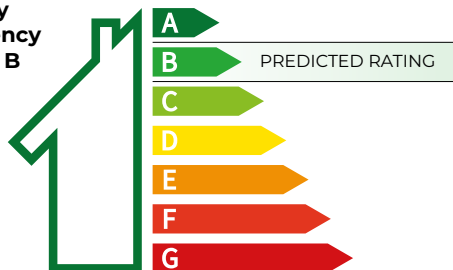


# Future proofed homes

**WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND – YOURS AND THE ENVIRONMENT.**

From the sustainable materials we use to the advanced technology we include in our homes – you can be sure of a property that remains efficient and affordable to run long into the future.

**Predicted energy efficiency rating B**





### 1. Photo-voltaic panels

Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



### 2. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



### 3. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



### 4. A-rated appliances

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



### 5. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



### 6. Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



### 7. Thermostatically controlled radiator valves\*

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



### 8. Compost area, recycling bins & rainwater butt\*

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



### 9. Electric car charger

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



### 10. Air source heat pump

An alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.

\*where applicable

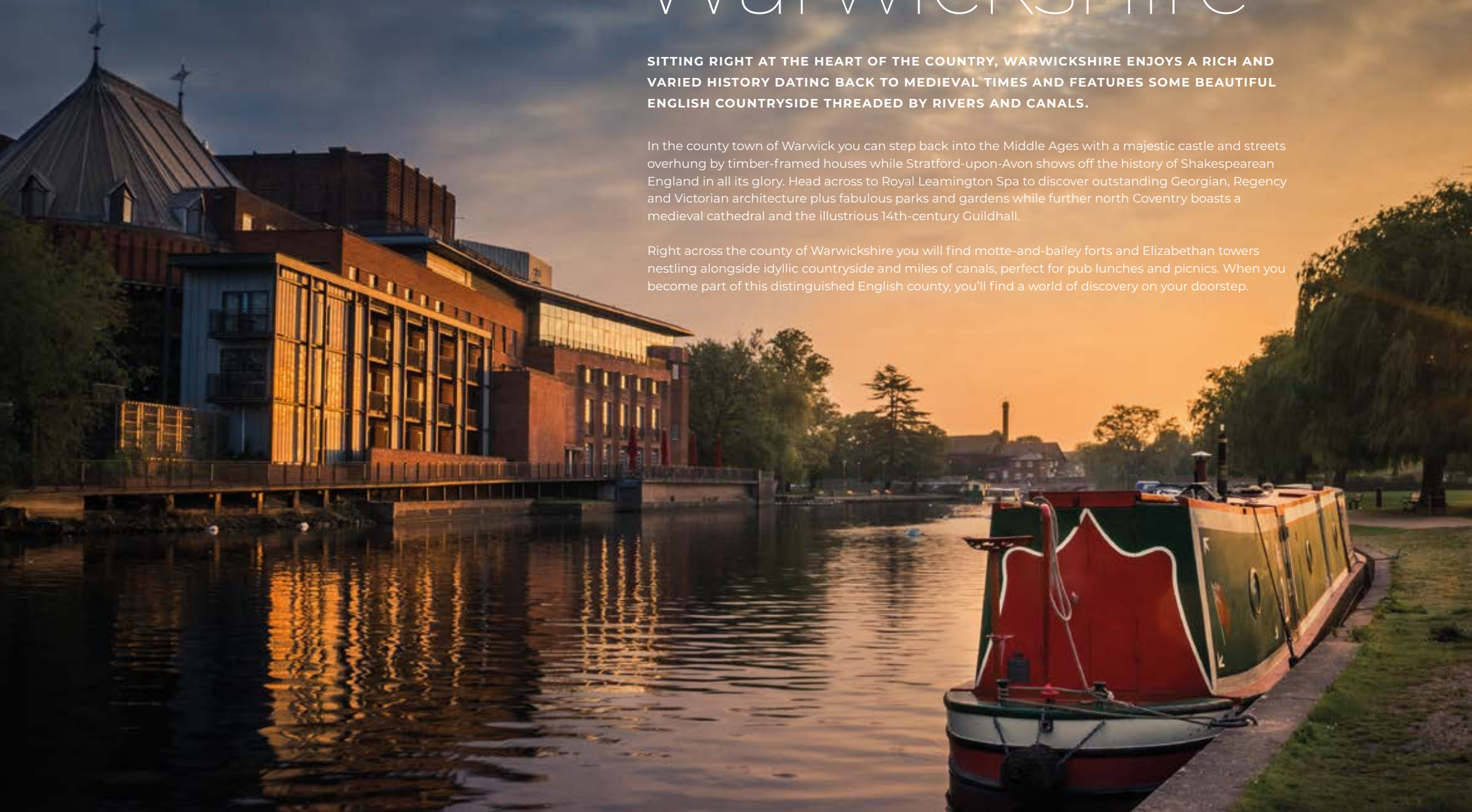


# Warwickshire

**SITTING RIGHT AT THE HEART OF THE COUNTRY, WARWICKSHIRE ENJOYS A RICH AND VARIED HISTORY DATING BACK TO MEDIEVAL TIMES AND FEATURES SOME BEAUTIFUL ENGLISH COUNTRYSIDE THREADED BY RIVERS AND CANALS.**

In the county town of Warwick you can step back into the Middle Ages with a majestic castle and streets overhung by timber-framed houses while Stratford-upon-Avon shows off the history of Shakespearean England in all its glory. Head across to Royal Leamington Spa to discover outstanding Georgian, Regency and Victorian architecture plus fabulous parks and gardens while further north Coventry boasts a medieval cathedral and the illustrious 14th-century Guildhall.

Right across the county of Warwickshire you will find motte-and-bailey forts and Elizabethan towers nestling alongside idyllic countryside and miles of canals, perfect for pub lunches and picnics. When you become part of this distinguished English county, you'll find a world of discovery on your doorstep.





## Welford-on-Avon

**ORIGINALLY ESTABLISHED IN SAXON TIMES BY MONKS FROM DEERHURST IN GLOUCESTERSHIRE, WELFORD-ON-AVON IS A PICTURESQUE ENGLISH VILLAGE WITH LUSH GREEN AREAS AND FAMED FOR ITS SHAKESPEAREAN LINKS, TUDOR-STYLE THATCHED COTTAGES AND THE TALLEST MAYPOLE IN ENGLAND.**

The centre of the village is designated as a conservation area and contains a number of attractive thatched houses including what is believed to be the original "chocolate box cottage" in Boat Lane. Local amenities include two churches, two shops, a garage, a bowls club, a swimming centre plus an 18-hole golf course. There are also three local pubs: The Shakespeare Inn, The Bell Inn and the The Four Alls - which enjoy a beautiful setting alongside the river. The excellent local Primary School is just a 2-minute walk from the development but there are a host of other education options in nearby Stratford.





# Stay connected

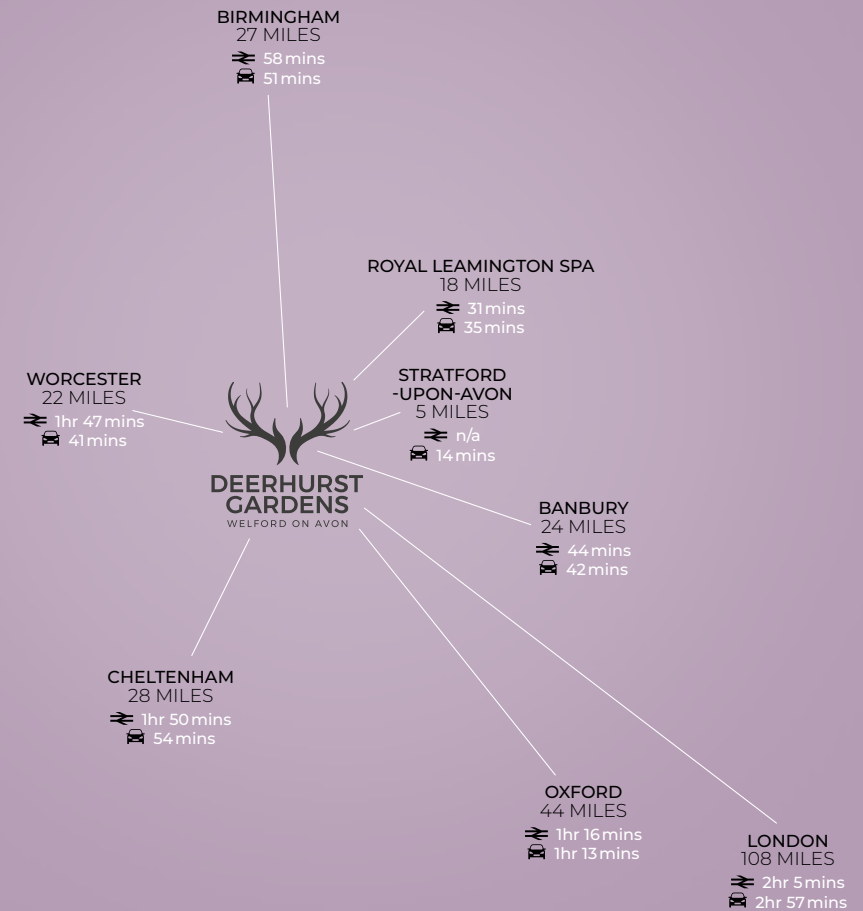
At Deerhurst Gardens you can enjoy the charm of an English village but still be within reach of all the amenities at nearby Stratford-upon-Avon. The national motorway network can be reached via the M40 (J15), 12 miles, or the M5 (J6), 19 miles, allowing easy access to Birmingham, Worcester, Cheltenham and Oxford.

The nearest station is at Stratford-upon-Avon, just 5 miles away, with trains to Birmingham in less than an hour. Should you want to travel to the bright lights of London, the service to Euston or Marylebone takes under two and a half hours.

Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



All travel times and distances are approximate





## Welcome to Deerhurst Gardens

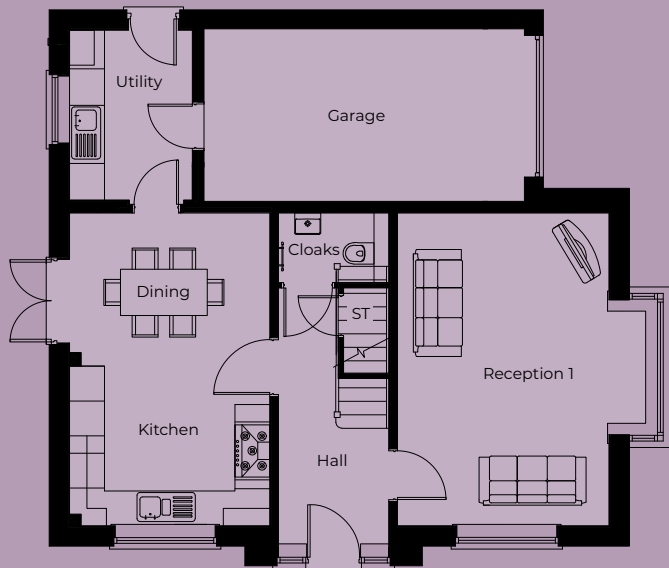
The Deerhurst Gardens development at Welford-on-Avon comprises 16 properties with a choice of 2, 3, 4 & 5 bedroom homes and bungalows. Positioned on Barton Road at the southern end of the village, the development is ideally situated just around the corner from the local village stores and less than a mile from the golf course.

Each of these homes have been carefully designed to complement the natural beauty of the area. They've also been built to the Kendrick Finish, meaning you can expect high quality features and finishes throughout.

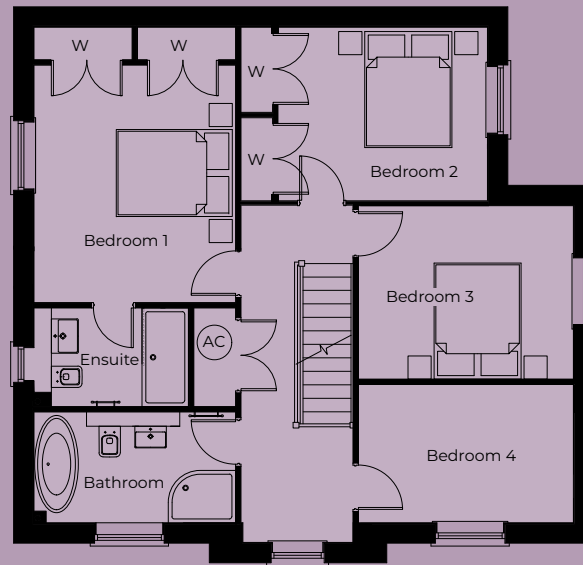


# The Downton

3 bedroom home plus home hub – plots 2, 10 & 21 (detached)



Ground floor



First floor

## Ground floor

- Reception 1**  
4434 x 5390mm (14'7" x 17'8")
- Dining**  
3450 x 2638mm (11'4" x 8'8")
- Kitchen**  
3450 x 2752mm (11'4" x 9')
- Utility**  
2115 x 2925mm (6'11" x 9'7")
- Cloak Room**  
1900 x 1200mm (6'3" x 3'11")
- Garage**  
5524 x 2975mm (18'2" x 9'9")

## First floor

- Bedroom 1**  
3475 x 3855mm (11'5" x 12'8")
- Ensuite**  
2662 x 1700mm (8'9" x 5'7")
- Bedroom 2**  
4246 x 2982mm (13'11" x 9'9")
- Bedroom 3**  
3671 x 2686mm (12'1" x 8'10")
- Bedroom 4**  
3671 x 2686mm (12'1" x 8'10")
- Bathroom**  
3475 x 2135mm (11'5" x 7')

## Summary of features

- Large hallway with downstairs cloakroom
- Large kitchen with dining room
- Utility with access to the rear
- Large reception 1 with feature bay window
- Three double bedrooms
- Large bedroom 4/home hub suitable for a variety of uses
- Ensuite to bedroom 1
- Main bathroom with free standing bath and separate shower

## Total house size:

**1475 sq.ft.**

Plots 2 and 10 include an integrated garage and two parking spaces.

Plot 21 includes an integrated garage with three parking spaces.





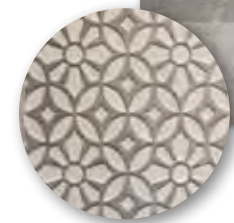


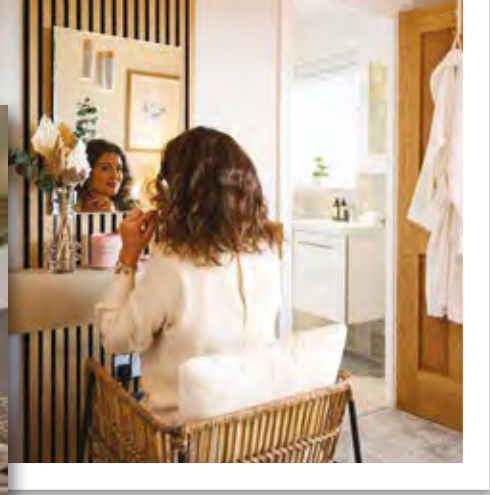
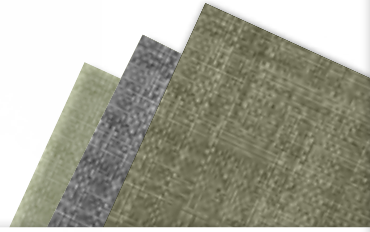




# Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors.  
The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.







Thoughtfully planned living spaces and stylish interiors.



### Energy efficiency features

- Photo voltaic panel providing renewable electric\*
- Air source heat pump
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- All properties air leakage tested
- 10 year NHBC warranty
- Electric car charger



### Utility\*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



### Contemporary bathrooms and ensuites

- Sanitaryware by Villeroy and Boch with chrome Grohe fittings\*
- Vanity units\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing or P shaped bath in the main bathroom\*
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located\*



### Heating, lighting, electrical and media

- Electric Daikin air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study, fibre broadband to all homes
- Multi zone underfloor heating\*



### Stylish kitchen

- Individually designed kitchen with either laminate or quartz worktops and upstands\*
- Electric fan assisted double oven with integrated grill\*
- Four\* or Five\* ring ceramic hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave
- Ceramic floor tiling in kitchen
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Plumbing and electrics for integrated washing machine and tumble dryer\* (where no utility)



### External features

- Automated garage doors with remote control
- Front door, low energy, PIR controlled light
- Wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Security Alarm system



### Internal features

- Light oak handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery\*
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted white
- Woodwork painted in white gloss
- Oversized skirting boards

\*Plot specific or where applicable.  
We reserve the right to change specifications of the items above.







# Peace of mind

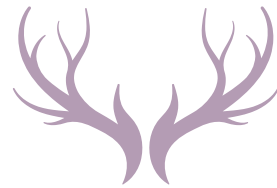
We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.









# DEERHURST GARDENS

WELFORD ON AVON

For more information about these new homes at Deerhurst Gardens please call our sales team on 01384 446200 or else scan the QR code below to visit our website and register your interest in this exciting development in Welford-on-Avon, Warwickshire.







**Kendrick Homes Limited**  
Westhill House, Hagley Road,  
Stourbridge DY8 1RD

01384 446 200  
kendrickhomes.co.uk



**DEERHURST GARDENS**

**Deerhurst Gardens**  
Barton Road,  
Welford-on-Avon CV37 8EY

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The information within this brochure is for guidance only. 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. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. Computer generated images of house types are indicative only. Details may vary. All details correct at time of going to press. October 2022.