



AMBRIDGE FIELDS

INKBERROW



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Photo: Damien Walmsley

WELCOME TO AMBRIDGE FIELDS

A beautiful development of 2, 3 and 4-bedroom homes in the sought-after village of Inkberrow situated just 12 miles from Worcester.
An ideal blend of rural tranquillity and urban accessibility.





Bradford Street Arcade in Walsall (built c.1900) - one of the first projects by William Kendrick



Hillfort Place, Leckhampton - a previous development completed in 2024

TIME HONoured TRADITIONS

SINCE 1880, KENDRICK HOMES HAVE BEEN CRAFTING EXCEPTIONAL LIVING SPACES, A TRADITION BEGUN BY WILLIAM KENDRICK AND NOW PROUDLY UPHELD BY THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.

For over 140 years, we have made our mark on villages, towns and cities in numerous classical architectural styles. We have built everything from schools and hospitals to grand municipal buildings and a Victorian Arcade. In the Victorian tradition, our homes are designed with character and made to endure. Every brick laid continues that tradition of building homes that stand the test of time and with a deep pride in a job well done.

Our homes of today - designed from start to finish by our in-house design team - are informed by our heritage and are married with an interior style which evolves with the demands of modern living. Our developments have ranged from natural stone cottages and Tudor-style mansions to oak-fronted barns and modern townhouses. A time-honoured passion for perfection, craftsmanship and personal service are the traditions that guide our building of your new home.

CLASSICAL PROPORTIONS, ENDURING STYLE

Luxury is our standard and the finishing touches are what makes a Kendrick Home stand out. Fitted wardrobes, bathrooms by Roca, Hansgrohe and Minoli, thoughtfully landscaped and freshly turfed gardens and high-end fitted appliances all form part of the standard Kendrick Specification in every home. Your home is ready for you the day you move in.

We design and build flexible and considered rooms that can be furnished in any number of ways and used for different purposes. We build the house, you make it a home.



EXCLUSIVE LIVING

CREATING COMMUNITIES IS AT THE CORE OF WHAT WE DO, WE FOCUS ON SMALL AND MEDIUM SIZED DEVELOPMENTS TO ACHIEVE THIS. WE CELEBRATE THE INDIVIDUAL STYLE THAT EACH OF OUR HOME OWNERS BRING!

Our developments strive to deliver unique homes on fantastic plots. We seek to maximise open spaces for walking, playing and enjoying the private surroundings. Every lane, street and avenue on a Kendrick Homes development sees a variation of house styles, architectural details and elevational materials. Character is paramount.

We believe in creating spaces where families can grow, thrive, and create lasting memories.







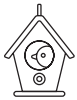
SUSTAINABILITY

FROM INCEPTION TO COMPLETION, FROM DESIGN TO CONSTRUCTION TO LIVING, WE ARE COMMITTED TO REDUCING THE ENVIRONMENTAL IMPACT OF OUR HOMES.

We focus on clean electricity-generating technologies and integrate innovations in energy and heat efficiency to make your home more efficient and affordable to run. By carefully considering every stage of construction and collaborating closely with our supply chain to use the most sustainable materials, we ensure a greener future for you and the wider environment.

ENRICHING THE ENVIRONMENT

Our development in Inkberrow endeavours to enrich both the biodiversity within Ambridge Fields and enhance the services and infrastructure in the wider community. We'll be providing over £300,000 towards the local area.



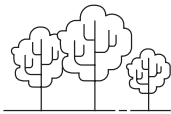
**WILDLIFE
SUPPORT**



**PUBLIC
OPEN SPACE**



**WILDFLOWER
MEADOW**



**A NEWLY
ESTABLISHED GROVE**

OUR TREE PLANTING PLEDGE

We help nature grow every time we build – by dedicating a newly planted tree in the National Forest for every home we construct. Strengthening woodland habitats, helping wildlife flourish and bringing people joy.



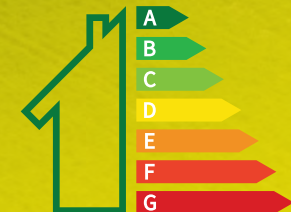


FUTURE PROOFED

THOUGHTFULLY DESIGNED FOR A SUSTAINABLE FUTURE.

We design and build homes with your future and the environment in mind. Our commitment to sustainability means we use eco-friendly materials and incorporate advanced technology to ensure your home remains energy-efficient and cost-effective for years to come.

Main image shows previous development (The Martingales) at Newbold on Stour in Warwickshire.



Predicted energy
efficiency rating B
for all properties at
Ambridge Fields.



OUR ENERGY EFFICIENT FEATURES



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.



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.



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.



HIGH PERFORMANCE UPVC, DOUBLE GLAZED WINDOWS

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



AIR LEAKAGE TESTED

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.



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.



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.



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.



A-RATED APPLIANCES

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



AIR SOURCE HEAT PUMP

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



TEMPERATURE MANAGED COMFORT

Intelligently designed windows and modern ventilation technologies to help manage the temperature in your home.



UNDERFLOOR HEATING

Multi zone underfloor heating on the ground floor, giving a comforting warmth underfoot.



WORCESTERSHIRE

LOCATED AT THE HEART OF ENGLAND, WORCESTERSHIRE IS ONE OF ENGLAND'S MOST BEAUTIFUL COUNTIES FULL OF FANTASTIC OPPORTUNITIES TO ENJOY THE GREAT OUTDOORS AS WELL AS EXPERIENCE THE UNIQUE HERITAGE THAT BRITAIN HAS TO OFFER.

The City of Worcester is the jewel in the crown of the county with the dramatic cathedral rising out of the city landscape nestled alongside the River Severn. One of the oldest cities in England, Worcester also boasts a fantastic programme of arts, festivals and cultural events.

Elsewhere in the county you can enjoy shopping in the picture-postcard town of Broadway in the south, take in the views from the magnificent Malvern Hills in the west or explore beautiful riverside towns such as Evesham, Upton, Stourport and Bewdley - all with a story to tell. Canals and rivers can provide a backdrop for a relaxing stroll through the countryside or else you can step back in time with a ride on the Severn Valley Railway in the north of the county celebrating 60 years of heritage travel in 2025.

EXCEPTIONAL SCHOOLS

There is a range of good educational options throughout Worcestershire.

Inkberrow benefits from an excellent local village Primary school but there are many others within five miles.

The closest Secondary schools include Alcester Grammar and Studley High School which are both Ofsted-rated outstanding and further choices in Worcester include the award-winning King's School and popular Royal Grammar School as well as Tudor Grange Academy and Nunnery Wood High School.



INKBERROW

REGULARLY CELEBRATED AS ONE OF THE PRETTIEST VILLAGES IN ENGLAND WITH SLEEPY STREETS AND A QUAIN VILLAGE GREEN, INKBERROW WAS ALSO THE INSPIRATION FOR THE LONG-RUNNING RADIO 4 SOAP OPERA KNOW AS THE ARCHERS.

There are some excellent local amenities including St Peters Church, local village shop and post office, a doctors' surgery, local primary school and good sporting clubs and facilities all adding to a strong sense of community and reinforced recently by a summer music festival dubbed as 'Galstonberrow'. There are also two excellent pubs with very similar names (The Bulls Head and the Old Bull) and several others within a 5-mile radius.

Inkberrow is surrounded by rolling countryside and there are numerous footpaths and bridleways that criss-cross this part of the county allowing endless opportunities for walking, cycling or horse-riding and to enjoy the beautiful landscapes available on the doorstep.



STAY CONNECTED

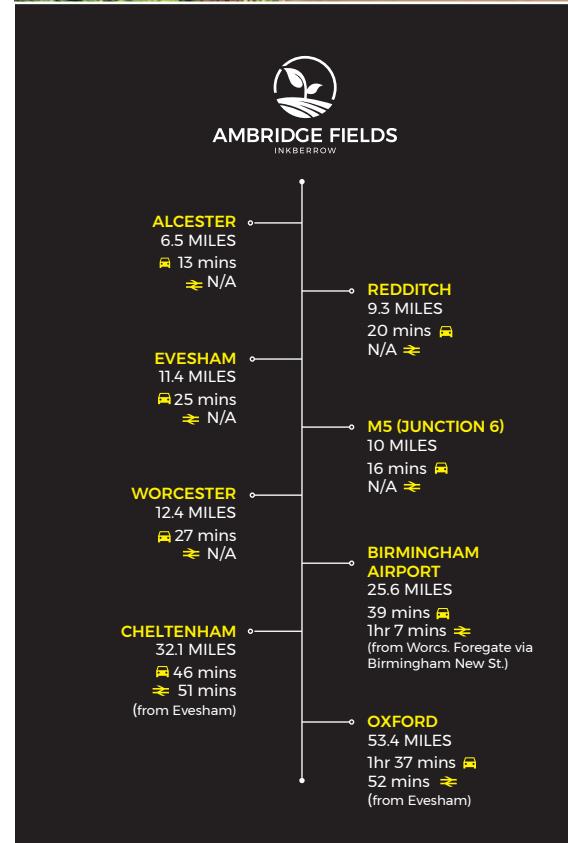
AT AMBRIDGE FIELDS, YOU CAN EXPLORE THE GREAT OUTDOORS RIGHT ON YOUR DOORSTEP, BUT ARE STILL CLOSE TO THE CITY OF WORCESTER WITH EXCELLENT COMMUTING OPTIONS.

Located in the heart of Worcestershire on the A422, the village of Inkberrow occupies a rural location and lies between Alcester, Redditch and Worcester. The M5, M40 and M42 are all very accessible for easy commuting by road and Birmingham Airport is around 40 minutes by car.

For rail travel, the closest stations can be found at Evesham, Pershore and Worcester with the direct service to London from Evesham taking just over an hour and three-quarters.



Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via gigabit fibre at speeds of 900mb+



All travel times and distances are approximate.



AMBRIDGE FIELDS

OUT & ABOUT



CULTURE



THE ALMONRY MUSEUM, EVESHAM

Explore fascinating local history, medieval architecture, and unique exhibitions just a short drive from Inkberrow.



WORCESTER THEATRES

Enjoy live performances from drama to music across the Swan Theatre, Huntingdon Hall, and Swan Studio.



SEVERN VALLEY RAILWAY

Step back in time aboard heritage steam trains running through beautiful Worcestershire countryside.

WELLBEING



TIDDESLEY WOOD NATURE RESERVE

Peaceful woodland walks and wildlife spotting less than 20 minutes away.



PERSHORE LEISURE CENTRE

A modern gym with swimming pool, group classes, and personal training to keep you active year-round.



MALVERN HILLS TRAILS

Breathtaking walks and panoramic views, perfect for hiking or gentle strolls.

CULINARY



THE BULLS HEAD, INKBERROW

A cosy country pub serving locally sourced dishes with a warm village atmosphere.



THE PLOUGH & HARROW, DRAKES BROUGHTON

Family-friendly dining with a varied menu and glowing local reviews.



THE FLEECE INN, BRETFTON

A 15th-century National Trust pub with award-winning food and traditional charm.

SITE PLAN



HOUSETYPE KEY

 The Holberrow ~ 2 bedroom home	 The Thorne ~ 3 bedroom home
 The Horton ~ 2 bedroom home	 The Cotheridge ~ 4 bedroom home
 The Kinlet ~ 3 bedroom home	 The Morton ~ 4 bedroom home
 The Cookhill ~ 3 bedroom home	 The Grafton ~ 4 bedroom home
 The Somerford ~ 3 bedroom home	 The Earlswood ~ 4 bedroom home

WELCOME TO AMBRIDGE FIELDS

The Ambridge Fields development at Inkberrow presents a beautifully designed collection of 2, 3 and 4 bedroom homes.

Nestled in a quiet spot off Withybed Lane on the western side of Inkberrow village, Ambridge Fields features a wide range of homes, including some delightful bungalows, all in a private location alongside areas of public open space.

This development continues our tradition of creating beautiful homes in desirable locations where high-quality external materials blend seamlessly with the surroundings.

Experience the impeccable Kendrick Finish, where every detail reflects our commitment to quality and harmony with nature.



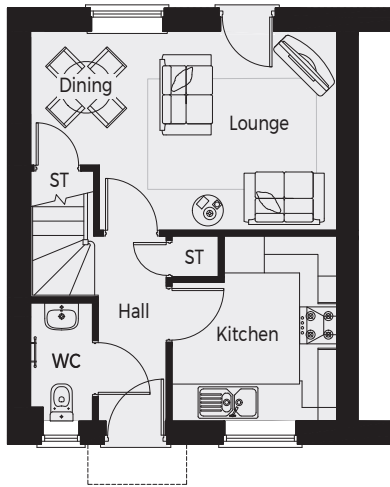
THE HOLBERROW

2 bedroom home ~ plots 27 & 28 (semi-detached)

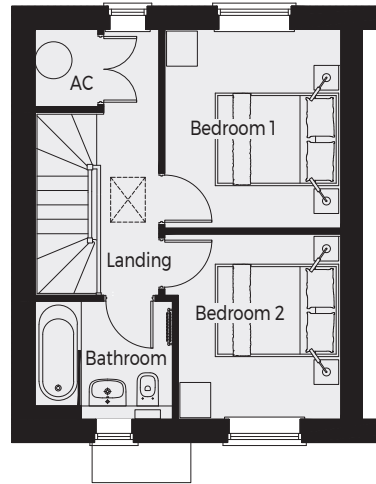


THE HOLBERROW

2 bedroom home ~ plots 27 & 28 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Kitchen
2666 x 3000mm (8'9" x 9'10")

Lounge
3841 x 3228mm (12'7" x 10'7")

Dining
1115 x 2172mm (3'8" x 7'2")

Cloak Room
1000 x 1915mm (3'3" x 6'3")

FIRST FLOOR

Bedroom 1
2854 x 3223mm (9'4" x 10'7")

Bedroom 2
2637 x 3002mm (8'8" x 9'10")

Bathroom
2226 x 1915mm (7'4" x 6'3")

Total house size:
686 sq.ft.

Plus 2 parking spaces.

SUMMARY OF FEATURES

- A picture-perfect starter or downsizer's retreat, blending style and comfort in equal measure.
- Bright, airy lounge and dining area designed for both cosy evenings and lively get-togethers.
- Sleek, modern kitchen with high-quality finishes and integrated appliances.
- Two generously sized bedrooms offering restful sanctuaries after a busy day.
- Private rear garden – perfect for alfresco dining and summer relaxation.
- Two allocated parking spaces for everyday convenience.

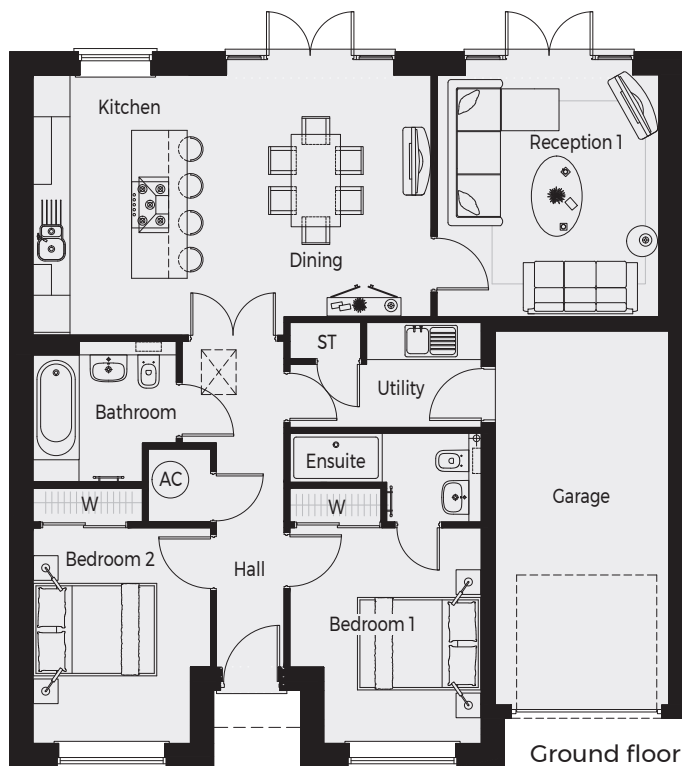


THE HORTON

2 bedroom home ~ plots 16, 17, 25 & 26 (detached)

THE HORTON

2 bedroom home ~ plots 16, 17, 25 & 26 (detached)



GROUND FLOOR

Reception 1

3591 x 3925mm (11'9" x 12'11")

Kitchen

2500 x 4225mm (8'2" x 13'10")

Dining

3958 x 3925mm (13' x 12'11")

Utility

3105 x 1700mm (10'2" x 5'7")

Bedroom 1

2554 x 3429mm (8'5" x 11'6")

Ensuite

3105 x 1458mm (10'2" x 4'9")

Bedroom 2

2554 x 3499mm (8'5" x 11'6")

Bathroom

2326 x 2284mm (7'8" x 7'6")

Total house size:

954 sq.ft.

Plus 2 parking spaces and a single integral garage.

SUMMARY OF FEATURES

- Distinctive detached design offering privacy and timeless kerb appeal.
- Elegant reception room with space to relax, unwind, and entertain.
- Stylish kitchen/dining area with premium appliances, ideal for cooking and socialising.
- Principal bedroom with ensuite for a luxurious start and end to the day.
- Secure integral garage plus driveway parking.
- Private garden to enjoy sunny afternoons and peaceful evenings.



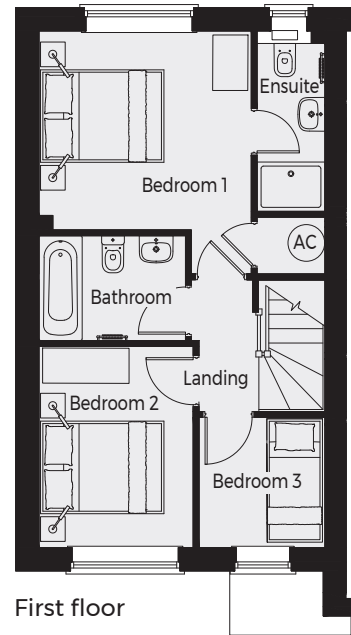
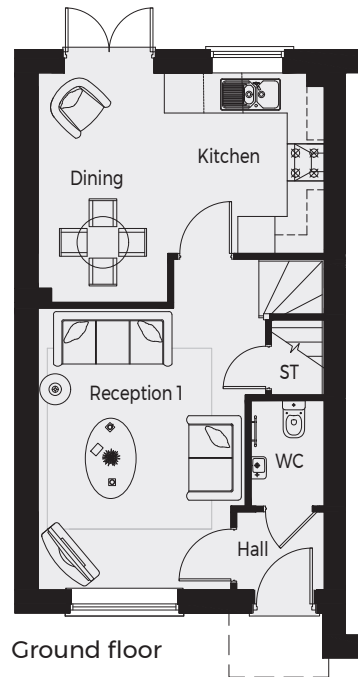
THE KINLET

3 bedroom home ~ plots 9 & 29 (semi-detached)



THE KINLET

3 bedroom home ~ plots 9 & 29 (semi-detached)



GROUND FLOOR

Reception 1

3355 x 5357mm (11' x 17'7")

Kitchen

2591 x 2591mm (8'6" x 8'6")

Dining

2044 x 3718mm (6'8" x 12'2")

Cloak Room

1187 x 1708mm (3'11" x 5'7")

FIRST FLOOR

Bedroom 1

3442 x 3225mm (11'4" x 10'7")

Ensuite

1100 x 2925mm (3'7" x 9'7")

Bedroom 2

2500 x 3264mm (8'2" x 10'9")

Bedroom 3

2042 x 2114mm (6'8" x 6'11")

Bathroom

2375 x 1700mm (7'10" x 5'7")

Total house size:
850 sq.ft.

Plus 2 parking spaces.

SUMMARY OF FEATURES

- Perfectly balanced home for modern family living.
- Light-filled lounge for cosy nights in or relaxed entertaining.
- Open-plan kitchen/dining area with direct access to the garden.
- Principal bedroom with ensuite for a touch of everyday indulgence.
- Two additional bedrooms offering flexibility for guests, children, or a home office.
- Two parking spaces included for convenience.



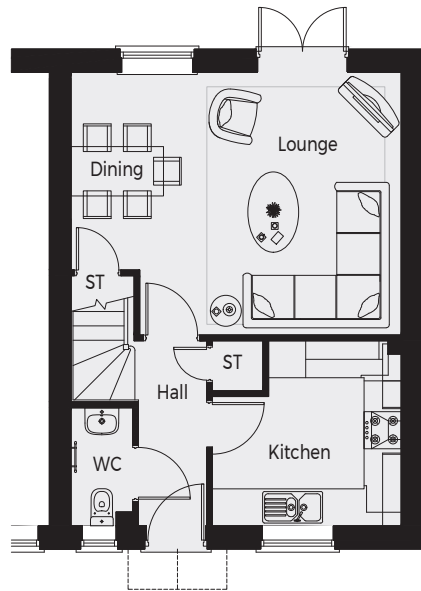
THE COOKHILL

3 bedroom home ~ plots 14 & 15 (semi-detached)

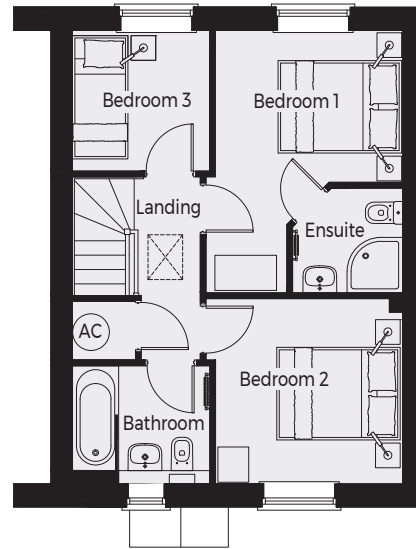


THE COOKHILL

3 bedroom home ~ plots 14 & 15 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Kitchen
3060 x 3000mm (10'1" x 9'10")

Lounge
3850 x 4257mm (12'8" x 14')

Dining
1500 x 3204mm (4'11" x 10'6")

Cloak Room
1000 x 1915mm (3'3" x 6'3")

FIRST FLOOR

Bedroom 1
3035 x 2439mm (10' x 8')

Ensuite
1783 x 1698mm (5'10" x 5'7")

Bedroom 2
3031 x 3002mm (9'11" x 9'10")

Bedroom 3
2222 x 2281mm (7'4" x 7'6")

Bathroom
2226 x 1915mm (7'4" x 6'3")

Total house size:
860 sq.ft.

Plus 2 parking spaces.

SUMMARY OF FEATURES

- Classic family home design with a modern twist.
- Open-plan lounge/dining area creating a bright, welcoming heart of the home.
- Contemporary kitchen with integrated appliances and stylish finishes.
- Spacious principal bedroom with ensuite.
- Two further bedrooms for family, guests, or home working.
- Generous garden space with two allocated parking spaces.



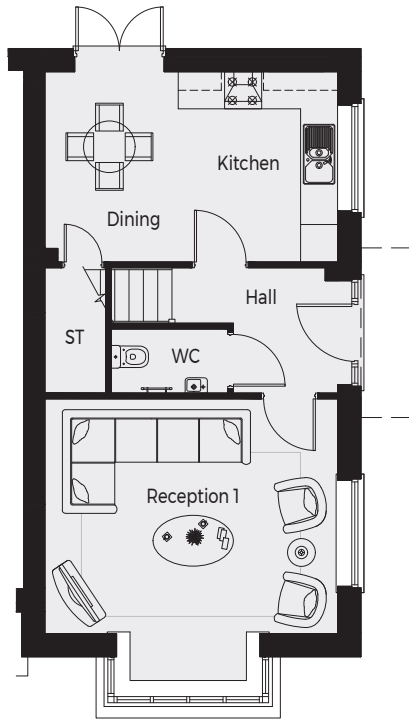
THE SOMERFORD

3 bedroom home ~ plots 10 & 30 (semi-detached)

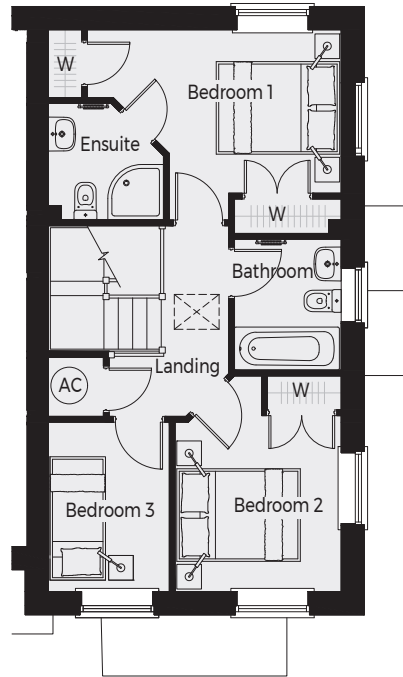


THE SOMERFORD

3 bedroom home ~ plots 10 & 30 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Reception 1
4144 x 3803mm (15'7" x 12'6")

Kitchen
2584 x 3074mm (8'6" x 10'1")

Dining
2160 x 3074mm (7'1" x 10'1")

Cloak Room
1886 x 1039mm (6'2" x 3'5")

FIRST FLOOR

Bedroom 1
2787 x 3083mm (9'2" x 10'1")

Ensuite
1864 x 1892mm (6'1" x 6'3")

Bedroom 2
2691 x 2850mm (8'10" x 9'4")

Bedroom 3
1960 x 2745mm (6'5" x 9')

Bathroom
1729 x 2123mm (5'8" x 7')

Total house size:
962 sq.ft.

Plus 2 parking spaces.

SUMMARY OF FEATURES

- Generously proportioned layout perfect for family life.
- Separate reception room for flexible living and entertaining.
- Modern kitchen/dining space opening onto the garden for indoor-outdoor living.
- Principal bedroom with ensuite and fitted storage.
- Two additional bedrooms ideal for guests, children, or hobbies.
- Private garden and two dedicated parking spaces.

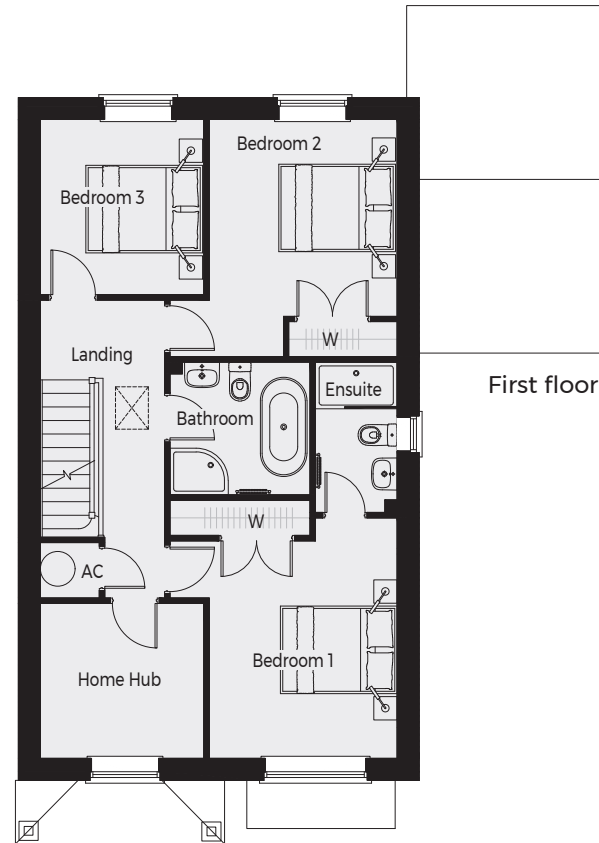
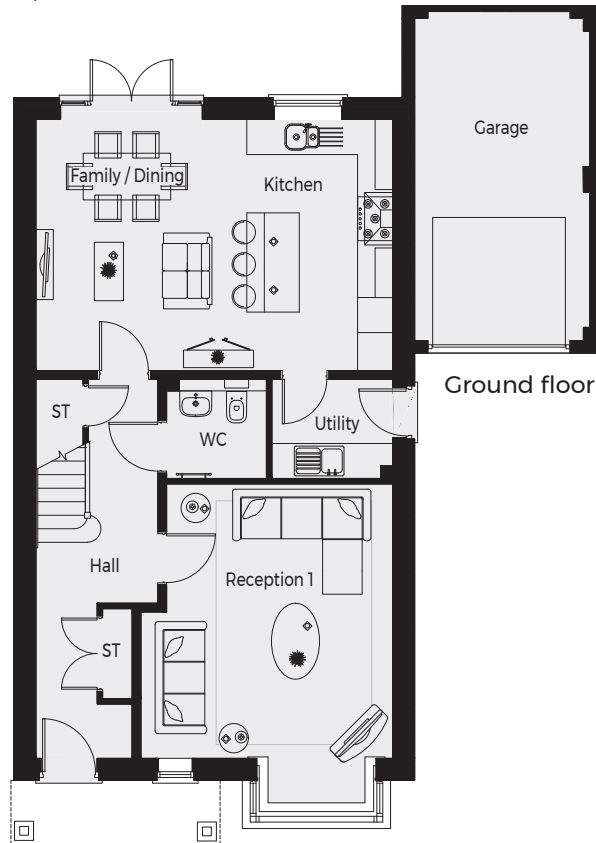


THE THORNE

3 bedroom home ~ plots 2 & 6 (detached)

THE THORNE

3 bedroom home
~ plots 2 & 6 (detached)



GROUND FLOOR

Reception 1
4313 x 4702mm (14'2" x 15'5")
Kitchen
2500 x 4300mm (8'3" x 14'1")
Family/Dining
3613 x 4300mm (11'10" x 14'1")
Utility
1710 x 1710mm (5'7" x 5'7")
Cloak Room
1710 x 1700mm (5'7" x 5'7")

FIRST FLOOR

Bedroom 1
3220 x 3893mm (10'7" x 12'9")
Ensuite
1400 x 2576mm (4'7" x 8'5")
Bedroom 2
3220 x 4064mm (10'7" x 13'4")
Bedroom 3
2800 x 3000mm (9'2" x 9'10")
Home hub
2800 x 2653mm (9'2" x 8'9")
Bathroom
2400 x 2275mm (7'11" x 7'6")

Total house size:
1486 sq.ft.
Plus 3 parking spaces and
a single garage.

SUMMARY OF FEATURES

- Elegant detached home offering over 1,400 sq. ft. of living space.
- Light-filled reception room for relaxation and entertaining.
- Stunning open-plan kitchen, dining, and family area with garden access.
- Principal bedroom with stylish ensuite.

- Dedicated home hub space, perfect for remote working.
- Single garage and ample driveway parking.



THE COTHERIDGE

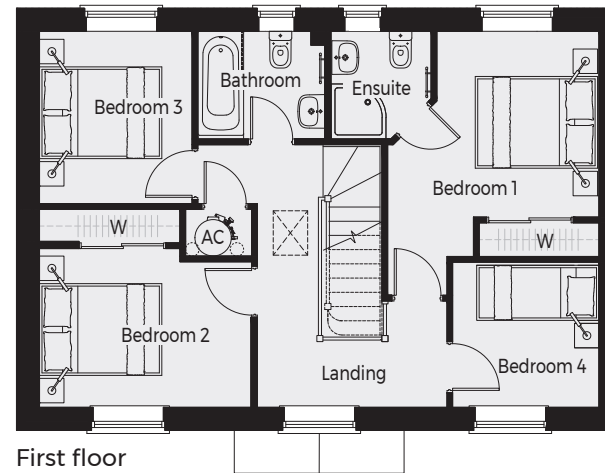
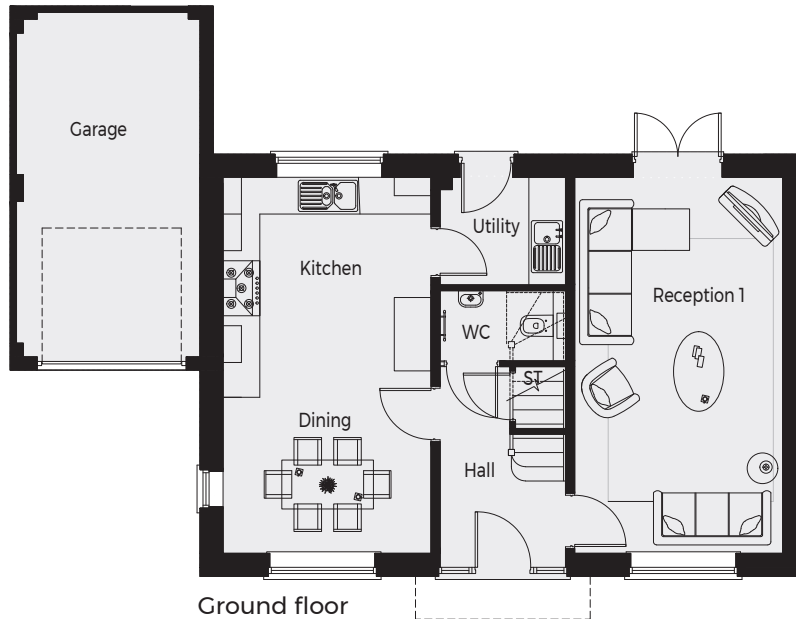
4 bedroom home ~ plot 8 (detached)

THE COTHERIDGE

4 bedroom home ~ plot 8 (detached)

SUMMARY OF FEATURES

- Spacious family home with over 1,800 sq. ft. of stylish living.
- Large lounge and open-plan kitchen/dining space for entertaining.
- Four well-appointed bedrooms including a luxurious ensuite to the principal.
- Utility room for practicality and organisation.
- Generous rear garden for family fun and alfresco dining.
- Single garage and driveway parking for three vehicles.



GROUND FLOOR

Reception 1 3400 x 6150mm (11'2" x 20'2")	Utility 2050 x 1760mm (6'9" x 5'9")
Kitchen 3400 x 3598mm (11'2" x 11'10")	Cloak Room 2050 x 1150mm (6'9" x 3'9")
Dining 3400 x 2552mm (11'2" x 8'5")	

FIRST FLOOR

Bedroom 1 3457 x 3682mm (11'4" x 12'1")	Bedroom 3 2496 x 2817mm (8'2" x 9'3")
Ensuite 1638 x 1760mm (5'5" x 5'9")	Bedroom 4 2393 x 2375mm (7'10" x 7'10")
Bedroom 2 3459 x 2597mm (11'4" x 8'6")	Bathroom 2076 x 1760mm (6'10" x 5'9")

Total house size:
1228 sq.ft.

Plus 3 parking spaces and
a single garage.



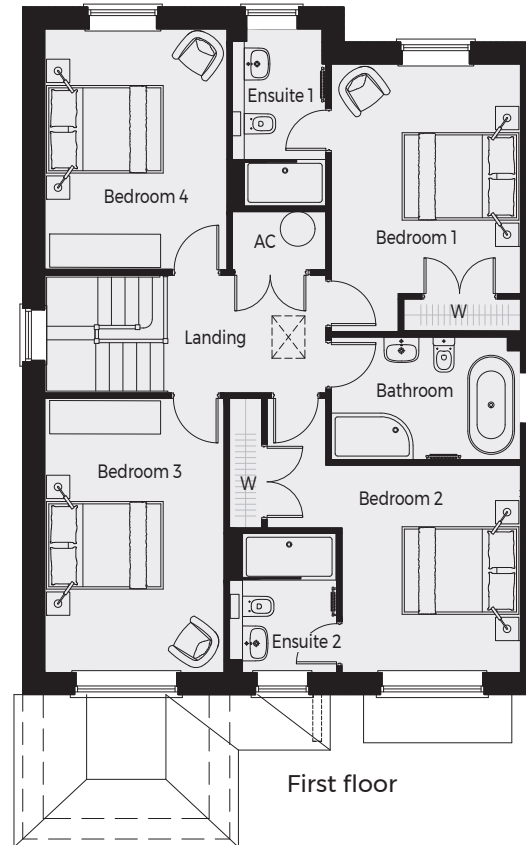
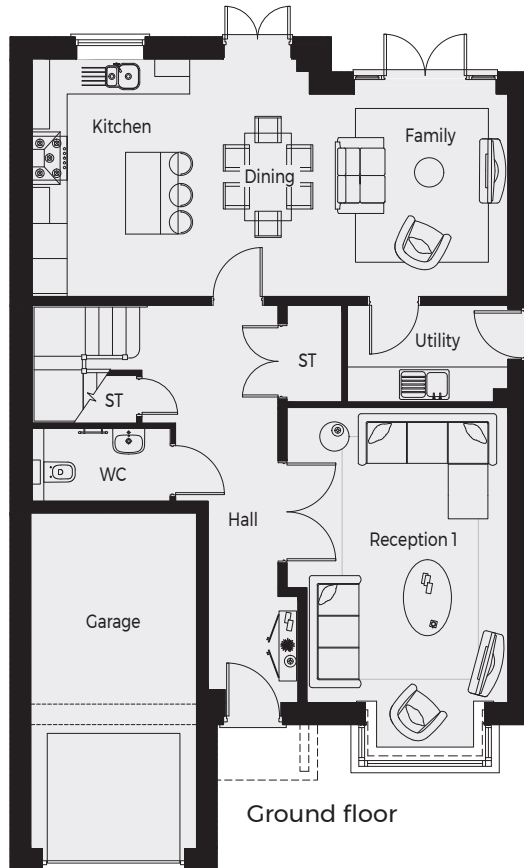
THE MORTON

4 bedroom home ~ plot 3 (detached)



THE MORTON

4 bedroom home ~ plot 3 (detached)



GROUND FLOOR

Reception 1
3445 x 5057mm (11'4" x 16'7")

Kitchen
2700 x 4069mm (8'10 x 13'4")

Dining
2050 x 3496mm (6'9 x 11'5")

Family
3400 x 3469mm (11'2 x 11'5")

Utility
2749 x 1659mm (9' x 5'5")

Cloak Room
2364 x 1249mm (7'9" x 4'1")

FIRST FLOOR

Bedroom 1
3240 x 4585mm (10'8" x 15'1")

Ensuite 1
1533 x 3036mm (5' x 10')

Bedroom 2
3059 x 3553mm (10'1" x 11'8")

Ensuite 2
1833 x 2385mm (6' x 7'10")

Bedroom 3
3072 x 4669mm (10'1" x 15'5")

Bedroom 4
3124 x 4117mm (10'3" x 13'6")

Bathroom
3225 x 2104mm (10'7" x 6'11")

Total house size:
1829 sq.ft.

Plus 3 parking spaces and
a single integral garage.

SUMMARY OF FEATURES

- Expansive layout designed with family life in mind.
- Impressive kitchen, dining, and family area with doors to the garden.
- Separate lounge for quiet relaxation or entertaining.
- Two bedrooms with ensembles for added comfort and privacy.
- Utility room and plentiful storage throughout.
- Single integral garage and driveway parking for three vehicles.

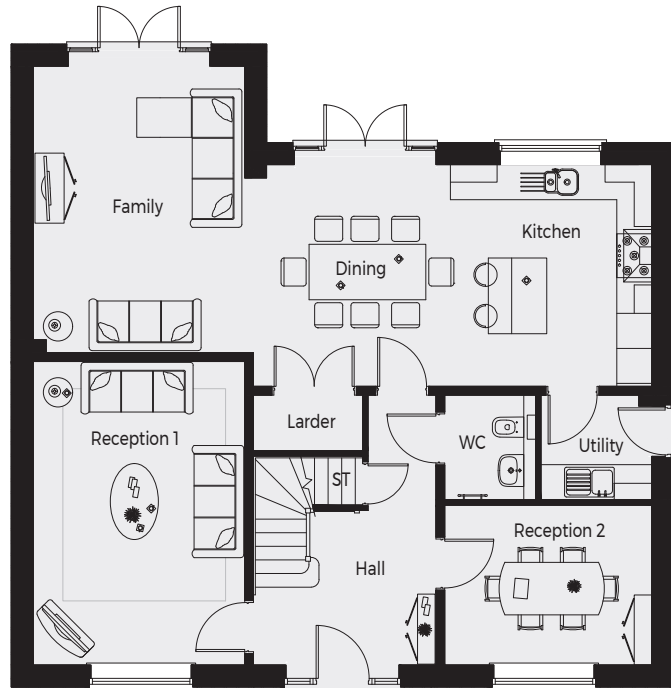


THE GRAFTON

4 bedroom home ~ plot 4 (detached)

THE GRAFTON

4 bedroom home ~ plot 4 (detached)



Ground floor

SUMMARY OF FEATURES

- Prestigious 2,100 sq. ft. home with a commanding presence.
- Two elegant reception rooms plus a bright family area.
- Open-plan kitchen/dining space with larder and utility.
- Principal suite with luxurious ensuite plus a second ensuite bedroom.
- Generous gardens ideal for entertaining.
- Double garage and ample driveway parking.



First floor

**Total house size:
2110 sq.ft.**

Plus 3 parking spaces
and a double garage.

GROUND FLOOR

Reception 1 3624 x 5200mm (11'11" x 17'1")	Dining 3524 x 3797mm (11'7" x 12'6")	Cloak Room 1555 x 1793mm (5'1" x 5'11")
Reception 2 3548 x 2479mm (11'8" x 9')	Family 3624 x 4911mm (11'11" x 16'2")	
Kitchen 3450 x 3797mm (11'4" x 12'6")	Utility 1555 x 1793mm (5'1" x 5'11")	

FIRST FLOOR

Bedroom 1 3624 x 3688mm (11'11" x 12'1")	Ensuite 2 2499 x 1600mm (8'2" x 5'3")	Bathroom 2369 x 3783mm (7'9" x 12'5")
Ensuite 1 1501 x 2915mm (4'11" x 9'7")	Bedroom 3 3682 x 3513mm (12'1" x 11'6")	
Bedroom 2 3750 x 3587mm (12'4" x 11'9")	Bedroom 4 3750 x 3200mm (12'4" x 10'6")	



THE EARLSWOOD

4 bedroom home ~ plots 1, 5 & 7 (detached)

THE EARLSWOOD

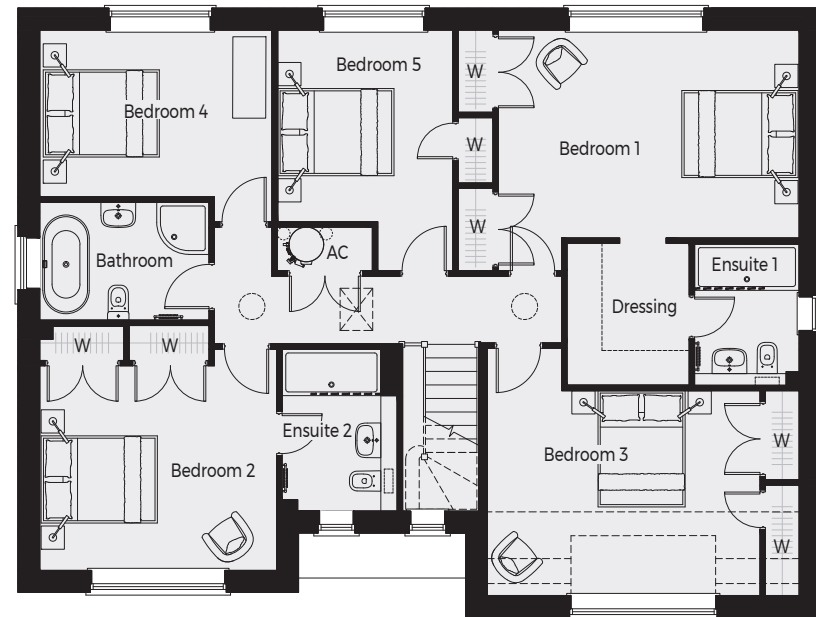
4 bedroom home ~ plots 1, 5 & 7 (detached)

SUMMARY OF FEATURES

- Flagship home offering over 2,300 sq. ft. of premium living space.
- Two reception rooms and a stunning family kitchen with utility.
- Principal suite with dressing room and luxury ensuite.
- Second bedroom also features its own ensuite.
- Three further bedrooms providing exceptional flexibility.
- Double garage, ample driveway parking, and landscaped gardens.



Ground floor



First floor

GROUND FLOOR

Reception 1 4075 x 3510mm (13'5" x 11'6")	Family 3605 x 4277mm (11'10" x 14'1")
Reception 2 4075 x 5684mm (13'5" x 18'8")	Utility 1760 x 4277mm (5'9" x 14'1")
Kitchen 3400 x 3884mm (11'2" x 12'9")	Cloak Room 1471 x 1640mm (4'10" x 5'5")

FIRST FLOOR

Bedroom 1 5175 x 3575mm (17' x 11'9")	Bedroom 2 4075 x 3520mm (13'5" x 11'7")	Bedroom 4 3993 x 2867mm (13'1" x 9'5")
Dressing room 2101 x 2434mm (6'11" x 8')	Ensuite 2 1983 x 2786mm (6'6" x 9'2")	Bedroom 5 3012 x 3296mm (9'11" x 10'10")
Ensuite 1 1800 x 2434mm (5'11" x 8')	Bedroom 3 4691 x 3524mm (15'5" x 11'7")	Bathroom 2911 x 2030mm (9'7" x 6'8")

Total house size:
2307 sq.ft.

Plus 3 parking spaces and a double integral garage.



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.



AMBRIDGE FIELDS



SPECIFICATION

LUXURY LIVING, PERFECTED - THOUGHTFULLY PLANNED LIVING SPACES AND STYLISH INTERIORS ARE JUST THE BEGINNING.

We understand the importance of the finishing touches that make a house a home. With the Kendrick Finish, every detail is crafted to deliver luxury as standard, ensuring an unparalleled living experience.







STYLISH KITCHEN

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



UTILITY*

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





CONTEMPORARY BATHROOMS AND ENSUITES

- Sanitaryware by ROCA with chrome Hansgrohe fittings*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Thermostatic shower systems*
- Half height Minoli tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White freestanding or standard bath in the main bathroom*
- Shower and screen in main and ensuite bathrooms
- Porcelain floor tiling by Minoli in bathrooms where a free standing bath is located*





HEATING, LIGHTING, ELECTRICAL AND MEDIA

- Electric Vaillant* air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV point to the lounge and bedroom 1
- CAT 5 cable from BT master point to lounge and study or the smallest bedroom, fibre broadband to all homes
- Multi zone underfloor ground floor heating & 2nd zone upstairs, a 3rd zone is also included where a bedroom is over the garage*



ENERGY EFFICIENCY FEATURES

- Air source heat pump
- PV panels up to 1.5kw*
- 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
- Electric car charger





INTERNAL FEATURES

- White 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
- Walls painted in Dulux white or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards



EXTERNAL FEATURES

- Front door, low energy, PIR controlled light
- Wired front doorbell
- Landscaping and turf to the front and rear gardens
- External cold-water tap
- Security Alarm system*







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.



Protection for new-build home buyers

WHAT DO OUR CUSTOMERS THINK?



Our Trust Pilot reviews speak volumes about the quality of our homes and our commitment to customer satisfaction. Hear from our happy homeowners who have experienced the Kendrick Homes difference first hand.







AMBRIDGE FIELDS
INKBERROW



For more information about these beautiful homes at Ambridge Fields please call our sales team on 01384 446200. Alternatively, scan the QR code below to visit our website and register your interest in this fantastic development off Withybed Lane in Inkberrow.





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INKBERROW

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