COLWALL REACH

MALVERN

EST 1880

KENDRICK HOMES

COLWALL REACH
MALVERN



WELCOME TO COLWALL REACH

An exclusive development of new homes offering a choice of 2-bedroom bungalows and
3 and 4-bedroom detached homes in the popular village of Colwall at the foot of the Malvern Hills.
Colwall Reach offers an enviable lifestyle where village charm meets modern convenience.

Trustpilot



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



Coopers Chase, Shurdington - a previous development completed in 2025

TIME HONOURED TRADITIONS

SINCE 1880, KENDRICK HOMES HAS BEEN CREATING HOMES WITH CHARACTER, CRAFTED WITH CARE AND DESIGNED TO STAND THE TEST OF TIME. TODAY, THAT TRADITION CONTINUES THROUGH THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.

For more than 140 years, we have helped shape villages, towns and cities, creating everything from schools and hospitals to civic buildings and a Victorian arcade. That heritage continues to influence the homes we build today, with a strong sense of proportion, detail, quality and permanence at the heart of every design.

Our homes are designed from the ground up by our in house design team, bringing together the character of our heritage with the comfort, flexibility and style of modern living. Over the years, our developments have ranged from natural stone cottages and Tudor inspired homes to oak fronted barns and contemporary townhouses, each carefully considered for its setting.

Whatever the style, every Kendrick home is created with the same care, craftsmanship and attention to detail, giving you a home that feels special from the moment you arrive.

CLASSICAL PROPORTIONS, ENDURING STYLE

A Kendrick home is defined by the details. Fitted wardrobes, beautifully finished bathrooms by Roca, Hansgrohe and Minoli, high-quality integrated appliances and carefully landscaped, freshly turfed gardens all come as standard, creating a home that feels considered, complete and distinctly its own.

From the moment you move in, everything is ready to be lived in and enjoyed.

We design elegant, flexible spaces with a sense of proportion and purpose, made to work beautifully around the way you live. We build the house; you make it your home.

EXCLUSIVE LIVING

CREATING PLACES PEOPLE LOVE TO CALL HOME IS AT THE HEART OF WHAT WE DO. BY FOCUSING ON SMALLER, CAREFULLY CONSIDERED DEVELOPMENTS, WE CAN GIVE EACH HOME AND EVERY STREET A GREATER SENSE OF INDIVIDUALITY.

Our developments are designed to feel established, characterful and generous, with thoughtfully planned open spaces for walking, playing and simply enjoying the surroundings. Across every lane, street and avenue, you will find a considered mix of house styles, architectural details and materials, giving each setting its own identity.

Character matters to us, as does the way a place feels to live in. We create homes and neighbourhoods where people can settle in, feel at home and make memories for years to come.








Harry Potter



SUSTAINABILITY

FROM THE FIRST DESIGN TO THE DAY YOU MOVE IN, WE CONSIDER THE ENVIRONMENTAL IMPACT OF EVERY KENDRICK HOME AND LOOK FOR SMARTER, MORE EFFICIENT WAYS TO BUILD.

We incorporate cleaner energy technologies alongside thoughtful innovations in heating and energy efficiency, helping to make your home more comfortable and more economical to run. By considering every stage of construction and working closely with our supply chain to select more sustainable materials, we aim to reduce our impact while creating homes designed for the future.

ENRICHING THE ENVIRONMENT

Our development in Colwall endeavours to enrich both the biodiversity within Colwall Reach and enhance the services and infrastructure in the wider community. We'll be providing over £360,000 towards the local area.

WILDLIFE SUPPORT

PUBLIC OPEN SPACE

WILDFLOWER MEADOW

A NEWLY ESTABLISHED COMMUNITY ORCHARD

A TREE FOR EVERY HOME

For every Kendrick home we build, we fund the planting of a new tree in the National Forest. It is a commitment we make by choice, as part of the way we believe homes should be built.

Each tree contributes to the growth of new woodland, supports wildlife and creates something that will continue to make a difference long after the keys are handed over.

A legacy that continues to grow.



FUTURE PROOFED

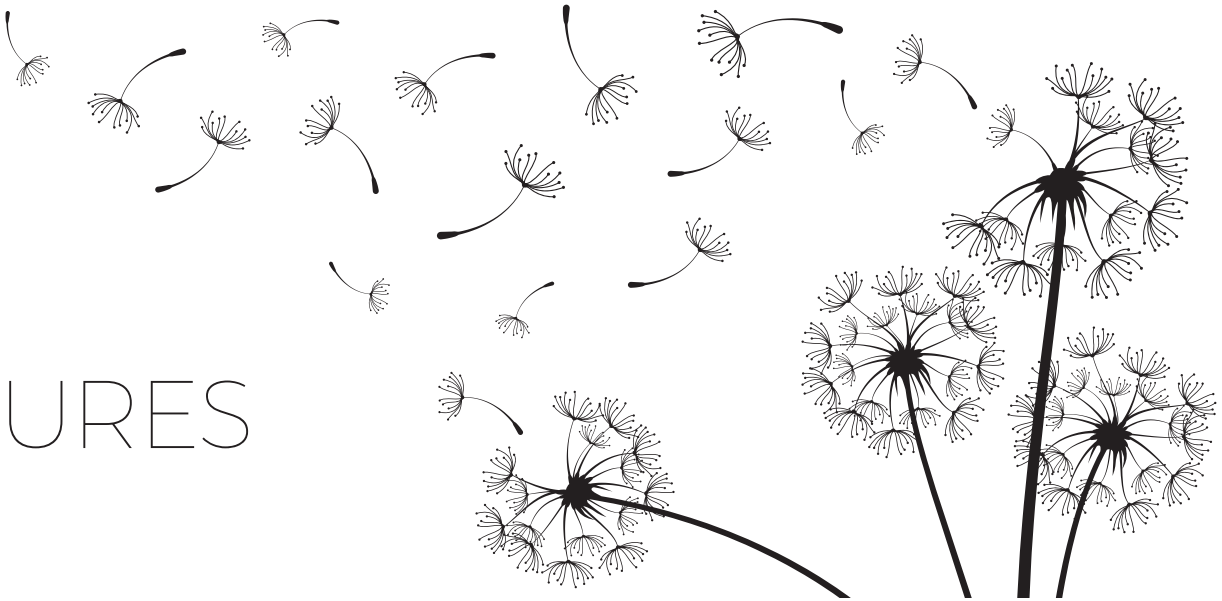
THOUGHTFULLY DESIGNED FOR A MORE SUSTAINABLE FUTURE.

Every Kendrick home is designed with long term comfort, efficiency and environmental impact in mind. We combine carefully considered materials with modern technology to create homes that use less energy, cost less to run and are better prepared for the future.



Predicted energy efficiency rating B for all properties at Colwall Reach.

Image shows previous development at Maypole Place in Evesham.



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.

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.



THE MALVERNS

THE MALVERNS ARE ONE OF WORCESTERSHIRE'S MOST DESIRABLE PLACES TO CALL HOME, BRINGING TOGETHER BEAUTIFUL COUNTRYSIDE, CHARACTERFUL TOWNS AND VILLAGES, AND A RICH CULTURAL LIFE. FROM MALVERN AND TENBURY WELLS TO THE HISTORIC RIVERSIDE TOWN OF UPTON UPON SEVERN, THERE IS A DISTINCTIVE SENSE OF PLACE THROUGHOUT THE AREA.

The Malvern Hills form a dramatic backdrop to everyday life, with miles of open countryside, woodland and walking routes to explore. Whether it is a quiet Sunday stroll or a longer walk across the ridge, the views stretching across Worcestershire and Herefordshire are some of the finest in the country.

Beyond the landscape, the area has a vibrant cultural scene, with theatre, music, festivals and a strong connection to Edward Elgar. Malvern Theatres brings an impressive programme of performances throughout the year, while the nearby Three Counties Showground hosts major events including the RHS Malvern Spring Festival and the Malvern Autumn Show. It is a place that offers space, culture and countryside in equal measure, with everything needed for a beautifully balanced way of life.

EXCEPTIONAL SCHOOLS

There are some excellent schools within easy reach of Colwall, making the area especially appealing for families.

Colwall CofE Primary School is less than a mile away and rated Good by Ofsted, while nearby Malvern and Ledbury offer a wider choice of well regarded secondary schools, including The Chase, Dyson Perrins CofE Academy and John Masefield High School. Independent options include the highly regarded Malvern College, with King's School Worcester also within reach.



COLWALL

SET ON THE WESTERN SIDE OF THE MALVERN HILLS, COLWALL IS A PICTURESQUE HEREFORDSHIRE VILLAGE WITH A STRONG SENSE OF CHARACTER AND COMMUNITY. BRITISH CAMP IS JUST A SHORT WALK AWAY, WHILE THE VILLAGE ITSELF IS MADE UP OF COLWALL GREEN, COLWALL STONE AND UPPER COLWALL, WITH A MIX OF PERIOD COTTAGES AND MORE CONTEMPORARY HOMES.

Everyday essentials are close at hand, with Provisions of Colwall, a post office, butcher, pharmacy and local library all serving the village. The Yew Tree Inn and The Chase Inn provide two welcoming local pubs, while the historic Colwall Park Hotel remains a much loved landmark and a popular place for drinks, dining and relaxed weekends.

STAY CONNECTED

AT COLWALL REACH, YOU CAN ENJOY THE SERENITY OF A BEAUTIFUL VILLAGE AT THE FOOT OF THE MALVERN HILLS BUT STILL BE WELL CONNECTED FOR WORK, LEISURE AND EVERYTHING IN BETWEEN.

Colwall is conveniently located just off the A449, with the development on the northern edge of the village on Old Church Road, accessed from the B4218 Walwyn Road. Great Malvern is just 10 minutes away, while the M5 motorway can be reached within around 30 minutes, providing easy connections north to Birmingham and south to Cheltenham, Bristol and beyond.

The nearest mainline station at Colwall is less than half a mile away, taking you to Malvern Link in just 8 minutes. There is a direct link to Birmingham in just over an hour, and the service to London Paddington less than two and a half hours from Malvern Link station.

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



COLWALL REACH
MALVERN

GREAT MALVERN
3.1 MILES
10 mins
4 mins
(direct from Colwall)

WORCESTER
11.5 MILES
35 mins
17 mins
(direct from Colwall to Worcester Foregate)

M5 MOTORWAY (J8)
20.3 MILES
29 mins
N/A

BIRMINGHAM AIRPORT
45.8 MILES
1hr 2 mins
1 hr 24 mins
(from Colwall via Birmingham New Street)

LEDBURY
5.3 MILES
13 mins
6 mins
(direct from Colwall)

HEREFORD
19.6 MILES
44 mins
23 mins
(direct from Colwall)

GLOUCESTER
21.8 MILES
46 mins
1 hr 26 mins
(from Colwall via Worcester Foregate)

LONDON
143 MILES
3hrs 10 mins
2hrs 30 mins
(from Colwall direct to London Paddington)







All travel times and distances are approximate.

OUT & ABOUT





CULTURE

BRITISH CAMP HILL FORT
An iconic Iron Age landmark with sweeping views across Herefordshire and Worcestershire.

LEDBURY HERITAGE CENTRE
A charming local museum celebrating the history and character of one of the area's best loved market towns.

MALVERN THEATRES
A leading regional arts venue with theatre, film, music and live performance throughout the year.

WELLBEING

MALVERN HILLS NATIONAL LANDSCAPE
Miles of scenic walking routes, open countryside and far reaching views right on the doorstep.

CHARLIE BALLARD NATURE RESERVE
A peaceful local nature reserve offering woodland walks and a quiet escape close to the village.

COLWALL PARK AND SURROUNDING COUNTRYSIDE
Beautiful green space, country lanes and walking routes make it easy to enjoy a slower pace of life.

CULINARY

COLWALL PARK HOTEL
A much loved village setting for relaxed dining, Sunday lunches and drinks.

THE YEW TREE INN
A welcoming local pub serving seasonal food in a warm and characterful setting.

CAFÉ MORSO AT PROVISIONS OF COLWALL
A popular village spot for coffee, breakfast and lunch using quality local produce.

SITE PLAN

HOUSETYPE KEY

Open Market Properties

- The Ayleton ~ 2 bedroom home
- The Dymock ~ 3 bedroom home
- The Durlow ~ 4 bedroom home
- The Dunstall ~ 4 bedroom home

DOMV (Discount Off Market Value) Properties

- The Ashperton ~ 2 bedroom home
- The Ballingham ~ 2 bedroom home
- The Catley ~ 3 bedroom home

WELCOME TO COLWALL REACH

Set on the northern edge of Colwall near Malvern, Colwall Reach brings together a thoughtfully designed collection of two-bedroom bungalows and three- and four-bedroom detached family homes.

Located off Old Church Road, the development combines generous gardens with carefully chosen exterior materials that complement the village's character and surrounding landscape.

Inside, considered layouts and a high-quality specification bring comfort and practicality to everyday life, with the attention to detail that defines the Kendrick Finish.





COLWALL REACH

VIEW ACROSS PUBLIC OPEN SPACE TOWARDS PLOTS 14-17

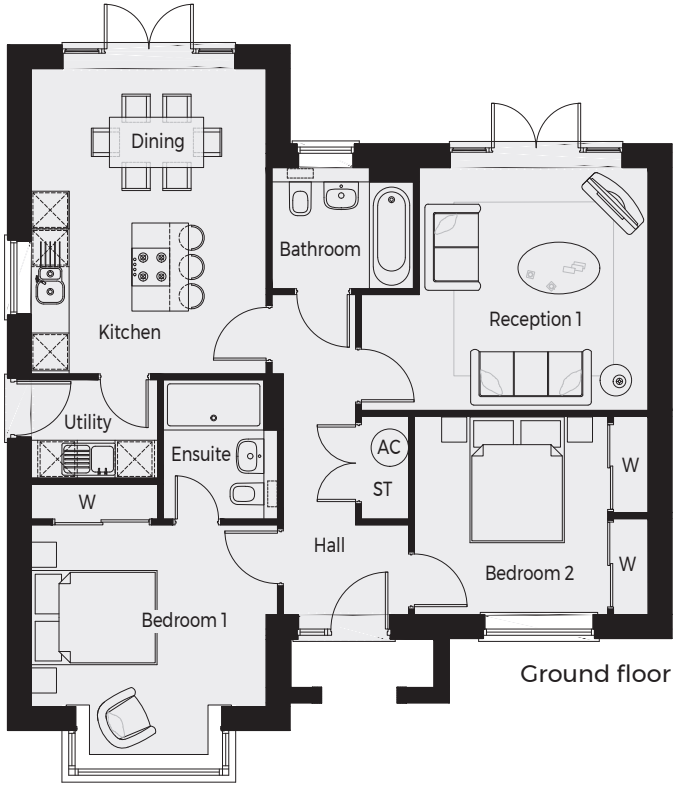


THE AYLETON

2 bedroom home ~ plots 1, 16, 17, 35 & 36 (detached)

THE AYLETON

2 bedroom home ~ plots 1, 16, 17, 35 & 36 (detached)



GROUND FLOOR

Reception 1
3639 x 2018mm (11'11" x 6'8")

Kitchen
3735 x 2907mm (12'3" x 9'7")

Dining
3735 x 1949mm (12'3" x 6'5")

Utility
2007 x 1564mm (6'7" x 5'2")

Bedroom 1
3736 x 3679mm (12'3" x 12'1")

Ensuite
1815 x 2216mm (6' x 7'3")

Bedroom 2
3075 x 3156mm (10'1" x 10'4")

Bathroom
2250 x 1925mm (7'5" x 6'4")

Total house size: 901 sq.ft.

Plus two parking spaces and a double garage (except for plot 1 which only has a single garage).

SUMMARY OF FEATURES

- Beautifully designed detached bungalow offering spacious, single-storey living.
- Generous, separate reception room with French doors opening directly onto the garden.
- Open-plan kitchen and dining area, with further French doors creating a lovely connection to the outdoors.
- Two well-proportioned double bedrooms, including a principal bedroom with private en-suite.
- Stylish family bathroom with a separate bath and shower.
- Dedicated utility room, keeping laundry and everyday essentials neatly tucked away.
- Fitted wardrobes to both bedrooms, alongside additional hallway storage.
- Double garage and two parking spaces.

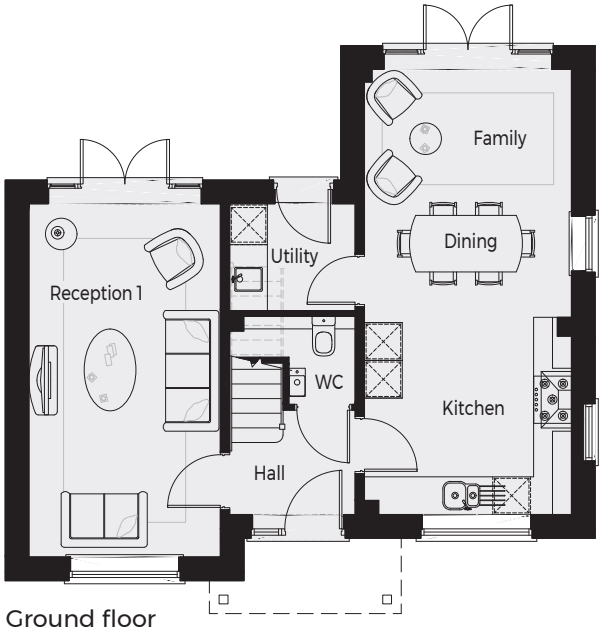


THE DYMOCK

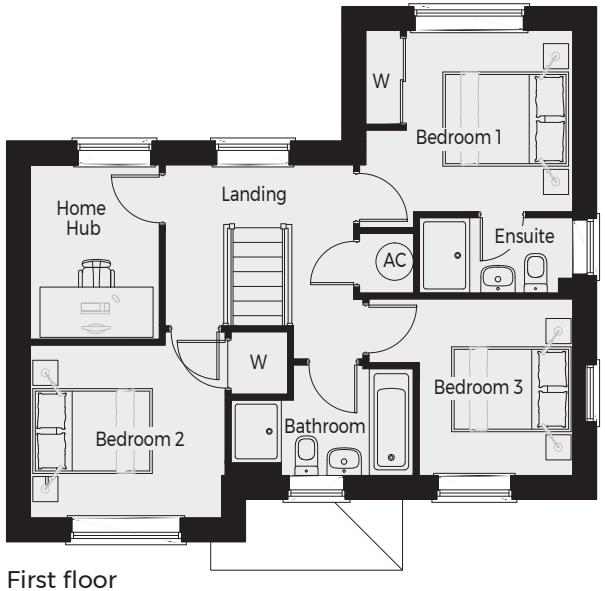
3 bedroom home with home hub ~ plots 2, 3, 4, 7, 10, 11, 13, 14 & 34 (detached)

THE DYMOCK

3 bedroom home with home hub ~ plots 2, 3, 4, 7, 10, 11, 13, 14 & 34 (detached)



Ground floor



First floor

GROUND FLOOR

Reception 1
3043 x 5618mm (10' x 18'5")

Kitchen
3290 x 3137mm (10'10" x 10'4")

Dining/Family
3290 x 3943mm (10'10" x 12'11")

Utility
1995 x 1968mm (6'7" x 5'7")

Cloak Room
1995 x 1400mm (6'7" x 4'7")

FIRST FLOOR

Bedroom 1
3290 x 2885mm (10'10" x 9'6")

Ensuite
2438 x 1200mm (8' x 3'11")

Bedroom 2
3043 x 2790mm (10' x 9')

Bedroom 3
3242 x 2809mm (10'8" x 9'3")

Home Hub
2051 x 2775mm (6'9" x 9'1")

Bathroom
2900 x 1700mm (9'6" x 5'7")

Total house size: 1131 sq.ft.

Plus two parking spaces and a single garage.

SUMMARY OF FEATURES

- Beautifully designed three-bedroom detached home, offering generous space for modern family living.
- Spacious, separate reception room with French doors opening directly onto the garden.
- Impressive open-plan kitchen, dining and family area, creating a sociable heart to the home with further French doors to the garden.
- Separate utility room and ground-floor WC for added everyday convenience.
- Three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and private en-suite.
- Dedicated first-floor home hub, ideal for home working or a quiet retreat.
- Contemporary family bathroom with a separate bath and shower.
- Additional fitted wardrobes and useful storage throughout, helping keep family life beautifully organised.

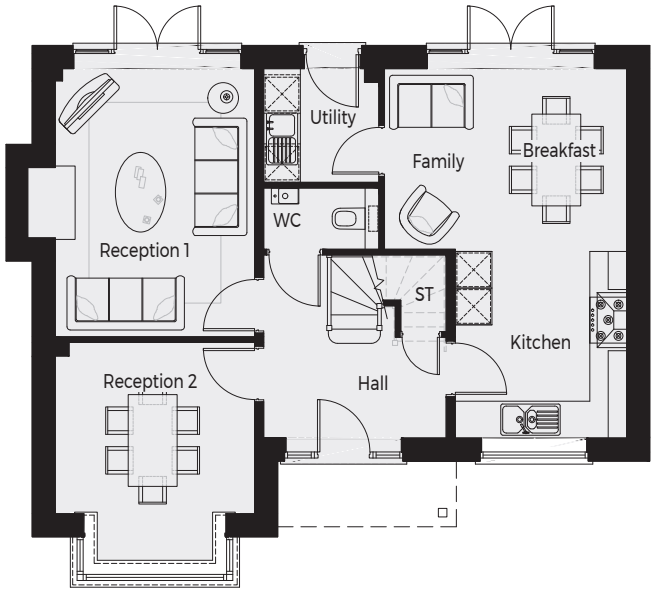


THE DURLOW

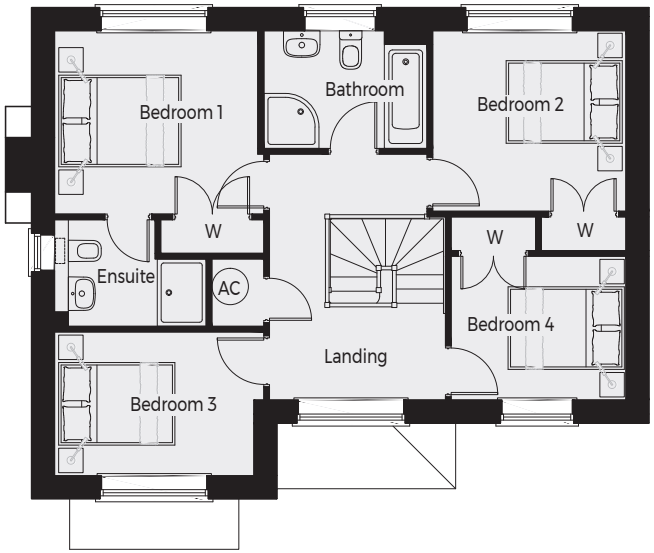
4 bedroom home ~ plots 5, 6, 8, 9, 12 & 18 (detached)

THE DURLOW

4 bedroom home ~ plots 5, 6, 8, 9, 12 & 18 (detached)



Ground floor



First floor

GROUND FLOOR

Reception 1
3258 x 4384mm (10'8" x 14'5")

Reception 2
3258 x 3588mm (10'8" x 11'9")

Kitchen
2800 x 3086mm (9'2" x 10'2")

Breakfast/Family
3957 x 2953mm (13' x 9'8")

Utility
1884 x 1859mm (6'2" x 6'1")

Cloak Room
1884 x 1000mm (6'2" x 3'3")

FIRST FLOOR

Bedroom 1
3321 x 2998mm (10'11" x 9'10")

Ensuite
2479 x 1743mm (8'2" x 5'9")

Bedroom 2
3157 x 2953mm (10'4" x 9'8")

Bedroom 3
3258 x 2350mm (10'8" x 7'9")

Bedroom 4
2857 x 2350mm (9'5" x 7'9")

Bathroom
2668 x 1925mm (8'9" x 6'4")

Total house size: 1336 sq.ft.

Plus four parking spaces and a double garage (except for plot 18 which only has a single garage).

SUMMARY OF FEATURES

- Beautifully designed four-bedroom detached home, offering generous and versatile living space.
- Spacious, separate reception room with French doors opening directly onto the garden.
- Open-plan kitchen, breakfast and family area, with further French doors providing a lovely connection to the outdoors.
- Additional reception room, ideal as a formal dining room, playroom or second sitting room.
- Separate utility room and ground-floor WC for added everyday convenience.
- Four well-proportioned bedrooms, including a principal bedroom with private en-suite.
- Contemporary family bathroom with a separate bath and shower.
- Fitted wardrobes to three bedrooms, alongside useful additional storage throughout the home.



THE DUNSTALL

4 bedroom home ~ plots 15 & 19 (detached)

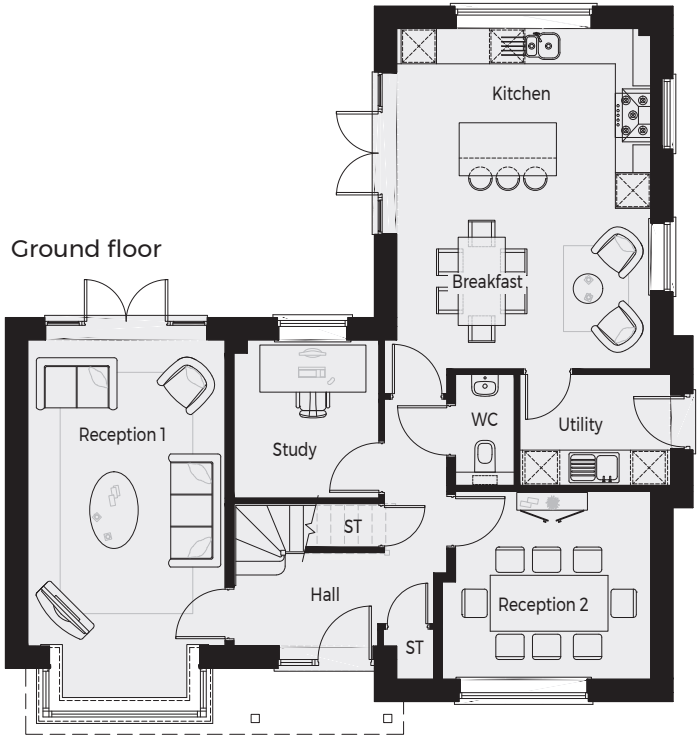
THE DUNSTALL

4 bedroom home ~ plots 15 & 19 (detached)

SUMMARY OF FEATURES

- Generously proportioned four-bedroom detached home with versatile family living spaces.
- Impressive open-plan kitchen, breakfast and family area with central island and French doors to the garden.
- Separate reception room, formal dining room and dedicated ground-floor study.
- Four spacious bedrooms, including two with private en-suites.
- Principal bedroom featuring two fitted wardrobes and a generous en-suite.
- Contemporary family bathroom with separate bath and shower.
- Dedicated utility room, ground-floor WC and additional storage throughout.
- Double garage and four parking spaces.

Ground floor



First floor



Total house size: 1787 sq.ft.

Plus four parking spaces and a double garage.

GROUND FLOOR

Reception 1
3850 x 6099mm (11' x 20')

Reception 2
3536 x 3190mm (11'7" x 10'6")

Study
2460 x 2686mm (8'1" x 8'10")

Breakfast Room
4311 x 2731mm (14'2" x 9')

Kitchen
4311 x 3050mm (14'2" x 10')

Utility
2560 x 1884mm (8'5" x 6'2")

Cloak Room
996 x 1884mm (3'3" x 6'2")

FIRST FLOOR

Bedroom 1
3678 x 3451mm (12'1" x 11'4")

Ensuite
2348 x 1735mm (7'9" x 5'8")

Bedroom 2
3407 x 4506mm (11'2" x 14'10")

Ensuite
1666 x 1699mm (5'6" x 5'7")

Bedroom 3
3477 x 2556mm (11'5" x 8'5")

Bedroom 4
2669 x 2686mm (8'9" x 8'10")

Bathroom
3610 x 2386mm (11'10" x 7'10")

DOMV HOMES

WHAT ARE DISCOUNTED OPEN MARKET VALUE (DOMV) HOMES?

Discounted Open Market Value (DOMV) homes are brand-new properties sold at a fixed percentage below their full market value, making home ownership more achievable for buyers who want to live in the area.

At Colwall Reach, eligible purchasers can buy a Kendrick Homes home at a reduced price, with the discount protected through a legal agreement. This helps ensure the home remains affordable for future buyers and supports long-term, balanced local communities.

DOMV homes are built to the same layouts, specifications and quality standards as our open market homes. The only difference is the price you pay.





How it works

Choose Your Home: Browse our range of eligible properties available under the DOMV scheme. Each home is handpicked to ensure it meets our quality and value standards.

Discounted Pricing
The price of each home in the scheme is discounted by up to 30% off the market value. This discount is designed to reduce the financial barriers to owning a home.

Eligibility Criteria
To qualify for the scheme, certain criteria must be met. These criteria ensure the scheme benefits those who need it most:

- Must be a first-time buyer or have a demonstrable housing need.
- Must meet local authority requirements, which may include living or working in the area.
- Must agree to maintain the property as your primary residence.

Application Process
Apply through our simple and straightforward process. Our dedicated team is here to guide you every step of the way, from application to handing over the keys to your new home.

Frequently Asked Questions

Q: Who is eligible for the DOMV scheme?
A: Eligibility is determined based on criteria such as first-time buyer status, local residency or employment, and specific local authority requirements.

Q: Can I sell my home purchased under the scheme?
A: Yes, but resale must comply with scheme conditions, ensuring the property remains affordable for future eligible buyers.

Q: How much discount can I expect?
A: Discounts typically range up to 30%, depending on the property and local market conditions.

Q: How do I apply?
A: Contact our sales team or visit our website to start your application. We will guide you through each step of the process.

Start your journey to homeownership today!

Don't miss this incredible opportunity to own a new Kendrick Home at a discounted price. For more information and to view our available properties under the DOMV scheme, visit our website or contact our sales team today.

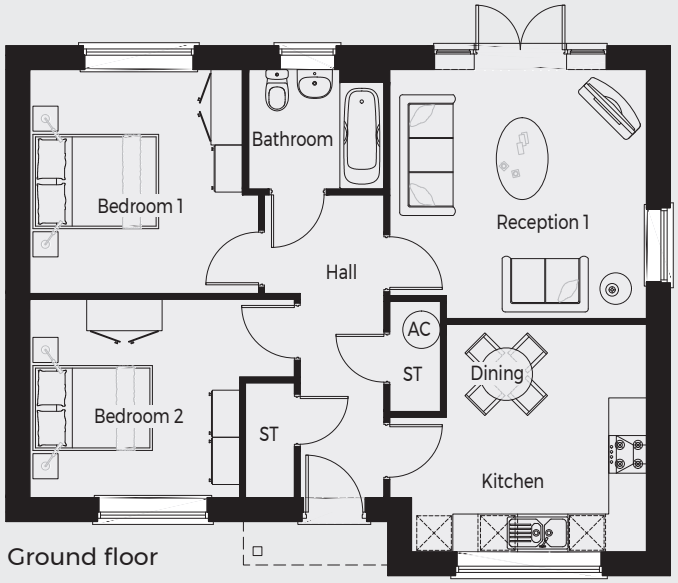


THE ASHPERTON ~ A DOMV PROPERTY

2 bedroom home ~ plots 23 & 24 (detached)

THE ASHPERTON ~ A DOMV PROPERTY

2 bedroom home ~ plots 23 & 24 (detached)



Ground floor

GROUND FLOOR

Kitchen / Dining
4085 x 3620mm (13'5" x 11'11")

Lounge
4085 x 3960mm (13'5" x 13')

Bedroom 1
3639 x 3561mm (11'11" x 11'8")

Bedroom 2
4210 x 3156mm (13'10" x 10'4")

Bathroom
2149 x 1900mm (7'1" x 6'3")

Total house size:
763 sq.ft.

Plus two parking spaces.

WHAT IS DOMV?

- Discounted Open Market Value (DOMV) means this 2 bedroom home is sold at a set discount below its full market value
- The discount is applied at purchase and secured for the future, ensuring continued affordability.

WHO IS IT FOR?

- First-time buyers
- Buyers with a local connection to the area
- Households looking to purchase a brand-new home with a reduced purchase price
- Eligibility criteria apply. Our sales team will be happy to guide you through the process and confirm whether this home is suitable for you.

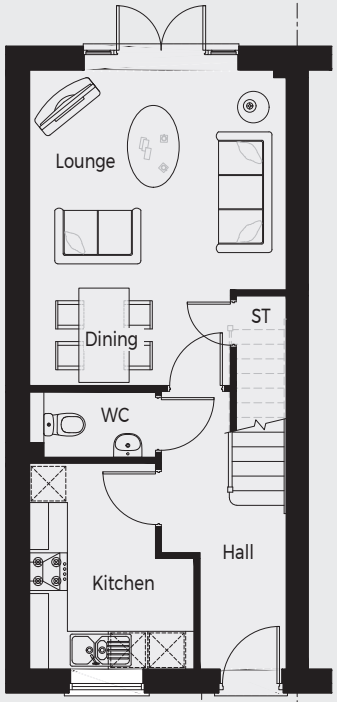


THE BALLINGHAM ~ A DOMV PROPERTY

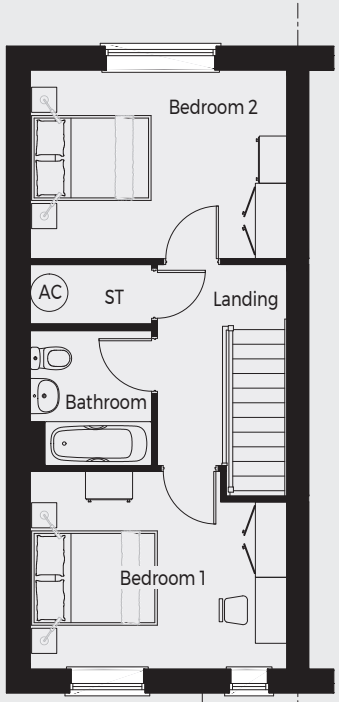
2 bedroom home ~ plots 20, 22, 31 & 33 (end terrace), 21 & 32 (mid terrace), 27 & 28 (semi-detached)

THE BALLINGHAM ~ A DOMV PROPERTY

2 bedroom home ~ plots 20, 22, 31 & 33 (end terrace), 21 & 32 (mid terrace), 27 & 28 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Kitchen
2615 x 3275mm (8'7" x 10'9")

Lounge
4080 x 3499mm (13'5" x 11'6")

Dining
3192 x 1520mm (10'6" x 4'9")

Cloak Room
2000 x 1041mm (6'7" x 3'5")

FIRST FLOOR

Bedroom 1
4080 x 3144mm (13'5" x 10'4")

Bedroom 2
4080 x 3000mm (13'5" x 9'10")

Bathroom
1930 x 2148mm (6'4" x 7'1")

Total house size: 852 sq.ft.

Plus two parking spaces.

WHAT IS DOMV?

- Discounted Open Market Value (DOMV) means this 2 bedroom home is sold at a set discount below its full market value
- The discount is applied at purchase and secured for the future, ensuring continued affordability.

WHO IS IT FOR?

- First-time buyers
- Buyers with a local connection to the area
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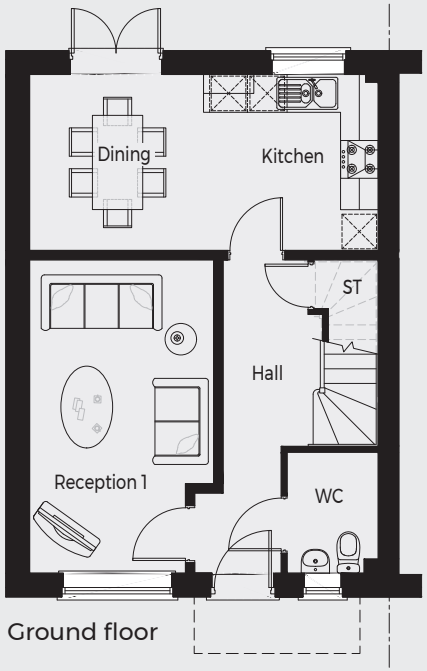


THE CATLEY ~ A DOMV PROPERTY

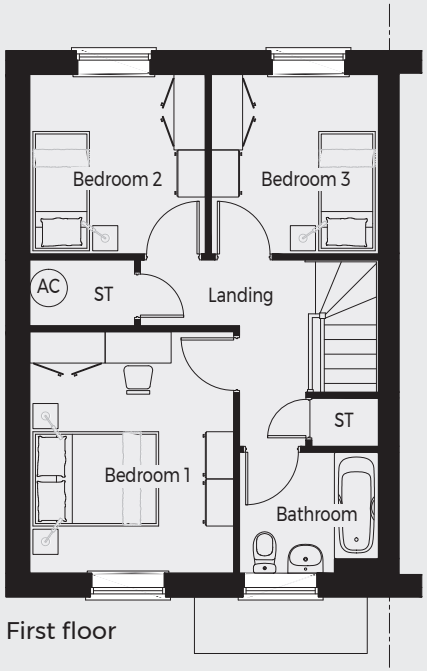
3 bedroom home ~ plots 25, 26, 29 & 30 (semi-detached)

THE CATLEY ~ A DOMV PROPERTY

3 bedroom home ~ plots 25, 26, 29 & 30 (semi-detached)



Ground floor



First floor

GROUND FLOOR

Lounge
2478 x 4986mm (8'2" x 16'4")

Kitchen
2780 x 2798mm (9'2" x 9'2")

Dining
2766 x 2798mm (9'1" x 9'2")

Cloak Room
1450 x 1925mm (4'9" x 6'4")

FIRST FLOOR

Bedroom 1
3243 x 3843mm (10'8" x 12'7")

Bedroom 2
2793 x 2855mm (9'2" x 9'4")

Bedroom 3
2660 x 2855mm (8'9" x 9'4")

Bathroom
2210 x 1925mm (7'3" x 6'4")

Total house size: 962 sq.ft.

Plus two parking spaces.

WHAT IS DOMV?

- Discounted Open Market Value (DOMV) means this 3 bedroom home is sold at a set discount below its full market value
- The discount is applied at purchase and secured for the future, ensuring continued affordability.

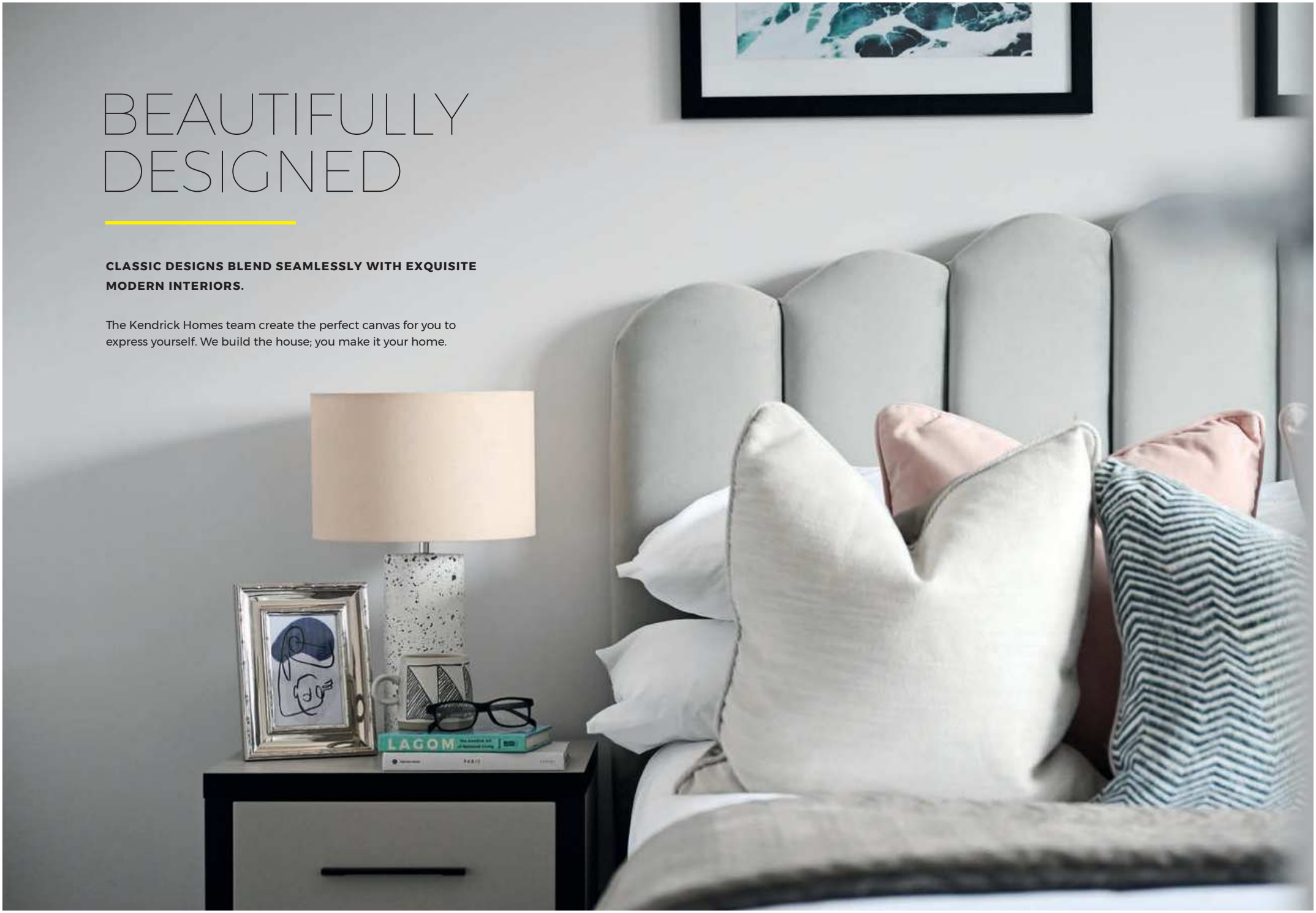
WHO IS IT FOR?

- First-time buyers
- Buyers with a local connection to the area
- Households looking to purchase a brand-new home with a reduced purchase price
- Eligibility criteria apply. Our sales team will be happy to guide you through the process and confirm whether this home is suitable for you.

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.











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



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

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*



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

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
- 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



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

INTERNAL FEATURES

- 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
- 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*



*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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

ctsi APPROVED CODE TradingStandards.uk

Protection for new-build home buyers

NHBC

WHAT DO OUR CUSTOMERS THINK?

Trustpilot

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.




Prosecco

COLWALL REACH

MALVERN



For more information about these beautiful homes at Colwall Reach 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 on Old Church Road in Colwall.

EST 1880
KENDRICK
HOMES

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Stourbridge DY8 1RD
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COLWALL REACH
MALVERN

Colwall Reach
Old Church Road,
Colwall, Malvern
WR13 6EZ

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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 2026.