



A development by LOCKLEY HOMES



**BRITANNIA**  
GARDENS

Fernhill Heath, Worcestershire

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BRITANNIA GARDENS

# An exclusive collection of luxury homes

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Welcome to Britannia Gardens, where modern luxury meets timeless sophistication. This development offers six beautifully crafted homes with a wealth of bespoke features, contemporary styling and fine craftsmanship, setting the new standard for luxury living.



# Introducing Britannia Gardens

This 6 plot development consists of a range of property types, with purchasers having a choice of:

- 2x Two bedroom bungalows
- 2x Three bedroom houses
- 2x Four bedroom houses

Nestled within the idyllic rural village of Fernhill Heath, Worcestershire, Britannia Gardens provides tranquil living in a picturesque and nature-filled setting.





PLOT 1

# Britannia Gardens



Please note that CGI images provided are conceptual representations and are not indicative of final designs or precise specifications. Variations may occur in materials, finishes, and other details.

## PLOT 1

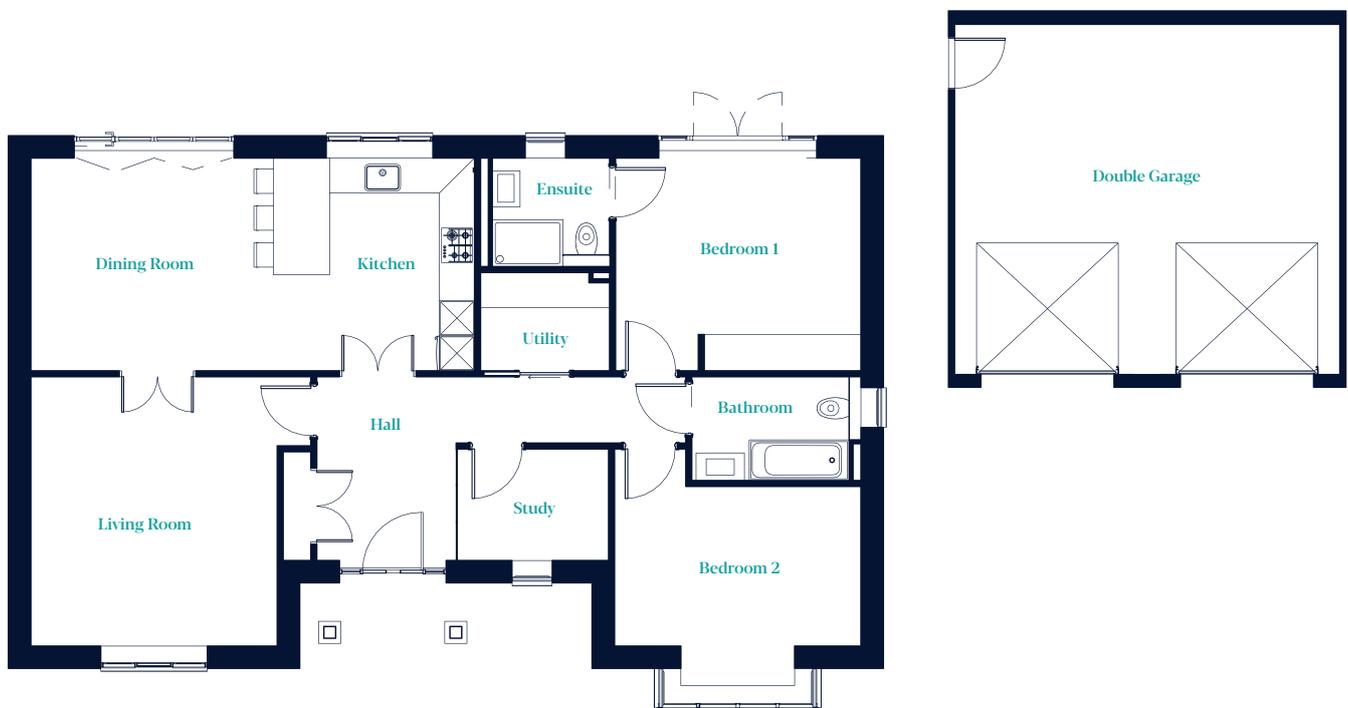
# 2 bedroom, 2 bathroom detached bungalow with double garage

Discover the epitome of modern comfort in this exquisite 2 bedroom bungalow, ideally positioned at the forefront of the development.

Enjoy an open-plan kitchen and dining area, featuring bi-folding doors that blend indoor and outdoor spaces seamlessly, flooding the home with natural light. The kitchen is completed with a convenient utility area with stone worktops.

With thoughtful design and premium finishes throughout both bedrooms, this bungalow offers tranquillity for discerning homeowners seeking both style and functionality.

<b>Kitchen/Dining</b>	3.8m x 7.5m	12'7" x 24'8"
<b>Utility</b>	1.6m x 2.1m	5'6" x 7'2"
<b>Living Room</b>	4.6m x 4.1m	15'1" x 13'8"
<b>Bathroom</b>	2.9m x 1.8m	9'7" x 5'10"
<b>Study</b>	1.9m x 2.5m	6'3" x 8'5"
<b>Bedroom 1</b>	3.6m x 4.1m	11'11" x 13'8"
<b>Ensuite</b>	1.8m x 1.9m	6'1" x 6'6"
<b>Bedroom 2</b>	2.7m x 4.1m	8'11" x 13'8"
<b>Double Garage</b>	6m x 6.4m	19'8" x 21'2"



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

PLOT 2

# Britannia Gardens



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# 2 bedroom detached bungalow with single garage

This cosy 2 bedroom bungalow is situated in a prime corner position within this development. Seamlessly blending kitchen and living areas in an open-plan layout, with a stunning vaulted ceiling, this home offers a warm and welcoming ambiance.

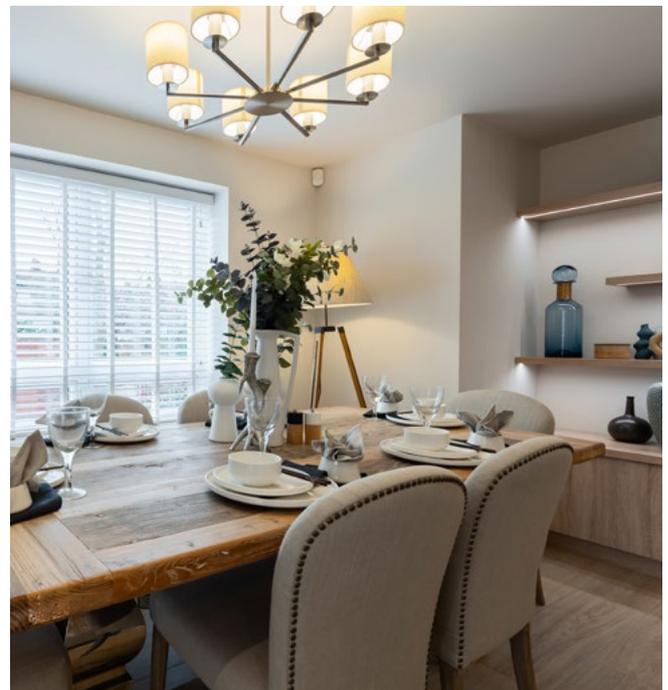
With underfloor heating laid with Karndean flooring, this bungalow ensures both luxurious comfort and easy maintenance throughout the living space, perfect for all year-round enjoyment and relaxation.

<b>Kitchen/Living</b>	6.4m x 7.5m	21'2" x 24'9"
<b>Utility</b>	1.4m x 1.47m	4'7" x 4'10"
<b>Bathroom</b>	2.3m x 2.2m	7'5" x 7'4"
<b>Bedroom 1</b>	3.3m x 3m	11'1" x 10'1"
<b>Ensuite</b>	2.4m x 3m	7'11" x 10'1"
<b>Bedroom 2</b>	3.6m x 3m	11'9" x 10'1"
<b>Garage</b>	6m x 3.2m	19'8" x 10'4"



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# Britannia Gardens



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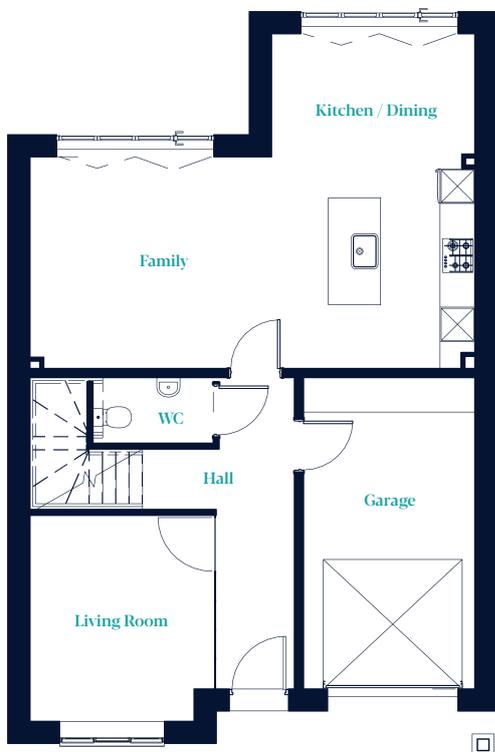
PLOT 3

# 4 bedroom, 2 bathroom detached property with single garage

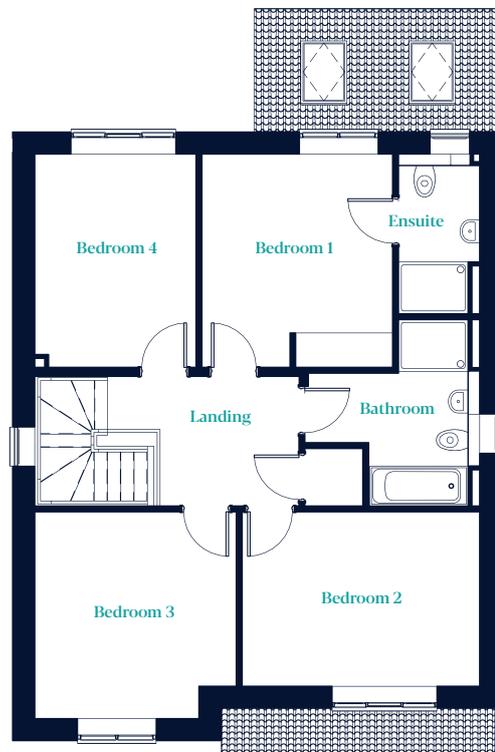
Indulge in the spacious elegance of this 4 bedroom house, featuring a sprawling open-plan kitchen and family room that promises to be the heart of your home with bi-folding doors effortlessly merging indoor and outdoor spaces, meticulously designed for modern living and entertaining.

The ground floor provides a cosy living room, a downstairs toilet and a garage. A crafted oak handrail staircase unveils 4 spacious rooms, with the master bedroom adorned with fitted wardrobes and a shower room ensuite, exuding elegance and comfort.

<b>Kitchen/Dining</b>	5.8m x 7.6m	19'1" x 25'2"
<b>Living Room</b>	3.5m x 3.1m	11'9" x 10'5"
<b>Garage</b>	5.5m x 3m	17'9" x 9'9"
<b>Bathroom</b>	3.3m x 3.1m	10'8" x 10"
<b>Bedroom 1</b>	3.7m x 3.2m	12'2" x 10'9"
<b>Ensuite</b>	2.7m x 1.4m	9'1" x 4'7"
<b>Bedroom 2</b>	3m x 4m	9'11" x 13'5"
<b>Bedroom 3</b>	3.5m x 3.4m	11'9" x 11'5"
<b>Bedroom 4</b>	3.7m x 2.7m	12'2" x 9'1"



GROUND FLOOR

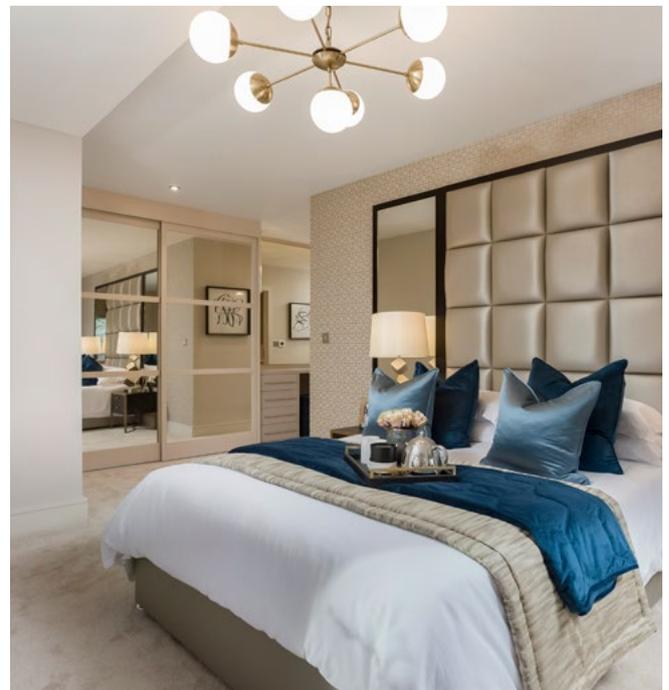


FIRST FLOOR

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PLOT 4

# Britannia Gardens



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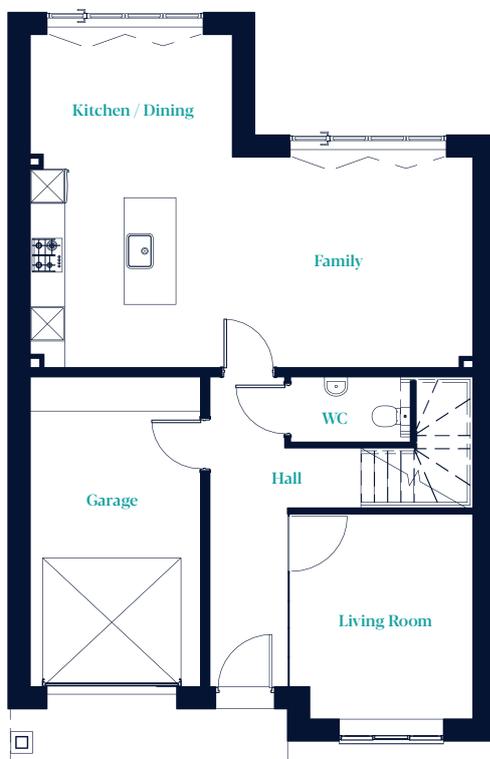
## PLOT 4

# 3 bedroom, 2 bathroom detached property with single garage

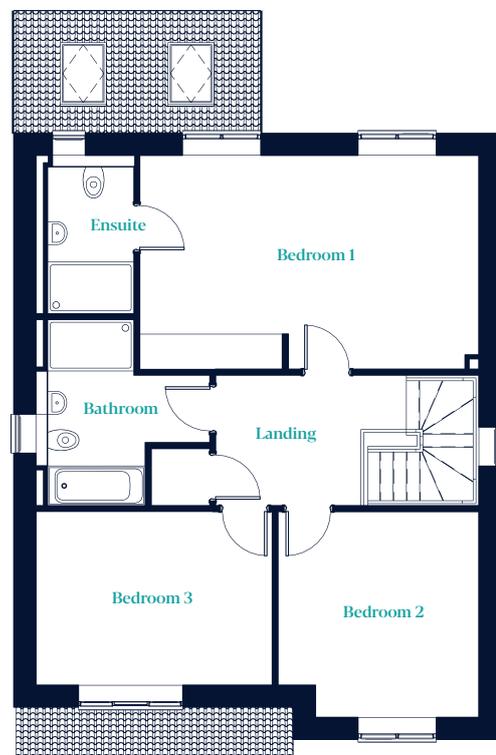
This beautiful detached property reveals an open-plan layout, where stone worktops perfectly pair with beautiful traditional shaker-style cabinetry, enhanced by premium Neff appliances, marrying modern convenience with timeless charm.

This inviting property also features a separate living room, convenient downstairs WC, and 3 generously sized bedrooms, complete with the master bedroom having hand-crafted wardrobes and the luxury of an ensuite bathroom.

<b>Kitchen/Dining</b>	5.8m x 7.6m	19'1" x 25'2"
<b>Living Room</b>	3.5m x 3.1m	11'9" x 10'5"
<b>Garage</b>	5.2m x 3m	17'10" x 9'9"
<b>Bathroom</b>	3.3m x 3.1m	10'8" x 10"
<b>Bedroom 1</b>	3.7m x 5.8m	12'3" x 19'3"
<b>Ensuite</b>	2.7m x 1.5m	9'1" x 4'11"
<b>Bedroom 2</b>	3m x 4m	9'11" x 13'5"
<b>Bedroom 3</b>	3.5m x 3.4m	11'9" x 11'5"



GROUND FLOOR



FIRST FLOOR

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PLOT 5

# Britannia Gardens



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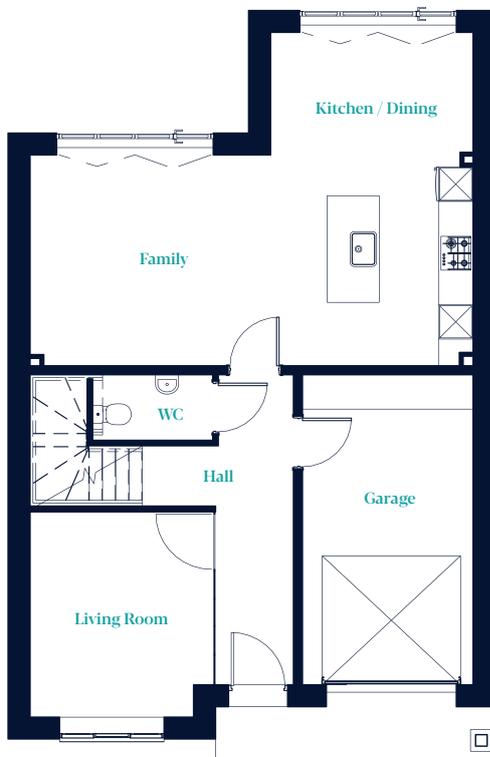
PLOT 5

# 3 bedroom, 2 bathroom detached property with single garage

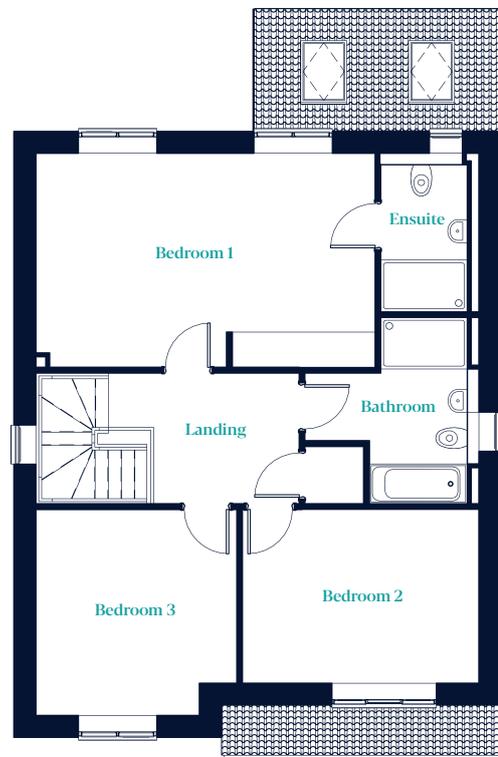
Step into this magnificent 3 bedroom detached property offering an incredible open-plan kitchen, family and dining area with bi-folding doors that beckon you into the garden.

Underfloor heating laid with Karndean flooring flow through the rest of the ground floor including the living room and downstairs WC. Upstairs you'll find 3 good sized bedrooms, with the master bedroom having hand-crafted wardrobes and a lavish ensuite bathroom.

<b>Kitchen/Dining</b>	5.8m x 7.6m	19'1" x 12'1"
<b>Living Room</b>	3.5m x 3.1m	11'9" x 10'5"
<b>Garage</b>	5.5m x 3m	17'9" x 9'9"
<b>Bathroom</b>	3.3m x 3.1m	10'8" x 10"
<b>Bedroom 1</b>	3.7m x 5.8m	12'3" x 19'3"
<b>Ensuite</b>	2.7m x 1.5m	9'1" x 4'11"
<b>Bedroom 2</b>	3m x 4m	9'11" x 13'5"
<b>Bedroom 3</b>	3.5m x 3.4m	11'9" x 11'5"



GROUND FLOOR



FIRST FLOOR

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PLOT 6

# Britannia Gardens



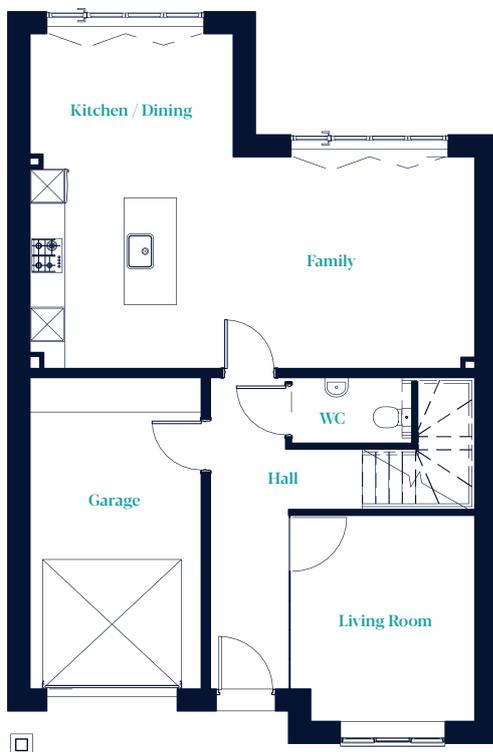
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# 4 bedroom, 2 bathroom detached property with single garage

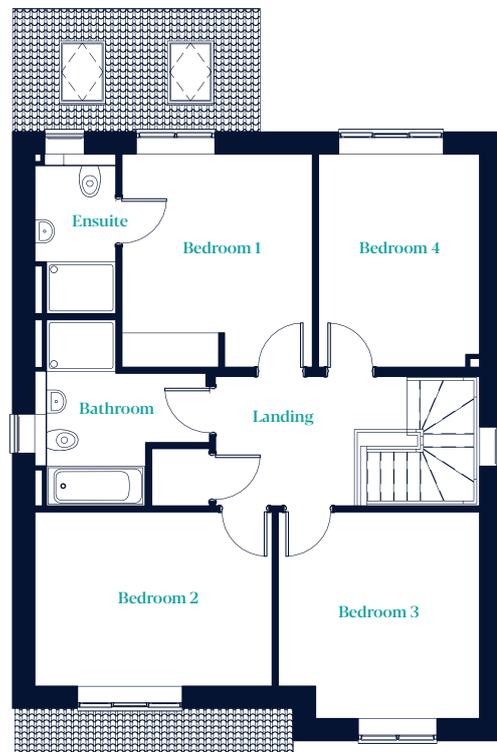
This stunning 4 bedroom property boasts an inviting open-plan kitchen and family room, perfectly designed for modern living and entertaining. With ample natural light streaming through expansive windows, the ambiance is always warm and welcoming.

Completing the ground floor is a snug living room, downstairs WC, and garage. Ascend the crafted oak handrail staircase to discover four generously sized rooms, including the master bedroom featuring fitted wardrobes and an ensuite with Ceramic/Porcelain wall and floor tiling from Porcelanosa.

<b>Kitchen/Dining</b>	5.8m x 7.6m	19'1" x 25'2"
<b>Living Room</b>	3.5m x 3.1m	11'9" x 10'5"
<b>Garage</b>	5.5m x 3m	17'9" x 9'9"
<b>Bathroom</b>	3.3m x 3.1m	10'8" x 10"
<b>Bedroom 1</b>	3.7m x 3.2m	12'2" x 10'9"
<b>Ensuite</b>	2.7m x 1.4m	9'1" x 4'7"
<b>Bedroom 2</b>	3m x 4m	9'11" x 13'5"
<b>Bedroom 3</b>	3.5m x 3.4m	11'9" x 11'5"
<b>Bedroom 4</b>	3.7m x 2.7m	12'2" x 9'1"



GROUND FLOOR



FIRST FLOOR

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# Specification

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## Kitchen & utility

- Traditional shaker style cabinetry with soft-closing doors & drawers
- Stone worktops, up-stands & splash-back to hob area
- Ceramic under-mount sink with brushed chrome tap
- Neff integrated multi-function oven & Neff touch operated induction hob
- Neff integrated combination microwave oven
- Caple integrated fridge/freezer
- Caple integrated dishwasher
- Utility rooms with stone worktops
- Plumbing & electrics ready for washing machine & tumble dryer

## Exterior finishes

- Electric car charging points provided to all homes
- Turfed garden areas with paved patios & pathways as shown on site plan
- Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only)
- External waterproof socket & tap to rear of property
- Private garage with power & light

## Interior finishes

- Feature staircase with oak handrail, oversized oak newels & painted soft wood spindles
- Matte paint finish to all ceilings & walls
- Karndean flooring to all entrance hallways, kitchen/dining/living/family room, WC's & utilities
- Hand painted internal doors (glazed doors to selected rooms)
- Door fittings, light switches & sockets in a brushed chrome finish
- Glazed bi-fold & french doors where indicated on floorplans
- Bespoke fitted wardrobes with painted timber frame & soft-close hinged doors to master bedrooms only
- Luxury carpets are chargeable as an upgrade

## Bathroom, ensuite & WC

- White sanitaryware & luxurious vanity units
- Traditional towel ladder radiators in a chrome finish
- Shaver sockets in a chrome finish
- Ceramic/Porcelain wall & floor tiling from Porcelanosa

## Heating, electrical & lighting

- Wet underfloor heating throughout the ground floor & thermostatically controlled radiators to the first floor
- Ideal boilers (mains gas)
- Low energy lighting throughout with LED down-lights to kitchen, hallway, landing, dressing room, WC, bathroom & ensembles
- TV points to all bedrooms, living room, dining/family area & study (where applicable)
- TV points to include pre-wiring for satellite TV (Sky Q) HD distribution including aerial
- Master BT telephone points fitted to all homes

## Security & warranty

- Two-year Homeowner Warranty from Lockley Homes
- Ten-year Premier Structural Warranty
- Multi-point locking mechanisms to external doors
- Security alarms to all homes

# Dedicated to living sustainably

Complimenting this stunning settlement of fine homes, we are proud to deliver each of these properties with the highest EPC (Energy Performance Certificate) rating of A, maximising efficiency and sustainability, ensuring running costs are kept to a minimum.

At Lockley Homes we constantly pursue excellence. We are dedicated to finding new ways of reducing our carbon footprint, striving for a cleaner, brighter future.



EPC A rated



EV charging points



Underfloor heating



PV Solar panels



Fabric-first approach



Smart heating system

In harmony with nature



# Historic views on your doorstep

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Worcester, located in the heart of England, offers a blissful blend of historic charm and modern convenience, making it an exceptional place to call home. With its rolling countryside, dotted with quaint villages and bustling market towns, Worcester boasts a serene and idyllic setting perfect for those seeking a peaceful lifestyle. The city is renowned for its rich cultural heritage, from the majestic Worcester Cathedral to the historic Tudor houses lining its cobbled streets.

Residents enjoy a high quality of life, with excellent schools, healthcare facilities, and recreational amenities. Whether exploring the majestic Malvern Hills, indulging in the local culinary delights, or immersing oneself in the vibrant arts scene, Worcester offers something for everyone.

# Fernhill Heath

📍 Britannia Gardens, Fernhill Heath, Worcestershire, WR3 8RJ

Britannia Gardens is located in the desirable village of Fernhill Heath, just outside Worcester City Centre.

Flourishing with numerous local conveniences, Fernhill Heath offers 2 public houses, a sub-post office, 3 shops, Hindlip Primary School, a church and a War Memorial Hall and Community Centre.

Fernhill Heath offers an ideal setting for both commuters and families, preserving its quaint village ambiance while providing easy access to the M5, local amenities and nearby towns and cities.



Country life only  
a stones throw  
away from the city



BRITANNIA  
GARDENS



# Worcester living

Whether strolling along the River Severn, exploring Worcester Cathedral, or catching a live performance, the city promises endless opportunities for fun and discovery.

Worcester offers diverse dining experiences, from cosy cafés to upscale restaurants. Foodies can enjoy local delicacies at bustling markets or savour international flavours at eclectic eateries. Beyond dining, Worcester boasts a lively arts scene, historical landmarks, and outdoor adventures.



## The Cathedral (+4 miles)

A magnificent masterpiece, showcasing exquisite architecture and rich history.



## Cathedral Square (+4 miles)

Cathedral Square offers an exciting mix of retail, food, drink and leisure.



## Worcestershire CCC (+4.5 miles)

Home to the county team, with shop and venue hire for conferences, weddings and parties.



## River Severn (+2 miles)

Meander down Britain's longest river with stunning scenery and peaceful paths to be discovered.



## Malvern Hills (+15 miles)

An iconic range of ancient hills offering stunning walks through rich landscapes.



## Stratford-upon-Avon (+25 miles)

A famous medieval market town in the heartland of England and birthplace of William Shakespeare.



## Churchfields Farm (+2 miles)

Churchfields Farm is famous for its ice cream, burgers and family events.



## Train stations (+4 miles)

Most major cities are within a two-hour train journey due to Worcester's central location.



## Pitchcroft Racecourse (+3.5 miles)

A thoroughbred horse racing venue located in the heart of the city of Worcester.



# Indulge in opulence

Lockley Homes is a luxury house builder in Worcestershire and Warwickshire, known for their impeccably high design standards.

With meticulous attention to detail, we create developments that blend modern luxury with timeless sophistication, seamlessly harmonizing to their surroundings.

Authenticity and innovative design lie at the heart of everything we do. We take pride in our unparalleled quality of craftsmanship and dedication to delivering excellence in every detail.



**LOCKLEY  
HOMES**





BRITANNIA GARDENS

# Where every detail exudes excellence

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Our dedicated team at Harts Estate Agents  
is committed to making your dream home become  
a reality. Contact us today and embark on a journey  
to discover luxury living.

[info@harts-homes.co.uk](mailto:info@harts-homes.co.uk)

01564 791111





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