



BOTHWELL  
GATE

Stratford-upon-Avon



ORPHEUS  
PROPERTIES

# WELCOME TO BOTHWELL GATE

An exclusive development of just three bespoke 4 bedroom detached family homes immediately off Shipston Road. **Orpheus Properties** are pleased to offer this bespoke small development located within walking distance of the historic centre of Stratford-upon-Avon. The homes blend beautifully into this traditional setting whilst providing contemporary interiors with excellent eco credentials and finished to a high level of specification.

## Plot One



### GROUND FLOOR

**Kitchen/Dining/Family Room**  
9.57m x 5.55m

**Laundry/Boot Room**  
1.92m x 1.92m

**Sitting Room**  
5.50m x 3.61m

**Study**  
4.14m x 2.37m

**Garage**  
6.09m x 3.05m

**TOTAL AREA**  
2,489 sq ft

### FIRST FLOOR

**Bedroom 1**  
6.33m x 4.40m

**Bedroom 1 En-Suite**  
2.22m x 2.03m

**Bedroom 2**  
4.17m x 3.30m

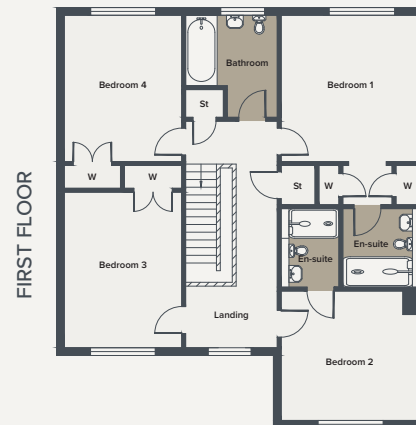
**Bedroom 2 En-Suite**  
2.43m x 1.93m

**Bedroom 3**  
4.38m x 3.61m

**Bedroom 4**  
3.41m x 3.17m

**Bathroom**  
2.59m x 2.03m

## Plot Two



### GROUND FLOOR

**Kitchen/Dining/Family Room**  
9.24m x 3.44m

**Laundry/Boot Room**  
2.44m x 1.74m

**Sitting Room**  
5.14m x 3.61m

**Garage**  
6.60m x 3.05m

**TOTAL AREA**  
1,922 sq ft

### FIRST FLOOR

**Bedroom 1**  
3.80m x 3.61m

**Bedroom 1 En-Suite**  
2.12m x 2.01m

**Bedroom 2**  
3.61m x 3.36m

**Bedroom 2 En-Suite**  
2.12m x 1.53m

**Bedroom 3**  
4.04m x 3.05m

**Bedroom 4**  
3.80m x 3.05m

**Bathroom**  
2.65m x 2.37m

LG



COMPUTER GENERATED IMAGE

Plot Three



GROUND FLOOR

**Kitchen/Dining/Family Room**  
10.23m x 4.02m

**Utility Room**  
2.54m x 1.90m

**Sitting Room**  
5.20m x 3.61m

**Study**  
3.10m x 2.70m

**Garage**  
6.09m x 4.06m

✂ TOTAL AREA  
2,582 sq ft

FIRST FLOOR

**Bedroom 1**  
6.86m x 3.50m

**Bedroom 1 En-Suite**  
3.10m x 2.55m

**Bedroom 2**  
6.09m x 4.06m

**Bedroom 2 En-Suite**  
1.81m x 1.60m

**Bedroom 3**  
3.61m x 2.86m

**Bedroom 4**  
3.31m x 3.14m

**Bedroom 3 & 4 En-Suite**  
2.30m x 2.17m

# Specification

## KITCHENS

- Contemporary bespoke in frame units with solid timber painted doors and cutlery drawers with coordinating waterfall Quartz worktops. Each has a feature island or peninsular for additional workspace and convenience.
- Integrated appliances to include AEG stainless steel oven, matching combi oven/grill/microwave, warming drawer\*, and 80cm induction hob.
- Other integrated appliances include full size larder fridge and separate freezer, (located in either the kitchen or utility) dishwasher & wine cooler. Quooker boiling tap with flexible hose and inset stainless steel 1.5 bowl sink.

## BATHROOMS & EN-SUITES

- All fitted with sanitaryware from Roca.
- All WC's fitted back to wall with concealed cisterns and soft close seats.
- All showers fitted with Merlyn shower screens and cubicles where applicable.
- Taps supplied by Hansgrohe.
- Underfloor heating to all bathrooms and en-suites.
- Contemporary floor and wall tiles fitted extensively to bathrooms and en-suites with inset storage shelves/niches to showers where possible.
- Ladder style towel rails fitted with summer heating elements.

## UTILITY

- Contemporary bespoke units and quartz worktops.
- Integrated washing machine and separate condensing tumble dryer.

## INTERNAL FINISHES

- Staircase with oak handrail, newel posts and balustrade.
- Oak doors by JB Kind with brushed chrome ironmongery.
- Bespoke fitted wardrobes to bedrooms\*.
- Contemporary floor tiling to kitchen, dining family room and utility.

## HEATING INSTALLATION

- Underfloor heating to ground floor, powered by an air source heat pump.
- Thermostatically controlled radiators to first floor.
- Underfloor heating to all bathrooms and en-suites.
- Log burner to living room.

## ELECTRICAL INSTALLATION

- Bedrooms designed with dual orientation in mind with a large quantity of electric points.
- LED downlighters with dimmers to main rooms.
- Numerous sockets with integrated USB charging points.
- Wall points to living room.
- NACOSS approved intruder alarm system.
- High speed fibre broadband connection with Openreach

## EXTERNAL FINISHES

- Landscaped rear gardens with slabbed patios and wooden retaining sleepers and lawn.
- Landscaped front gardens facing a picturesque woodland.
- Low-level garden lighting.
- External electrical point and water tap.
- Juliet balconies to plots 1 and 3.
- Block pavements to drive areas, with generous parking.
- Remote controlled sectional garage doors.
- High-speed car charging points.
- Bollard lighting to driveway.

## WARRANTY

- 10 Year Premier Guarantee warranty.

## SUSTAINABILITY & EFFICIENCY

The government have set a date of 2025 for house building to look towards a zero-carbon footprint. This is something Orpheus Properties have taken seriously and accordingly employ sustainable construction methods. We always install air source heat pump technology to heat our houses and provide hot water. This reduces dependency on fossil fuels. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric vehicle charging point to promote electric car usage.

\* Plot dependant

# Location

Bothwell Gate, Shipston Road, CV37 7LP



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