

Computer Generated Image



Plot 1, Station Road  
Fladbury, Worcestershire  
WR10 2QP

£1,250,000



STATION ROAD

Public Open Space

SUDS

Plot 1  
Type A1

Plot 2  
Type B

Plot 3  
Type B

Plot 4  
Type C





## Plot 1 Fladbury

Available to reserve off plan, this Large bespoke detached 2/3 bedroom bungalow has been designed and will be built by renowned local builders, Lockley Homes, and is located on a development of just four properties at Kings Ridge

Chestnut Lodge at Kings Ridge, situated behind electric gates is a distinctive modern bungalow, offering modern comfort blended with peaceful countryside surroundings.

With 2166 Sq Ft of accommodation Chestnut Lodge will be finished to the highest standards throughout.

The well appointed accommodation offers a stunning open plan living dining kitchen area having Shaker style cabinetry with stone worktops and integrated appliances and a central island provides a striking focal point in this stylish space. A door from the kitchen leads through to the utility room with plumbing and electrics for washing machine and tumble dryer.

The kitchen dining family room also benefits from having underflooring heating and double doors that open onto the rear garden area.

Spacious principal bedroom, with fitted wardrobes, ensuite bathroom and double doors leading out to the garden. Bedroom two with fitted wardrobes and ensuite shower room. There is also a versatile study or third bedroom.

Outside the property enjoys gardens and extensive off road parking with a double garage. Turfed garden areas and paved patio make this ideal for outdoor entertaining.

Fladbury is situated on the River Avon in Worcestershire. It is perfectly located for access to the beautiful countryside in the Vale of Evesham and the Cotswold hills and villages. It benefits from two pubs, a church, village hall, hairdresser, and famous pie shop, together with facilities for football, cricket, tennis and paddle sports.



Computer Generated Image



Computer Generated Image

## Specification

Impeccable taste, supreme quality and incredible attention to detail characterise the interiors of Kings Ridge.

### Kitchen and utility

Painted shaker style cabinetry with soft-closing doors and drawers

Stone worktops, upstands and splashback to hob area

Ceramic under-mount sink with Quooker 3-in-1 hot water tap

Siemens integrated multi-function oven & Siemens touch operated induction hob

Siemens integrated combination microwave oven

Siemens wall mounted extractor hood

Siemens integrated fridge/freezer

Siemens integrated dishwasher

Caple premium integrated under-counter dual zone wine cooler

### Bathroom, en suites and WC

Burlington sanitaryware and luxurious vanity units

Large wall hung bespoke cut mirrors

Traditional towel ladder radiators in a chrome finish

Shaver sockets in a chrome finish

Luxury Ceramic/Porcelain wall and floor tiling from Mandarin Stone

Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink

Larder cupboard within utility rooms

Plumbing and electrics ready for washing machine and tumble dryer

### Interior finishes

Feature staircase with oak handrail, oversized oak newels & frameless glass balustrades

Matt paint finish to all ceilings and walls

Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities

Luxury carpet to all bedrooms, staircases, study (where applicable) and living rooms

Oak internal doors (glazed doors to selected rooms)

Door fittings, light switches and sockets in a brushed chrome finish

Allocated coats cupboards with interior fit out

Bespoke fitted wardrobes throughout bedrooms master, 2 and 3

Glazed French doors where indicated on floorplans

## Heating, Electric and Lighting

Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor Worcester Bosch boiler (mains gas)

Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)

Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en suites

PV Solar Panels fitted to all homes with controls fitted in loft/garage

TV points to all bedrooms, living room, dining/family area and study (where applicable)

TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial

Fitted electric fire place with natural stone surround and hearth to living rooms

Master BT telephone point fitted to all homes

## Exterior finishes

Electric car charging points to all homes

Turfed garden areas with paved patios and 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 and tap to rear of property

Private double garage with power and light

Electric gates access to all homes individually





## Security and 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

**Agents Note** - Due to supply issues, the specification may vary from the above but will be substituted with equivalent products. Photos are Computer Generated Images.

**Tenure:** Freehold - Purchasers should check this before proceeding. Estate Charge TBC

**Services** We have been advised by the vendor there is mains gas, water, electricity and mains drainage connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**Rights of Way:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**Council Tax:** is levied by the Local Authority and is understood to not yet be assessed.

**Energy Performance Certificate Rating:** TBC We can supply you with a copy should you wish.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**Money Laundering Regulations:-** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale





**Computer Generated Image**



## Chestnut Lodge

Main House Area 2166.0 square feet

Garage Area 431.0 square feet

Total Area 2597.0 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.