

Avon Edge

SALFORD PRIORS

Evesham Road, Salford Priors,
WR11 8UU.

Wychbury Developments

Creating beautiful and inspiring home

Wychbury Developments has been derived from the passion and desire of its three Directors, to develop properties that flow seamlessly into their surroundings whilst providing the end user with unparalleled design and functionality.

Drawing from decades of experience, Wychbury Developments not only place design and functionality front and centre of everything they do but also sustainability and energy efficiency, utilising the latest technology all the way from design to completion enables us to create a property that performs as well as it looks.

Wychbury Developments head office is in the village of Hagley in the West Midlands and although we consider ourselves national in terms of land acquisition and planning we believe that in order to construct the best properties we can, we try to ensure that all of our construction projects are within approximately 50 miles of our HQ.



Contents

0.1	Location & Area	6-17
0.2	Custom Build	18-21
0.3	House Types	22-26
0.4	Interior	27-33
0.5	Floor Plans	34-53



Nestled in the heart of England, Salford Priors is a blend of picturesque countryside, rich history, and vibrant cultural scene. From the iconic streets of Stratford-upon-Avon, birthplace of William Shakespeare, to the tranquil waters of the River Avon, this idyllic setting offers a haven of tranquility and inspiration. Immerse yourself in the region's timeless elegance as you explore historic landmarks, quaint villages, and bustling

markets, or indulge in culinary delights at charming eateries. With its unique blend of rural charm and urban sophistication, Avon Edge promises an unparalleled lifestyle experience, inviting you to create unforgettable memories in the heart of England's scenic beauty.





N.B. Times and distances taken from Google Maps and correct at time of publication

Avon Edge

SALFORD PRIORS

An outstanding collection of family homes awaits, perfectly positioned for the very best of both town and country living. Offering residents easy reach of essential amenities such as restaurants, pubs, and shops. Providing you with the peace and serenity of rural life, yet with the convenience and accessibility of modern living, our development promises to fulfill your desire for a harmonious blend of comfort, convenience, and natural beauty.

- 1** Waitrose & Partners
4.8 miles | 8 min drive
- 2** Hillers Farm Shop
2.8 miles | 6 min drive
- 3** Salford Priors CofE Academy
0.6 miles | 14 min walk | 2 min drive
- 4** Evesham
8.1 miles | 14 min drive
- 5** Stratford upon Avon
9 miles | 15 min drive
- 6** Tempest Restaurant
0.6 miles | 13 min walk | 2 min drive
- 7** Stratford-upon-Avon Parkway train station
11 miles | 16 min drive
- 8** The Vineyard Inn
0.3 miles | 7 min walk
- 9** Bidford Grange Golf Course
3.6 miles | 8 min drive



St Matthew's Church
7 min walk



Karma Salford Hall
2 min drive



Tempest Restaurant at Karma
Salford Hall Hotel
3 min drive
15 min walk



The Cottage of Content
8 min drive





Tailored Homebuilding with Wychbury.

At Wychbury Development we are fully embracing and leading the way with Self and Custom build developments. We believe that this model will become ever more popular as it puts you in the driving seat from a design perspective and allows you to create your dream home. We are members of the National Custom

& Self Build Association and attend regular conferences and meetings to share best practice and keep abreast with updates in legislation. Embark on your journey today and customise your dream home with our committed team guiding you through every step of the process.



Why Custom Build?

Custom building offers you the opportunity to acquire your personalised home seamlessly on a plot of your choice. We alleviate the stress of planning, building management, and endless costs, allowing you to fully enjoy the process of constructing your dream home.

The 8 steps to your custom build home.

Our eight step process to a Custom Build Development takes all of the stress and hard work away from you and leaves you with all of the interesting and exciting aspects of creating your new home.

Wychbury Developments will provide you with cost certainty before any works have started so there is no

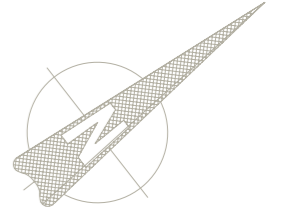
need for sleepless nights worrying about your budgets. We will manage the entire journey from identification of your plot, through the planning and construction phases all the way to handing you the keys to your newly built dream home.

- 1
CHOOSE YOUR PLOT
- 2
CHOOSE YOUR HOUSE TYPE
- 3
DESIGN YOUR INTERIOR AND SPECIFICATION
- 4
TAILOR YOUR PLUMBING & ELECTRICAL DESIGNS
- 5
VISIT YOUR HOME THROUGHOUT CONSTRUCTION
- 6
CONSTRUCTION COMPLETE
- 7
MOVE INTO YOUR NEW HOME
- 8
PEACE OF MIND WITH WARRANTIES ISSUED



Arrangement of Homes.

Evesham Road, Salford Priors,
WR11 8UU.



*CGI is for illustrative purposes and is subject to change based on plot configuration including but not exclusive to house types, elevational treatments, garages and driveway arrangements.



The Abberley

3 Bedroom Bungalow
Detached

Storeys

1

Internal floor area

1,104 sq.ft



The Faringdon

3 Bedroom House
Detached

Storeys

2

Internal floor area

1,567 sq.ft



The Calder

4 Bedroom House
Detached

Storeys

2

Internal floor area

2,058 sq.ft



The Hagley

5 Bedroom House
Detached

Storeys

2.5

Internal floor area

2,338 sq.ft



The Lapworth

5 Bedroom House
Detached

Storeys

2.5

Internal floor area

2,740 sq.ft

A place to call home

Each house type design at Avon Edge has been carefully considered to enhance space, light and useability. Speak with one of the Wychbury team to discuss the full range of customisable options here at Avon Edge.



**Example of a kitchen in the Earlston.*



**Example of a kitchen in the Babworth.*

Kitchens and dining areas.

Step into our kitchens and embrace the epitome of modern refinement. Meticulously crafted with premium finishes.



**Example of a bathroom in the Lapworth.*

Bathrooms



**Example of a bathroom in the Earlston.*



**Example of a master bedroom suite in the Earlston.*

Bedrooms



**Example of a bedroom in the Faringdon.*

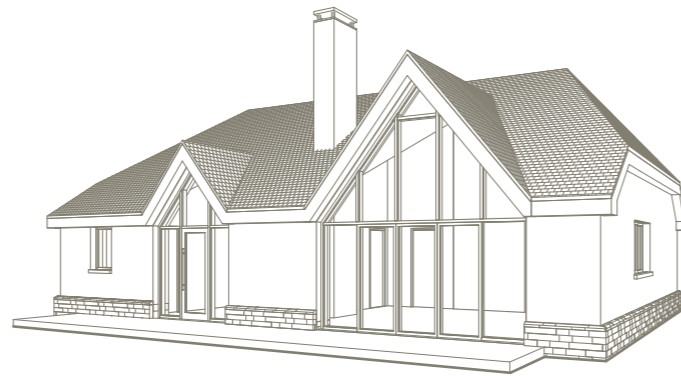
The Abberley 3 Bedroom Bungalow



House view



Front



Rear

House Specifications

Price upon request*

Layout

Bedroom 3
Bathroom 3

Internal floor area

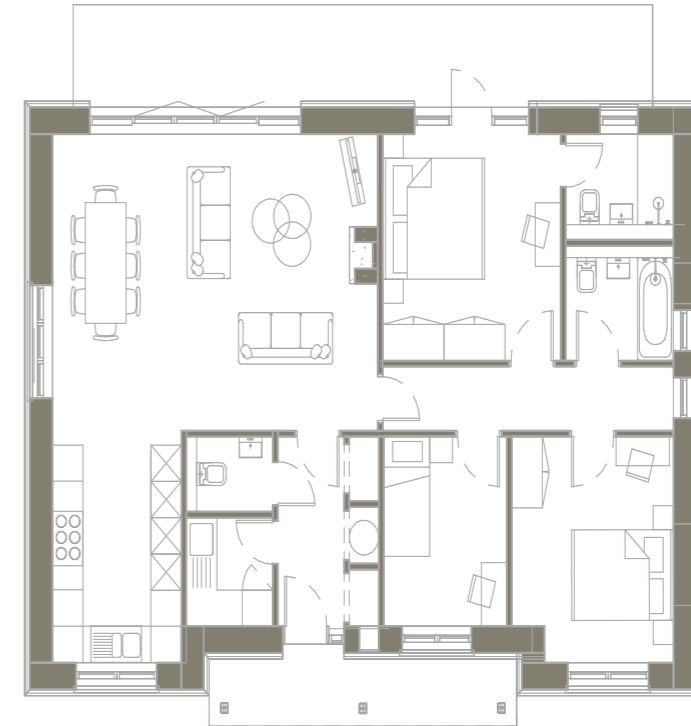
Total 1,104 sq.ft

The Abberley 3 Bedroom House



House plan

Storeys 1



Ground floor

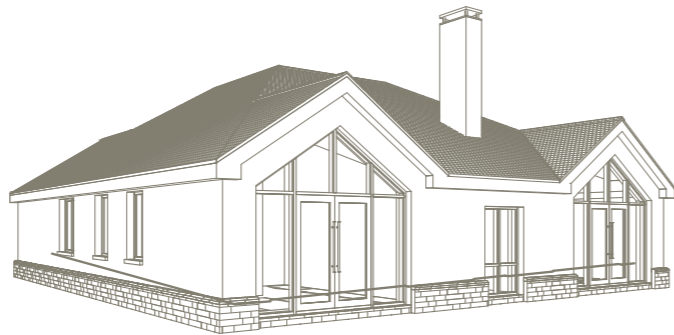
The Kempsey 3 Bedroom Bungalow



House view



Front



Rear

House Specifications

Price upon request*

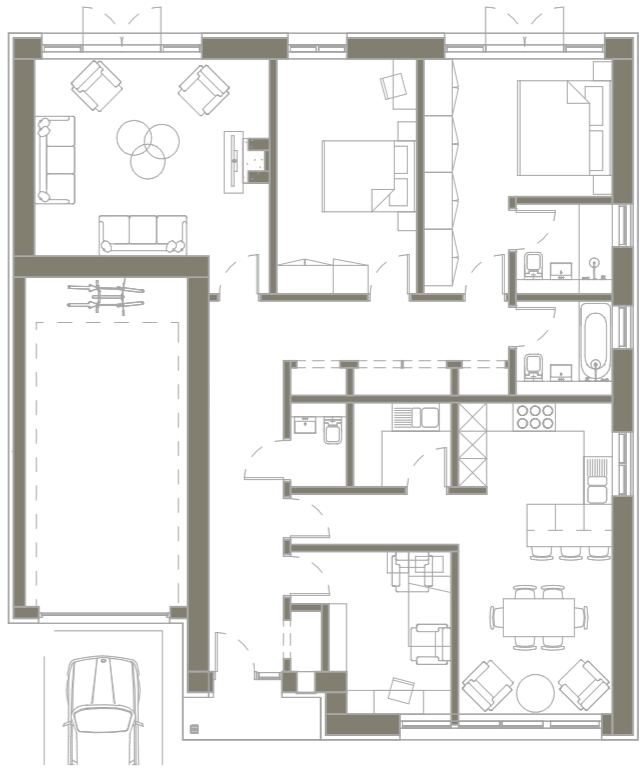
Layout		Internal floor area	
Bedroom	3	Total	1,408 sq.ft
Bathroom	3		

The Kempsey 3 Bedroom Bungalow



House plan

Storeys 1

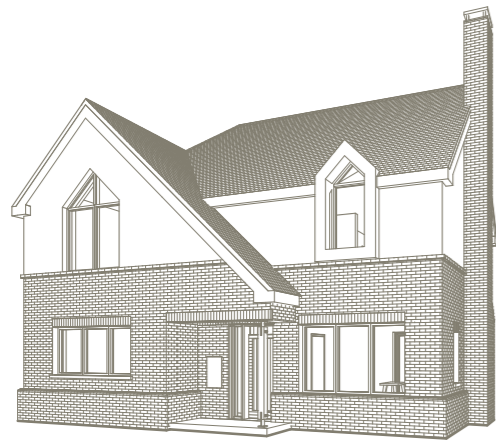


Ground floor

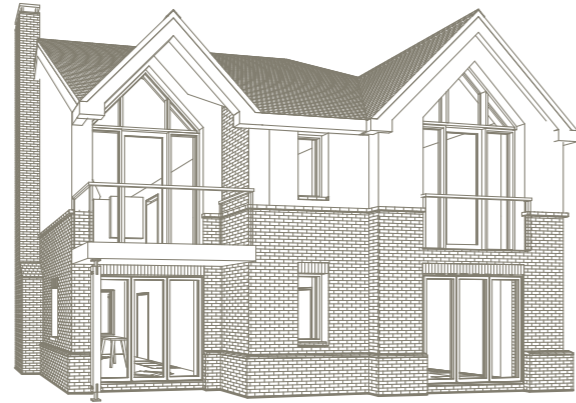
The Babworth 3 Bedroom House



House view



Front



Rear

House Specifications

Price upon request*

Layout

Bedroom 3
Bathroom 3

Internal floor area

Total 1,567 sq.ft

The Babworth 3 Bedroom House



House plan

Storeys 2



Ground floor

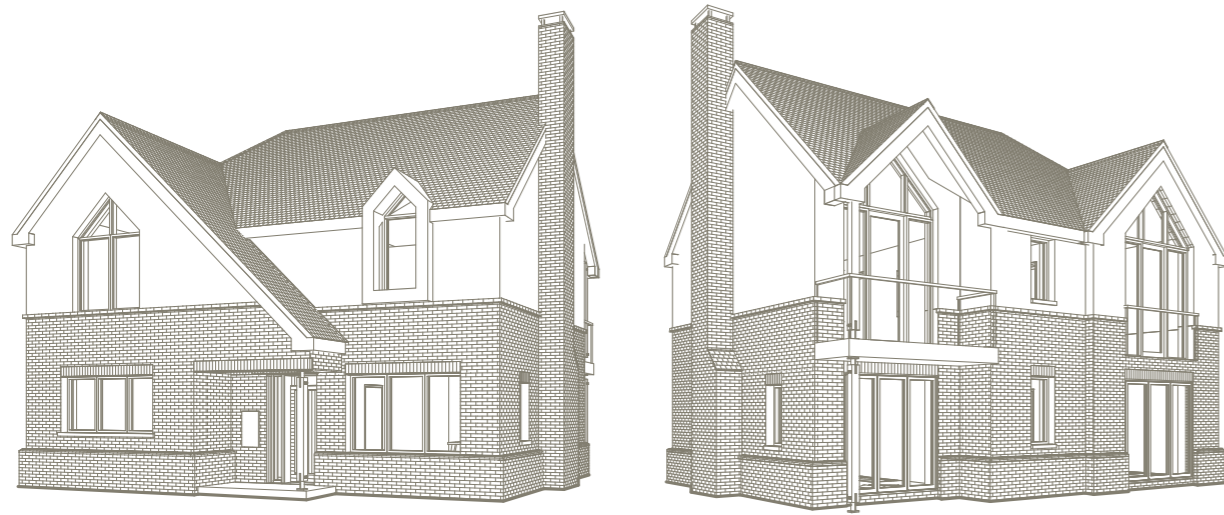


First floor

The Faringdon 3 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

Layout

Bedroom 3
Bathroom 4

Internal floor area

Total 1,567 sq.ft

The Faringdon 3 Bedroom House

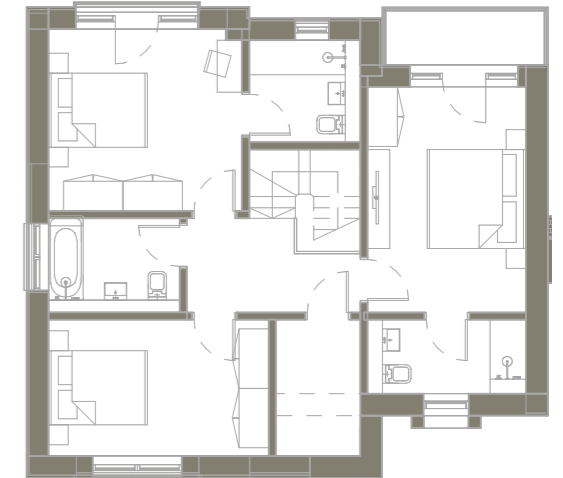


House plan

Storeys 2



Ground floor

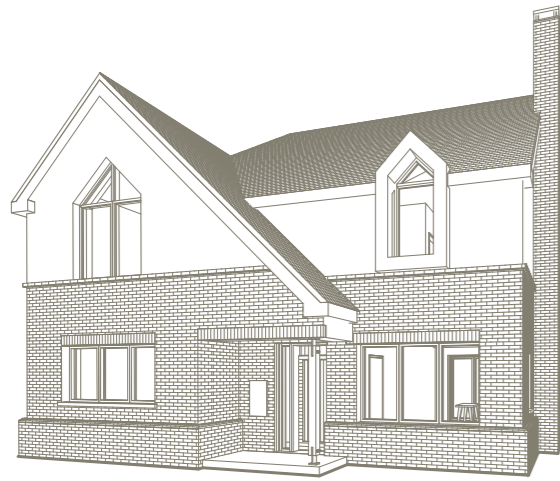


First floor

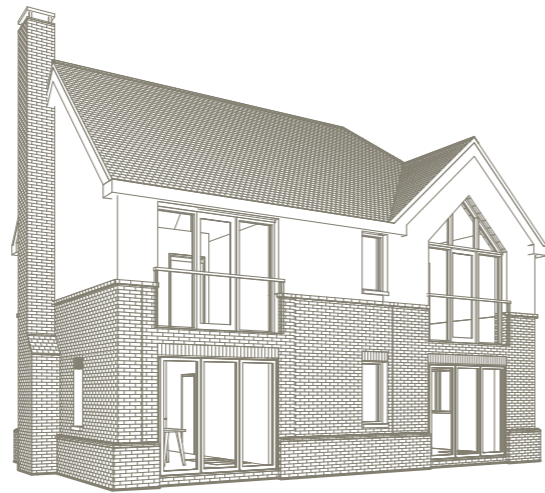
The Gilingham 4 Bedroom House



House view



Front



Rear

House Specifications

Price upon request*

Layout

Bedroom 4
Bathroom 3

Internal floor area

Total 1,600 sq.ft

The Gilingham 4 Bedroom House



House plan

Storeys 2



Ground floor



First floor

The Calder 4 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

Layout

Bedroom 4
Bathroom 4

Internal floor area

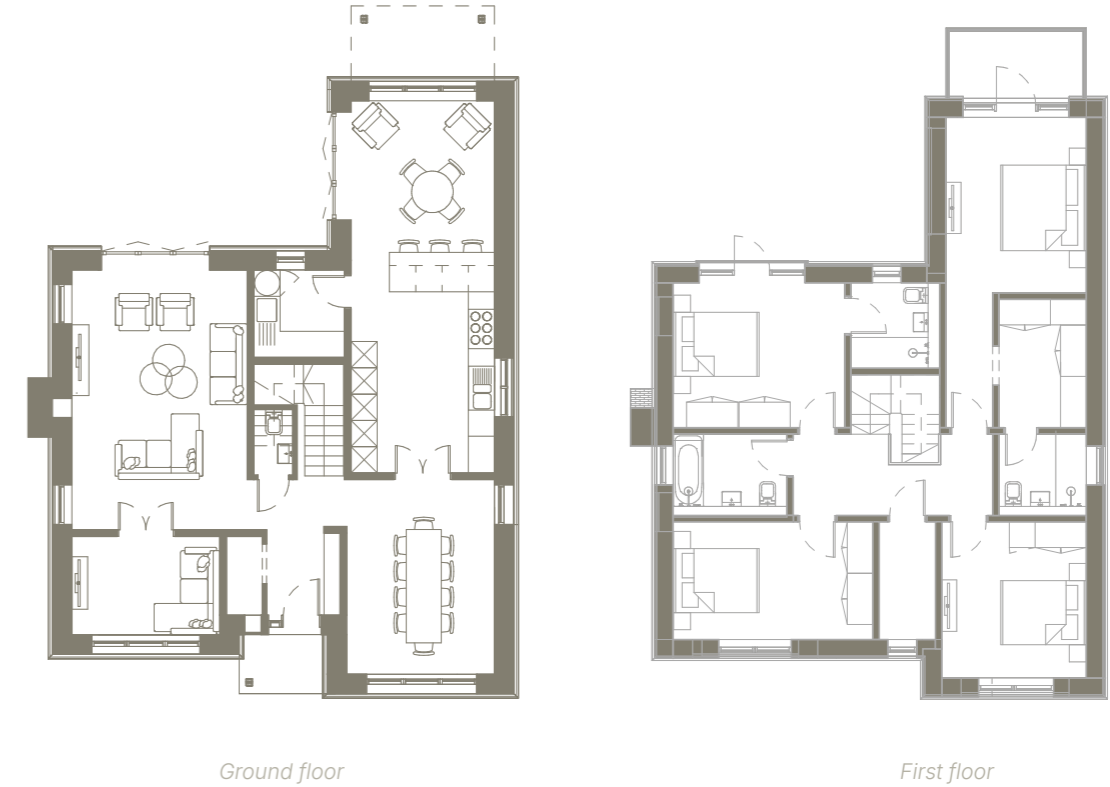
Total 2,058 sq.ft

The Calder 4 Bedroom House



House plan

Storeys 2



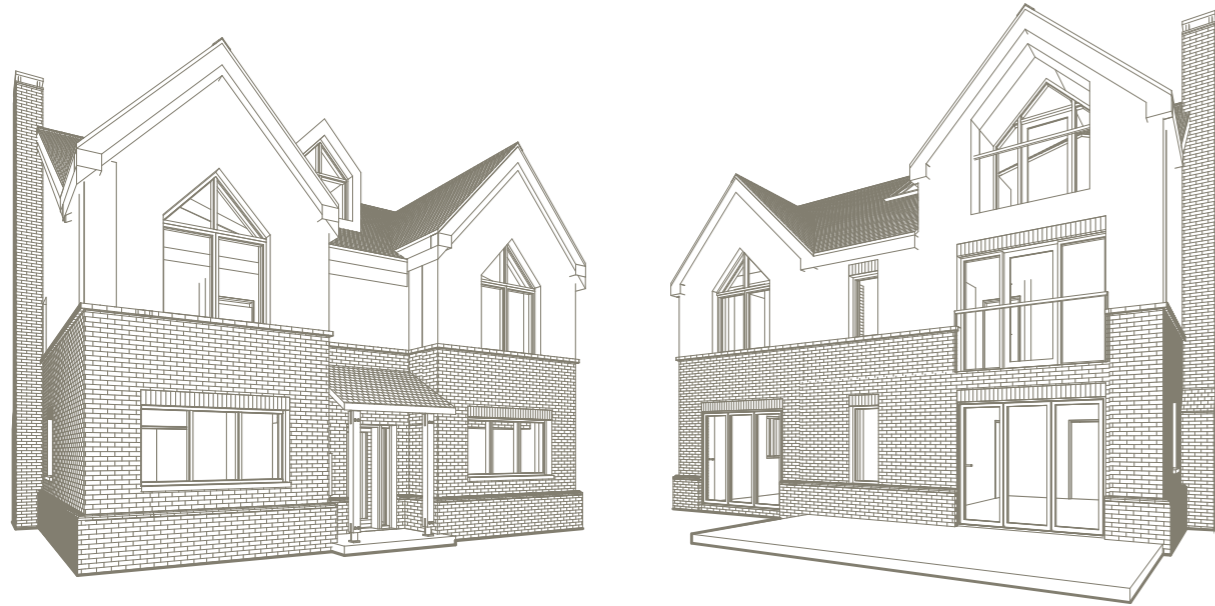
Ground floor

First floor

The Hagley 5 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

Layout

Bedroom 5
Bathroom 5

Internal floor area

Total 2,338 sq.ft

The Hagley 5 Bedroom House

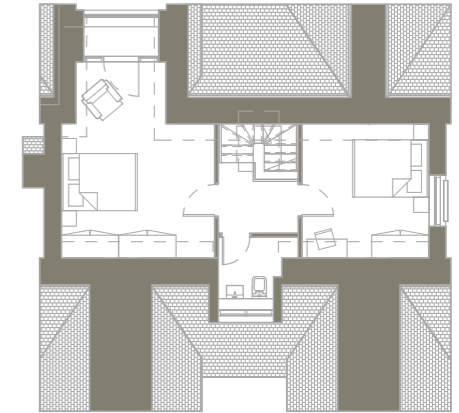


House plan

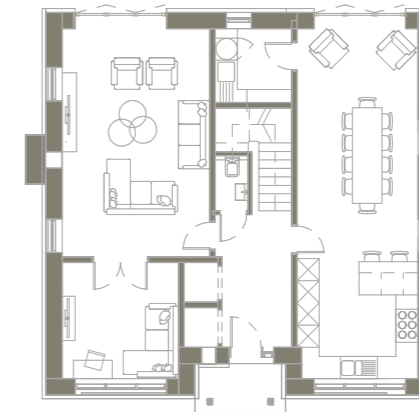
Storeys 2,5



First floor



Second floor

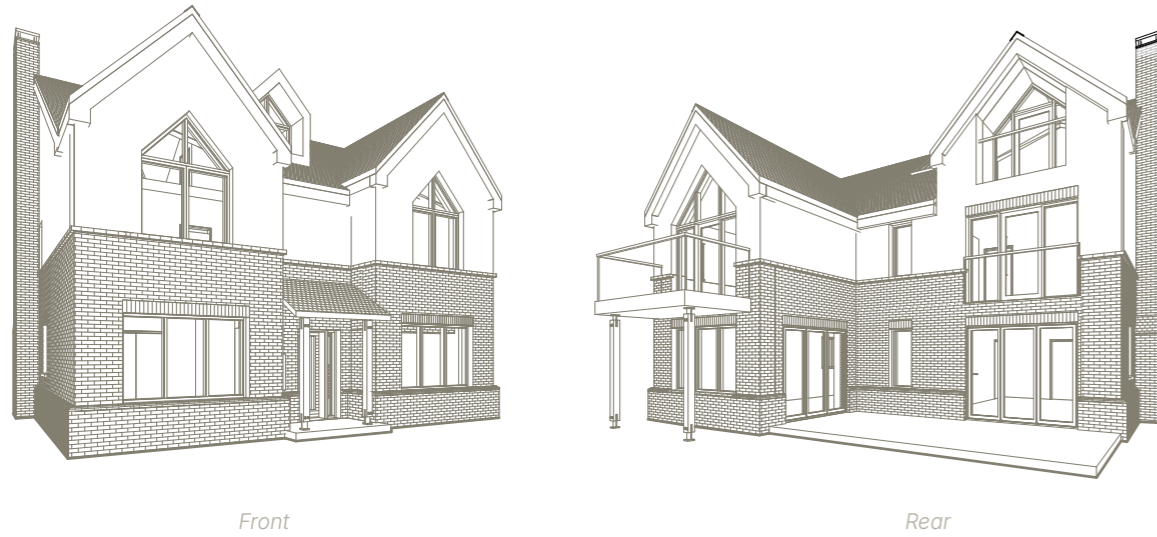


Ground floor

The Danbury 5 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

Layout

Bedroom 5
Bathroom 5

Internal floor area

Total 2,518 sq.ft

The Danbury 5 Bedroom House



House plan

Storeys 2,5



Ground floor

First floor

Second floor

The Lapworth 5 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

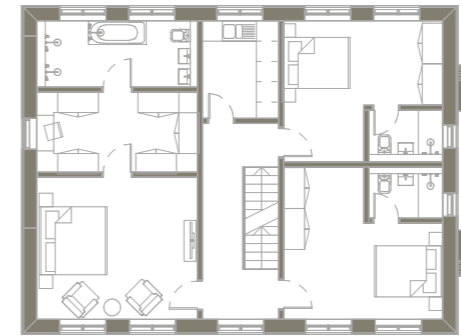
Layout		Internal floor area	
Bedroom	5	Total	2,740 sq.ft
Bathroom	5		

The Lapworth 5 Bedroom House

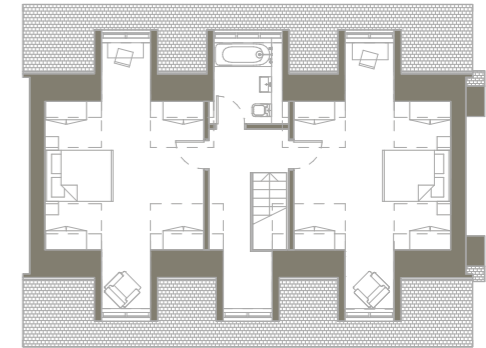


House plan

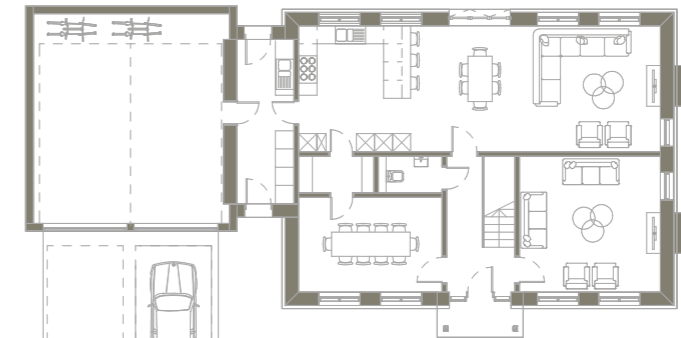
Storeys 2,5



First floor



Second floor

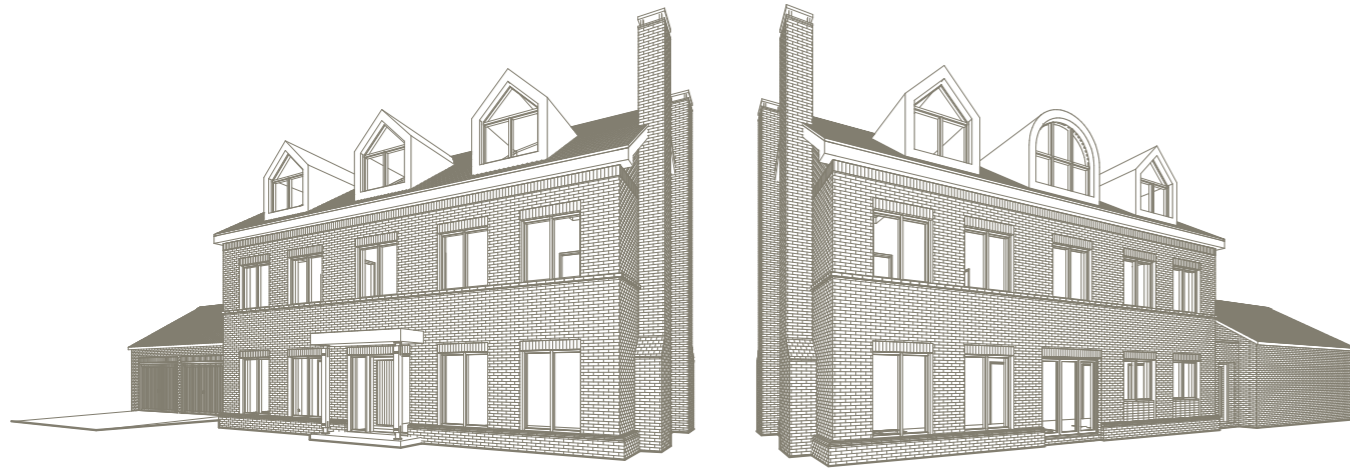


Ground floor

The Earlston 5 Bedroom House



House view



Front

Rear

House Specifications

Price upon request*

Layout

Bedroom 5
Bathroom 5

Internal floor area

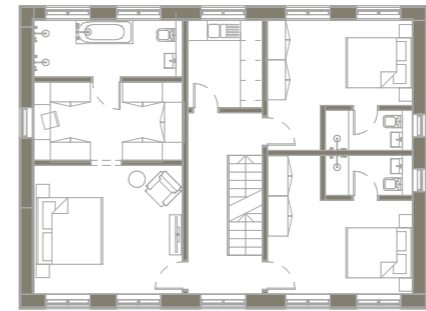
Total 3,007 sq.ft

The Earlston 5 Bedroom House

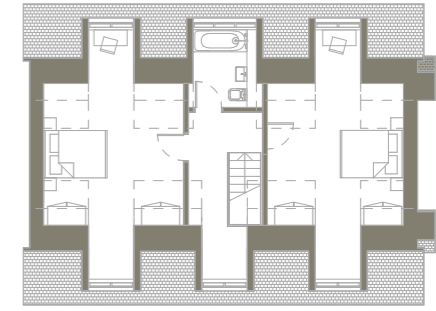


House plan

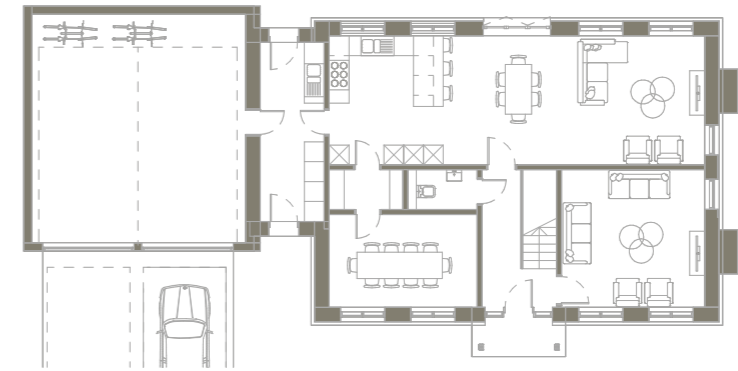
Storeys 2,5



First floor



Second floor



Ground floor

Avon Edge

SALFORD PRIORS

Contact

T / 01562 270027
E / info@wychburydevelopments.co.uk

Visit

1st Floor, 20-22 Station Road, Knowle,
Solihull, West Midlands, B93 0HT



Contact

T / 01564 791111
E / info@harts-homes.co.uk

Visit

Hart New Homes Ltd, 86A High Street, Henley in Arden,
Warwickshire, B95 5BY