

# TAPLIN COURT

An exclusive new development of four luxury detached homes in the picturesque rural village of Bretforton, nestled on the edge of the Cotswolds



# TAPLIN COURT

Taplin Court is Varney and Varney Homes' newest development in the picturesque rural village of Bretforton. It is situated on the northern edge of the Cotswolds, which is an Area of Outstanding Natural Beauty (AONB), between the market town of Evesham and Chipping Campden.

Bretforton is a historic, popular, and vibrant village, best known for The Fleece Inn, a 300-year-old pub. The development's name, Taplin Court, pays homage to Lola Taplin, who left The Fleece to the National Trust. Originally built in the early 15<sup>th</sup> century as a longhouse, The Fleece Inn was later converted into a pub and rebuilt in the 17<sup>th</sup> century. The village also features a variety of stunning, historical buildings, including a Jacobean Manor House,

a Gothic Hall, and a 13<sup>th</sup> century church. Additional amenities in the village include a junior school, theatre, community shop, and a popular social club.

Bretforton is an active sports village with thriving cricket, hockey, and football teams, as well as well-supported pub sports.

The village is proud to be home to the Bretforton Silver Band and hosts the renowned annual asparagus auctions. It was featured on ITV's "Village of the Year" Channel 4 TV series in January 2018 and is often used as a filming location for movies and TV shows. The location of Taplin Court is ideal for exploring the scenic and quintessentially English Cotswold towns and villages, with nearby Stratford-upon-Avon, just a short 14-mile journey. Honeybourne, located 2 miles from Bretforton, has a local train station with excellent links to London.





# Site plan

Each of the detached homes have been meticulously designed with the homeowner in mind, featuring stunning kitchens and spacious hallways throughout. Each property sits on a generous plot with ample space in both front and rear gardens, plus an oversized garage and parking for several vehicles.

The development offers three 4-bedroom properties and one 2/3-bedroom bungalow, providing options for growing families and those looking to downsize. Each home features flexible living spaces with light-filled, open-plan kitchen/dining/family areas. The larger properties include a separate living room perfect for cosy evenings, while all homes feature a dedicated study ideal for working from home.

The first floors showcase luxurious design and careful planning. Every home includes an exclusive master bedroom suite complete with private balcony (where applicable), walk-in wardrobe, and generous ensuite. Each bedroom has access to its own ensuite or bathroom, with fitted wardrobes in bedrooms 1 and 2 as standard. Spacious storage solutions and well-proportioned bedrooms provide abundant space for the whole family.

The development will be completed to an outstanding specification, including high energy rating, solar panels with battery storage, electric car chargers, highly efficient heat pumps and underfloor heating to the ground floors. All properties come with the market-leading NHBC householder warranty for complete peace of mind.





# TAPLIN COURT | Plot one



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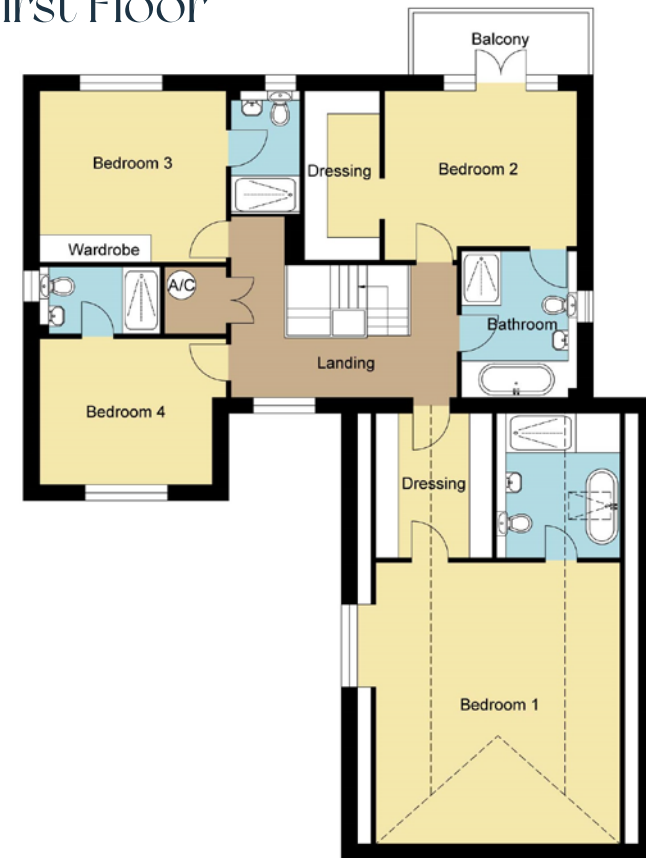


## Ground Floor



	mm		feet & inches	
Family/Dining Room	3570 <sup>Max</sup>	x 8130	11'8" <sup>Max</sup>	x 26'8"
Kitchen	4270	x 3660	14'0"	x 12'0"
Sitting Room	3740	x 5415	12'3"	x 17'9"
Study into bay	3740	x 3680	12'3"	x 12'0"
Utility Room	3360	x 2930	11'0"	x 9'7"
Garage	6150	x 6150	20'2"	x 20'2"

## First Floor



	mm		feet & inches	
Bedroom 1	5430	x 6150	17'8"	x 20'2"
Dressing	2530	x 3130	8'3"	x 10'3"
Bedroom 2	4255	x 3380	14'0"	x 11'1"
Dressing	1630	x 3700	5'4"	x 12'2"
Bedroom 3	3710	x 4030	12'2"	x 13'2"
Bedroom 4	3165	x 3740	10'4"	x 12'3"

**Please Note:** Dimensions are read width x length. Kitchens shown are indicative only, refer to specialist details.



# TAPLIN COURT | Plot two & three



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## Ground Floor



	mm		feet & inches	
Family Room	3695	x 5165	12'2"	x 16'11"
Kitchen/Dining	7895	x 3700	25'11"	x 12'2"
Sitting Room	3965	x 5725	13'0"	x 18'9"
Study	3965	x 2780	13'0"	x 9'1"
Utility Room	2210	x 2485	7'3"	x 8'2"
Garage	6175	x 6310	20'3"	x 20'8"

## First Floor



	mm		feet & inches	
Bedroom 1	4235	x 2980	13'10"	x 9'9"
Dressing	2065	x 2860	6'9"	x 9'4"
Bedroom 2	3560	x 3885	11'8"	x 12'9"
Bedroom 3	3965	x 3580	13'0"	x 11'9"
Bedroom 4	3965	x 2900	13'0"	x 20'8"

**Please Note:** Plot 3 has a different front elevation treatment including bay windows and a Pitch roof porch. Please refer to street scene on brochure cover to see the varying treatments (Plot 2 AS Plot 3 OPP). Dimensions are read width x length. Kitchens shown are indicative only, refer to specialist details.



# TAPLIN COURT | Plot four



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## Ground Floor



	mm		feet & inches	
Kitchen/Dining	6375	x 6215	20'11"	x 20'5"
Sitting Room	6215	x 5000	20'5"	x 16'5"
Study/Bedroom 3	3055	x 4055	10'0"	x 13'4"
Utility Room	3310	x 1685	10'10"	x 5'6"

	mm		feet & inches	
Bedroom 1	3055	x 4055	10'0"	x 13'4"
Bedroom 2	3055	x 4055	10'0"	x 13'4"
Garage	6050	x 7090	19'11"	x 23'3"

**Please Note:** Dimensions are read width x length. Kitchens shown are indicative only, refer to specialist details.



# TAPLIN COURT | Specification

## External Features

Exterior finishes and landscaping are designed to make each property as practical as they are visually attractive.

- Landscaped front gardens, turfed to rear.
- Regular three sized paving to front drive, and large contemporary patios to the rear and side gardens.
- 1.8m high close board timber fence separating boundaries with full height gates.
- Ranch style post and rail perimeter fencing with hedgerow.

## Kitchens

Individually designed by luxury kitchen manufacturer Siematic, delivering a truly distinctive hub for the home.

- The kitchens incorporate a modern door finish, large island\* with a breakfast bar.
- 20mm quartz stone worktop and up-stand\*.
- SIEMENS appliances consisting of stainless steel single oven; combination oven/microwave; warming draw; built in full height fridge; built in full height freezer, built in dishwasher; CAPLE wine cooler (in utility) and a BORA PURE induction hob with integrated extractor.
- FRANKE stainless steel oversized single undermounted bowl.

- Porcelanosa ceramic flooring throughout the kitchen/family/dining room.
- Utility room will have two spaces for white goods with single stainless-steel sink and contemporary chrome mixer tap. Fully tiled floor continued from the kitchen.

## Bathrooms and En-suites

Contemporary styled bathrooms utilising stylish Porcelanosa tiles and sanitaryware.

- White sanitaryware throughout coupled with chrome fixtures.
- Under sink vanity units to the WC, main bathroom and master en-suite.
- WC with water saving chrome dual flush plate.
- Large shower cubicles, chrome thermostatic controls with both a fixed drencher head and a handheld shower head.
- Bathrooms to have a separate shower cubicle\* and large mirror with a demister pad.
- Oversized towel radiators to bathrooms and en-suites.
- Mirror and/or mirror vanity units where possible in en-suites.
- Ceramic wall tiles to selected areas including floor, full height in shower enclosures, half height to walls behind basins/WC's.

## Heating and Electrical

Care has been taken to ensure that a range of features have been included that combine comfort, practicality, and low energy consumption.

- Heating is provided by a NIBE 16kw heat pump coupled to a 300H mains pressure hot water cylinder.
- Underfloor heating the ground floor thermostatically controlled by individual seven day programmers.
- Thermostatically controlled panel radiators to all first floor bedrooms.
- 100% energy efficient light fittings.
- Electric shaver socket to bathroom and ensuites.
- Loft light and sockets in loft.
- Two external water taps and mains wired doorbell.
- External waterproof double sockets to rear of the dwellings and garages.
- External lighting to front and rear, motion controlled up/down lights to the front elevations and garages.
- Contemporary coach lanterns to the patio areas.
- Dusk to dawn bollards bordering the drive.
- Remote electrically operated Horman sectional garage doors that can be paired to secondary devices.
- Electric car charging point.
- 4Kw solar generation with battery storage.

## Home Entertainment and Communications

Simple and effective solutions to ensure a well-managed dwelling for the 21st century.

- Multiple TV points to the living room offering a choice of furniture layouts.
- Multiple sockets to kitchen/family/dining room.
- Master and principal bedrooms have at least one TV point.
- BT points to living room, fed from a Fibre Optic BT hub offering download speeds of up to 1000mb (where applicable).

**PORCELANOSA**  
TILES · BATHROOMS · KITCHENS · HARDWOOD

\* Where applicable

**Please note:** Specification subject to change and minor variations maybe found between houses and the bungalow.



### Interior Finishes

A bespoke and meticulous attention to the feel of the properties ensures that fixtures and finishes are of the highest quality complemented by unique features and premium materials.

- Contemporary doors throughout with modern Italian ironmongery.
- Bespoke feature staircase, with oak handrails with toughened balustrade glazing.
- Energy efficient UPVC windows with a grey external finish. Grey timber Front door, aluminium bi-fold doors to family room.
- UPVC doors to utility and garage personel door.
- Internal walls painted white with all internal wood work white, smooth finish to ceilings.
- Bespoke skirting and matching architrave.
- Ceramic floor tiles to kitchen/ family/dining room, cloaks, family bathroom & ensuites.
- Sophisticated fitted wardrobes to main bedroom.
- Loft ladder.

### Security, Safety and Peace of mind

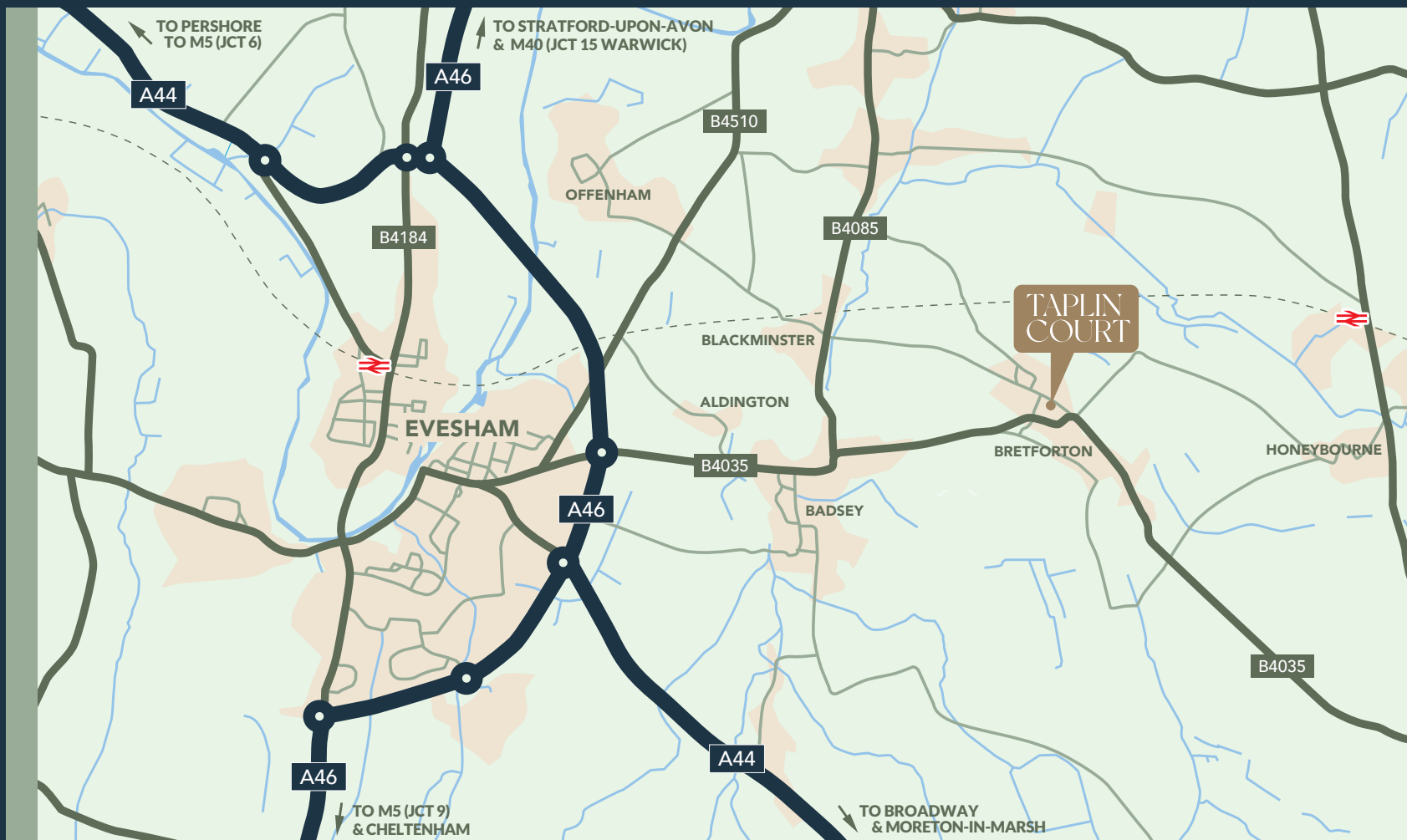
- High security front door with multi-point locking system.
- Aluminium bi-fold doors with multi-point locking system, window locks to all ground floor windows.
- Mains fed smoke detectors with battery back up.
- Prewired alarm panel for future alarm installation.
- Market leading 10 year NHBC warranty.
- NIBE Air Source Heat Pump, with over 70 years experience provides peace-of-mind with a seven year warranty.

# SieMatic

# NIBE







# TAPLIN COURT

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## Disclaimer

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