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STATION ROAD

Public Open Space

SUDS

Plot 1  
Type A1

Plot 2  
Type B

Plot 3  
Type B

Plot 4  
Type C

Site Plan



#### Plot 4 Fladbury

Available to reserve off plan, Bayfield Manor is a fabulous five bedroom detached home with gated driveway, triple garage with room above and having wonderful views over open countryside. Built by renowned local builders, Lockley Homes, and located on a development of just four properties at Kings Ridge

Nestled in the charming village of Fladbury, this brand new contemporary five-bedroom detached house having 2832 sq ft of luxurious living accommodation. Complemented by glorious views over open countryside. Situated behind private electric gates with a fantastic triple garage with a room above. Built by renowned builders, Lockley Homes, this property offers you the perfect blend of luxury, space, and countryside charm.

Spanning an impressive 2832 sq ft of accommodation, this property has been thoughtfully designed to cater for the modern lifestyle while providing a warm and inviting homely atmosphere.

Large hallway leads through to the separate living room with feature electric fire within natural stone surround. From the hallway doors lead through to the separate study, impressive living room and the stunning kitchen, dining, family room. This outstanding open-plan kitchen/dining/family room overlooking the gardens with double doors leading out to the garden area. Beautifully appointed shaker style painted cabinetry units complemented by stone work surfaces and a range of integrated appliances. A central island provides a striking focal point in this stylish kitchen. The utility room also offers stone worktops and Villeroy & Boch farmhouse butlers sink.

On the first floor the property boasts four spacious bedrooms, each with its own ensuite with the principal bedroom also benefitting from having a dressing area with fitted wardrobes.

Outside there is a turfed garden area and paved patio with a triple garage having a room above.

Fladbury is situated on the River Avon in Worcestershire. It is perfectly located for access to the beautiful countryside with nearby Cotswolds, Pershore, Evesham and Worcester being easily commutable. The village itself benefits from two pubs, a church, village hall, hairdresser, and famous pie shop, together with facilities for football, cricket, tennis and paddle sports.



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## 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



## 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.



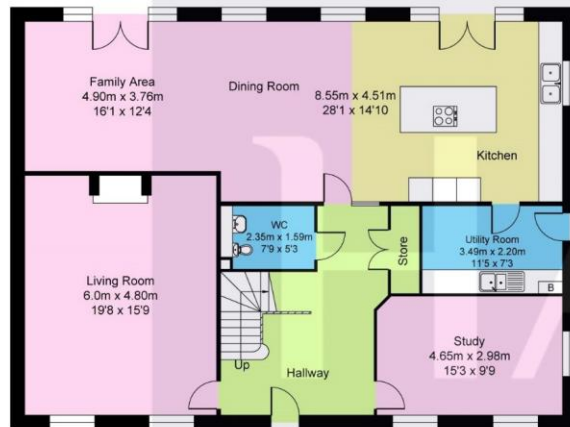


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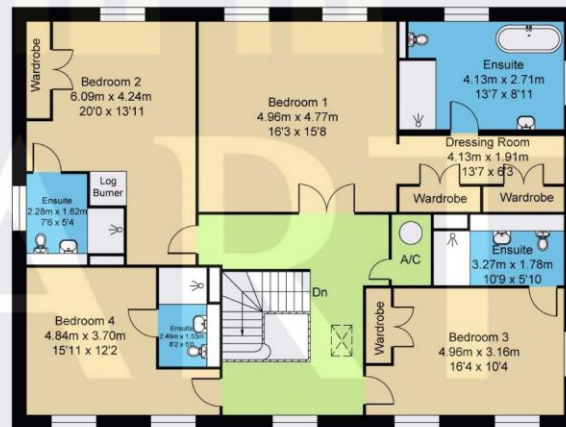


**Bayfield Manor**  
**Main House Area 2832.0 square feet**  
**Garage Area 995.0 square feet**  
**Total Area 3827.0 square feet**

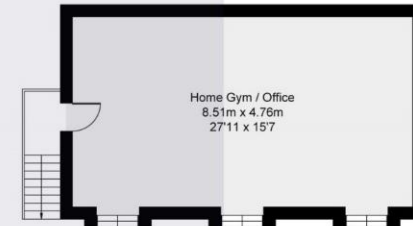
**Ground Floor**



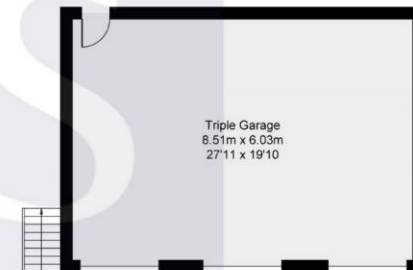
**First Floor**



**Garage First Floor**



**Garage Ground Floor**



AGENTS FOR FINE HOMES

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