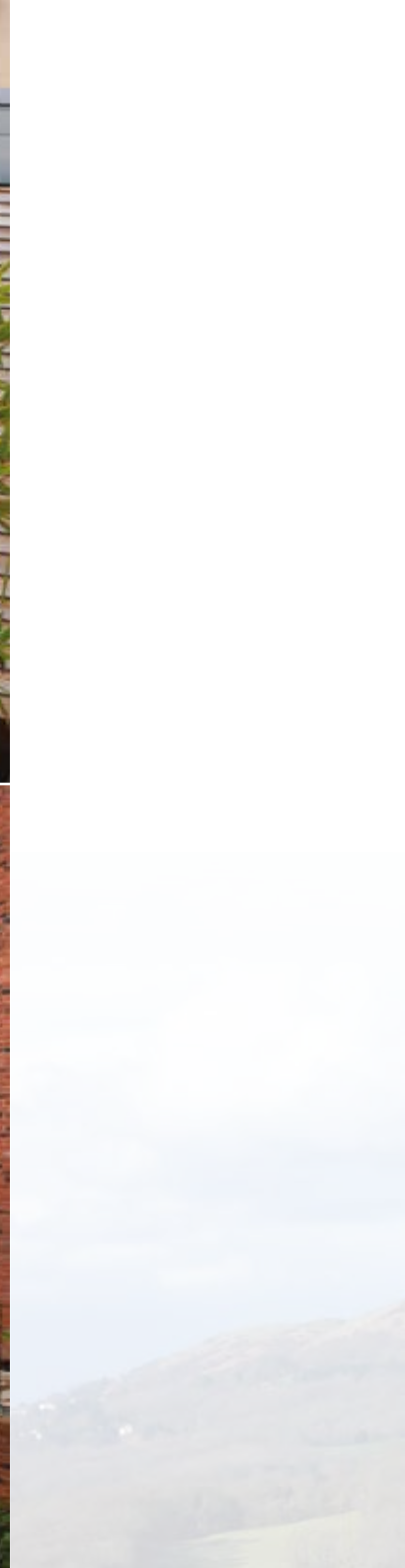




SPRING MEADOWS
WELLAND

GUILD HOMES
INSPIRATIONAL LIVING



GUILD HOMES

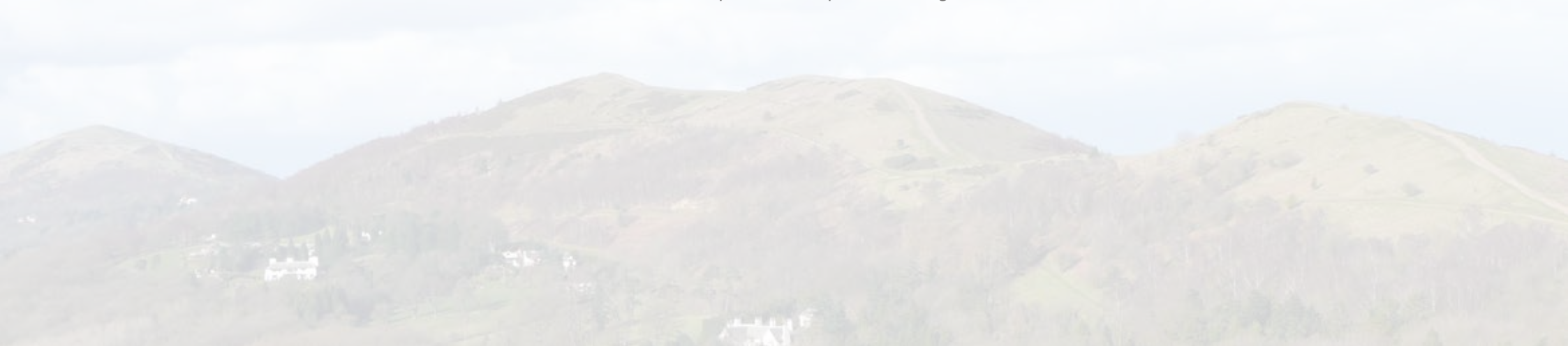
I N S P I R A T I O N A L L I V I N G

Guild Homes creates properties designed to inspire and, in turn, provide a lifestyle, an investment and – most importantly – a home to be proud of.

Formed in 1996, Guild Homes is a family-owned business, using its varied and unique perspectives to create homes with a broad appeal, with an unwavering focus on delivering individuals their dream home.

With regular opportunities for purchasers to tailor build specifications to their own tastes, Guild's unique approach to home creation is one centred solely on you: your life, your dream, your home.

Situated in and around the Midlands, Guild Homes strives to go beyond just constructing a beautiful home – its aim is to build properties that unequivocally deliver on its promise of inspirational living.



INSPIRATIONAL LIVING



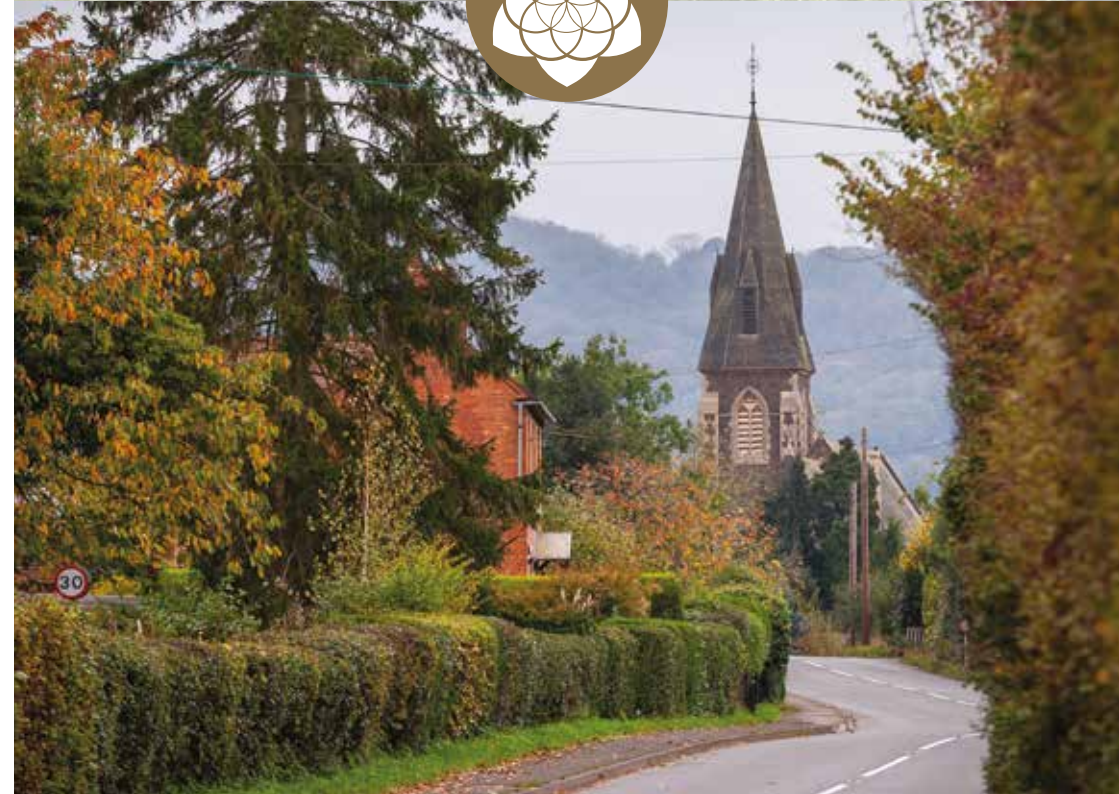
WELLAND

RESPLENDENT COUNTRYSIDE

Sitting on the edge of an Area of Outstanding Natural Beauty, Welland lies at the foot of the imposing Malvern Hills. What's more, with St Wulstan's Nature Reserve and Lovells Vineyard also nearby, the location provides boundless opportunity for exploration. The village also plays host to the historic Welland Steam Rally, which sees the rolling fields taken over for a week each year by vintage steam vehicles from the golden age of Victorian engineering.

ON THE DOORSTEP

The village has its own local primary school and preschool, church, post office and pub, as well as a village hall with local farmers' market. The quintessential English countryside location, Welland offers everything one could wish for to live a tranquil village life. In addition, the Three Counties Showground lies just beyond the perimeter of the village, and features countless events and attractions throughout the calendar.





A STONE'S THROW

Welland is situated just six miles from the beautiful spa town of Malvern. Full of sumptuous amenities, with numerous boutique shops, bars and restaurants – not forgetting the famous Malvern Theatre – Malvern is perfectly placed to offer Welland that 'little bit extra'. Journey further afield, and one can find historic Worcester or the regency splendour of Cheltenham – adding to an impressive array of regional attractions.

KEEPING ACTIVE

Along with endless countryside to explore, those with an active lifestyle will find an abundance of opportunity in and around Welland. The village itself has boys' and girls' football clubs that play on the local sports field, and school initiatives such as Bikeability. Meanwhile, at Malvern College, a new multi-million-pound, state-of-the-art sports complex plays host to a plethora of different activities. Malvern Splash Leisure Complex is also close by, along with a range of other clubs and societies.

SCHOOLS AND TRANSPORT

In addition to the primary and preschools in Welland itself, Great Malvern boasts some of the best private and state education schools in the region, including the famous Malvern College, Malvern St James and The Chase. The area is also served by excellent transport links, playing host to two train stations, Malvern Link and Great Malvern, which connect effortlessly with the Midlands, South West and London. For travelling by car, both Birmingham and Bristol can be reached in just over an hour*, with London around 3 hours away*.

*Source: Google Maps





WELCOME TO



MALVERN



SPRING MEADOWS

Spring Meadows is a superb collection of homes set in the heart of the beautiful Worcestershire countryside. Nestled in a picturesque, rural location, these modern homes are constructed to the most exacting standards and finished to only the highest specification. From new families looking for room to grow, to professional couples yearning an escape from the hustle and bustle of working life, Spring Meadows really does have something for everyone.

KEY

THE CRAWFORD *Plots 1, 3*

Two-bedroom detached bungalow: 1071 sq ft

THE ELDRIDGE *Plots 2, 5, 6*

Three-bedroom detached: 1485 sq ft

THE REDFORD *Plots 4, 7, 18*

Three-bedroom detached: 1313 sq ft

THE HAMPTON *Plots 8, 9, 12, 15, 16*

Five-bedroom detached: 2874 sq ft

THE JEFFERSON *Plots 10, 14, 17*

Five-bedroom detached: 1991 sq ft

THE KINGSLEY *Plots 11, 13*

Five-bedroom detached: 1991 sq ft



Please note garden sheds are not included, and featured on the above illustration for indicative purposes only.

“An attractive two-bedroom bungalow with spacious rooms throughout, this home comprises a large open-plan kitchen/living space with access to a private rear garden.”

The two large double bedrooms both have en-suite bathrooms, with the impressive master suite featuring the added luxury of a walk-in wardrobe.



INSPIRATIONAL LIVING

THE CRAWFORD



Plots 1, 3
1071 sq ft

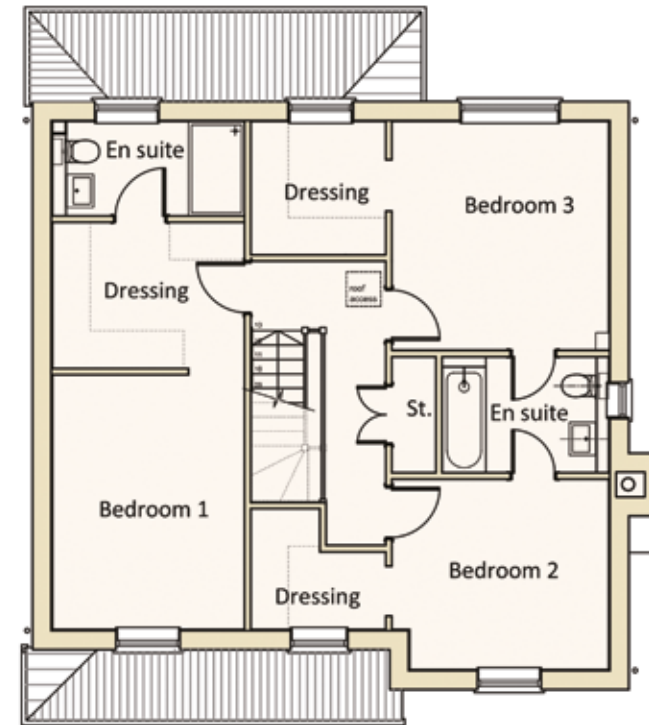
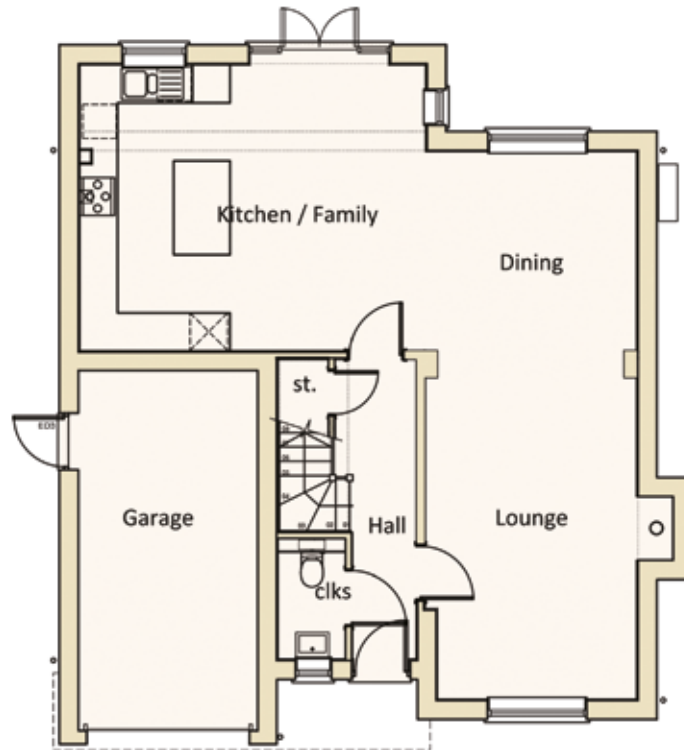
GROUND FLOOR

Lounge	5235mm x 4990mm (max)
Kitchen	4950mm x 3640mm
Bedroom 1	4525mm x 3190mm
Bedroom 2	3550mm x 3190mm
Garage	5615mm x 2700mm

Plot 3 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.

Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and no wardrobes are included. All dimensions are accurate to within 50mm. Purchasers are advised not to purchase any flooring in reliance on the measurements without allowing for the tolerance given above and checking at the site office.

THE ELDRIDGE



Plots 2, 5, 6
1485 sq ft

GROUND FLOOR

Lounge	5575mm x 3415mm
Kitchen/Family	4610mm x 5570mm
Dining	3225mm x 3375mm
Garage	5760mm x 2870mm

FIRST FLOOR

Bedroom 1/Dressing	6535mm x 3095mm
Bedroom 2/Dressing	3000mm x 5740mm (max)
Bedroom 3/Dressing	3675mm x 5750mm (max)

Plot 5 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and no wardrobes are included. All dimensions are accurate to within 50mm.
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“ A desirable three-bedroom family home with great scope for individuality, this property offers an abundance of living space. ”

Currently laid out with a large open-plan living area, with access through bi-fold doors onto a private rear garden, this property has potential for the purchaser to amend internal layouts to suit their needs (subject to timing). Upstairs, two sizeable double bedrooms – both with dressing rooms – and a great family bathroom accompany the large mastersuite, which has the added bonus of both an en-suite bathroom and its own dressing room.



I N S P I R A T I O N A L L I V I N G

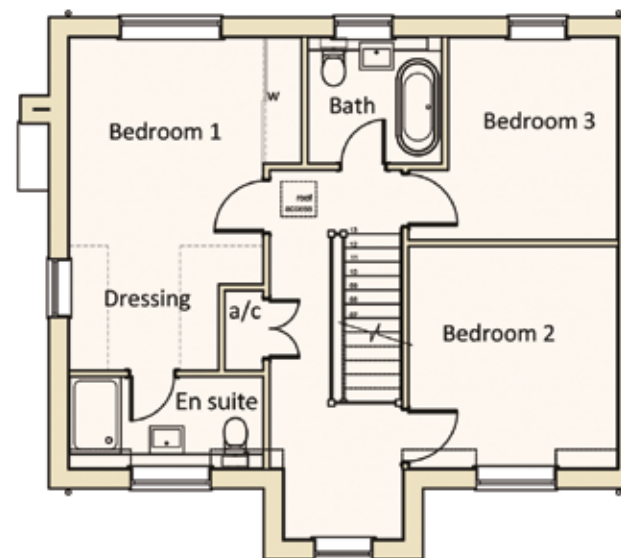
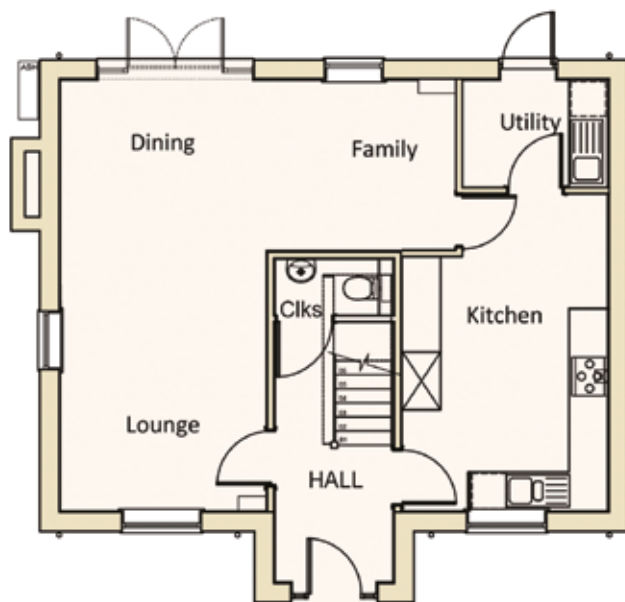
“ A handsome three-bedroom home with an abundance of space for the family, the Redford offers plenty of possibilities for layout options. ”

Plans currently consist of a large kitchen leading to a separate lounge/dining/family room, separate utility room and WC. However, subject to timing, there is the opportunity to tailor layouts to suit individual needs. Upstairs, two considerable double bedrooms are served by a family bathroom, while the impressive master bedroom features its own en suite.



INSPIRATIONAL LIVING

THE REDFORD



Plots 4, 7, 18
1313 sq ft

GROUND FLOOR

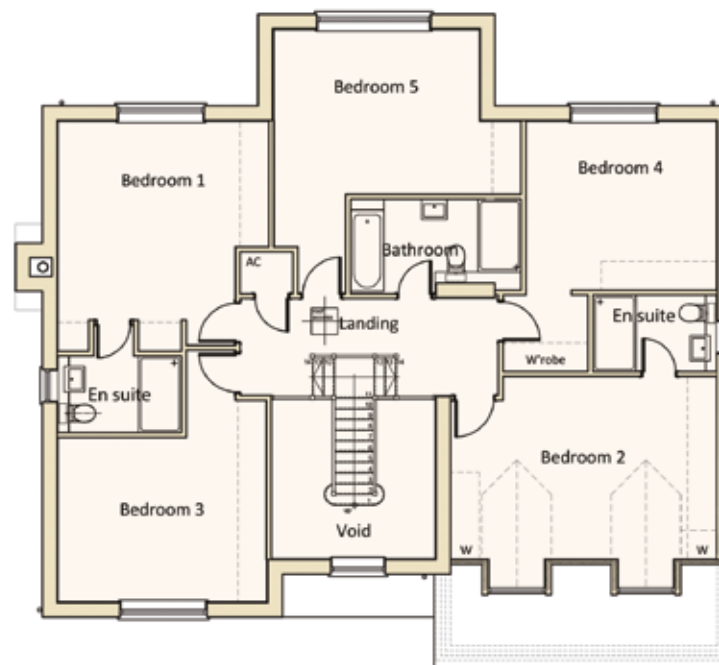
Lounge	4075mm x 3265mm
Kitchen	4960mm x 3060mm
Dining/Family Room	2700mm x 6220mm
Utility	1700mm x 2300mm
Single Garage	6050mm x 2915mm
Double Garage	5050mm x 5050mm

FIRST FLOOR

Bedroom 1	5235mm (max) x 3655mm (max)
Bedroom 2	3490mm x 3290mm
Bedroom 3	3195mm x 3290mm
Bathroom	1995mm x 2100mm

Plot 7 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and no wardrobes are included. All dimensions are accurate to within 50mm.
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THE HAMPTON



Plots 8, 9, 12, 15, 16
2874 sq ft

GROUND FLOOR

Lounge	5900mm x 4500mm
Kitchen	3600mm x 4950mm
Family/Dining	5510mm x 4335mm
Utility	1700mm x 3670mm
Study	4070mm x 4400mm (max)
Garage	5355mm x 5570mm

FIRST FLOOR

Bedroom 1	4820mm (max) x 4425mm (max)
Bedroom 2	4350mm (max) x 5570mm
Bedroom 3	4400mm x 5248mm (max)
Bedroom 4	5250mm x 3995mm
Bedroom 5	5560mm (max) x 5160mm (max)
Bathroom	1975mm x 3560mm

Plot 9 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
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“ A truly fantastic five-bedroom home; upon entry to this property the beautiful gallery staircase and landing immediately impress. ”

This outstanding and extensive home is currently laid out with a large open-plan kitchen/dining/lounge area, and a separate study. There is, however, potential to alter the internal layout to suit your needs (subject to timing). A separate utility, WC and double garage complete the ground floor, while up the grand staircase five large double bedrooms – two with en suite – accompany a large family bathroom. Beautiful large windows and plenty of room for storage make this home truly wonderful.



I N S P I R A T I O N A L L I V I N G

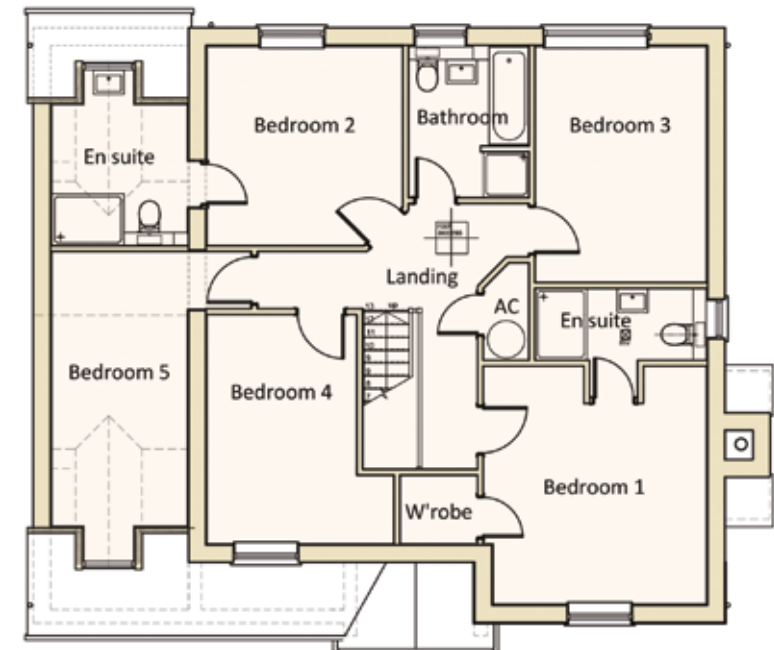
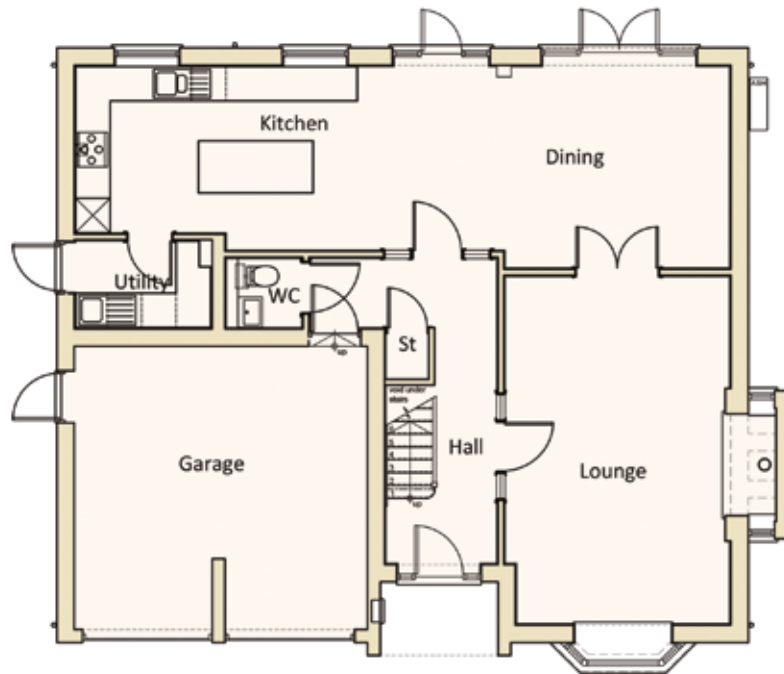
“ A charming property with a lot to offer; on the ground floor open-plan living provides the opportunity to lay rooms out in any number of combinations. ”

Subject to timing, there is even scope to make the separate lounge part of the open plan kitchen/dining/family room, creating a truly unified living experience. Upstairs, four double bedrooms accompany a fifth room suited to a number of uses. Bedrooms one and two both benefit from an en suite, while the family bathroom is well laid out and spacious, completing this versatile family home.



I N S P I R A T I O N A L L I V I N G

THE JEFFERSON



Plots 10, 14, 17
1991 sq ft

GROUND FLOOR

Lounge	6550mm (max) x 3950mm
Kitchen	3235mm (max) x 7470mm
Dining	3550mm x 3950mm
Utility	1550mm x 2400mm
Garage	5150mm x 5100mm

FIRST FLOOR

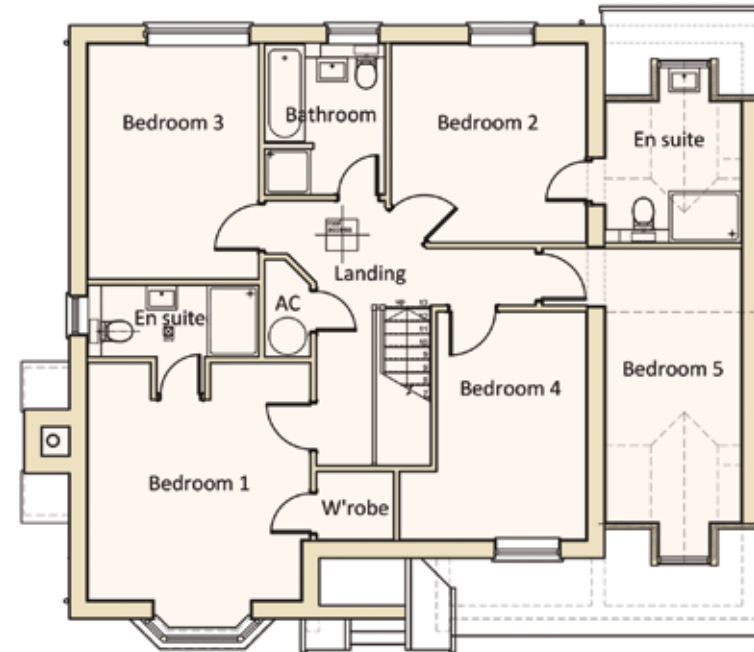
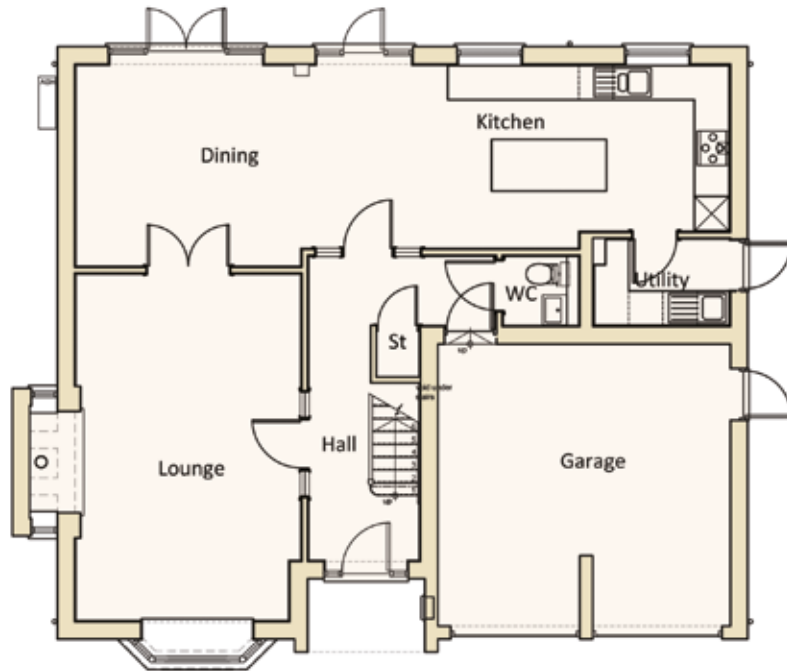
Bedroom 1	4160mm x 3900mm
Bedroom 2	3480mm x 3420mm
Bedroom 3	4125mm x 3000mm
Bedroom 4	4000mm x 3270mm (max)
Bedroom 5	5430mm (max) x 2475mm
Bathroom	2650mm x 2100mm

Custom build specifications are subject to timings and build stage.

Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and no wardrobes are included. All dimensions are accurate to within 50mm.

Purchasers are advised not to purchase any flooring in reliance on the measurements without allowing for the tolerance given above and checking at the site office.

THE KINGSLEY



Plots 11, 13
1991 sq ft

GROUND FLOOR

Lounge	6550mm (max) x 3950mm
Kitchen	3235mm (max) x 7470mm
Dining	3550mm x 3950mm
Utility	1550mm x 2400mm
Garage	5150mm x 5100mm

FIRST FLOOR

Bedroom 1	4160mm x 3900mm
Bedroom 2	3480mm x 3420mm
Bedroom 3	4125mm x 3000mm
Bedroom 4	4000mm x 3270mm (max)
Bedroom 5	5430mm (max) x 2475mm
Bathroom	2650mm x 2100mm

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“ An attractive property with plenty of potential; the main focus of this house is the wonderful open living space arranged as a kitchen/dining room at the back of the property, with large windows and doors leading to a private rear garden. ”

Currently set up as a separate lounge with glass doors, subject to timing there is opportunity to alter the layouts to suit individual tastes. Upstairs, four large double bedrooms – two with en suite – accompany a fifth room to be used as a bedroom or perhaps a study, and a stylish family bathroom.



INSPIRATIONAL LIVING



KITCHEN

- Fully fitted bespoke kitchens*
- Featured profile worktops including solid wood and granite*
- Stainless-steel double oven with four-plate ceramic hob or range cooker (dependent on plot) with stainless steel/ integrated pyramid hood*
- Stainless-steel sink with mixer tap*
- Integrated/freestanding fridge freezer and washer/dryer (or separate washing machine and dryer where space permits) from a quality manufacturer*

BATHROOM, EN SUITE & WC

- Bathrooms, en suites and WC fitted with contemporary sanitaryware from Porcelanosa in white with stylish chrome fittings
- Bathrooms and en suites fitted with contemporary wall and floor tiles*
- Recessed chrome downlighters are installed in bathrooms and en suites
- Shaver socket installed in bathrooms and en suites

DECORATIVE & INTERNAL FINISH

- Each home features smooth emulsion finish to walls and ceilings
- Feature walls are included (where appropriate)
- Internal doors in Magnet® Mexicana Oak finish
- Woodwork and skirting finished in brilliant white
- Staircases in softwood/hardwood timber (dependent on house type)
- Wood-burning stoves fitted in plots 8-17

EXTERNAL FINISH

- All driveways block-paved
- Gardens landscaped and rear gardens enclosed by fence or hedgerows (where appropriate)
- Through-colour render used for quality (on appropriate house types)



S P E C I F I C A T I O N

ENERGY EFFICIENCY, HEATING AND INSULATION

- Heating system comprises air source heat pump
- Underfloor heating to the ground floors, radiators to the first floors
- Mains-pressured hot water system with electronic programmer
- uPVC double-glazed windows
- Cavity-wall and loft insulation installed to the latest efficiency standards

ELECTRICAL INSTALLATION

- Numerous BT and TV points fitted throughout
- Mains-operated smoke alarms
- Alarm systems fitted
- Recessed chrome downlighters are fitted in kitchen areas
- Mix of downlighters and pendant light fittings to all other rooms, supplied with energy-efficient bulbs

*Choice available subject to timing



PREMIER GUARANTEE AND CUSTOMER CARE

All homes are independently surveyed at various key stages of construction by Premier Guarantee and their inspectors will issue a 10 year warranty certificate upon structural completion.





SPRING MEADOWS

DRAKE STREET, WELLAND,
WORCESTERSHIRE
WR13 6LP

Viewing by appointment only

0800 032 5488

GUILD HOMES

INSPIRATIONAL LIVING

www.guildhomes.co.uk

This brochure is intended as a sales aid and guide to Spring Meadows (the development). The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Office on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home. All photography in this brochure is indicative of the local area and does not represent the specific site surroundings or aspect. Photography and images are used for illustration purposes only.