



HIGHFIELDS
CLIFTON UPON TEME

GUILD HOMES
INSPIRATIONAL LIVING



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Guild Homes creates properties designed to inspire and, in turn, provide a lifestyle, an investment and – most important – 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 – and with an unwavering focus on delivering individuals their dream home.

At Guild Homes, we build properties which are of a traditional size, with room in abundance for the entire family to feel comfortable. The key element is having the space which enables you to bring your ideas to life.

With regular opportunities for purchasers to tailor build specifications to their own taste, 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 constructing just a beautiful property – its aim is to build homes which unequivocally deliver on its promise of inspirational living.

“

Guild Homes is a family business which chooses sites, then designs and builds homes of which we are proud... and ones in which we, ourselves, would be happy to live. Wherever possible, we design large open-plan living areas, which is how we, as a family, like to live, but we give the option to partition spaces, where we can, if buyers require. Our homes are larger than modern new builds – we believe space to be the ultimate luxury. We are very open, subject to timing, for you to amend your home and welcome your personalising your home to suit your needs and desires. We will take the time with you to help you to achieve a truly unique home.

”

Jeff Guest
Managing Director



CLIFTON UPON TEME

RESPLENDENT COUNTRYSIDE

Looking over the Lowe Teme Valley, Clifton upon Teme provides boundless opportunity for exploration of the breath-taking views and panoramas of the surrounding hills and valleys. With a small woodland area nearby and acres of countryside to explore, it will be easy to call this picturesque village home.

ON THE DOORSTEP

The village has a shop, a parish church, a nursery and primary school, a village hall, a garage and two pubs – all in a quintessential countryside location. Clifton upon Teme offers everything one could wish for in the pursuit of village life. Slightly further afield there are the Shelsley Walsh Hill Climb and Knightwick Races, both of which provide a wonderful day with family and friends.

“

Our homes stretch beyond the boundaries of four walls, reaching into areas of outstanding natural beauty.

”

Charlotte
Sales and Commercial Manager



SOMETHING FOR EVERYONE

Along with endless countryside to explore, Clifton upon Teme hosts numerous clubs and organisations, many at the village hall, for almost every age and interest. From an under-5s nursery, tennis club and riding schools to a bowls and ramblers' club. For the younger generation there are also the ever-popular Brownies and Scouts clubs – exciting opportunities abound. Slightly further afield, enjoy a show at Malvern Theatres, just a 36-minute car trip away*, or visit one of the many events at the Three Counties Showground, which is just 40 minutes' drive*.

EXCELLENT EDUCATIONAL OPPORTUNITIES

In addition to the primary and pre-schools in Clifton upon Teme itself, the village is surrounded by some of the best private and state schools in the Malvern region, including The Chantry School (Martley), just 12 minutes away*, as well as Abberley Hall School, the Royal Grammar School and King's School.

TRANSPORT LINKS

Connections from this delightful rural village include a regular bus service to Worcester, of just 30 minutes*, putting the buzz of the cathedral city within easy reach. The towns of Bromyard, Kidderminster, Malvern and Tenbury Wells are all within 40 minutes' drive*. Birmingham Airport is also just an hour away by car* – you'll be spoiled for choice.

*Times taken from Google Maps.







H I G H F I E L D S

Highfields is a superb collection of homes set in the heart of the resplendent Worcestershire countryside. Nestled in a picturesque rural location, these modern homes are constructed to the most exacting standards and finished to a high specification.

From new families looking to grow and professional couples yearning for an escape from the hustle and bustle to those looking to downsize without compromising on luxury, Highfields offers a home to suit your needs.

K E Y

T H E C R A W F O R D

PLOTS 1, 3, 5, 18 and 23

Two-bedroom detached dormer bungalow: 1,490 sq ft

T H E E L D R I D G E

PLOTS 2, 4, 19, 20 and 22

Three-bedroom detached: 1,590 sq ft

T H E H A M P T O N

PLOTS 15, 16, 17 and 21

Five-bedroom detached: 2,734 sq ft

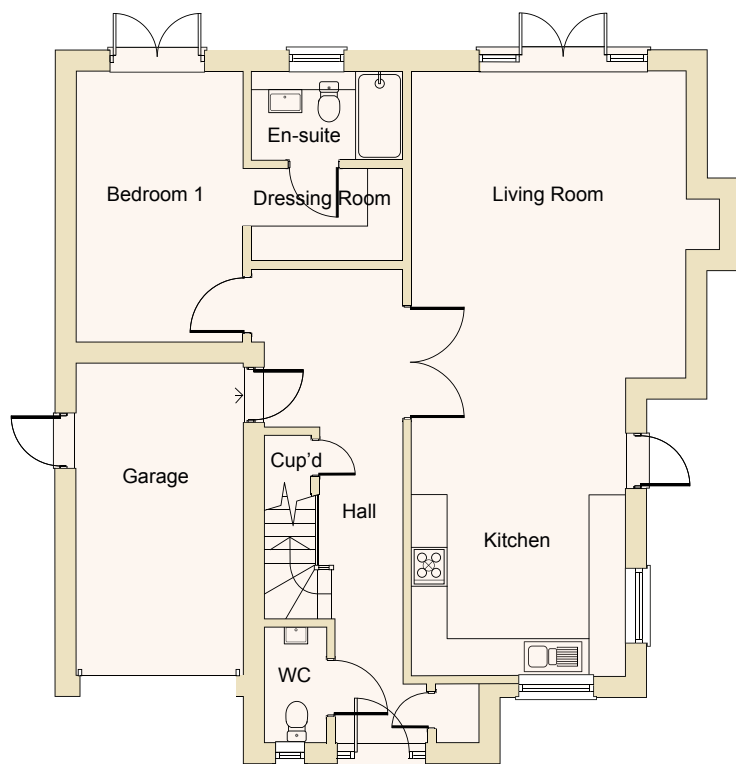


Not to scale. Trees, shrubs, gardens and landscaping are indicative/illustrative only and may alter during construction. Finishes and materials may vary from those shown. Please ask at the site office for specific details.

THE CRAWFORD

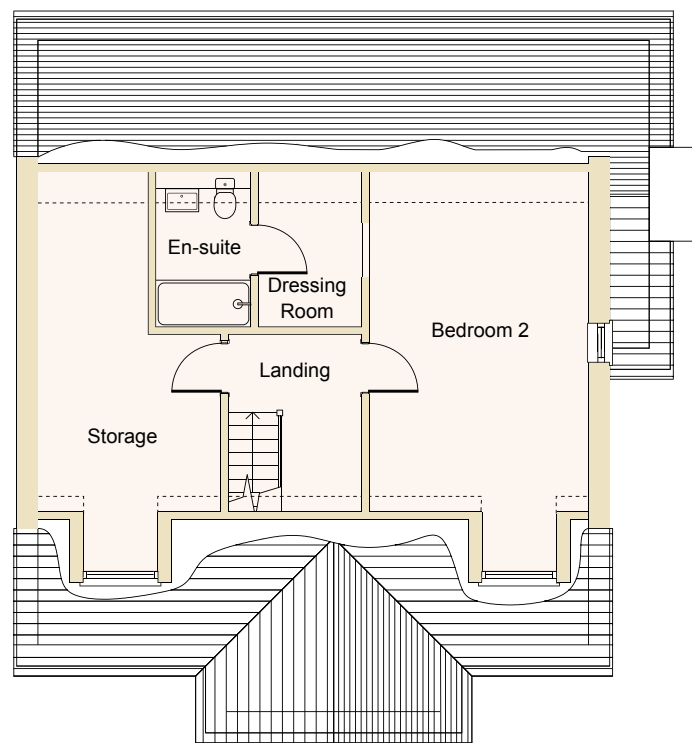
PLOTS 1, 3, 5, 18 and 23
1,490 sq ft





GROUND FLOOR

Living Room/Kitchen	10084mm x 4607mm (max)
Bedroom 1	4521mm x 2824mm
Single Garage	5213mm x 2800mm



FIRST FLOOR

Bedroom 2	5749mm x 3670mm
Storage	5749mm x 3061mm

“

An attractive two-bedroom dormer bungalow, with spacious rooms throughout. This home comprises a large 10-metre open-plan living space.

”

The two large double bedrooms, one on the ground floor, both have an en suite bathroom. Each double bedroom also features the added luxury of a walk-in wardrobe. The large open-plan kitchen/lounge offers access, through French doors, to the rear garden. Additionally, there is a large storage room on the first floor which, should you wish, would make a perfect study or craft room.

Plots 1 and 18 are 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 wardrobes are included in bedroom 1 only.

All dimensions are approximate. Purchasers are advised not to purchase any flooring relying on these measurements, without allowing for the tolerance given above and checking at the site office.

THE ELDRIDGE

PLOTS 2, 4, 19, 20 and 22
1,590 sq ft

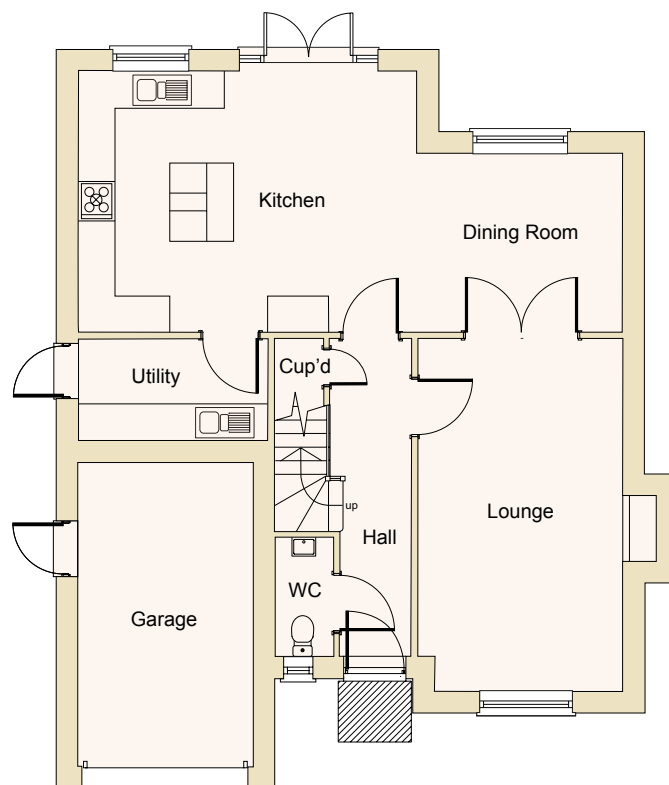


“

A desirable three-bedroom home with space for all of the family – three dressing rooms give this home the element of luxury.

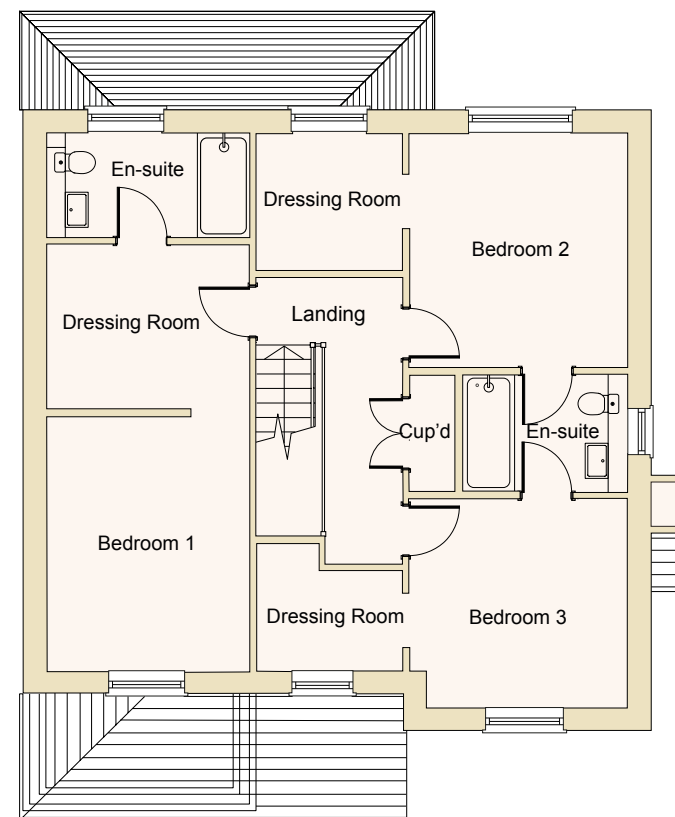
”

The ground floor offers a separate lounge, and access to the private rear garden is through French doors from the kitchen/family room. Upstairs, there are three sizeable double bedrooms – each with a dressing room – and all have the added bonus of an en suite bathroom. These are large enough to be reconfigured as a study, if so desired.



GROUND FLOOR

Lounge	5786mm x 3322mm
Kitchen/Dining Room	8968mm x 4311mm (max)
Utility	1673mm x 3134mm
Single Garage	5000mm x 2884mm



FIRST FLOOR

Bedroom 1 (inc. Dressing Room)	5481mm x 3146mm
Bedroom 2	3626mm x 3328mm
Bedroom 3	3218mm x 3328mm

Plots 2, 4 and 22 are handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.

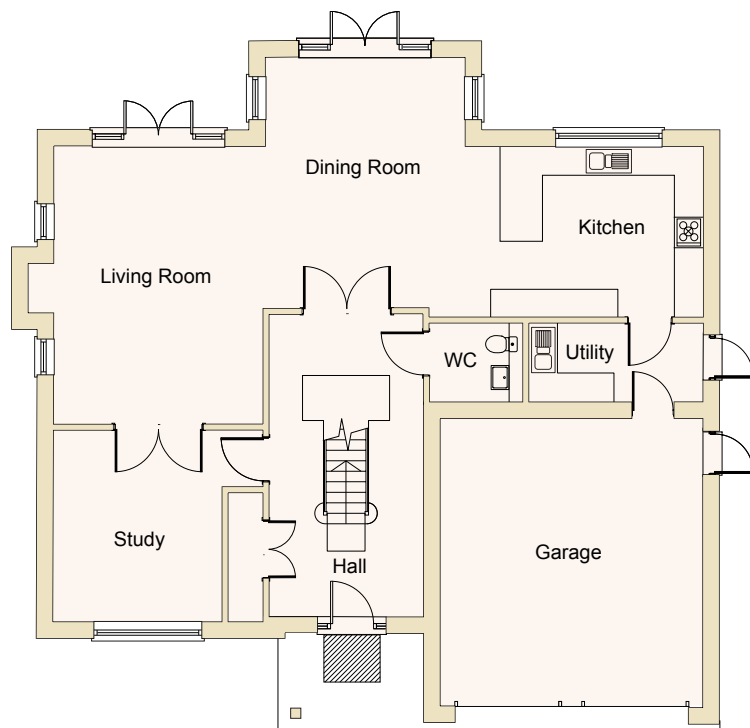
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THE HAMPTON

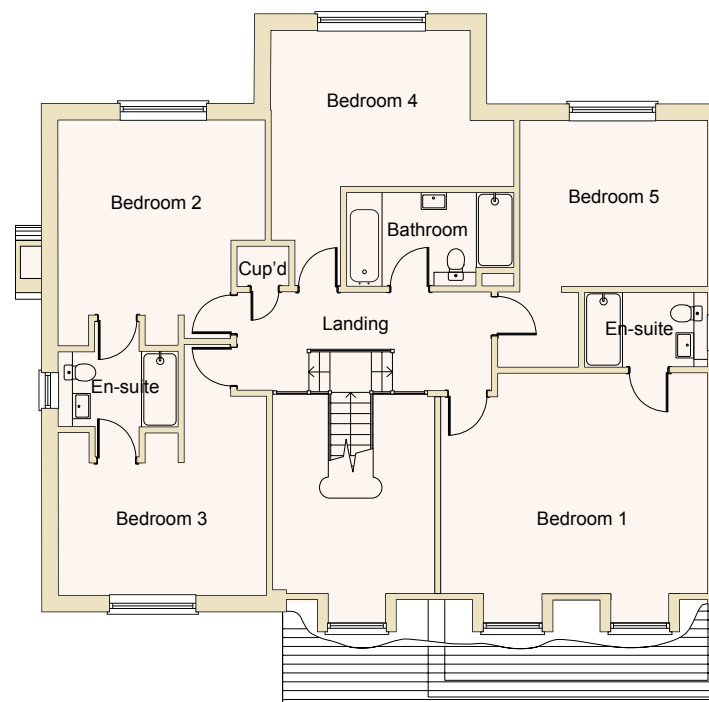
PLOTS 15, 16, 17 and 21
2,734 sq ft





GROUND FLOOR

Study	4075mm x 3595mm
Kitchen	6353mm x 3645mm
Kitchen/Dining/Living Room	5347mm x 13787mm
Utility	1626mm x 3708mm
Double Garage (Plot 15)	5100mm x 5584mm
Double Garage (Plots 16, 17 & 21)	6113mm x 5584mm



FIRST FLOOR

Bedroom 1	5836mm x 4741mm
Bedroom 2	4806mm x 4421mm
Bedroom 3	4459mm x 4241mm (max)
Bedroom 4	5188mm (max) x 4453mm (max)
Bedroom 5	4011mm x 3539mm
Bathroom	3575mm x 2025mm

“

A truly fantastic five-bedroom home. On entry to this property, the beautiful gallery staircase and landing impress immediately.

”

This outstanding and extensive home has a large open-plan kitchen/dining/lounge area and a separate study. To suit the buyer's needs, there is the potential to partition this with solid walls or bi-fold doors. A separate utility, WC and double garage complete the ground floor. On the first floor, across the gallery landing and accompanied by a large family bathroom, are five large double bedrooms – three with an en suite. Beautiful large windows and plenty of room for storage make this home truly wonderful.

Plot 15 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.

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The Eldridge, with optional timber bi-fold doors



The Eldridge, with optional fire and fireplace



The Hampton

SPECIAL AS STANDARD

Guild Homes is not a mass-market housebuilder – and never will be. This means that every home built is as individual as its purchaser. There are no extra charges for personalisation! Changes made to the design which don't affect budget will not be passed on to you. Making a house into YOUR home is the sole purpose of Guild Homes. From taking down a wall or changing the style and layout of the kitchen to adding a plug socket for a coffee machine, the process is all about YOU.

BATHROOMS

For the bathrooms in a Guild Home, only quality sanitaryware and tiling brands are used. Each bathroom is thoughtfully designed by the team. If a different style is preferred, changes can be made at no additional cost, subject to timing. For example: fully tiled bathrooms are standard – if a partially tiled bathroom is requested, that allocation for tile can go towards another aspect of the home. Speak to a sales adviser to find out more.

KITCHENS

At Guild Homes, the kitchen is seen as the social hub of the home. This is why spacious and open-plan rooms are included in our layouts. They are designed with the whole family in mind. With a kitchen-design service available*, the kitchen in each home can be bespoke, with those features important to you, from an abundance of storage to granite worktops or even a wine-cooler.

PREPARED FOR REAL LIFE

At Highfields, fibre to the property is readily available, allowing for ultrafast broadband speed to make both home entertainment and homeworking as smooth and easy as possible.

MAKE YOUR HOUSE A HOME

At Guild Homes, we believe that your home should be personal to you – which is why we go that extra mile and allow you to reconfigure layouts, where possible, to really make your house your home. Want a larger bedroom or perhaps a downstairs study? No problem. Dependent on the stage of build, we will work with you to configure the home just as you want it.

ENERGY-SAVING

Our homes are built with air-source heat pumps. These work by transferring heat absorbed from the outside air to an indoor space. Combined with a green electricity tariff, this is great news for not only the environment, but also your pocket.

*Kitchen-design service available, subject to timing.



SPECIFICATION

This is only a small section of our extensive specification. To see exactly what Guild Homes offers, please visit our show home and help yourself to a full specification sheet or talk to one of our sales advisers.

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 (depending on plot) with integrated pyramid hood*
- Stainless-steel sink with mixer tap*
- Integrated/freestanding fridge freezer and washer/dryer (or separate washing machine, dryer and dishwasher, where space permits) from a quality manufacturer*

BATHROOM, EN SUITE AND WC

- Bathrooms, en suites and WC fitted with contemporary sanitaryware from Porcelanosa® or Villeroy & Boch®, in white, with stylish chrome fittings
- Bathrooms and en suites fitted with contemporary wall and floor tiles. Full-height tiling in all en suites and bathrooms. Feature wall tiling in cloakrooms*
- Recessed chrome downlighters installed in bathrooms and en suites
- Shaver socket installed in bathrooms and en suites

*Choice available, subject to timing.

DECORATIVE AND INTERNAL FINISH

- Each home features smooth emulsion finish on walls and ceilings
- Feature walls are included (where appropriate)
- Internal doors in oak finish
- Woodwork and skirting finished in brilliant white
- Staircases in softwood/hardwood timber (depending on house type)

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)

ENERGY-EFFICIENCY, HEATING AND INSULATION

- Heating system comprises air-source heat pump
- Underfloor heating on ground floors; radiators on first floors
- Mains-pressure 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®, TV and data points fitted throughout
- Mains-operated smoke alarms
- Alarm systems fitted
- Recessed chrome downlighters fitted in kitchen areas
- Mix of downlighters and pendant light fittings in all other rooms, supplied with energy-efficient bulbs



The Hampton



PREMIER GUARANTEE AND CUSTOMER CARE

At various key stages of construction, all homes are independently surveyed by Premier Guarantee, whose inspectors will issue a 10-year warranty certificate, on structural completion.



The Hampton



HIGHFIELDS

CLIFTON UPON TEME

WORCESTERSHIRE

WR6 6DN

Viewing by appointment only

01886 822 188

GUILD HOMES

INSPIRATIONAL LIVING

www.guildhomes.co.uk

This brochure is intended as a sales aid and guide to Highfields (the development). The accuracy of any image, measurement, depiction of environment, plot position or 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 in the development) should not rely on 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 for illustrative purposes only.