



THE POPLARS

GUILD HOMES
INSPIRATIONAL LIVING



GREAT
MALVERN

EVERYTHING YOU COULD WISH FOR IN ONE STUNNING LOCATION



GREAT MALVERN

Great Malvern is home to an abundance of local amenities set in a beautiful location. Restaurants, the renowned Malvern Theatres and shops galore all at the foot of the spectacular Malvern Hills.





SHOPPING

Wander around Malvern's numerous boutique shops and cafés at your leisure, and just a short car journey away you can explore the historic town of Worcester or perhaps the regency splendours of Cheltenham.

GOING OUT

With bars and bistros aplenty, relaxing with friends is easy; sample food from around the world in one of the many fine restaurants within easy walking distance. To round off an evening, Malvern Theatres offers endless entertainment including comedy, music and plays.

COUNTRYSIDE

The Malvern Hills are renowned throughout the UK, however there are many other beautiful local walks around Malvern as well as National Trust beauty spots, so you can explore miles of Worcestershire countryside at your own pace. The development is ideally situated right next to Peachfield Common, and there are events throughout the year at the nearby Three Counties Show Ground.

EXCELLENT SCHOOLS

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. There are also plenty of sought-after primary schools to choose from, including the highly credited Malvern Wells Primary and The Wyche, which The Poplars is within catchment for.

TRANSPORT LINKS

Malvern benefits from 2 train stations: Malvern Link and Great Malvern, which connect effortlessly to the Midlands, South West and London. Junction 7 of the M5 is approximately 7 miles away and Junction 1 of the M50 approximately 11 miles, making Malvern an all-round excellent commuting prospect.

LEISURE

Great Malvern has made plenty of investment in local facilities; Malvern Splash Leisure Complex and Malvern College's new multi-million pound state-of-the-art sports complex really do fit the bill, with sports halls and indoor cricket facilities as well as pools and high-tech gyms, all health and fitness needs are met.





Peachfield Road

THE
POPLARS

Holly View Drive



DEVELOPMENT PLAN



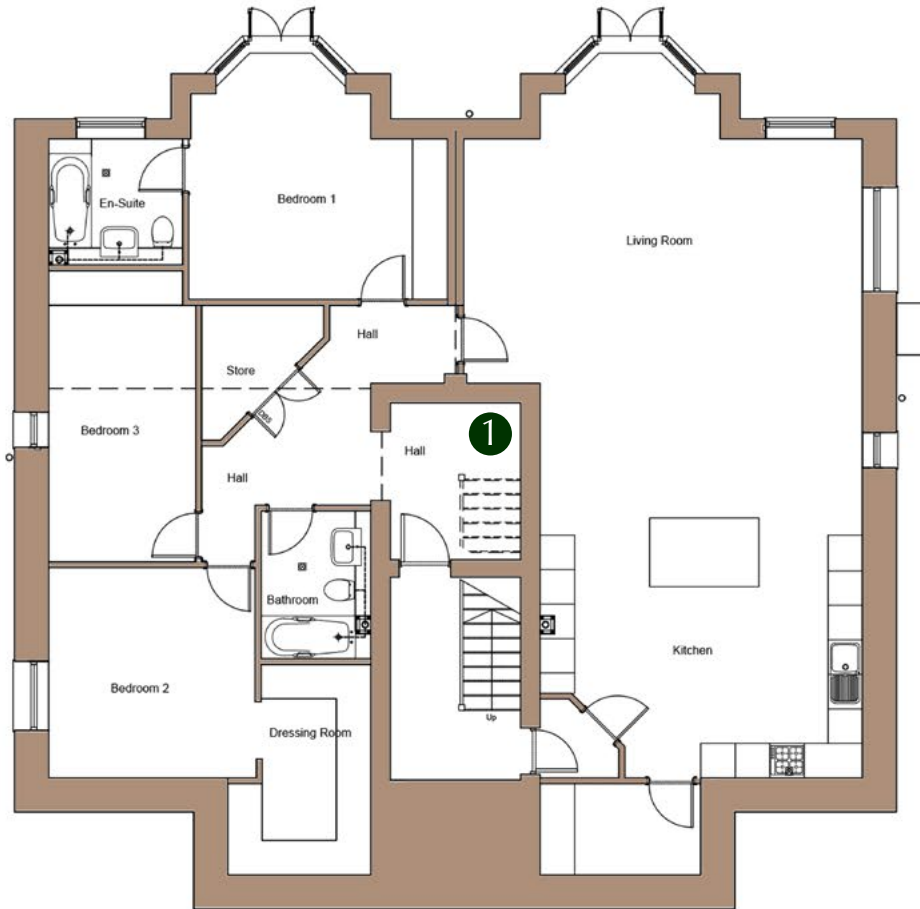


Front view of The Poplars



THE POPLARS

An attractive collection of 6 high-specification two and three-bedroom apartments situated in a picturesque setting on the outskirts of Great Malvern, The Poplars combines the tranquil setting of the Malvern countryside with new-build construction; epitomising inspirational living.



LOWER-GROUND FLOOR

Apartment 1



LOWER-GROUND FLOOR

Living room/Kitchen	11.90m x 6.94m
Store	2.49m x 1.59m
Bed 1	4.46m x 3.55m
Ensuite	2.34m x 2.20m
Bed 2	3.66m x 3.57m
Dressing room	3.60m x 2.45m
Bed 3	5.07m x 2.50m
Bathroom	2.55m x 1.90m
Hall & Store	4.40m x 3.40m

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 with the site office.

With a large open room available there is some scope for the purchaser to create their own layout within this space.



Rear View of The Poplars





GROUND FLOOR

Apartment 2



GROUND FLOOR

Living room/Kitchen	6.97m x 5.12m
Kitchen	4.34m x 2.45m
Hall	3.65m x 3.00m
Store	1.70m x 0.70m
Bed 1	4.10m x 2.85m
Ensuite	2.10m x 1.80m
Bed 2	4.51m x 2.71m
Bathroom	1.90m x 2.15m

Apartment 3



GROUND FLOOR

As plot 4 but handed.

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 with the site office.



Beautiful landscaped communal gardens





FIRST FLOOR

Apartment 4



FIRST FLOOR

Living room/Kitchen	6.97m x 4.34m
Kitchen	4.34m x 2.38m
Hall	3.65m x 2.92m
Store	1.68m x 0.70m
Bed 1	4.10m x 2.82m
Ensuite	2.08m x 1.78m
Bed 2	4.51m x 2.67m
Bathroom	2.15m x 1.9m

Apartment 5

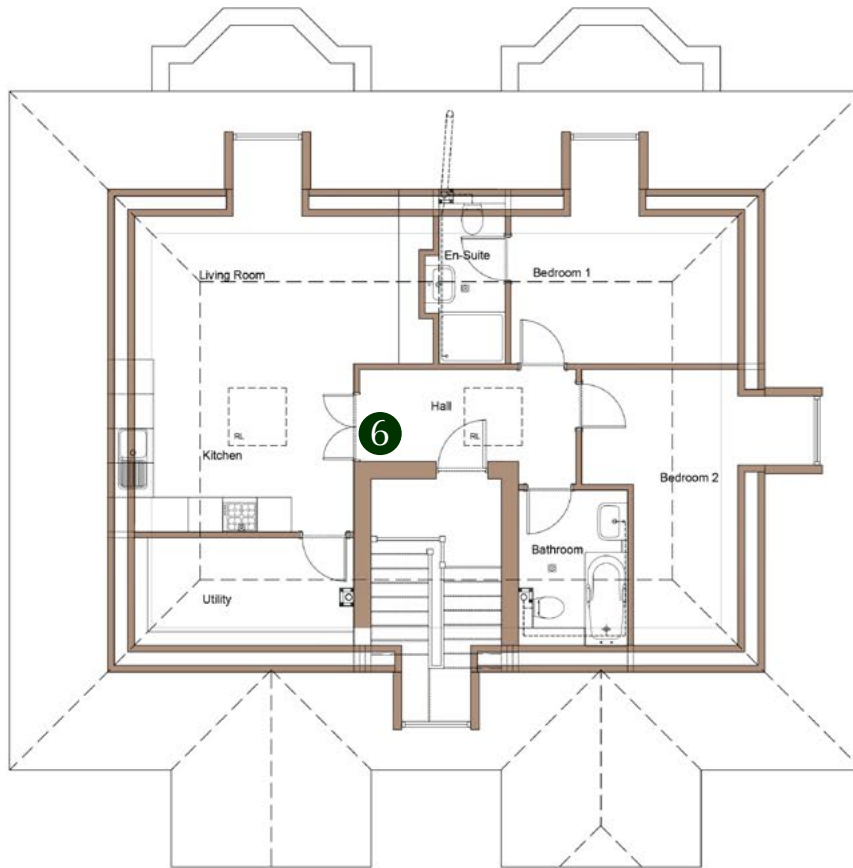


FIRST FLOOR

As plot 6 but handed.

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 with the site office.





SECOND FLOOR

given above and checknig at the site office.

Apartment 6



SECOND FLOOR

Kitchen/Living Room	5.67m x 5.80m
Utility	4.25m x 2.34m
Bed 1	4.42m x 3.00m
Ensuite	3.04m x 1.15m
Bed 2	5.20m x 3.15m
Bathroom	3.16m x 1.90m
Hall	3.70m x 1.55m

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 site office.



KITCHEN

- Fully fitted bespoke kitchen*
- Featured profile worktops*
- Stainless steel double oven, four-burner gas hob (electric hob in apartment 1) and a stainless-steel pyramid hood
- Stainless steel sink with mixer tap
- Integrated fridge/freezer, washer/dryer (or separate washing machine and dryer where space permits)
- Ceramic/vinyl floor finishes*

BATHROOM AND EN SUITE

- Bathroom and en suite fitted with contemporary white sanitaryware from Porcelanosa, with stylish chrome fittings
- Bathrooms and en suite fitted with contemporary wall and floor tiles
- Recessed chrome downlighters are installed in bathroom and en suite
- A shaver socket is installed in bathroom and en suite

DECORATIVE AND INTERNAL FINISH

- Each home features a smooth emulsion finish to walls and ceiling
- Feature walls are included (where appropriate)
- Internal six-panel doors are finished in Brilliant White and feature contemporary chrome fixings
- Woodwork and skirting is finished in Brilliant White

EXTERNAL FINISH

- All driveways are block paved/tarmac
- Gardens are landscaped
- Through-colour render is used for quality



APARTMENTS SPECIFICATION

ENERGY EFFICIENCY, HEATING AND INSULATION

- Gas-fired central-heating system throughout excluding basement apartment which benefits from an air-source heat pump
- Underfloor heating
- Worcester Bosch boilers fitted throughout (excluding basement)
- Mains-pressured hot water system with electronic programmer
- White timber double-glazed windows are installed in all homes
- Cavity-wall and loft insulation installed to Premier Guarantee standards

ELECTRICAL INSTALLATION

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



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

*available subject to timing



Llanrothal, Monmouthshire



GUILD HOMES
INSPIRATIONAL LIVING



Wem Mill, Shropshire

Inspirational living

Guild Homes builds properties that are created to inspire and, in turn, provide a lifestyle, an investment and, most importantly, a home to be proud of.

Situated in and around the Midlands, Guild Homes aims to go beyond just constructing a beautiful home - it chooses exceptional surroundings in which to build them. Its aim is to build properties in the place where you dream of living.

Formed in 1996, Guild Homes is a family-owned business, using its varied and unique perspectives to create homes with a broad appeal, attracting families and couples, first-time buyers and even downsizers, it keeps every person in mind.



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Malvern,
WR14 4AQ

Viewing by appointment only.

Telephone: 0800 032 5488

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INSPIRATIONAL LIVING
www.guildhomes.co.uk

This brochure is intended as a sales aid and guide to The Poplars (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.