



# THORNTON GARDENS

ETTINGTON







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**Thornton Gardens is an exclusive gated development of three individually designed detached houses. All enjoying views over the Warwickshire countryside and located in an exclusive contemporary rural idyll.**

Each property offers spacious accommodation which has been finished to the highest standards.

Featuring sleek glazed walls, bespoke staircases and stunning countryside views, Thornton Gardens offers the perfect blend of contemporary and rural living, that is ideal for flexible family living

Each one of these impressive homes offer plenty of room for family time together, or space for everyone to enjoy their own activities in peace.

The fully landscaped gardens are enclosed and private and look over the beautiful Warwickshire countryside.

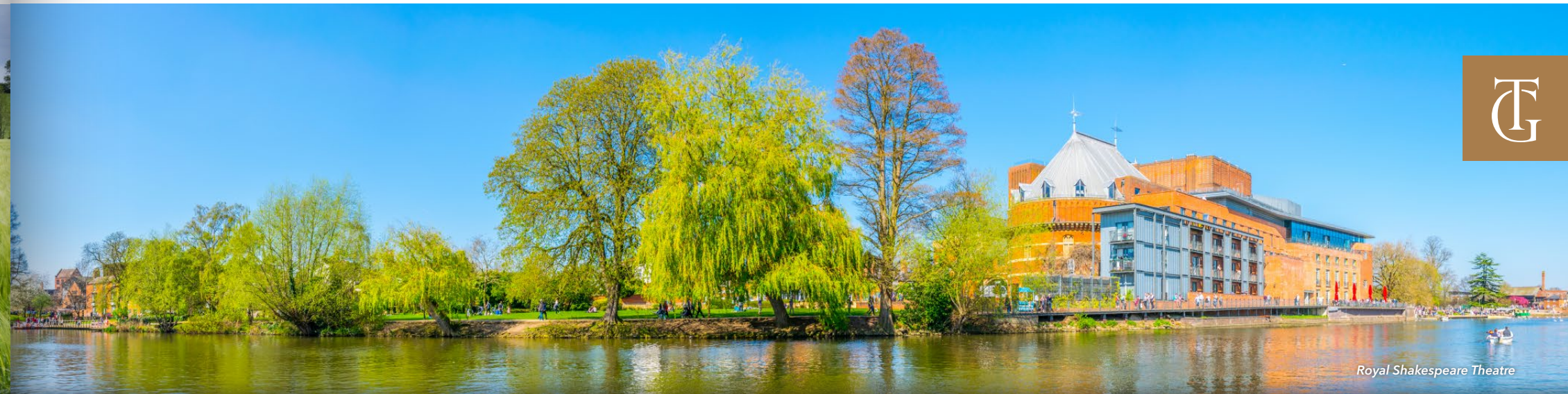
Each home comes with ample parking for friends and family too.

We are confident you'll agree that Thornton Gardens has lots to offer.

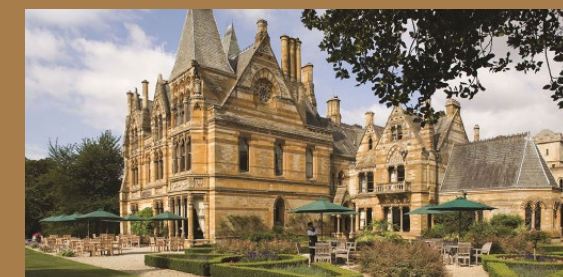


## LIVING IN ETTINGTON

**Ettington is a delightful village nestling in the Warwickshire countryside and is ideally placed for those who wish to combine the peace and quiet of a rural life, with the convenience of nearby historic towns such as Stratford and Warwick**



Royal Shakespeare Theatre



Ettington Park



The Chequers inn, Ettington

The village has everything you need, with a local store and primary school. As with all villages, the local pub is the centre of the community, offering a variety of home cooked food to eat in or take away.

For those looking for a little more nightlife, Stratford-upon-Avon is just 5.5 miles away. Here you will find a busy shopping

area with a mix of High Street names and boutiques. Cafes and restaurants cater for all tastes, and the nightlife offers something for everyone, from cocktail bars to the famous Royal Shakespeare Theatre.

The village is easily accessible to many larger towns and cities, making it the ideal location for commuters. The M40 motorway is just 15 minutes

away, and there are road links to Warwick Parkway, Banbury and Leamington Spa. Leamington Spa and Warwick also have railway stations with links to other parts of the country.





Computer generated image (CGI) shown above is indicative only.

# THE ASH

## PLOTS 1 & 2

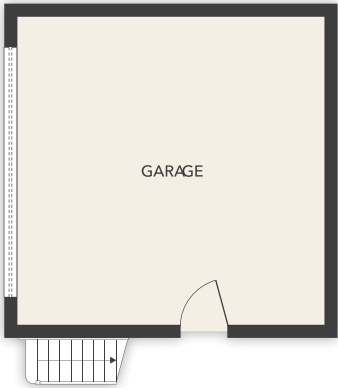
### INTERIOR DIMENSIONS

| GROUND FLOOR                   | metres      |
|--------------------------------|-------------|
| Kitchen/Family Room            | 6.25 x 8.71 |
| Dining Room                    | 3.20 x 4.01 |
| Living Room                    | 4.76 x 8.40 |
| Study                          | 3.25 x 3.49 |
| Utility                        | 1.78 x 3.49 |
| WC                             | 1.67 x 1.25 |
| Garage<br>(Away from property) | 6.00 x 6.03 |

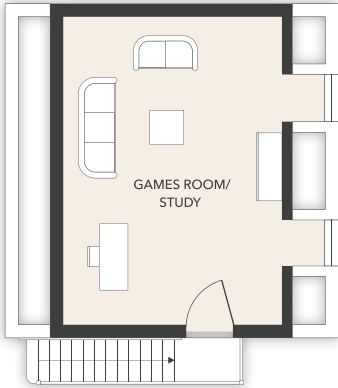
| FIRST FLOOR                              | metres      |
|------------------------------------------|-------------|
| Bedroom 1 (Master)                       | 6.25 x 3.29 |
| En-suite 1                               | 2.02 x 2.95 |
| Bedroom 2                                | 5.18 x 3.42 |
| En-suite 2                               | 2.04 x 1.90 |
| Bedroom 3                                | 5.13 x 3.49 |
| Bedroom 4                                | 4.76 x 2.95 |
| Bedroom 5                                | 3.45 x 3.24 |
| Bathroom                                 | 2.94 x 2.67 |
| Games Room/Study<br>(Away from property) | 4.22 x 6.03 |

*Please note:* Plots are handed.  
All measurements are approximate  
and are shown as width x length.

### GROUND FLOOR



### FIRST FLOOR







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# THE BIRCH

## PLOT 3



### INTERIOR DIMENSIONS

| GROUND FLOOR        | metres      |
|---------------------|-------------|
| Kitchen/Family Room | 6.95 x 7.93 |
| Dining Room         | 3.26 x 3.09 |
| Living Room         | 4.20 x 7.61 |
| Study               | 3.15 x 3.46 |
| Utility             | 2.02 x 3.46 |
| WC                  | 1.87 x 1.13 |
| Garage              | 6.14 x 6.00 |

| FIRST FLOOR        | metres      |
|--------------------|-------------|
| Bedroom 1 (Master) | 5.74 x 5.91 |
| En-suite 1         | 3.35 x 3.43 |
| Bedroom 2          | 6.14 x 6.00 |
| En-suite 2         | 2.92 x 1.55 |
| Bedroom 3          | 4.68 x 3.33 |
| En-suite 3         | 2.34 x 1.56 |
| Bedroom 4          | 4.20 x 2.72 |
| Bedroom 5          | 3.40 x 3.13 |
| Bathroom           | 3.78 x 2.12 |



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# SPECIFICATION

## WINDOWS

- Powder coated aluminium in anthracite grey throughout

## EXTERNAL DOORS

- Composite front door with aluminium frame set under a feature oak porch
- Anthracite grey composite French doors to family room and living room set within aluminium frame
- Powder coated anthracite grey aluminium sliding doors
- Matching sectional automated garage doors

## INTERNAL DOORS & JOINERY

- Internal oak style doors set in elegantly painted frames with stainless steel ironmongery

## FLOOR FINISHES

- Large contemporary ceramic floor tiles from Porcelanosa and engineered oak flooring to run throughout the ground floor.

## BATHROOMS & CLOAKROOM

- Full height wall tiles from Porcelanosa contemporary sanitary ware from Villeroy & Boch luxury range with freestanding bath.

## KITCHEN

- Fitted with bespoke base and wall units to encompass maximum storage to include a walk-in pantry with co-ordinating stone work tops. Miele or equivalent integrated appliances to include dishwasher, fridge, freezer double oven, induction hob, microwave/grill and wine cabinet.

## STAIRCASE

- Hand crafted bespoke feature contemporary staircase

## ELECTRICS & BROADBAND

- CAT 6 wiring throughout
- Intruder alarm system
- Super fast full fibre to the property

## LIGHTING

- Feature pendant lights in the Kitchen
- Discrete mood lighting to Living Room, Kitchen and Bedroom 1 (Master)
- Low energy down lighters throughout

## HEATING & HOT WATER

- Individually zoned underfloor heating to ground floor and radiators to first floor powered by an air source heat pump
- All heating is operated by smart technology
- Bathrooms to have chrome towel radiators

## DECORATION

- All rooms decorated in repose grey emulsion with co-ordinating woodwork

## SUSTAINABILITY

- Charging points to each garage (three phase electric supply to allow fast rapid charging of EVs)
- Air source heat pump
- LED lighting
- Energy rating A+
- Sustainable drainage system

## EXTERNAL AREAS

- Natural stone paving to rear patio and footpaths
- Fully landscaped front and rear gardens
- Full height timber privacy fencing between homes with feather edge panels to all shared internal boundaries
- Ranch style fencing to perimeter
- Block paved individual driveways
- Electric security gates
- Tarmac private road with granite kerbs

*Please note: Hagley Homes give notice that the particulars are produced in good faith and are set out as a general guide only. They do not constitute or form any part of an offer or any contract.*



# LOCATION MAP





bespoke built quality homes

Peter Clarke  
New Homes

For sales enquires please contact Peter Clarke New Homes  
Tel: **01926 870145** or email: **[newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)**



10 year warranty with

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Structural Defects Insurance

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At Hagley Homes we have a refreshing approach to design with a passion for quality and after-care. Our designs are very much site specific but offer a blend of traditional architecture and modern internal spaces, utilising contemporary details and materials. Backed up with over thirty years' experience in the construction industry, our focus is to provide high quality specifications and designs for your new home. The company is synonymous with bespoke designs, quality fittings and high quality customer service as our previous clients' testimonies support. Since creation in 2002, we have enjoyed continued growth, creating many unique high quality homes in and around Worcestershire. As we continue our journey of growth, we are committed to ensuring that the love our customers have for their homes is matched by the passion we have for each individual project. As a family run business, we understand that we must retain our high quality service to compliment the outstanding customer satisfaction we have so far achieved, and that this must be the standard that we always reach. This philosophy is instilled into our staff, sub-contractors, and our supply chain as well - all working together towards ensuring that your house is perfect in every way. Plans are for indicative purposes only. Specifications to be confirmed with client.