



HOLLIS GROVE

- WELFORD ON AVON -

WELFORD ON AVON

The pretty village of Welford lies on a site that has been occupied for thousands of the years. In the 11th century the Welford estate was owned by the Earl of Gloucester, who granted it to the Saxon priory at Deerhurst, Gloucestershire.

The village was also mentioned in the Domesday Book

Welford on Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne. Its population has doubled during the last twenty years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity as a residential location. Day to day shopping can be carried out in the village, which has one general store, butcher, three public houses, as well as a primary school and Church. The village is well served to local needs and is only four miles south west of Stratford upon Avon. In addition, Junction 15 of the M40 motorway is about ten miles away and the NEC,

Birmingham International Airport and Railway Station are all within comfortable driving distance.

Amenities in Welford

The Maypole Store and Post Office

Maypole Butchers

Public Houses in Welford

- The Bell Inn

- The Shakespeare

- The Four Alls

OFSTED Outstanding primary school

Petrol Station

The Marina

Village Bowls club

Village allotments

St Peters Church

Welford Golf club

Local distances

Warwick 15 Miles • Leamington Spa 18 Miles • Chipping Campden 9 Miles • Birmingham 44 Miles / Warwick Parkway 16 Miles • Birmingham Airport 33 Miles • Banbury 24 Miles Intercity trains to London Marylebone from 54 minutes • All distances are approximate



TEMPLEOAK STORY

Founder of Templeoak Ltd., Keith Greenall, born and bred in Stratford upon Avon, trained as a master carpenter and joiner after leaving school. Now, a forty plus year veteran master craftsman and builder, he has been developing new homes across the spectrum from bespoke, luxury executive homes, apartments and first time buyer homes. All have been delivered to the same exacting detail in their design and finish.

Keith's work is well known and well regarded within the District of Stratford upon Avon and beyond. Working with a popular, modern firm of local Architects, he has built a successful business moving with the times, but also giving a nod to the more traditional style of home.

Numerous past new homes developments can be seen in Stratford upon Avon and within a 25 mile radius of the town. His work also includes numbers of bespoke, one-off executive homes commissioned by individual clients.



TEMPLEOAK
LIMITED

The majority of Keith's work force have been with him for many years and they understand Keith's pride in the job and reflect it in the work they deliver under his keen eye.



Registered developer

HOLLIS GROVE

Hollis Grove is a exclusive development of just 4 bespoke hand crafted homes. Each home has been uniquely designed and have been finished to a very high specification comprising of one four bedroom and three five bedroom detached homes. Located in a tranquil and discreet backwater location these beautifully hand crafted homes enjoy a most peaceful position but yet enjoy being within a moments stroll from the centre of this prosperous Warwickshire village with all of the excellent amenities it has to offer.

Plots one, three and four are splendid five bedroom detached homes boasting an impeccable standard of finish that only a master craftsman can offer. Each of these plots enjoy different internal layouts and are as individual as you are. Plot two is a superior four bedroom detached enjoying a generous plot and boasting a very fine layout ideal for those that crave open plan and contemporary living.

Hollis Grove is a very special bespoke site of just four stunning brand new homes and represents a most rare opportunity to purchase your slice of luxury rural living in a real one off street scene of only a handful of other homes.

All enquires contact a member of the Edwards Exclusive New Homes team on 01789 330375 or email newhomes@edwardsexclusive.com.

SITE PLAN



Important Notice: Particulars: These particulars are not an offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Edwards Exclusive or the seller accept responsibility for any error that these particulars may contain however caused. Neither the directors or any employees of Edwards Exclusive have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.

FINISH AND SPECIFICATION

SHERATON KITCHENS

- GRANITE WORK TOPS
- AEG OR SIMILAR APPLIANCES TO INCLUDE: INDUCTION HOB, EXTRACTOR CHIMNEY, DOUBLE OVEN, MICROWAVE, WINE COOLER OR COFFEE MAKER
- INTEGRATED FULL HEIGHT FRIDGE AND FREEZER, DISHWASHER
- KARNDEAN FLOORING TO MAJORITY OF GROUND FLOOR

BATHROOMS

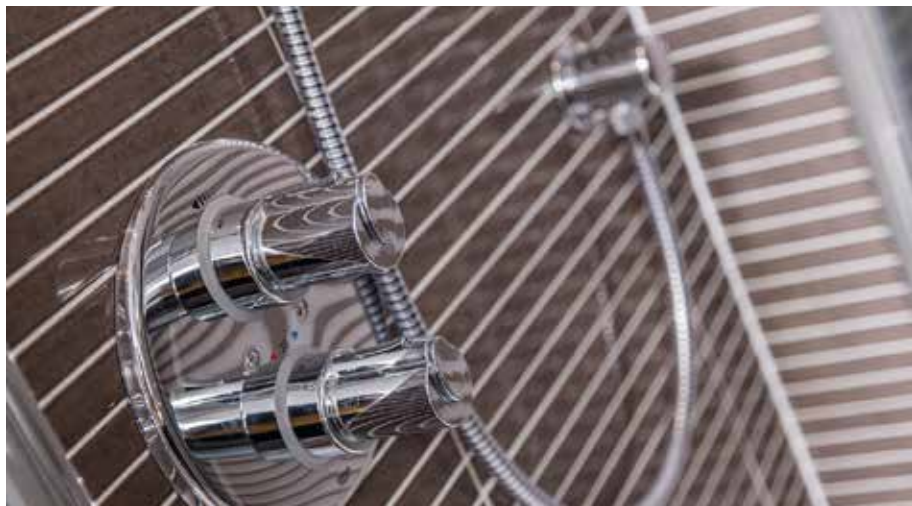
- SHOWER / STEAM POD IN FAMILY BATHROOM
- THERMOSTATICALLY CONTROLLED 'GROHE' SHOWERS IN EN-SUITES
- BASINS SET IN VANITY UNITS
- CONTEMPORARY 'GROHE' POLISHED CHROME TAPS
- POLISHED CHROME HEATED TOWEL RAILS
- PORCELAIN TILED FLOORS AND WALLS

HEATING AND HOT WATER

- INDIVIDUAL THERMOSTATICALLY CONTROLLED UNDERFLOOR HEATING TO GROUND FLOOR
- ELECTRIC THERMOSTATICALLY UNDERFLOOR HEATING TO ALL BATHROOMS
- SOLAR PANELS ON ROOF TO PROVIDE MAJORITY OF HOT WATER (NOT FOR CENTRAL HEATING)
- WET FED RADIATORS TO FIRST FLOOR ROOMS
- IMMERSION HEATER FOR HIGH USE BOOST
- LPG CENTRAL HEATING WITH SEALED SYSTEM HOT WATER STORAGE TANK

GENERAL

- AGA MULTI FUEL STOVE IN LOUNGE
- LED SPOT LIGHTING IN MOST ROOMS
- HIGH PERFORMANCE INSULATION TO ALL PLOTS
- NHBC 10 YEAR WARRANTY
- TURF TO FRONT AND REAR GARDENS
- FENCING/WALLING TO REAR GARDENS (CHECK WITH SALES ADVISER)
- WROUGHT IRON FENCING TO FRONT BETWEEN PLOTS (CHECK WITH SALES ADVISER)
- OAK FRONTED WARDROBES TO TWO BEDROOMS
- OAK FRONT DOOR
- OAK INTERNAL DOORS
- INDIVIDUAL UNDERGROUND GAS STORAGE TANKS
- PLUMBING FOR WASHING MACHINE IN UTILITY ROOM



PLOT 1 - THORNFIELD



PLOT 1 - THORNFIELD



PLOT 1	IMPERIAL	METRIC	PLOT 1	IMPERIAL	METRIC
LIVING	14'08 X 14'03	4.47m x 4.34m	MASTER BED	14'02 X 11'10	4.32m x 3.61m
STUDY	14'05 X 9'03	4.39m x 2.82m	BEDROOM 2	14'02 X 12'05	4.32m x 3.78m
KITCHEN FAMILY	30'11 X 14'05	9.42m x 4.39m	BEDROOM 3	14'02 X 9'10	4.32m x 3.00m
DINING	14'06 X 8'10	4.42m x 2.69m	BEDROOM 4	14'03" X 10'03"	4.34m x 3.12m
			BEDROOM 5	14'04 X 9'	4.37m x 2.74m

PLOT 2 - APPLEWOOD



PLOT 2 - APPLEWOOD

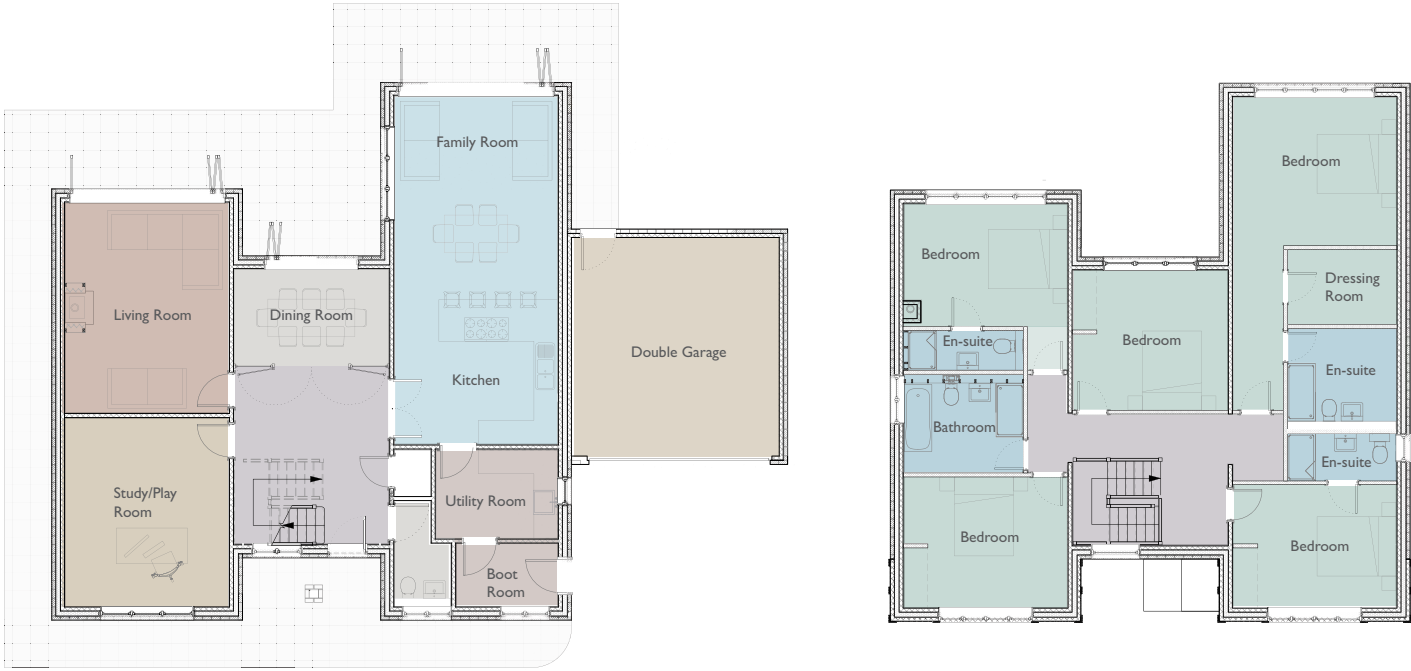


PLOT 2	IMPERIAL	METRIC	PLOT 2	IMPERIAL	METRIC
LIVING	18'01 X 14'02	5.51m x 4.32m	MASTER BED	14'02 X 13'02	4.32m x 4.01m
STUDY	10'11 X 7'09	3.33m x 2.36m	BEDROOM 2	14'2" X 12'08	4.32m x 3.86m
KITCHEN FAMILY	29'06 X 14'03	8.99m x 4.34m	BEDROOM 3	14'2" X 11'06	4.32m x 3.51m
DINING	11'06 X 14'02	3.51m x 4.32m	BEDROOM 4	14'2" X 11'01	4.32m x 3.38m

PLOT 3 - WOODSIDE



PLOT 3 - WOODSIDE



PLOT 3	IMPERIAL	METRIC	PLOT 3	IMPERIAL	METRIC
LIVING	18'2" X 13'6"	5.54m x 4.11m	MASTER BED	23'05 X 12'01	7.14m x 3.68m
STUDY	15'05 X 13'05	4.70m x 4.09m	BEDROOM 2	13'07 X 11'05	4.14m x 3.48m
KITCHEN FAMILY	29'08 X 13'06	9.04m x 4.11m	BEDROOM 3	13'5" X 10'0"	4.09m x 3.05m
DINING	12'09 X 8'08	3.89m x 2.64m	BEDROOM 4	12'10 X 12'04	3.91m x 3.76m
			BEDROOM 5	13'06 X 11'11	4.09m x 3.63m

PLOT 4 - BRIAR RIGG



PLOT 4 - BRIAR RIGG



PLOT 4	IMPERIAL	METRIC
LIVING	21'5" x 14'2"	6.53m x 4.32m
STUDY	14'02 x 8'07	4.32m x 2.62m
KITCHEN FAMILY	33'05 x 14'02	10.19m x 4.32m
DINING	14'09 x 6	4.50m x 1.83m
MASTER BED	14'02 x 14'03	4.32m x 4.34m
BEDROOM 2	14'02 x 10'08	4.32m x 3.25m
BEDROOM 3	14'02 x 9'10	4.32m x 3.00m
BEDROOM 4	14'09 x 9'04	4.50m x 2.84m
BEDROOM 5	14'02 x 9'02	4.32m x 2.79m

HOW TO FIND US



Stratford-upon-avon: 5.5 miles | 15 minutes
Banbury: 24 miles | 42 minutes
Moreton-in-Marsh: 19.5 miles | 31 minutes
M40 Junction 11: 25 miles | 46 minutes
(source google maps)



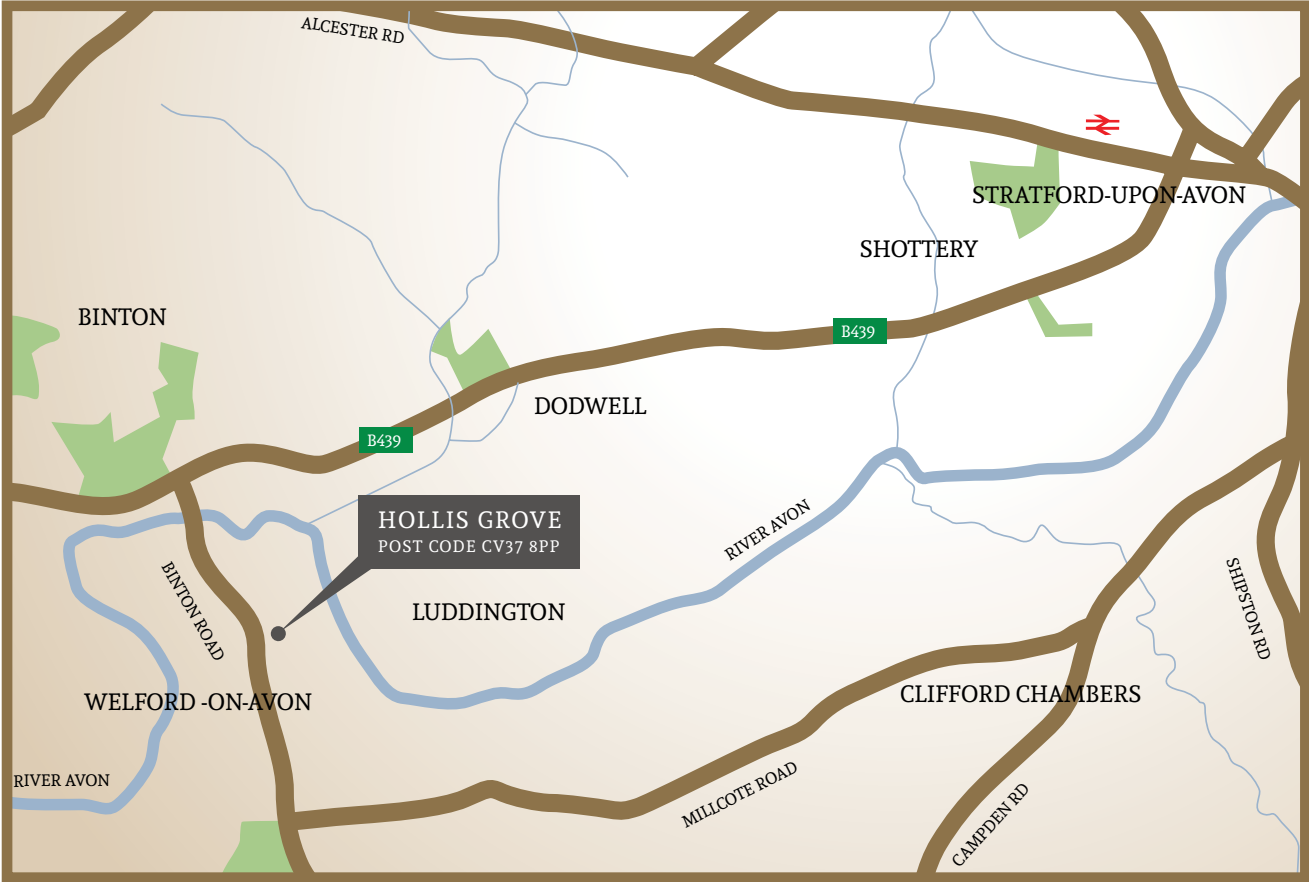
Banbury to London Marylebone: 56 minutes
Banbury to Birmingham: 45 minutes
Moreton-in-Marsh to London Paddington: 1 hr 24 minutes (Fastest journey times)



Services available to Stratford-upon-avon,
Banbury and surrounding villages



Birmingham airport: 33 miles | 54 minutes
Heathrow airport: 95 miles | 1 hr 43 minutes
All distances are approximate



SITE ADDRESS

- **Hollis Grove, off Binton Road, Welford on Avon CV37 8PP**

DIRECTIONS TO HOLLIS GROVE

- From Stratford follow the B439 (Evesham Road) out of Stratford heading west (signposted Bidford).
- From Bidford-on-Avon follow the B439 (Evesham Road) heading east (signposted Stratford).
- Turn off the B439 on to Binton Road, and then continue straight on, Hollis Grove is on your left hand side as you enter the village.
- From the south, Hollis Grove is located 2.5 miles north of Long Marston, on the right hand side of Binton Road just after Welford-on-Avon.

HOLLIS GROVE

VIEWINGS: STRICTLY BY APPOINTMENT ONLY
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