Packwood Homes

Peelers Gate • Wellesbourne

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An exclusive development of 4 three bedroom/ three bathroom luxury houses each with gardens and associated parking.





Packwood Homes provide an extremely high specification that is all included in the purchase price.



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Packwood Homes (in association with Graddon Property Services) are proud to be able to present Peelers Gate at Wellesbourne. We pride ourselves in providing excellent quality throughout our builds right through to the finished project.

Unlike some other developers we provide an extremely high specification that is all included in the purchase price. There are no hidden extras.

We provide peace of mind with a 10 year build guarantee with LABC.

Peelers Gates is an exclusive development of just 4 properties and we hope to find buyers that are as enthusiastic as we are about this development.

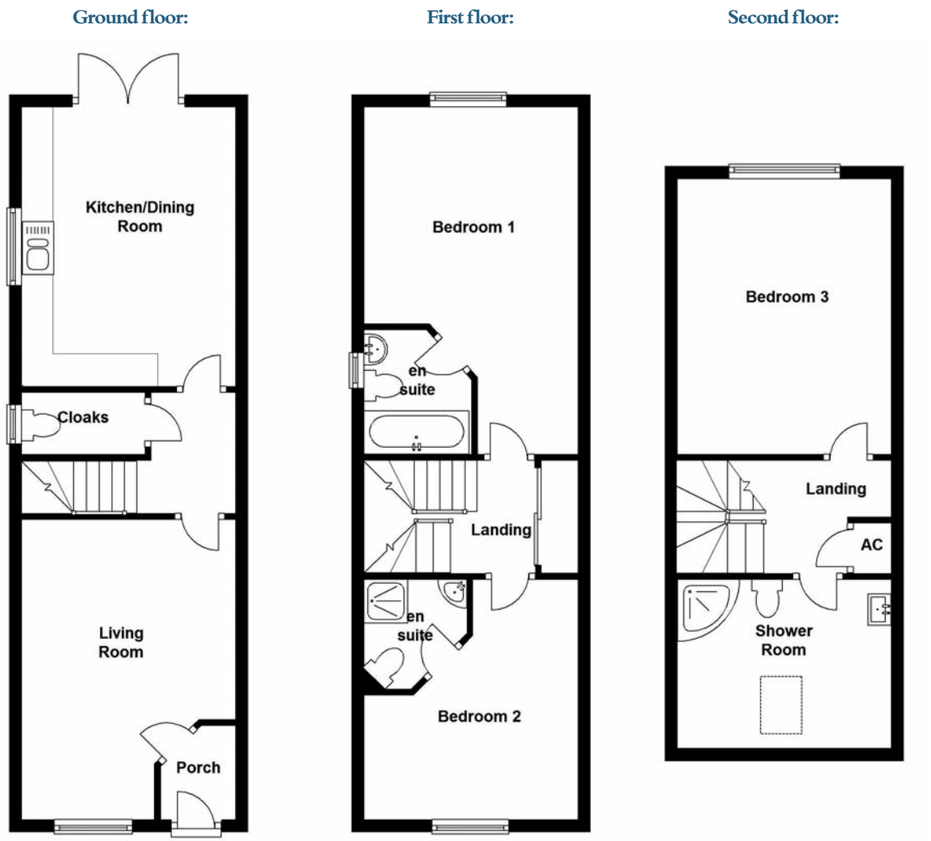
The village of Wellesbourne, situated approximately 5 miles from Stratford upon Avon and 7 miles from Warwick, is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston on Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). Wellesbourne has excellent facilities for shopping and schooling with primary and junior schools in the village and secondary education at Kineton, Warwick, Leamington and Stratford. Social and cultural facilities of various kinds are also available.



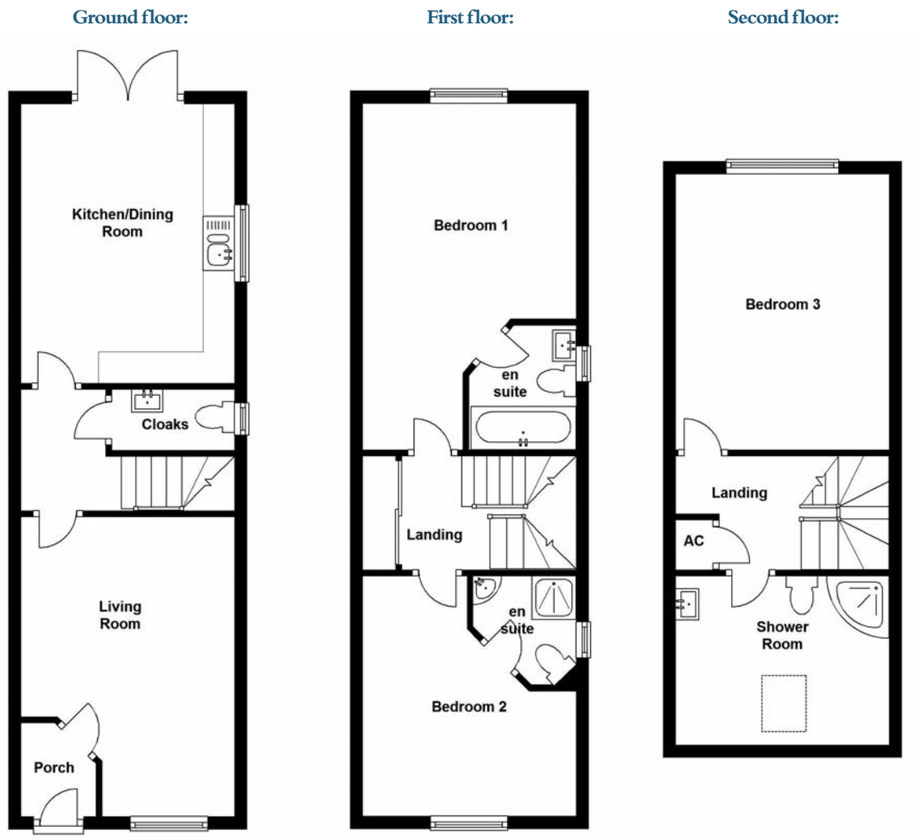




Peelers Gate – Plots 1 and 3



Peelers Gate – Plots 2 and 4



Floor Specifications – Plots 1, 2,3 and 4 • Square footage 1177 Sq Ft per property.

Ground floor:
- Entrance porch living room 15' 8" x 11' 2" / (4.80 max m x 3.42m)
- Guest cloakroom
- Kitchen/dining room 14' 7" x 11' 2" / (4.47m x 3.42m)

First floor
- Landing
- Bedroom 1 (rear) 18' 3" x 11' 2" / (5.57m x 3.42m)
- En-suite bathroom
- Bedroom 2 12' 7" x 11' 2" / (3.84m x 3.42m)
- En-suite shower room

Second floor
- Landing
- Bedroom 3 14' 6" x 11' 2" / (4.42m x 3.42m)
- Shower room 8' 10" x 11' 2" / (2.70m x 3.42m)

Outside
- Shed
- Front and rear rear garden
- Bin store

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Peelers Gate • Specifications

Outside

- Private landscaped gardens with freshly laid turf with side gate access
- Garden shed with space for a bike store
- Rain water butt
- Washing line
- Closed board feathered edge fencing
- 2 designated parking spaces per house
- Landscaped communal garden area to rear of the properties
- Modern integrated SOLAR panel system to provide highly efficient heating for hot water
- All properties are CODE 3 sustainable providing extremely efficient, desirable and economical homes

Inside

- Modern white Mexicana internal doors with brushed chrome handles
- Decoration to be painted brilliant white throughout
- Contemporary Taurus skirting and architrave
- Porcelanosa cream floor tiles to porch, downstairs cloaks and kitchen
- Neutral carpet to lounge and rest of house (except bathrooms)
- LED spotlights to kitchen, bathrooms and downstairs cloaks
- TV points to all bedrooms and telephone point to downstairs
- Built in wardrobes to master suite
- Insulated loft hatch providing storage space if required

Kitchen

- High quality cream shaker style kitchen with solid framed units
- Soft close doors
- Solid oak kitchen worktops with matching upstands
- Porcelanosa tiling to floor
- Fully integrated appliances including fridge/freezer, dishwasher
- Additional plumbing for extra appliances
- LED spotlighting

Bathrooms & Cloaks

- Luxury white ROCA suites with individually selected Porcelanosa tiles
- Economically friendly toilets, basins and bath
- Instinct contemporary shower valves and hot & cold water mixer taps
- Extractor fans to all bathrooms and cloaks
- Chrome heated towel rails to all bathrooms and cloaks
- Shaver point to bathrooms
- Luxury feature Amtico flooring to bathrooms

N.B. Some details may be subject to change during the course of the build









Packwood Homes

Where it all began...

Packwood Homes was set up in 2010 following over 20 years of success with Graddon Property Services.

Whilst both companies benefit from the experience of the same dedicated team of skilled workers, Graddon Property Services works on behalf of the client building their dream homes, renovating their houses and adding on valuable extensions and Packwood Homes concentrates on finding the right developments and building high quality luxury new houses that we are able to offer for sale.

We pride ourselves with our high standards of construction and our steadfast commitment to customer satisfaction.

All our work is highly efficient in construction, with the latest technology and equipment being used, high in quality and value for money.

We take pride in completing a job to the highest standards. Attention to detail is paramount from start to finish.

We have provided images in our brochure of previous projects to show the kind of quality our buyers can expect when buying one of our properties.

All enquiries and to register interest please contact John Shepherd New Homes on 01564 786644.

Viewings will be arranged when it is possible to do so.



For viewing and sales information or to register interest
please contact John Shepherd New Homes on: **01564 786644**

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John Shepherd NEW HOMES

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