



STANFORD PARK

STANFORD BRIDGE, WORCESTER, WORCESTERSHIRE, WR6 6SG

INTRODUCING A UNIQUE OPPORTUNITY IN THE TEME VALLEY

Nestled in the heart of Worcestershire's beautiful Teme Valley, Stanford Park is a unique development of luxury detached homes. Ideally suited for the discerning buyer looking for a rural escape, these outstanding homes offer the highest standards of design, craftsmanship and specification.

Surrounded by magnificent rolling countryside and approached by a majestic private drive which concludes with the historic Grade II listed Stanford Court, this is a truly breath-taking location.

Welcome to Stanford Park.



EMBRACE LUXURY LIVING

The highly-respected Norton Parkway Developments has taken great time and care to design and build homes that offer the height of contemporary living whilst also reflecting the grand architectural style of the renowned Sir Edwin Lutyens.

This exclusive collection of opulent homes enjoy generous gardens, many with open aspects and sweeping block paved driveways leading to double garages. Inside, minstrel galleries preside over beautiful reception hallways with oak staircases, bespoke kitchens by Laura Ashley and charming conservatories.

All of this coupled with master suites with separate dressing rooms and luxury en suites, underfloor heating and triple glazing. These beautiful homes are sure to inspire.



FEEL INSPIRED BY THE SETTING

As soon as you travel along the elegant private drive, you'll know you're arriving at somewhere truly extraordinary. Thoughtfully designed with the discerning purchaser in mind, settled in picturesque surroundings with open countryside views combined with wooded areas of mature trees, these homes bring the sense of character of country houses of days gone by.



SITE PLAN

The Abberley

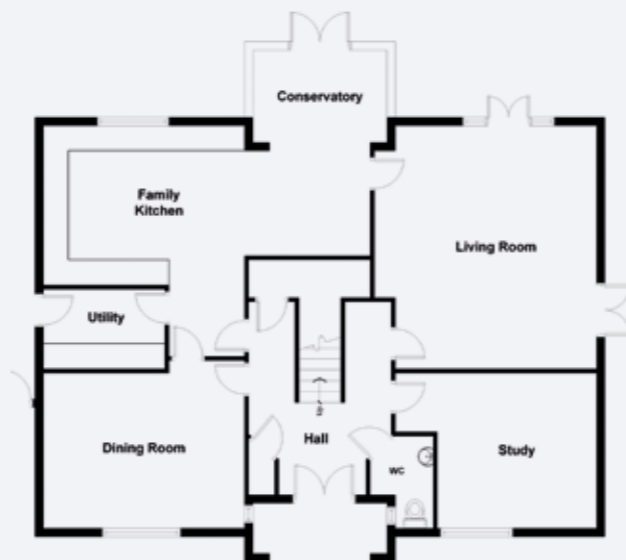
Plots 1, 2, 3, 7, 8, 9

The magnificent reception hallway has a feature central oak staircase leading to the galleried landing. The formal living room has two sets of doors onto the gardens whilst the beautiful family kitchen is open to the conservatory overlooking the rear gardens. There is also a separate formal dining room, a study, guest cloakroom/WC and a utility. The first floor offers a superb master suite with a separate dressing room and a luxurious en suite. There are four further bedrooms with an additional en suite to bedroom two and bedroom four. The latter also doubles as the family bathroom.

Approximate area 255m² (imperial equivalent 2,745ft²) excluding garage.

For illustration only, some plots are mirrored. Not to scale.

Ground floor



First floor



The Doddenham

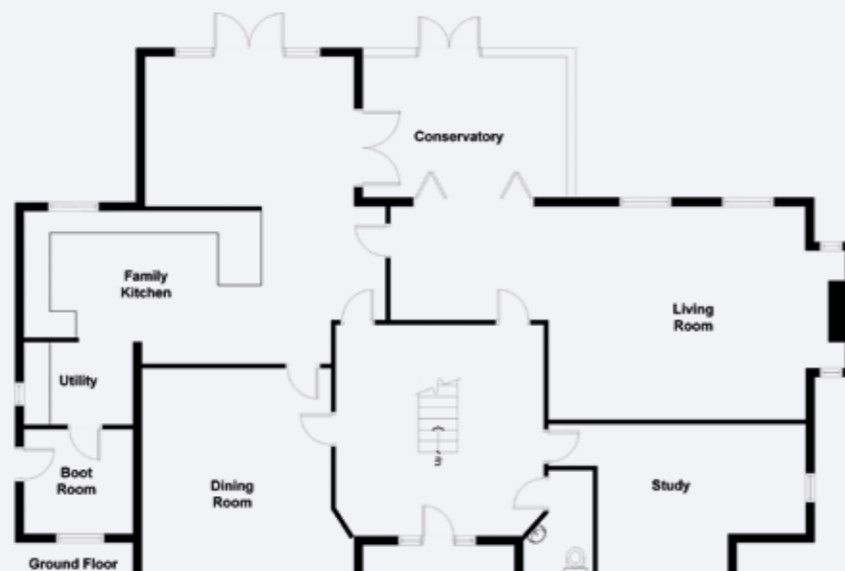
Plots 5, 12, 14

With an impressive reception hallway with feature central oak staircase, a formal living room with feature fireplace, a spacious living/family kitchen and a conservatory, space is certainly not in short supply. There is also a separate formal dining room, a study, guest cloakroom/WC, a utility and a boot room. The master suite has an en suite and separate dressing room and there are four further bedrooms, three of which have en suites and a family bathroom.

Approximate area 340m² (imperial equivalent 3,660ft²) excluding garage.

For illustration only. Not to scale.

Ground floor



First floor



The Eldersfield

Plot 11

The reception hallway has a feature oak staircase and affords access to the excellently proportioned reception rooms as well as the attached double garage with a studio or home office above. There is a dual aspect formal living room, a study, a separate dining room and a generous family kitchen with attached conservatory onto the rear gardens. The first floor has a master suite with a dressing room and an en suite, a guest room with en suite, three further bedrooms and a family bathroom.

Approximate area 230m² (imperial equivalent 2,745ft²) excluding garage.

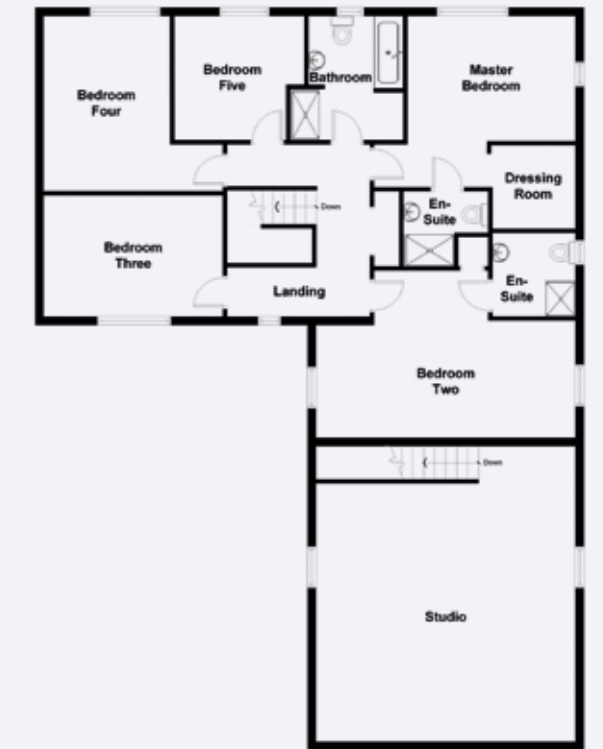
For illustration only. Not to scale.



Ground floor



First floor



The Longdon

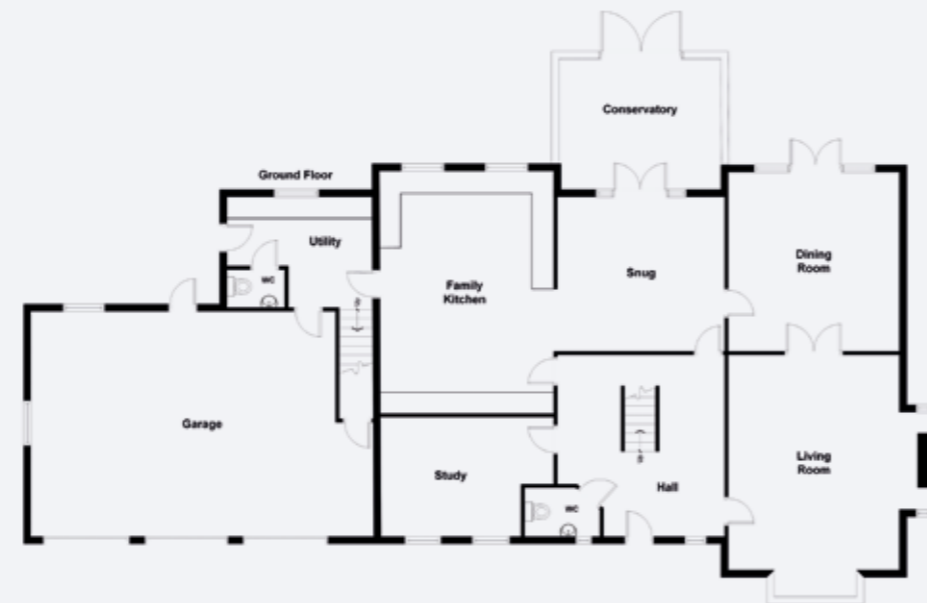
Plots 6,13

This impressive family home is approached by a brick paved driveway providing ample parking and a three-car garage with a separate studio or home office above. Inside the main house is a grand reception hall with central oak staircase and galleried landing above. There is a formal living room with feature fireplace, a separate dining room and study. Across the rear of the property is the lavish family kitchen with a snug area and access to the conservatory and gardens beyond. The ground floor also has a guest cloakroom and WC, a utility room with a gardener's WC and a staircase to the first floor studio. The first floor has a magnificent master suite with a dressing room, an en suite with a bath and separate shower and its own private roof terrace overlooking the gardens. There are four further bedrooms, with an additional en suite to bedroom two and three. The latter also doubles as the family bathroom.

Approximate area 340m² (imperial equivalent 3,660ft²) excluding garage.

For Illustration only. Not to scale.

Ground floor



First floor



SPECIFICATION

Main Structure

Traditional brick and block, insulated cavity wall and decorative brick detailing.
All work is covered by a 10 year build warranty with CRL.

Windows

Timber framed, triple glazed windows manufactured by Rational.

Doors

Painted front doors with high security locking system.

Joinery

Profiled high skirting and architraves fitted throughout.
Oak doors with chromium plated furniture.
All timber taken from sustainable sources.

Kitchens

High quality Laura Ashley kitchens.
Quality appliances to include a double combination oven, fridge freezer, dishwasher, hob and stainless-steel canopy hood.
The kitchen is finished with a granite work surface.

Security Alarm

Fitted alarms are provided with each property.

Electrical

Low voltage LED recessed down lighting in kitchen/dining areas, bathrooms and en suites.
Pendant lighting to all other areas.
Ample power sockets throughout.
TV points to sitting rooms, kitchen/diner and bedrooms.
BT point fitted.
Smoke detectors fitted as standard.
External lighting fitted to front of each property.

Landscaping

Gardens will be laid to lawn with slabbing and block paving.
A full planting scheme will also be provided.

Services

Mains drainage, electric and water.
An individual LPG tank will be provided with each house.

Garages

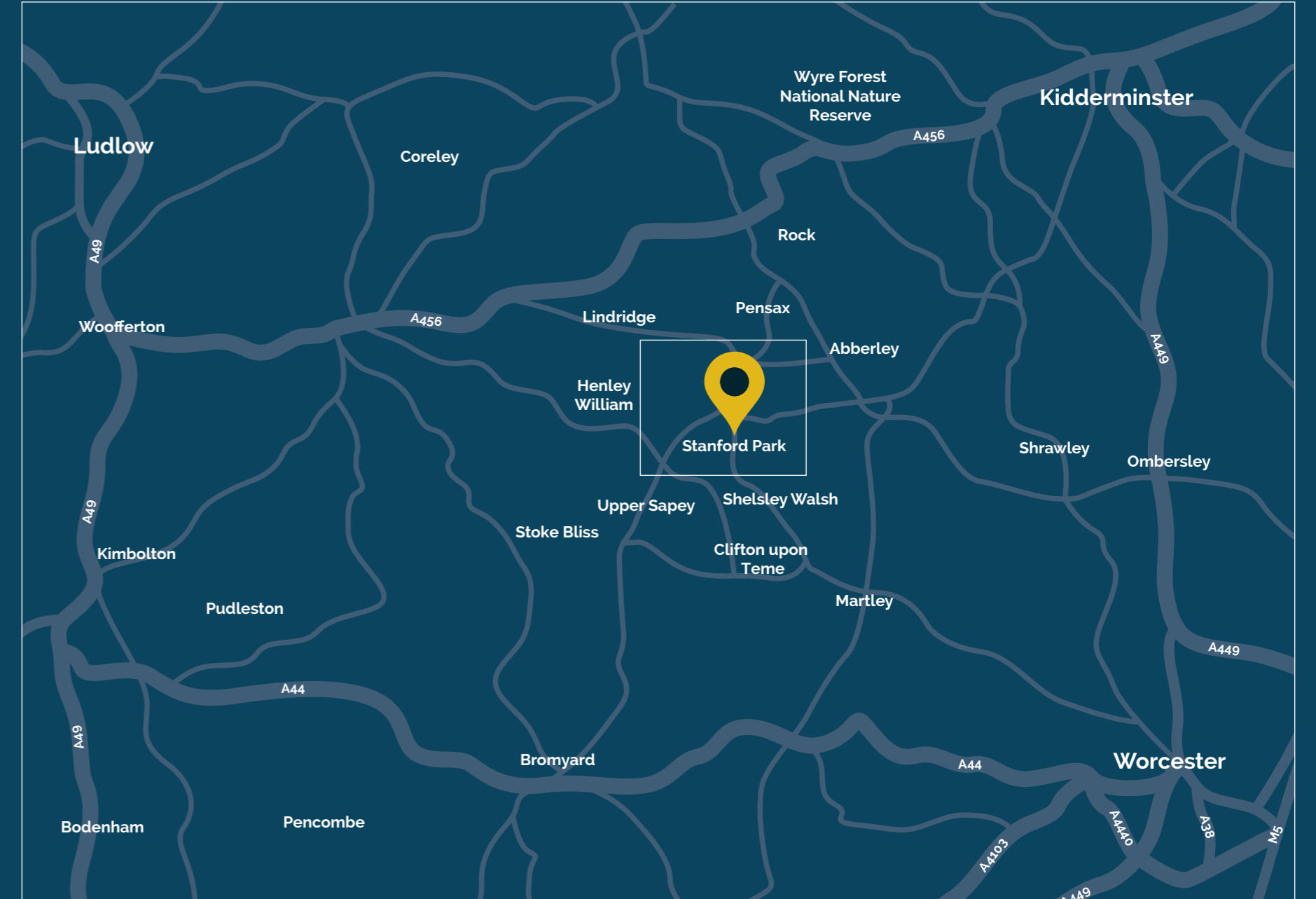
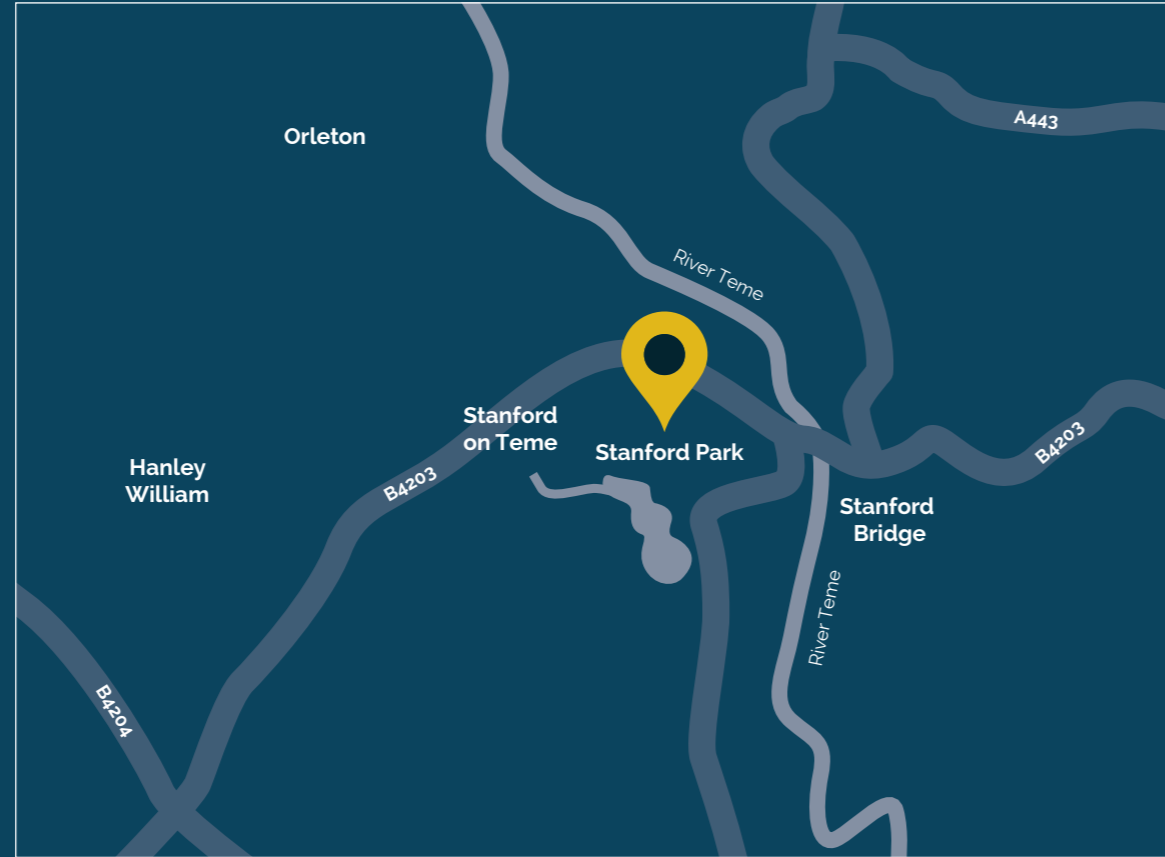
Oversized double garages with electric remote-controlled doors fitted as standard.



Stanford Park is situated in the picturesque rural setting of Stanford Bridge, in the Malvern Hills district of Worcestershire.

The development is ideally located with the city of Worcester 13 miles to the south and the M5 motorway approximately 30 minutes away.

National train travel can be accessed via Worcester Foregate Street, Worcester Shrub Hill or Birmingham stations. Local stations at Hartlebury (11 miles) and Kidderminster (12 miles) serve both cities.



LOCATION MAP AND TRANSPORT



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Agent's notes:

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon.

Photographs and computer generated images are used for illustrative purposes only and it must not be inferred that any item shown is included with the property.

