



Barcheston Reach

SHIPSTON ON STOUR | WARWICKSHIRE

A select development by Linfoot Country Homes





Welcome to Barcheston Reach

At Barcheston Reach you'll find an eclectic mix of 18 luxury homes by prestigious local housebuilder, Linfoot Country Homes, offering contemporary and flexible living for the modern day lifestyle, skillfully blended with traditional architectural features.

Situated on the edge of the bustling market town of Shipston-on-Stour, adjacent to beautiful, open countryside but only a short walk or drive from the town centre, it offers the best of both worlds.

Shipston was once a wool town and today is a vibrant community with a wealth of local shops, including a bakery, butchers, greengrocers, florist, farm shop and three small supermarkets amongst many more independent shops and businesses.

There are plenty of pubs, cafes and restaurants as well as a medical centre, community hospital, library and Shipston's town Hall, Townsend Hall, home to many clubs, societies and sports clubs.

The town has fantastic sports facilities. There is a leisure centre and rugby, football and tennis clubs as well as badminton and the 1st Shipston-on-Stour Scout Group amongst others. It has both an excellent primary and secondary school and there are a number of independent and state schools in nearby towns.

It is ideally placed to explore charming Cotswold towns as well as the larger towns and cities of Stratford-upon-Avon, Warwick, Cheltenham and Oxford.

Its convenient central location also mean that the rest of the country is within easy reach.

- Moreton-in-Marsh railway station 7 miles
- Stratford-upon-Avon 11 miles
- Banbury 15 miles
- M40 J11 Banbury 17 miles M40 J15 Warwick 15 miles
- Warwick 16 miles
- Oxford city centre 29 miles
- Birmingham International Airport 35 miles

All distances are approximate and are based on the fastest route by car



Discover luxury living at Barcheston Reach

Occupying an enviable position on the edge of the Cotswolds with far reaching views, Barcheston Reach is a stunning development of eighteen luxury 2, 3, 4 & 5 bedroom homes of which 9 are open market homes for sale, 3 are local market homes* for sale and 6 are discounted market homes* for sale.

Built in Cotswold natural stone or traditional brick, each home has been thoughtfully and meticulously designed to offer spacious open plan living with superb features, flexible accommodation and generous gardens, many

of which have a fabulous outlook over open countryside towards the Cotswold Area of Outstanding Natural Beauty.

The varied landscaping, incorporating open spaces, an eco zone with attenuation pond, bountiful indigenous plants and trees, hedgehog domes, and bird and bat boxes, has been designed to encourage biodiversity and enhance the natural setting. Painted estate railings, stone gabion walls, block paved drives and raised planting beds add to the charm of the development.

All properties are eco-friendly with central heating provided by air source heat pumps, high levels of insulation, electric vehicle charging points, sustainable storm water drainage and compost bins to the rear gardens. There is a high specification with all homes benefitting from bespoke kitchens, contemporary sanitaryware and stylish fittings.

* Refer to selling agents for conditions and eligibility criteria relating to local and discounted market homes.

Site Plan



Any planting shown to rear gardens is illustrative only.
Some details still subject to planning approval.

Plots 1, 2 & 3

These **charming** two and three bedroom homes have generous south east facing gardens and **stunning** views over open countryside. Built in mellow brick, Plot 1 has **fabulous** open plan living and master bedroom with dressing area and ensuite shower room. Plots 2 & 3 are **picturesque** two bedroom cottages with spacious accommodation built in natural Cotswold stone.



Plots 1, 2 & 3 are local market homes

Computer Generated Image

Plots 1, 2 & 3 floorplans



PLOT 1

GROUND FLOOR

Kitchen/Family	6.32m x 3.48m	(20'9" x 11' 5")
Living Room	4.74m x 3.55m	(15'7" x 11'8")
Cloakroom	1.72m x 1.01m	(5'8" x 3'4")
Single Garage	7.00m x 3.50m	(23'0" x 11'6")

FIRST FLOOR

Bedroom 1	4.05m x 3.47m max	(13'3" x 11'5" max)
Dressing Area	2.16m x 1.54m	(7'1" x 5'1")
Ensuite	2.16m x 1.46m	(7'1" x 4'9")
Bedroom 2	3.29m x 2.67m	(10'10" x 8'9")
Home Office/ Bedroom 3	2.91m x 2.67m	(9'7" x 8'9")
Bathroom	2.16m x 2.33m	(7'1" x 7'8")

PLOT 2

GROUND FLOOR

Kitchen	4.28m x 2.52m	(14'1" x 8'3")
Living Room	4.64m x 3.55m	(15'3" x 11'8")
Cloakroom	1.73m x 0.86m	(5'8" x 2'10")
Car Port		

FIRST FLOOR

Bedroom 1*	4.64m x 2.80m	(15'3" x 9'2")
Bedroom 2*	4.64m x 2.79m max	(15'3" x 9'2" max)
Bathroom	2.42m x 2.12m	(7'11" x 6'11")

PLOT 3

GROUND FLOOR

Kitchen/Dining	4.88m x 2.89m	(16'0" x 9'6")
Living Room	4.88m x 3.04m	(16'0" x 9'12")
Cloakroom	1.94m x 1.12m	(6'4" x 3'8")

FIRST FLOOR

Bedroom 1	4.88m x 3.07m max	(16'0" x 10'1" max)
Ensuite	2.17m x 1.31m	(7'1" x 4'4")
Bedroom 2	3.91m x 2.67m max	(12'10" x 8'9" max)
Bathroom	2.93m x 2.09m	(9'7" x 6'11")

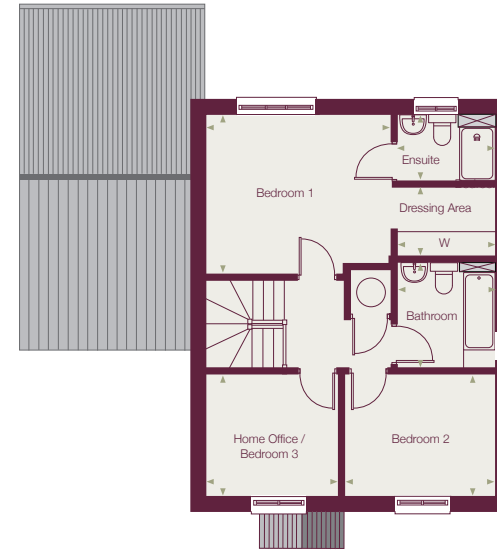
*part reduced eaves

Plot 4

A **delightful** detached home overlooking **beautiful** open countryside with **contemporary** living spaces, including doors opening out onto the South East facing garden from the stylish open plan kitchen/family room.



Plot 4 floorplans



GROUND FLOOR

Kitchen/Family	6.32m x 3.48m	(20'9" x 11'5")
Living Room	4.74m x 3.55m	(15'7" x 11'8")
Cloakroom	1.72m x 1.01m	(5'8" x 3'4")
Single Garage	7.00m x 3.50m	(23'0" x 11'6")

FIRST FLOOR

Bedroom 1	14.05m x 3.47m max	(13'3" x 11'5" max)
Dressing Area	2.16m x 1.54m	(7'1" x 5'1")
Ensuite	2.16m x 1.46m	(7'1" x 4'9")
Bedroom 2	3.29m x 2.67m	(10'10" x 8'9")
Home Office/ Bedroom 3	2.91m x 2.67m	(9'7" x 8'9")
Bathroom	2.16m x 2.33m	(7'1" x 7'8")

Plot 5

A **fabulous** three/four bedroom property with a large open plan kitchen/family/dining area including a feature island and double doors opening out onto the **stunning** South East facing rear garden with incredible views to the rear.



Plot 5 floorplans



GROUND FLOOR

Kitchen/Dining /Family	7.61m x 4.08m max	(25'0" x 13'5" max)
Living Room	4.74m x 4.52m	(15'7" x 14'10")
Utility	2.25m x 1.36m	(7'5" x 4'6")
Cloakroom	1.63m x 1.06m	(5'4" x 3'6")
Single Garage	6.99m x 3.50m	(21'1" x 11'6")

FIRST FLOOR

Bedroom 1	3.92m x 3.71m	(12'10" x 12'2")
Ensuite	2.93m x 1.61m max	(9'7" x 5'3" max)
Bedroom 2	3.92m x 3.36m max	(12'10" x 11'0" max)
Bedroom 3	3.57m x 3.28m	(11'9" x 10'9")
Home Office/Bedroom 4	3.57m x 2.25m	(11'9" x 7'5")
Bathroom	2.22m x 1.90m	(7'3" x 6'3")

Plots 6 & 7

Overlooking **magnificent** countryside these **beautiful** four bedroom detached family homes feature a **superb** open plan kitchen/dining and family area, with bifold doors leading out onto the **substantial** south east facing garden, and a fabulous master bedroom suite.



CGI depicts plot 6 which is built in natural stone. Plot 7 is built in brick

Computer Generated Image

Plots 6&7 floorplans



GROUND FLOOR

Kitchen/Dining	5.96m x 4.94m max x 3.67m min	(19'7" x 16'2" max) (x 12'0" min)
Family Area	4.97m x 3.44m	(16'4" x 11'3")
Living Room	5.14m x 4.04m	(16'10" x 13'3")
Study	3.16m x 2.37m max	(10'4" x 7'9" max)
Utility	2.07m x 1.73m	(6'9" x 5'8")
Cloakroom	1.96m x 0.97m	(6'5" x 3'2")
Double Garage	6.00m x 5.50m	(19'8" x 18'1")

FIRST FLOOR

Bedroom 1	4.35m x 4.06m	(14'3" x 13'4")
Dressing Area	2.56m x 1.78m	(8'5" x 5'10")
Ensuite 1	2.56m x 1.97m	(8'5" x 6'6")
Bedroom 2	4.04m x 4.56m max	(13'3" x 15'0" max)
Ensuite 2	2.28m x 1.56m	(7'6" x 5'1")
Bedroom 3	3.87m x 3.26m	(12'8" x 10'8")
Home Office/ Bedroom 4	2.76m x 4.07m max	(9'1" x 13'4" max)
Bathroom	2.66m x 1.99m	(8'9" x 6'6")

Plot 8

This truly **spectacular** five bedroom property with incredible views offers a wealth of features including a **stunning** dual aspect open plan kitchen/family/dining area, with two sets of bifold doors opening out onto the rear and side gardens, **impressive** master suite with Juliette balcony overlooking splendid countryside and a beautiful galleried landing.



Plot 8 floorplans



GROUND FLOOR

Kitchen	5.28m x 3.30m	(17'4" x 10'10")
Family/Dining	7.12m x 4.60m	(23'4" x 15'1")
Living Room	6.88m x 4.04m	(22'7" x 13'3")
Study	3.94m x 2.24m	(12'11" x 7'4")
Utility	2.94m x 1.76m	(9'8" x 5'9")
Cloakroom	2.94m x 1.07m	(9'8" x 3'6")
Double Garage	6.00m x 5.50m	(19'8" x 18'1")

FIRST FLOOR

Bedroom 1	4.96m x 4.57m	(16' 3" x 15' 0" max)
Dressing Area	4.93m x 1.97m	(16'2" x 6'6")
Ensuite	2.97m x 2.88m	(9'9" x 9'5")
Bedroom 2 (incl. lobby)	7.39m x 3.61m max	(24'3" x 11'10" max)
Ensuite	2.24m x 1.96m	(7'4" x 6'5")
Bedroom 3	5.76m x 3.15m	(18'11" x 10'4")
Bedroom 4*	5.44m x 2.88m max	(17'10" x 9'5" max)
Bedroom 5*	4.22m x 2.95m max	(13'10" x 9'8" max)
Bathroom	2.88m x 3.17m max	(9'5" x 10'5" max)

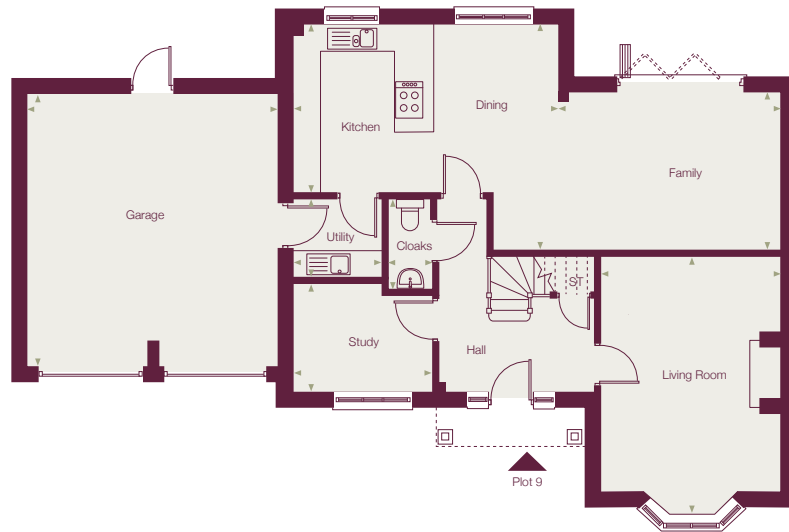
*part reduced eaves

Plot 9

A **substantial** five bedroom detached home built in natural stone with **outstanding** open plan accommodation, 2 ensuite shower rooms, feature staircase with oak detailing and large rear garden with **incredible** views over open countryside.



Plot 9 floorplans



GROUND FLOOR

Kitchen/Dining	5.84m x 4.94m max x 3.67m min	(19'1" x 16'2" max) (x 12'0" min)
Family Area	4.85m x 3.44m	(15'11" x 11'3")
Living Room	5.69m x 3.92m max	(18'8" x 12'10" max)
Study	3.03m x 2.37m max	(9'11" x 7'9" max)
Utility	1.94m x 1.75m	(6'4" x 5'9")
Cloakroom	1.96m x 0.97m	(6'5" x 3'2")
Double Garage	6.00m x 5.50m	(19'8" x 18'1")

FIRST FLOOR

Bedroom 1*	5.94m x 5.44m	(19'6" x 17'10")
Dressing area (incl lobby)	2.43m x 2.87m	(8'0" x 9'5")
Ensuite	2.43m x 1.97m	(8'0" x 6'6")
Bedroom 2	4.56m x 3.92m max	(15'0" x 12'10" max)
Ensuite	2.28m x 1.56m	(7'6" x 5'1")
Bedroom 3	4.23m x 2.97m	(13'11" x 9'9")
Bedroom 4	3.87m x 3.26m	(12'8" x 10'8")
Bedroom 5	4.07m x 2.72m max	(13'4" x 8'11" max)
Bathroom	2.37m x 1.91m	(7'9" x 6'3")

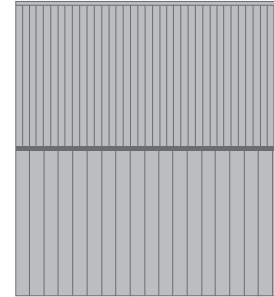
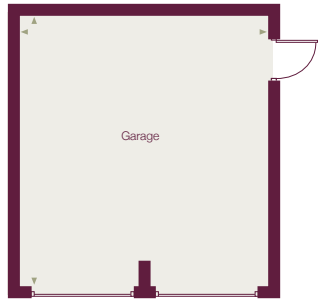
*part reduced eaves

Plot 10

An **impressive** five bedroom family home, occupying a **tranquil** corner position and featuring a stunning rear aspect, it is the epitome of open plan living with glazed room fold doors between the **substantial** kitchen/dining/family area and sitting room and bi-fold doors and French windows opening out to the rear garden.



Plot 10 floorplans



GROUND FLOOR

Kitchen/Dining		
Family	6.98m x 5.74m	(22'11" x 18'10")
Living Room	6.58m x 5.44m	(21'7" x 17'10")
Study	2.82m x 2.67m max	(9'3" x 8'9" max)
Utility	2.51m x 2.17m	(8'3" x 7'1")
Cloakroom	1.67m x 1.26m	(5'6" x 4'2")
Double Garage	6.00m x 5.50m	(19'8" x 18'1")

FIRST FLOOR

Bedroom 1	5.63m x 3.90m max	(18'6" x 12'10" max)
Dressing area	3.26m x 1.93m max	(10'8" x 6'4" max)
Ensuite	3.08m x 2.06m	(10'1" x 6'9")
Bedroom 2	5.17m x 5.23m max	(17'0" x 17'2" max)
Ensuite	2.16m x 1.58m	(7'1" x 5'2")
Bedroom 3	4.17m x 3.16m	(13'8" x 10'4")
Bedroom 4	3.37m x 3.13m	(11'1" x 10'3")
Bedroom 5	2.69m x 3.27m max	(8'10" x 10'9" max)
Bathroom	2.19m x 2.06m	(7'2" x 6'9")

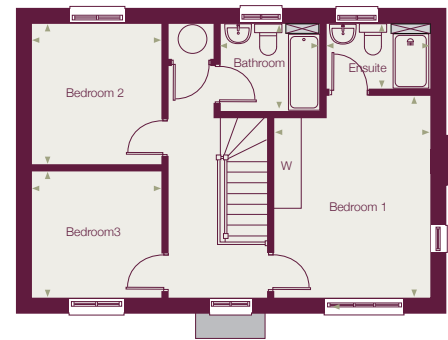
Plot 11

A **beautiful** wide-fronted three bedroom home with a detached single garage and large block paved drive, in a **lovely** position next to the attractively landscaped open space, offering **spacious** accommodation and featuring two sets of french windows into the generous rear garden.



Computer Generated Image

Plot 11 floorplans



GROUND FLOOR

Kitchen/Dining	5.99m x 3.01m	(19'8" x 9'11")
Living Room	5.99m x 3.39m	(19'8" x 11'1")
Utility	2.01m x 1.90m	(6'7" x 6'3")
Cloakroom	2.01m x 0.97m	(6'7" x 3'2")
Single Garage	7.00m x 3.50m	(23'0" x 11'6")

FIRST FLOOR

Bedroom 1	4.44m x 3.42m max	(14'7" x 11'3" max)
Ensuite	2.30m x 1.44m	(7'7" x 4'9")
Bedroom 2	3.06m x 2.85m	(10'0" x 9'4")
Bedroom 3	2.85m x 2.82m	(9'4" x 9'3")
Bathroom	2.17m x 1.90m	(7'1" x 6'3")

Plots 12 & 13 and 16 & 17

Four **charming** semi-detached two bedroom cottages with good sized accommodation, generous gardens and large block paved drives, featuring **stylish** dormer windows and lead covered canopies.

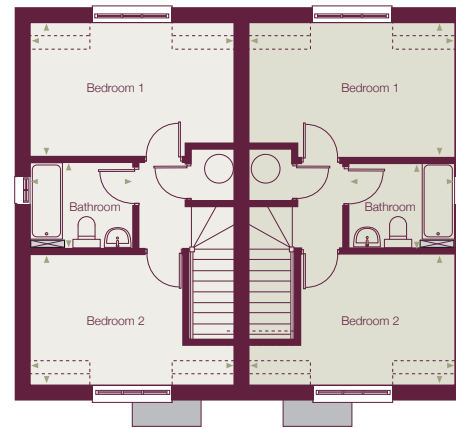
Horizontal bar windows to plots 12 & 13
Cottage style windows to plots 16 & 17
CGI shows horizontal bar windows

Plots 12, 13, 16 & 17 are discounted market homes



Computer Generated Image

Plots 12&13 and 16&17 floorplans



Plots 12, 13, 16 & 17 are discounted market homes – available for sale at 60% of open market value (on first and subsequent sales)
 – refer to selling agents for conditions and eligibility criteria relating to discounted market homes

GROUND FLOOR

Kitchen/Dining	4.31m x 2.37m	(14'2" x 7'9")
Living Room	4.49m x 3.51m	(14'9" x 11'6")
Cloakroom	1.74m x 0.86m	(5'9" x 2'10")

FIRST FLOOR

Bedroom 1*	4.49m x 2.92m max	(14'9" x 9'7" max)
Bedroom 2*	4.49m x 2.89m max	(14'9" x 9'6" max)
Bathroom	2.29m x 1.90m	(7'6" x 6'3")

*part reduced eaves

Plots 14 & 15

Two **attractive** wide-fronted three bedroom cottages, built in contrasting brick and natural stone, with **fabulous** gardens and generous accommodation featuring **stylish** open plan kitchen/dining and master bedroom with ensuite shower room.

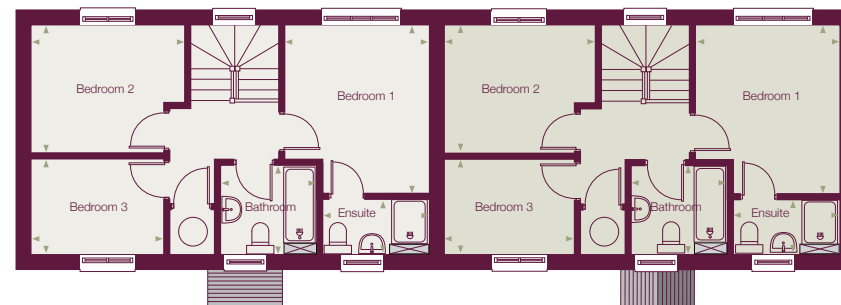
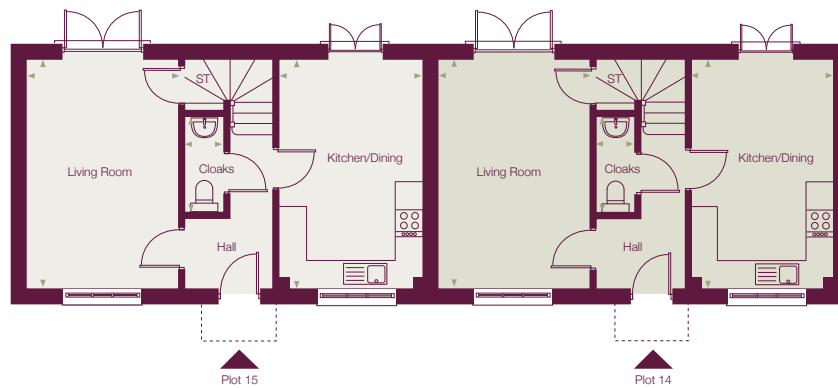
Plot 14 is built in brick,
plot 15 is built in natural stone

Plots 14 & 15 are
discounted market homes



Computer Generated Image

Plots 14 & 15 floorplans



Plots 14 & 15 are discounted market homes – available for sale at 60% of open market value (on first and subsequent sales) – refer to selling agents for conditions and eligibility criteria relating to discounted market homes.

GROUND FLOOR

Kitchen/Dining	4.97m x 3.15m	(16'4" x 10'4")
Living Room	4.97m x 3.34	(16'4" x 10'11")
Cloakroom	2.07m x 0.87m	(6'9" x 2'10")

FIRST FLOOR

Bedroom 1	3.15m x 3.65m max	(10'4" x 12'0" max)
Ensuite	2.3m x 1.21m	(7'7" x 4'0")
Bedroom 2	3.34m x 2.79m max	(10'11" x 9'2" max)
Bedroom 3	2.90m x 2.07m	(9'6" x 6'9")
Bathroom	2.17m x 1.90m	(7'1" x 6'3")

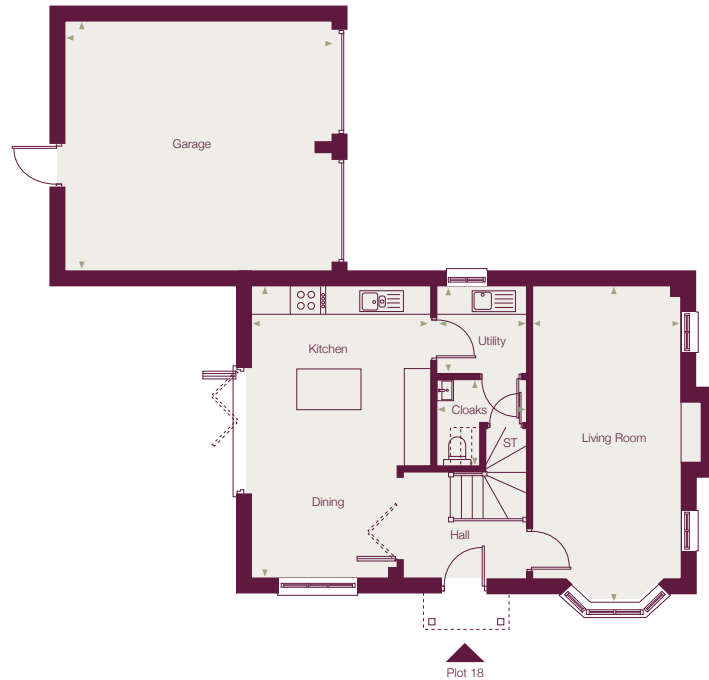
Plot 18

A **superb** three bedroom detached family home with **fabulous** dual aspect views and **spacious** accommodation incorporating a **contemporary** open plan kitchen/dining/area with feature island and bi-fold doors opening onto the large partly walled garden.



Computer Generated Image

Plot 18 floorplans



GROUND FLOOR

Kitchen/Dining	6.37m x 3.91m max	(20'11" x 12'10" max)
Living Room	6.92m x 3.23m max	(22'8" x 10'7" max)
Utility	1.94m x 1.90m	(6'4" x 6'3")
Cloakroom (incl. Store)	1.96m x 1.94m (max)	(6'5" x 6'4" max)
Double Garage	6.00m x 5.50m	(19'8" x 18'1")

FIRST FLOOR

Bedroom 1	4.35m x 3.25m	(14'3" x 10'8")
Ensuite	2.89m x 2.07m max	(9'6" x 6'9" max)
Bedroom 2	3.62m x 3.06m max	(11'11" x 10'0" max)
Bedroom 3	3.20m x 3.02m	(10'6" x 9'11")
Home Office Area	1.91m x 1.86m min	(6'3" x 6'1" min)
Bathroom	2.52m x 1.90m	(8'3" x 6'3")

Specification

Open/Local market homes (plots 1-11 & 18)



ENVIRONMENTAL

- Central heating and hot water provided by air source heat pumps
- Sustainable storm water drainage system
- High levels of insulation to walls, floors & roof spaces
- Double glazed timber casement windows & doors providing high levels of thermal insulation and reduced heat loss
- Low energy lighting
- Rainwater butts
- Compost bins

INTERNAL FEATURES AND FINISHES

- Radiators and thermostatic radiator valves to ground and first floors to plots 1-5, 11 & 18
- Oak veneered internal doors with stylish chrome ironmongery
- Feature glazed screen between living room and kitchen (plot 2)
- Rendered inglenook style fireplace with wood burning stove and log store (plots 5-11 & 18)

- Plain coving to living room, hall and landing
- Oak handrail and newel caps to staircase (plots 1-5, 11 & 18)
- Fitted wardrobe with internal shelf and hanging rail to bedroom 1 or bedroom 1 dressing area

EXTERNAL FEATURES AND FINISHES

- Houses built in natural stone or brick with traditional brick and reconstructed stone detailing
- Block paved drives and parking areas
- Turfed front and rear gardens with paved patios and pathways and feature shrub planting to frontages to all plots and with feature raised planting beds to specified plots
- Estate railings to specified plots
- Natural stone garden wall to plot 18
- External water tap to rear of house

KITCHEN

- Individually designed, high quality contemporary kitchens with feature island (plots 5, 8, 10 & 18) and feature peninsular (plots 1, 4, 6, 7 & 9)
- 40mm laminate worktop to kitchen (plots 1-5, 11 & 18) and to all utility rooms
- Neff double oven (plots 1, 4, 5 & 11), Neff single oven (plots 2 and 3)
- Neff single oven and combi oven/microwave (plot 18)
- Black glass touch control 60cm ceramic hob (plots 1-4 & 11)
- Black glass touch control 80cm ceramic hob (plots 5 & 18)
- Feature Neff stainless steel cooker hood to all homes
- Integrated fridge/freezer (plots 1-7, 9, 11 & 18)
- Integrated dishwasher to all homes
- Built in washer dryer to homes without a utility/washing machine room (plots 2 and 3)

- LED feature under cupboard lighting
- Choice of Porcelanosa ceramic floor tiles or Karndean Knight Tile to kitchen/family areas, utility and cloakroom (subject to programme)

BATHROOM

- Stylish white sanitaryware by Roca with contemporary Hansgrohe chrome taps (plots 1-5, 11 & 18)
- Feature Hansgrohe column shower with fixed head and handheld attachment to family bathroom (plot 2) or bedroom 1 ensuite (plots 1, 3-11 & 18)
- Hansgrohe shower and 3 function shower head to all other shower enclosures
- Shower over bath in family bathrooms (plots 1, 3-7, 9-11 & 18)
- Heated electric chrome towel rail to family bathroom or ensuite (plots 1-7, 11 & 18)
- Porcelanosa ceramic tiles to bathroom and ensuite floors & walls (extent of wall tiling varies – please refer to selling agent)



ELECTRICAL AND MULTI-MEDIA

- Fibre provided direct to the premises (FTTP) for enhanced broadband connectivity
- Data points (with CAT 6 cabling) to living room, understairs cupboard and study/home office (where applicable)
- USB charging points to kitchen, bedroom 1 and study/home office (where applicable)
- TV point to all bedrooms, living room & kitchen/dining/family
- BT point to living room, kitchen/dining/family, bedroom 1, study/home office (where applicable), and one additional bedroom where there is no study.
- LED downlights to kitchen/family/dining, cloakroom, bathroom, ensuites and utility (where applicable)

- External light fitting by front door, bi-fold door, french window, utility door and garage personnel door (where applicable)
- Electric vehicle charging point
- Double socket and lighting to garages
- External waterproof socket
- Remote controlled automated garage doors to plots 8-10

SECURITY

- Approved intruder alarm
- PIR sensors to all external lights
- LABC 10 year warranty

ADDITIONAL FEATURES TO PLOTS 6-10

- Zoned underfloor heating to ground floor and radiators and thermostatic radiator valves to first floor
- Bi-fold doors from kitchen/family area to garden
- Oak handrail, base rail, newel posts and balustrades to staircase
- Quartz stone worktops to kitchen
- Neff single oven and combi oven/microwave & Neff warming drawer
- Black glass touch control 5 zone induction hob
- Stylish white sanitaryware by Laufen with contemporary Hansgrohe chrome taps
- Timber remote controlled garage doors (plots 8-10 only)
- Feature hardwood porches (plots 8-10 only)
- Heated electric chrome towel rail to ensuite 1 and to family bathroom or ensuite 2 (plots 8-10 only)
- Wall hung toilets with concealed cistern to bedroom 1 ensuite and family bathroom (plots 8-10 only)
- Stylish internal room fold door set (plots 8 & 10 only)
- Integrated tall larder fridge and separate tall larder freezer (plots 8 & 10 only)
- Laufen Pro S single basin vanity unit to bedroom 1 ensuite (plots 9 & 10 only)
- Laufen Pro S double basin vanity unit (plot 8 only)
- Three sets of bi-fold doors to garden - two from kitchen/family/dining area and one from living room (plot 8 only)
- Feature Juliet balcony to Bedroom 1 (plot 8 only)
- Contemporary chrome/satin sockets (plot 8 only)

NB: Please note that the specification can be subject to change. Images shown are indicative and taken from other Linfoot Country Homes developments

Specification

Discounted market homes (plots 12 - 17)



ENVIRONMENTAL

- Central heating and hot water provided by air source heat pumps
- Sustainable storm water drainage system
- High levels of insulation to walls, floors & roof spaces
- Double glazed timber casement windows & doors providing high levels of thermal insulation and reduced heat loss
- Low energy lighting
- Rainwater butts
- Compost bins
- Electric vehicle charging points

GENERAL

- Radiators and thermostatic radiator valves to ground and first floors
- White painted vertical panelled internal doors with stylish chrome ironmongery
- Houses built in natural stone (plot 15) or brick (plots 12-14 & 16-17) with traditional brick and reconstructed stone detailing
- Block paved drives with parking for up to 4 cars
- Turfed front and rear gardens with paved patios and pathways and feature shrub planting to frontages to all plots
- Feature painted porches
- External water tap to rear of house
- Close board fence to all rear boundaries
- LABC 10 year warranty

KITCHEN

- Individually designed, high quality contemporary kitchens
- 40mm laminate worktop with matching upstands
- Integrated appliances to include stainless steel single oven, ceramic hob, cooker hood and fridge freezer
- Glass splashback behind hob
- White LED low profile under cupboard strip lighting
- Choice of Porcelanosa ceramic floor tiles or Karndean Knight Tile to kitchen and cloakroom (subject to programme)

BATHROOM

- Stylish white sanitaryware by Roca with contemporary style chrome taps
- Chrome thermostatic exposed shower valve and shower kit to family bathroom to all plots and also in the ensuite to plots 14 and 15.
- Porcelanosa ceramic tiles to bathroom and ensuite floors & walls (extent of wall tiling varies – please refer to selling agent)

ELECTRICAL AND MULTI-MEDIA

- Fibre provided direct to the premises (FTTP) for enhanced broadband connectivity
- Data outlet to understairs cupboard (plots 12-13 & 16-17) or store (plots 14-15)
- TV point to all bedrooms, living room & kitchen
- BT point to living room, bedroom 1 and one additional bedroom
- LED downlights to kitchen, bathroom & ensuite
- External light fittings by all external doors with PIR security lights

NB: Please note that the specification can be subject to change.
Images shown are indicative and taken from other Linfoot Country Homes developments

Linfoot Country Homes

beautifully designed bespoke homes

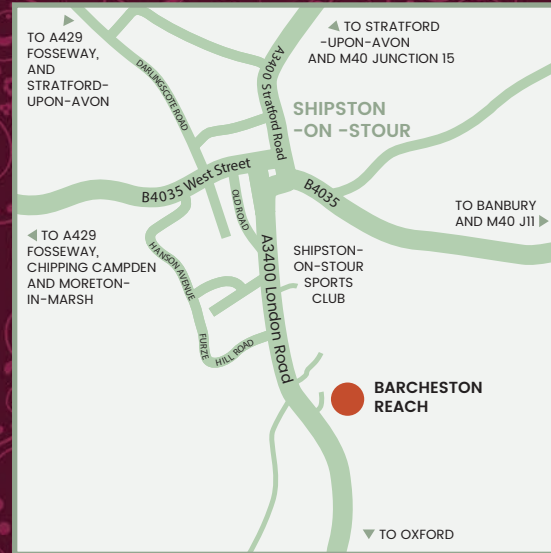


Linfoot Country Homes is a prestigious, award-winning family house building company, which has been specialising in building high quality, small scale developments for over 35 years.

All developments are designed with sensitivity to reflect the character and nature of the surrounding area and great consideration is given to the local environments and ecology through the use of varied and indigenous landscaping schemes, and the use of appropriate and sustainable materials. Every scheme has an individual identity with specialist architects designing homes to suit the site layout.

We work hard to reduce the impact of our developments on the environment and to engage with local communities to ensure our schemes are welcomed, integral and attractive additions to the towns and villages in which we build. We are an award winning member of the Considerate Constructors Scheme.





Barcheston Reach enjoys an enviable position on the edge of the Cotswolds

Moreton in Marsh Railway Station 7 miles (direct service to London Paddington)

- Stratford upon Avon 11 miles
- Banbury 15 miles
- M40 J11 17 miles
- M40 J15 15 miles
- Warwick 16 miles
- Oxford 29 miles
- Birmingham International Airport 35 miles

All distances are approximate



Linfoot Country Homes
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Great Alne
Warwickshire B49 6HR

Selling agents



Telephone: 01608 880099



The information in this brochure is for guidance only. Choice of finishes and fitments detailed in this brochure may change due to the developers policy of continually updating and improving design features. These particulars and the information contained herein (whether in text, plans or photographs) are produced in good faith but should not be relied upon as being a statement or representation of fact. They do not constitute any part of a contract, however, and purchasers are advised to check salient details for themselves.