



# Lyttleton Gate

Studley



# About Kingswood Homes

**Kingswood Homes is a residential development company, which specialises in building energy efficient 'A' rated, high quality practical homes in the Midlands.**

All our homes, small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Each of our properties are designed for living to ensure that the layout is practical and an enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

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**We take a bespoke approach to all of our developments to create distinctive properties that truly stand out from the crowd. Whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.**

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We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.



Finwood, Rowington





St Michael's Gate, Baddesley Clinton



Lower House Gardens, Redditch



Lake View, Earlswood



Kixley, Lapworth



# Introducing Lyttleton Gate

Lyttleton Gate offers the opportunity to own an individually designed 2 or 3 bedroom bungalow or a 4 or 5 bedroom house in a tranquil, private gated development in the village of Studley – only 4 miles from Alcester and 6 miles from Redditch Town Centre.

Located just a few minutes from Studley High Street, this exciting new development of 8 detached homes boast an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

**Each property includes a high level of finish complete with a professionally designed kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.**

Along with landscaped front gardens, each property boasts rear gardens with a patio, lawn and planting, an Electric vehicle charging point and a 10 Year ICW Structural Warranty.

**An abundance of energy efficient features are included such as 'A' rated kitchen appliances and PV Solar panels.**

## Lyttleton Gate

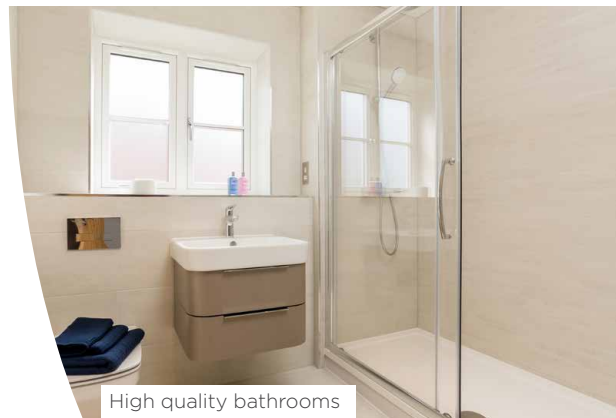
Studley, Warwickshire B80 7FX



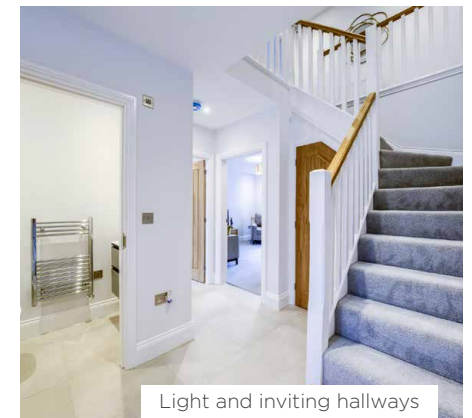
Superbly specified kitchen



Spacious lounge areas



High quality bathrooms



Light and inviting hallways



A new development of  
8 detached homes



Lyttleton  
Gate

Studley



# Development Layout

Lyttleton Gate  
is an attractive  
development of  
8 detached homes.

Plots 1, 2 and 3 –  
3 bedroom bungalows

Plot 4 –  
4 bedroom detached property

Plot 5 and 8 –  
2 bedroom bungalows

Plots 6 and 7 –  
5 bedroom detached  
properties

Plot 1



Plot 2



Plot 3



Plot 4



Plot 5



Plot 6



Plot 7



Plot 8









Lyttleton  
Gate

Studley



Plot 4







# Plot 1

3 bedroom  
detached bungalow

## Ground floor

### Kitchen/ Dining / Family Area

6.873m x 7.360m  
22' 6" x 24' 1"

### Utility

1.813m x 4.172m  
5' 11" x 13' 8"

### Bedroom 1

4.285m x 3.750m  
14' 0" x 12' 3"

### En-suite

1.775m x 2.525m  
5' 9" x 8' 3"

### Bedroom 2

3.385m x 2.673m  
11' 1" x 8' 9"

### Bathroom

2.410m x 1.975m  
7' 10" x 6' 5"

### Bedroom 3

3.050m x 4.210m  
10' 0" x 13' 9"

### Detached garage

5.973m x 3.047m  
19' 5" x 9' 11"

## Summary of features

- Large welcoming hallway, cloak room and store
- Spacious kitchen / dining / family area
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden
- Feature vaulted ceiling to lounge area
- Detached garage





# Plot 2

3 bedroom  
detached bungalow

## Ground floor

### Kitchen / Dining / Family Area

7.119m x 6.910m  
23' 4" x 22' 8"

### Utility

2.927m x 1.726m  
9' 7" x 5' 7"

### Bedroom 1

4.285m x 3.750m  
14' 0" x 12' 3"

### En-suite

1.775m x 2.525m  
5' 9" x 8' 3"

### Bedroom 2

4.735m x 2.825m  
15' 6" x 9' 3"

### Bathroom

2.410m x 1.975m  
7' 10" x 6' 5"

### Bedroom 3

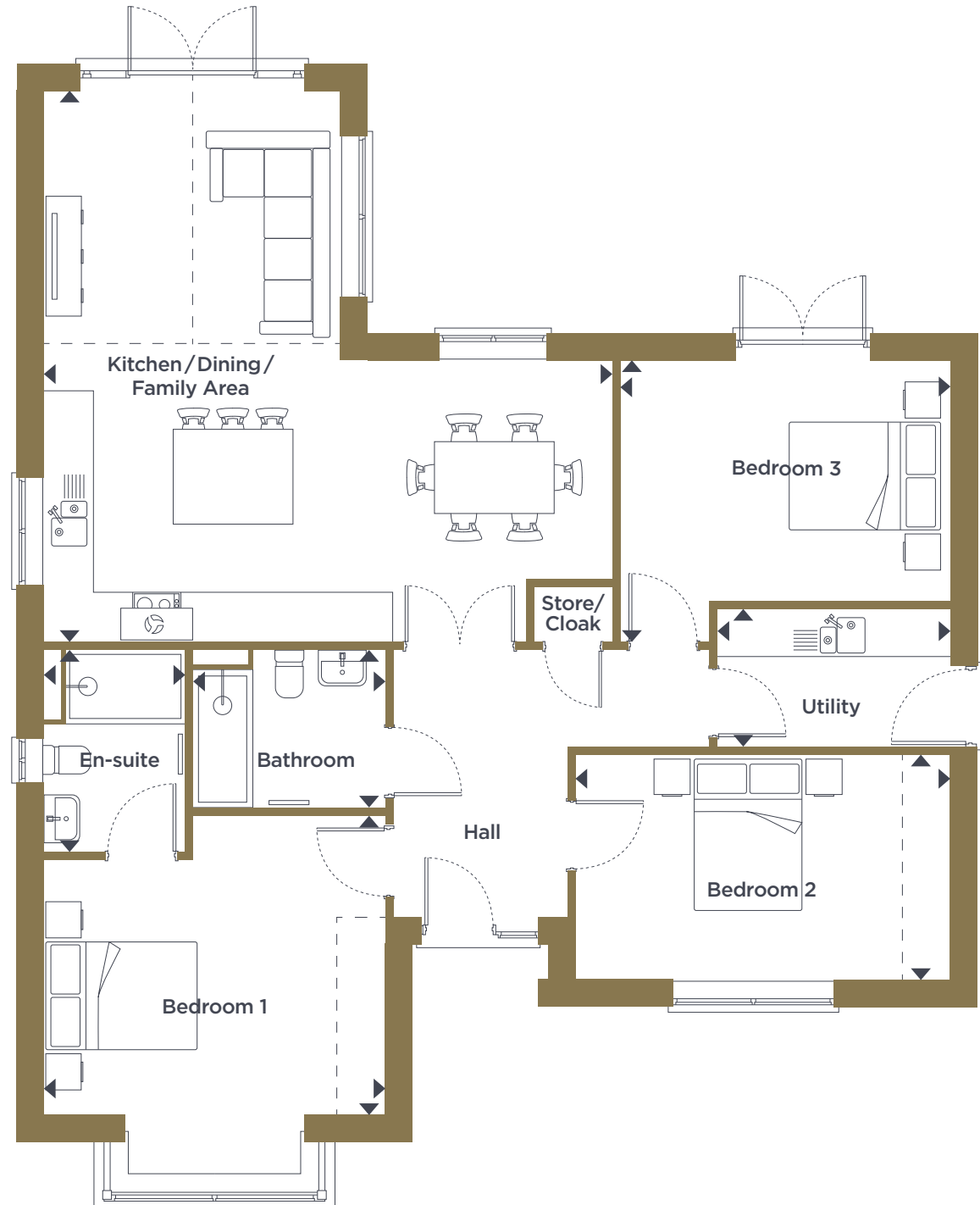
4.154m x 3.559m  
13' 7" x 11' 8"

### Detached garage

5.973m x 3.047m  
19' 5" x 9' 11"

## Summary of features

- Large welcoming hallway, cloak room and store
- Spacious kitchen / dining / family area
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden
- Feature vaulted ceiling to lounge area
- Detached garage





# Plot 3

3 bedroom  
detached bungalow

## Ground floor

### Kitchen/ Dining / Family Area

6.872m x 7.360m  
22' 6" x 24' 1"

### Utility

1.813m x 2.971m  
5' 11" x 9' 8"

### Bedroom 1

4.285m x 3.750m  
14' 0" x 12' 3"

### En-suite

1.775m x 2.525m  
5' 9" x 8' 3"

### Bedroom 2

3.385m x 3.211m  
11' 1" x 10' 6"

### Bathroom

2.410m x 1.975m  
7' 10" x 6' 5"

### Bedroom 3

3.050m x 4.210m  
10' 0" x 13' 9"

### Detached garage

5.973m x 3.047m  
19' 5" x 9' 11"

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Three double bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden
- Feature vaulted ceiling to lounge area
- Detached garage





# Plot 4

4 bedroom detached property

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Four spacious bedrooms with walk in wardrobe and en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden
- Detached garage



## Ground floor

### Kitchen/ Dining / Family Area

9.910m x 4.247m  
32' 6" x 13' 11"

### Utility

2.550m x 1.737m  
8' 4" x 3' 8"

### Snug

3.234m x 3.298m  
10' 7" x 10' 9"

### WC

1.750m x 1.737m  
5' 8" x 5' 8"

### Lounge

4.400m x 3.725m  
14' 5" x 12' 2"

### Detached garage

5.973m x 3.047m  
19' 5" x 9' 11"



## First floor

### Bedroom 1

4.260m x 4.247m  
13' 11" x 13' 11"

### Dressing

2.216m x 1.992m  
7' 3" x 6' 6"

### Bedroom 2

3.234m x 3.859m  
10' 7" x 12' 7"

### En-suite

1.775m x 1.975m  
5' 9" x 6' 5"

### Bedroom 3

5.476m x 3.488m  
17' 11" x 11' 5"

### Bathroom

2.525m x 1.975m  
8' 3" x 6' 5"

### Bedroom 4

3.234m x 3.300m  
10' 7" x 10' 9"

1.5m ceiling



# Plot 5

2 bedroom detached  
bungalow

## Ground floor

### Kitchen/ Dining / Family Area

4.397m x 8.609m  
14' 5" x 28' 2"

### Utility

1.873m x 1.775m  
6' 1" x 5' 9"

### Bedroom 1

4.398m x 3.489m  
14' 5" x 11' 5"

### En-suite

2.425m x 1.775m  
7' 11" x 5' 9"

### Bedroom 2

2.938m x 5.249m  
9' 7" x 17' 2"

### Bathroom

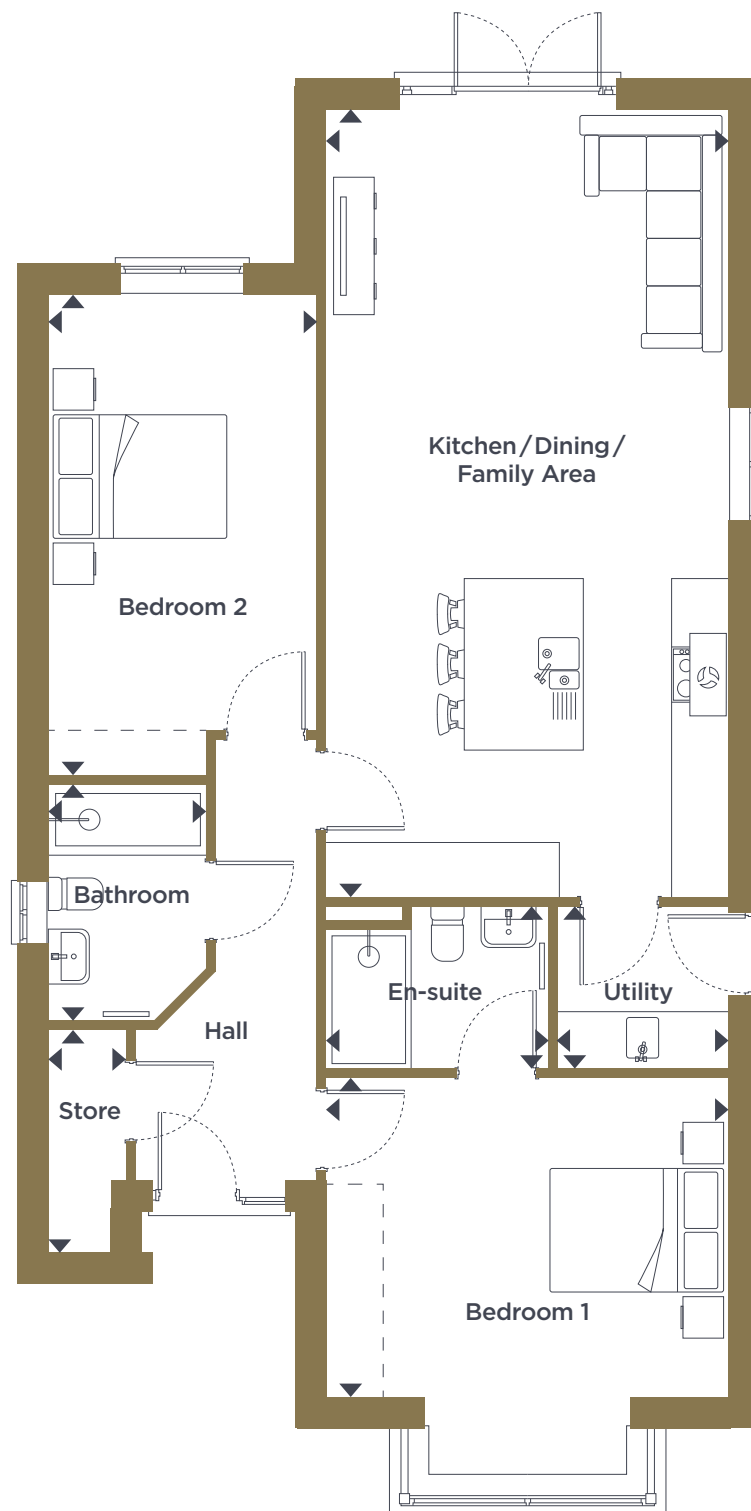
1.725m x 2.585m  
5' 7" x 8' 5"

### Store

0.85m x 1.651m  
2' 9" x 5' 5"

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden





# Plot 6

5 bedroom detached property with integral garage

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Four spacious bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden



## Ground floor

Kitchen/ Dining / Family Area	Utility	Lounge	WC	Garage
2.435m x 1.637m	2.435m x 1.637m	4.285m x 3.590m	1.750m x 1.638m	3.048m x 4.657m
9.910m x 4.572m	7' 11" x 5' 4"	14' 0" x 11' 9"	5' 8" x 5' 4"	10' 0" x 15' 3"
32' 6" x 15' 0"				



## First floor

Bedroom 1	Bedroom 2	Bathroom	Bedroom 5
3.085m x 4.527m	4.285m x 3.613m	2.410m x 1.975m	2.958m x 2.072m
10' 1" x 14' 10"	14' 0" x 11' 10"	7' 10" x 6' 5"	9' 8" x 6' 9"
En-suite	Bedroom 3	Bedroom 4	
1.775m x 1.975m	3.272m x 3.775m	3.273m x 3.754m	
5' 9" x 6' 5"	10' 8" x 12' 4"	10' 8" x 12' 3"	

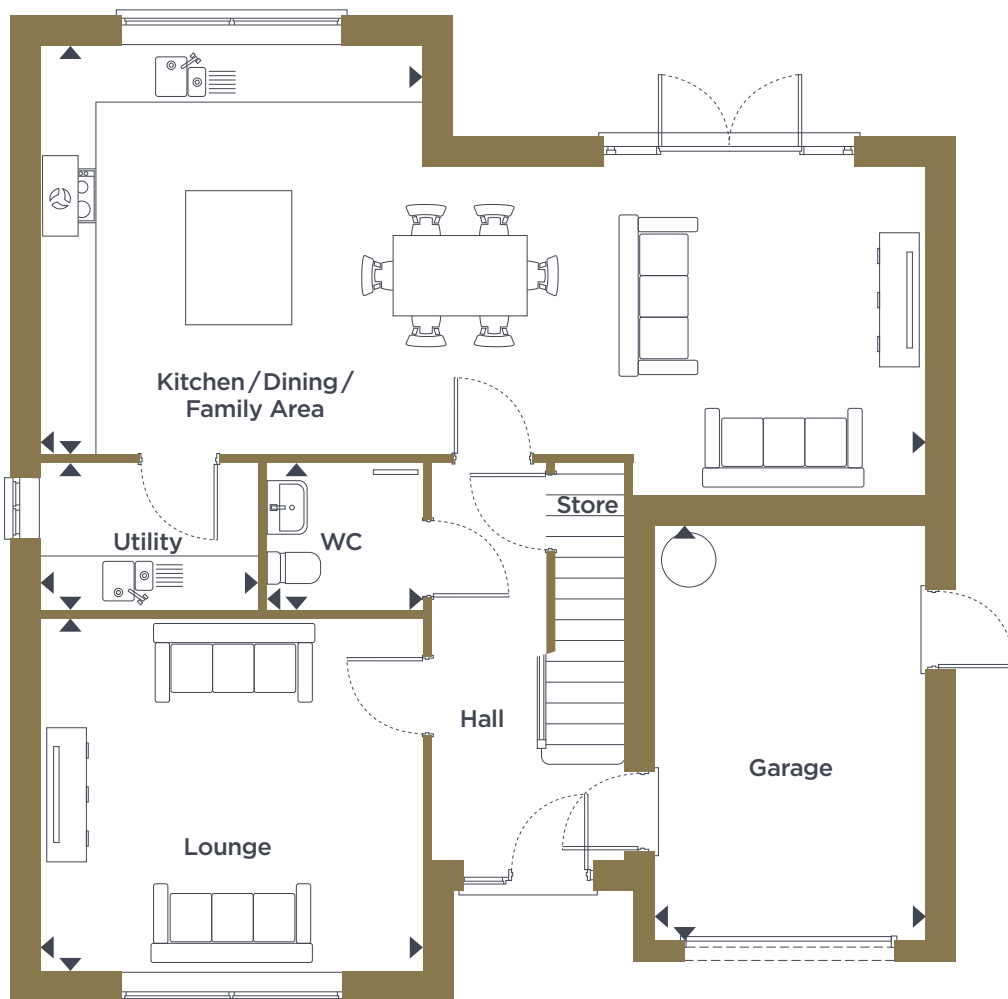


# Plot 7

5 bedroom detached property with integral garage

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Four spacious bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden



## Ground floor

Kitchen/ Dining / Family Area	Utility	Lounge	WC	Garage
2.435m x 1.637m	2.435m x 1.637m	4.285m x 3.590m	1.750m x 1.638m	3.048m x 4.657m
9.910m x 4.572m	7' 11" x 5' 4"	14' 0" x 11' 9"	5' 8" x 5' 4"	10' 0" x 15' 3"
32' 6" x 15' 0"				



## First floor

Bedroom 1	En-suite	Bedroom 2	Bathroom	Bedroom 5
3.085m x 4.527m	1.775m x 1.975m	4.285m x 3.613m	2.410m x 1.975m	2.958m x 2.072m
10' 1" x 14' 10"	5' 9" x 6' 5"	14' 0" x 11' 10"	7' 10" x 6' 5"	9' 8" x 6' 9"
		Bedroom 3	Bedroom 4	
		3.272m x 3.775m	3.273m x 3.754m	
		10' 8" x 12' 4"	10' 8" x 12' 3"	



# Plot 8

2 bedroom detached bungalow

## Ground floor

### Kitchen/ Dining / Family Area

4.397m x 7.071m  
14' 5" x 23' 3"

### Utility

1.873m x 1.625m  
6' 1" x 5' 3"

### Bedroom 1

4.398m x 3.039m  
14' 5" x 9' 11"

### En-suite

2.425m x 1.625m  
7' 11" x 5' 3"

### Bedroom 2

2.938m x 4.236m  
9' 7" x 13' 10"

### Bathroom

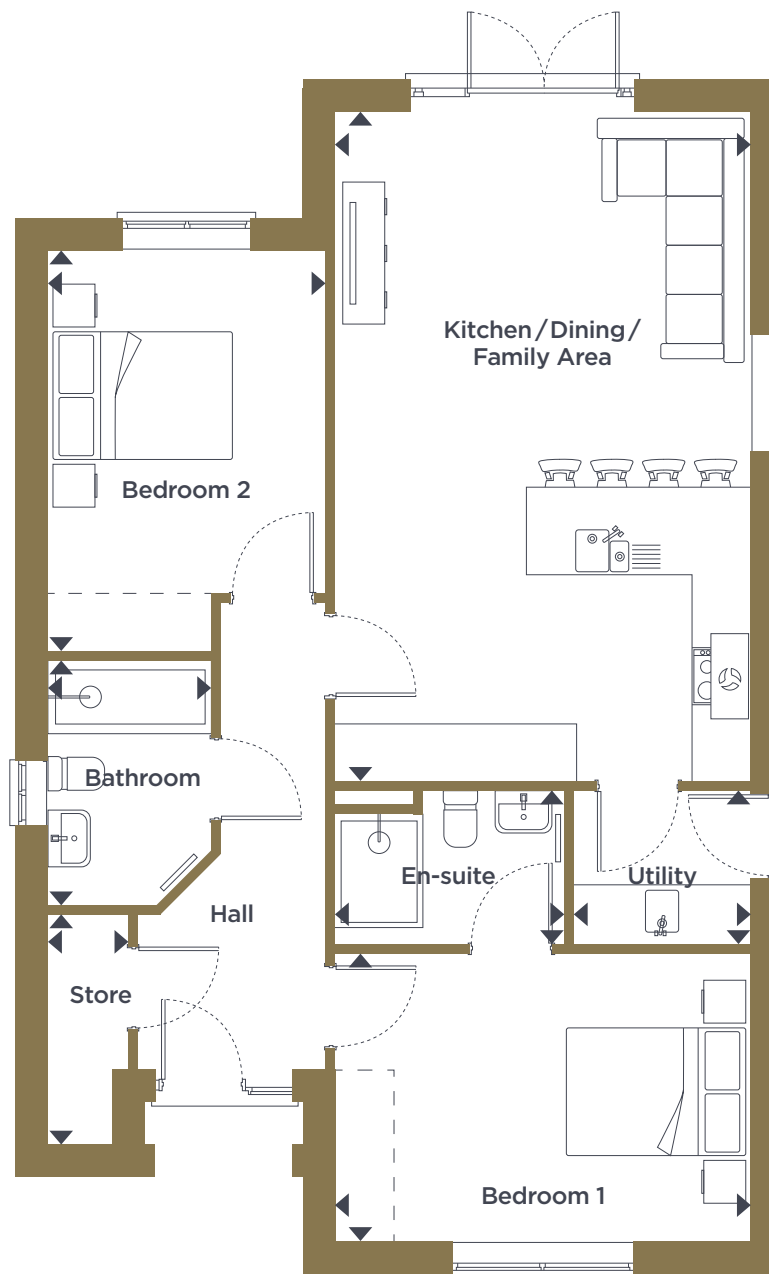
1.725m x 2.585m  
5' 7" x 8' 5"

### Store

0.85m x 1.651m  
2' 9" x 5' 5"

## Summary of features

- Large welcoming hallway with cloak room and store
- Spacious kitchen / dining / family area
- Two double bedrooms with en-suite to bedroom 1
- Family bathroom
- French doors to the rear garden



# A superb specification

**Complementing our high construction standards is a striking level of detail in specification and finish throughout the property.**

Each property boasts a master bedroom with an en-suite bathroom that includes full height ceramic tiling, vanity storage units and chrome finishes.

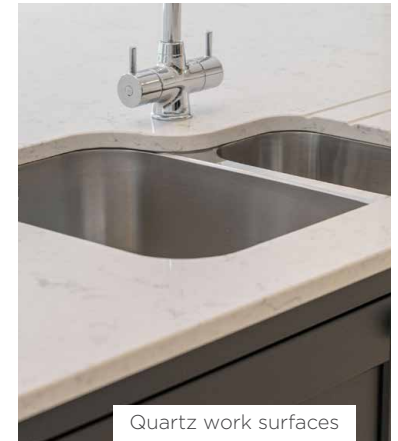
**The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances including oven, microwave, fridge freezer and dishwasher.**

The sense of quality continues through the property with luxury vinyl laid across the ground floor, whilst a luxury carpet is fitted within the living room, stairway and bedrooms.

All internal doors within the properties are Oak veneer solid doors finished with chrome door furniture. Chrome sockets and switches are specified throughout the ground floor and landing areas.

## Kitchen

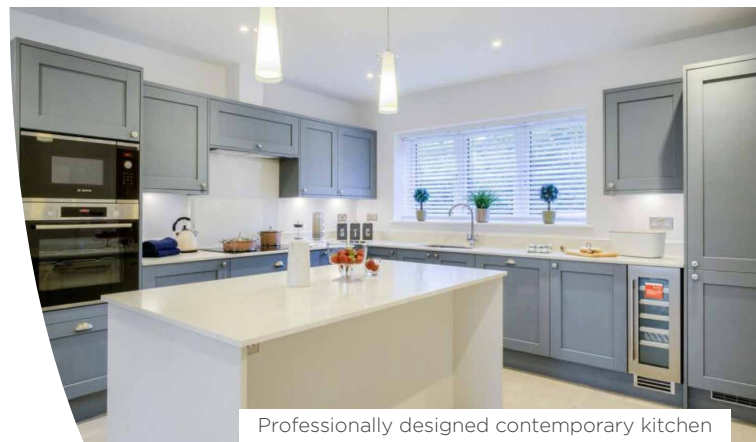
- Professionally designed shaker style kitchen (colour choice available).
- Quartz work surfaces with upstand to all kitchen and utilities (colour choice available).
- Stainless steel under mounted sink with engraved drainer and Franke chrome plated mixer taps to kitchen.
- Single oven, integrated microwave, gas hob and extractor hood, all to be Bosch stainless steel finish. Built in fridge freezer and integrated dishwasher, to be Caple or similar.
- Appliance spaces and plumbing for washing machine and tumble dryer to all plots.



Quartz work surfaces



Single oven, combination microwave



Professionally designed contemporary kitchen



FRANKE





Ring burner gas hob



Contemporary extractor hood



Integrated dishwasher

## Bathrooms En-suites & WC

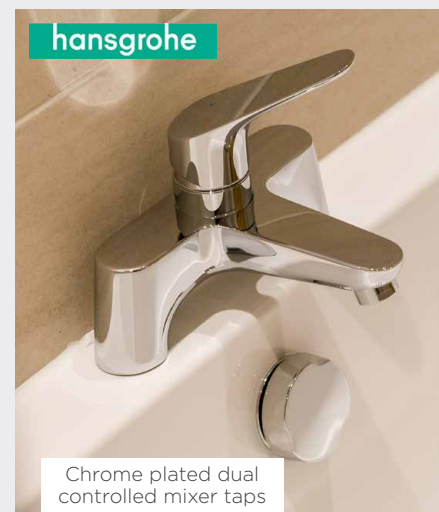
- High quality white ROCA sanitaryware to bathrooms, en-suites and WC's.
- ROCA vanity storage units to bathrooms, en-suites and WC's.
- Full height ceramic tiling to walls and floors in bathrooms, with splashback only to WC's.
- Hansgrohe chrome plated dual controlled mixer tap/shower with pop-up wastes to basins and baths.
- Shower cubicles to include shower doors, low profile shower trays, full height tiling and chrome plated Hansgrohe thermostatic mixer showers.
- High powered showers to bathrooms.
- Chrome plated towel rails to bathrooms, en-suite and WC's.



Contemporary styled bath



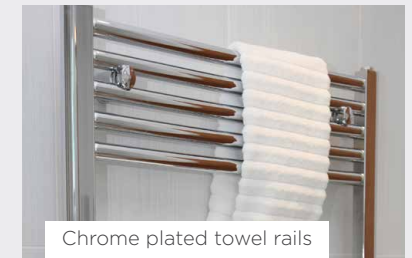
Full height tiling



Chrome plated dual controlled mixer taps



Roca sanitary ware



Chrome plated towel rails



Contemporary fixtures

# Internal Finishes

- Oak veneer solid core interior doors with polished chrome door furniture.
- Oak handrail and feature oak first step to staircase.
- High quality luxury vinyl to ground floor excluding living room (colour choice available).
- Contemporary ogee skirting and architraves.
- Luxury carpets and underlay to living room, bedrooms, stairs and landing. (colour choice available)
- French patio doors to rear of kitchen diner.



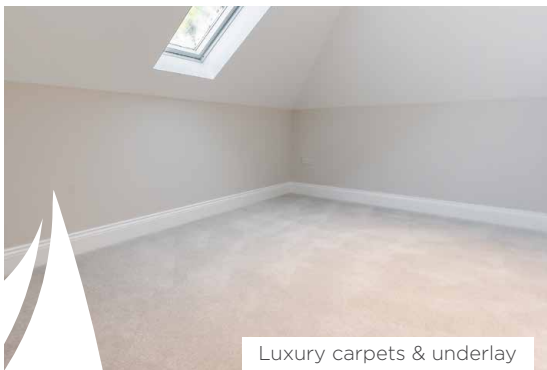
Ceramic floor tiling



Oak feature staircase



Polished chrome door furniture



Luxury carpets & underlay



Luxury vinyl



French patio doors

# Electrical Installation

- High speed fibre connection
- Chrome sockets and switches throughout the ground floor and landing.
- Recessed LED down-lighters to hall, kitchen, dining room, WC and bathroom.
- Under unit lighting to kitchen.
- Dual TV and socket to lounge, dining room and all bedrooms.
- Telephone socket to lounge.
- External power point.
- Electric vehicle charging point to each property (7kW Charger).



Electric vehicle charging point





Block paved drive



Outside power point



Exterior lighting



Thermostatic radiator valves



Planting to gardens



Rear garden with patio and turf



Outside tap

## Security

- Intruder alarm system.
- Multipoint locking system to all external doors.
- Suited key to all external doors.
- All properties are in full compliance with Part Q of the Building Regulations.
- Exterior lighting.
- High security Anti-Snap, Anti-Drill locks to all external doors.

## External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drives.
- Planting to gardens.
- Electric vehicle charging point to each property.

## Heating

- Fully zoned underfloor heating system to plots 1, 2, 3, 5 and 8.
- Thermostatic radiator valves to ground floor and first floor to plots 4, 6 and 7.
- Digital programmable thermostat for central heating.
- 'A' rated Ideal gas combi boiler for heating and hot water to plots 1, 2, 3, 5 and 8.
- Mains pressure hot water system to plots 4, 6 and 7.

## Additional Details

- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.

# Additional Details

- Garador 'Ascot', sectional style up and over garage doors.
- 10 year ICW structural warranty.
- Gated entrance to private road with intercom access to each plot.



Wide profile garage doors



Private development



Intercom access to each plot



Gated entrance to private road (gate design subject to planning)



# Optional extras

Only available to off-plan purchasers

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can be included during the construction process to ensure that your home is just the way you want it on the day you move in.

**Optional extras will depend upon the stage of the build but can include:**

- Kitchen upgrades
- Bathroom upgrades
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping
- Bedroom upgrades including fitted wardrobes on request

Please request full details and pricing.



Bathroom upgrades



Kitchen upgrades

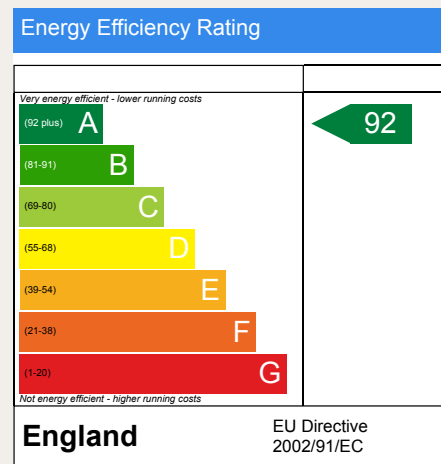


Fitted wardrobes

# Environmental Details

## Predicted energy efficiency: Rating 'A'

The predicted energy certificate to all plots will be a minimum of 92 'A' rating.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## How we achieve an 'A' rated home



**1. Photo-voltaic panels**  
Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



**4. 'A'-rated appliances**  
We aim to only install appliances in your home that are 'A'-rated, ensuring low costs for your new home.



**2. High performance insulators**  
A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



**5. High-performance UPVC triple glazed windows**  
Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



**3. Low energy lighting with LED technology**  
Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



**6. Air leakage tested**  
As part of the build process all our homes are tested for air leakage to eliminate cracks and gaps whilst ensuring proper ventilation.





#### 7. Thermostatically controlled radiator valves

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



#### 8. Electric car charger (7kW)

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



#### 9. Dual flush mechanism to toilets.

This reduces water consumption.



#### 10. Solidor composite front doors offers superior thermal efficiency and security

## How much will you save on energy bills?

Average energy bill calculations are based on energy consumption data from the EPCs of all homes for sale on Rightmove in March 2025, combined with the latest energy meter data, factoring in the latest energy price cap for April – June 2025.

### Rightmove's annual energy bill tracker



**Property Type:** 2/3 bedroom detached house  
(as per plots 1, 2, 3, 5 and 8)

EPC rating						
A	B	C	D	E	F	G
£447	£1,132	£1,958	£2,761	£3,778	£4,862	£6,565

**Property Type:** 4 bedroom detached house  
(as per plot 4)

EPC rating						
A	B	C	D	E	F	G
£623	£1,373	£2,489	£3,442	£4,699	£6,012	£8,776

**Property Type:** 5 bedroom detached house  
(as per plots 6 and 7)

EPC rating						
A	B	C	D	E	F	G
£749	£1,907	£3,289	£4,574	£6,078	£7,977	£12,181

# Studley - a wonderful location

**Just minutes from the centre of Studley – a village home to numerous independent shops and businesses and a mixture of venues to eat and drink.**

Studley offers numerous walks and cycle routes meandering in and around the surrounding countryside, including Studley Heritage Walk, a short walk into beautiful countryside exploring some local heritage buildings.

The area offers a wide range of local amenities including various pubs, cafés and restaurants, butchers vets and pharmacies. Studley also boasts a leisure centre that includes a 20m swimming pool and skate park.

**Studley also is home to well regarded primary and secondary schools, with Studley High School receiving an ‘outstanding’ Ofsted report in 2024.**

Just 7 miles away, Junction 3 of the M42 offers excellent connectivity, providing quick access to Birmingham Airport and Birmingham International train station.



Outstanding local schools



Green spaces and countryside walks



Studley Leisure Centre



Numerous nearby pubs



Arrow Valley Country Park & Lake, Redditch



Studley Castle





## By road

Alcester Town Centre  
– 10 mins

Redditch Town Centre  
– 12 mins

Train Station  
(Redditch)  
– 13 mins

Birmingham Airport  
– 25 mins

M42 Junction 3  
– 11 mins

## By foot

Studley Centre (shops)  
– 12 mins

Studley High School  
(Ofsted 'Outstanding')  
– 3 mins

St Mary's Catholic  
Primary School  
(Ofsted 'Good')  
– 6 mins

Studley St. Mary's  
CofE Academy  
(Ofsted 'Good')  
– 10 mins

Aldi Supermarket  
– 13 mins





Plots 7 and 6





Plot 5



# Our construction guarantee

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

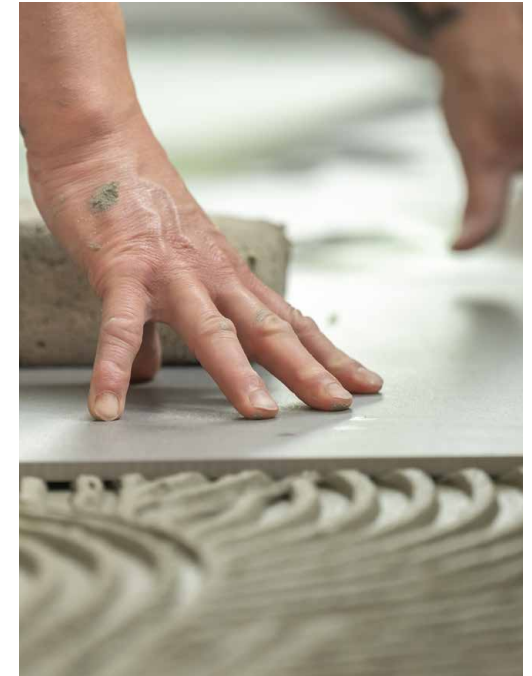
The new home warranty covers defects in design, materials and workmanship as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.



**ICW**  
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing  
you with a  
**10 year  
structural  
warranty**





# For further information



Please contact:  
Harts Homes

Email:  
[info@harts-homes.co.uk](mailto:info@harts-homes.co.uk)

Call: 01564 791111



**Disclaimer:**

All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure do not constitute a contract, part of a contract of warranty with Kingswood Homes.



Trading name for: Kingswood Properties  
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