



Alveston Farm, Boundry Lane
Stratford Upon Avon, Warwickshire
CV37 7RR



A fantastic opportunity to purchase a stunning bungalow off plan, set in the superb location between Stratford Upon Avon and Alveston.

This property is being offered for sale on a Custom Build Basis which means that you have an opportunity to influence the internal design and finish of your home. This is a unique chance to live in one of these two bungalows, built by Appletree Developments.

Custom Build

Custom build is a process of development which allows the client to influence the internal design of their home from a range of options, resulting in a truly individual home. Working with Appletree Developments you can modify the finish and specification to your individual needs. By purchasing the plot initially and financing the build, there are considerable cost savings.

Proposed Specification

Kitchen & Utility Room

Hand made bespoke kitchen with sleek stone worktops
Siemens appliances
Bora Pura Induction Hob with integrated extractor
Double oven/ microwave and integrated dishwasher and fridge / freezer
Undermounted sinks
Quooker tap

Bathroom – Master Ensuite

Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

Bathroom – Bedroom 2 Ensuite

Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

Bathroom – Family

Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve
General Material

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Metal roof : Pigmento red

Timber cladding : Brimstone Poplar

Internal Finishes

Bespoke painted pivot type front door
Underfloor heating with multizone control
MVHR through property
Choice of ceramic or LVT flooring to open areas
High performance aluminium windows e.g. Schuco/Reynaers
Bedrooms to be carpeted
Single paint colour to walls/ ceilings throughout
Media and Communications:
Cat 5 cabling.
Telephone and Data sockets Integrated Television reception system
Electrical and Lighting:
Sockets and switches in a range of colours
Down lights to hallway, living areas, kitchen and bathroom
Pendant light fittings to bedrooms and above kitchen island
External LED feature lighting – up/downlighters

Internal Joinery

Choice of internal door finish and ironmongery
MDF painted skirtings and architraves
Fitted wardrobe to Dressing room
Environmental Details:
A-rated appliances Dual Flush mechanisms Energy efficient thermostatically controlled underfloor heating via A rated Air Source Heat Pump. Mitsubishi or an equivalent brand.
Double glazed polyester powder coated aluminium windows providing high level of thermal insulation. Schüco or an equivalent brand.
High levels of insulation to roof and walls
Dawn to dusk sensors to external lighting

External Detail

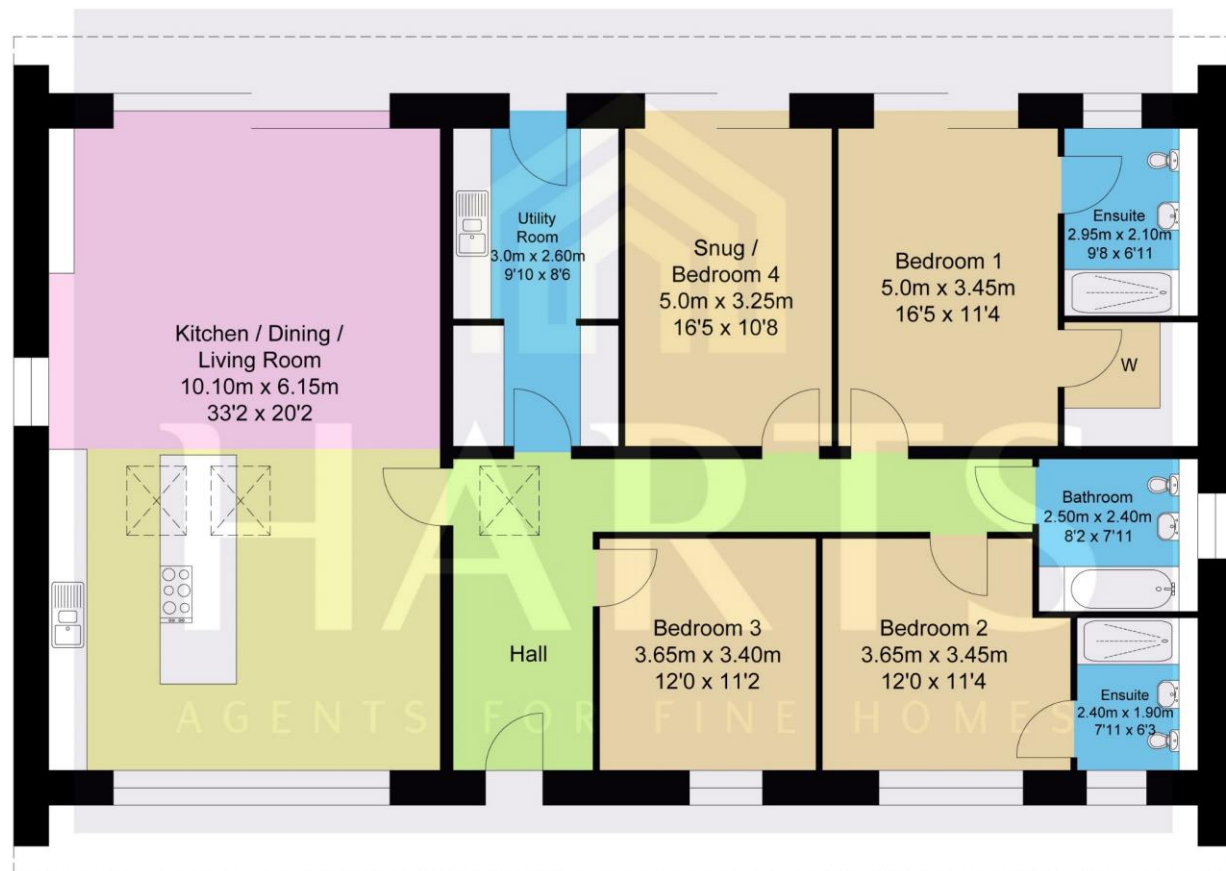
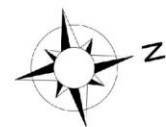
Turfed front and rear gardens
High quality patio and paths
Bespoke perimeter fencing
External waterproof electric socket
Garden tap
Cotswold shingle driveways and communal parking areas

Security and Peace of Mind

10 year Buildzone Structural Warranty Ring video doorbell system with integrated internal sensors and alarm system
External PIR Sensors to lights

Agents Note - All photographs are Computer Generated Images

Alveston Hill, Stratford Upon Avon Main House Area 1962.36 square feet



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