



KINGSBROOKE

COLWALL • HEREFORDSHIRE

A development by Lockley Homes
in partnership with Grant & Co



Lockley Homes is proud to present Kingsbrooke, our exclusive new development in the sought after village of Colwall, just west of the magnificent Malvern Hills. Here, you can enjoy a beautifully relaxed way of life in one of the country's best loved Areas of Outstanding Natural Beauty.





A tranquil retreat

Kingsbrooke has a secluded setting with access via a private lane. There are just ten homes here; two spacious 4 bedroom detached houses, two traditionally styled 2 bedroom bungalows, and six luxurious 2 bedroom apartments. There's something for everyone who appreciates outstanding design in a quiet, tree-lined location.





No. 1

*4 bedroom house
with garage*



Ground Floor

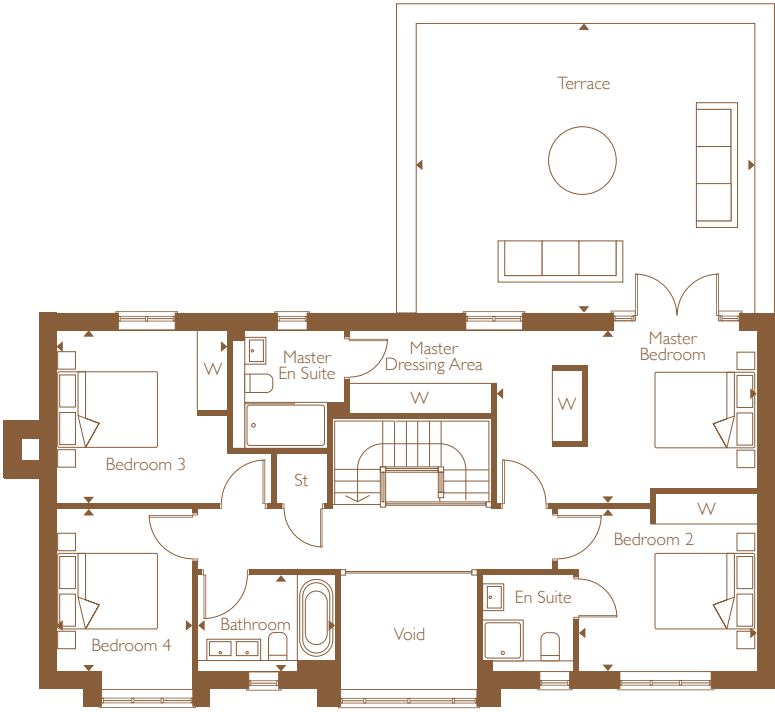


Lounge	4.70m x 3.60m	15' 5" x 11' 9"
Family Area	6.70m x 5.70m	21' 11" x 18' 8"
Kitchen/Dining Area	7.10m x 5.10m	21' 3" x 16' 8"
Study	4.80m x 1.90m	15' 8" x 6' 2"
Utility	4.80m x 1.60m	15' 8" x 5' 2"
Garage	6.50m x 5.90m	21' 3" x 19' 4"

W Wardrobe St Storage ▶ Dimension Arrow

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First Floor



Master Bedroom	5.10m x 3.10m	16' 8" x 10' 2"
Bedroom 2	3.50m x 3.50m	11' 5" x 11' 5"
Bedroom 3	3.40m x 3.40m	11' 1" x 11' 1"
Bedroom 4	3.20m x 2.70m	10' 5" x 8' 10"
Bathroom	2.70m x 1.90m	8' 10" x 6' 2"
Terrace	6.60m x 5.70m	21' 7" x 18' 8"

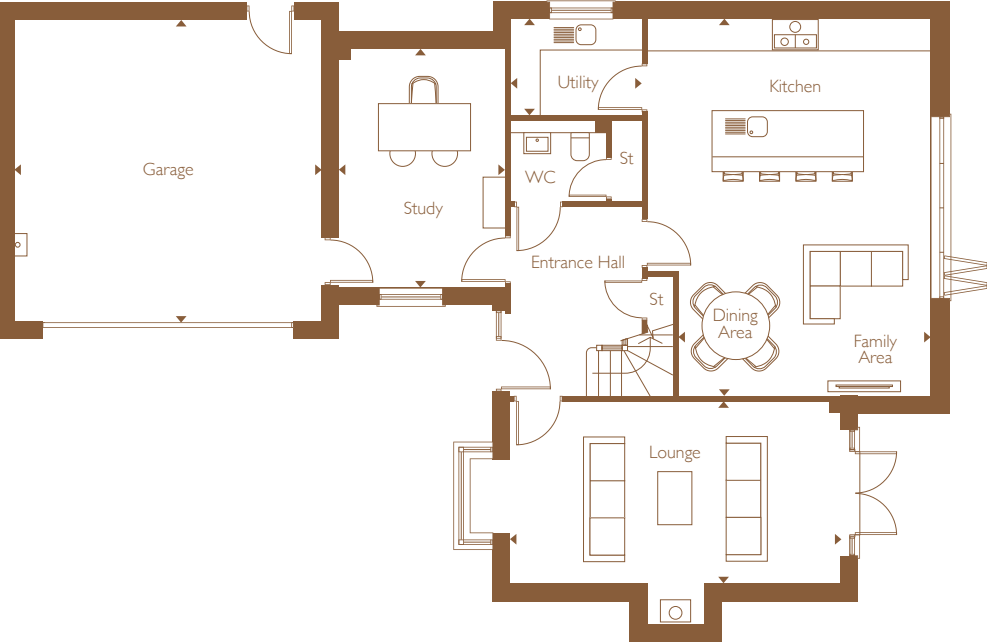


No. 2

*4 bedroom house
with garage*



Ground Floor

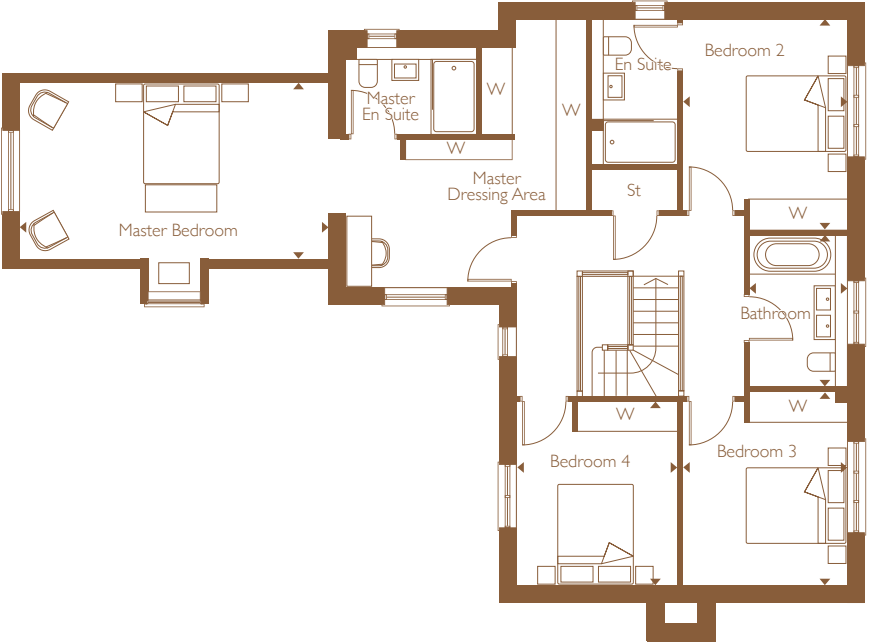


Lounge	6.50m x 3.60m	21' 3" x 11' 9"
Kitchen/Dining/Family Area	7.40m x 5.00m	24' 3" x 16' 4"
Study	4.70m x 3.20m	15' 5" x 10' 5"
Utility	2.50m x 1.90m	8' 2" x 6' 2"
Garage	6.00m x 5.90m	19' 8" x 19' 4"

W Wardrobe St Storage ▶ Dimension Arrow

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First Floor



Master Bedroom	6.00m x 3.40m	19' 8" x 11' 1"
Bedroom 2	4.10m x 3.20m	13' 5" x 10' 5"
Bedroom 3	3.80m x 3.20m	12' 5" x 10' 5"
Bedroom 4	3.60m x 3.20m	11' 9" x 10' 5"
Bathroom	2.90m x 2.00m	9' 6" x 6' 6"

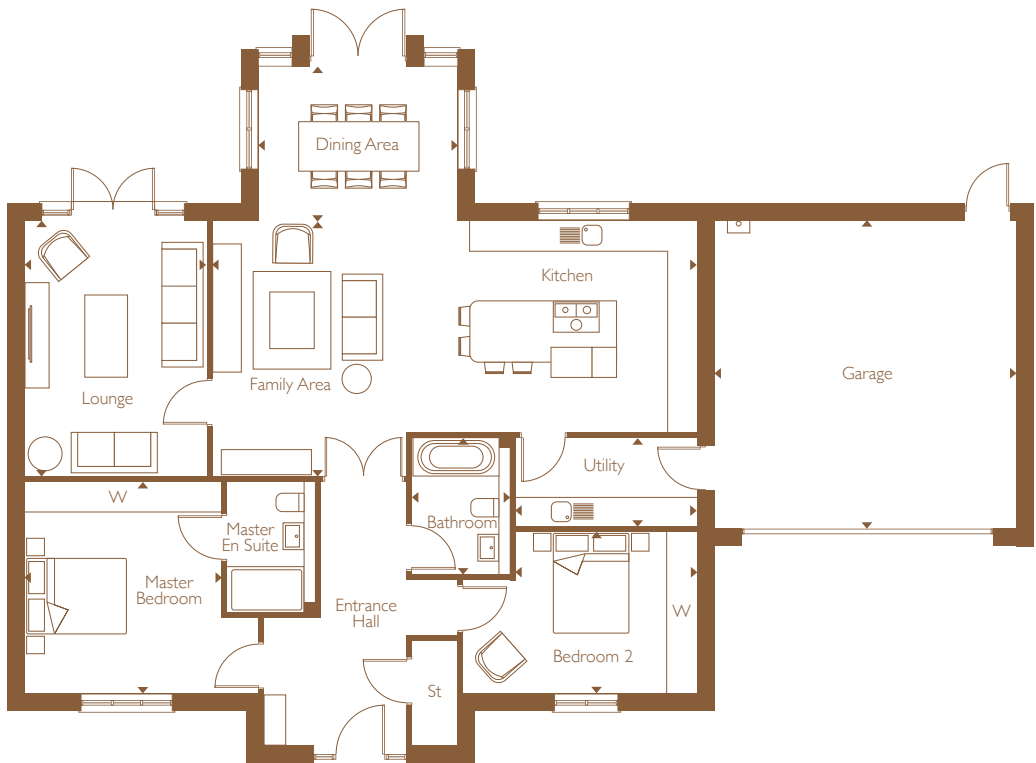


No's. 3 & 4

*2 bedroom bungalow
with garage*



Ground Floor



Lounge	5.00m x 3.60m	16' 4" x 11' 9"
Dining Area	3.90m x 3.00m	12' 9" x 9' 10"
Kitchen/Family Area	9.50m x 4.20m	31' 2" x 13' 9"
Utility	3.60m x 1.70m	11' 9" x 5' 6"
Master Bedroom	4.20m x 3.90m	13' 9" x 12' 9"
Bedroom 2	4.50m x 3.20m	14' 9" x 10' 5"
Bathroom	2.70m x 1.90m	8' 10" x 6' 2"
Garage	6.00m x 5.90m	19' 8" x 19' 4"

W Wardrobe St Storage ► Dimension Arrow

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Specification

The Houses and Bungalows

The outstanding specification will please the most discerning homeowner. Quality fixtures and fittings include bespoke Shaker-style kitchens with stone worktops; Bosch kitchen appliances; hand-finished internal doors; Victorian style cornices to the feature shelving; and bespoke fitted wardrobes in the master bedroom





Kitchen

- Bespoke range of painted floor and wall Shaker-style, soft-close cabinets complemented with stone worktops
- Bosch stainless steel multi-function oven with Bosch five-zone burner gas hob
- Bosch integrated combination microwave oven
- Bosch integrated warming drawer in black (where applicable)
- Bosch stainless steel cooker hood
- Bosch Integrated fridge/freezer (Larder fridge/freezer where applicable)
- Bosch integrated dishwasher
- Under-counter 40-bottle wine cooler (where applicable)
- Ceramic undermount sink and stainless steel tap
- Karndean flooring to kitchen and hallways
- Bi-fold doors to the kitchen/family/dining area (where applicable)

Utility

- Bespoke range of painted Shaker-style, soft-close cabinets complemented with oak laminate worktops
- Plumbing and electrics ready for washing machine and tumble dryer
- Ceramic inset sink and stainless steel tap
- Karndean flooring

Bathroom, En Suites and WC

- Villeroy & Boch white sanitaryware and bespoke vanity units
- Towel ladder radiators in a chrome finish
- Bespoke fitted mirrors
- Shaver sockets in a chrome finish
- Porcelanosa wall and floor tiles
- Electric underfloor heating to bathrooms in house numbers 1 and 2

Heating, electrical and lighting

- Worcester Bosch combination boiler (mains gas)
- Wet underfloor heating throughout ground floors
- Traditional radiator systems on first floors of houses
- LED recessed downlighters fitted throughout with pendant lights to living room and bedrooms
- TV points pre-wired throughout to enable purchaser connection and subscription to SkyQ
- Master telephone point fitted to all plots

Interior finishes

- Smooth plaster finish with emulsion paint to all internal walls
- Bespoke fitted wardrobes to master bedrooms (additional fitted wardrobes can be purchased separately)
- Victorian-style cornices fitted to all feature shelving
- Chrome door furniture, light switches and sockets
- Hand-painted/varnished internal doors to complement the interior paint finishes
- Wood burning stove with flue, stone hearth and limestone surround (where applicable)
- The staircase features a stained American White Oak handrail, hand-painted newel posts and spindles in complementary colours (excluding bungalows)

External finishes

- Private garage with power, light, remote-controlled garage doors and private driveway parking
- Gardens to the front and rear are laid to lawn with quality, seed-grown turf including areas of landscaping
- An Indian Stone patio is provided to each rear garden
- An external tap and weatherproof power socket is provided to each property

Security

- High security front entrance door with multi-point locking system
- Hardwired intruder alarm system
- Fire detection and fire alarm system incorporating detectors in all circulation spaces
- A mains operated smoke detector with battery back-up fitted to the landings, and a heat detector to the kitchen
- External lighting to front and rear with communal street lighting

Warranty and aftercare

- During the course of construction, Build Control and Premier Guarantee independently survey the property and, upon satisfactory structural completion issue a 10 year Premier warranty
- For your peace of mind your new home comes with a 2 year Lockley Homes Customer Care period



The Apartments

The apartment building, designed in the manner of an Edwardian country house, is surrounded by lawn and trees

Some apartments have the unusual and delightful benefit of a private cabana in the grounds, ideal for al fresco dining or simply reading a book in the sunshine. In addition, every apartment has at least two private balconies or terrace areas for outdoor relaxation. The apartments are exceptionally generous in size and would make the perfect home.



Computer generated images are for illustrative purposes only.





No. 5

Ground Floor 2 bedroom apartment

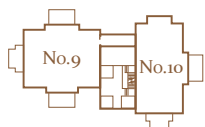
Study/Lounge	6.70m x 5.80m*	21' 11" x 19' 0"
Kitchen/Dining/Family Area	7.40m x 7.30m*	24' 3" x 23' 11"
Master Bedroom	6.80m* x 5.30m	22' 3" x 17' 4"
Bedroom 2	3.70m x 3.50m*	12' 1" x 11' 6"
Utility	4.00m x 1.60m	13' 1" x 5' 2"

*Denotes maximum measurement.

W Wardrobe Private Storage Dimension Arrow
AC Airing Cupboard



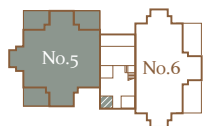
Second floor



First floor



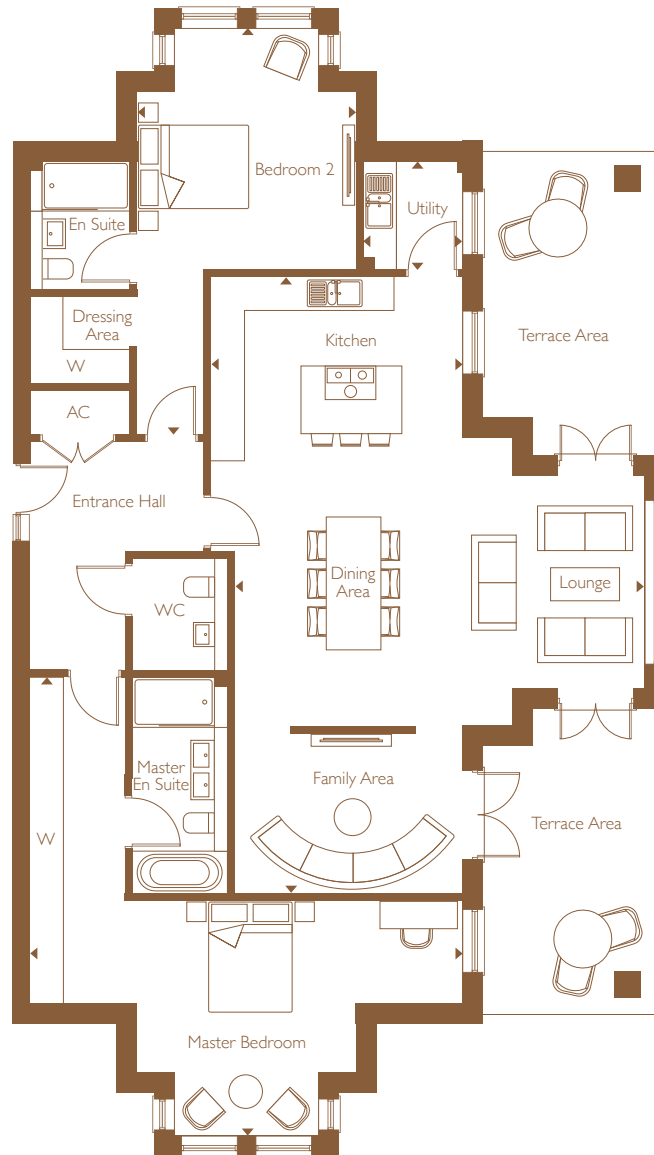
Ground floor





No. 6

Ground Floor 2 bedroom apartment



Kitchen/Dining/Lounge/ Family Area	11.00m* x 7.70m	36' 1" x 25' 3"
Master Bedroom	7.70m* x 5.80m	25' 3" x 19' 0"
Bedroom 2	7.30m* x 3.90m	23' 11" x 12' 9"
Utility	1.90m x 1.70m	6' 2" x 5' 6"

*Denotes maximum measurement.

W Wardrobe Private Storage Dimension Arrow
AC Airing Cupboard



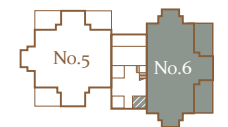
Second floor



First floor



Ground floor



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No. 7

First Floor 2 bedroom apartment

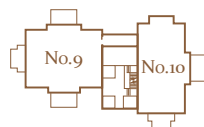
Study/Lounge	6.70m x 5.80m*	21' 11" x 19' 0"
Kitchen/Dining/Family Area	7.40m x 7.30m*	24' 3" x 23' 11"
Master Bedroom	6.80m* x 5.30m	22' 3" x 17' 4"
Bedroom 2	3.70m x 3.50m*	12' 1" x 11' 6"
Utility	4.00m x 1.60m	13' 1" x 5' 2"

*Denotes maximum measurement.

W Wardrobe **PS** Private Storage **▶** Dimension Arrow
AC Airing Cupboard



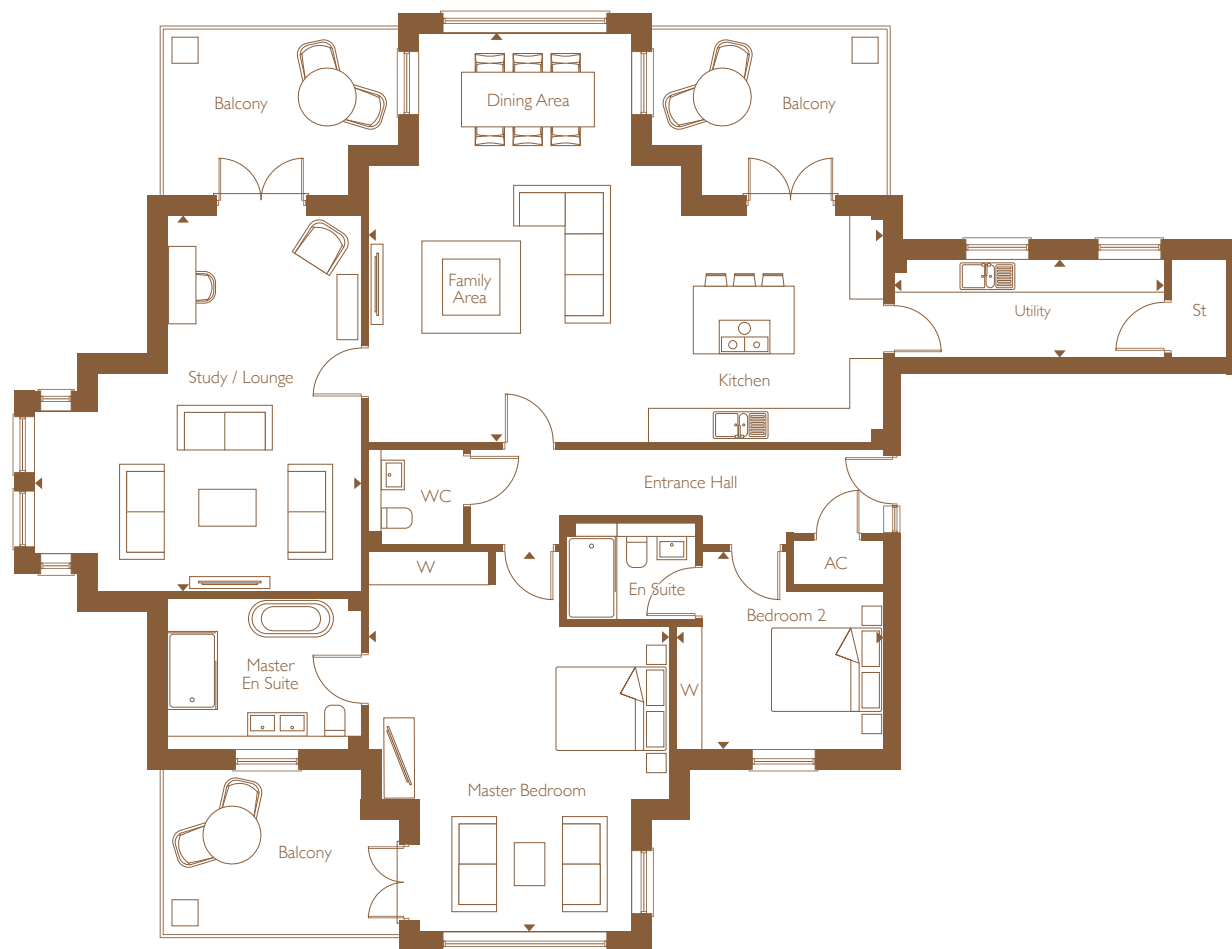
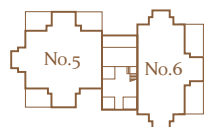
Second floor



First floor



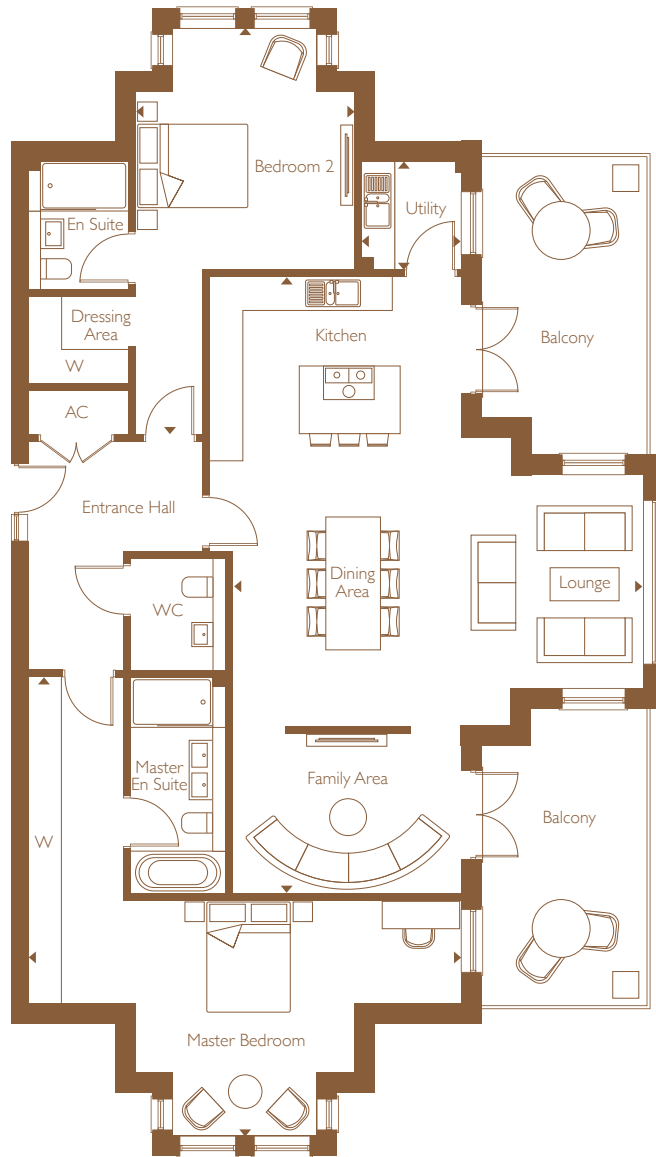
Ground floor





No. 8

First Floor 2 bedroom apartment



Kitchen/Dining/Lounge/ Family Area	11.00m* x 7.70m	36' 1" x 25' 3"
Master Bedroom	7.70m* x 5.80m	25' 3" x 19' 0"
Bedroom 2	7.30m* x 3.90m	23' 11" x 12' 9"
Utility	1.90m x 1.70m	6' 2" x 5' 6"

*Denotes maximum measurement.

W Wardrobe Private Storage Dimension Arrow
AC Airing Cupboard



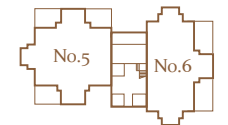
Second floor



First floor



Ground floor



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No. 9

Second Floor 2 bedroom penthouse

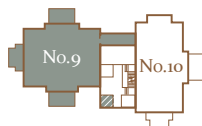
Study/Lounge	6.70m x 3.40m	21' 11" x 11' 1"
Kitchen/Dining/Family Area	9.20m x 4.90m	30' 2" x 16' 0"
Master Bedroom	6.10m* x 5.30m	20' 0" x 17' 4"
Bedroom 2	3.70m x 3.50m*	12' 1" x 11' 6"
Utility	4.80m x 1.70m	15' 8" x 5' 6"

*Denotes maximum measurement.

W Wardrobe Private Storage Dimension Arrow
AC Airing Cupboard -- Skirting Line



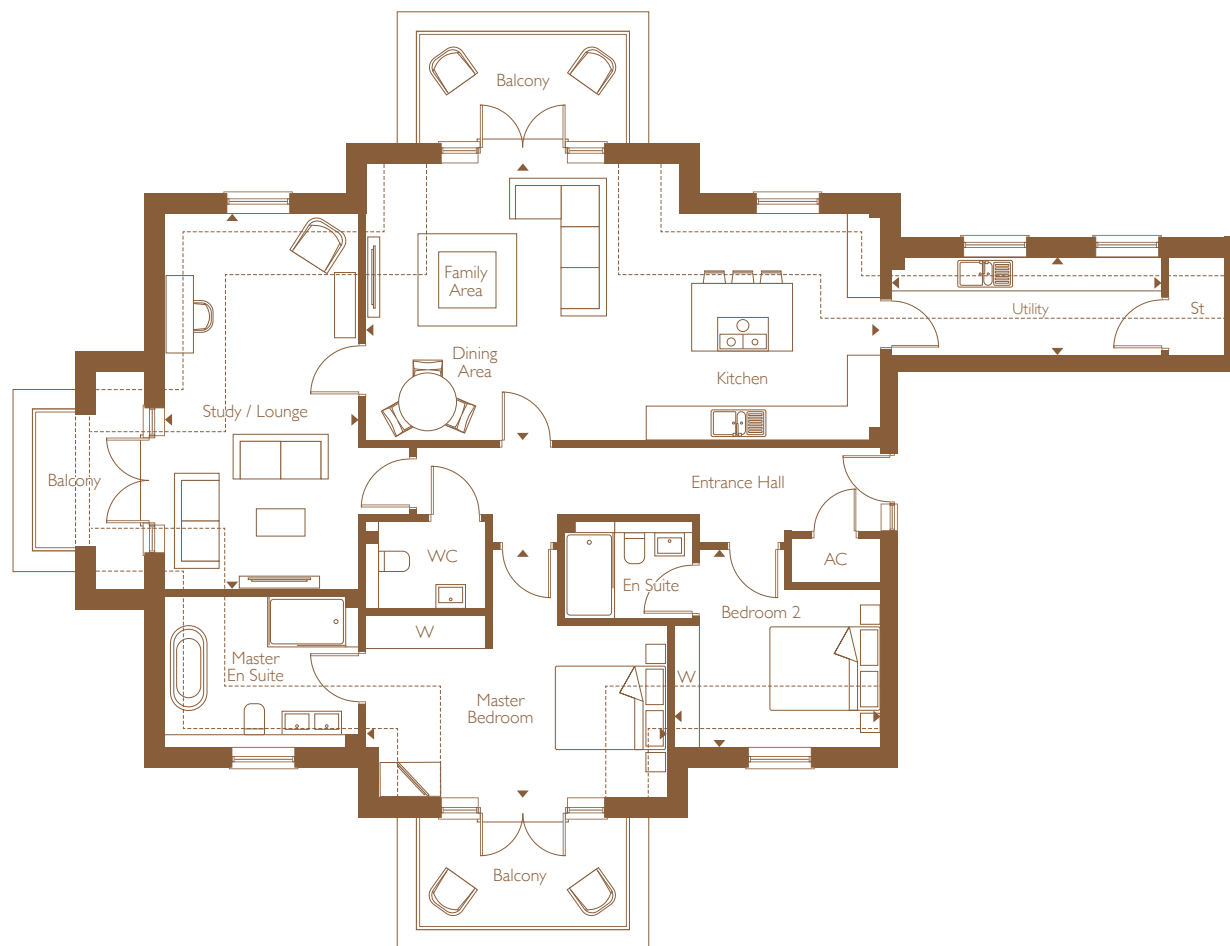
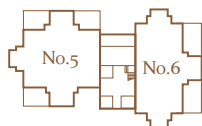
Second floor



First floor



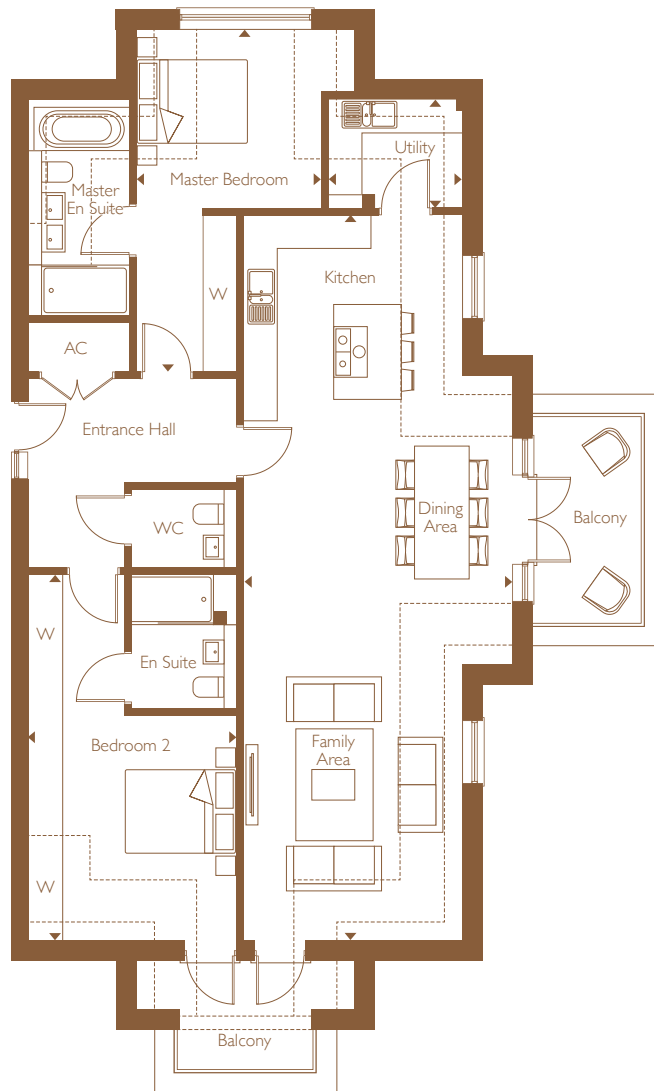
Ground floor





No. 10

Second Floor
2 bedroom penthouse



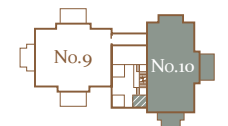
Kitchen/Dining/Family Area	12.90m* x 4.80m	42' 3" x 15' 8"
Master Bedroom	6.10m* x 3.30m	20' 0" x 10' 9"
Bedroom 2	6.60m* x 4.00m	21' 8" x 13' 1"
Utility	2.30m x 1.90m	7' 6" x 6' 2"

*Denotes maximum measurement.

W Wardrobe Private Storage Dimension Arrow
AC Airing Cupboard -- Skirting Line



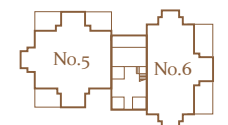
Second floor



First floor



Ground floor



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Specification

The Apartments

The very impressive lift lobby sets the standard for luxury in the Kingsbrooke apartments. Details include bespoke kitchens with stone worktops and Bosch appliances; feature shelving with Victorian style cornices, bespoke fitted wardrobes to the master bedroom, and hand-painted finishes to the doors



Computer generated image of the Apartments communal area.



Kitchen

- Bespoke range of painted floor and wall Shaker-style, soft-close cabinets complemented with stone worktops
- Bosch stainless steel multi-function oven with Bosch five-zone burner gas hob
- Bosch integrated combination microwave oven
- Bosch integrated warming drawer in black (where applicable)
- Bosch stainless steel cooker hood
- Bosch integrated fridge/freezer (Larder fridge/freezer where applicable)
- Bosch integrated dishwasher
- Under-counter 40-bottle wine cooler (where applicable)
- Ceramic undermount sink and stainless steel tap
- Karndean flooring to kitchen and hallways

Utility

- Bespoke range of painted Shaker-style, soft-close cabinets complemented with oak laminate worktops
- Plumbing and electrics ready for washing machine and tumble dryer
- Ceramic inset sink and stainless steel tap
- Karndean flooring

En Suites and WC

- Villeroy & Boch white sanitaryware and bespoke vanity units
- Towel ladder radiators in a chrome finish
- Bespoke fitted mirrors
- Shaver sockets in a chrome finish
- Porcelanosa wall and floor tiles
- Electric underfloor heating to first floor apartment and second floor penthouse en suites

Heating, electrical and lighting

- Worcester Bosch combination boiler (mains gas)
- Wet underfloor heating throughout ground floor apartments
- Traditional radiator systems on first floor apartments and second floor penthouses with hand-painted regency-style radiator cabinets
- LED recessed downlighters fitted throughout with pendant lights to living room and bedrooms
- TV points pre-wired throughout to enable purchaser connection and subscription to SkyQ
- Master telephone point fitted to all plots

Interior finishes

- Smooth plaster finish with emulsion paint to all internal walls
- Bespoke fitted wardrobes to master bedrooms (additional fitted wardrobes can be purchased separately)
- Victorian-style cornices fitted to all feature shelving
- Chrome door furniture, light switches and sockets
- Hand-painted/varnished internal doors to complement the interior paint finishes
- Electric fires can be added off-plan as an optional extra

External finishes

- One private garage space
- Two allocated parking spaces
- Three communal visitor parking spaces
- Communal gardens to share
- Private dining cabana area and multiple balconies to first floor apartments and second floor penthouses
- Outdoor terraces to ground floor apartments

Communal entrance features

- Luxurious 5-star lift
- Karndean flooring to communal areas
- Bespoke painted timber staircase

Security

- High security front entrance door with multi point locking system
- Hardwired intruder alarm system
- Fire detection and fire alarm system incorporating detectors in all circulation spaces
- A mains operated smoke detector with battery back-up fitted to the landings and a heat detector to the kitchen
- External lighting to front and rear with communal street lighting

Warranty and aftercare

- During the course of construction, Build Control and Premier Guarantee independently survey the property and, upon satisfactory structural completion issue a 10 year Premier warranty
- For your peace of mind your new home comes with a 2 year Lockley Homes Customer Care period



Discover...

Local in Colwall

Colwall is regarded as the most desirable of the Malvern Hill's villages. It has a station, and an excellent selection of shops and services, which include Provisions of Colwall, a very well-stocked convenience store, plus a doctors surgery, pharmacy, library, post office and village hall. Thai Rama IV is very popular with local residents, and The Colwall Park Hotel offers a warm, traditional welcome.





Elegance in Malvern

Malvern is just along the road, its elegant buildings evidence of its history as a fashionable spa town, where the famous Malvern Water originated. One of its best restaurants is L'amuse Bouche in the Cotford Hotel, which has won multiple awards. Mount Pleasant, The Swan Inn and The Inn at Welland are also highly regarded eateries in and around Malvern, and just outside town is 1919 at The Cottage in the Woods, which combines delicious food with spectacular views of the Malvern Hills.

Cultural life revolves around Malvern Theatres, a complex of venues where you can see a movie, a play, a family show or enjoy live music. As for shopping, Malvern has its share of big retail names, including Waitrose, but also has a good number of independent shops for items as varied as lighting, books, home accessories and handmade jewellery.





On your doorstep...

Outdoor pursuits for all

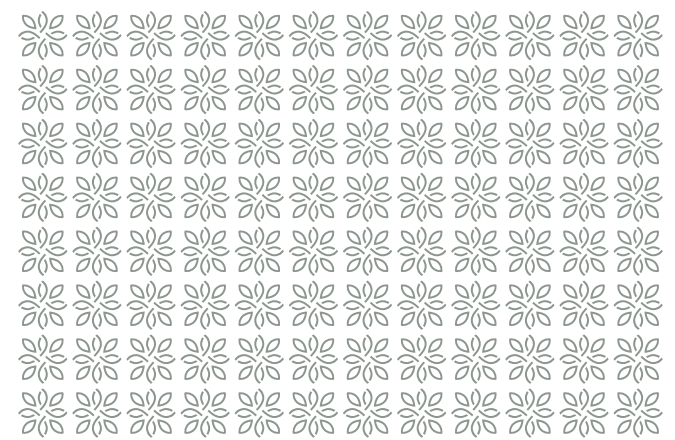
The Malvern Hills, just a few miles from Colwall, are a haven of walks, woods, views and wildlife. If you are a keen walker, you might even tackle the Worcestershire Beacon, the highest point in the county at 970 feet. Golfers are well catered for, with Worcestershire Golf Club in the vicinity, and Eastnor Castle is a wonderful venue for stately home fans as well as for family fun.



Education

Families who make their home at Kingsbrooke have an excellent range of schools nearby. In the private sector, Malvern College is renowned as an ISI top rated school. Its prep school, The Downs, is also in Malvern. In Colwall itself is The Elms School, taking in boys and girls from pre-prep up to 13 years old.

Local state schools include Malvern Wyche C of E Primary, rated 'outstanding' by Ofsted, and Colwall C of E Primary which has attained a 'good' rating. John Masefield High School in Ledbury also has 'good' status.





Further afield...

Travel & Connections

Colwall is lucky enough to have its own station, just a few minutes' walk from Kingsbrooke. Although tiny, it is on a direct line to London Paddington, Birmingham and Hereford.

The M50 is less than 10 miles from Colwall, and the M5 junction 8, just under 20 miles, making Bristol and Birmingham easily accessible by car. Wales and The Cotswolds, if not 'on the doorstep' are both within an hour's drive.



From Kingsbrooke, WR13 6QX

Colwall CofE Primary School	Colwall Park Hotel	Colwall Park Cricket Club	Colwall Train Station	Colwall Post Office and Doctors Surgery	Provisions of Colwall Local Store
4 minutes	7 minutes	7 minutes	8 minutes	8 minutes	10 minutes



From Colwall Train Station

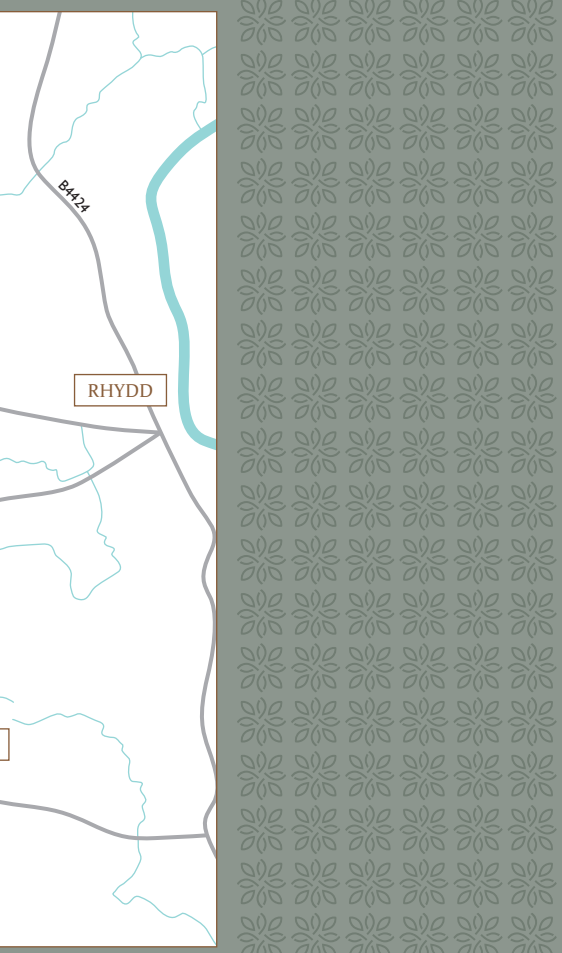
Great Malvern	Worcester Foregate Street	Cheltenham Spa	Birmingham New Street	Birmingham International*	London Paddington
5 minutes	17 minutes	58 minutes	64 minutes	94 minutes	173 minutes



From Kingsbrooke, WR13 6QX

Malvern College	Waitrose	Malvern Theatres	Malvern Community Hospital	Worcestershire Golf Club	Birmingham Airport
3.1 miles	3.3 miles	3.4 miles	4.3 miles	5.3 miles	47.5 miles

*Non-direct route via Birmingham New Street. Travel times are approximate. Sources: nationalrail.co.uk and google.com/maps.



- | | | |
|---|--|---|
|  Malvern Hills |  Worcestershire Golf Club |  Colwall Doctors Surgery |
|  Great Malvern Priory |  Malvern College |  Malvern Library |
|  Three Counties Showground |  Malvern Community Hospital |  Waitrose |



**LOCKLEY
HOMES**

Luxury living

Lockley Homes is a luxury house builder in Worcestershire and Warwickshire reputed for our exacting standards in design. Our exclusive developments combine modern, luxury living with the classic, timeless feel of a scheme that has matured within its surroundings. As a premium house builder, Lockley Homes place the utmost importance on being authentic and design-led.

Our focus is on seeking out the most desirable sites, optimising planning and designing with a passion to create traditional architecture alongside state of the art technology. We pride ourselves on our exemplary quality of finish and attention to detail.

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KINGSBROOKE IN PARTNERSHIP WITH

**GRANT
& Co**

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Herefordshire, HR8 2DX
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Brochure designed by Avatar Creative – avatarcreative.co.uk





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