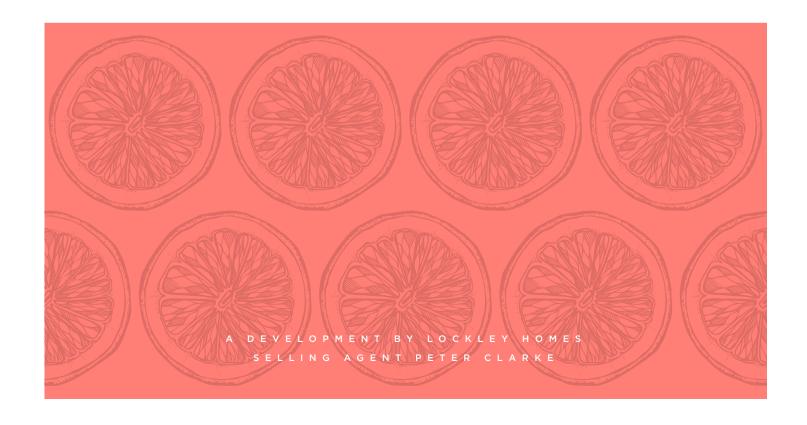
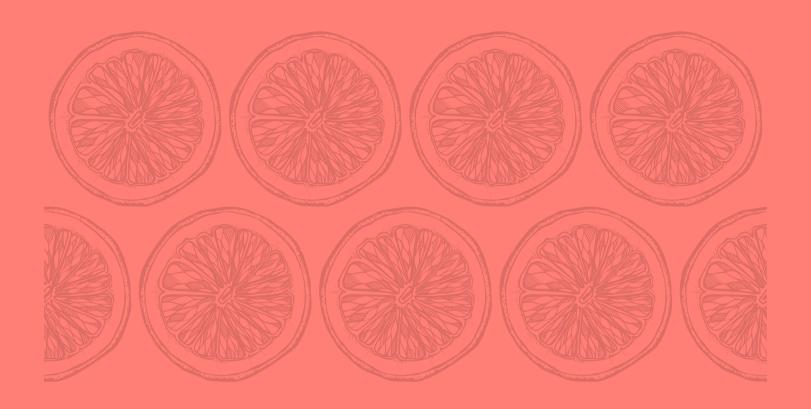
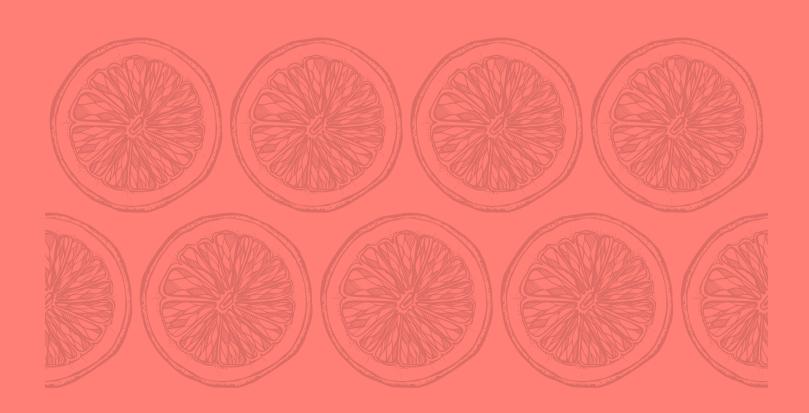


MARMALADE • LANE •

HONEYBOURNE







MARMALADE • LANE •

HONEYBOURNE

Luxurious country living in a sought after location is waiting to be discovered at Marmalade Lane. This is a Lockley Homes exclusive collection of 2, 3 and 4 bedroom homes in the evocatively named Cotswolds village of Honeybourne.

With its picture-perfect mellow limestone villages and ancient unspoilt landscapes, the Cotswolds Area of Outstanding Natural Beauty draws admiring visitors from all over the world. Residents of Marmalade Lane are privileged to have the attractions of this gorgeous, iconic part of the English countryside within just a few miles of home.

CRAFTING MARMALADE LANE

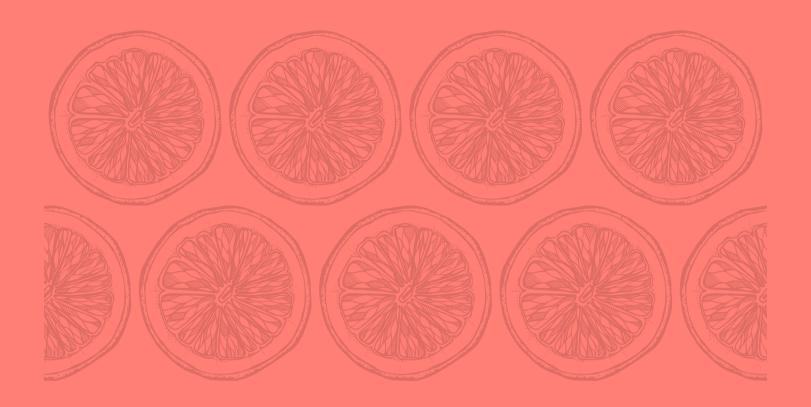
Lockley Homes is local to Worcestershire and Warwickshire, so we understand how to design developments that really feel at home in this lovely part of the country. At Marmalade Lane we are creating a range of different homes, including one bungalow, that are a contemporary expression of typical Cotswolds style, making use of pale-hued stone, tall chimneys and high gables. The interiors combine every conceivable modern luxury with exceptional levels of comfort and well considered space.

As a developer keen to meet modern standards of sustainability, we are also using, for the first time, timber frame construction at Marmalade Lane, which is more environmentally friendly than conventional building methods.

Marmalade Lane is on the northern edge of Honeybourne village, conveniently close to the station. All homes have private parking and are accessed via a private road.

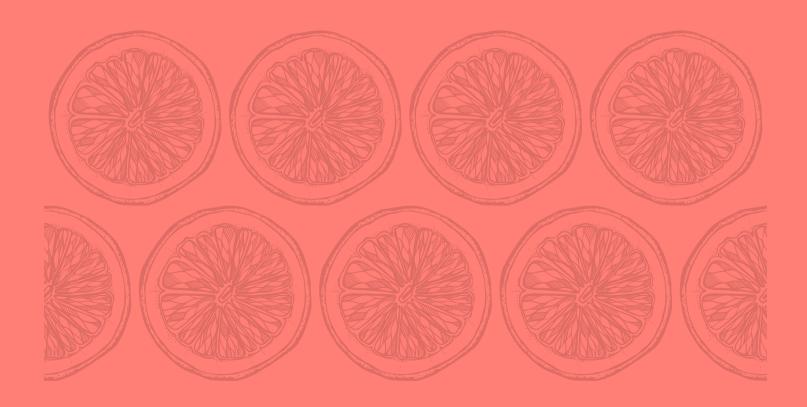






YOUR NEW HOME

Marmalade Lane has something to suit households of all sizes. There are eight properties in total: two 2 bedroom houses, three 3 bedroom houses two 4 bedroom houses, and, for those who are looking to downsize to the convenience of single level living, one 2 bedroom bungalow.



3 BEDROOM DETACHED HOMES WITH CAR PORT



N^{o} 1

Kitchen/Dining Area	6.00m x 3.90m	19′ 7″ x 12′ 7″
Living Room	5.10m x 4.10m	16′ 7″ x 13′ 4″
Study	3.90m x 1.80m	12′ 8″ x 5′ 9″
Master Bedroom	4.00m x 4.00m	13′ 1″ x 13′ 1″
Bedroom 2	4.10m x 3.10m	13′ 4″ x 10′ 1″
Bedroom 3	4.10m x 2.80m	13′ 4″ x 9′ 1″

Nº 2

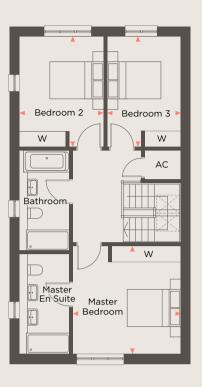
Kitchen/Dining Area	6.00m x 3.90m	19′ 7″ x 12′ 7″
Living Room	4.20m x 4.00m	13′ 8″ x 13′ 1″
Master Bedroom	4.10m x 4.00m	13′ 4″ x 13′ 1″
Bedroom 2	4.10m x 3.10m	13′ 4″ x 10′ 1″
Bedroom 3	4.10m x 2.80m	13′ 4″ x 9′ 1″

W Wardrobe C Cupboard AC Airing Cupboard ▶ Dimension Arrow

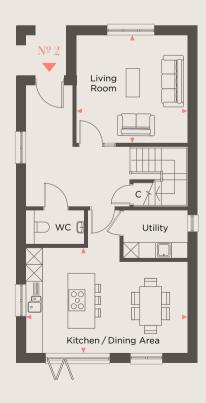
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR





$\frac{\mathbb{Q}}{2}$

4 BEDROOM SEMI-DETACHED HOMES WITH CAR PORT



Nº 3

Kitchen/Dining Area	6.00m x 5.00m	19′ 7″ x 16′ 4″
Living Room	6.00m x 3.80m	19′ 7″ x 12′ 4″
Study	4.10m x 3.20m	13′ 4″ x 10′ 5″
Master Bedroom	6.00m x 3.30m	19′ 7″ x 10′ 8″
Bedroom 2	4.10m x 3.30m	13′ 4″ x 10′ 8″
Bedroom 3	6.00m x 2.60m	19′ 7″ x 8′ 5″
Bedroom 4	3.80m x 2.80m	12′ 4″ x 9′ 1″

Nº 4

Kitchen/Dining Area	8.30m x 5.20m	27′ 2″ x 17′ 0″
Living Room	7.40m x 4.80m	24′ 2″ x 15′ 7″
Study	3.60m x 3.30m	11′ 8″ x 10′ 8″
Master Bedroom	3.80m x 3.70m	12′ 4″ x 12′ 1″
Bedroom 2	4.40m x 2.80m	14′ 4″ x 9′ 2″
Bedroom 3	3.10m x 2.50m	10′ 1″ x 8′ 2″
Bedroom 4	3.20m x 2.80m	10′ 4″ x 9′ 1″

W Wardrobe C Cupboard AC Airing Cupboard ▶ Dimension Arrow



2 BEDROOM BUNGALOW WITH CAR PORT



Nº 5

Kitchen/Living/Dining Area	13.30m x 4.30m	47′ 6″ x 14′ 1″
Master Bedroom	4.50m x 4.30m	14′ 7″ x 14′ 1″
Bedroom 2	4.50m x 4.30m	14′ 7″ x 14′ 1″
Study	2.27m x 2.05m	7′ 5″ x 6′ 8″

W Wardrobe C Cupboard ▶ Dimension Arrow





$N_{\overline{0}}$

6

3 BEDROOM DETACHED HOME WITH CAR PORT



Nº 6

Kitchen/Dining Area	6.00m x 4.00m	19′ 7″ x 13′ 1″
Living Room	4.20m x 4.00m	13′ 8″ x 13′ 1″
Master Bedroom	4.00m x 4.00m	13′ 1″ x 13′ 1″
Bedroom 2	4.10m x 3.10m	13′ 4″ x 10′ 1″
Bedroom 3	4.10m x 2.80m	13′ 4″ x 9′ 1″

W Wardrobe C Cupboard AC Airing Cupboard ▶ Dimension Arrow



FIRST FLOOR



GROUND FLOOR



$N_{\overline{0}}$

788

2 BEDROOM HOMES



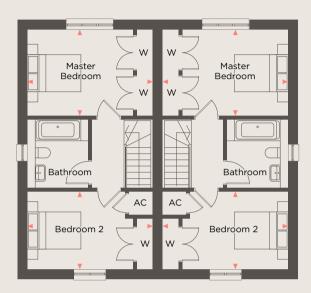
Nº 7 & 8

Kitchen	3.00m x 2.30m	9′ 9″ x 7′ 5″
Living/Dining Area	4.70m x 4.20m	15′ 4″ x 13′ 8″
Master Bedroom	4.60m x 3.20m	15′ 1″ x 10′ 6″
Bedroom 2	4.60m x 2.90m	15′ 1″ x 9′ 6″

W Wardrobe C Cupboard AC Airing Cupboard ▶ Dimension Arrow



FIRST FLOOR



GROUND FLOOR



SPECIFICATION

Like the exteriors of the houses, the interiors are a pleasing blend of contemporary and more traditional elements. Bespoke Shaker-style kitchens are paired with the latest, energy efficient appliances. There are hand-painted doors, Victorian-style cornices to all feature shelving, as well as stylish modern bathrooms, underfloor heating and the most advanced security features.

KITCHEN

- Bespoke range of painted floor and wall Shaker-style, soft-close cabinets complemented with stone worktops
- Siemens stainless steel multi-function oven with Siemens five-zone burner gas hob
- Siemens integrated combination microwave oven
- Siemens integrated warming drawer in black (where applicable)
- Siemens stainless steel cooker hood
- Siemens integrated fridge/freezer (larder fridge/freezer where applicable)
- Siemens 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/living/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 & 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

$\begin{array}{l} H \ E \ A \ T \ I \ N \ G \ , \\ E \ L \ E \ C \ T \ R \ I \ C \ A \ L \\ A \ N \ D \quad L \ I \ G \ H \ T \ I \ N \ G \end{array}$

- Worcester Siemens combination boiler (mains gas)
- Wet underfloor heating throughout ground floors
- Traditional radiator systems on first floors (where applicable)
- 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







I N T E R I O R F I N I S H E S

- 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)

E X T E R N A L F I N I S H E S

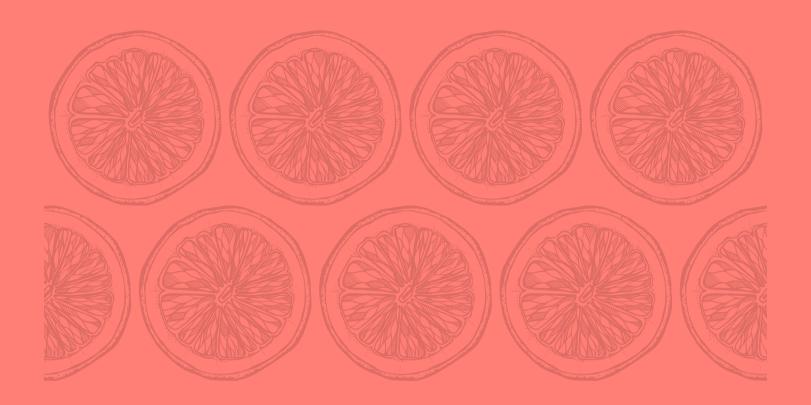
- Private parking for all plots, car ports where applicable
- Gardens to the front and rear are laid to lawn with quality, seed-grown turf including areas of landscaping
- An Indian stone patio is provided to each rear garden
- An external tap and weatherproof power socket is provided to each property

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

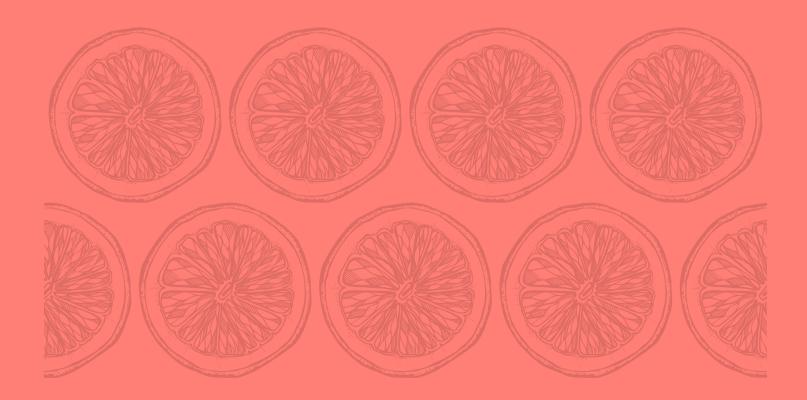
- During the course of construction, Build Control and Premier Guarantee independently survey the property and, upon satisfactory structural completion issue a 10 year Premier warranty
- For your peace of mind your new home comes with a 2 year Lockley Homes Customer Care period





VILLAGE LIFE & BEYOND

Honeybourne is a small village with a long history. In the Doomsday Book its name meant 'the stream on the banks where honey is gathered'. It's about five and a half miles from the charming village of Broadway, and close to some of the most picturesque towns, villages and scenery the Cotswolds has to offer



L I V I N G I N H O N E Y B O U R N E

Honeybourne is one of the most desirable villages in the area. St Ecgwin's church, with its 13th century origins, is one of the oldest buildings, but the Thatched Tavern pub is a close rival when it comes to claims of age. Both this and The Gate Inn play a big part in village life, providing good food and drink, and playing host to community events.

Daily food shopping can be done at a conveniently close Co-Op, or Spar; and there are larger supermarkets, including Waitrose and Tesco, just a short drive away in the old market town of Evesham.

Honeybourne is a fantastic place for families and anyone who loves exploring the countryside. One local feature is the nature park, All Things Wild, where children will enjoy seeing zebra, deer, pigs, birds, wallabies, even dinosaurs.

Keen walkers of all ages are really spoilt for choice. There are over 3,000 miles of public footpaths in the Cotswolds, including the Cotswolds Way, which begins at Chipping Campden. The Vale of Evesham is another glorious rural area, famous for market gardening, panoramic views and peaceful stretches of the river Arden.

As for schools, there are plenty to choose from in the neighbourhood. Honeybourne Primary Academy, Blackminster Middle School, Mickleton Primary, Broadway First School, Offenham C of E, and St Mary's Catholic Primary are all rated 'good', while for older pupils, Prince Henry's High School in Evesham and Chipping Campden School are both 'outstanding'.

- 1. HANDY SHOPPING A FEW MINUTES' WALK FROM MARMALADE LANE
- 2. ST ECGWIN'S IS HONEYBOURNE'S CHURCH
- 3. RELAX AND LOOK OUT OVER BEAUTIFUL COUNTRYSIDE
- 4. THE APTLY NAMED THATCHED TAVERN IS ONE OF THE VILLAGE PUBS







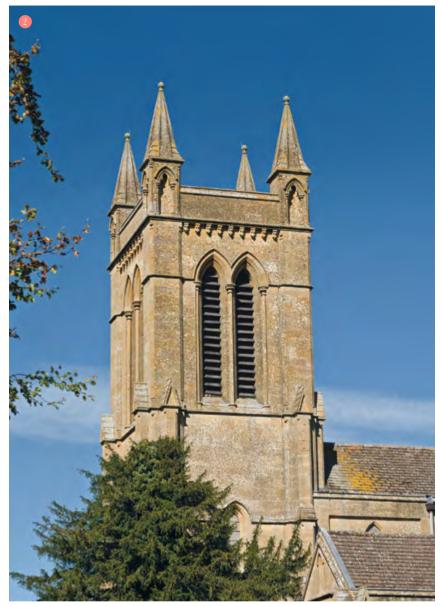








- 1. THE SWAN HOTEL IS ONE OF BROADWAY'S BEST RESTAURANTS
- 2. ST MICHAEL AND ALL ANGELS, THE BROADWAY PARISH CHURCH
- 3. A CLASSIC COTSWOLDS SCENE, BROADWAY'S GREEN AND HIGH STREET
- 4. GUESTS AT THE LYGON ARMS HAVE INCLUDED OLIVER CROMWELL AS WELL AS TAYLOR AND BURTON







T I M E L E S S C H A R M O F T H E C O T S W O L D S

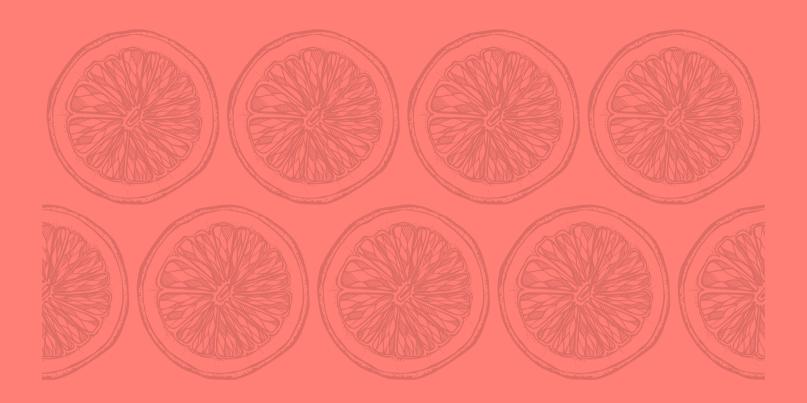
The Cotswolds towns and villages all have their own special character. Broadway is one of the largest, where the shops include a deli, jewellers, fashion, art and antiques, a family butcher, and a good selection of restaurants and tea shops. Visitors can also enjoy a heritage railway, golf course, museum and art gallery, and the activity park is a great place to take the children.

Bidford-on-Avon is a quaint village whose 15th century stone bridge spans the river; It's said that Shakespeare used to drink at the Falcon Inn; but who knows for sure? Welford-on-Avon is equally pretty, and famous for its timber framed cottages such as the Owl Pen.

Broad Campden has Arts and Crafts era connections, as it was the home of architect C R Ashbee. It is typically Cotwolds, characterised by honey coloured thatched cottages, and the Baker's Arms, a quintessentially old English pub. Its larger neighbour, Chipping Campden, has an elegant broad high street with a pleasing hotchpotch of architectural styles, and the landmark St James's Church, one of the grand 'wool churches' built to show off the wealth of its medieval residents.

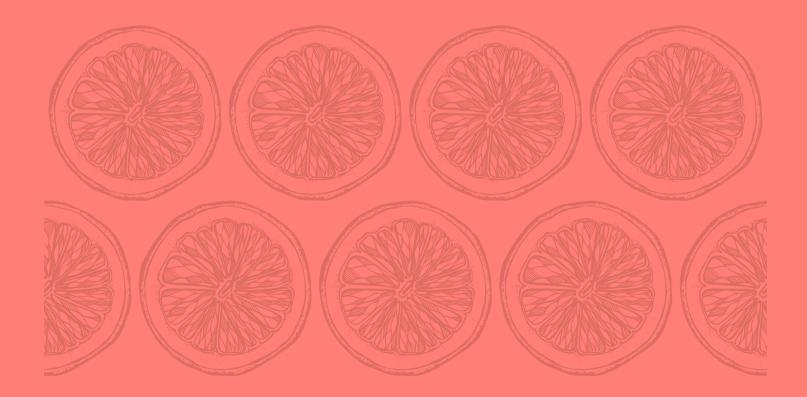
Chipping Campden also has some fine restaurants where you can enjoy contemporary cuisine in historic surroundings. The shops make for rewarding browsing for antiques, books, deli food, fashion, and original art.





TRAVEL & CONNECTIONS

For a small village, Honeybourne is quite unusual in having its own station, which is just a few minutes' walk from Marmalade Lane. From here there are GWR services to London Paddington, as well as Oxford, Reading and local destinations. By car, the M5, M40 and M42 can all be reached in 30 to 40 minutes. Evesham is around 30 minutes by bus from Honeybourne.



BY TRAIN FROM HONEYBOURNE STATION

G R E A T M A L V E R N



42 M I N S

OXFORD



49
M I N S

L O N D O N P A D D I N G T O N



2 H R S

BY CAR FROM MARMALADE LANE

BROADWAY



12 M I N S

STRATFORD -UPON - AVON

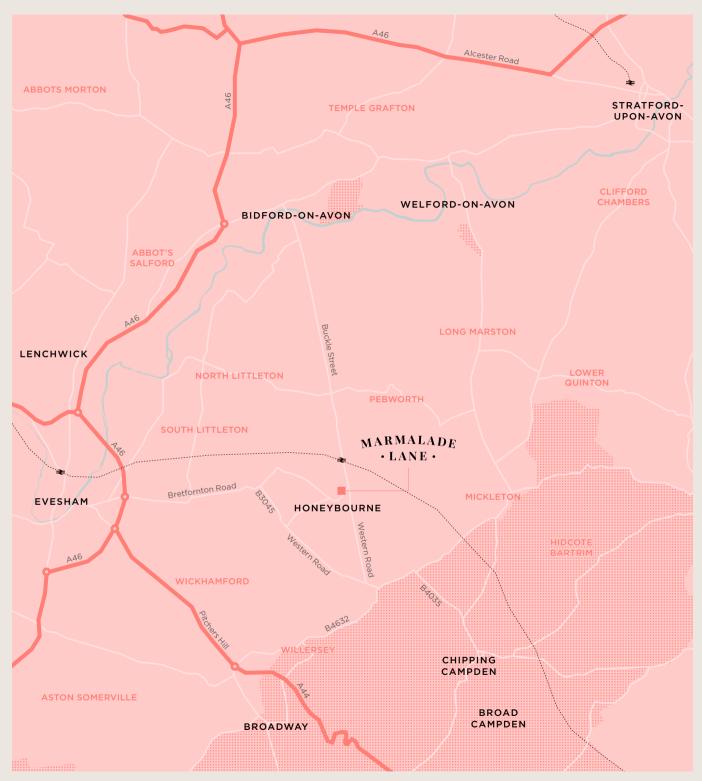


24
M I N S

 $\\ \ \, \mathsf{W} \,\, \, \mathsf{O} \,\, \mathsf{R} \,\, \mathsf{C} \,\, \mathsf{E} \,\, \mathsf{S} \,\, \mathsf{T} \,\, \mathsf{E} \,\, \mathsf{R} \\$



45
M I N S



 ${\it Map\ not\ to\ scale.}\ {\it Travel\ times\ are\ approximate.}\ {\it Sources:\ national rail.co.uk\ and\ google.com/maps.}$







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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SELLING AGENT

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