



KENDRICK HOMES *MM* MANSELL MEWS



1880

A year of firsts.

1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



1880
Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.



Kendrick Homes.

A passion from start to finish.

FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE. BEAUTIFUL, PREMIUM AND PRACTICAL NEW HOMES HAVE ALWAYS BEEN AT OUR CORE, BUT WE'VE ALSO PROVIDED OUR EXPERTISE IN THE CONSTRUCTION OF HOSPITALS, SCHOOLS AND OTHER MUNICIPAL BUILDINGS.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.





Not just new homes.

WHEN WE BUILD A NEW HOME, WE ENDEAVOUR TO ENRICH THE ENVIRONMENT AROUND US. THAT'S WHY WE'RE PROVIDING STRATFORD-UPON-AVON WITH £77,300.33 FOR INFRASTRUCTURE PROJECTS, SUCH AS TRANSPORT, FLOOD DEFENCES, SCHOOLS, HOSPITALS, AND OTHER HEALTH AND SOCIAL CARE FACILITIES.

This includes contributing to local primary schools and libraries, support for wildlife projects and investment in refuse and recycling programmes. We aim to foster growth in the local community, while helping to provide the best possible of life for everyone in the area.



A sustainable future for all.

We take our sustainability commitment seriously, and are continually looking for ways to reduce our impact on the environment. As well as making our homes as energy-efficient as possible, we carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.



WE HELP NATURE GROW EVERY TIME WE BUILD. WE DEDICATE 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, FOR EVERY HOME WE CONSTRUCT, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.



Stratford-Upon-Avon.

In Stratford-Upon-Avon, you'll find yourself in beautiful surroundings and one of England's cultural centres. Mansell Mews is a three-minute walk from the birthplace of England's greatest playwright and poet, William Shakespeare. You're also on the doorstep of the iconic Royal Shakespeare Theatre and characterful architecture dating back to Tudor times. You'll enjoy an excellent quality of life too, with a number of superb schools in the area, as well as a wide choice of amenities and sports.

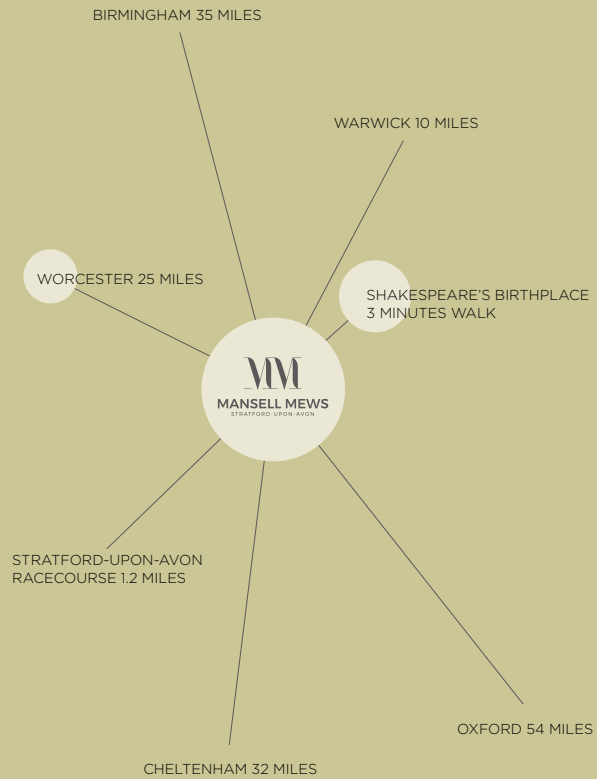


Warwickshire.

AT THE HEART OF THE WEST MIDLANDS, WARWICKSHIRE IS A BLEND OF HISTORIC TOWNS AND STUNNING RURAL RETREATS. THE REGION ATTRACTS A VIBRANT TOURIST TRADE FROM THE UK AND OVERSEAS; DRAWN BY A RICH AND VARIED HISTORY, FROM RECENT TIMES TO THE MEDIEVAL PERIOD.

The largest town is Nuneaton and the county town is Warwick, where you can step back into the Middle Ages with a majestic castle and streets overhung by timber-framed houses. Right across the county, motte-and-bailey forts and Elizabethan towers nestle alongside idyllic countryside and miles of canals, perfect for pub lunches and picnics.

Head over to Royal Leamington Spa and you can take in the Heritage Motor Centre to explore the Midlands' pivotal role in the nation's automotive history. Meanwhile, nearby Coventry boasts a medieval cathedral and illustrious 14th-century Guildhall. When you become part of this distinguished county, you'll find a world of discovery on your doorstep.



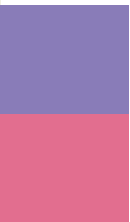
Stay connected.

Mansell Mews gives you the best of all worlds, with the charm of an historic town, and direct links to the region's major centres. Warwick, Leamington and Worcester are a short drive away, while Birmingham is within easy reach via the M40.

There are regular trains from Warwick Parkway and Stratford-upon-Avon, with services running to Birmingham and London - not to mention a well-served bus network.

Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.





The Bancroft - Plots 1-5
2 and 3 bedroom townhouses

The Gower - Plots 6-8
3 bedroom townhouses



Welcome to Mansell Mews.

A stunning collection of 2 and 3 bedroom townhouses right in the heart of Stratford-upon-Avon.

Each of these town houses have been carefully designed to complement the natural beauty of the area. They've also been built to the Kendrick finish, meaning you can expect high quality features and finishes throughout.

Stunningly spacious.

Cunning design and well thought out layouts, make these town houses ready for modern living. The ground floor offers a great kitchen/diner as you walk in, with brilliant lounge area with bifolds to the rear of the property. The centre of the ground floor contains the cloakroom and stairs, helping to maximise the space upstairs. Two double rooms on the 1st floor, and family bathroom with separate shower and bath – really showcases the best use of space. In addition, Plot 1's master room also includes an ensuite bathroom.

Plots 2 – 8 also benefit from a light and airy third floor, each offering a master suite with walkthrough dressing room and ensuite bathroom.

Plot 1 Ground floor

Kitchen	4375 x 4055
Living room	4375 x 3585
Cloakroom/laundry	1547 x 2178

First floor

Master Bedroom	2832 x 3624
Ensuite	1450 x 2350
Bedroom 2	2767 x 3585
Bathroom	1653 x 4006

Plots 2 - 5 Ground floor

Kitchen	4875 x 4622
Living room	4875 x 3576
Cloakroom/laundry	1697 x 2178

First floor

Bedroom 2	3332 x 3522
Ensuite	1450 x 2313
Bedroom 3	2882 x 3585
Bathroom	1900 x 3806

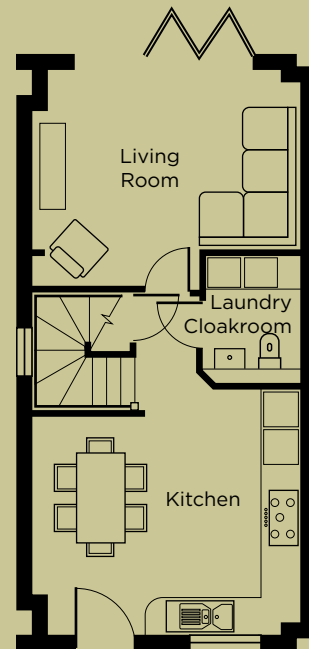
Second floor - Plots 2 & 5

Master Bedroom	3882 x 3590
Ensuite	1824 x 2605
Dressing Room	1965 x 3629

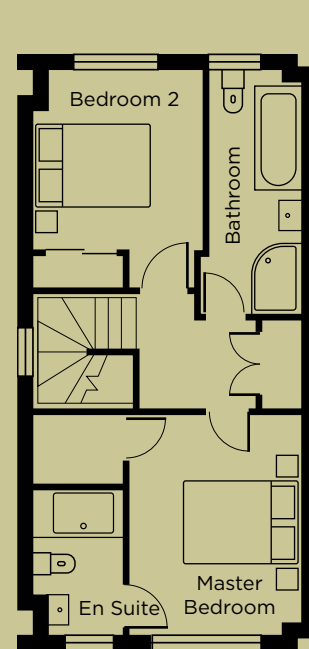
Second floor - Plots 3 & 4

Master Bedroom	4875 x 3590
Ensuite	2424 x 2631
Dressing Room	2357 x 3603

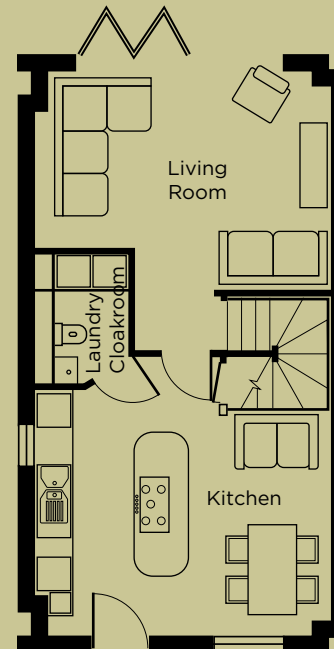
Plot 1
Ground floor



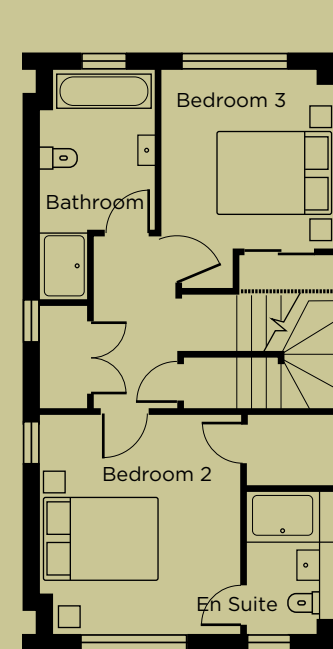
Plot 1
First floor



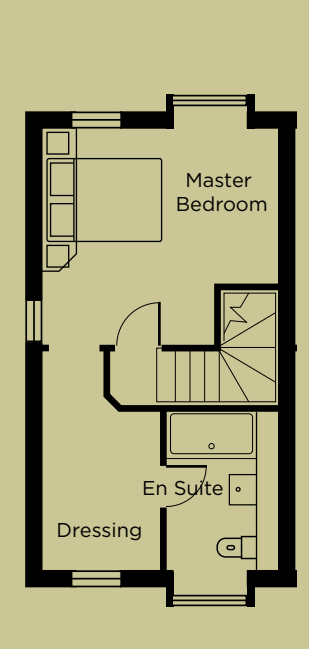
Plots 2 - 5*
Ground floor



Plots 2 - 5*
First floor



Plots 2 - 5*
Second floor



*Floor layouts vary by plot.

The Bancroft

2 & 3 bedroom townhouses

Plots 1-5



Beautifully proportioned.

Cunning design and well thought out layouts, make these town houses ready for modern living. The ground floor offers a great kitchen/diner as you walk in, with brilliant lounge area with bifolds to the rear of the property. The centre of the ground floor contains the cloakroom and stairs, helping to maximise the space upstairs. Two double rooms on the 1st floor, and family bathroom with separate shower and bath – really showcases the best use of space. In addition, Plots 2 – 8 also benefit from a light and airy third floor, each offering a master suite with walkthrough dressing room and ensuite bathroom.

Ground floor

Kitchen	4875 x 4622
Living room	4875 x 3576
Cloakroom/laundry	1697 x 2178

First floor

Bedroom 2	3332 x 3522
Ensuite	1450 x 2313
Bedroom 3	2882 x 3585
Bathroom	1900 x 3806

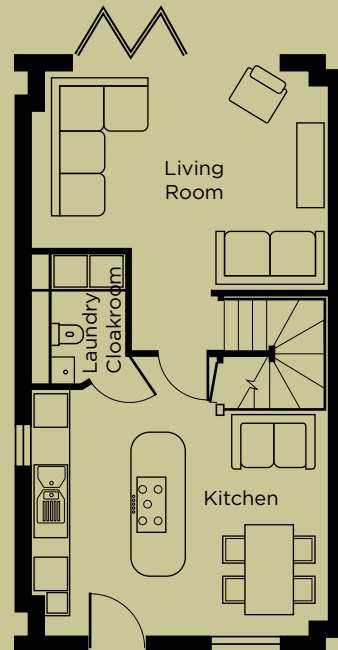
Second floor - Plots 6 & 8

Master Bedroom	3882 x 3590
Ensuite	1824 x 2605
Dressing Room	1965 x 3629

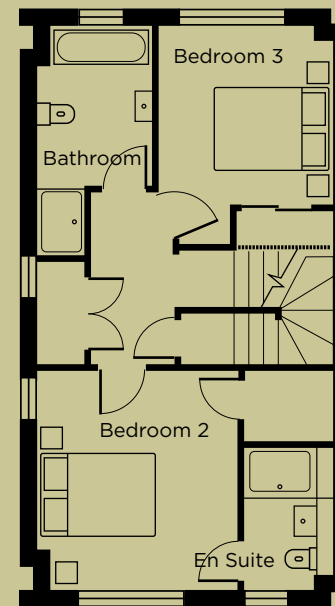
Second floor - Plot 7

Master Bedroom	4875 x 3590
Ensuite	2424 x 2631
Dressing Room	2357 x 3603

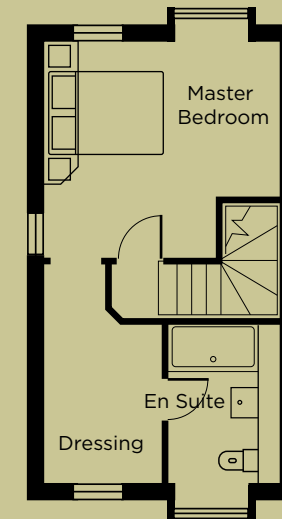
Plot 6 - 8*
Ground floor



Plot 6 - 8*
First floor



Plot 6 - 8*
Second floor



*Floor layouts vary by plot.



The Gower

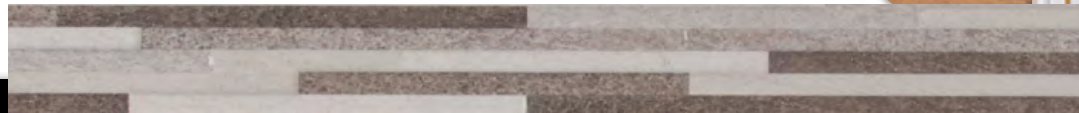
3 bedroom townhouses

Plots 6-8

Tones and textures.

Classic design blends seamlessly with exquisite modern interiors. The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.

Look forward to a life of comfort and style at Mansell Mews.





Thoughtfully planned living spaces and a stylish interior specification are synonymous with a quality Kendrick Home.



Energy efficiency features

- Car charge point, 32amp preparation with 16 amp charge point
- Predicted Energy efficiency rating B
- Zanussi appliances (oven, microwave, fridge freezer and dishwasher)
- High performance, double glazed aluminium windows
- High performance insulation in the floor and walls, keeping your home cool in the summer and warm in the winter
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt
- All properties air leakage tested
- 10-year NHBC warranty



Cloakroom

- Vanity unit with Grohe Bauloop chrome fittings
- Chrome towel rail
- Ceramic floor tiling to all town houses



Heating, lighting, electrical and media

- Fibre broadband to the property. Additional master point on 1st floor*
- Electric Daikin ASHP with a compatible water cylinder (built in immersion heater), 3 zone system
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- Telephone points to lounge, kitchen/family area, master bedroom and study (where applicable)
- TV points to lounge, kitchen/family area, dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study or bedroom*



Contemporary bathrooms and ensuites

- Sanitary ware with chrome Grohe Bauloop fittings
- Vanity units
- Chrome towel rail radiators to bathroom, cloakroom and ensuite*
- Thermostatic shower
- Half height tiles to walls with sanitary ware in bathroom and ensuite and full height tiling in shower
- White double ended bath with matching panel*
- Ceramic floor tiles



Stylish kitchen

- Individually designed kitchen with laminate/quartz* worktops and upstands
- Electric fan-assisted double oven with integrated grill*
- Five ring induction hob
- Large flat, feature twin fan recirculating extractor hood
- Integrated dishwasher, tall fridge/freezer
- Integrated microwave
- Ceramic floor tiling to kitchen/diner
- Pelmet lights (where available)
- Soft closing doors and drawers



External features

- Front door, low energy light
- Wired front doorbell
- Turf to rear gardens
- External cold-water tap, compost bin and rainwater butt
- Security Alarm system
- Automatic communal gates via dedicated phone line



Internal features

- Contemporary style glass panel and light oak handrail and newel posts to stairs
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak effect shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted in Potters Clay 3 or equivalent
- Woodwork painted in white gloss

*Plot specific or where applicable.
We reserve the right to change specifications of the items above.



Our commitment to you.

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind, so you can relax in a home you love.

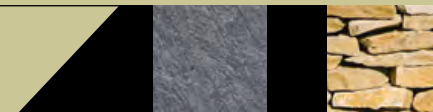






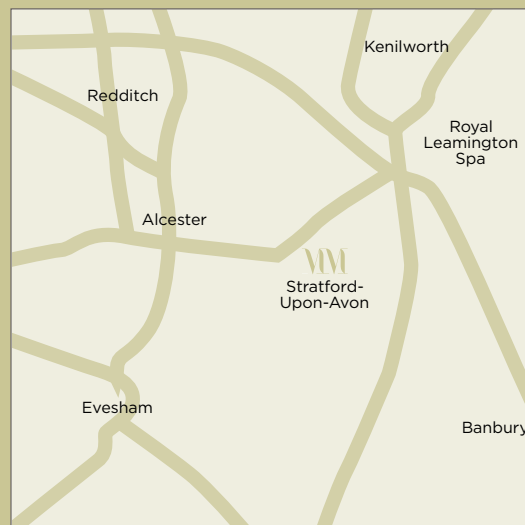
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MANSELL MEWS

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The information within this brochure is for guidance only. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. All details correct at time of going to press. October 2021.