



# SEVERN MEADOWS

UPTON-UPON-SEVERN



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### **WELCOME TO SEVERN MEADOWS**

An impressive development of 2, 3 and 4-bedroom homes in the vibrant town of Upton-upon-Severn, nestled on the banks of the River Sever with views across to the Malvern Hills. Rural tranquility and urban accessibility come together effortlessly at Severn Meadows.





Bradford Street Arcade in Walsall (built c.1900) - one of the first projects by William Kendrick



Hillfort Place, Leckhampton - a previous development completed in 2024

# TIME HONoured TRADITIONS

**SINCE 1880, KENDRICK HOMES HAVE BEEN CRAFTING EXCEPTIONAL LIVING SPACES, A TRADITION BEGUN BY WILLIAM KENDRICK AND NOW PROUDLY UPHELD BY THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.**

For over 140 years, we have made our mark on villages, towns and cities in numerous classical architectural styles. We have built everything from schools and hospitals to grand municipal buildings and a Victorian Arcade. In the Victorian tradition, our homes are designed with character and made to endure. Every brick laid continues that tradition of building homes that stand the test of time and with a deep pride in a job well done.

Our homes of today – designed from start to finish by our in-house design team – are informed by our heritage and are married with an interior style which evolves with the demands of modern living. Our developments have ranged from natural stone cottages and Tudor-style mansions to oak-fronted barns and modern townhouses. A time-honoured passion for perfection, craftsmanship and personal service are the traditions that guide our building of your new home.

## CLASSICAL PROPORTIONS, ENDURING STYLE

Luxury is our standard and the finishing touches are what makes a Kendrick Home stand out. Fitted wardrobes, bathrooms by Roca, Hansgrohe and Minoli, thoughtfully landscaped and freshly turfed gardens and high-end fitted appliances all form part of the standard Kendrick Specification in every home. Your home is ready for you the day you move in.

We design and build flexible and considered rooms that can be furnished in any number of ways and used for different purposes. We build the house, you make it a home.





# EXCLUSIVE LIVING

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**CREATING COMMUNITIES IS AT THE CORE OF WHAT WE DO, WE FOCUS ON SMALL AND MEDIUM SIZED DEVELOPMENTS TO ACHIEVE THIS. WE CELEBRATE THE INDIVIDUAL STYLE THAT EACH OF OUR HOME OWNERS BRING!**

Our developments strive to deliver unique homes on fantastic plots. We seek to maximise open spaces for walking, playing and enjoying the private surroundings. Every lane, street and avenue on a Kendrick Homes development sees a variation of house styles, architectural details and elevational materials. Character is paramount.

We believe in creating spaces where families can grow, thrive, and create lasting memories.











# SUSTAINABILITY

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**FROM INCEPTION TO COMPLETION, FROM DESIGN TO CONSTRUCTION TO LIVING, WE ARE COMMITTED TO REDUCING THE ENVIRONMENTAL IMPACT OF OUR HOMES.**

We focus on clean electricity-generating technologies and integrate innovations in energy and heat efficiency to make your home more efficient and affordable to run. By carefully considering every stage of construction and collaborating closely with our supply chain to use the most sustainable materials, we ensure a greener future for you and the wider environment.





## ENRICHING THE ENVIRONMENT

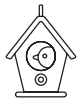
Our development in Upton-upon-Severn endeavours to enrich both the biodiversity within Severn Meadows and enhance the services and infrastructure in the wider community. We'll be providing over £970,000 towards the local area through the Community Infrastructure levy and money towards local facilities, including monies for school transport and community infrastructure.



**4 ACRES OF PUBLIC  
OPEN SPACE**



**WILDFLOWER  
MEADOW**



**WILDLIFE  
SUPPORT**



**PLAY  
AREA**

## OUR TREE PLANTING PLEDGE

We help nature grow every time we build – by dedicating a newly planted tree in the National Forest for every home we construct. Strengthening woodland habitats, helping wildlife flourish and bringing people joy.



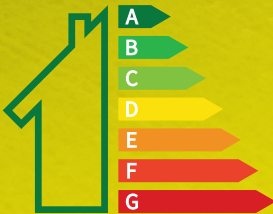




# FUTURE PROOFED

**THOUGHTFULLY DESIGNED FOR A SUSTAINABLE FUTURE.**

We design and build homes with your future and the environment in mind. Our commitment to sustainability means we use eco-friendly materials and incorporate advanced technology to ensure your home remains energy-efficient and cost-effective for years to come.



**Predicted energy efficiency rating B for all properties at Severn Meadows.**

Main image shows previous development (The Martingales) at Newbold on Stour in Warwickshire.





# OUR ENERGY EFFICIENT FEATURES



## 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.



## HIGH PERFORMANCE INSULATION

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.



## COMPOST AREA, RECYCLING BINS & RAINWATER BUTT

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



## HIGH PERFORMANCE UPVC, DOUBLE GLAZED WINDOWS

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and adds soundproofing from the outside world.



## AIR LEAKAGE TESTED

Our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



## 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.



## ELECTRIC CAR CHARGER

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.



## A-RATED APPLIANCES

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



## AIR SOURCE HEAT PUMP

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



## TEMPERATURE MANAGED COMFORT

Intelligently designed windows and modern ventilation technologies to help manage the temperature in your home.



# THE MALVERNS

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**THE MALVERNS COVER A LARGE AREA IN WORCESTERSHIRE INCLUDING THE VICTORIAN SPA TOWN OF MALVERN AT THE FOOT OF THE HILLS, TENBURY WELLS IN THE BEAUTIFUL TEME VALLEY AND THE HISTORIC RIVERSIDE TOWN OF UPTON-UPON-SEVERN.**

One of the most outstanding locations in England, The Malverns comprises stunning landscapes, beautiful towns and villages plus a range of festivals and attractions. The Malvern Hills themselves, linking Herefordshire and Worcestershire, dominate the landscape. This is an amazing destination for walkers of all ages whether you are interested in either a gentle stroll or an energetic trek along the top of the ridge to make the most of the fantastic views.

The area is also alive with festivals, theatre and music - thanks in no small part to the history of Edward Elgar - and now dominated by the popular Malvern Theatres complex. There is also the nearby Three Counties Showground with an enviable calendar of events including the RHS Spring Festival and the Malvern Autumn Show in September.

## EXCEPTIONAL SCHOOLS

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There are some exceptional schools wherever you look in this area.

As well the local primary school there at least a dozen other options within a 5 or 6 mile radius.

In addition, Worcester boasts the excellent King's School and Royal Grammar and nearby Bredon Hall School is a little further south while Twynning, Bredon Hancocks and Hanley Castle are also all Ofsted-rated Good.

Not forgetting, of course the excellent options in Malvern including The Downs school and the highly-acclaimed Malvern College.





# UPTON-UPON-SEVERN

**ONCE AN IMPORTANT PORT AND THE ONLY CROSSING OVER THE RIVER FOR MANY MILES, UPTON-UPON-SEVERN NOW BOASTS A FLOURISHING MARINA WITH PLEASURE BOATS ALONGSIDE A VARIETY OF DELIGHTFUL OLD BLACK AND WHITE BUILDINGS THAT INDICATE THE HISTORIC PROSPERITY OF THE TOWN.**

There are good local amenities in this much-loved riverside town including a range of independent shops plus cafes, pubs and community facilities although more extensive shopping choices can be found in Malvern and Worcester.

The entrance to the town just over the bridge is dominated by the 'Pepperpot' - a distinctive medieval church tower topped by an 18th Century cupola in place of a spire - and this forms the backdrop to regular music festivals held throughout the year including the popular Jazz Festival that takes place at the end of June. With countryside walks, waterside views and cultural hotspots nearby, Upton is an ideal base for enjoying Worcestershire at its finest.





# STAY CONNECTED

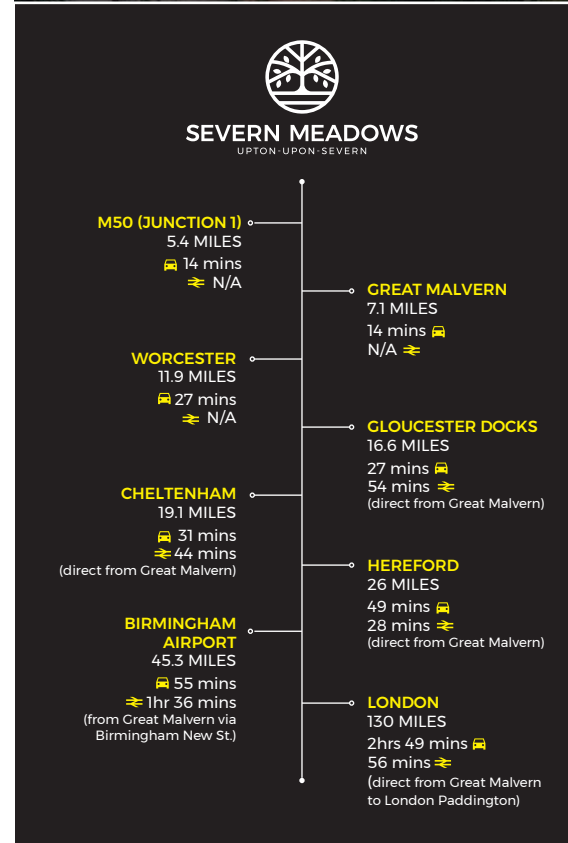
**AT SEVERN MEADOWS, YOU CAN ENJOY THE SERENITY OF A BEAUTIFUL RIVERSIDE TOWN BUT STILL BE JUST MINUTES FROM ROLLING COTSWOLD HILLS TO THE EAST OR DRAMATIC MALVERN HILLS AND WALES TO THE WEST.**

Positioned alongside the River Severn as it winds south towards Gloucester, Upton-upon-Severn is just 5 miles from the Motorway network with the M5 running to the east of the town and therefore means there are great road links north to central Birmingham or south to Cheltenham, Bristol and beyond.

The nearest mainline stations are at Malvern, Pershore and Worcester offering direct links to Birmingham, London, Hereford and South Wales. The direct service to London Paddington takes around two and a half hours from Great Malvern.



Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via gigabit fibre at speeds of 900mb+



All travel times and distances are approximate.





SEVERN MEADOWS

# OUT & ABOUT

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## CULTURE



### THE 'PEPPERPOT' HERITAGE CENTRE

Perched above the river, this iconic former 13th-century church features a gilded crown and heritage exhibits, along with beautiful blooms from the Upton-in-Bloom team and helpful tourist info.



### THE TUDOR HOUSE MUSEUM

Just a short stroll from Severn Meadows, this atmospheric 17th-century timbered house displays local artifacts and stories of Upton's past, from its trading history to quirky community tales.



### UPTON BLUES & JAZZ FESTIVALS

Upton comes alive with music festivals in the summer – from blues to jazz and folk – drawing thousands to enjoy live performances across venues and riverfront pubs.

## WELLBEING



### SEVERN EXPEDITIONS DAY BOAT HIRE

Step into the sunshine and glide along the River Severn on a self-drive boat – no licence required. A relaxing, scenic way to uncover local riverside charms.



### UPTON HAM NATURE RESERVE

An SSSI meadow with wildflowers and rich habitat, just moments from home. Perfect for gentle walks, peaceful reflection, and local wildlife spotting.



### BROTHERIDGE GREEN NATURE RESERVE

A lesser-known gem just 2.5 miles away: a former railway corridor turned SSSI rich in butterflies – ideal for quiet strolls amid nature's rhythms.

## CULINARY



### YE OLDE ANCHOR INN

A charming timber-framed pub dating back to circa 1601, offering hearty pub classics, real ales, and a cosy atmosphere – right in the heart of town.



### THE BOATHOUSE (TAPAS & WINE BAR)

Riverside dining at its best: tapas, Italian dishes, and a sophisticated gin & wine bar. Catch live music on the terrace while gazing at the Severn.


















### THE SWAN HOTEL, THE PLOUGH INN & THE KINGS HEAD

Riverside favourites offering scenic views and friendly vibes: The Swan's terrace looks over the river; The Plough hosts regular live music and welcomes dogs; The Kings Head delivers nautical charm and beer-garden bliss.

# SITE PLAN



## HOUSETYPE KEY

	The Bedstone - 2 bedroom home		The Blakesley - 3 bedroom home
	The Ditton - 2 bedroom home		The Denford - 3 bedroom home
	The Alton - 2 bedroom home		The Crofton - 4 bedroom home
	The Kinlet - 3 bedroom home		The Lowther - 4 bedroom home
	The Somerford - 3 bedroom home		The Harlington - 4 bedroom home
	The Hanley - 3 bedroom home		The Peony - 2 bedroom home (A First Homes Property)
	The Hanley Plus - 3 bedroom home		The Rose - 2 bedroom home (A First Homes Property)
	The Birley - 3 bedroom home		

## WELCOME TO SEVERN MEADOWS

The Severn Meadows development at Upton-upon-Severn presents a thoughtfully designed collection of 2, 3 and 4 bedroom homes. Located in a quiet spot off Welland Road in the Tunnel Hill area on the western edge of town, Severn Meadows features a variety of detached and semi-detached homes, in a delightful location with views of open fields beyond.

This development continues our tradition of creating beautiful homes in desirable locations where high-quality external materials blend seamlessly with the surroundings.

Experience the impeccable Kendrick Finish, where every detail reflects our commitment to quality and harmony with nature.





# THE BEDSTONE

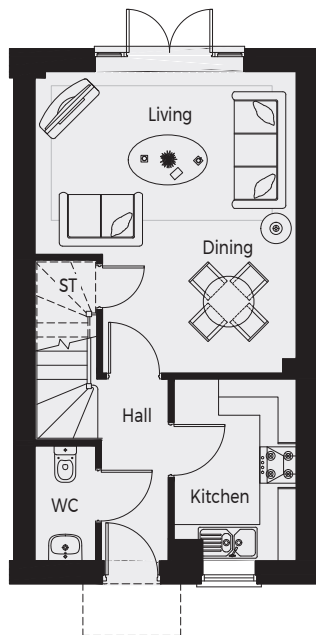
**2 bedroom home** ~ plots 46 & 47 (semi-detached)



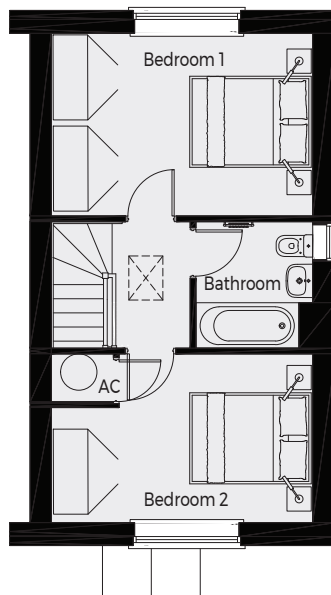


# THE BEDSTONE

2 bedroom home ~ plots 46 & 47 (semi-detached)



Ground floor



First floor

## GROUND FLOOR

**Kitchen**  
2015 x 3000mm (6'7" x 9'10")

**Dining**  
3190 x 1958mm (10'6" x 6'5")

**Living**  
4305 x 3010mm (14'2" x 9'11")

**Cloak Room**  
1000 x 1897mm (3'3" x 6'3")

## FIRST FLOOR

**Bedroom 1**  
4305 x 3010mm (14'2" x 9'11")

**Bedroom 2**  
4305 x 2780mm (14'2" x 9'2")

**Bathroom**  
1925 x 2085mm (6'4" x 6'10")

**Total house size:**  
**760 sq.ft.**

Plus 2 parking spaces.

## SUMMARY OF FEATURES

- Perfect for first-time buyers or those looking to downsize without compromise.
- Bright open-plan living and dining area leading directly to the garden - ideal for entertaining or relaxing.
- Modern, fully-fitted kitchen with quality appliances included as standard.
- Handy ground floor cloakroom for guests.
- Two comfortable bedrooms, both filled with natural light.
- Contemporary bathroom with sleek, high-quality finishes.





# THE DITTON

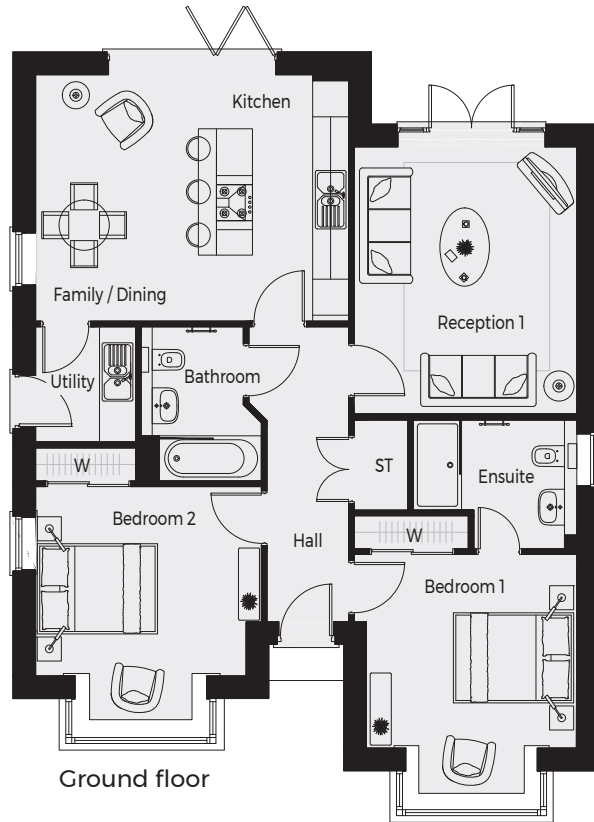
**2 bedroom home** ~ plots 36 & 37 (detached)





# THE DITTON

2 bedroom home ~ plots 36 & 37 (detached)



## GROUND FLOOR

### Reception 1

3700 x 4441mm (12'2" x 14'7")

### Kitchen

2500 x 4100mm (8'2" x 13'5")

### Family/Dining

2708 x 4100mm (8'11" x 13'5")

### Utility

1677 x 1912mm (5'6" x 6'3")

### Bedroom 1

3495 x 4009mm (11'6" x 13'2")

### Ensuite

2716 x 2143mm (8'11" x 7')

### Bedroom 2

3500 x 3938mm (11'6" x 12'11")

### Bathroom

2000 x 2564mm (6'7" x 8'5")

### Total house size:

**986 sq.ft.**

Plus 2 parking spaces  
and a single garage.

## SUMMARY OF FEATURES

- Charming detached home offering style and space in equal measure.
- Welcoming reception room for cosy nights in.
- Family/dining area opening onto the garden for a seamless indoor-outdoor feel.
- Well-appointed kitchen with modern integrated appliances.
- Main bedroom complete with ensuite for added privacy.
- Additional double bedroom and stylish main bathroom.
- Includes a single garage and two parking spaces.





# THE ALTON

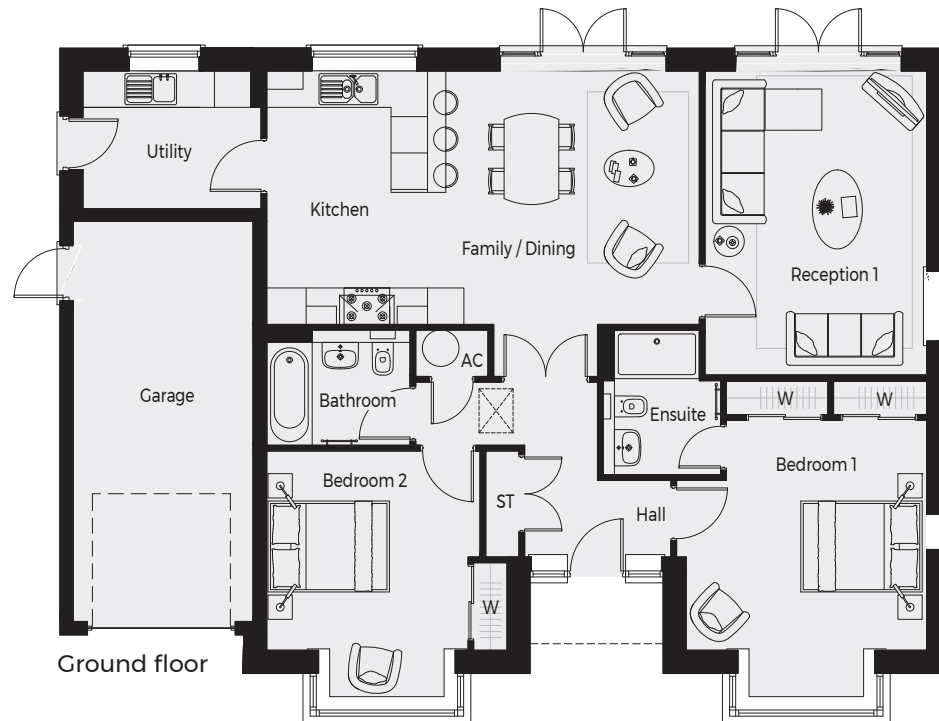
**2 bedroom home** ~ plots 9-12 (detached)





# THE ALTON

2 bedroom home ~ plots 9-12 (detached)



## GROUND FLOOR

### Reception 1

3650 x 5009mm (12' x 16'5")

### Kitchen

2999 x 4175mm (9'10" x 13'8")

### Family/Dining

4130 x 4175mm (13'7" x 13'8")

### Utility

2935 x 2270mm (9'8" x 7'5")

### Bedroom 1

3795 x 3792mm (12'6" x 12'5")

### Ensuite

1935 x 2385mm (6'4" x 7'10")

### Bedroom 2

3305 x 3285mm (10'10" x 10'9")

### Bathroom

2363 x 1900mm (7'9" x 6'3")

### Total house size:

**1189 sq.ft.**

Plus 2 parking spaces and a single integral garage.

## SUMMARY OF FEATURES

- A spacious detached home with a thoughtful layout for modern living.
- Light-filled reception room for everyday living or entertaining.
- Open-plan kitchen and dining/family area at the heart of the home.
- Separate utility room and cloakroom keep things practical and clutter-free.
- Generous main bedroom with private ensuite.
- Second double bedroom and elegant family bathroom.
- Integral garage with direct home access.





# THE KINLET

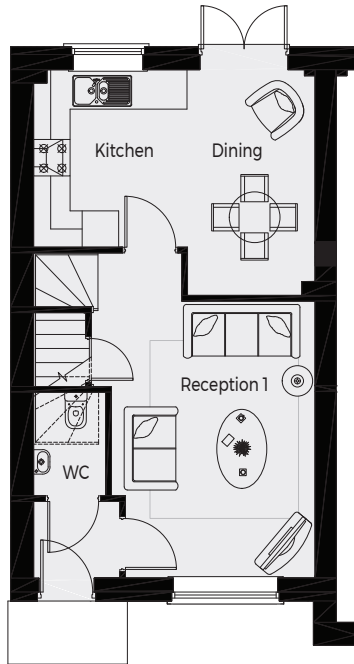
**3 bedroom home** ~ plots 5, 24, 48 & 49 (semi-detached)



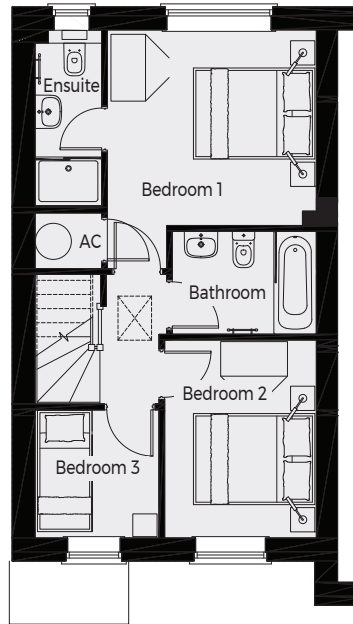


# THE KINLET

3 bedroom home ~ plots 5, 24, 48 & 49 (semi-detached)



Ground floor



First floor

## GROUND FLOOR

### Reception 1

3355 x 4564mm (11' x 15')

### Kitchen

2525 x 2925mm (8'3" x 9'7")

### Dining

2110 x 3718mm (6'11" x 12'2")

### Cloak Room

1873 x 1708mm (3'11" x 5'7")

## FIRST FLOOR

### Bedroom 1

3442 x 3225mm (11'4" x 10'7")

### Ensuite

1100 x 2925mm (3'7" x 9'7")

### Bedroom 2

2500 x 3264mm (8'2" x 10'9")

### Bedroom 3

2042 x 2114mm (6'8" x 6'11")

### Bathroom

2375 x 1700mm (7'10" x 5'7")

## Total house size:

**850 sq.ft.**

Plus 2 parking spaces.

## SUMMARY OF FEATURES

- Stylish three-bedroom home designed for comfort and flexibility.
- Open-plan kitchen/dining space with garden access – perfect for family mealtimes.
- Separate living room for relaxed evenings.
- Convenient downstairs cloakroom.
- Main bedroom with ensuite plus two further bedrooms for family, guests or a home office.
- Modern family bathroom with quality fittings.





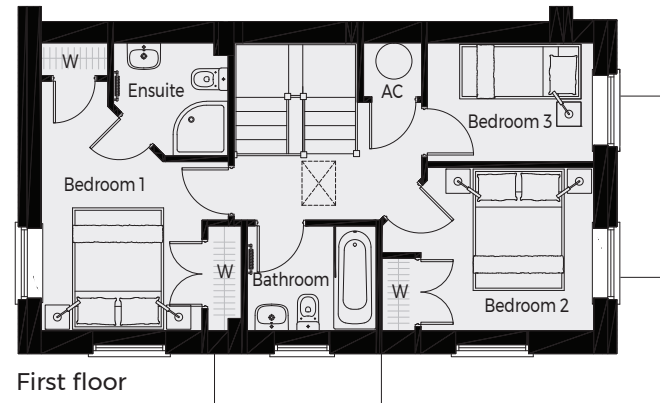
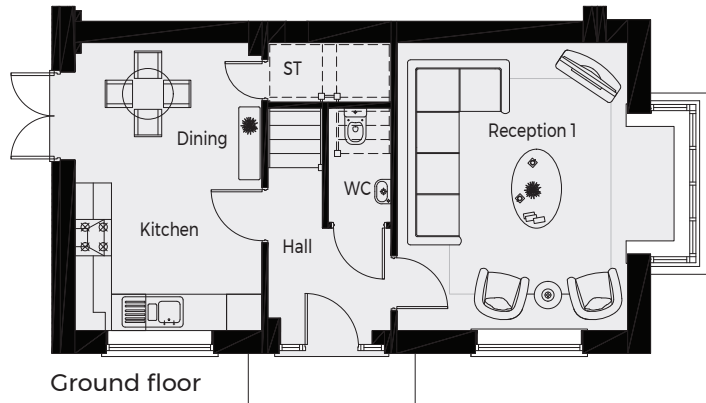
# THE SOMERFORD

**3 bedroom home** ~ plot 25 (semi-detached)



# THE SOMERFORD

3 bedroom home ~ plot 25 (detached)



## GROUND FLOOR

**Reception 1**  
4744 x 3794mm (15'7" x 12'5")

**Kitchen**  
2431 x 3074mm (8' x 10'1")

**Dining**  
2313 x 3074mm (7'7" x 10'1")

**Cloak Room**  
1886 x 1039mm (6'2" x 3'5")

## FIRST FLOOR

**Bedroom 1**  
4111 x 3083mm (13'6" x 10'1")

**Ensuite**  
1864 x 1883mm (6'1" x 6'2")

**Bedroom 2**  
2691 x 2850mm (8'10" x 9'4")

**Bedroom 3**  
1960 x 2745mm (6'5" x 9')

**Bathroom**  
1729 x 2126mm (5'8" x 7')

**Total house size:**  
**962 sq.ft.**

Plus 2 parking spaces.

## SUMMARY OF FEATURES

- Ideal family home with a bright, airy layout.
- Spacious living room with plenty of natural light.
- Contemporary kitchen/dining area opening to the garden.
- Ground floor cloakroom for added convenience.
- Main bedroom with private ensuite.
- Two further bedrooms and a stylish family bathroom.





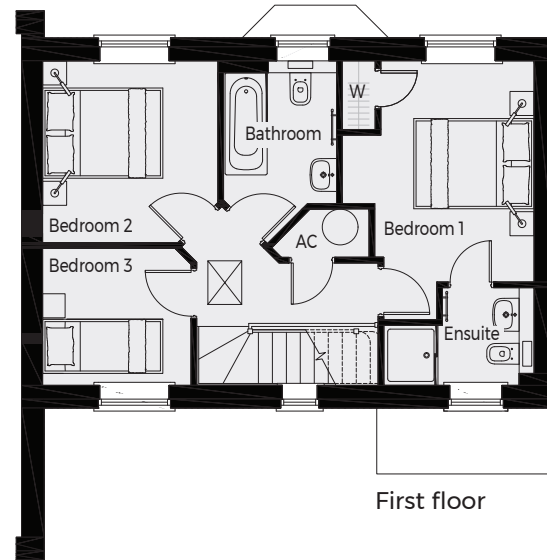
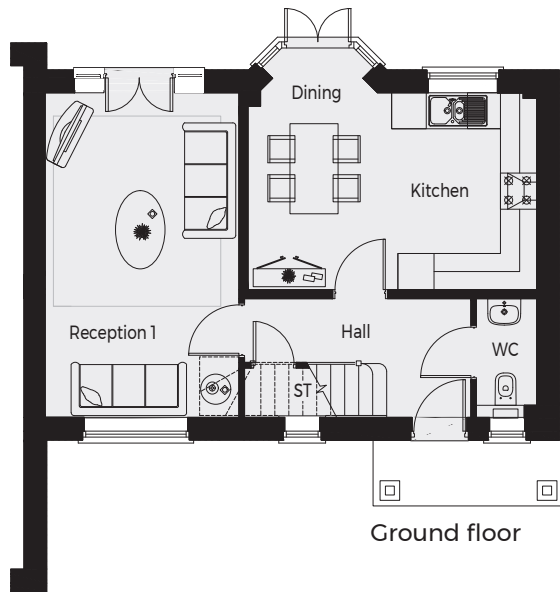
# THE HANLEY

**3 bedroom home** ~ plot 6 (semi-detached)



# THE HANLEY

3 bedroom home ~ plot 6 (semi-detached)



## GROUND FLOOR

**Reception 1**  
3225 x 5400mm (10'7" x 17'9")

**Kitchen**  
2410 x 3275mm (7'11" x 10'9")

**Dining**  
2390 x 4020mm (7'10" x 13'2")

**Cloak Room**  
1000 x 1975mm (3'3" x 6'6")

## FIRST FLOOR

**Bedroom 1**  
3194 x 3682mm (10'6" x 12'1")

**Ensuite**  
2501 x 1625mm (8'3" x 5'4")

**Bedroom 2**  
2916 x 3027mm (9'7" x 9'11")

**Bedroom 3**  
2471 x 2280mm (8'1" x 7'6")

**Bathroom**  
1879 x 2375mm (6'2" x 7'10")

**Total house size:**  
**970 sq.ft.**

Plus 2 parking spaces.

## SUMMARY OF FEATURES

- A versatile three-bedroom home with bright interiors.
- Kitchen/dining space for cooking and socialising.
- Separate living room to unwind in.
- Handy cloakroom on the ground floor.
- Ensuite to the main bedroom plus two additional bedrooms.
- Family bathroom with modern finishes.





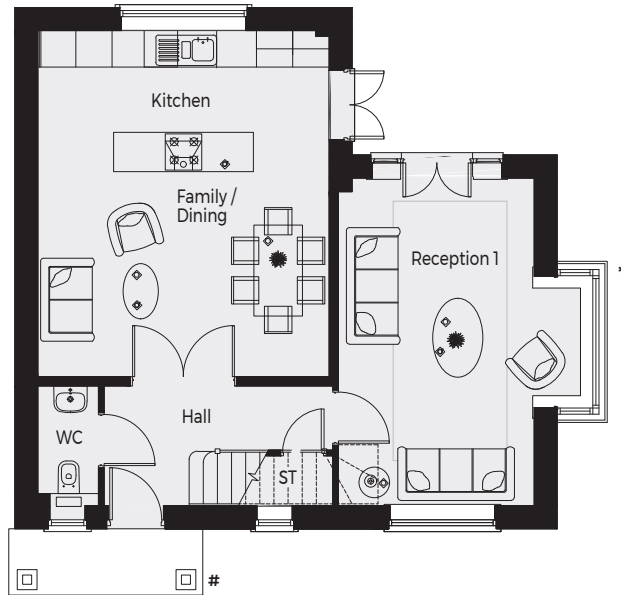
# THE HANLEY PLUS

**3 bedroom home** ~ plots 7, 8 & 56-59 (detached)



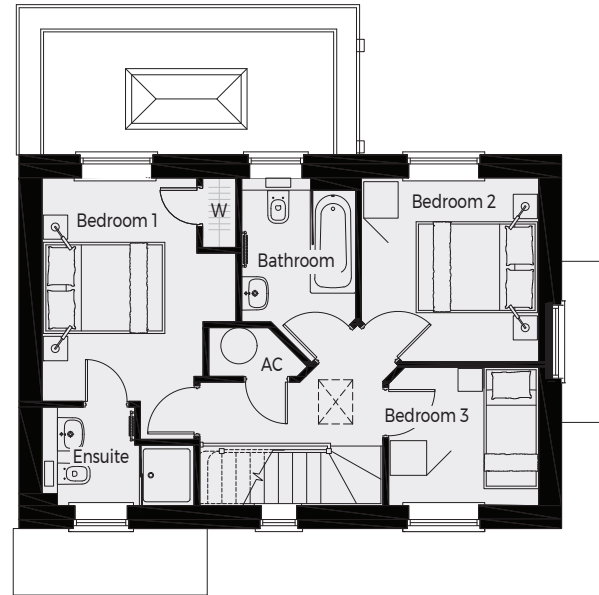
# THE HANLEY PLUS

3 bedroom home ~ plots 7, 8 & 56-59 (detached)



Ground floor

- \* Bay window to plot 7 only
- # Support posts to plots 7, 8, 58 & 59 only



First floor

## GROUND FLOOR

**Reception 1**  
3225 x 5400mm (10'7" x 17'7")

**Kitchen**  
4800 x 2600mm (15'9" x 8'6")

**Family/Dining**  
4800 x 3103mm (15'9" x 10'2")

**Cloak Room**  
1000 x 1975mm (3'3" x 6'6")

## FIRST FLOOR

**Bedroom 1**  
3194 x 3682mm (10'6" x 12'1")

**Ensuite**  
2501 x 1625mm (8'3" x 5'4")

**Bedroom 2**  
2916 x 3027mm (9'7" x 9'11")

**Bedroom 3**  
2471 x 2280mm (8'1" x 7'6")

**Bathroom**  
1879 x 2375mm (6'2" x 7'10")

**Total house size:**  
**1092 sq.ft.** (plots 7 & 56-59)  
**1108 sq.ft.** (plot 8)  
Plus 2 parking spaces.

## SUMMARY OF FEATURES

- An enhanced version of the Hanley with extra space and style.
- Bright living room and generous kitchen/dining area.
- Main bedroom with ensuite shower.
- Two additional bedrooms and a sleek family bathroom
- Certain plots feature bay windows or decorative details for added kerb appeal.





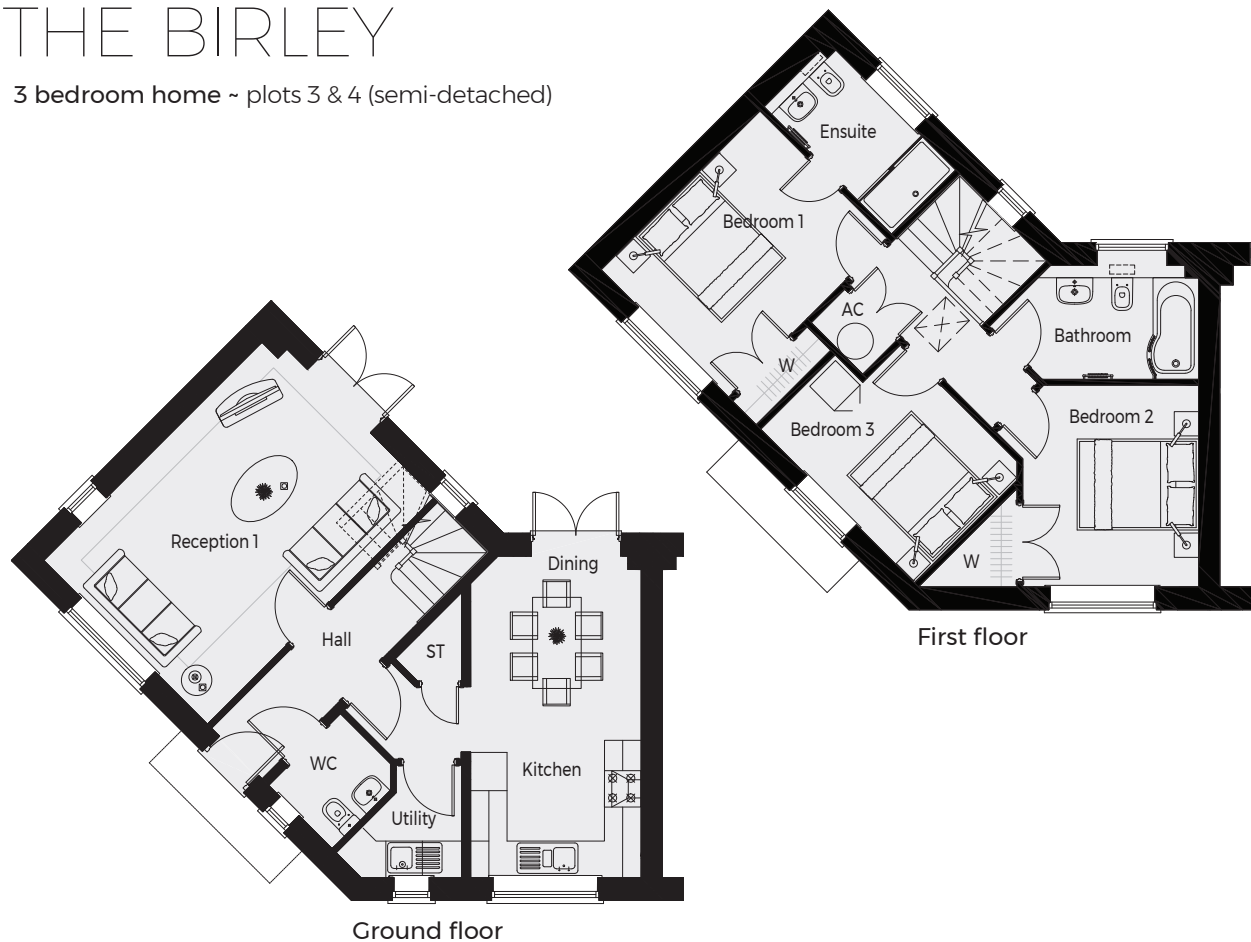
# THE BIRLEY

**3 bedroom home** ~ plots 3 & 4 (semi-detached)



# THE BIRLEY

3 bedroom home ~ plots 3 & 4 (semi-detached)



## GROUND FLOOR

### Reception 1

3817 x 5296mm (12'6" x 17'5")

### Kitchen

2810 x 2257mm (9'3" x 7'5")

### Dining

2810 x 2814mm (9'3" x 9'3")

### Utility

1078 x 1855mm (3'6" x 6'1")

### Cloak Room

1478 x 1672mm (4'10" x 5'6")

## FIRST FLOOR

### Bedroom 1

2972 x 3703mm (9'9" x 12'2")

### Ensuite

2987 x 1500mm (9'10" x 4'11")

### Bedroom 2

3325 x 2898mm (10'11" x 9'6")

### Bedroom 3

3581 x 2613mm (11'9" x 8'7")

### Bathroom

2644 x 1665mm (8'8" x 5'6")

## Total house size:

**1135 sq.ft.**

Plus 2 parking spaces.

## SUMMARY OF FEATURES

- Generously proportioned three-bedroom home.
- Large, dual-aspect living room for a light and airy feel.
- Modern kitchen/dining area with space for family gatherings.
- Practical utility room and cloakroom.
- Main bedroom with ensuite plus two further bedrooms.
- Family bathroom finished with contemporary style.





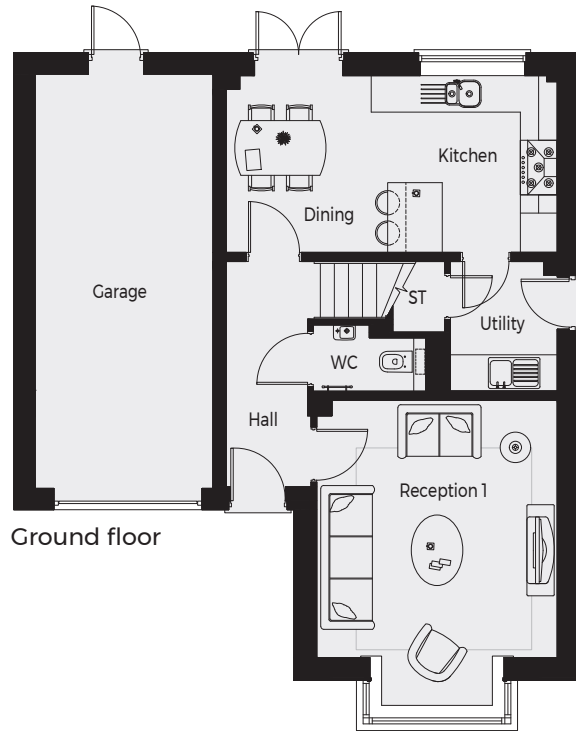
# THE BLAKESLEY

**3 bedroom home** ~ plot 17 (detached)

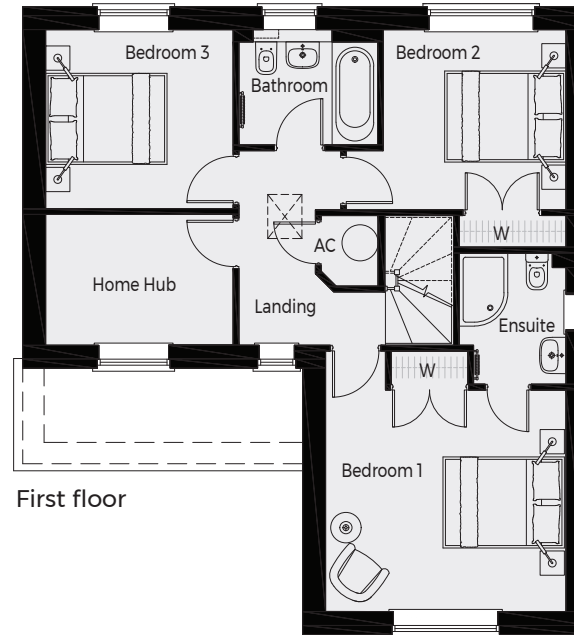


# THE BLAKESLEY

3 bedroom home ~ plot 17 (detached)



Ground floor



First floor

## GROUND FLOOR

### Reception 1

3961 x 4237mm (13' x 13'11")

### Kitchen

3064 x 2917mm (10'1" x 9'7")

### Dining

2412 x 2912mm (7'11" x 9'7")

### Utility

1759 x 2137mm (5'9" x 7')

### Cloak Room

1853 x 879mm (6'1" x 2'11")

## FIRST FLOOR

### Bedroom 1

3961 x 4294mm (13' x 14'1")

### Ensuite

1524 x 2158mm (5' x 7'1")

### Bedroom 2

3011 x 2969mm (9'11" x 9'9")

### Bedroom 3

3092 x 2949mm (10'2" x 9'8")

### Home Hub

3092 x 2157mm (10'2" x 7'1")

### Bathroom

2285 x 1900mm (7'6" x 6'3")

**Total house size:**  
**1195 sq.ft.**

Plus 2 parking spaces and  
a single integral garage.

## SUMMARY OF FEATURES

- Detached family home with generous living spaces.
- Welcoming reception room and open-plan kitchen/dining area.
- Useful utility and cloakroom.
- Main bedroom with ensuite plus two further bedrooms.
- Stylish family bathroom.
- Integral garage and driveway parking.





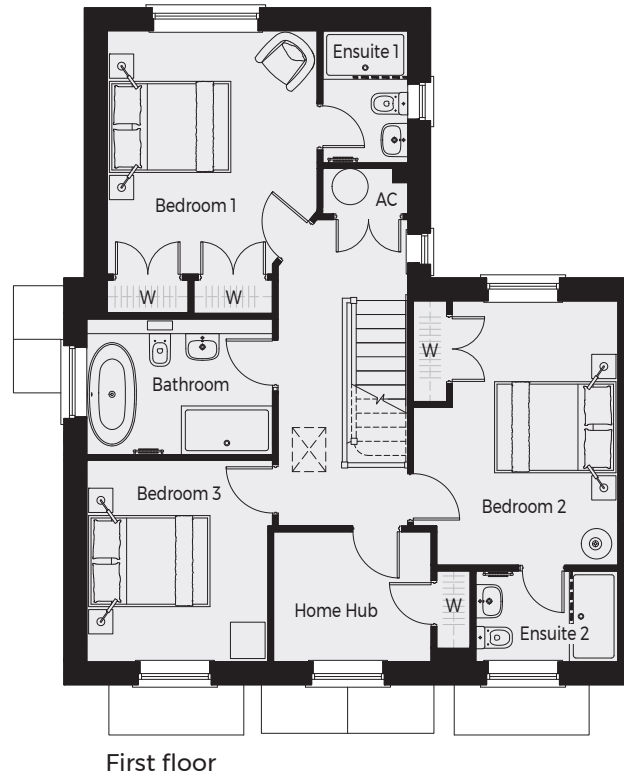
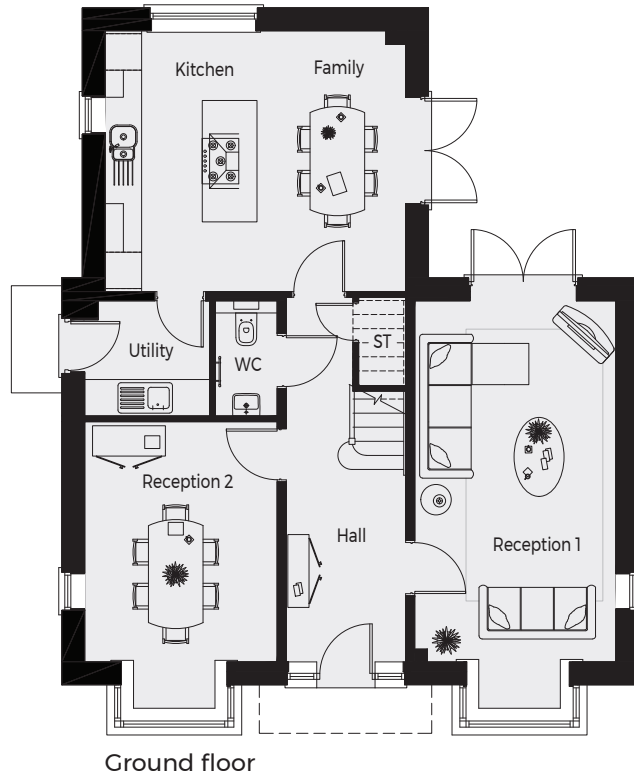
# THE DENFORD

**3 bedroom home** ~ plots 15, 16, 52 & 60 (detached)



# THE DENFORD

3 bedroom home ~ plots 15, 16, 52 & 60 (detached)



## SUMMARY OF FEATURES

- A substantial family home with space for everyone.
- Two reception rooms and a light-filled kitchen/family area.
- Utility and cloakroom keep everyday life organised.
- Main bedroom with ensuite; further bedrooms ideal for guests, children or a study.
- Family bathroom with high-quality finishes.
- Layout variations on certain plots for extra individuality.

## GROUND FLOOR

**Reception 1**  
3313 x 6728mm (10'11" x 22'1")

**Reception 2**  
3170 x 4738mm (10'5" x 15'7")

**Kitchen**  
2500 x 4300mm (8'3" x 14'1")

**Family**  
2450 x 4300mm (8'1" x 14'1")

**Utility**  
2059 x 1897mm (6'9" x 6'3")

**Cloak Room**  
1018 x 1897mm (3'4" x 6'3")

## FIRST FLOOR

**Bedroom 1**  
3457 x 4014mm (11'4" x 13'2")

**Ensuite 1**  
1400 x 2177mm (4'7" x 7'2")

**Bedroom 2**  
3373 x 4357mm (11'1" x 14'4")

**Ensuite 2**  
2341 x 1500mm (7'8" x 4'11")

**Bedroom 3**  
3107 x 3323mm (10'2" x 10'11")

**Home Hub**  
2596 x 2146mm (8'6" x 7'1")

**Bathroom**  
3057 x 2091mm (10' x 6'10")

**Total house size:**  
**1623 sq.ft.** (plots 15, 16 & 60)  
**1651 sq.ft.** (plot 52)

Plus 2 parking spaces  
and a single garage.

NB. Kitchen / Family  
layout differs on plot 52.

Side elevation windows  
vary on plots 52 & 60.





# THE CROFTON

**4 bedroom home** ~ plots 14, 21, 50, 54 & 55 (detached)

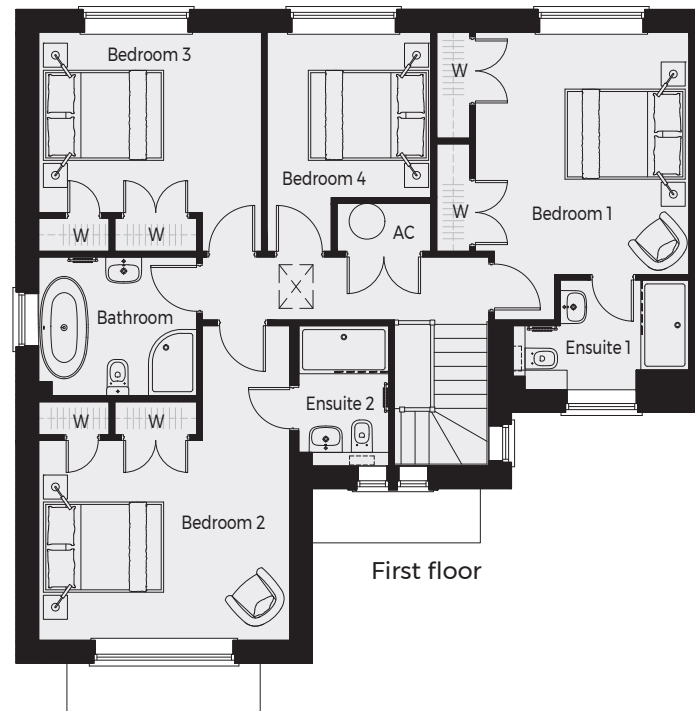


# THE CROFTON

4 bedroom home ~ plots 14, 21, 50, 54 & 55 (detached)

## SUMMARY OF FEATURES

- Beautifully balanced four-bedroom detached home.
- Large reception room and open-plan kitchen/dining/family space.
- Utility room and pantry for practicality.
- Two bedrooms with private ensuites.
- Two further bedrooms and a family bathroom.
- Single garage and generous driveway parking.



### GROUND FLOOR

<b>Reception 1</b> 4175 x 4875mm (13'8" x 16')	<b>Utility</b> 2350 x 1600mm (7'9" x 5'3")
<b>Kitchen</b> 3400 x 3400mm (11'2" x 11'2")	<b>Cloak Room</b> 1980 x 1240mm (6'6" x 14'1")
<b>Family/Dining</b> 4265 x 3400mm (14' x 11'2")	

### FIRST FLOOR

<b>Bedroom 1</b> 3551 x 4031mm (11'8" x 13'3")	<b>Ensuite 2</b> 1500 x 2107mm (4'11" x 6'11")	<b>Bathroom</b> 2627 x 2307mm (8'8" x 7'7")
<b>Ensuite 1</b> 2925 x 1826mm (9'7" x 6')	<b>Bedroom 3</b> 3706 x 3004mm (12'2" x 9'10")	
<b>Bedroom 2</b> 4175 x 3326mm (13'8" x 10'11")	<b>Bedroom 4</b> 2720 x 3647mm (8'11" x 12')	

**Total house size:**  
**1693 sq.ft.**

Plus 3 parking spaces and  
a single integral garage.





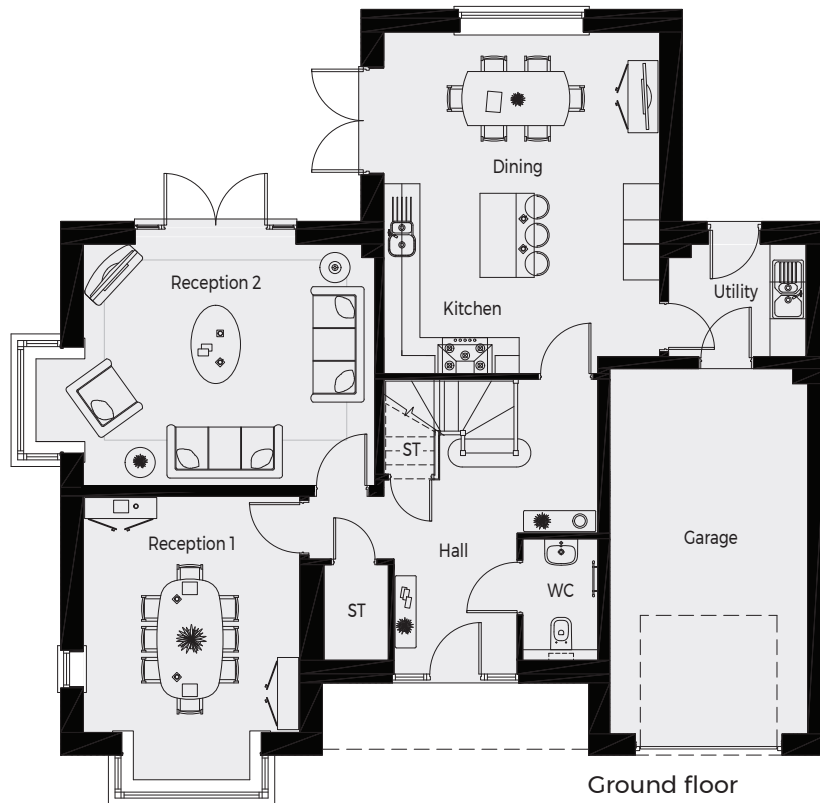
# THE LOWTHER

**4 bedroom home** ~ plots 20 & 53 (detached)



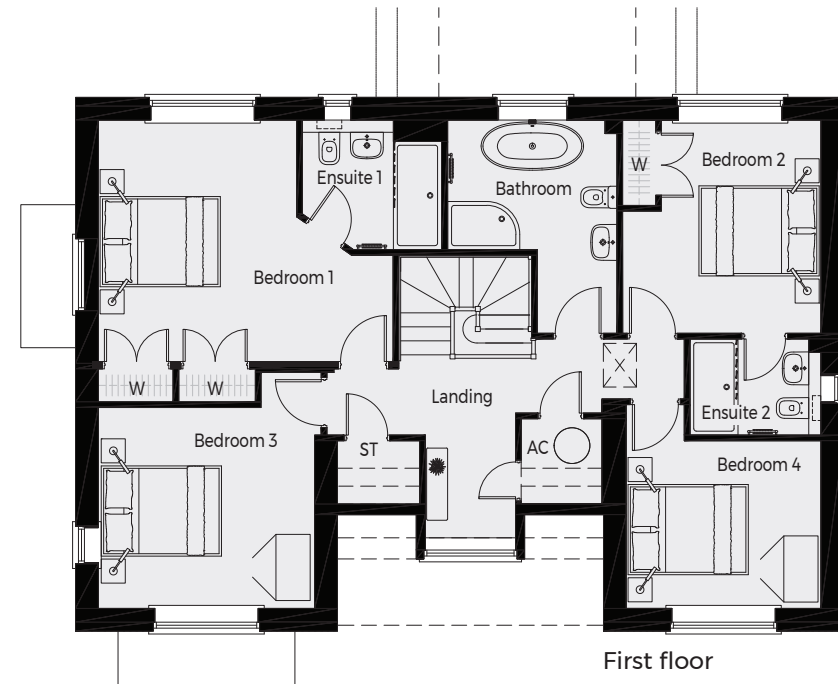
# THE LOWTHER

4 bedroom home ~ plots 20 & 53 (detached)



## SUMMARY OF FEATURES

- Elegant four-bedroom home offering space and sophistication.
- Two reception rooms plus formal dining area for entertaining.
- Utility and cloakroom for everyday ease.
- Two bedrooms with ensuites plus two further bedrooms.
- Large family bathroom.
- Single garage and ample driveway parking.



### GROUND FLOOR

<b>Reception 1</b> 3600 x 473mm (11'10" x 15'7")	<b>Dining</b> 4585 x 3158mm (15'1" x 10'4")
<b>Reception 2</b> 4848 x 4006mm (15'11" x 13'2")	<b>Utility</b> 2289 x 1873mm (7'6" x 6'2")
<b>Kitchen</b> 4585 x 2524mm (15'1" x 8'3")	

### FIRST FLOOR

<b>Bedroom 1</b> 4905 x 4021mm (16'1" x 13'2")	<b>Ensuite 2</b> 2181 x 1600mm (7'2" x 5'3")	<b>Bathroom</b> 2817 x 3547mm (9'3" x 11'8")
<b>Ensuite 1</b> 2316 x 2155mm (7'7" x 7'1")	<b>Bedroom 3</b> 3602 x 3341mm (11'10" x 11')	
<b>Bedroom 2</b> 3300 x 3547mm (10'10" x 11'8")	<b>Bedroom 4</b> 3240 x 2790mm (10'8" x 9'2")	

**Total house size:**  
**1930 sq.ft. (plot 53)**  
**1942 sq.ft. (plot 20)**

Plus 3 parking spaces and  
a single integral garage.





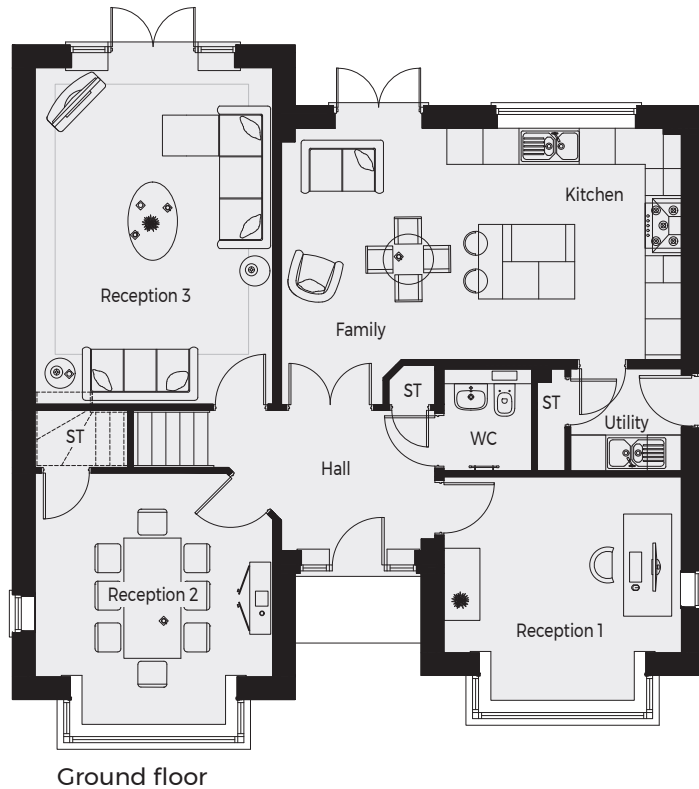
# THE HARLINGTON

**4 bedroom home** ~ plots 13 & 51 (detached)



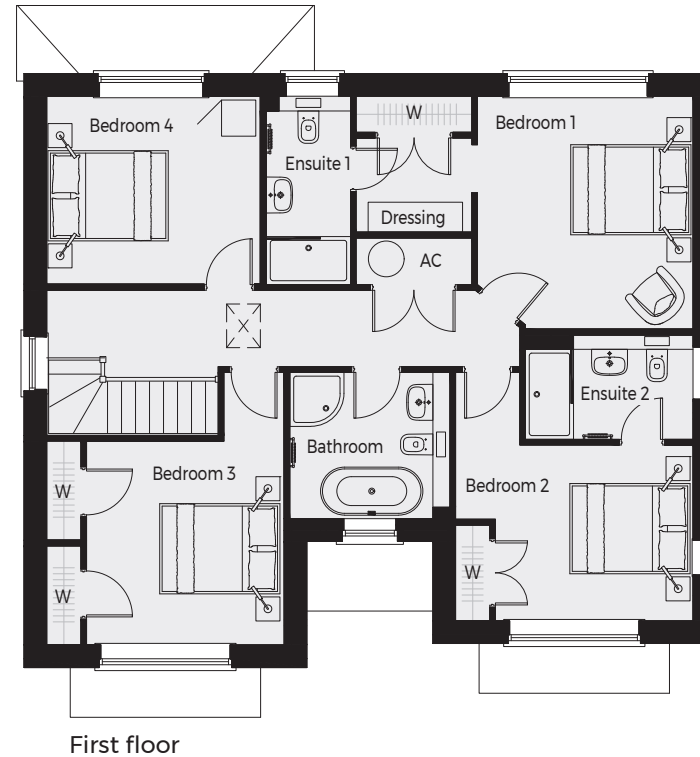
# THE HARLINGTON

4 bedroom home ~ plots 13 & 51 (detached)



## SUMMARY OF FEATURES

- A stunning flagship home with impressive proportions.
- Three reception rooms for flexible family living.
- Expansive kitchen/family area, utility and cloakroom.
- Main bedroom with dressing area and ensuite.
- Second bedroom with ensuite plus two further bedrooms.
- Stylish family bathroom.
- Double or single garage depending on plot.



**Total house size:  
2037 sq.ft.**

Plus 2 parking spaces (plot 51) and 3 parking spaces (plot 13) and a double garage.

## GROUND FLOOR

<b>Reception 1</b> 3950 x 3731mm (13' x 12'3")	<b>Kitchen</b> 3900 x 3850mm (12'10" x 12'8")	<b>Cloak Room</b> 1460 x 1702mm (4'10" x 5'7")
<b>Reception 2</b> 3950 x 4193mm (13' x 13'9")	<b>Family</b> 2750 x 4599mm (9' x 15'1")	
<b>Reception 3</b> 3950 x 5598mm (13' x 18'5")	<b>Utility</b> 1840 (6') x 1702mm (6' x 5'7")	

## FIRST FLOOR

<b>Bedroom 1</b> 3586 x 3871mm (11'9" x 12'9")	<b>Bedroom 2</b> 3950 x 2925mm (13' x 9'7")	<b>Bedroom 4</b> 3551 x 3124mm (11'8" x 10'3")
<b>Dressing</b> 1925 x 2262mm (6'4" x 7'5")	<b>Ensuite 2</b> 2789 x 1735mm (9'2" x 5'8")	<b>Bathroom</b> 2664 x 2460mm (8'9" x 8'1")
<b>Ensuite 1</b> 1400 x 3133mm (4'7" x 10'3")	<b>Bedroom 3</b> 3287 x 3392mm (10'10" x 11'2")	





# BEAUTIFULLY DESIGNED

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**CLASSIC DESIGNS BLEND 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.



SEVERN MEADOWS



# SPECIFICATION

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**LUXURY LIVING, PERFECTED - THOUGHTFULLY PLANNED LIVING SPACES AND STYLISH INTERIORS ARE JUST THE BEGINNING.**

We understand the importance of the finishing touches that make a house a home. With the Kendrick Finish, every detail is crafted to deliver luxury as standard, ensuring an unparalleled living experience.









## STYLISH KITCHEN

- Individually designed kitchen with either laminate or quartz worktops and upstands\*
- Electric fan assisted single\* or double\* oven with integrated grill
- Four\* or Five\* ring ceramic hob with large feature extractor hood
- Integrated dishwasher and fridge freezer\*
- Integrated microwave\*
- Porcelain floor tiling by Minoli
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Washing machine and tumble dryer plumbing and electrics\* (where no utility)



## UTILITY\*

- Stainless steel sink
- Laminate worktops with upstand
- Porcelain floor tiling by Minoli
- Plumbing and electrics for washing machine
- Electrics for tumble dryer







## CONTEMPORARY BATHROOMS AND ENSUITES

- Sanitaryware by ROCA with chrome Hansgrohe fittings\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Thermostatic shower systems\*
- Half height Minoli tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White freestanding or standard bath in the main bathroom\*
- Shower and screen in main and ensuite bathrooms
- Porcelain floor tiling by Minoli in bathrooms where a free standing bath is located\*





## HEATING, LIGHTING, ELECTRICAL AND MEDIA

- Electric Vaillant\* air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV point to the lounge and bedroom 1
- CAT 5 cable from BT master point to lounge and study or the smallest bedroom, fibre broadband to all homes
- Multi zone underfloor ground floor heating & 2nd zone upstairs, a 3rd zone is also included where a bedroom is over the garage\*



## ENERGY EFFICIENCY FEATURES

- Air source heat pump
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- All properties air leakage tested
- Electric car charger







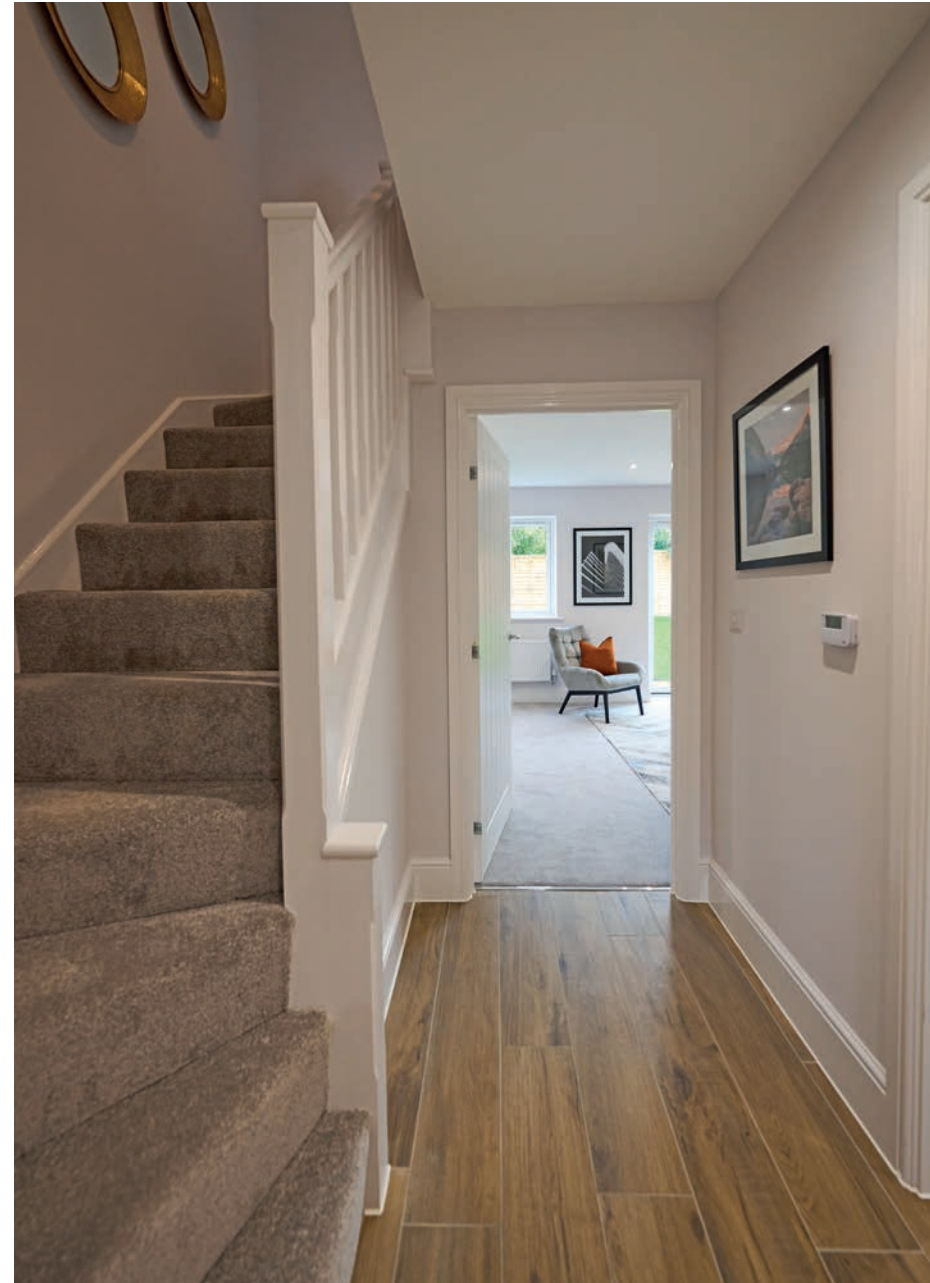
## INTERNAL FEATURES

- White handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Walls painted in Dulux white or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards



## EXTERNAL FEATURES

- Front door, low energy, PIR controlled light
- Wired front doorbell
- Landscaping and turf to the front and rear gardens
- External cold-water tap
- Security Alarm system\*









# PEACE OF MIND

**WE ARE DEDICATED TO CREATING BEAUTIFUL HOMES IN  
INCREDIBLE LOCATIONS THAT ARE A JOY TO LIVE IN.**

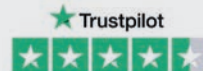
Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

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.



*Protection for new-build home buyers*

## WHAT DO OUR CUSTOMERS THINK?



Our Trust Pilot reviews speak volumes about the quality of our homes and our commitment to customer satisfaction. Hear from our happy homeowners who have experienced the Kendrick Homes difference first hand.











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UPTON-UPON-SEVERN



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