



# YEOMANRY MEWS



KNIGHT FRANK





# YEOMANRY MEWS

## WELCOME



Located within Stratford upon Avon's historic 'old town', Yeomanry Mews is a short walk to the River Avon and the world renowned Royal Shakespeare Company theatres. Stratford, synonymous as the playwright William Shakespeare's birthplace, attracts many visitors to its theatres, parks, restaurants, and traditional pubs in the medieval town. Numerous hotels, golf clubs, and spa resorts surround the town, catering to visitors and residents.

A unique development of seven houses and three apartments, each designed with high specification and a contemporary finish, considered attention has been paid to the traditional Victorian architecture seen across Old Town and the properties have thoughtfully designed to offer a contemporary take on this classic style. The houses are a mixture of 2,3,4, and 5 bedroom homes, all equipped with private gardens, off street parking and garaging – a rarity in Old Town Stratford. The apartments are a mixture of 1 and 2 bedroom apartments, each also benefitting from off-street parking and a garage.



## THE LOCATION

Stratford Upon Avon's  
historic 'Old Town'

CV37



YEOMANRY  
MEWS





## A WONDERFUL PLACE TO CALL HOME



Everything you need is just a short stroll away from Yeomanry Mews. Within minutes you can find yourself in the very heart of the town, with its scenic riverbank and vibrant shopping, dining and entertainment facilities.

### SCHOOLING

Schooling in Stratford upon Avon and the surrounding area is highly regarded and includes the Stratford boys and girls grammar schools which are both within walking distance of Yeomanry Mews. Stratford Preparatory School is located within Old Town itself and The Croft prep school, situated on the edge of the town has an excellent reputation and feeds into the Warwick independent schools.

### CULTURE

Fifteen minutes to the east lies the unspoilt, historic medieval castle town of Warwick and the spa town of Royal Leamington Spa with its fine imposing Georgian architecture, extensive shopping and nightlife.

### COMMUTING






For the commuter, Stratford has two railway stations where regular trains run to both Birmingham and London city centres. The A46 by passes the town and provides connections to the national motorway network, with the M40, M42, M5, M6 and M1 within easy reach. Birmingham Airport is also close by and is ideal for international business and holiday travel.

### SETTING

Stratford is also blessed with rolling green countryside on its doorstep. The Cotswolds with its beautiful honey coloured stone towns such as Broadway and Chipping Campden are just a short drive away.





1	End Terrace 3 Bed Home	Dwelling – 185 sqm / 1,991 sq ft Garage – 23 sqm / 248 sq ft	 ③	 ③	 ③
2	Mid Terrace 3 Bed Home	Dwelling – 185 sqm / 1,991 sq ft Garage – 23 sqm / 248 sq ft	 ③	 ③	 ③
3	End Terrace 4Bed Home	Dwelling – 246 sqm / 2,648 sq ft Garage – 23 sqm / 248 sq ft	 ④	 ③	 ③
4	Detached 5 Bed Home	Dwelling – 291 sqm / 3,132 sq ft Garage – 46 sqm / 495 sq ft	 ⑤	 ③	 ③
5	Ground Floor Apartment	Dwelling – 119 sqm / 1,281 sq ft Garage – 23 sqm / 248 sq ft	 ②	 ③	 ③
6	1st Floor Apartment	Dwelling – 119 sqm / 1,281 sq ft Garage – 23 sqm / 248 sq ft	 ②	 ③	 ③
7	2nd Floor Apartment	Dwelling – 104 sqm / 1,119 sq ft Garage – 23 sqm / 248 sq ft	 ①	 ③	 ③
8	End Terrace 2 Bed Home	Dwelling – 108 sqm / 1,163 sq ft Garage – 23 sqm / 248 sq ft	 ②	 ③	 ③
9	Mid Terrace 3 Bed Home	Dwelling – 177 sqm / 1,905 sq ft Garage – 23 sqm / 248 sq ft	 ③	 ③	 ③
10	End Terrace 3 Bed Home	Dwelling – 166 sqm / 1,787 sq ft Garage – 23 sqm / 248 sq ft	 ③	 ③	 ③

## SITE LAYOUT

A unique development of seven houses and three apartments with a contemporary take on traditional Victorian architecture.



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# PLOTS 1, 2 & 3

Floor layouts  
and room sizes



1

**GROUND FLOOR**  
95.0 sqm / 1,023 sqft  
Garage 22.0 sqm / 237 sqft

**ROOMS**  
Kitchen/Dining  
5.5m x 10.2 / 18'1" x 33'5"  
Living  
3.5m x 6.5m / 11'5" x 21'3"  
Utility  
3.2m x 2.4m / 10'5" x 7'9"

2

**GROUND FLOOR**  
95.0 sqm / 1,023 sqft  
Garage 22.0 sqm / 237 sqft

**ROOMS**  
Kitchen/Dining  
5.5m x 10.2 / 18'1" x 33'5"  
Living  
3.5m x 6.5m / 11'5" x 21'3"  
Utility  
3.2m x 2.4m / 10'5" x 7'9"

3

**GROUND FLOOR**  
95.0 sqm / 1,023 sqft  
Garage 22.0 sqm / 237 sqft

**ROOMS**  
Kitchen/Dining  
5.5m x 10.2 / 18'1" x 33'5"  
Living  
3.5m x 6.5m / 11'5" x 21'3"  
Utility  
3.2m x 2.4m / 10'5" x 7'9"







1

**FIRST FLOOR**

87.5 sqm / 942 sqft

**ROOMS**

Bedroom 1  
5.5m x 4.1m / 18'1" x 13'5"  
Bedroom 2  
3.5m x 4.6m / 11'5" x 15'1"  
Bedroom 3  
3.2m x 5.8m / 10'5" x 19'0"

2

**FIRST FLOOR**

87.5 sqm / 942 sqft

**ROOMS**

Bedroom 1  
5.5m x 4.1m / 18'1" x 13'5"  
Bedroom 2  
3.5m x 4.6m / 11'5" x 15'1"  
Bedroom 3  
3.2m x 5.8m / 10'5" x 19'0"

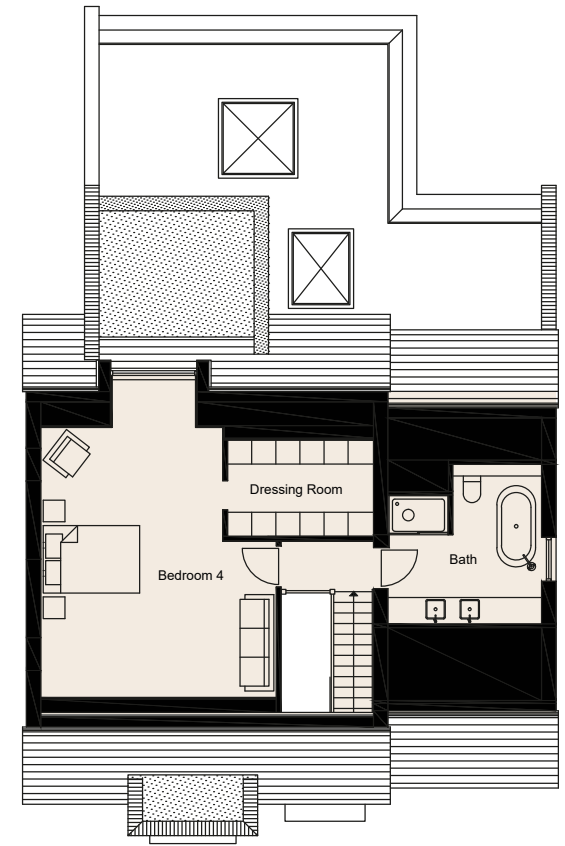
3

**FIRST FLOOR**

101.0 sqm / 1,087 sqft

**ROOMS**

Bedroom 1  
6.9m x 4.5m / 22'6" x 14'8"  
Bedroom 2  
4.9m x 4.6m / 16'1" x 15'1"  
Bedroom 3  
3.4m x 5.8m / 11'2" x 19'0"



3

**SECOND FLOOR**

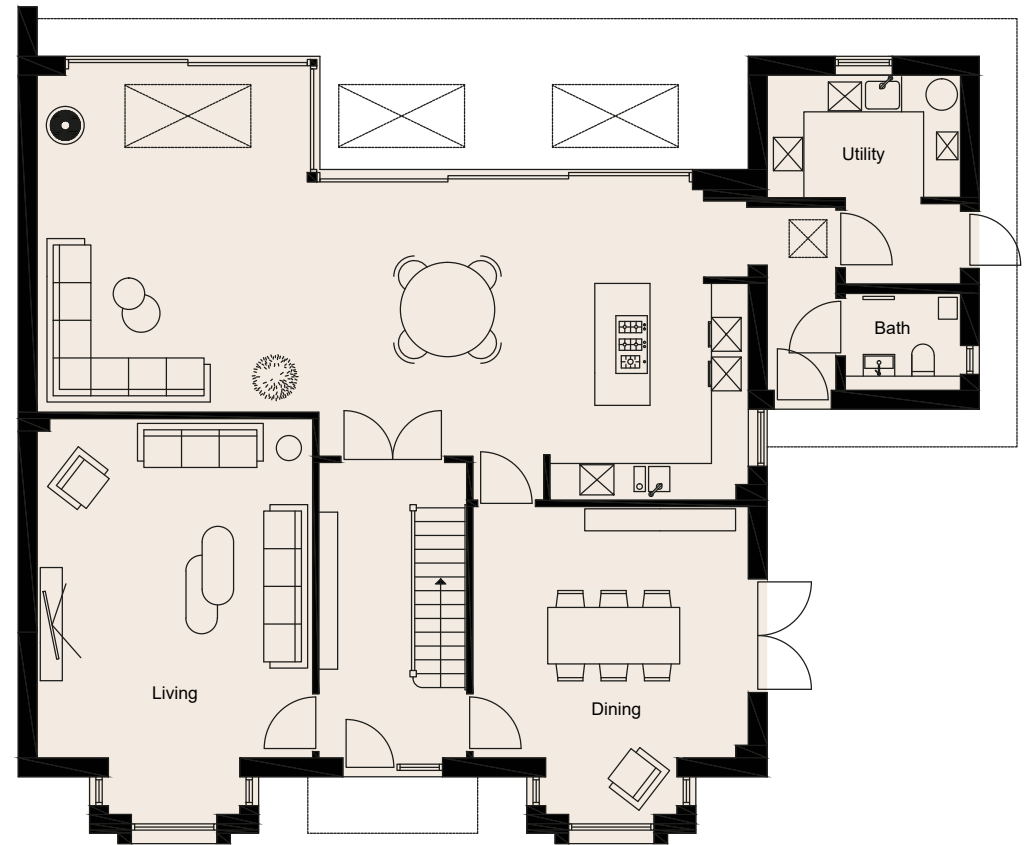
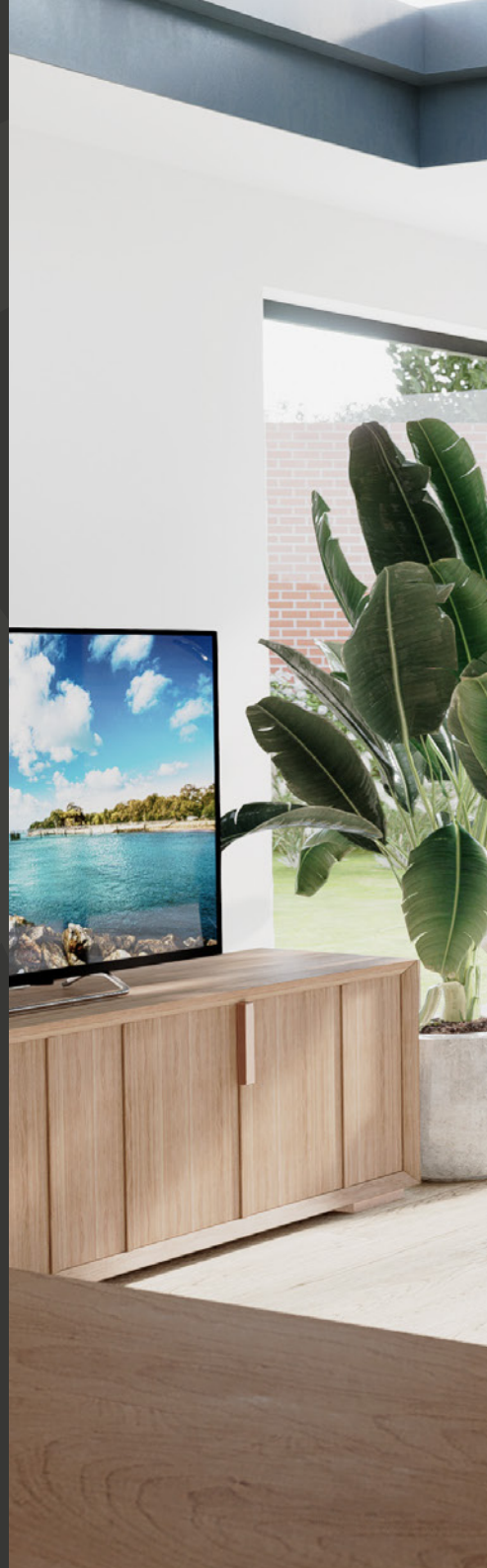
45.0 sqm / 1,087 sqft

**ROOMS**

Bedroom 4  
4.9m x 6.6m / 16'1" x 21'7"  
Bathroom  
3.2m x 3.3m / 10'5" x 10'8"

# PLOT 4

Floor layouts  
and room sizes

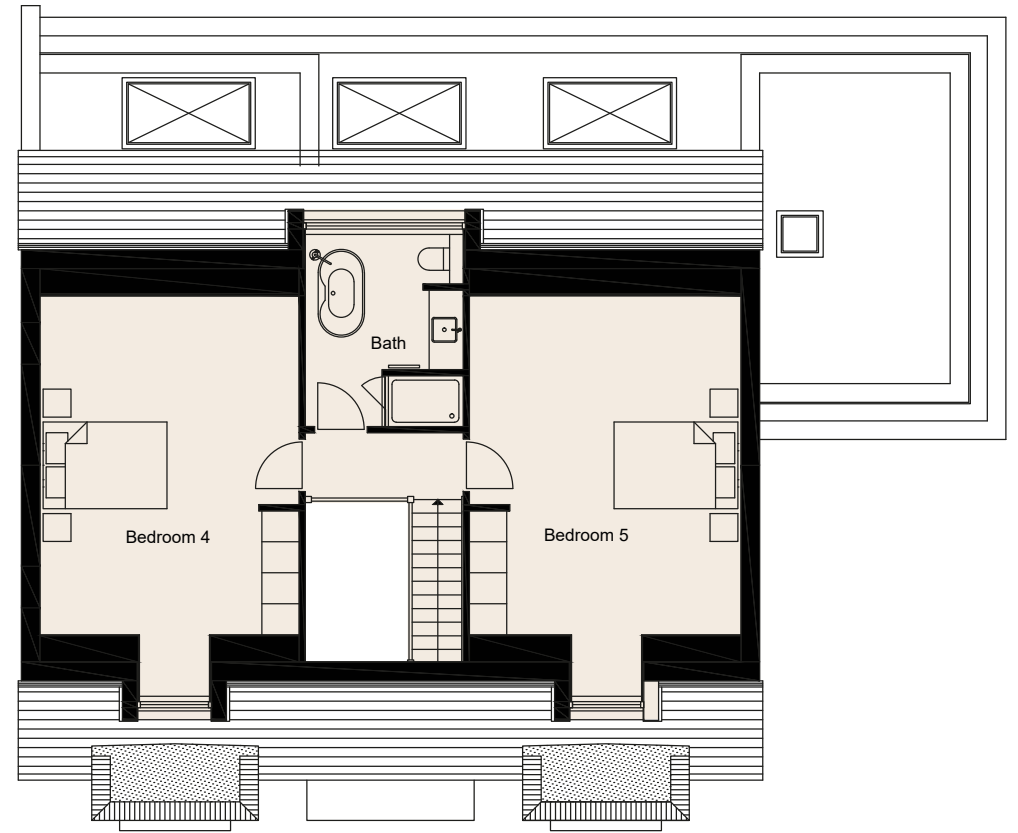
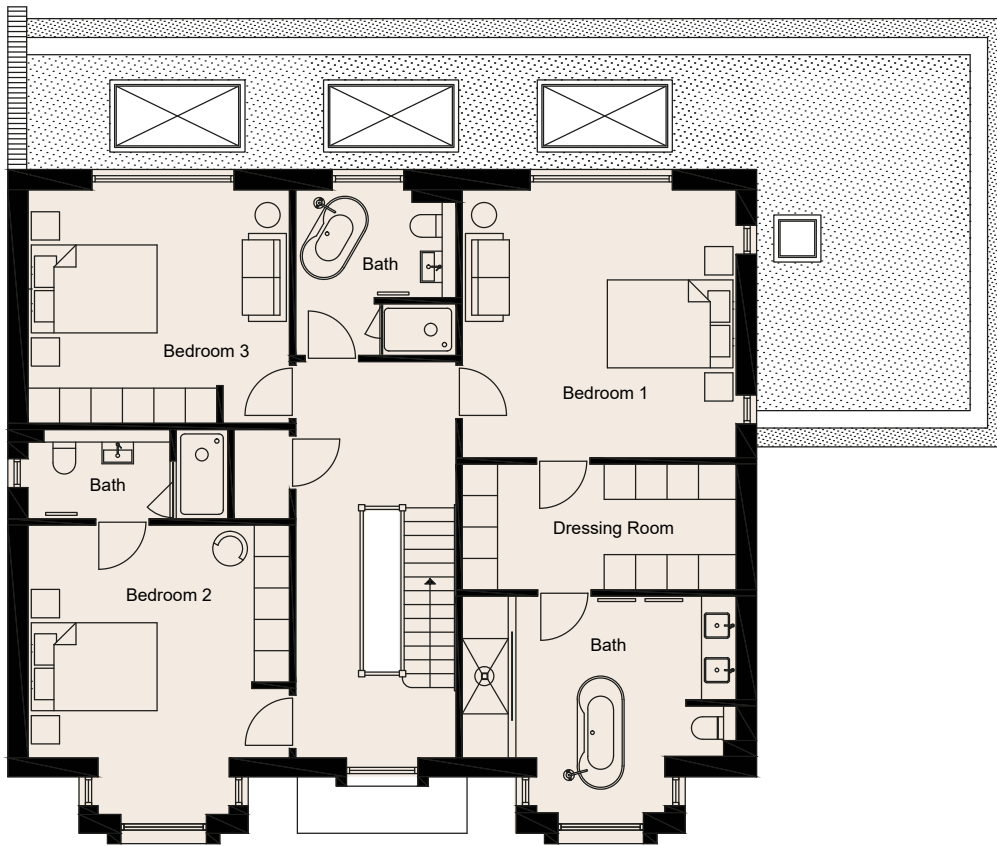


4

**GROUND FLOOR**  
130.0 sqm / 1,400 sqft  
Garage 45.0 sqm / 485 sqft

**ROOMS**  
Kitchen/Dining  
11.3m x 5.5 / 37'0" x 18'1"  
Living  
4.4m x 6.5m / 14'4" x 21'3"  
Dining  
4.4m x 5.1m / 14'4" x 16'7"





4

**FIRST FLOOR**

105.0 sqm / 1,130 sqft

**ROOMS**

- Bedroom 1  
4.4m x 4.3 / 14'5" x 14'1"
- Bedroom 2  
4.2m x 4.8m / 13'8" x 15'8"
- Bedroom 3  
4.2m x 3.7m / 13'8" x 12'1"

4

**SECOND FLOOR**

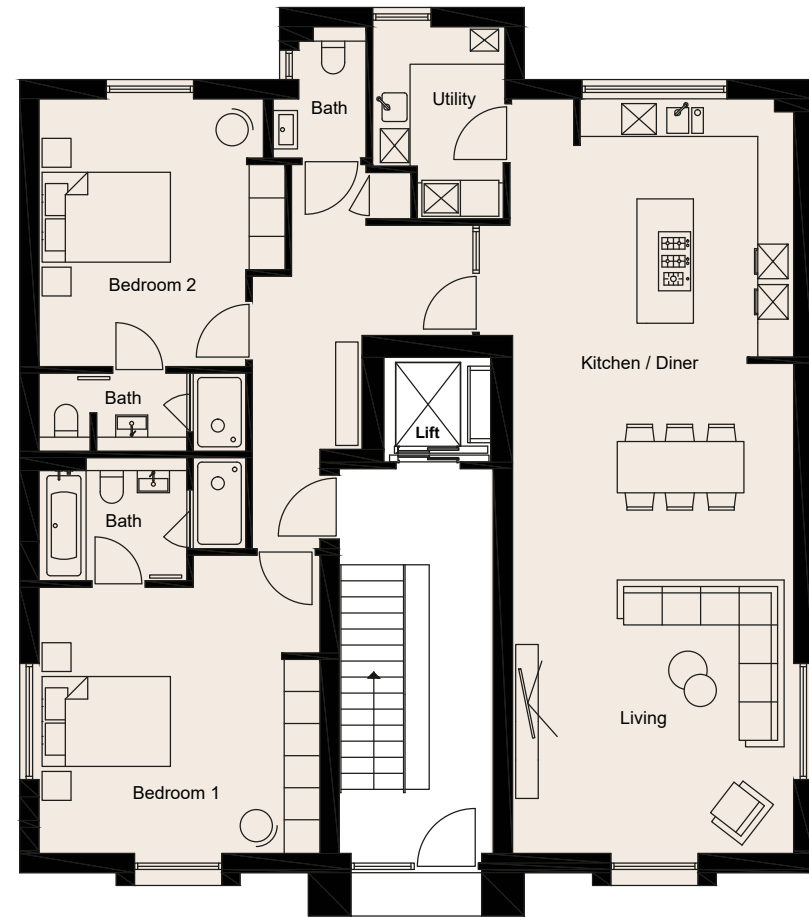
60.0 sqm / 645 sqft

**ROOMS**

- Bedroom 1  
4.2m x 6.5 / 13'8" x 21'3"
- Bedroom 2  
4.2m x 6.5m / 13'8" x 21'3"
- Bathroom  
2.6m x 3.1m / 8'5" x 10'2"

# PLOTS 5, 6 & 7

Floor layouts  
and room sizes

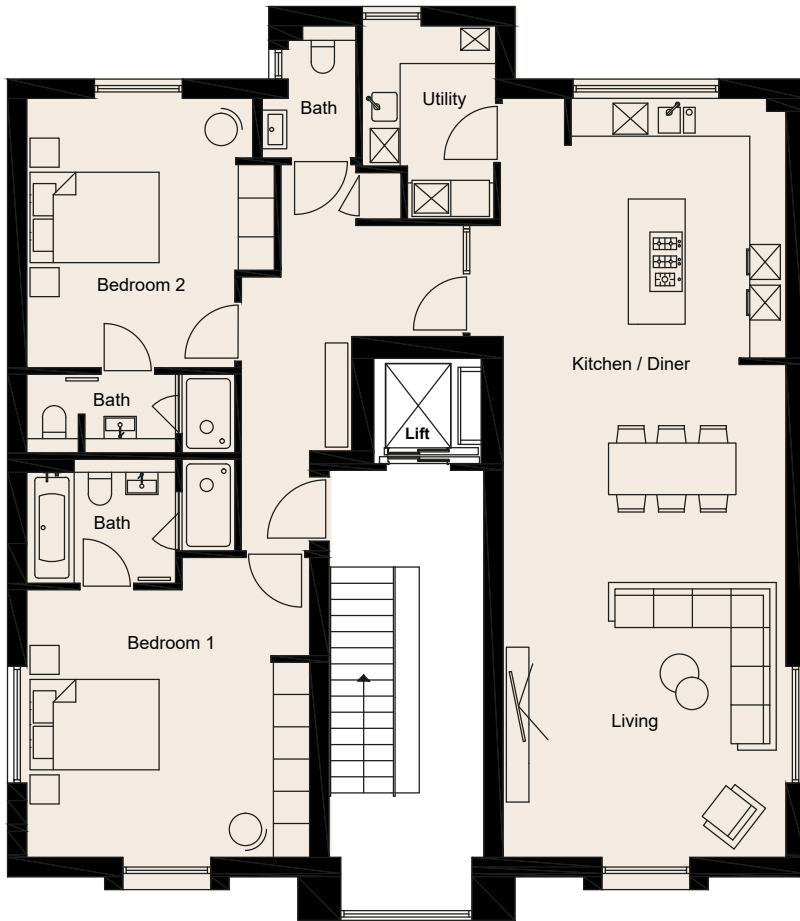


5

**GROUND FLOOR**  
118.0 sqm / 1,270 sqft  
Garage 22.0 sqm / 237 sqft

**ROOMS**  
Kitchen/Dining/Living  
4.9m x 11.9 / 16'0" x 39'0"  
Bedroom 1  
4.4m x 4.7m / 14'4" x 15'4"  
Bedroom 2  
3.5m x 4.3m / 11'5" x 14'1"





6

**FIRST FLOOR**  
 118.0 sqm / 1,270 sqft  
 Garage 22.0 sqm / 237 sqft

**ROOMS**  
 Kitchen/Dining/Living  
 4.9m x 11.9 / 16'0" x 39'0"  
 Bedroom 1  
 4.4m x 4.7m / 14'4" x 15'4"  
 Bedroom 2  
 3.5m x 4.3m / 11'5" x 14'1"



7

**SECOND FLOOR**  
 109.0 sqm / 1,173 sqft  
 Garage 22.0 sqm / 237 sqft

**ROOMS**  
 Kitchen/Dining/Living  
 4.5m x 11.9 / 14'8" x 39'0"  
 Bedroom 1  
 4.4m x 4.3m / 14'4" x 15'4"  
 Bedroom 2  
 3.5m x 4.3m / 11'5" x 14'1"

# PLOTS 8, 9 & 10

Floor layouts  
and room sizes



8

## GROUND FLOOR

57.0 sqm / 614 sqft  
Garage 22.0 sqm / 237 sqft

## ROOMS

Kitchen/Dining  
5.5m x 6.2m / 18'1" x 20'3"  
Living  
3.5m x 5.0m / 11'5" x 16'4"

9

## GROUND FLOOR

81.0 sqm / 872 sqft  
Garage 22.0 sqm / 237 sqft

## ROOMS

Kitchen/Dining  
5.5m x 8.1m / 18'1" x 26'6"  
Living  
3.5m x 5.5m / 11'5" x 18'1"

10

## GROUND FLOOR

81.0 sqm / 872 sqft  
Garage 22.0 sqm / 237 sqft

## ROOMS

Kitchen/Dining  
5.5m x 8.1m / 18'1" x 26'6"  
Living  
3.5m x 5.5m / 11'5" x 18'1"





8

**FIRST FLOOR**  
51.0 sqm / 549 sqft

**ROOMS**  
Bedroom 1  
3.8m x 3.9m / 12'5" x 12'8"  
Bedroom 2  
5.5m x 4.5m / 18'1" x 14'8"

9

**FIRST FLOOR**  
93.4 sqm / 1,005 sqft

**ROOMS**  
4.4m x 5.8m / 14'4" x 19'0"  
Bedroom 2  
5.5m x 4.2m / 18'1" x 13'8"  
Bedroom 3  
3.5m x 4.4m / 11'5" x 14'4"

10

**FIRST FLOOR**  
88.0 sqm / 947 sqft

**ROOMS**  
Bedroom 1  
3.4m x 5.8m / 11'1" x 19'0"  
Bedroom 2  
5.5m x 4.2m / 18'1" x 13'8"  
Bedroom 3  
3.5m x 4.4m / 11'5" x 14'4"

# OUTLINE SPECIFICATION

## DECOR

- Light oak engineered wood flooring to living areas and quality carpets to, stairs, landings and bedrooms
- Ceramic floor and wall tiles to bath and utility rooms
- Light and airy neutral colour scheme
- Integrated wardrobes to all bedrooms
- Contemporary satin finish ironmongery

## KITCHENS

- MANOR INTERIORS contemporary fitted kitchens with Integrated lighting, smart storage & functions
- SILESTONE quartz stone countertops
- BOSCH integrated stainless steel appliances (inc. fan oven, combi microwave, XL gas hob, warming drawer, integrated fridge/freezer dishwasher), Elica extractor hood, Caple wine cooler, integrated washing machine and tumble dryer
- Combined boiling water tap with filtered water Bathrooms & En-suites
- Integrated bathroom furniture & storage
- CROSSWATER modern white sanitary ware
- CROSSWATER quality brass fittings (in chrome finish)
- SILESTONE quartz stone countertops
- Large walk-in rain showers
- Contemporary quality floor & wall tiles

## HEATING & HOT WATER

- Energy efficient gas condensing boilers
- Efficient under floor heating and contemporary flatpanel radiators to upper floors
- Smart connected thermostatic controls
- Contemporary multi-rail towel rails
- Free-standing contemporary gas stoves with stone hearths (plots 1-4)
- Stone mantel gas fires with stone hearths (plots 8-10)

## PARKING & GARDENS

- Garages to all properties (double garage for plot 4) with HORMANN electric garage doors
- Allocated parking spaces (3+ spaces for houses and 1 space for apartments)
- Visitor parking spaces
- External patio paving and landscaping to houses

## LIGHTING & ELECTRICS

- Quality switches, sockets & dimmer controls
- Energy efficient down lighters throughout
- Integrated television reception system to living areas and all bedrooms
- Phone & data sockets to living areas & bedrooms
- Intruder alarms with motion sensors

## COMMUNAL AREAS

- Landscaped communal gardens
- Communal cycle store and bin area
- Silent running OTIS lift to apartment block (plots 5-7)

## ENVIRONMENTAL CREDENTIALS

- Electric Car Charging points to all properties
- Energy efficient gas condensing boilers
- Multi-room intelligent thermostatic controls
- 'A' rated energy efficient double-glazed windows
- 'A' rated energy efficient fitted appliances

## PEACE OF MIND

- 10 year Build warranty
- 1 year manufacturers' fixtures and fittings guarantee
- A multi award winning developer with a proven track record in Warwickshire and beyond

# OFF-PLAN OPTIONS

## INCLUDED OPTIONS

### KITCHENS

- Choice of 3 finishes for cabinet doors and interiors

### BATHROOMS

- Choice of 3 finishes for bathroom cabinet doors

### STONE WORKTOPS

- Choice of 3 SILESTONE stone worktop finishes in Kitchens & Bathrooms

### FLOORING

- Choice of 3 engineered wood floor and carpet finishes

## EXTRA COST OPTIONS (£POA)

### BATHROOMS

- Choice of 3 finishes for taps, mixers, showers heads, wastes, flush plates (in chrome, satin steel, satin brass and matt black)

### KITCHENS

- Upgraded and additional kitchen appliances

### BLINDS

- Automated or manual window blinds

### SPEAKERS

- Integrated ceiling speakers with SONOS amplifiers, to one or multiple rooms

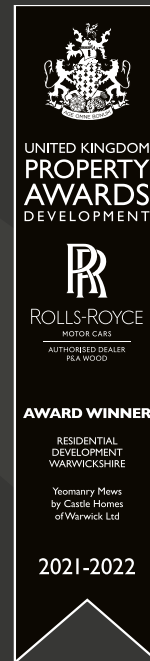
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# CASTLE HOMES

OF WARWICK

As a residential developer, Castle Homes of Warwick strives to meet the aspirations and expectations of our clients by creating design-led residential homes of a superior standard to mainstream house builders. This philosophy, combined with being a family-run enterprise and our local focus, allows us to stay close to our clients and ensure that our developments become personal homes.





For more information

01789 269 853 | [www.knightfrank.co.uk](http://www.knightfrank.co.uk)

Bridgeway House, Bridgeway, Stratford-upon-Avon CV37 6YX

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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