

Discover the
difference



MEON VALE

Western Heights Road, Long Marston,
Stratford-upon-Avon, CV37 8QR



**ST. MODWEN
HOMES**



YOUR HOME

PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.







YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.

DEVELOPMENT LAYOUT PHASE 3B



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 52661/March 2019

THE ALMOND V1

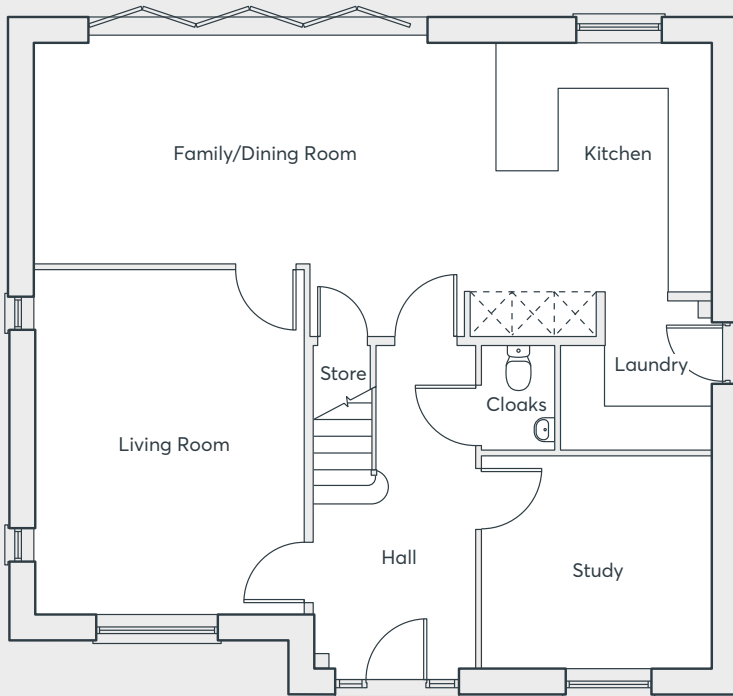
- Open plan kitchen/dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and walk-in wardrobe
- Shared en-suite and built in wardrobes to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

**FIVE
BEDROOM
HOME**

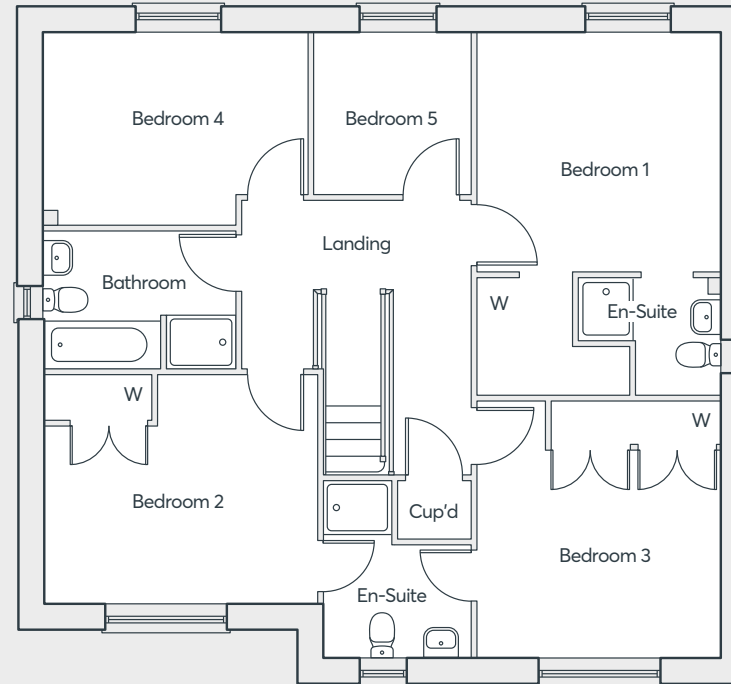
MEON VALE
LONG MARSTON

 **ST. MODWEN
HOMES**

THE ALMOND V1



GROUND FLOOR



FIRST FLOOR

Family/Dining Room and Kitchen	9.86m x 3.19m	32'4" x 10'5"
Living Room	3.90m x 5.01m	12'10" x 16'5"
Study	3.38m x 3.08m	8'8" x 10'1"
Laundry Room	2.22m x 2.15m	7'4" x 7'1"
Cloakroom	1.06m x 1.50m	3'6" x 4'11"
Bedroom 1	3.57m x 3.49m	11'8" x 11'5"
En-suite	2.10m x 1.69m	6'10" x 5'6"
Bedroom 2	3.96m x 3.30m	13'0" x 10'10"
Bedroom 3	3.57m x 3.70m	11'8" x 12'2"
Bedroom 4	3.84m x 2.80m	12'7" x 9'2"
Bedroom 5	2.25m x 2.34m	7'5" x 7'8"
Bathroom	2.78m x 2.01m	9'2" x 6'7"

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SMP 52661/March 2019

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**FIVE
BEDROOM
HOME**

 **ST. MODWEN
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THE ALMOND V2

- Open plan kitchen/dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and walk-in wardrobe
- Shared en-suite and built in wardrobes to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

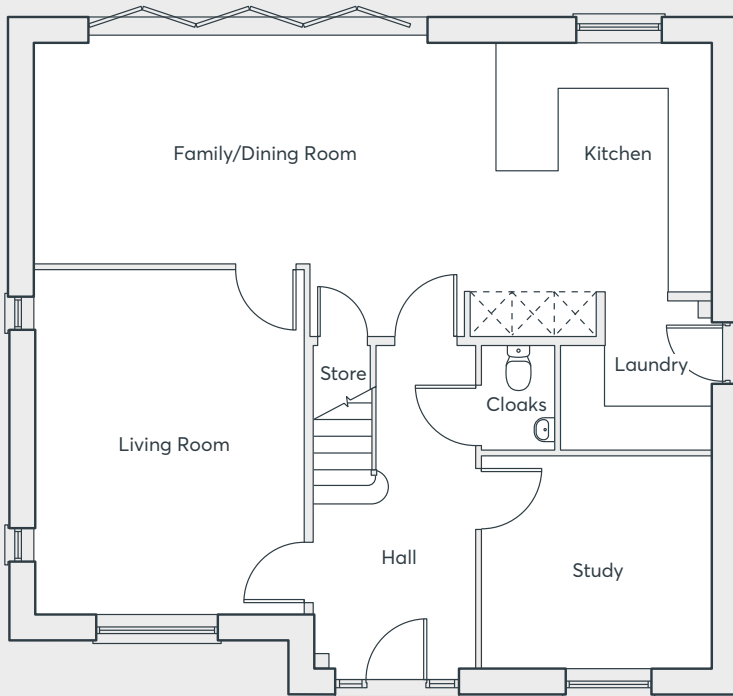
**FIVE
BEDROOM
HOME**

MEON VALE

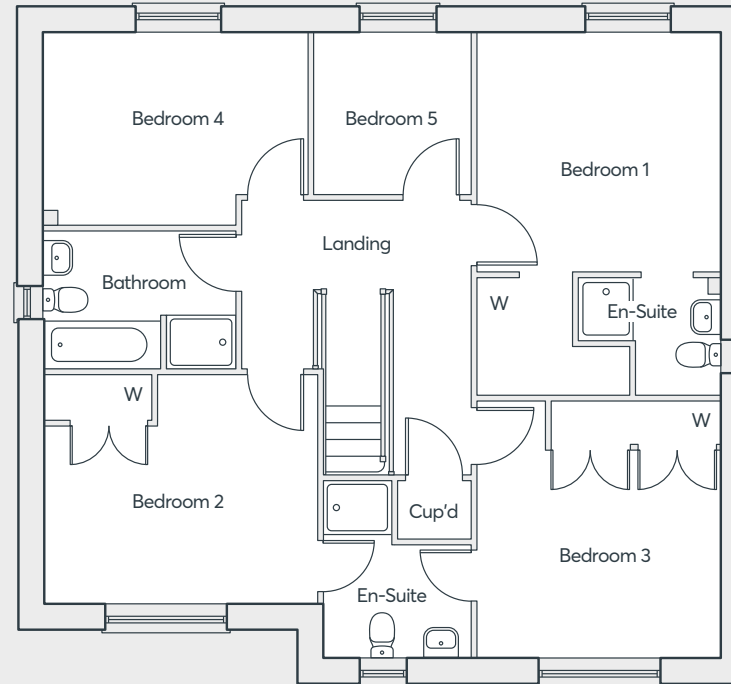
LONG MARSTON

 **ST. MODWEN
HOMES**

THE ALMOND V2



GROUND FLOOR



FIRST FLOOR

Family/Dining Room and Kitchen	9.86m x 3.19m	32'4" x 10'5"
Living Room	3.90m x 5.01m	12'10" x 16'5"
Study	3.38m x 3.08m	8'8" x 10'1"
Laundry Room	2.22m x 2.15m	7'4" x 7'1"
Cloakroom	1.06m x 1.50m	3'6" x 4'11"
Bedroom 1	3.57m x 3.49m	11'8" x 11'5"
En-suite	2.10m x 1.69m	6'10" x 5'6"
Bedroom 2	3.96m x 3.30m	13'0" x 10'10"
Bedroom 3	3.57m x 3.70m	11'8" x 12'2"
Bedroom 4	3.84m x 2.80m	12'7" x 9'2"
Bedroom 5	2.25m x 2.34m	7'5" x 7'8"
Bathroom	2.78m x 2.01m	9'2" x 6'7"

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HOMES**



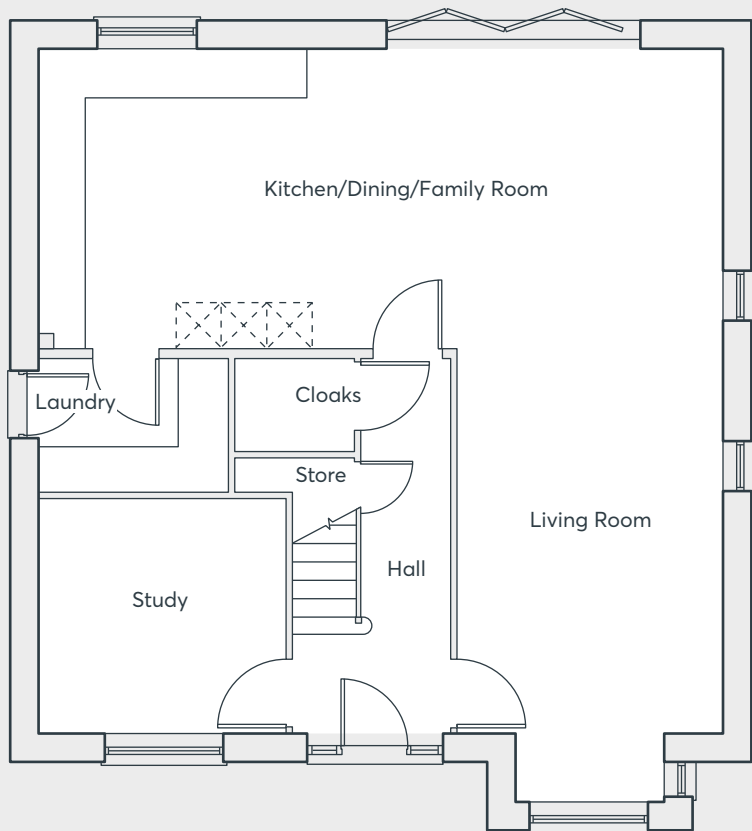
THE MAYNE V1

- Large open plan living room and kitchen/ dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe and balcony
- En-suite to bedroom two and bedroom three
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

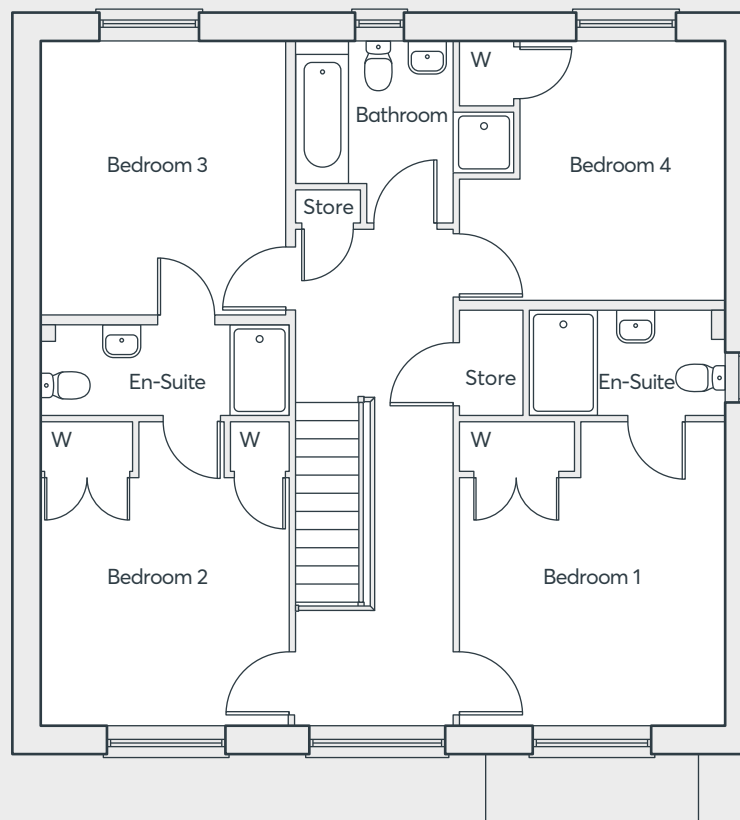
MEON VALE
LONG MARSTON

FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE MAYNE V1

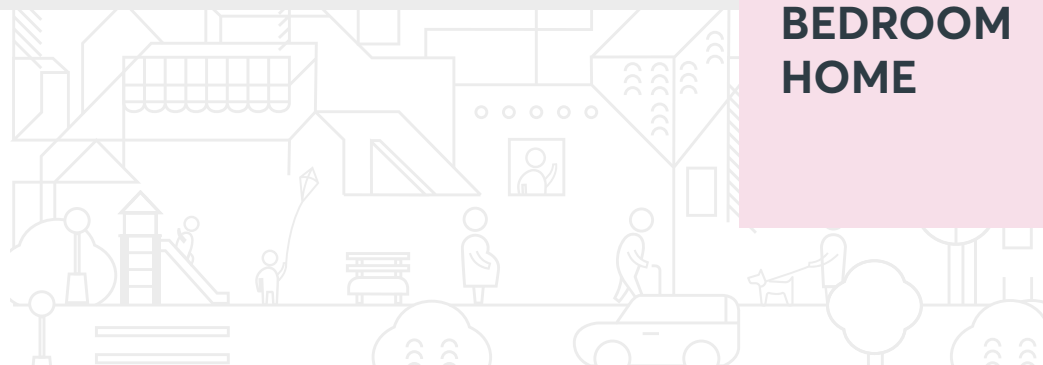
Family Room, Dining Room and Kitchen	9.08m × 3.94m	29'9" × 12'11"
Living Room	3.53m × 5.14m	11'7" × 16'10"
Study	3.28m × 3.13m	10'9" × 10'3"
Laundry Room	2.55m × 1.77m	8'3" × 5'10"
Cloakroom	1.61m × 1.23m	5'3" × 4'0"
Bedroom 1	3.53m × 4.01m	11'7" × 13'2"
En-suite	2.61m × 1.40m	8'7" × 4'7"
Bedroom 2	3.25m × 4.01m	10'8" × 13'2"
Bedroom 3	3.25m × 3.66m	10'8" × 12'0"
Bedroom 4	2.33m × 3.46m	9'0" × 11'4"
Bathroom	2.89m × 2.44m	9'6" × 8'0"

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FOUR BEDROOM HOME

MEON VALE

LONG MARSTON





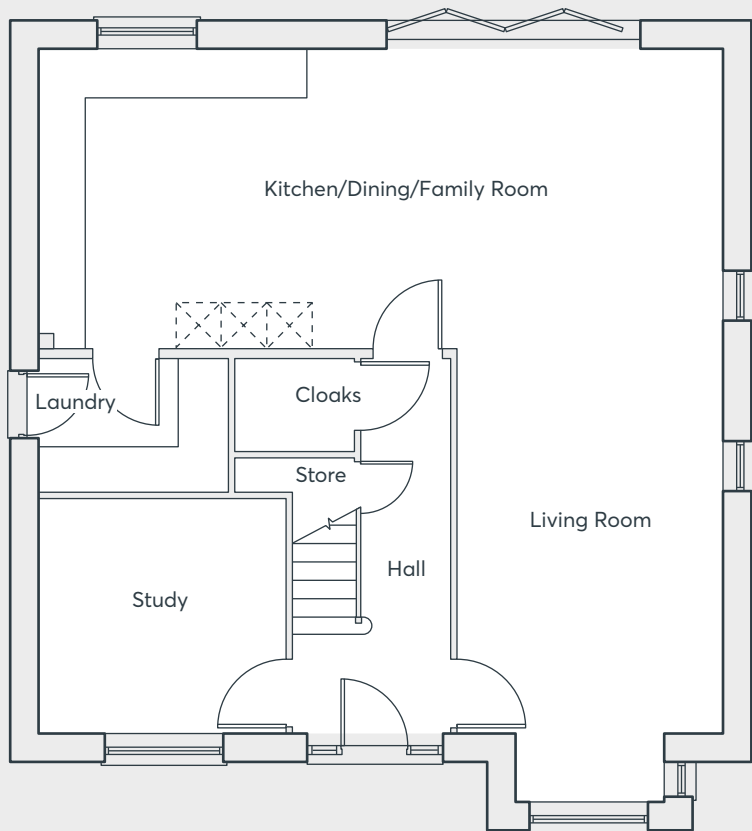
THE MAYNE V2

- Large open plan living room and kitchen/ dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe and balcony
- En-suite to bedroom two and bedroom three
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

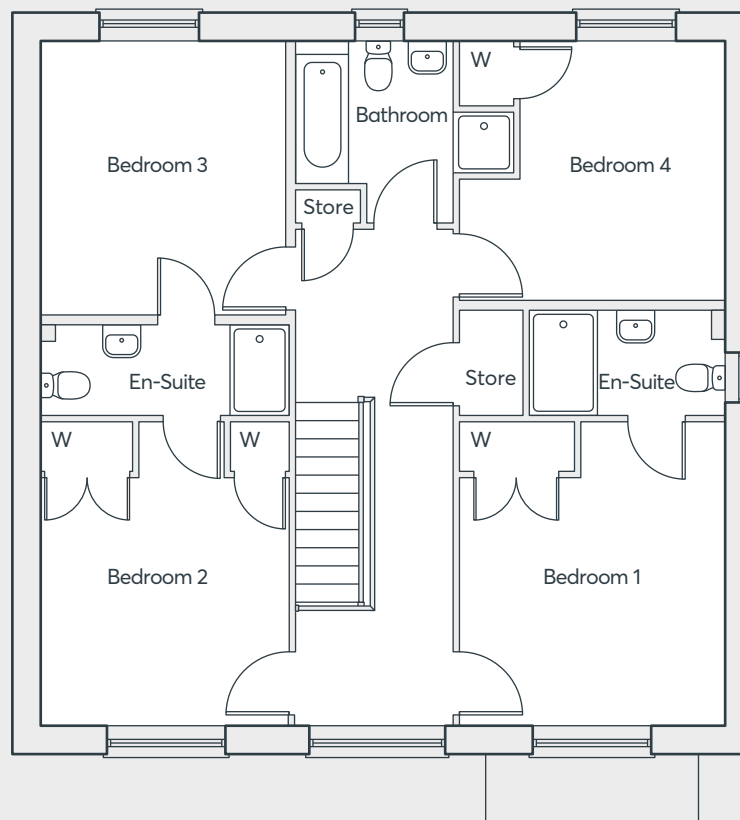
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LONG MARSTON

FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE MAYNE V2

Family Room, Dining Room and Kitchen		
	9.08m × 3.94m	29'9" × 12'11"
Living Room	3.53m × 5.14m	11'7" × 16'10"
Study	3.28m × 3.13m	10'9" × 10'3"
Laundry Room	2.55m × 1.77m	8'3" × 5'10"
Cloakroom	1.61m × 1.23m	5'3" × 4'0"
Bedroom 1	3.53m × 4.01m	11'7" × 13'2"
En-suite	2.61m × 1.40m	8'7" × 4'7"
Bedroom 2	3.25m × 4.01m	10'8" × 13'2"
Bedroom 3	3.25m × 3.66m	10'8" × 12'0"
Bedroom 4	2.33m × 3.46m	9'0" × 11'4"
Bathroom	2.89m × 2.44m	9'6" × 8'0"

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THE GARNET V1

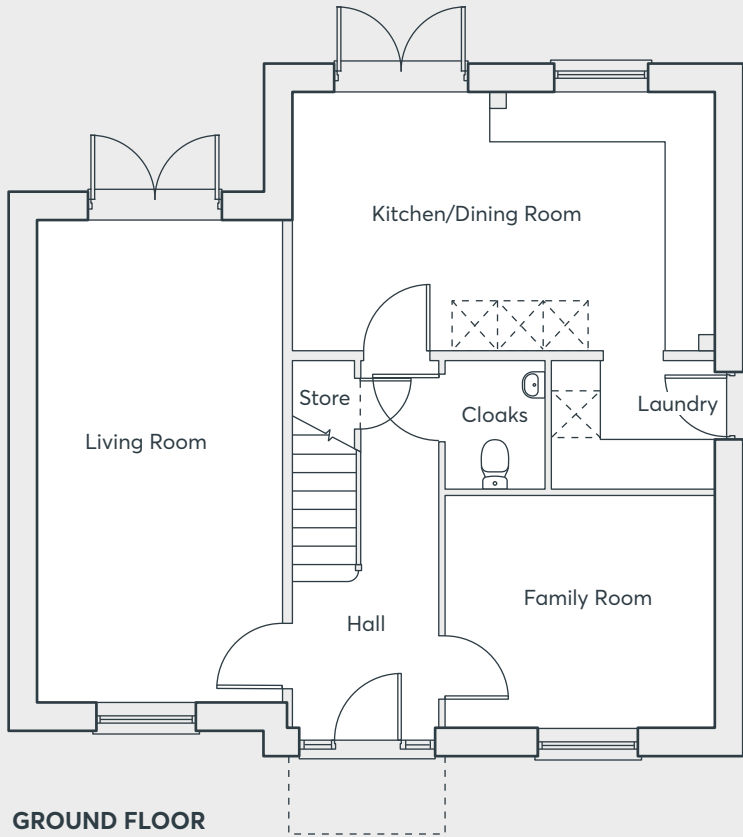
- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell

**FOUR
BEDROOM
HOME**

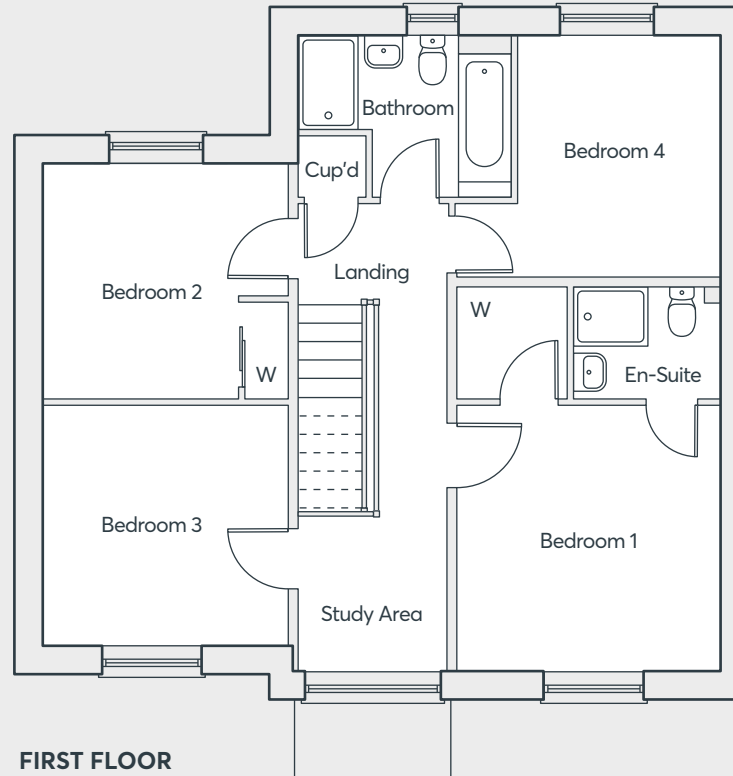
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 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE GARNET V1

Living Room	3.23m x 6.37m	10'7" x 20'11"
Family Room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry	2.19m x 1.69m	7'2" x 5'6"
Cloakroom	1.31m x 1.69m	4'4" x 5'6"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.29m x 3.21m	10'9" x 10'6"
Bedroom 4	2.68m x 3.17m	8'9" x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"

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FOUR
BEDROOM
HOME

 ST. MODWEN
HOMES

THE GARNET V3

- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell

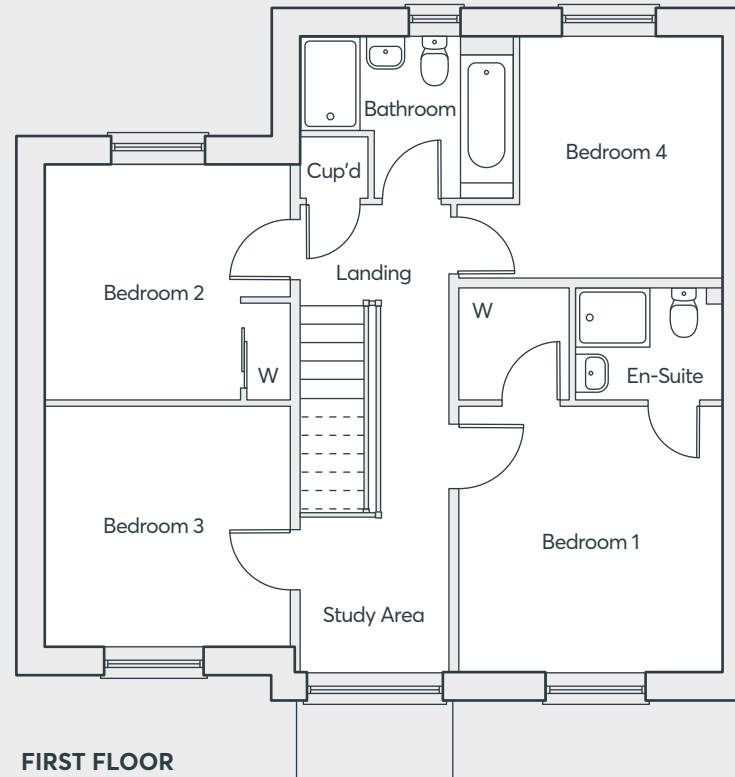
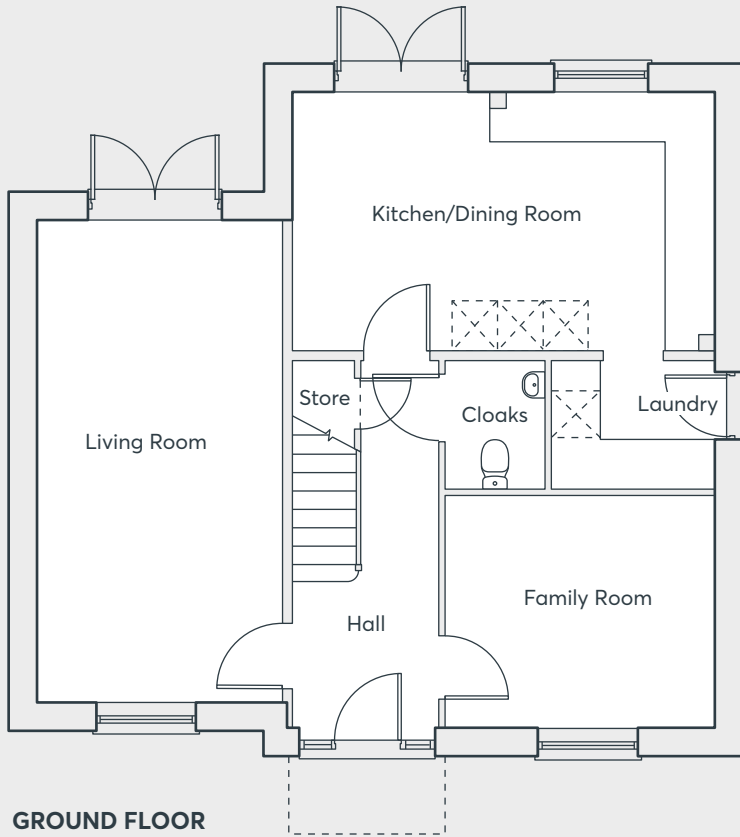
**FOUR
BEDROOM
HOME**

MEON VALE

LONG MARSTON

 **ST. MODWEN
HOMES**

THE GARNET V3



Living Room	3.23m x 6.37m	10'7" x 20'11"
Family Room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry	2.19m x 1.69m	7'2" x 5'6"
Cloakroom	1.31m x 1.69m	4'4" x 5'6"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.29m x 3.21m	10'9" x 10'6"
Bedroom 4	2.68m x 3.17m	8'9" x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE CLERMONT

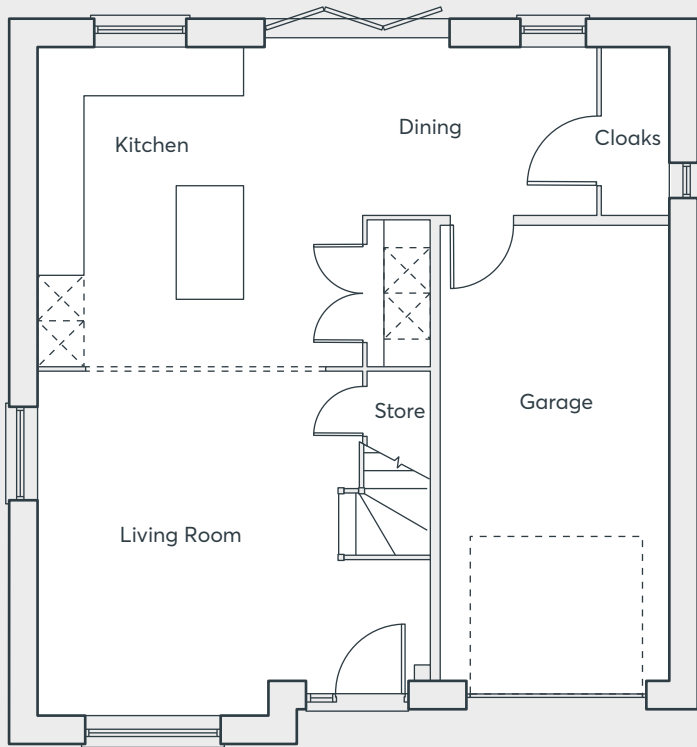
- Kitchen/dining room with integrated appliances and Bi-folding doors to the garden
- Laundry room and cloakroom off the kitchen
- Integral garage with door to the kitchen/dining room
- Master bedroom with en-suite and built-in wardrobe
- Built-in wardrobe to bedroom two
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

MEON VALE
LONG MARSTON

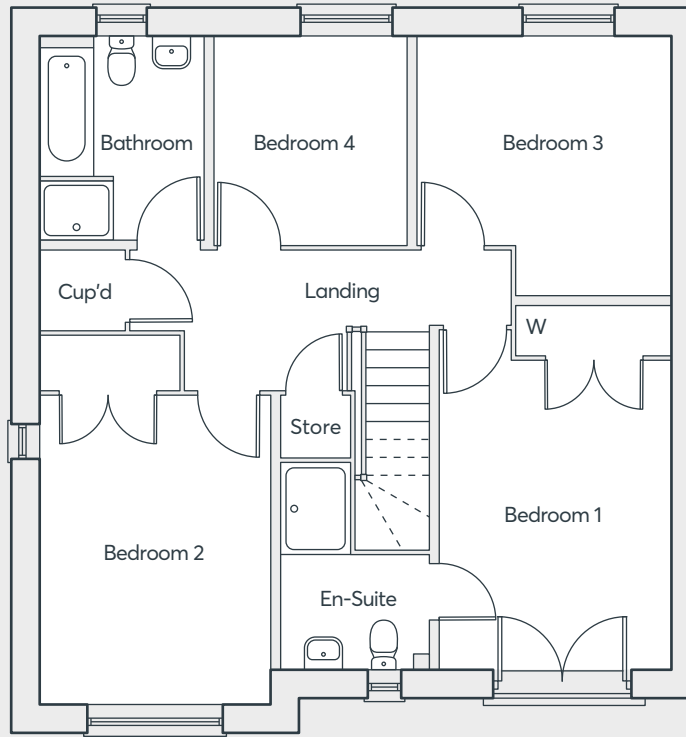
FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.21m x 4.54m	17'1" x 14'11"
Kitchen	4.32m x 4.22m	14'2" x 13'10"
Dining Room	3.10m x 2.21m	10'2" x 7'3"
Cloakroom	0.90m x 2.21m	2'11" x 7'3"
Bedroom 1	3.10m x 4.08m	10'2" x 13'5"
En-suite	1.99m x 1.43m	6'6" x 4'7"
Bedroom 2	3.11m x 4.05m	10'2" x 13'3"
Bedroom 3	3.38m x 3.48m	11'1" x 11'5"
Bedroom 4	2.59m x 2.79m	8'6" x 9'2"
Bathroom	2.23m x 2.76m	7'4" x 9'1"

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LONG MARSTON

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE EDWEN V2

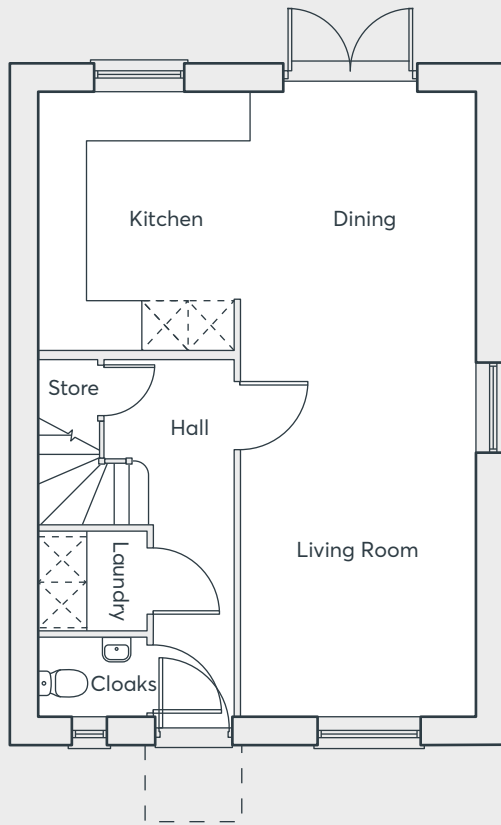
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe
- Second bedroom with built in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

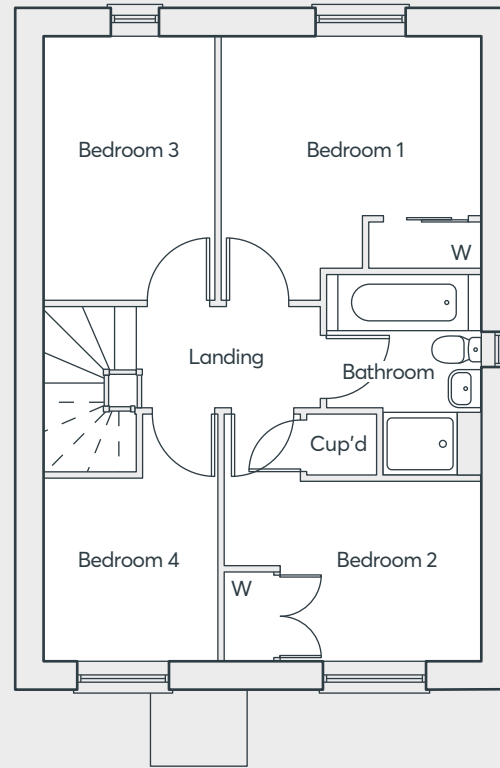
MEON VALE

LONG MARSTON

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE EDWEN V2

Living Room	3.13m x 4.85m	10'3" x 15'11"
Kitchen/Dining	5.81m x 3.43m	19'1" x 11'3"
Laundry	1.45m x 1.30m	4'9" x 4'3"
Cloakroom	1.45m x 1.05m	4'9" x 3'5"
Bedroom 1	3.41m x 3.07m	11'2" x 10'1"
Bedroom 2	3.41m x 2.40m	11'2" x 7'10"
Bedroom 3	2.31m x 3.50m	7'7" x 11'6"
Bedroom 4	2.31m x 2.44m	7'7" x 8'0"
Bathroom	2.05m x 2.64m	6'9" x 8'8"

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**FOUR
BEDROOM
HOME**

MEON VALE

LONG MARSTON





THE EDWEN V3

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe
- Second bedroom with built in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

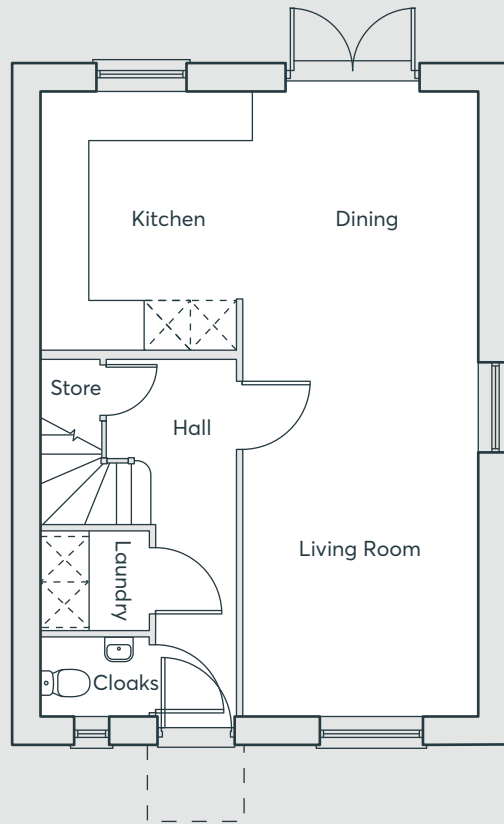
MEON VALE

LONG MARSTON

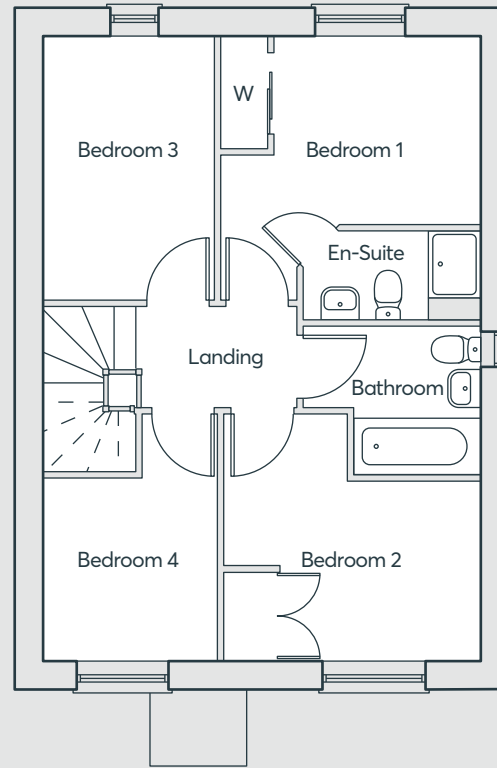
FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE EDWEN V3



GROUND FLOOR



FIRST FLOOR

Living Room	3.13m x 4.85m	10'3" x 15'11"
Kitchen/Dining	5.81m x 3.43m	19'1" x 11'3"
Laundry	1.45m x 1.30m	4'9" x 4'3"
Cloakroom	1.45m x 1.05m	4'9" x 3'5"
Bedroom 1	3.41m x 2.50m	11'2" x 8'2"
En-Suite	1.17m x 2.36m	3'10" x 7'9"
Bedroom 2	3.41m x 2.40m	11'2" x 7'10"
Bedroom 3	2.31m x 3.50m	7'7" x 11'6"
Bedroom 4	2.31m x 2.44m	7'7" x 8'0"
Bathroom	1.95m x 2.36m	6'5" x 7'9"

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SMP 52661/February 2020

MEON VALE

LONG MARSTON

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE CHAD

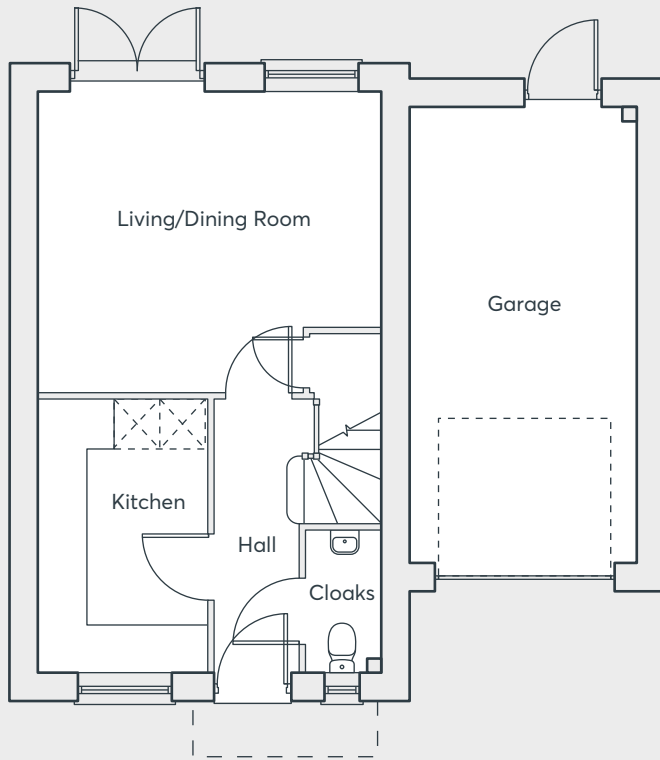
- Living/dining room with French doors to the garden
- Separate kitchen
- Downstairs cloakroom
- Integral garage with door to the garden
- Master bedroom with dressing area and en-suite
- Built-in wardrobe to bedroom two
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

MEON VALE
LONG MARSTON

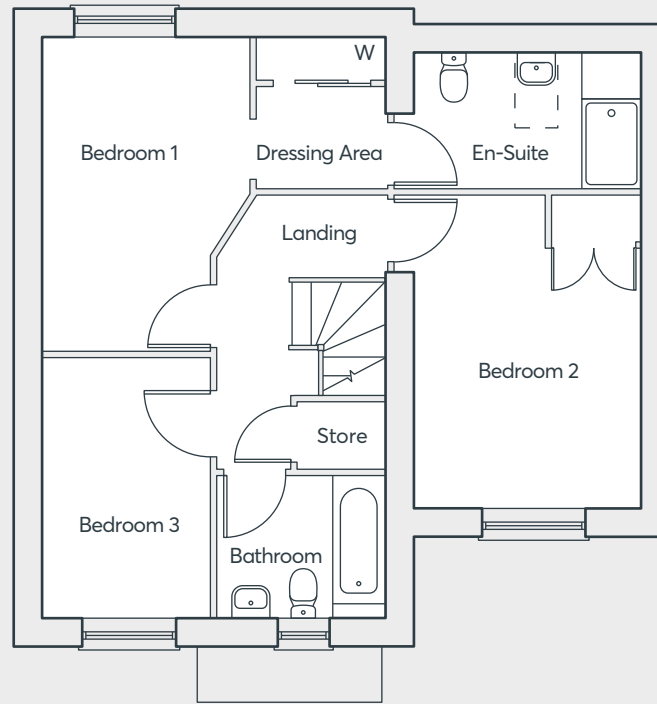
THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE CHAD



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.58m x 3.98m	15'0" x 13'1"
Kitchen	3.64m x 2.26m	11'11" x 7'5"
Cloakroom	1.90m x 1.02m	6'3" x 3'4"
Bedroom 1	4.17m x 2.75m	13'8" x 9'0"
En-suite	3.00m x 1.80m	9'10" x 5'11"
Bedroom 2	4.14m x 3.00m	13'7" x 9'10"
Bedroom 3	3.45m x 2.20m	11'4" x 7'3"
Bathroom	2.27m x 1.90m	7'6" x 6'3"

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SMP 52661/March 2019

THREE BEDROOM HOME

MEON VALE

LONG MARSTON



 **ST. MODWEN HOMES**



THE KEA V2

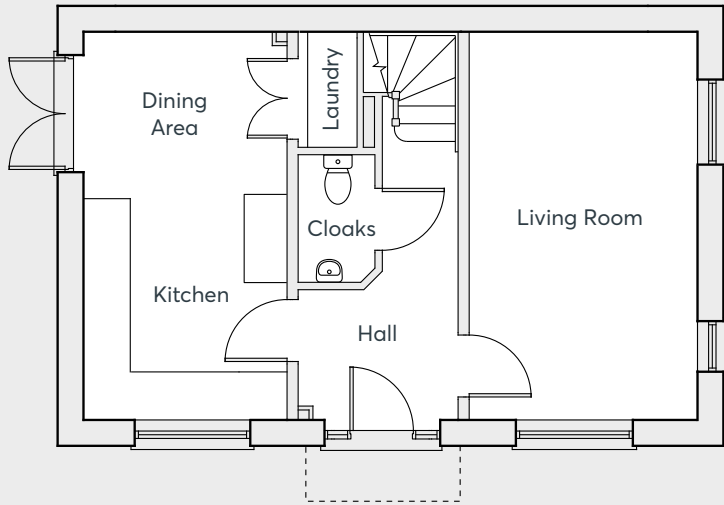
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

MEON VALE
LONG MARSTON

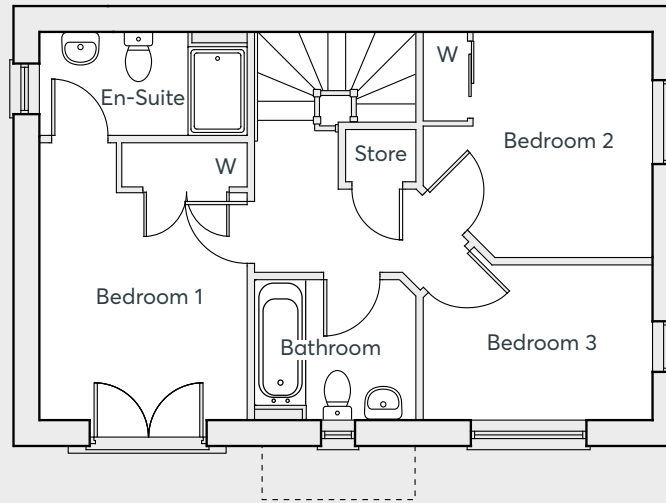
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE KEA V2



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 2.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 52661/March 2019

MEON VALE

LONG MARSTON

THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE KEA SPECIAL

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

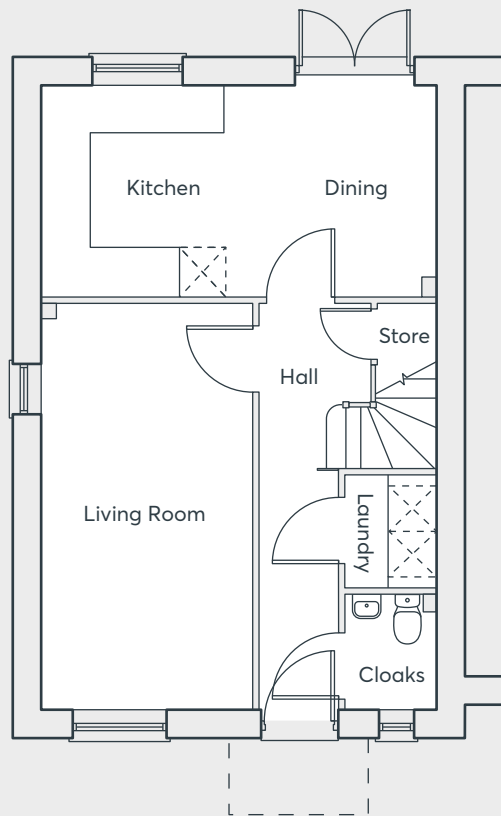
**THREE
BEDROOM
HOME**

MEON VALE

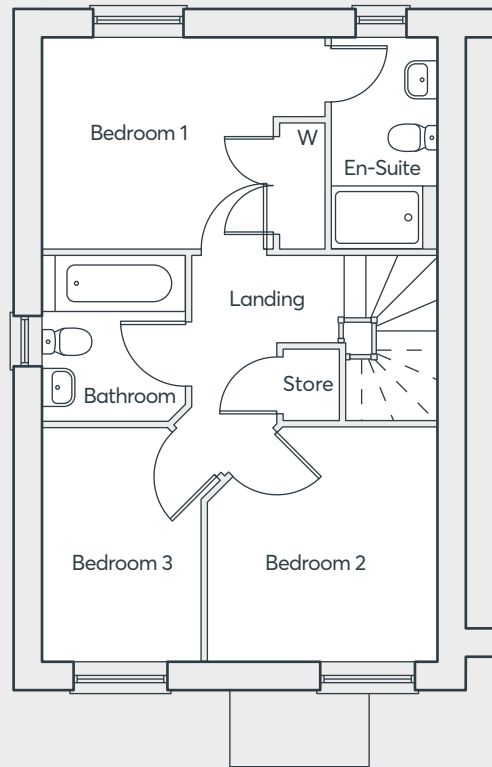
LONG MARSTON

 **ST. MODWEN
HOMES**

THE KEA SPECIAL



GROUND FLOOR



FIRST FLOOR

Living Room	2.81m × 5.38m	9'2" × 17'8"
Kitchen/Dining	5.25m × 2.82m	17'3" × 9'3"
Cloakroom	1.23m × 1.54m	4'0" × 5'0"
Bedroom 1	3.75m × 2.79m	12'3" × 9'2"
En-suite	1.42m × 2.79m	4'8" × 9'2"
Bedroom 2	3.06m × 3.12m	10'0" × 10'3"
Bedroom 3	2.11m × 3.12m	6'11" × 10'3"
Bathroom	1.90m × 2.18m	6'3" × 7'2"

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SMP 52661/March 2019

MEON VALE

LONG MARSTON

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE LAWRENCE

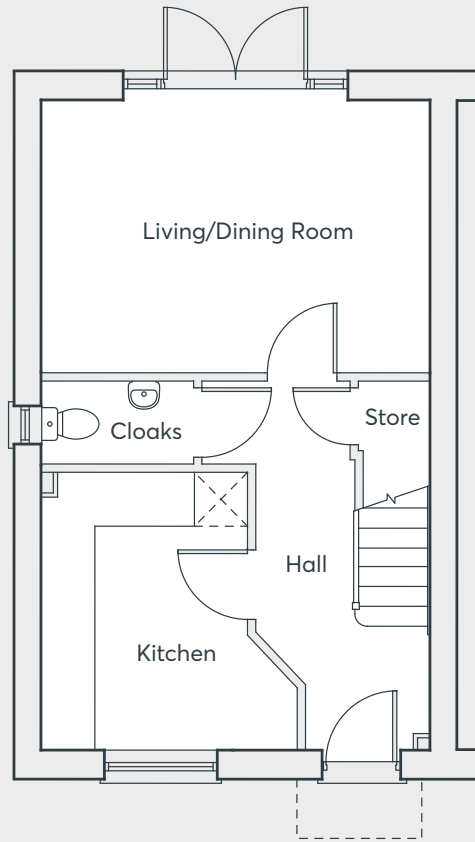
- Living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

MEON VALE
LONG MARSTON

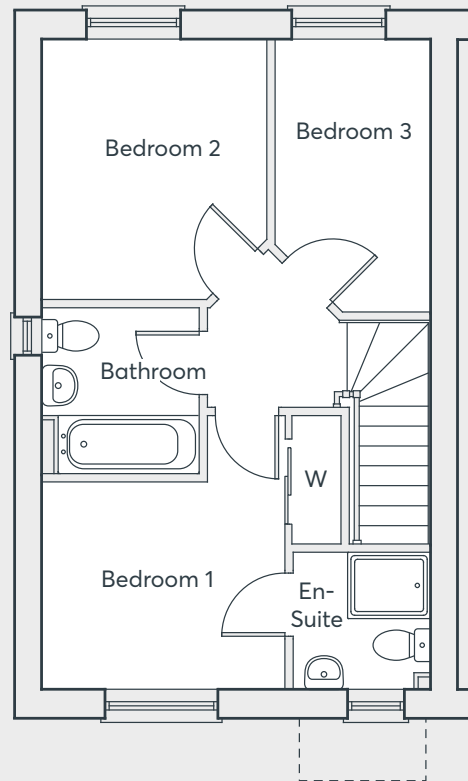
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m x 3.30m	15'4" x 10'10"
Kitchen	3.35m x 3.09m	11'0" x 10'2"
Cloakroom	1.84m x 1.00m	6'0" x 3'3"
Bedroom 1	2.89m x 2.50m	9'6" x 8'2"
En-suite	1.64m x 1.70m	5'5" x 5'7"
Bedroom 2	3.12m x 2.71m	10'3" x 8'11"
Bedroom 3	3.30m x 1.88m	10'10" x 6'2"
Bathroom	2.03m x 1.90m	6'8" x 6'3"

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SMP 52661/March 2019

MEON VALE

LONG MARSTON

**THREE
BEDROOM
HOME**



**ST. MODWEN
HOMES**

THE HOUGHTON

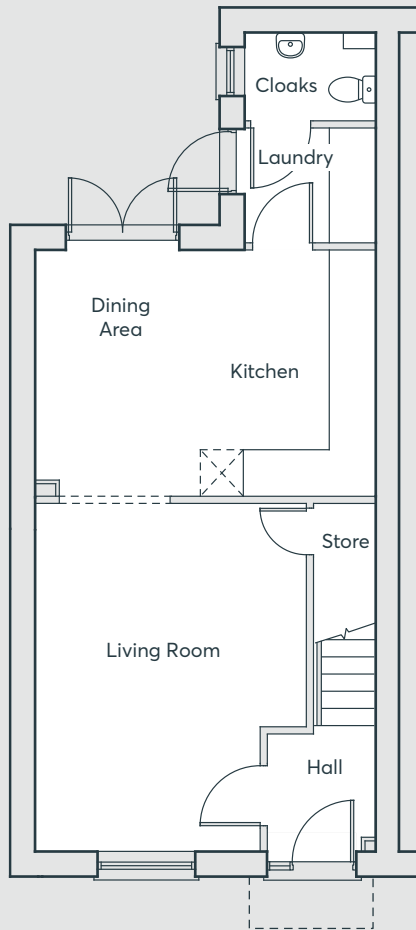
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

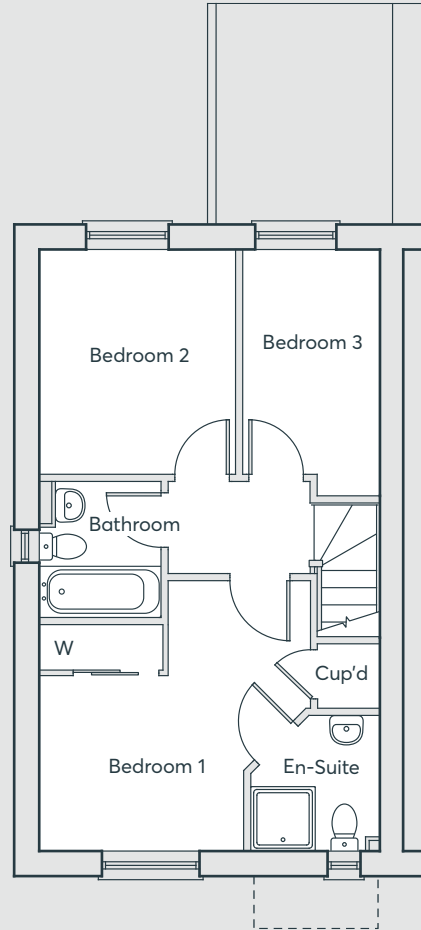
MEON VALE
LONG MARSTON

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen/Dining	3.44m x 4.76m	11'3" x 15'7"
Laundry	1.83m x 1.81m	6'0" x 5'11"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Bedroom 1	3.79m x 2.86m	12'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.87m	5'6" x 6'2"

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SMP 52661/August 2019

**THREE
BEDROOM
HOME**

MEON VALE

LONG MARSTON

 **ST. MODWEN
HOMES**



THE VINCENT

- Living/dining room with French doors to the rear garden
- Laundry room with door to the garden
- Two storage cupboards
- Master bedroom with en-suite and built-in wardrobe
- Second double bedroom
- Fully fitted bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

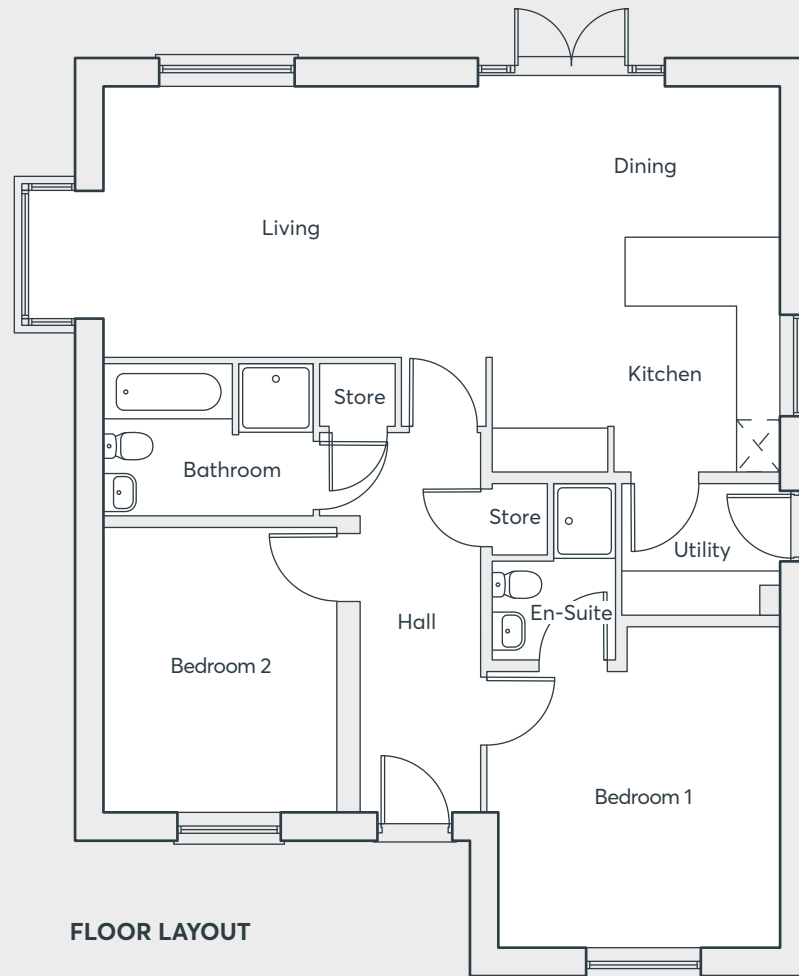
MEON VALE

LONG MARSTON

TWO
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE VINCENT



FLOOR LAYOUT

Living Room	3.61m x 5.14m	11'10" x 16'10"
Kitchen/Dining	5.13m x 3.81m	16'10" x 12'6"
Laundry Room	1.74m x 2.09m	5'9" x 6'11"
Bedroom 1	4.26m x 3.74m	14'0" x 12'3"
En-suite	2.33m x 1.62m	7'8" x 5'4"
Bedroom 2	3.77m x 3.09m	12'5" x 10'2"
Bathroom	2.00m x 2.80m	6'7" x 9'3"

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SMP 52661/March 2019

**TWO
BEDROOM
HOME**

MEON VALE

LONG MARSTON

 **ST. MODWEN
HOMES**

THE LEONARD

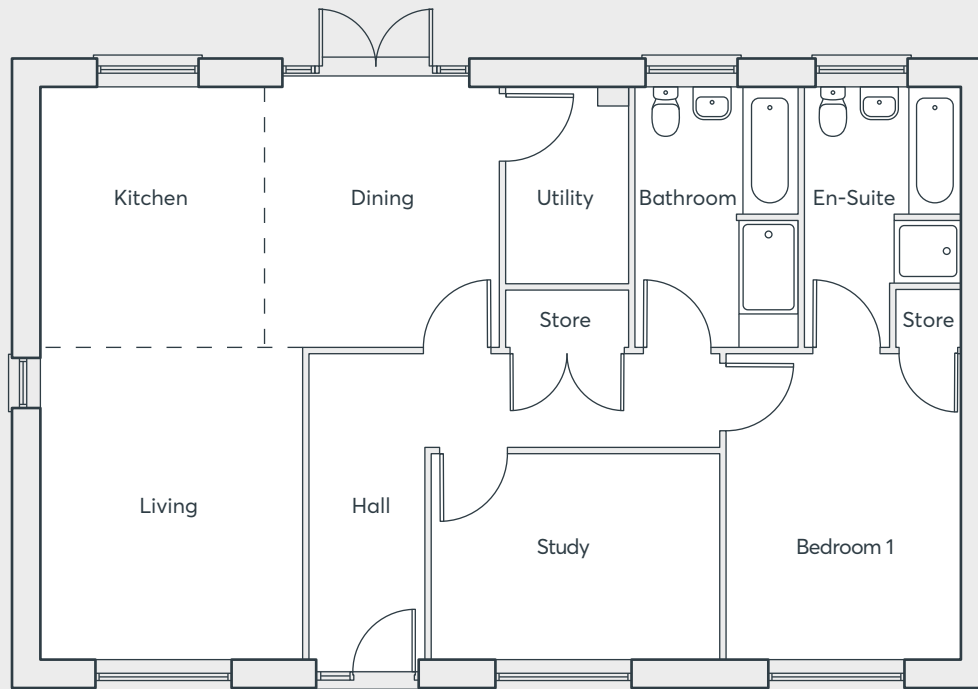
- Dining/kitchen/living room with French doors to the garden
- Utility room off the kitchen
- Separate study
- Master bedroom with en-suite
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

**ONE
BEDROOM
HOME**

MEON VALE
LONG MARSTON

 **ST. MODWEN
HOMES**

THE LEONARD



FLOOR LAYOUT

Living Room	3.51m × 4.31m	11'6" × 14'2"
Kitchen/Dining	6.10m × 3.30m	20'0" × 10'10"
Study	3.81m × 2.74m	12'6" × 9'0"
Utility	1.62m × 2.62m	5'10" × 4'11"
Bedroom 1	3.12m × 4.04m	10'3" × 13'3"
En-suite	2.08m × 3.48m	6'10" × 11'5"
Bathroom	2.15m × 3.48m	7'1" × 11'5"

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**ONE
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HOME**

MEON VALE
LONG MARSTON



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