

# Development Layout



## MEON VALE PHASE 4B



**ST. MODWEN  
HOMES**

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

# DEVELOPMENT LAYOUT



**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 69895/May 2022

# YOUR COMMUNITY



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**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.





# YOUR FUTURE

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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.







**Meon Vale, Western Heights Road, Long Marston, Stratford-upon-Avon, CV37 8QR**  
**Telephone: 0330 058 5450**  
**[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)**



St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS  
T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

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# THE ALMOND

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

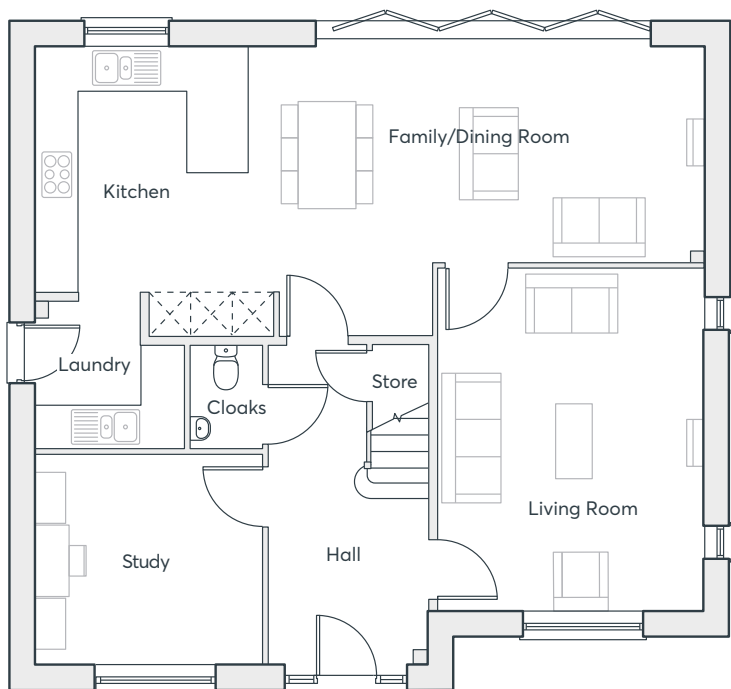
**FIVE  
BEDROOM  
HOME**

**MEON VALE PHASE 4B  
LONG MARSTON**

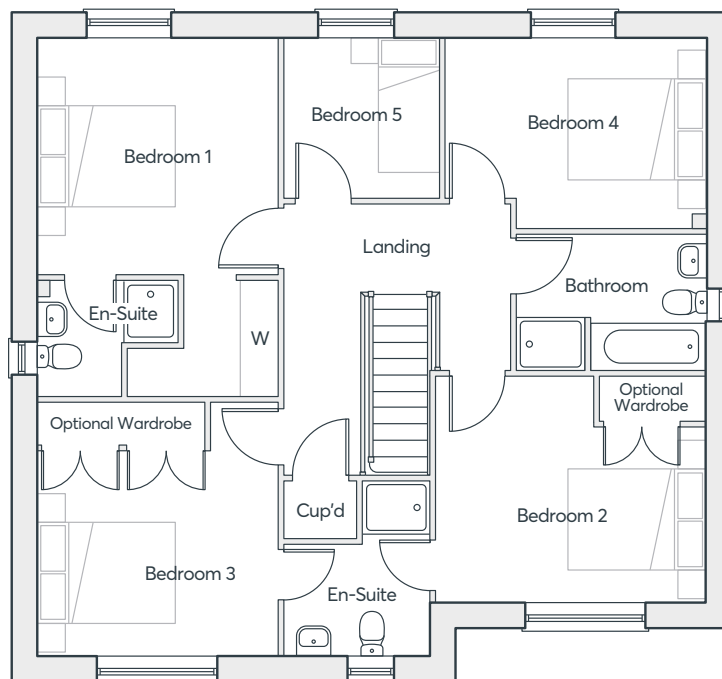
 **ST.MODWEN  
HOMES**



# THE ALMOND



**GROUND FLOOR**



**FIRST FLOOR**

Flexible ground floor layout available.

**FIVE  
BEDROOM  
HOME**

<b>Kitchen</b>	4.25m x 9.86m	13'11" x 32'4"
<b>Living Room</b>	5.01m x 3.90m	16'5" x 12'10"
<b>Study</b>	3.37m x 3.08m	11'1" x 10'1"
<b>Utility</b>	2.22m x 2.15m	7'4" x 7'1"
<b>Cloakroom</b>	1.50m x 1.06m	4'11" x 3'6"
<b>Bathroom</b>	2.79m x 2.01m	9'2" x 6'7"
<b>Bedroom 1</b>	3.57m x 3.49m	11'8" x 11'5"
<b>Bedroom 2</b>	3.96m x 3.30m	13'0" x 10'10"
<b>Bedroom 3</b>	3.70m x 3.57m	12'2" x 11'8"
<b>Bedroom 4</b>	3.84m x 2.80m	12'7" x 9'2"
<b>Bedroom 5</b>	2.34m x 2.25m	7'8" x 7'5"
<b>En-suite</b>	2.56m x 2.13m	8'5" x 7'0"
<b>En-suite</b>	2.10m x 1.69m	6'10" x 5'6"

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# THE GARNET

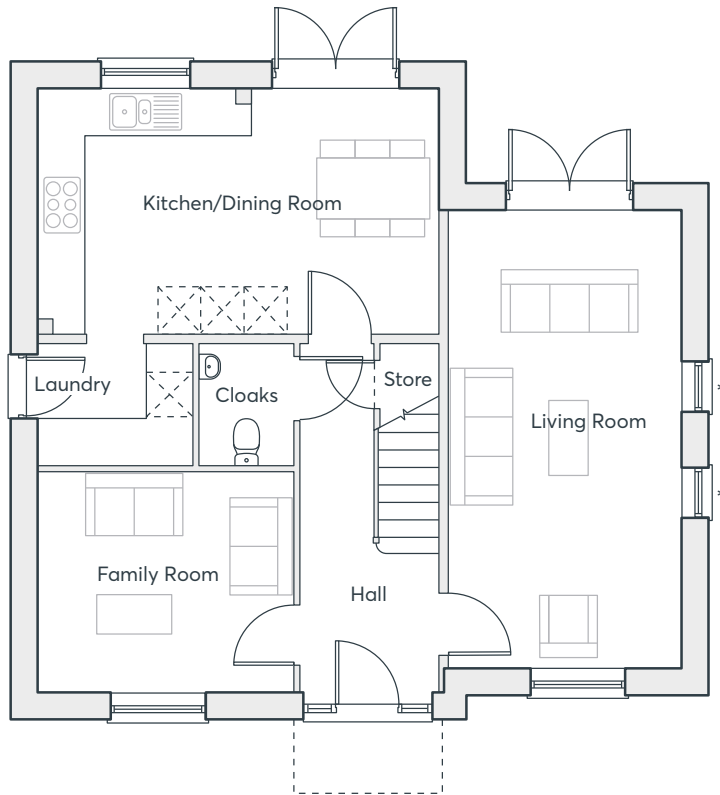
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

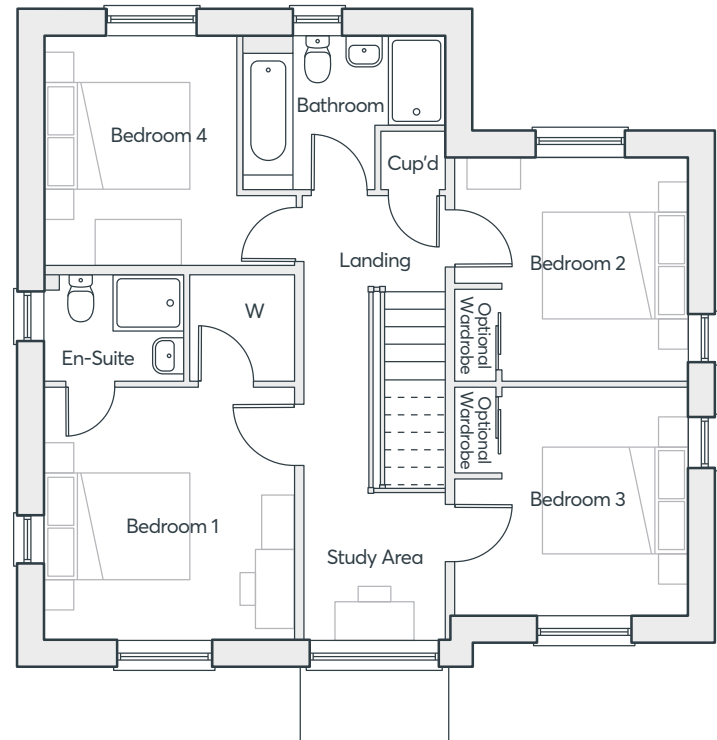
**MEON VALE PHASE 4B  
LONG MARSTON**

 **ST.MODWEN  
HOMES**

# THE GARNET



GROUND FLOOR



FIRST FLOOR

\*Plot specific windows

**FOUR  
BEDROOM  
HOME**

Dining	3.41m × 2.05m	11'2" × 6'9"
Family Room	3.07m × 3.56m	10'1" × 11'8"
Kitchen	3.41m × 3.60m	11'2" × 11'10"
Living Room	6.37m × 3.23m	20'11" × 10'7"
Utility	1.68m × 2.16m	5'6" × 7'1"
Cloakroom	1.68m × 1.31m	5'6" × 4'4"
Bathroom	2.11m × 2.82m	6'11" × 9'3"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
Bedroom 2	3.08m × 3.29m	10'1" × 10'9"
Bedroom 3	3.21m × 3.26m	10'6" × 10'8"
Bedroom 4	3.17m × 3.51m	10'5" × 11'6"
En-suite	1.51m × 1.95m	4'11" × 6'5"

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# THE BECKETT

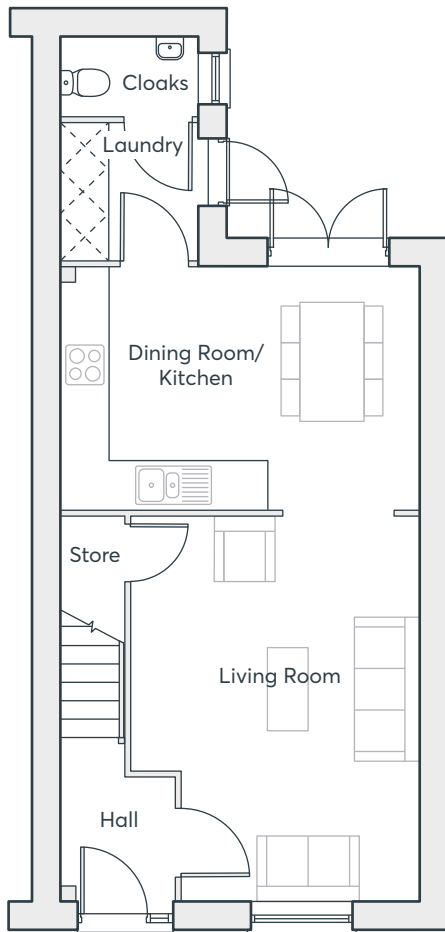
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

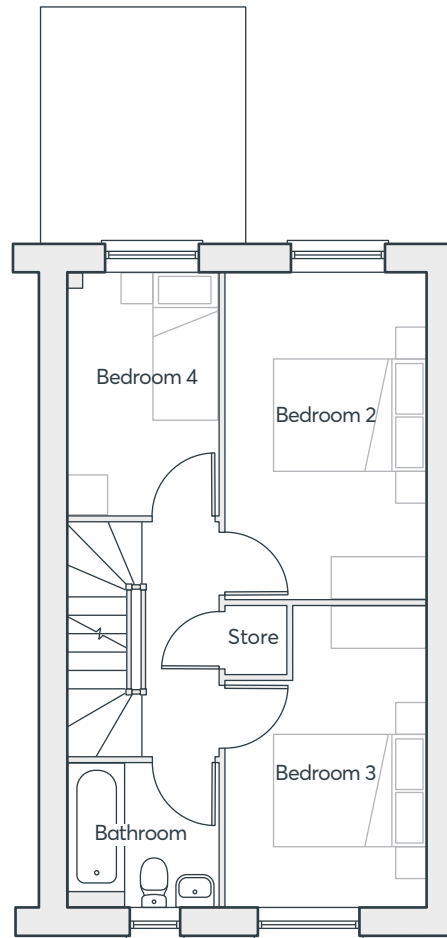
**MEON VALE PHASE 4B  
LONG MARSTON**

 **ST.MODWEN  
HOMES**

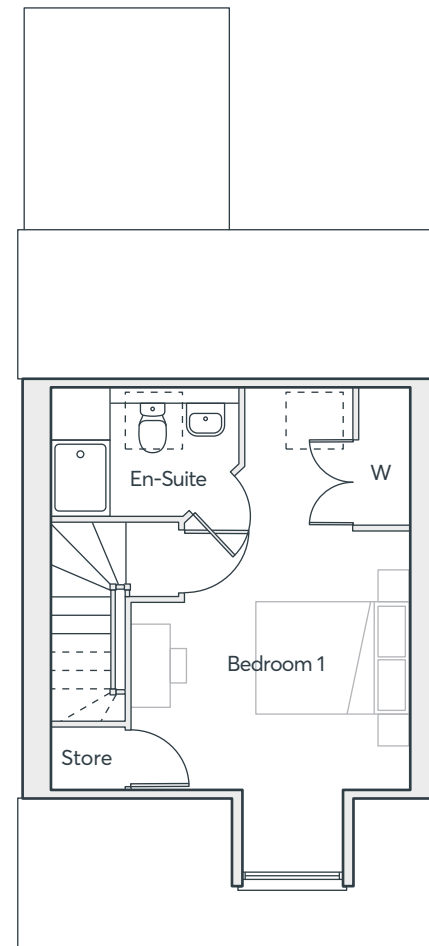
# THE BECKETT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dining	3.22m x 1.99m	10'7" x 6'6"
Kitchen	3.22m x 2.77m	10'7" x 9'1"
Laundry	1.81m x 1.83m	5'11" x 6'0"
Living Room	5.09m x 3.82m	16'8" x 12'6"
Cloakroom	1.05m x 1.83m	3'5" x 6'0"
Bathroom	1.91m x 2.02m	6'3" x 6'8"
Bedroom 1	6.45m x 3.69m	21'2" x 12'1"
Bedroom 2	4.31m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
En-suite	1.69m x 2.50m	5'7" x 8'3"

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**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE CHICHESTER

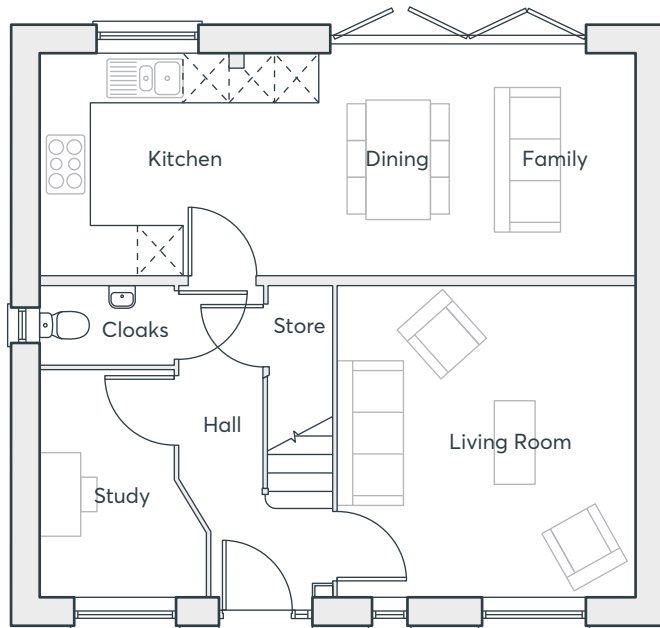
- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

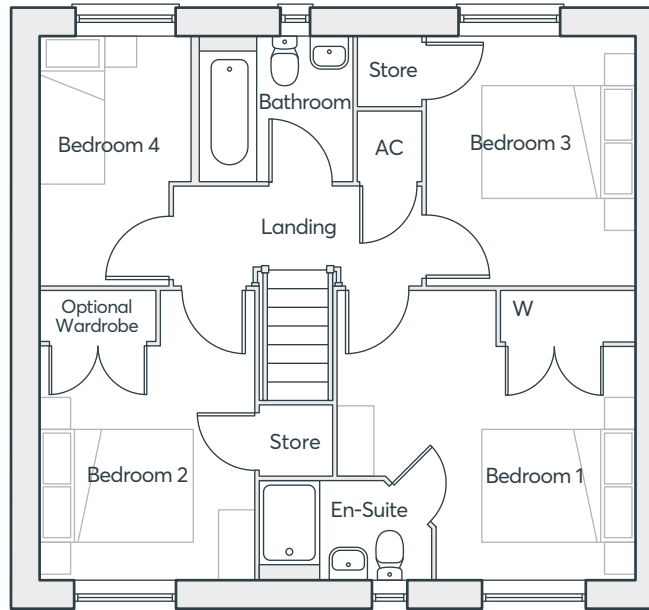
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LONG MARSTON**

 **ST. MODWEN  
HOMES**

# THE CHICHESTER



GROUND FLOOR



FIRST FLOOR

Living	4.10m × 3.61m	13'5" × 11'10"
Kitchen	7.84m × 2.91m	25'8" × 9'7"
Study	3.00m × 2.17m	9'10" × 7'1"
Cloakroom	1.74m × 1.01m	5'9" × 3'4"
Bedroom 1	3.92m × 3.80m	12'10" × 12'6"
En-suite	2.18m × 1.31m	7'2" × 4'4"
Bedroom 2	3.80m × 3.10m	12'6" × 10'2"
Bedroom 3	3.27m × 2.41m	10'9" × 7'11"
Bedroom 4	3.27m × 2.16m	10'9" × 7'1"
Bathroom	2.91m × 1.90m	9'6" × 6'3"

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**FOUR  
BEDROOM  
HOME**

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# THE EDWENA V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate family room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and walk-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

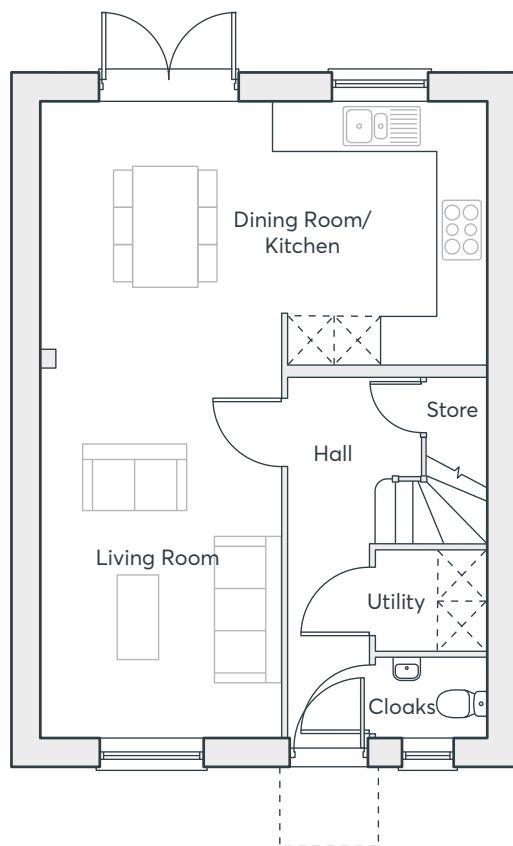
**THREE  
BEDROOM  
HOME**

**MEON VALE PHASE 4B  
LONG MARSTON**

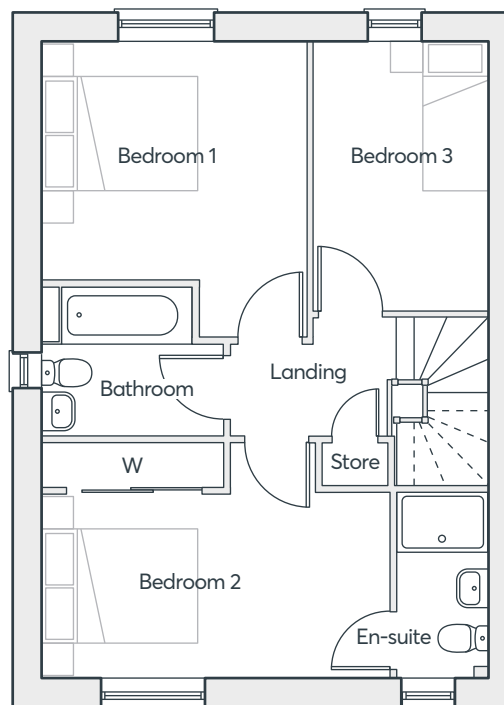
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HOMES**



# THE EDWENA V1



**GROUND FLOOR**



**FIRST FLOOR**

Flexible ground floor layout available.

**THREE  
BEDROOM  
HOME**

<b>Kitchen/Dining</b>	3.43m x 5.81m	11'3" x 19'1"
<b>Utility</b>	1.30m x 1.45m	4'3" x 4'9"
<b>Living Room</b>	4.76m x 3.05m	15'8" x 10'0"
<b>Cloakroom</b>	1.05m x 1.45m	3'5" x 4'9"
<b>Bathroom</b>	2.64m x 2.5m	8'8" x 6'9"
<b>Bedroom 1</b>	3.41m x 3.29m	11'2" x 10'9"
<b>Bedroom 2</b>	3.50m x 3.45m	11'6" x 11'4"
<b>Bedroom 3</b>	3.50m x 2.28m	11'6" x 7'6"
<b>En-suite</b>	1.69m x 2.50m	5'7" x 8'3"

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# THE KEA v2

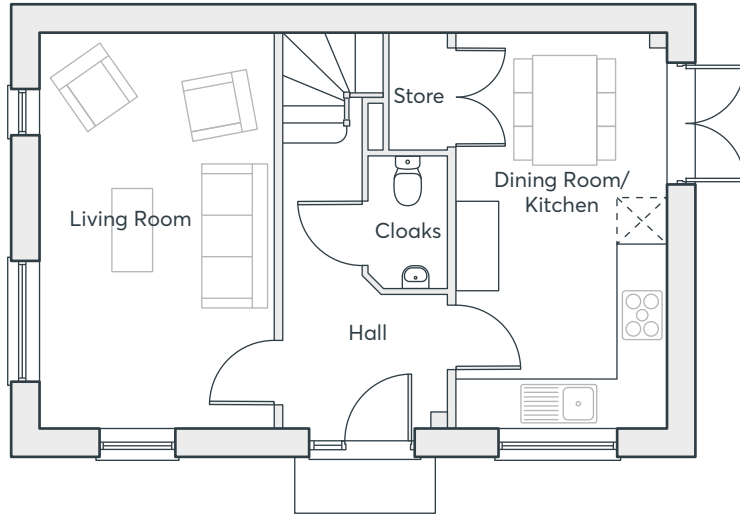
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

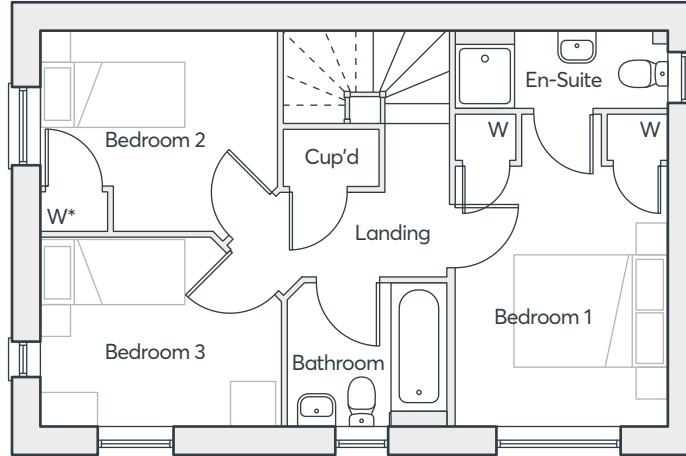
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# THE KEA V2



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobe

**THREE  
BEDROOM  
HOME**

<b>Kitchen</b>	5.25m x 2.81m	17'3" x 9'3"
<b>Living Room</b>	5.25m x 3.12m	17'3" x 10'3"
<b>Cloakroom</b>	1.75m x 1.04m	5'9" x 3'5"
<b>Bathroom</b>	2.18m x 1.90m	7'2" x 6'3"
<b>Bedroom 1</b>	3.74m x 2.79m	12'3" x 9'2"
<b>Bedroom 2</b>	3.12m x 3.05m	10'3" x 10'0"
<b>Bedroom 3</b>	3.12m x 2.11m	10'3" x 6'11"
<b>En-suite</b>	2.79m x 1.42m	9'2" x 4'8"

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# THE KEA v3

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

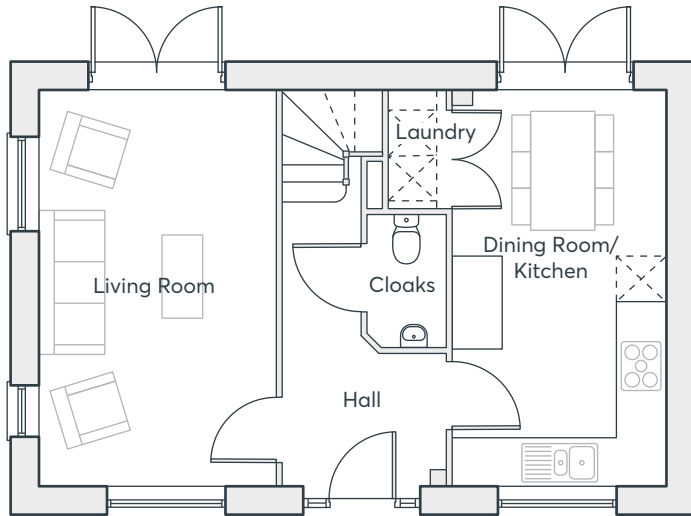
Image shows Kea v2

**THREE  
BEDROOM  
HOME**

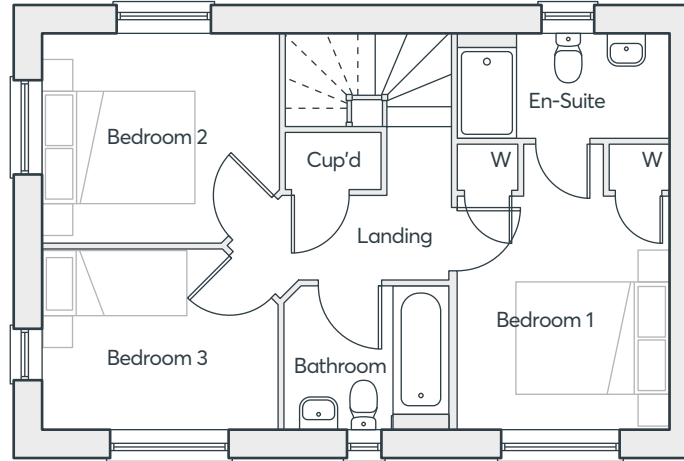
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LONG MARSTON**

 **ST.MODWEN  
HOMES**

# THE KEA V3



GROUND FLOOR



FIRST FLOOR

<b>Kitchen</b>	5.25m x 2.81m	17'3" x 9'3"
<b>Living Room</b>	5.25m x 3.12m	17'3" x 10'3"
<b>Cloakroom</b>	1.75m x 1.04m	5'9" x 3'5"
<b>Bathroom</b>	2.18m x 1.90m	7'2" x 6'3"
<b>Bedroom 1</b>	3.74m x 2.79m	12'3" x 9'2"
<b>Bedroom 2</b>	3.12m x 3.05m	10'3" x 10'0"
<b>Bedroom 3</b>	3.12m x 2.11m	10'3" x 6'11"
<b>En-suite</b>	2.79m x 1.42m	9'2" x 4'8"

## THREE BEDROOM HOME

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# THE WEBSTER

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate family 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
- 10 year New Home warranty

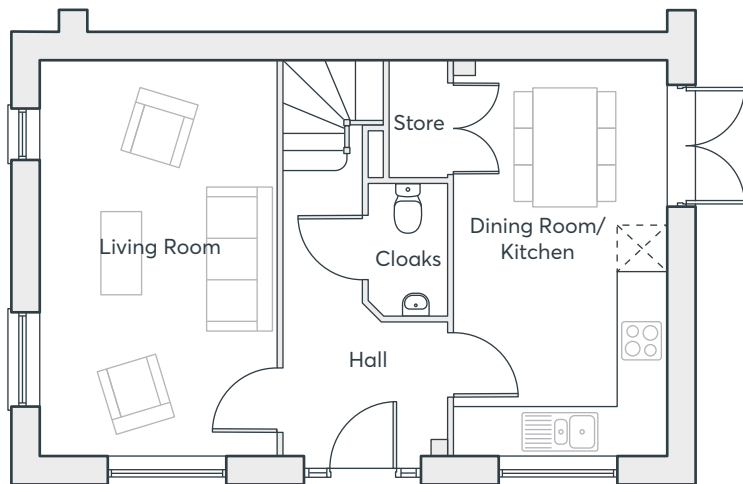
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## THREE BEDROOM HOME

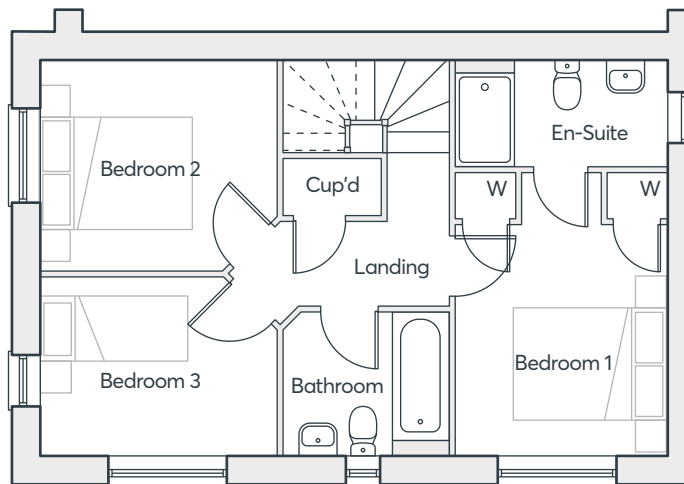
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LONG MARSTON

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HOMES**

# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

<b>Kitchen</b>	5.25m x 2.81m	17'3" x 9'3"
<b>Living Room</b>	5.25m x 3.12m	17'3" x 10'3"
<b>Cloakroom</b>	1.75m x 1.04m	5'9" x 3'5"
<b>Bathroom</b>	2.18m x 1.90m	7'2" x 6'3"
<b>Bedroom 1</b>	3.74m x 2.79m	12'3" x 9'2"
<b>Bedroom 2</b>	3.12m x 3.05m	10'3" x 10'0"
<b>Bedroom 3</b>	3.12m x 2.11m	10'3" x 6'11"
<b>En-suite</b>	2.79m x 1.42m	9'2" x 4'8"

**THREE  
BEDROOM  
HOME**

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 **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
- 10 year New Home warranty

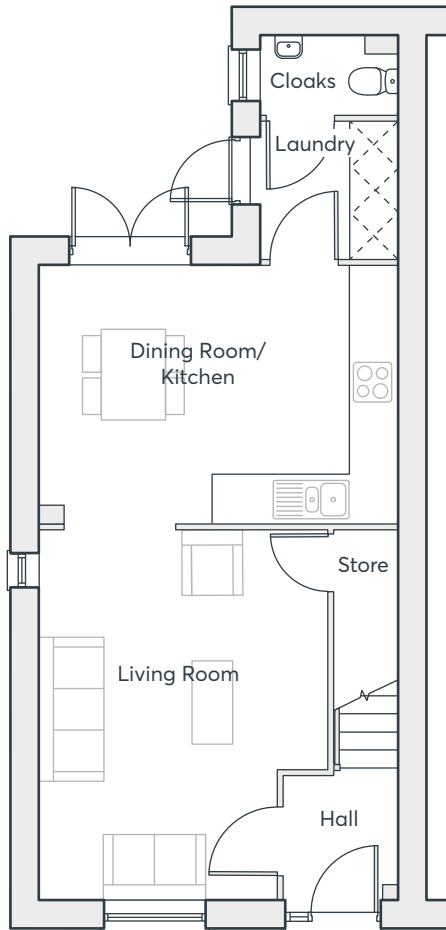
**THREE  
BEDROOM  
HOME**

**MEON VALE PHASE 4B  
LONG MARSTON**

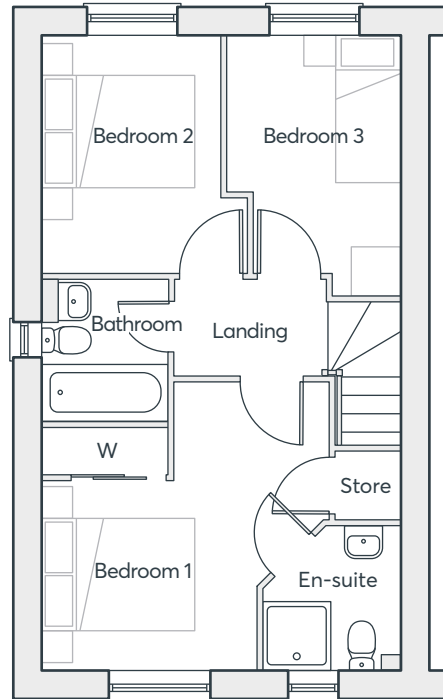
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# THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

**THREE  
BEDROOM  
HOME**

<b>Kitchen</b>	4.76m × 3.44m	15'7" × 11'3"
<b>Laundry</b>	1.83m × 1.81m	6'0" × 5'11"
<b>Living Room</b>	4.87m × 3.82m	16'0" × 12'6"
<b>Cloakroom</b>	1.83m × 1.05m	6'0" × 3'5"
<b>Bathroom</b>	1.87m × 1.70m	6'2" × 5'7"
<b>Bedroom 1</b>	3.82m × 3.80m	12'6" × 12'6"
<b>Bedroom 2</b>	3.13m × 2.74m	10'3" × 9'0"
<b>Bedroom 3/Study</b>	3.44m × 1.93m	11'3" × 6'4"
<b>En-suite</b>	1.92m × 1.81m	6'4" × 5'11"

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# THE LAWRENCE

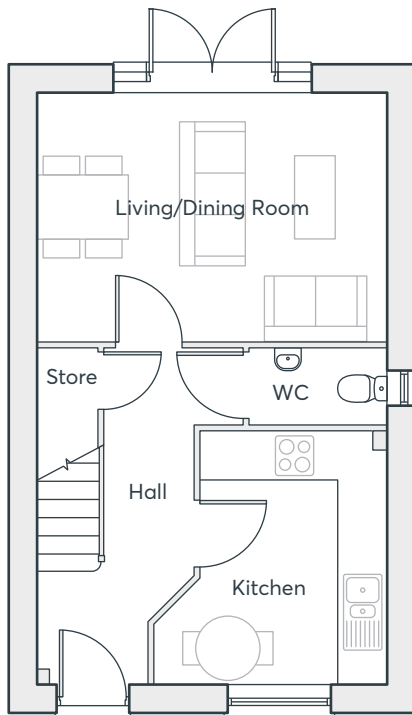
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing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

**THREE  
BEDROOM  
HOME**

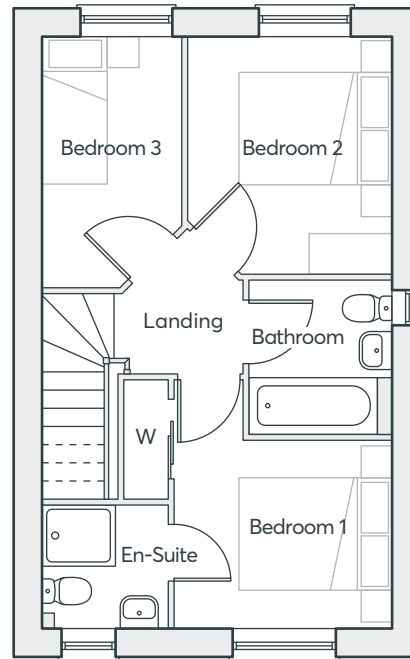
**MEON VALE PHASE 4B  
LONG MARSTON**

 **ST. MODWEN  
HOMES**

# THE LAWRENCE



**GROUND FLOOR**



**FIRST FLOOR**

<b>Kitchen</b>	3.35m × 3.09m	11'0" × 10'2"
<b>Living Room</b>	4.69m × 3.31m	15'4" × 10'10"
<b>Cloakroom</b>	1.84m × 1.00m	6'0" × 3'3"
<b>Bathroom</b>	2.03m × 1.90m	6'8" × 6'3"
<b>Bedroom 1</b>	3.30m × 2.89m	10'10" × 9'6"
<b>Bedroom 2</b>	3.13m × 2.72m	10'3" × 8'11"
<b>Bedroom 3</b>	3.31m × 1.88m	10'10" × 6'2"
<b>En-suite</b>	1.70m × 1.64m	5'7" × 5'5"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 69895/April 2022

**THREE  
BEDROOM  
HOME**



# THE SELWYN

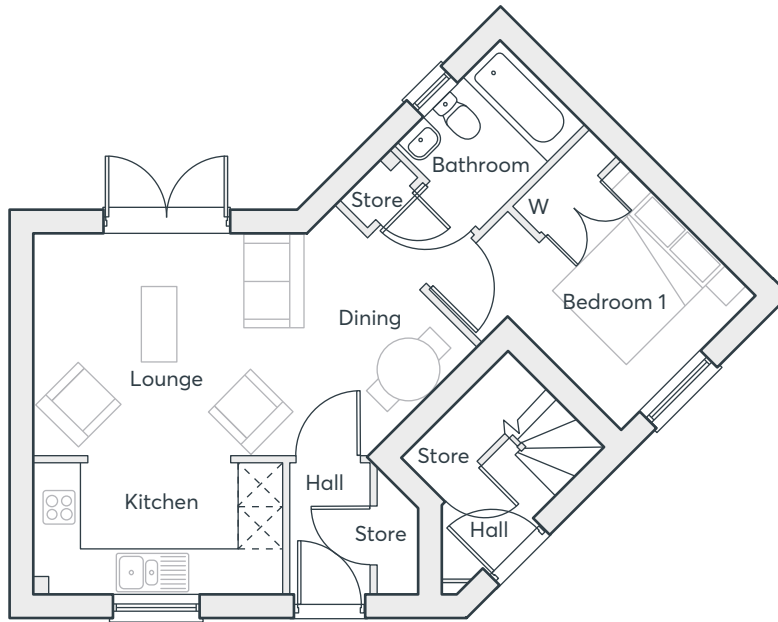
- Open plan living/dining room
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**ONE  
BEDROOM  
HOME**

**MEON VALE PHASE 4B  
LONG MARSTON**

 **ST.MODWEN  
HOMES**

# THE SELWYN



GROUND FLOOR

Living/Dining	6.31m × 3.15m	20'8" × 10'4"
Kitchen	3.54m × 1.88m	11'7" × 6'2"
Bedroom 1	3.35m × 3.23m	11'0" × 10'7"
Bathroom	2.13m × 1.70m	7'0" × 5'7"

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ONE  
BEDROOM  
HOME

 **ST.MODWEN  
HOMES**



# THE OSYTH

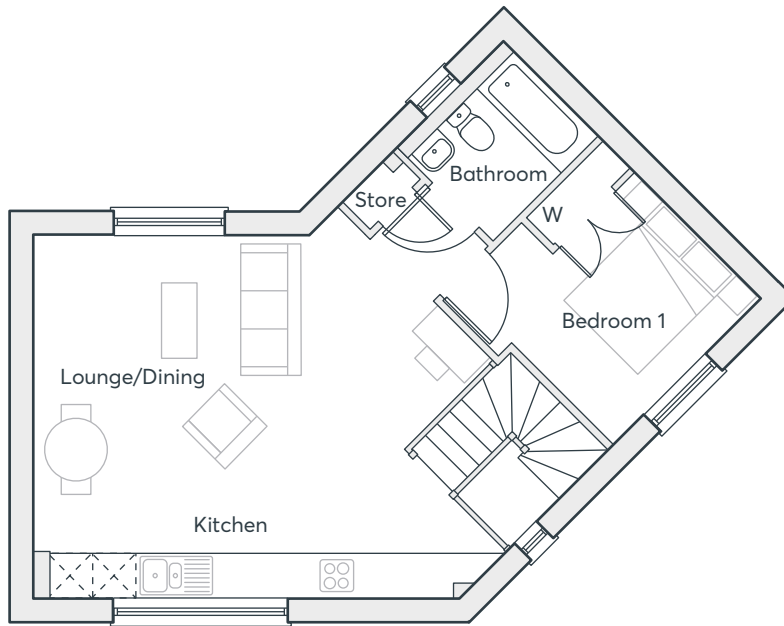
- Open plan living room
- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**ONE  
BEDROOM  
HOME**

**MEON VALE PHASE 4B  
LONG MARSTON**

 **ST.MODWEN  
HOMES**

# THE OSYTH



FIRST FLOOR

## Living/Kitchen/Dining

6.67m x 5.14m 21'11" x 16'10"

## Bedroom 1

3.23m x 3.15m 10'7" x 10'4"

## Bathroom

2.13m x 1.90m 7'0" x 6'3"

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SMP 69895/April 2022

ONE  
BEDROOM  
HOME

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