

Signature
NEW HOMES

CHAPMAN'S RCHARD

An exclusive development of 2, 3 and 4 bedroom homes

WELCOME TO CHAPMAN'S ORCHARD

WORCESTER

An exclusive development of 10 houses within the village of Hanley Swan, Worcester.



Hanley Swan is one of Worcestershire's most beautiful villages, situated halfway between the bustling Spa town of Malvern with its theatres and hills, and Upton upon Severn with its marina and range of music festivals throughout the year.

The popular Three Counties Showground which puts on events such as the Spring and Autumn Shows, is a short drive from the village on the way to Malvern.



Computer generated street scene.

Chapmans Orchard is located in the heart of Hanley Swan, within a short walk of the village stores and post office, also the Swan Inn with its bars and restaurants. There is also a local primary and High School, which have achieved good ratings with Ofsted.

Hanley Swan has good access to the M5 motorway at junction 7 or the M50 at junction 1. The Great Malvern railway station provides links to Birmingham (just over an hour), London Paddington (3 hours), Birmingham and Bristol airports are around an hour's drive in either direction.



WHY SIGNATURE

If you are wondering who the driving force is behind Signature New Homes, allow us to introduce ourselves...



We are part of Citizen.

One of the UK's most trusted social housing providers, Citizen owns and manages 30,000 homes for diverse communities across the West Midlands.

We are a not-for-profit organisation and any money we make is reinvested back into our social purpose, which is to provide homes that are a foundation for life.

We have a history of delivering against this ambition and we are committed to providing excellent customer service.





THE DEVELOPMENT

MAYNARD

Two bedroom semi-detached
Plots 3 & 4

HOLTON


Three bedroom semi-detached
Plot 11 & 12

LAVENHAM

Three bedroom detached
Plots 5, 6, 9 & 10

VYNE

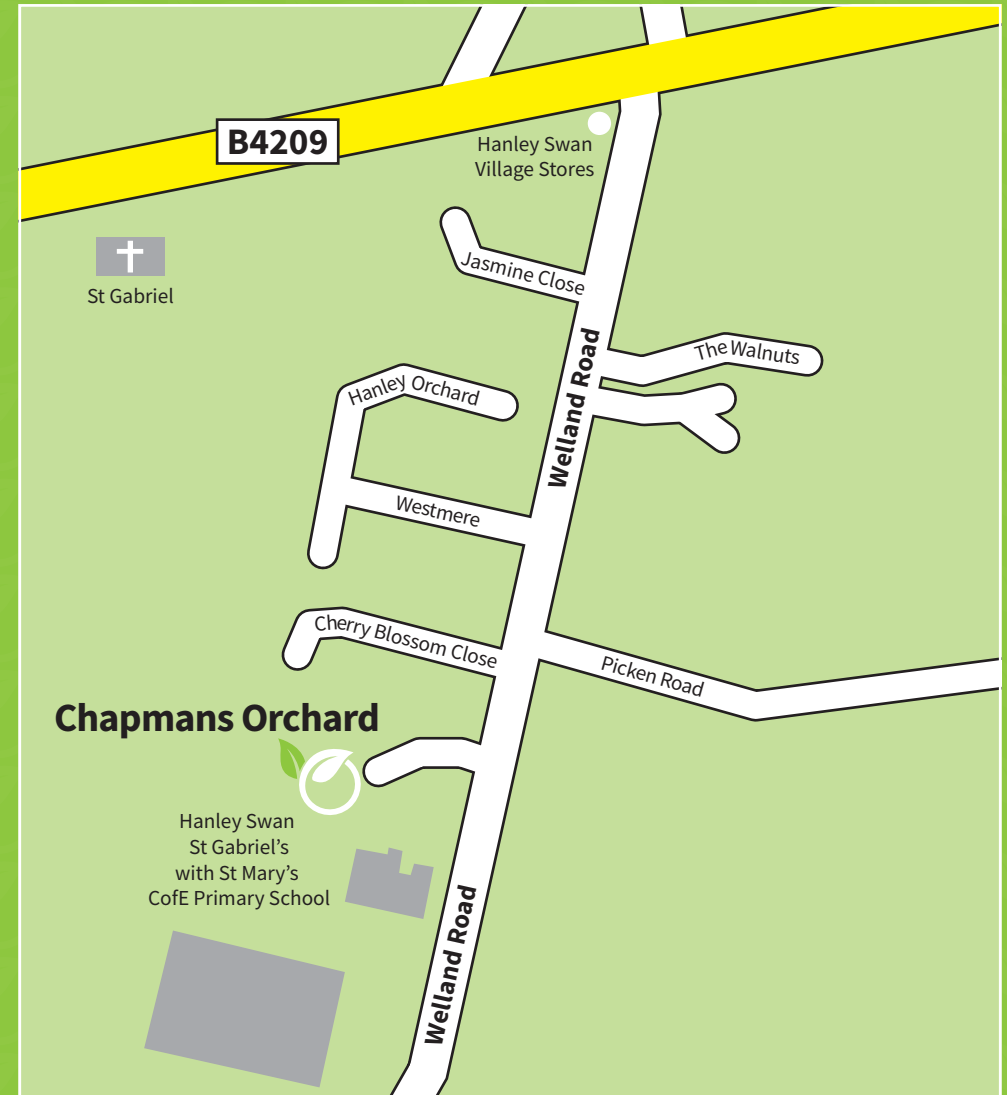
Four bedroom detached
Plots 7 & 8

 Shared Ownership affordable housing
and social rent
Plots 1, 2 & 13-16





ITS ALL IN THE LOCATION...



Chapmans Orchard, Hanley Swan, Worcester, WR8 0AN



WHAT'S INCLUDED...

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Kitchen			
Vinyl flooring in kitchen diner			
Ceramic floor tiles to kitchen - diner and utility			
40mm depth laminated worktops with matching 70mm upstand			
Granite kitchen worktops			
Stainless steel sink, 1 and a half bowl			
Underslung stainless steel sink, 1 and half bowl			
4 ring hob - stainless steel			
5 ring hob - stainless steel			
Glass splashback to hob area			
Integrated fridge freezer			
Integrated 600mm dishwasher (2 bed may have 450mm slimline)			
Chimney style extractor - stainless steel			
Brushed chrome sockets and switches			
Brushed chrome downlighters to kitchen area			
Downlighters under wall units			
Integrated single oven - stainless steel			
Integrated double oven - stainless steel			
Wine Cooler to kitchen			
Integrated washing machine in utility room			
Integrated self condensing dryer to utility			
Lighting to kitchen plinths			
Integrated microwave			
Waste disposal unit			
Glass upstand splashback to all worktops*			
(*Worktop's to undersiding of wall units)			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Bathroom			
Vinyl flooring			
Karndean flooring			
Ceramic floor tiles			
Full height tiling behind bath, splash back behind sink			
Half height tiling to all walls			
Full height tiling to all walls			
Shower above bath with glass screen			
Chrome towel rail - electric			
Brushed chrome downlighters			
Shaver socket			
Wall mounted taps (bath)			
Concealed toilet cistern (where house type cistern allows)			
Bath filler to bath			
Walk in shower (where house type layout allows)			

Ensuite			
Karndean Flooring			
Ceramic floor tiles			
Full height tiling to the shower, half height tiling to all other walls			
Full height tiling to all walls			
Shaver socket			
Chrome towel rail - electric			
Brushed chrome downlighters			
Shower enclosure - upgrade to shower panels to walls within enclosure, in level of wall tiles.			
Concealed toilet cistern (where house type cistern allows)			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
General			
Basic rubber door stops			
Chrome post type door stops			
80mm skirting boards			
119mm skirting boards			
French doors to rear gardens where applicable			
Bi fold doors to rear gardens			
TV aerial sockets to master bedroom and lounge			
TV aerial sockets to all bedrooms, dining and lounge			
Light to loft			
Light and power socket to loft			
Brushed chrome ironmongery			
BT sockets to lounge, and master bedroom			
BT sockets to lounge, study and all bedrooms			
USB socket in lounge, kitchen and master bedroom			
Brushed chrome sockets and switches			
Ceilings finished in white emulsion			
Walls finished in almond white			
Woodwork finished in silk gloss			
Control panel wiring only for alarm			
Full alarm system with 4 sensors			
Coving in lounge and dining kitchen. (Dining if separate)			
Fitted wardrobes to master bedroom			

	2 Beds	3 Beds	4 Beds
	Bronze	Silver	Gold
Cloakroom - downstairs W/C			
Vinyl flooring			
Kardean flooring			
Ceramic floor tiles			
Splash back behind sink			
Half height tiles to all walls			
Concealed toilet cisterns (where house type cistern allows)			

External			
Turf to front and rear gardens			
Doorbell			
Door Numbers			
1.8m high fencing to rear			
Outside tap			
Outside lighting to front and rear of property			
Light and power to garage - where applicable			
External socket to rear garden			



Computer generated image shown Plots 9 & 10.

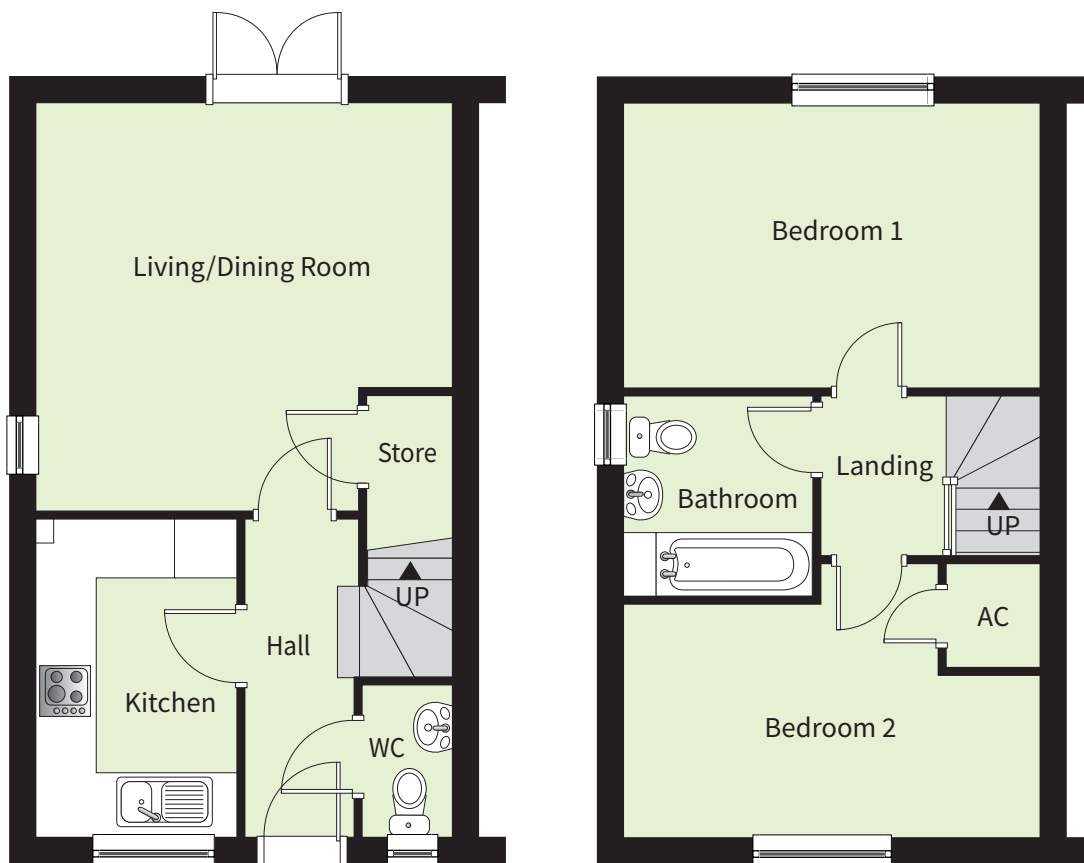


Computer generated image shown Plots 3 & 4.



MAYNARD

Two bedroom semi-detached | Plots: 3 & 4



Ground Floor

Living/Dining Room	4.58m	x	4.56m (max)
Room	15' 0"	x	14' 11" (max)
Kitchen	3.45m	x	2.20m (max)
	11' 1"	x	7' 3" (max)

First Floor

Bedroom 1	4.56m	x	3.12m (max)
	14' 11"	x	10' 3" (max)
Bedroom 2	4.45m	x	2.54m (max)
	14' 11"	x	9' 10" (max)
Bathroom	2.13m	x	2.06m (max)
	6' 12"	x	6' 9" (max)

Floorplans shown is Plot 3 layout, Plot 4 is mirror image.

Electrics not shown on floorplans. Please refer to Sales Advisor for details of your selected plot.

Computer generated image shown opposite. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

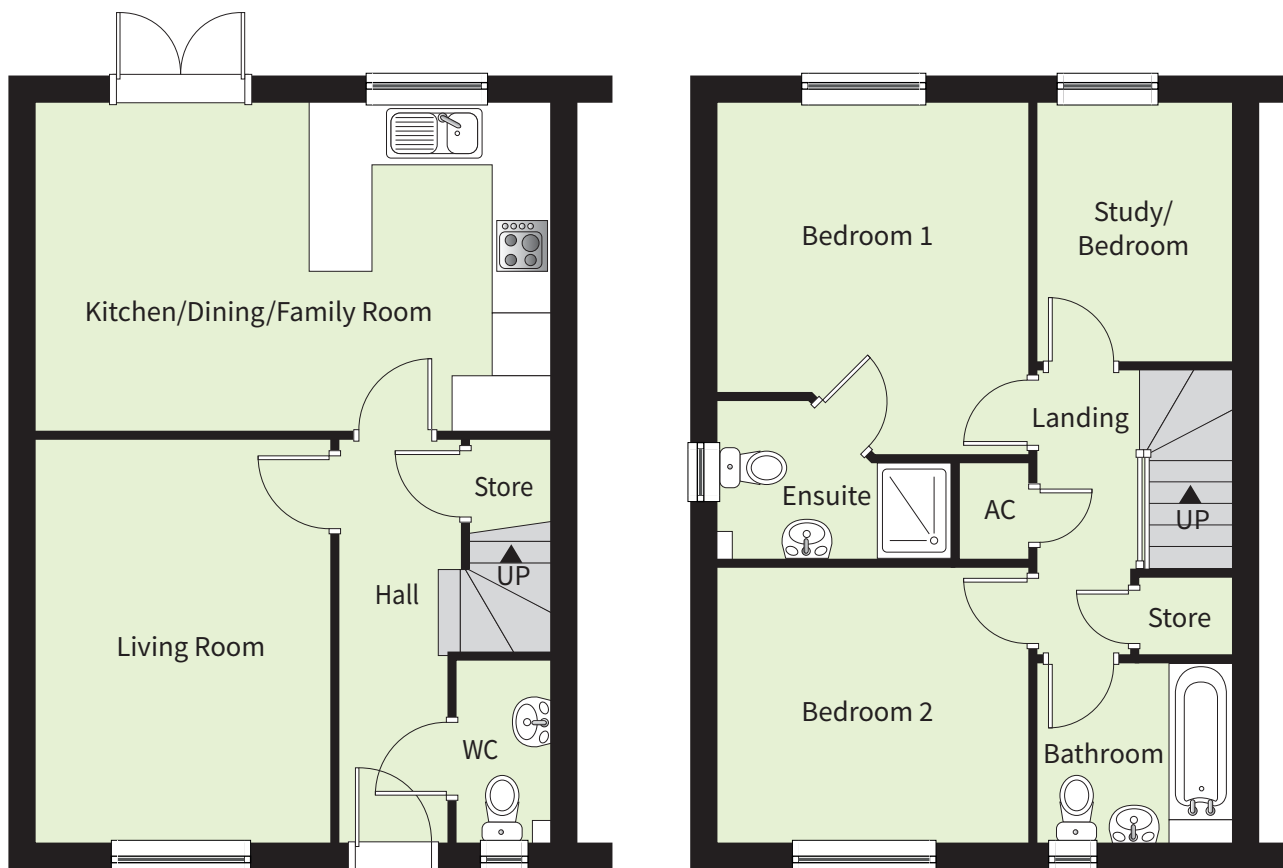


Computer generated image shown Plots 11 & 12.



THE HOLTON

Three bedroom semi-detached | Plots: 11 & 12



Ground Floor

Living Room	4.44m	x	3.25m (max)
	14' 7"	x	10' 8" (max)
Kitchen/Dining/ Family Room	5.69m	x	3.61m (max)
	18' 8"	x	11' 10" (max)

First Floor

Bedroom 1	3.42m	x	3.21m (max)
	11' 3"	x	10' 6" (max)
Bedroom 2	3.42m	x	3.02m (max)
	11' 3"	x	9' 11" (max)
Study/Bedroom	2.85m	x	2.18m (max)
	9' 4"	x	7' 2" (max)
Bathroom	2.18m	x	1.98m (max)
	7' 2"	x	6' 6" (max)

Floorplans shown is Plot 11 layout, Plot 12 is mirror image.

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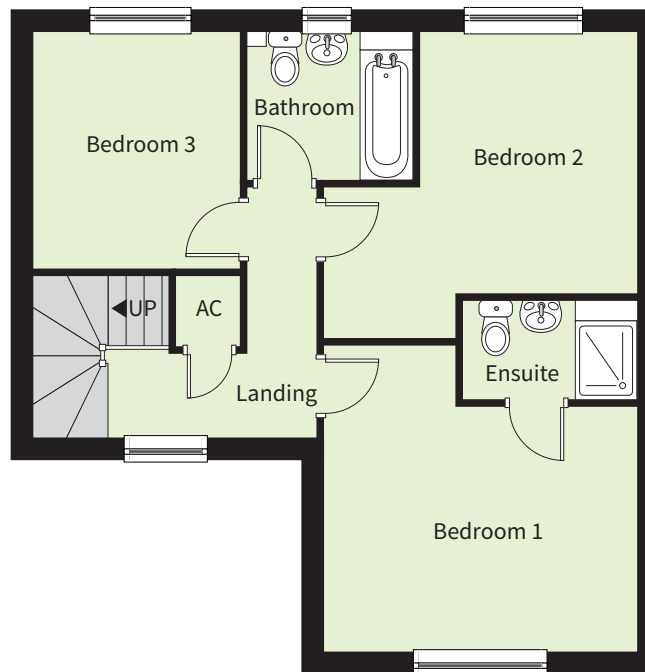
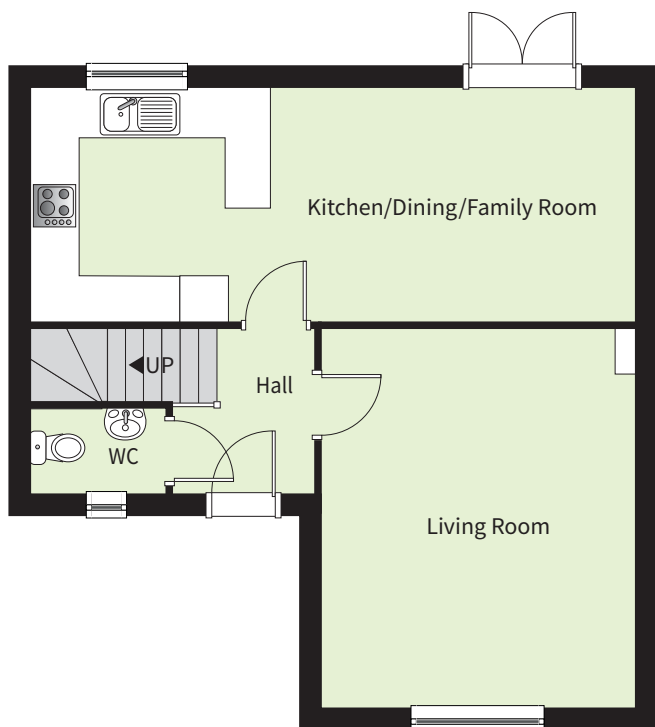


Computer generated image shown Plots 5 & 6.



LAVENHAM

Three bedroom detached | Plots: 5, 6, 9 & 10



Ground Floor

Living Room	4.95m	x	4.09m (max)
	16' 3"	x	13' 5" (max)

Kitchen/Dining/ Family Room	7.92m	x	3.08m (max)
	25' 12"	x	10' 1" (max)

First Floor

Bedroom 1	4.01m	x	4.09m (max)
	13' 2"	x	13' 5" (max)

Bedroom 2	3.45m	x	2.84m (max)
	11' 4"	x	9' 4" (max)

Bedroom 3	3.11m	x	2.63m (max)
	10' 2"	x	8' 10" (max)

Bathroom	2.20m	x	1.96m (max)
	7' 3"	x	6' 5" (max)

Floorplans shown is Plot 5 layout, Plot 6 is mirror image.

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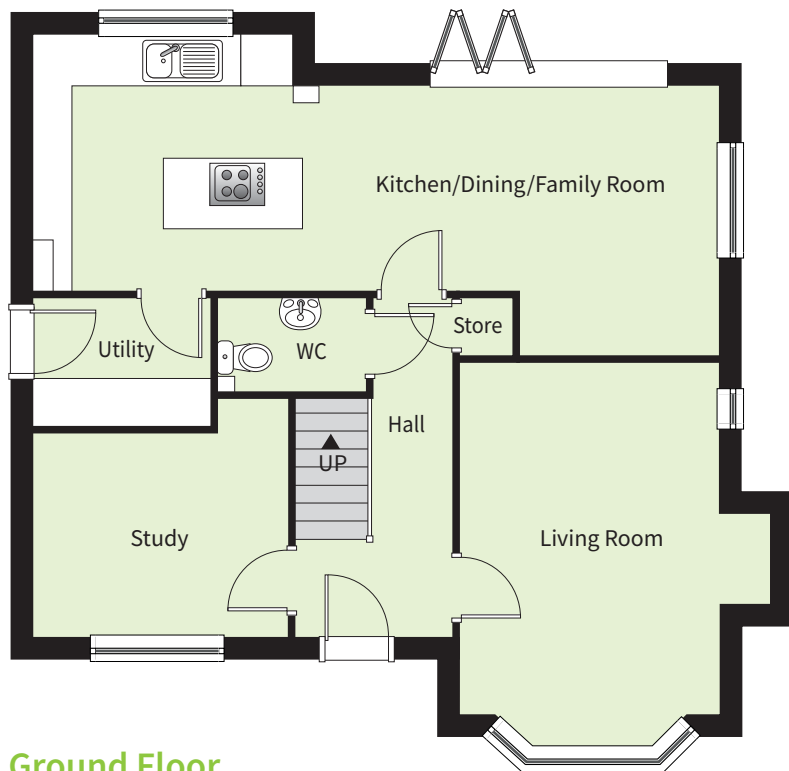


Computer generated image shown Plot 8.



VYNE

Four bedroom detached | Plots: 7 & 8

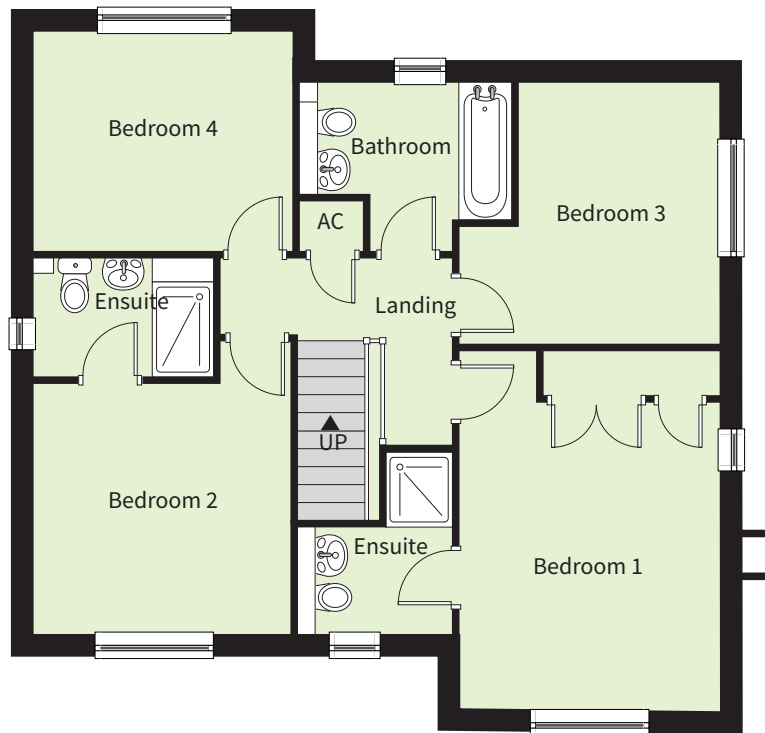


Ground Floor

Living Room	4.62m	x	3.42m (max)
	15' 2"	x	11' 3" (max)

Kitchen/Dining/ Family Room	9.04m	x	3.54m (max)
	30' 7"	x	10' 12" (max)

Study	3.36m	x	2.67m (max)
	11' 0"	x	8' 9" (max)



First Floor

Bedroom 1	4.77m	x	3.42m (max)
	15' 8"	x	11' 3" (max)

Bedroom 2	3.39m	x	3.30m (max)
	11' 1"	x	10' 10" (max)

Bedroom 3	3.40m	x	2.63m (max)
	11' 2"	x	8' 7" (max)

Bedroom 4	3.42m	x	2.86m (max)
	11' 3"	x	9' 5" (max)

Bathroom	2.82m	x	1.87m (max)
	9' 3"	x	6' 1" (max)

Floorplans shown is Plot 7 layout,
Plot 8 is mirror image.

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Computer generated street scene.

Signature
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