



PRESENTS



THE
ORCHARDS
PHASE 2





OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Plus, we believe that buying a new home should be exciting and stress-free. This is why when you reserve a property with Owl Homes, we'll make the legal and financial process as smooth and as simple as possible, providing a first-rate level of customer satisfaction both before and after you've moved in.

So, come and see us and discover your next move, we look forward to welcoming you home.

THE ORCHARDS PHASE 2

The Orchards phase 2 is a contemporary collection of 13 family homes in the picturesque village of Upton Snodsbury. Nestled in the heart of rural Worcestershire, yet just seven miles from Worcester city centre, you'll find life in Upton Snodsbury offers the best of town and country. Dating back to the 7th Century, this attractive village benefits from a thriving community including post office and convenience store, The Oak pub, primary school, St Kenelm's Church, village hall and parish park, all surrounded by beautiful rolling farmland.

Homes at The Orchards include two, three and five bedroom designs, all arranged in an attractive cul-de-sac style. With eight different house types, including some that are unique, The Orchards certainly has a home to suit all lifestyles. Either detached or semi-detached with generous gardens, all homes have private parking and electric vehicle charging points, and the majority are fitted with solar PV panels. To ensure plenty of kerb appeal, external appearances include a combination of brick and rendering, alongside thoughtful detailing such as glazed door surrounds, gable door canopies, decorative chimneys and a commemorative date stone. Internally, layouts are entirely flexible and can be personalised around your family's lifestyle, whether that's home working, a gym, craft room or formal dining, the choice is yours.

Upton Snodsbury occupies a truly prime location in the English countryside. For nature lovers and those wanting to get outdoors, the surrounding area has walking trails at Grafton Wood Nature Reserve; fishing at Coppice Lake, and the historic gardens and lakes of Spetchley Park. To keep the children entertained you'll find the Aztec Adventure Aqua Park or the much-loved West Midland Safari Park just a short drive away.

Nearby Worcester offers plenty of entertainment too. There's not only the Swan Theatre, Odeon and Vue Cinemas, and ample shops, bars and restaurants but the city also hosts an annual music festival, real ale festival and Christmas market. There's also plenty of family fun activities including adventure golf, bowling, indoor rock climbing and escape rooms. For sports and fitness fans, there are well-known gyms and leisure centres such as David Lloyd, Pure Gym and Nuffield Health as well as dedicated fitness clubs. Ideal for young and growing families, Upton Snodsbury is home to an Ofsted 'Outstanding' rated primary school, Upton Snodsbury C of E First School. The Orchards is situated within the Pershore catchment area, which operates on a three-tier educational system with primary and middle schools feeding into Pershore High School, rated 'Good'

by Ofsted. For independent schools, higher and further education, Worcester has plenty of excellent choices including the King's School, founded by Henry VIII, Heart of Worcestershire College and the University of Worcester.

Living at The Orchards also means you'll be well-positioned to access the main road and rail networks. The M5 is just a five minute drive away, ideal for journeys to Birmingham, the Cotswolds or the South West or linking to the M50 for Wales. Neighbouring Worcester also has three train stations; Foregate Street, Shrub Hill and Worcestershire Parkway, offering connections to Birmingham New Street, London Paddington and Bristol Temple Meads. For international travel, Birmingham Airport is just 31.3 miles away.

If you're looking for a modern and stylish new home in a popular, sought-after location then it's time to make your move to The Orchards.



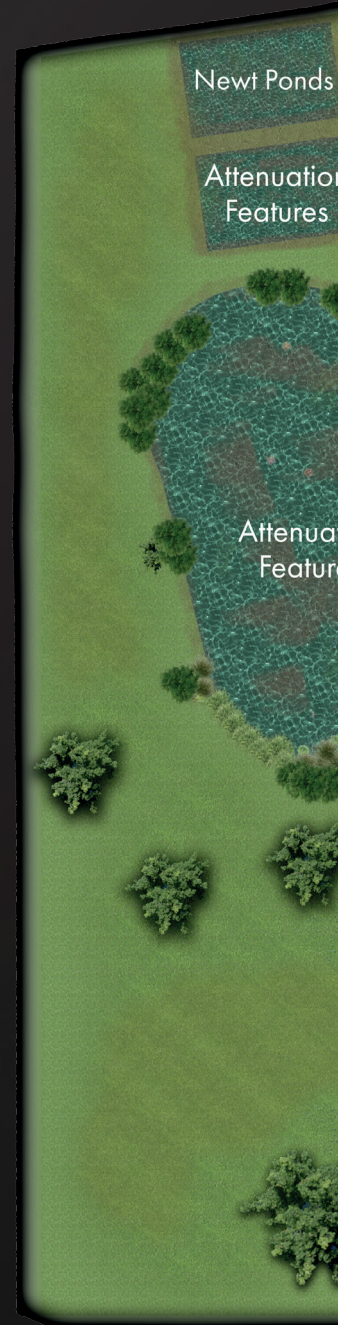


The Orchards Phase 2

Development Layout

-  Cole 2 bedroom bungalow
-  Lawrence 3 bedroom home
-  Gala 3 bedroom home
-  Crompton 5 bedroom home
-  Barkley 5 bedroom home
-  Sheridan 5 bedroom home
-  Affordable Housing

P.R.O.W Public Right Of Way



This plan is for visualisation purposes only to give you an overview of the development and plots.
Please consult your sales representative for the exact development specification and details of dimensions or levels.





THE
ORCHARDS
PHASE 2



Cole Plots 18 & 19

A charming two-bedroom bungalow is available at The Orchards as a detached or semi-detached home. The Cole is perfect for those seeking a home that's easy to manage. Walking into the bright hallway, you'll find two double bedrooms on the left and a well-appointed family bathroom at the end. A generous guest bedroom overlooks the front garden, while the main bedroom has views across the rear garden and includes fitted wardrobes.

On the opposite side of the hallway, you will find the kitchen/diner, which offers plenty of space for socialising with French doors to the garden bringing the outside in. A cosy living room to the front of the property finishes off this home.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details.



GROUND FLOOR

Kitchen /Dining

3.86m x 3.49m 12'8" x 11'5"

Lounge

3.76m x 3.49m 12'4" x 11'5"

Bedroom 1

3.84m x 3.80m (max) 12'7" x 12'6"

Bedroom 2

3.80m x 3.55m (max) 12'6" x 11'8"

Bathroom

2.44m x 1.90m 8'1" x 6'3"

TOTAL SQFT 716

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.
All dimensions are + or - 50mm and floor plans are not shown to scale.



THE
ORCHARDS
PHASE 2



Cole Plots 20 & 21

A charming two-bedroom bungalow is available at The Orchards as a detached or semi-detached home. The Cole is perfect for those seeking a home that's easy to manage. Walking into the bright hallway, you'll find two double bedrooms on the left and a well-appointed family bathroom at the end. A generous guest bedroom overlooks the front garden, while the main bedroom has views across the rear garden and includes fitted wardrobes.

On the opposite side of the hallway, you will find the kitchen/diner, which offers plenty of space for socialising with French doors to the garden bringing the outside in. A cosy living room to the front of the property finishes off this home.

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GROUND FLOOR

Kitchen /Dining

3.86m x 3.49m 12'8" x 11'5"

Lounge

3.76m x 3.49m 12'4" x 11'5"

Bedroom 1

3.84m x 3.80m (max) 12'7" x 12'6"

Bedroom 2

3.80m x 3.55m (max) 12'6" x 11'8"

Bathroom

2.44m x 1.90m 8'1" x 6'3"

TOTAL SQFT 716

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ORCHARDS
PHASE 2



Lawrence Plot 22

The Lawrence is the only design of its kind at The Orchards, and can be found on a sought-after corner plot. With its flexible, open plan layout, the Lawrence offers couples and young families ample opportunities to personalise. The ground floor of this detached three-bedroom home has a substantial kitchen/family room with a beautiful bay window that would make a cosy reading corner or home working station. On the opposite side, you'll find a spacious lounge which could also be used for formal dining. Both rooms offer access to the sizeable rear garden through French doors, creating a courtyard-style setting that would be ideal for BBQ's and outdoor entertaining.

On the first floor, the Lawrence has a stylish family bathroom and three bedrooms, including the main bedroom, which has fitted wardrobes and a generous en-suite shower room.

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GROUND FLOOR

Kitchen

4.62m x 2.93m 15'2" x 9'7"

Dining/Family

5.19m x 3.35m (max) 17'0" x 11'0"

Lounge

5.20m x 3.02m 17'1" x 9'11"



FIRST FLOOR

Bedroom 1

3.91m (max) x 3.08m 12'10" x 10'1"

Bedroom 1 Ensuite

3.08m x 1.21m 10'1" x 4'0"

Bedroom 2

3.07m x 2.91m 10'1" x 9'7"

Bedroom 3

3.07m x 2.19m 10'1" x 7'2"

Bathroom

1.95m x 1.90m 6'4" x 6'3"

TOTAL SQFT 1110

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THE
ORCHARDS
PHASE 2



Gala Plots 13 & 14

A three-bedroom, semi-detached home with plenty of kerb appeal, the Gala is ideal for young professionals, new families or those looking to downsize. The ground floor includes a spacious lounge, welcoming hallway with two integral storage spaces, downstairs cloakroom and an open plan kitchen/diner, which is flooded with natural light from bi-fold doors.

Upstairs, you'll find two double guest bedrooms, an elegant family bathroom and the impressive main bedroom, which extends the full width of the house and includes a generous dressing room with triple fitted wardrobes alongside a private en-suite shower room.

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GROUND FLOOR

Kitchen/dining

5.53m x 4.16m 18'2" x 13'8"

Lounge

4.68m x 3.43m 15'4" x 11'3"



FIRST FLOOR

Bedroom 1

3.30m x 2.83m 10'10" x 9'3"

Bedroom 1 Ensuite

2.61m x 1.21m 8'7" x 4'0"

Dressing Room

2.60m x 2.0m 8'6" x 6'7"

Bedroom 2

3.21m x 2.86m 10'6" x 9'5"

Bedroom 3

3.95m (max) x 2.58m 13'0" x 8'6"

Bathroom

2.28m x 1.91m (max) 7'6" x 6'3"

TOTAL SQFT

1127

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THE
ORCHARDS
PHASE 2



Crompton Plot 16

The five-bedroom Crompton is situated at the heart of the development and has a partially rendered exterior, making it a real focal point in the street scene. With a standalone double garage and private driveway, this detached family home is the only design of its kind. Walking into the Crompton, an open plan hallway leads to a home office, spacious lounge, downstairs cloakroom and the impressive kitchen/dining/family room. Extending the full width of the house, this space is ideal for entertaining and has bi-fold doors leading onto a generous rear garden.

The Crompton's first floor comprises four double bedrooms including two with en-suite, an elegant family bathroom and a single bedroom, which would also make an ideal nursery, snug or second home office.

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GROUND FLOOR

Kitchen/dining/family

10.30m x 4.53m (max) 33'10" x 14'10"

Utility

2.15m x 1.88m 7'1" x 6'2"

Lounge

4.73m x 3.34m 15'6" x 10'11"

Study

3.34m x 2.70m 10'11" x 8'10"



FIRST FLOOR

Bedroom 1

4.11m (max) x 3.34m 13'6" x 10'11"

Bedroom 1 Ensuite

2.27m x 1.88m 7'5" x 6'2"

Bedroom 2

4.73m (max) x 3.48m 15'6" x 11'5"

Bedroom 2 Ensuite

2.47m x 1.38m 8'1" x 4'6"

Bedroom 3

3.35m x 3.13m 11'0" x 10'3"

Bedroom 4

3.48m x 3.34m 11'5" x 10'11"

Bedroom 5

3.48m x 2.03m 11'5" x 6'8"

Bathroom

2.81m x 1.98m 9'3" x 6'6"

TOTAL SQFT 1900



The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.
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THE
ORCHARDS
PHASE 2



Barkley Plot 17

The Barkley can be found in one of The Orchards' desirable corner plots and has a distinctive, L-shaped layout. Featuring a separate standalone garage and private driveway, this five-bedroom detached home has plenty of space for all the family. On the Barkley's ground floor you'll find a welcoming hallway with ample storage space, cloakroom, private study or home office, sizeable lounge and a spectacular kitchen/dining/family room with adjoining utility. With two sets of bi-fold doors leading onto the generous rear garden, The Barkley is ideal for summer entertaining.

Upstairs, the main bedroom and second guest bedroom include en-suites, with the main bedroom also boasting a private walk-in dressing area. Three further bedrooms, ideal for children or guests, and a family bathroom complete the Barkley's first floor accommodation.

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GROUND FLOOR

Kitchen/dining/family

11.39m x 3.80m (max) 37'4" x 12'6"

Utility

1.90m x 1.78m 6'2" x 5'10"

Lounge

6.0m x 4.30m 19'8" x 14'1"

Study

3.15m x 2.65m 10'4" x 8'8"



FIRST FLOOR

Bedroom 1

4.30m x 4.50m (max) 14'1" x 14'9"

Bedroom 1 Dressing Room

2.37m (max) x 2.07m 7'9" x 6'9"

Bedroom 1 Ensuite

3.11m x 1.71m 10'2" x 5'7"

Bedroom 2

3.66m x 3.58m (max) 12'1" x 11'9"

Bedroom 2 Ensuite

2.66m x 1.84m 8'9" x 6'0"

Bedroom 3

4.12m (max) x 3.80m 13'6" x 12'6"

Bedroom 4

3.53m x 3.10m 11'7" x 10'2"

Bedroom 5

2.66m x 2.13m 8'9" x 7'0"

Bathroom

3.20m x 1.92m 10'6" x 6'4"

TOTAL SQFT 2094



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THE
ORCHARDS
PHASE 2



Sheridan Plot 15

A spectacular home and unique at The Orchards, the Sheridan truly exemplifies modern family living. Occupying a sought-after corner plot, this five-bedroom, detached home has an integral double garage and is packed with thoughtful details including hidden storage spaces and three personnel doors. On the ground floor you'll find a generous lounge, private home office or den, downstairs cloakroom, utility room, and a striking kitchen/dining/family room. This sociable space has a breakfast bar, cosy corner ideal for watching a film or home working and bi-fold doors leading onto the extensive rear garden.

On the first floor, the Sheridan's galleried landing leads to five double bedrooms, including two with large en-suite shower rooms, and a stylish family bathroom. The main bedroom is simply stunning and includes an impressive walk-in dressing area with fitted wardrobes.

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GROUND FLOOR

Kitchen/dining/family

10.88m x 4.38m (max) 35'9" x 14'4"

Utility

2.75m (max) x 2.12m 9'0" x 6'11"

Lounge

5.30m (max) x 4.0m 17'5" x 13'1"

Study

2.90m x 2.70m 9'6" x 8'10"



FIRST FLOOR

Bedroom 1

8.70m x 5.70m (max) 28'7" x 18'8"

Bedroom 1 Dressing room

3.51m x 1.84m 11'6" x 6'0"

Bedroom 1 Ensuite

2.61m x 1.80m 8'7" x 5'11"

Bedroom 2

4.33m x 3.93m (max) 14'2" x 12'11"

Bedroom 2 Ensuite

2.61m x 1.60m 8'7" x 5'3"

Bedroom 3

4.84m x 4.06m (max) 15'11" x 13'4"

Bedroom 4

4.40m x 4.06m (max) 14'5" x 13'4"

Bedroom 5

3.74m (max) x 3.30m 12'3" x 10'10"

Bathroom

3.18m x 2.61m (max) 10'5" x 8'7"

TOTAL SQFT

2946

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THE ORCHARDS PHASE 2

Specification

Kitchen

Individually designed kitchens for Owl Homes.

Samsung Integrated appliances to include induction hob, single oven and extractor hood.

Samsung Integrated dishwasher and fridge freezer.

Integrated washing machine to homes without a utility.

Bluetooth system ceiling speakers fitted to the kitchen of 4 & 5 bedroom homes.

Ebben & York Wood Burner to plot 15 only.



Lounge

Slimline TV point.

Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished chrome brassware by Bristan.

Full height ceramic wall tiling to shower areas, half-height to sanitary appliances and bath.

Splashback to cloakroom

Shaver socket to the family bathroom.

Chrome towel rails to the family bathroom and master ensuite.



Bedroom

Fitted wardrobes to the master bedroom only.
Slimline TV point to the master bedroom only.

Security & Peace of Mind

10-year NHBC warranty.
Smoke and heat detectors to be fitted.
Carbon Monoxide alarm.

External Detail

Turfed garden areas with paved patios and pathways.
External tap.
External lights to the front and rear.
PV Panels fitted - please refer to drawings.
Aluminium bi-fold doors to selected plots.
EV Charging point to each plot - please refer to drawings.

Electrical & Lighting

LED downlighters to the kitchen.
Sockets with integrated USB to the lounge, master bedroom & open plan living areas.

Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades; all of which will help make your home ready for your desired taste, from the day you move in.





Aspiring to be different

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The Orchards Phase 2, Worcester Road, Upton Snodsbury, Worcestershire, WR7 4NW