



# Lower House Gardens

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Redditch

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# About Kingswood Homes

**Kingswood Homes is a residential development company, which specialises in building high quality practical homes in the Midlands.**

All our homes, small or large are built with the same high level of quality finish and attention to detail.

Choosing the right location for our developments is essential and great care is taken in the selection of each developments location.

Each of our properties are designed for living to ensure that the layout is practical and an enjoyable place to live.

Our homes are designed for life so each property is constructed using traditional approaches to construction with proven building techniques, craftsmanship and materials.

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**We take a bespoke approach to all of our developments to create distinctive properties that truly stand out from the crowd. Whilst all developments are unique, they all share the core Kingswood principles of expert design and high quality craftsmanship.**

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We build all over the Midlands including, Warwickshire, West Midlands, Worcestershire, Leicestershire, Staffordshire and some selected sites in the South West.





St Michael's Gate, Baddesley Clinton



Forrester's Edge, Sutton Coldfield



Arden Gate, Bentley Heath



Arden Gate, Bentley Heath

# Introducing Lower House Gardens

**Lower House Gardens offers the opportunity to own an individually designed, brand new home in a spacious leafy setting.**

Located off Far Moor Lane this exciting new development of 9 detached and semi-detached homes boast an energy efficient, bespoke specification that include high quality en-suite bathrooms and spacious living areas.

**Each property includes a high level of finish complete with a professionally designed kitchen including Quartz work surfaces, integrated appliances and contemporary finishes.**

Lower House Gardens is located adjacent to, and takes architectural inspiration from, the Grade II listed Jacobean Manor House 'Lower House'. The traditional Jacobean exterior is complemented by open plan interiors with high specification finishes.

## **Lower House Gardens**

Far Moor Lane, Redditch, B98 0QX



Superbly specified kitchen



Grade II listed 'Lower House' sits adjacent to the development



High quality bathrooms



Light and inviting hallway

A development of 9 detached and semi-detached homes that take inspiration from 'Lower House' - the adjacent Grade II listed Jacobean Manor House.



# Development Layout

Lower House Gardens is an attractive development of 9 detached and semi-detached homes.

Plots 1, 6, 7, 8 and 9 each consist of four bedrooms whilst Plots 2, 3, 4 and 5 each offer three bedrooms.

Plot 1



Plots 2 & 3



Plots 4 & 5



Plots 6 & 7



Plot 8



Plot 9





Lower House



Plot 9

Plot 1

Plot 8

Plot 2

Plot 3

Plot 4

Plot 5

Plot 6

Plot 7

Far Moor Lane

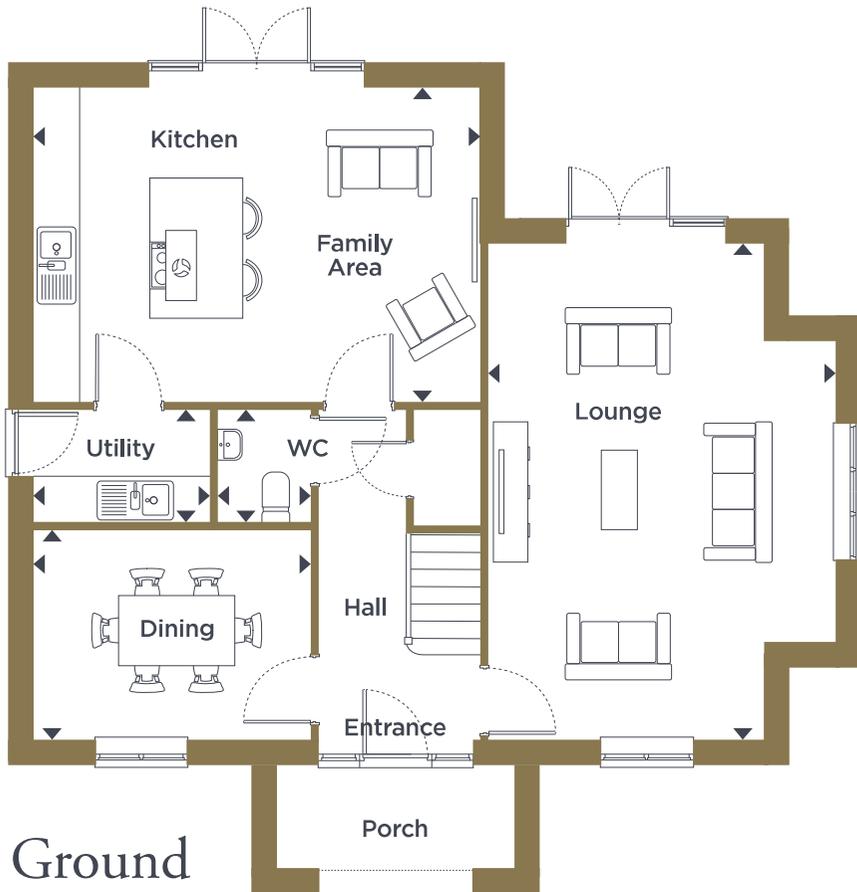
Dursley Lane

# Plot 1

4 bedroom detached  
(with garage)



Plot 1



## Ground floor

### Kitchen/Family Area

5.700m x 4.050m  
18' 7" x 13' 2"

### Dining

3.6m x 2.713m  
11' 8" x 8' 8"

### WC

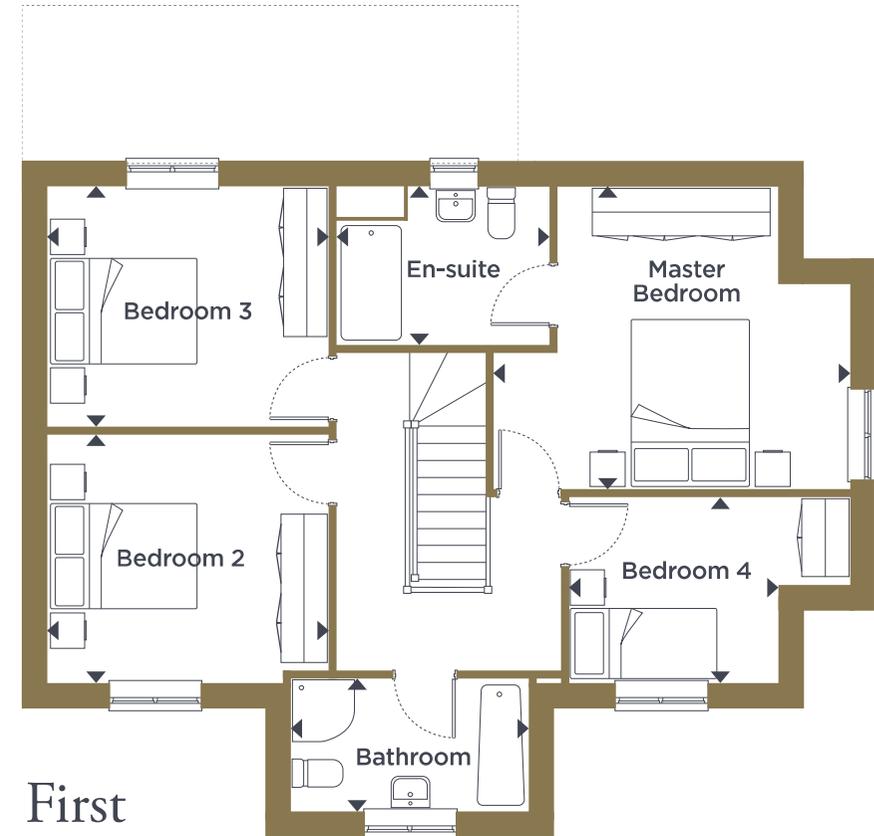
1.213m x 1.463m  
3' 9" x 4' 7"

### Utility

2.313m x 1.463m  
7' 5" x 4' 7"

### Lounge

6.4m x 4.6m  
20' 9" x 15' 0"



## First floor

### Master Bedroom

4.638m x 3.913m  
15' 2" x 12' 8"

### Bedroom 2

3.658m x 3.213m  
12' 0" x 10' 5"

### Bedroom 4

2.738m x 2.413m  
8' 9" x 7' 4"

### Master En-suite

2.780m x 2.075m  
9' 1" x 6' 8"

### Bedroom 3

3.658m x 3.113m  
12' 0" x 10' 2"

### Bathroom

3.100m x 1.738m  
10' 1" x 5' 7"

# Plot 2

3 bedroom semi-detached  
(with garage)



## Ground floor

### Kitchen/ Dining Area

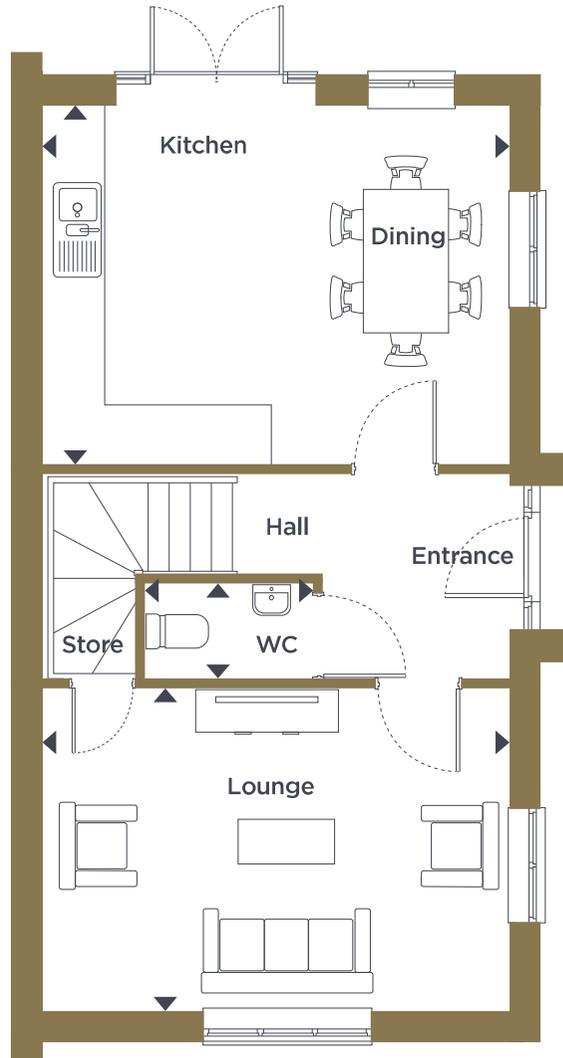
4.965m x 3.775m  
16' 2" x 12' 3"

### Lounge

4.965m x 3.366m  
16' 2" x 11' 0"

### WC

1.792m x 1.023m  
5' 8" x 3' 3"



## First floor

### Master Bedroom

4.965m x 3.386m  
16' 2" x 11' 1"

### Master En-suite

1.462m x 2.075m  
4' 7" x 6' 8"

### Bedroom 2

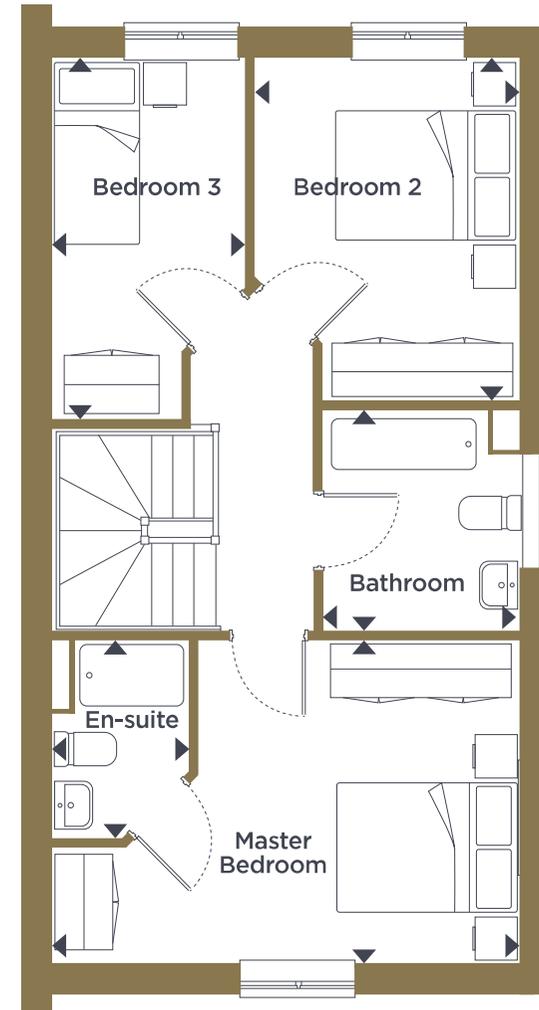
2.794m x 3.625m  
9' 1" x 11' 8"

### Bedroom 3

2.070m x 3.812m  
6' 7" x 12' 5"

### Bathroom

2.077m x 2.329m  
6' 8" x 7' 6"



# Plot 3

3 bedroom semi-detached  
(with garage)

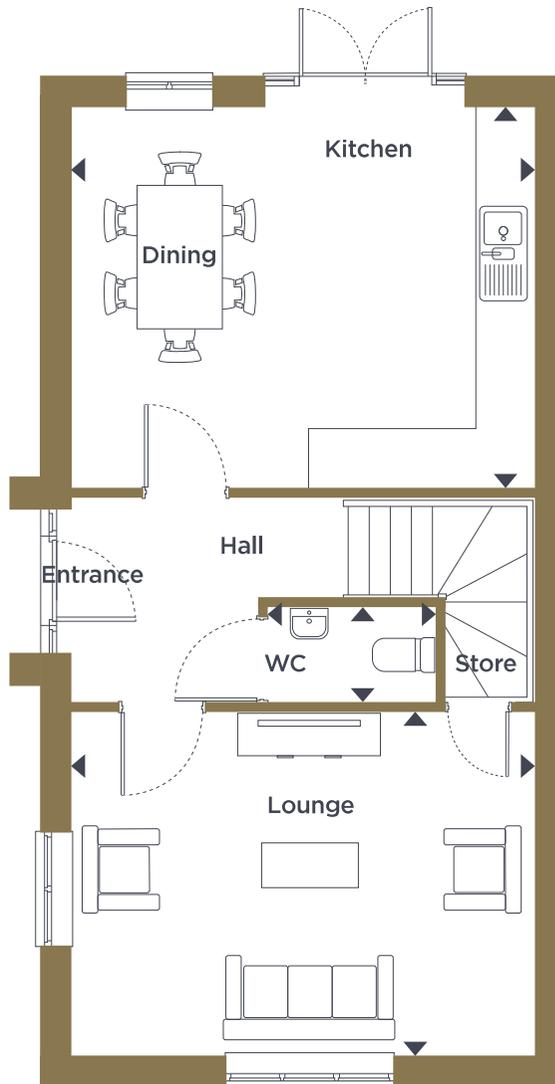


## Ground floor

**Kitchen/  
Dining Area**  
4.900m x 4.000m  
16' 0" x 13' 1"

**Lounge**  
4.900m x 3.611m  
16' 0" x 11' 8"

**WC**  
1.792m x 1.023m  
5' 8" x 3' 3"



## First floor

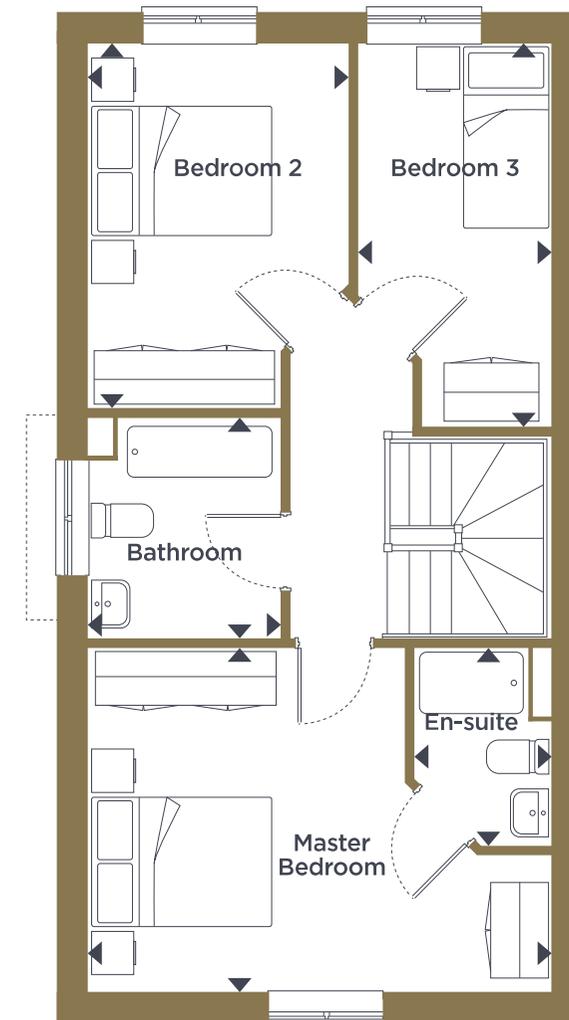
**Master Bedroom**  
4.900m x 3.611m  
16' 0" x 11' 8"

**Master En-suite**  
1.463m x 2.075m  
4' 7" x 6' 8"

**Bedroom 2**  
2.755m x 3.850m  
9' 0" x 12' 6"

**Bedroom 3**  
2.070m x 4.037m  
6' 7" x 13' 2"

**Bathroom**  
2.063m x 2.329m  
6' 7" x 7' 6"



# Plot 4

3 bedroom semi-detached  
(with garage)

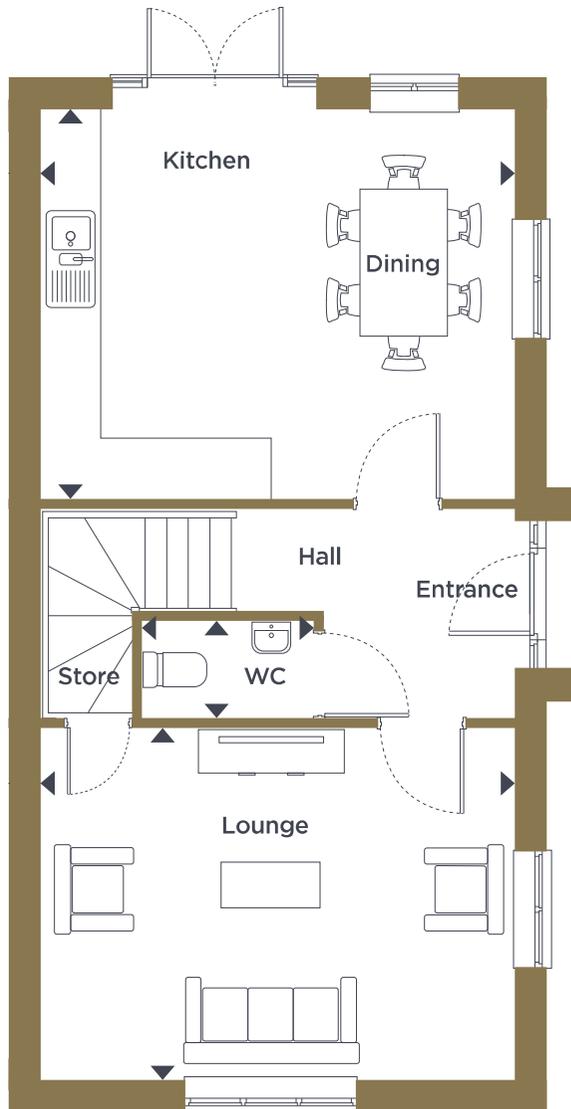


## Ground floor

**Kitchen/  
Dining Area**  
4.900m x 4.000m  
16' 0" x 13' 1"

**Lounge**  
4.900m x 3.611m  
16' 0" x 11' 8"

**WC**  
1.792m x 1.023m  
5' 8" x 3' 3"



## First floor

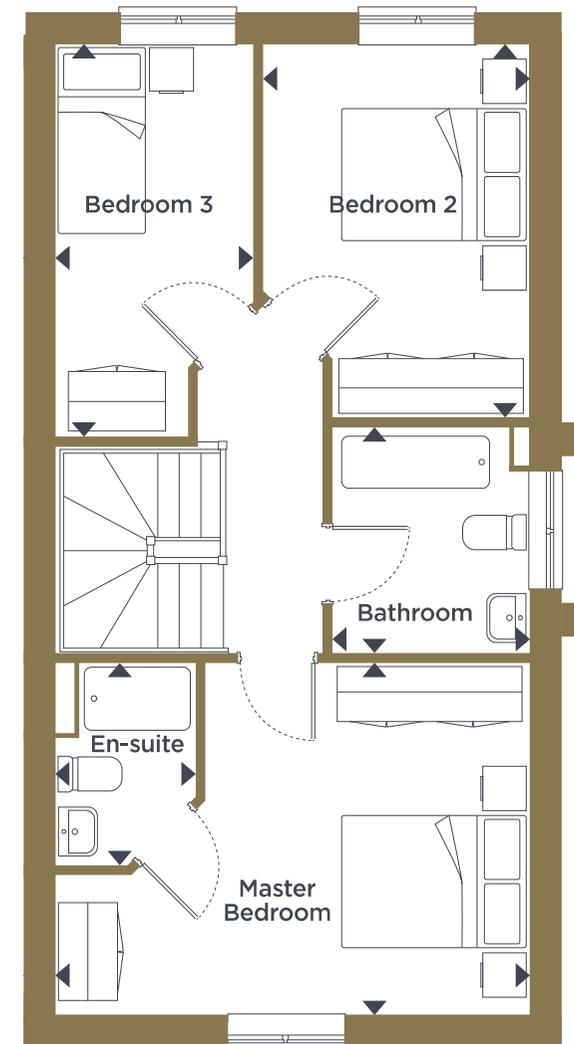
**Master Bedroom**  
4.900m x 3.611m  
16' 0" x 11' 8"

**Master En-suite**  
1.463m x 2.075m  
4' 7" x 6' 8"

**Bedroom 2**  
2.755m x 3.850m  
9' 0" x 12' 6"

**Bedroom 3**  
2.070m x 4.037m  
6' 7" x 13' 2"

**Bathroom**  
2.063m x 2.329m  
6' 7" x 7' 6"



# Plot 5

3 bedroom semi-detached  
(with garage)



## Ground floor

### Kitchen/ Dining Area

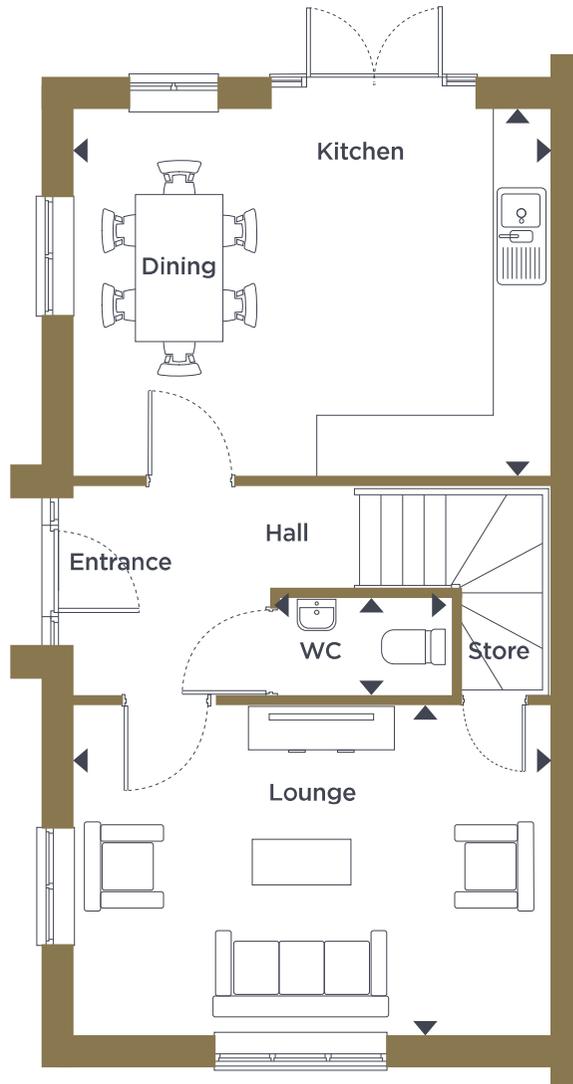
4.965m x 3.775m  
16' 2" x 12' 3"

### Lounge

4.965m x 3.366m  
16' 2" x 11' 0"

### WC

1.792m x 1.023m  
5' 8" x 3' 3"



## First floor

### Master Bedroom

4.965m x 3.386m  
16' 2" x 11' 1"

### Master En-suite

1.462m x 2.075m  
4' 7" x 6' 8"

### Bedroom 2

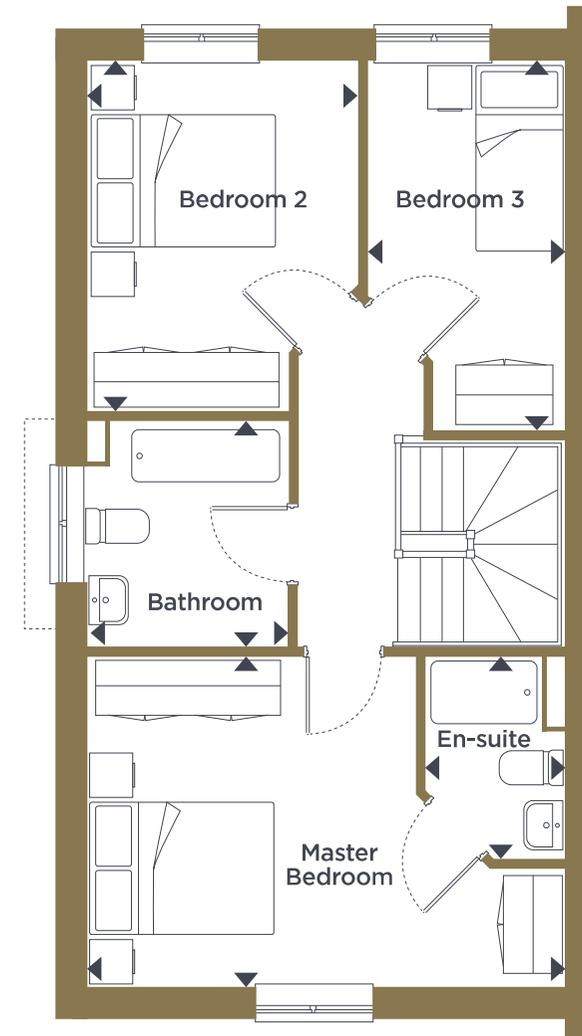
2.794m x 3.625m  
9' 1" x 11' 8"

### Bedroom 3

2.070m x 3.812m  
6' 7" x 12' 5"

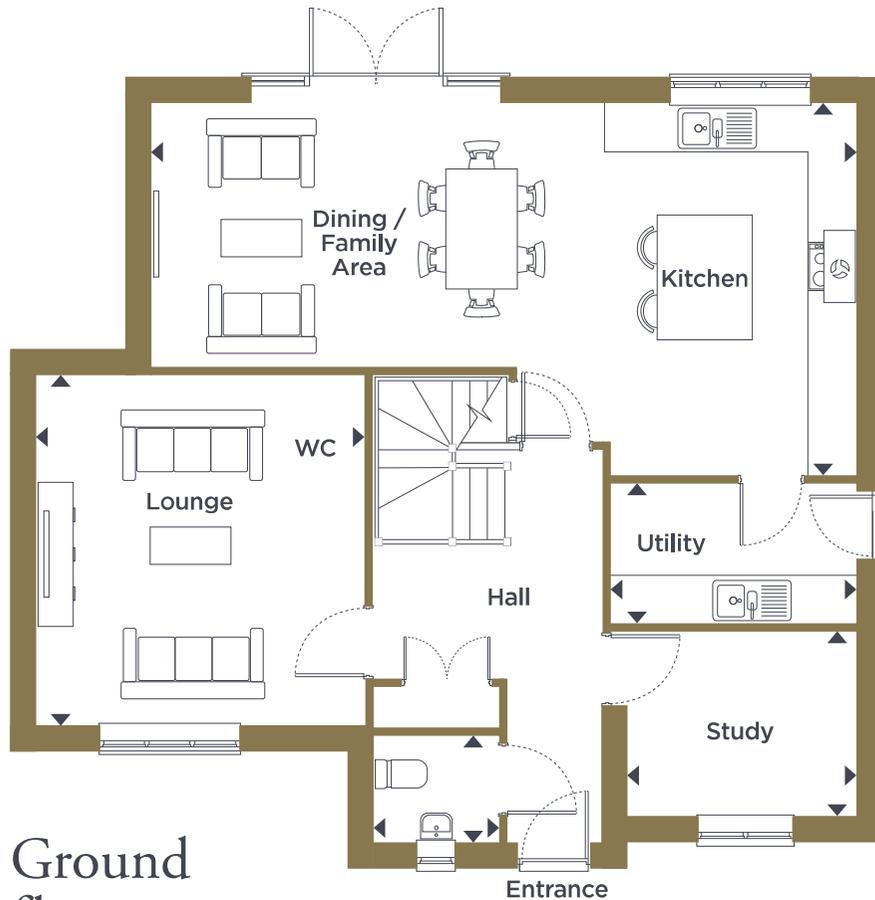
### Bathroom

2.077m x 2.329m  
6' 8" x 7' 6"



# Plot 6

4 bedroom detached  
(with double garage)



## Ground floor

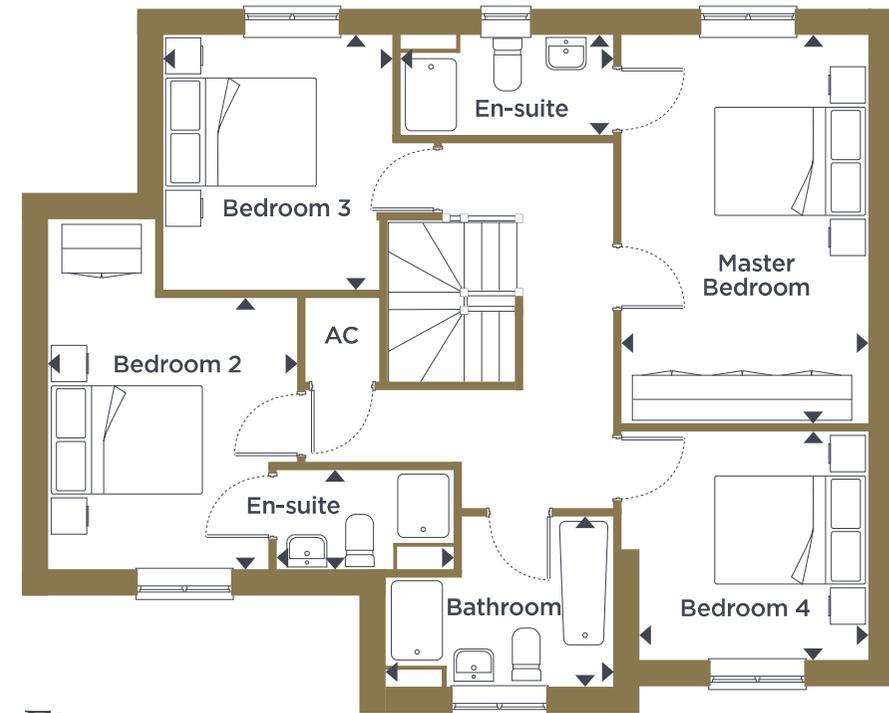
**Kitchen/Family Area**  
8,900m x 4,673m  
29' 1" x 15' 3"

**Lounge**  
4,152m x 4,400m  
13' 6" x 14' 4"

**WC**  
1,600m x 1,363m  
5' 2" x 4' 4"

**Utility**  
3,110m x 1,775m  
10' 2" x 5' 8"

**Study**  
2,910m x 2,328m  
9' 5" x 7' 6"



## First floor

**Master Bedroom**  
3,148m x 4,883m  
10' 3" x 16' 0"

**Bedroom 2**  
3,165m x 3,413m  
10' 3" x 11' 1"

**Bedroom 3**  
2,915m x 3,212m  
9' 5" x 10' 5"

**Bathroom**  
2,887m x 2,149m  
9' 4" x 7' 0"

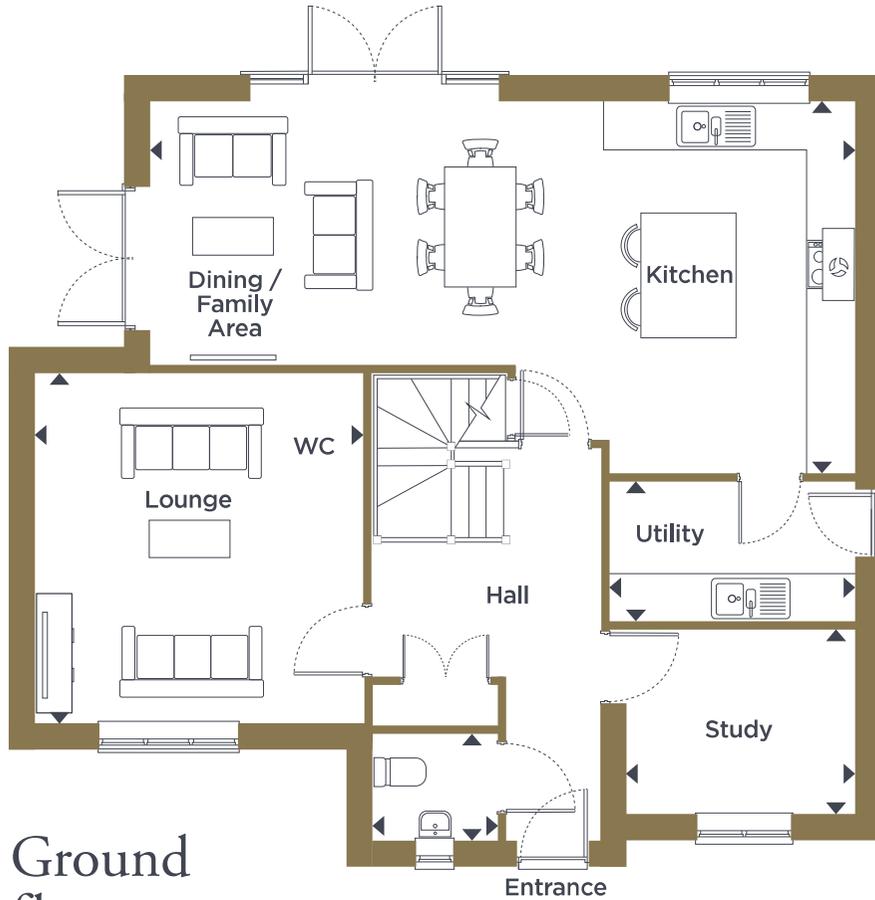
**Master En-suite**  
2,687m x 1,286m  
8' 8" x 4' 2"

**Bedroom 2 En-suite**  
2,238m x 1,267m  
7' 3" x 4' 1"

**Bedroom 4**  
2,910m x 2,868m  
9' 5" x 9' 4"

# Plot 7

4 bedroom detached  
(with double garage)



## Ground floor

### Kitchen/Family Area

8.900m x 4.673m  
29' 1" x 15' 3"

### Lounge

4.152m x 4.40m  
13' 6" x 14' 4"

### WC

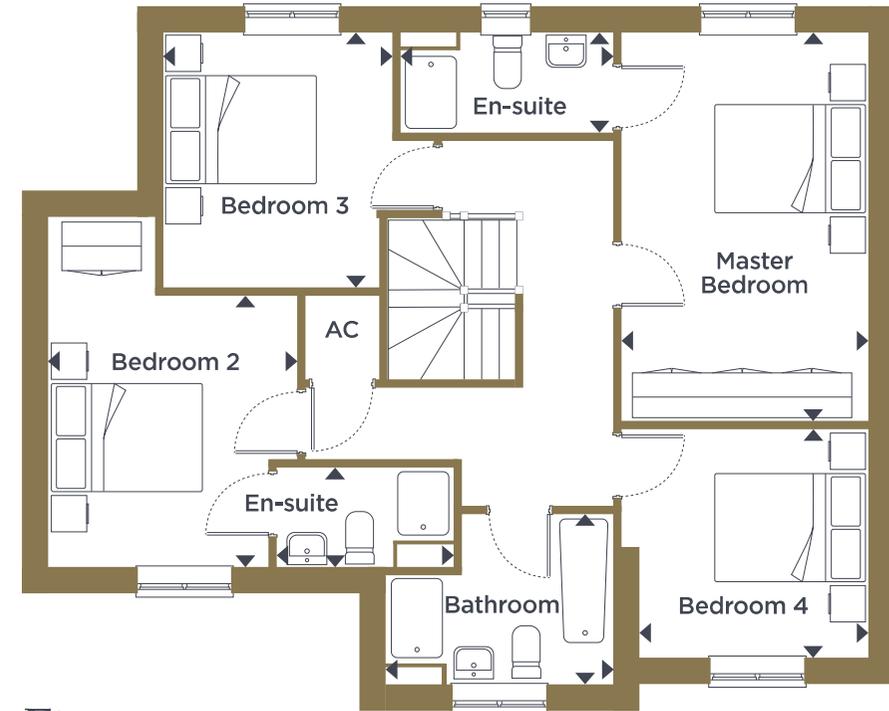
1.600m x 1.363m  
5' 2" x 4' 4"

### Utility

3.110m x 1.775m  
10' 2" x 5' 8"

### Study

2.910m x 2.328m  
9' 5" x 7' 6"



## First floor

### Master Bedroom

3.148m x 4.883m  
10' 3" x 16' 0"

### Bedroom 2

3.165m x 3.413m  
10' 3" x 11' 1"

### Bedroom 3

2.915m x 3.212m  
9' 5" x 10' 5"

### Bathroom

2.887m x 2.149m  
9' 4" x 7' 0"

### Master En-suite

2.687m x 1.286m  
8' 8" x 4' 2"

### Bedroom 2 En-suite

2.238m x 1.267m  
7' 3" x 4' 1"

### Bedroom 4

2.910m x 2.868m  
9' 5" x 9' 4"

# Plot 8

4 bedroom detached  
(with integral garage)



Plot 8



## Ground floor

### Kitchen/Family Area

8.825m x 5.128m  
28' 9" x 16' 8"

### Lounge

3.363m x 4.738m  
11' 0" x 15' 5"

### WC

1.125m x 1.625m  
3' 6" x 5' 3"

### Utility

2.100m x 1.625m  
6' 8" x 5' 3"

### Study

3.300m x 2.363m  
10' 8" x 7' 7"

### Garage

3.075m x 5.400m  
10' 0" x 17' 7"

## First floor

### Master Bedroom

3.400m x 4.213m  
11' 1" x 13' 8"

### Bedroom 2

3.300m x 4.103m  
10' 8" x 13' 4"

### Bedroom 4

3.400m x 3.003m  
11' 1" x 9' 8"

### Master En-suite

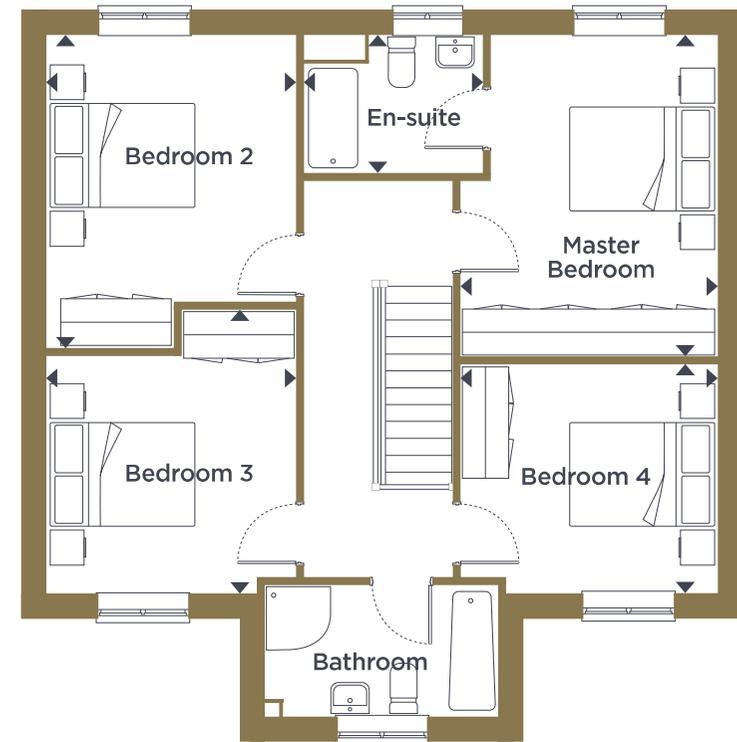
2.375m x 1.1613m  
7' 7" x 3' 8"

### Bedroom 3

3.300m x 3.713m  
10' 8" x 12' 1"

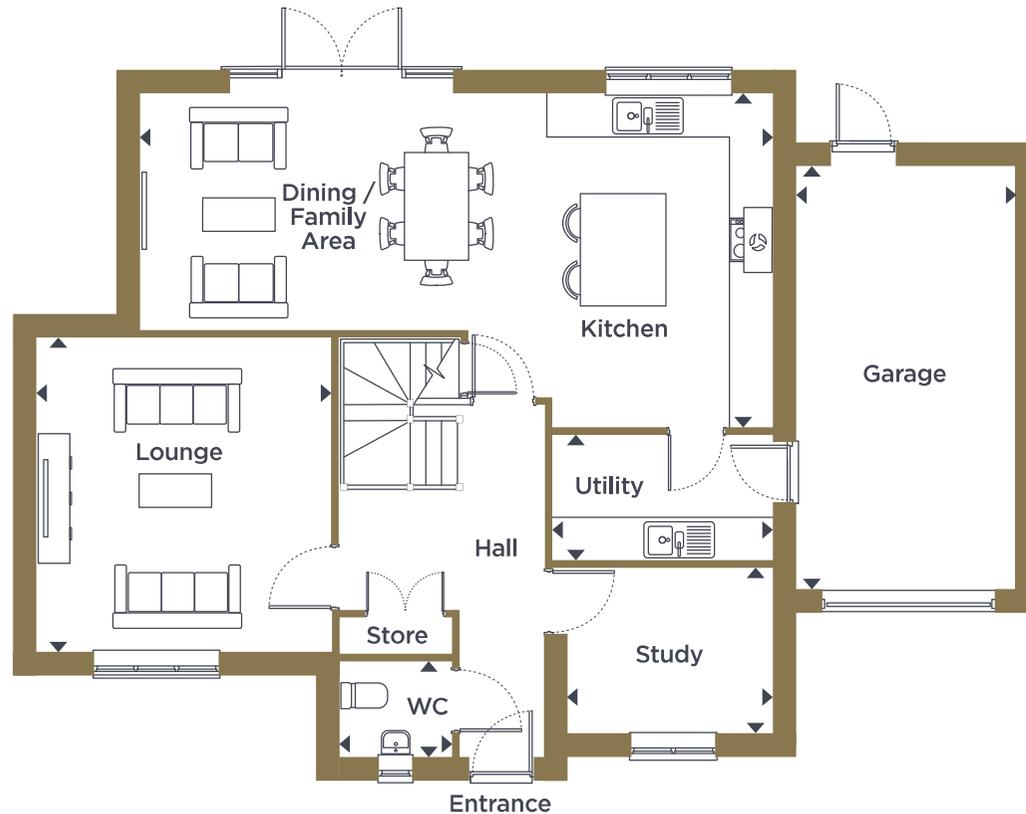
### Bathroom

3.100m x 1.738m  
10' 1" x 5' 7"



# Plot 9

4 bedroom detached  
(with integral garage)



## Ground floor

**Kitchen/Family Area**  
8.900m x 4.673m  
29' 1" x 15' 3"

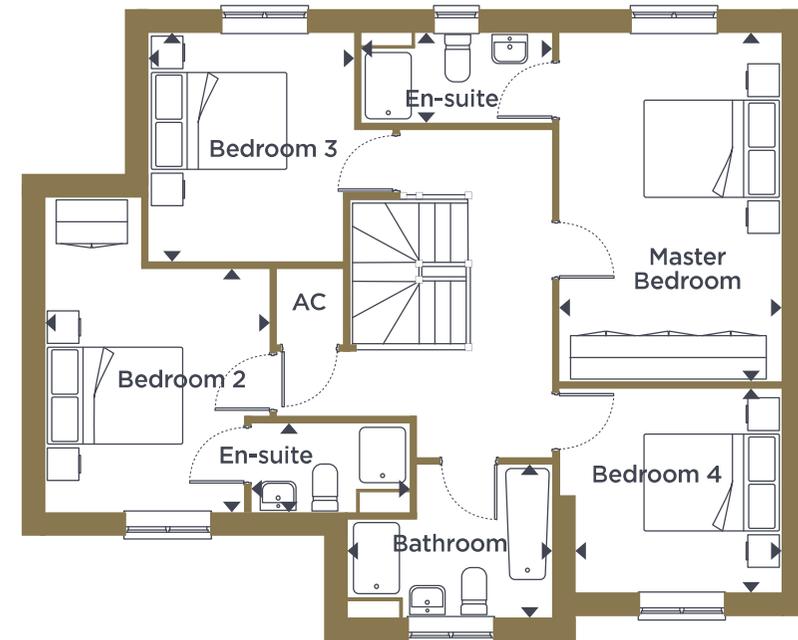
**Lounge**  
4.152m x 4.400m  
13' 6" x 14' 4"

**WC**  
1.600m x 1.363m  
5' 2" x 4' 4"

**Utility**  
3.110m x 1.775m  
10' 2" x 5' 8"

**Study**  
2.910m x 2.328m  
9' 5" x 7' 6"

**Garage**  
3.093m x 5.900m  
10' 1" x 19' 3"



## First floor

**Master Bedroom**  
3.148m x 4.883m  
10' 3" x 16' 0"

**Bedroom 2**  
3.165m x 3.413m  
10' 3" x 11' 1"

**Bedroom 3**  
2.915m x 3.212m  
9' 5" x 10' 5"

**Bathroom**  
2.149m x 2.876m  
7' 0" x 9' 4"

**Master En-suite**  
2.687m x 1.286m  
8' 8" x 4' 2"

**Bedroom 2 En-suite**  
2.238m x 1.267m  
7' 3" x 4' 1"

**Bedroom 4**  
2.910m x 2.868m  
9' 5" x 9' 4"



# A superb specification

Our high level of building standards are perfectly complemented with a striking level of detail in specification throughout the property.

Each property boasts a master bedroom with an en-suite bathroom that includes full height ceramic tiling, vanity storage units and chrome finishes.

**The quality and detailed finish is found throughout the professionally designed contemporary kitchen which include Quartz work surfaces and integrated appliances.**

The sense of quality continues through the property with ceramic floor tiling layed across the ground floor

Bespoke fitted wardrobes to master bedrooms.

All internal doors are complete with chrome door furniture and chrome sockets and switches are specified throughout.

## Kitchen

- Professionally designed contemporary kitchen (colour choice available).
- Quartz work surfaces to kitchen and utility.
- Stainless steel one and a half bowl under mounted sink with engraved drainer and chrome plated mixer taps.
- Eye level double oven where specified.
- 5 ring burner gas hob and extractor hood, all with stainless steel finish.
- Built in fridge freezer and integrated dishwasher.
- All appliances to be NEFF, excluding white goods.



# Bathrooms



5 ring burner gas hob



Contemporary extractor hood



Integrated dishwasher

- High quality white sanitaryware with chrome mixer taps to bathroom, en-suite and WC.
- Vanity storage units to bathroom and en-suite.
- Full height ceramic tiling to walls and floors in bathroom/en-suite and WC (splashback only to WC) (choice available from selected range).
- Chrome plated dual controlled mixer taps with pop-up waste to basins and bath.
- Shower cubicles to include shower doors, full height tiling and chrome variable spray adjustment sliding head showers. (additional fixed rain head to bathroom, high power electric shower to en-suite).
- Chrome plated towel rails to Bathroom and en-suite.



Contemporary styled bath



High quality white sanitaryware



Full height ceramic tiling



Chrome plated towel rails



Chrome mixer taps



Rain head shower

# Internal Finishes

- Internal doors complete with polished chrome door furniture.
- Oak handrail to staircase.
- Ceramic floor tiling to ground floor excluding lounge (choice available from selected range).
- Contemporary ogee or torus skirting and architraves.
- French patio doors to rear.



Oak handrail to staircase



Polished chrome door furniture



Ceramic floor tiling

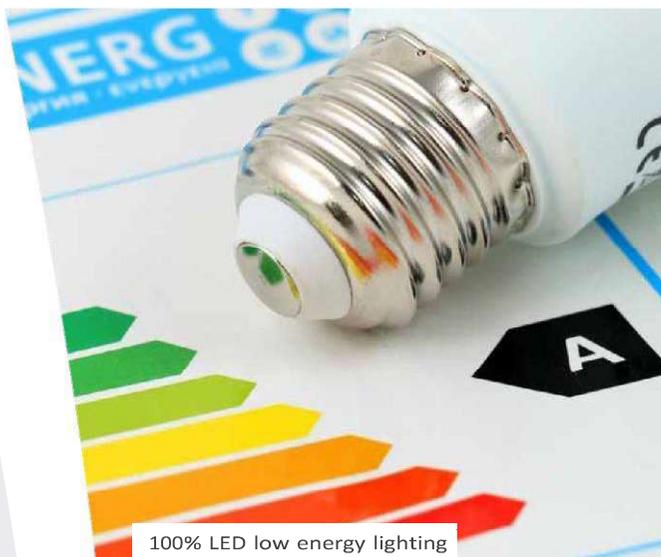


Oak veneer solid core interior doors

# Electrical Installation

- Chrome sockets and switches throughout.
- Recessed LED down-lighters to hall/kitchen/dining room/landing/WC/bathroom and en-suite.
- Double pendant to living room.
- Under unit lighting to kitchen.
- Dual TV and socket to lounge/dining room and 3 bedrooms.
- Telephone socket to lounge.

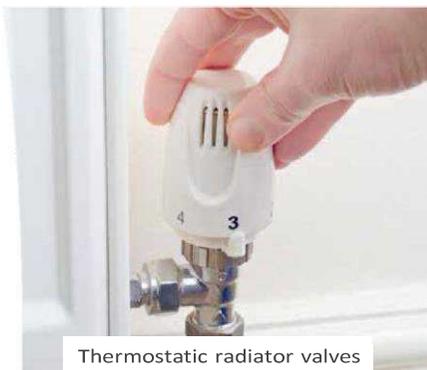




100% LED low energy lighting



Energy efficient boiler



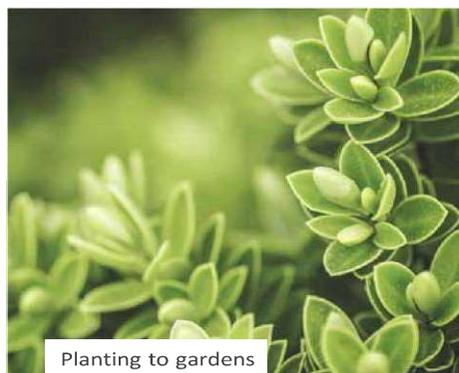
Thermostatic radiator valves



Rear garden with patio and turf



Block paved drive



Planting to gardens

## Environmental Details

- 'A' rated kitchen appliances to reduce water and energy use.
- 100% LED low energy lighting.
- Energy efficient A rated boiler.
- Energy efficient double glazed UPVC windows and doors throughout.
- Detached plots will be fitted with electric vehicle fast charging points.
- Predicted B rated EPC.

## Security

- Intruder alarm system.
- Multipoint locking system to external doors.
- Full compliance with Part Q of the Building Regulations.

## External Details

- Outside water tap.
- Landscaped front garden, patio and turf to rear.
- Block paved drive.
- Composite GRP feature front door.
- Planting to gardens.

## Heating

- Thermostatic radiator valves to ground floor and first floor.
- Zoned heating between ground floor and first floor (plots 6, 7, 8 & 9).

## Additional Details

- 10 Year ICW Structural Warranty.
- High levels of insulation in roof, walls and floors to limit heat loss in the winter and reduce heat gain in the summer.

# Lower House Gardens - an idyllic location

Tucked away in a leafy location in Winyates Green, Lower House Gardens is just few minutes walk from Mappleborough Green and the open countryside, yet only 3 miles from the centre of Redditch and 12 miles from Birmingham City Centre.

The theme of nearby green spaces is continued with Ipsley Alders Marsh Nature Reserve and Arrow Valley Country Park & Lake only minutes away, both offering great walks and activities in beautiful countryside environments.

A short drive is all it takes to get to the M42 motorway Junction 3, giving quick access to Birmingham Airport and Birmingham International train station, whilst the beautiful 12th century town of Henley-in-Arden is only a short drive away.



Ipsley Alders Marsh Nature Reserve



Redditch Town Centre



Arrow Valley Country Park & Lake



### By foot

- Mappleborough Green Pre-School (Ofsted - Good) - 8 mins
- Tenacres First School (Ofsted - Good) - 24 mins
- Londis - 7 mins
- Ipsley Alders Marsh Nature Reserve - 29 mins

### By road

- Arrow Valley Country Park & Lake - 14 mins
- Redditch Rail Station - 10 mins
- Birmingham City Centre - 40 mins
- Henley-in-Arden - 12 mins
- Birmingham Airport - 23 mins
- NEC - 23 mins
- M42 Junction 3 - 8 mins

### By rail

- Birmingham New Street - 38 mins
- Lichfield - 1hr 17 mins

M42  
Junction 3  
4.5 miles

Lower House Gardens

Studley Garden Centre

Harvester Pub & Grill

Mappleborough Green

Ipsley Alders Marsh Nature Reserve

Winyates Green Community Centre

Mappleborough Green Pre-School (Ofsted - Good)

Bomford Hill Park

M42 Junction 3  
7 miles

Redditch

Redditch Rail Station

Town Centre

Kingfisher Shopping Centre

Asda

Bromsgrove  
10 miles

Tesco Extra

Alexandra Hospital

Morrisons

Lower House Gardens

Castle Nurseries

Tenacres First School (Ofsted - Good)

Sainsbury's  
Birmingham  
15 miles

A4189 Henley Road

Henley-in-Arden  
6 miles

Common Lane

Common Lane

Mappleborough Green Garden Centre

A435 Alcester Road

Far Moor Lane

Dursley Lane

Furze Lane

Londis

Longhope Close

Alders Drive

# Our construction guarantee

With every property comes peace of mind courtesy of the 10 year ICW structural warranty that we provide with every purchase.

The new home warranty covers defects in design, materials and workmanship for 10 years as standard. On completion of construction, you will receive a final new home warranty certificate, insuring your new home against latent and structural defects.

We realise that purchasing a home is the most important purchase you'll make and we want it to be perfect for you. We'll remain on hand to deal with any small matters that may occur until your new home is perfect for you.



**ICW**  
INTERNATIONAL CONSTRUCTION WARRANTIES

Providing  
you with a  
**10 year**  
**structural**  
**warranty**



# Help to Buy Scheme

We are accredited to the Government's Help to Buy scheme – enabling you to move into your new home with just a 5% deposit.

With Help to Buy, you can buy a new home with just a 5% deposit - whether you're a first time buyer or you're moving on from your existing home.

The Help to Buy interest free equity loan is exclusively available on new build properties. The equity loan could reduce your mortgage repayments, making this an affordable option.

For further information visit  
[www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)



# For further information

Please contact:  
Peter Clarke New Homes  
Email: [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)  
Call: 01564 320 007

Peter Clarke  
New Homes



Lower House  
Gardens  
Redditch

## Disclaimer:

All information and images contained in this brochure are for guidance purposes only. All dimensions should be considered approximate and floor plans may change during the course of construction. Although every care has been taken to ensure that the information is correct, the contents of this brochure do not constitute a contract, part of a contract of warranty with Kingswood Homes.





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**Visit:** [www.kingswoodhomes.co.uk](http://www.kingswoodhomes.co.uk)

# Price guide

## Lower House Gardens



**Plot 1**  
4 Bedroom  
detached  
(with garage)  
**£475,000**



**Plot 4**  
3 bedroom  
semi-detached  
(with garage)  
**£310,000**



**Plot 7**  
4 bedroom  
detached (with  
double garage)  
**£505,000**



**Plot 2**  
3 bedroom  
semi-detached  
(with garage)  
**£299,950**



**Plot 5**  
3 bedroom  
semi-detached  
(with garage)  
**£315,000**



**Plot 8**  
4 bedroom  
detached (with  
integral garage)  
**£485,000**



**Plot 3**  
3 bedroom  
semi-detached  
(with garage)  
**£310,000**



**Plot 6**  
4 bedroom  
detached (with  
double garage)  
**£495,000**



**Plot 9**  
4 bedroom  
detached (with  
integral garage)  
**£499,950**

  
**Lower House  
Gardens**  
Redditch

**Lower House  
Gardens**  
Far Moor Lane,  
Redditch  
B98 0QX

**For further information, contact:**

Peter Clarke New Homes  
Email: [newhomes@peterclarke.co.uk](mailto:newhomes@peterclarke.co.uk)  
Call: 01564 320 007

**Peter Clarke**  
New Homes

**Help to Buy Scheme**

We are accredited to the Government's Help to Buy scheme - enabling you to move into your new home with just a 5% deposit. For further information visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)

