



COMPTON GARDENS



**Compton Gardens is a splendid development of just 4 family detached homes situated close to the centre of Shipston on Stour. These excellent homes offer a high level of specification with the huge benefit of low maintenance, easy to run, energy efficient homes combined with a traditional look and location. The flexible accommodation offers spacious rooms suitable for the requirements of a couple or a modern family.**

Shipston is a pleasant town with an eclectic mix of stone and brick buildings. It has a vibrant thriving community boasting an excellent range of shops, inns, restaurants and churches. Alongside excellent sports facilities to include a leisure centre, rugby, football, cricket and tennis club the town benefits from excellent primary and secondary schooling. Surrounded by beautiful countryside Shipston is ideally located to explore the historical attractions in the Cotswolds, Stratford upon Avon or Warwick. It is ideally commutable by rail (Moreton in Marsh station just 6 miles) to London etc. and by road to Banbury, Warwick, Oxford, Stratford Upon Avon and Birmingham international airport.

**Left:** Photos show other similar developments by Bafa homes.

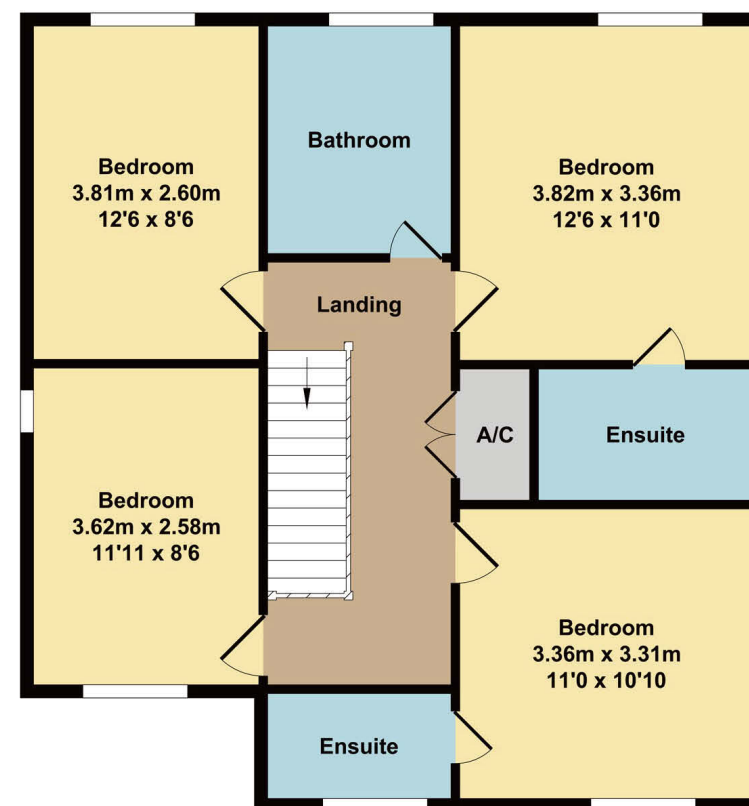
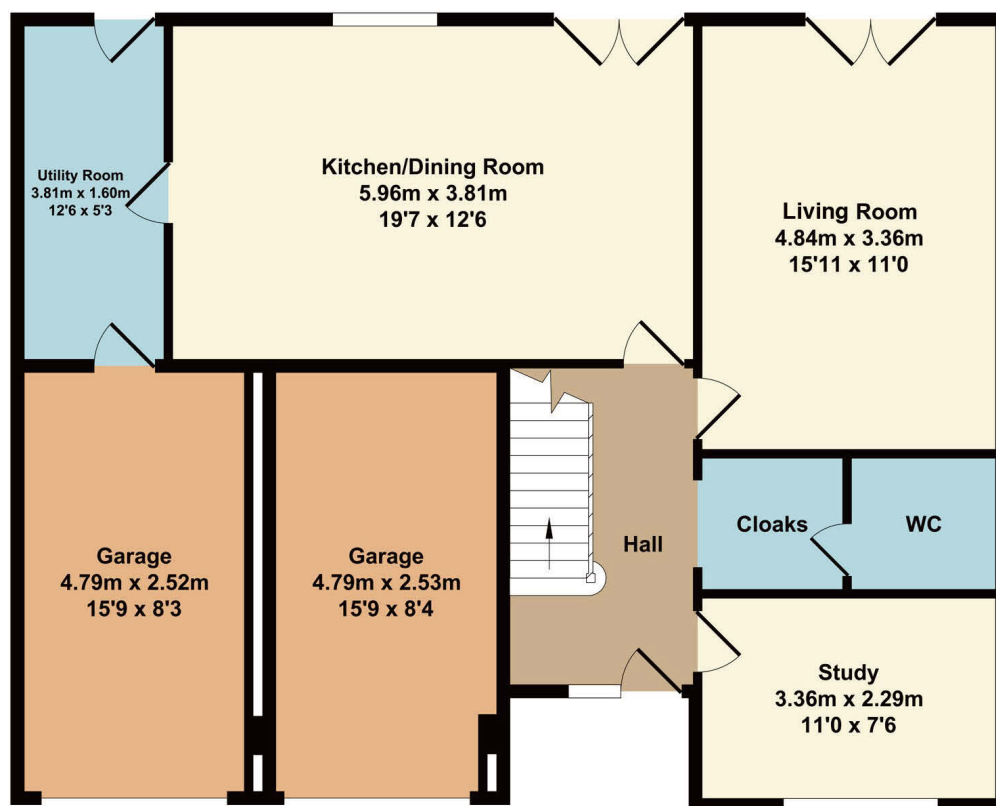
# SITE PLAN



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## BEECH HOUSE - PLOT 1

A very substantial family home offering well proportioned flexible accommodation.



Floor Area: 163.97sq m (1,765 sq ft)

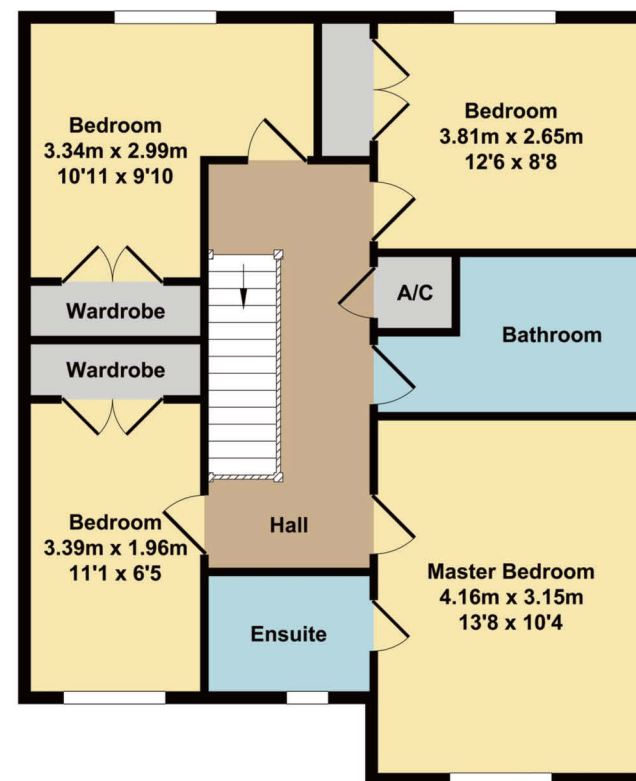
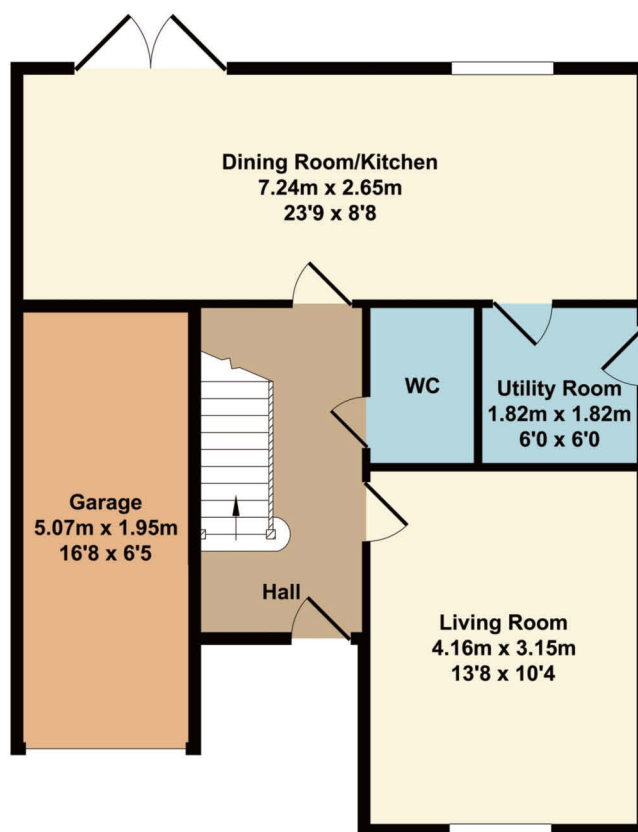
DISCLAIMER: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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## THE LARCH - PLOT 2 & 4

A spacious home which perfectly meets the demands of today's lifestyle.



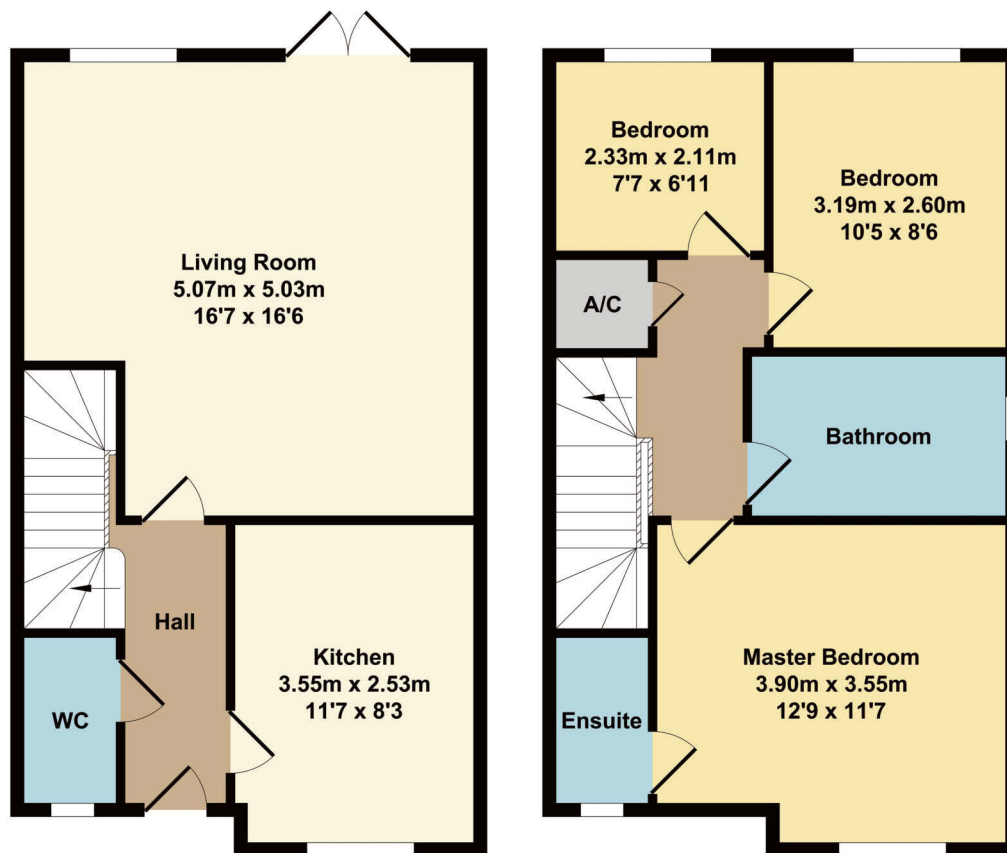
Floor Area: 117.34sq m (1,263 sq ft)

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## MAPLE HOUSE - PLOT 3

A Detached well proportioned home blending in seamlessly with the local environment.



Floor Area: 85.52sq m (921 sq ft)

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# SPECIFICATION

## General

- Oak style internal door, Chrome Ironmongery
- Fitted Wardrobes to Bedroom 2,3 & 4 in plots 2 & 4 only
- TV Points all rooms
- BT points all rooms
- Front and rear external lights (sensor control)
- Burglar alarms installed
- Satin chrome double sockets and switches
- Lighting and power to garages
- Driveway block paved
- Gardens turfed
- Paved patios
- External water tap installed
- Premier 10 year Warranty
- Tiled floors bathroom/ensuites with electric underfloor heating
- Kitchen floor area tiled
- Lounge, dining & hall engineered oak floor
- Carpets to stairs, landing and bedrooms
- Bedrooms wall lights and centre pendant
- Downlighters to lounge, dining, kitchen, utilities, bathrooms, en-suites, hallway and landings

## Kitchens

- High Gloss doors and composite/granite worktops
- Complementary upstands to worktops
- LED under cupboard lighting
- Integrated fridge/freezer, dishwasher, oven & gas hob

## Utilities

- Units to match kitchens
- Worktops to match kitchens
- Free standing washing machine and tumble dryer

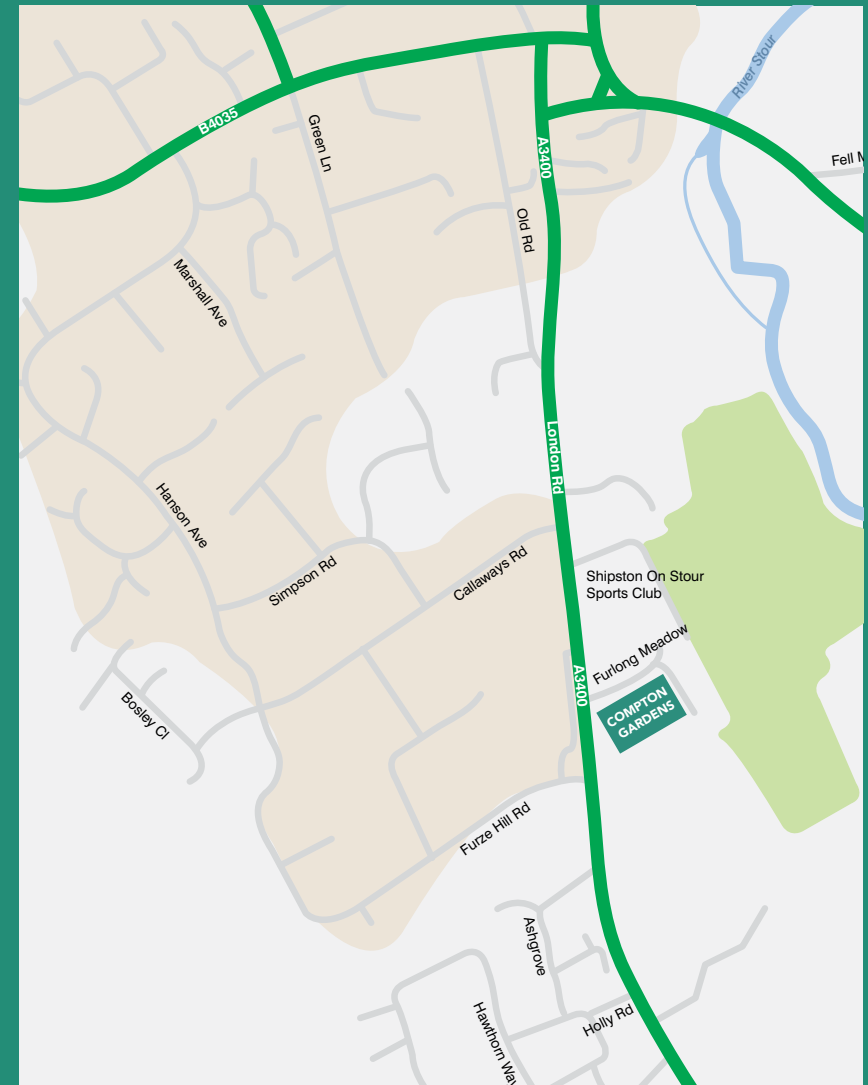
## Bathroom/Ensuites

- Modern white sanitary ware
- Chrome/glass shower cubicles
- Underfloor heating to bathrooms/ensuites
- Heated towel rails to all bathrooms/ensuites
- Luxury tiling
- Chrome taps
- Vanity unit in bathrooms
- Bath/shower mixer tap to family bathroom
- Thermostatic showers to shower cubicles
- Luxury tiling
- Full height tiling to bath shower area/half height to bath areas & sanitary ware walls

## Environmental

- Gas fired central heating
- Pressurised water system (powerful showers)
- Radiators throughout
- uPVC double glazed windows, French doors and composite (coloured) front doors with multipoint locking
- Low energy lighting LED downlighters to ground floor

# DIRECTIONS



Sat Nav Ref: CV36 4EP

# Peter Clarke

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## New Homes

01608 880099  
[www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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