

# ORCHARDS WALK

HARVINGTON



LIONCOURT  
HOMES



# WELCOME TO ORCHARDS WALK

## Harvington, Evesham

Orchards Walk is a prestigious new development of 3, 4 and 5 bedroom houses and 2 bedroom bungalows located on the Worcestershire / Warwickshire borders, just 3 miles from Evesham.

Set around a cul-de-sac, with extensive woodland planting and a new community open space, the development offers a choice of nine different attractive designs.

Harvington is a delightful village which dates back to Anglo-Saxon times. Bordered on the east by the River Avon and surrounded by idyllic countryside, it is a popular village with a wide range of amenities and excellent public transport links with Evesham and Stratford.

The generous specification of the homes at Orchards Walk means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by a NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.





## EDUCATION

For those with young children, Orchards Walk is less than a five minute walk from the Harvington Church of England First and Nursery school which is rated as "Outstanding" by Ofsted. For secondary education, St. Egwins Middle School (rated "Good") and Prince Henry's High School (rated "Outstanding") are both just a short drive away in Evesham. For higher education, the University of Worcester is around thirty minutes away by car.

## SHOPPING

For everyday essentials, Harvington convenience store is less than a quarter of a mile away. The village also has a thriving Farm Shop and a café which serves breakfast and lunch daily. Evesham offers an excellent choice of food stores, including Marks & Spencer, Morrisons, Waitrose and a Tesco Superstore. The town also offers a wide range of independent shops and several shopping centres.

## LEISURE FACILITIES

The Golden Cross pub, which sells a wide range of food and drink, is almost opposite the development and Harvington's other pub, The Coach and Horses, is also within easy walking distance. Harvington offers a range of leisure activities right on your doorstep, including angling, golf and cricket, whilst the surrounding Vale of Evesham and the River Avon offer a wealth of things to see and do.

## AROUND AND ABOUT

In the unlikely event you should tire of the delights of Harvington or Evesham, the 800 year old market town of Stratford upon Avon, one of the most important tourist destinations in the UK, is around twenty minutes away by car. The nearest train station to The Orchards is in Evesham, from where there are regular direct trains to London. Junction 6 of the M5 motorway is around 15 miles away.

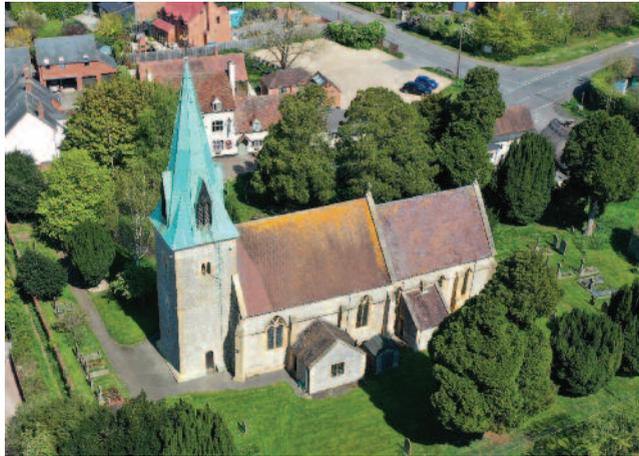


# ORCHARDS WALK

## LOCAL AMENITIES



*Times are approximate and sourced from National Rail and Google Maps.*



# SPECIFICATION

The Alder, Ash, Clematis, Rowan, Willow

## KITCHEN

Symphony fitted kitchen with soft close hinges/drawers  
Worktop upstand with stainless steel splashback behind hob  
Bosch stainless steel oven & 4 burner gas hob (double oven in 3 bedroom homes)  
Bosch 60cm chimney extractor hood  
60cm space for fridge/freezer  
60cm space with plumbing for washing machine (where house has no utility)  
Removable kitchen unit with plumbing for dishwasher  
Stainless steel 1.5 bowl sink with chrome mixer tap

## UTILITY (where applicable)

Symphony fitted units with soft close hinges  
Worktop upstand  
60cm space with plumbing for washing machine  
60cm space for tumble dryer (where available)  
Stainless steel single bowl sink with mixer tap (where applicable)

## BATHROOM

Ideal Standard bath, basin and taps  
Ideal Standard WC  
Tiled splashback to basin, half height tiling to bath (full height tiling where there is no en-suite)  
Shaver socket

## EN-SUITE

Ideal Standard basin and tap  
Ideal Standard WC  
Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure  
Tiled splashback to basin with full height tiling to shower  
Shaver socket

## CLOAKROOM

Ideal Standard basin & tap  
Ideal Standard WC

## ELECTRICAL

White electrical switches and sockets  
1 Double USB socket in kitchen above worktop  
BT & TV Sockets to lounge and master bedroom  
Low energy lighting  
Mains doorbell  
External PIR lighting to front and rear elevations

## HEATING

Gas fired zoned central heating with thermostatic control  
Heating/hot water programmer  
Compact radiators with thermostatic control  
Provision of electric fused spur for future fire (fire not provided)

## WINDOWS & DOORS

White PVCu double glazed windows/french doors (where specified)  
Black composite pre-finished front door  
Black steel garage up & over door (where applicable)  
White painted 4 panel internal doors with chrome furniture  
White painted softwood staircase

## DECORATION

White emulsion to all walls & ceilings; white painted woodwork

## SECURITY

Multi-point locking system to front/rear doors  
Smoke & carbon monoxide detectors to Building Regulation requirements  
Through door viewer and door chain

## EXTERNAL

Black PVCu gutters and downpipes  
Front garden graded and turfed/planted  
Rear fencing - 1.8m close boarded fencing where applicable  
Paths and paving as indicated on site layout  
Tarmac or block paved access drive/hardstanding as indicated on site layout

# SPECIFICATION

The Birch, Chestnut, Oak, Rosewood

## KITCHEN

Symphony fitted kitchen with soft close hinges/drawers

Worktop upstand with glass splashback

Built-in Bosch stainless steel single oven & Integrated Microwave

Bosch 5 burner gas hob with 90cm chimney extractor hood

Hotpoint integrated fridge/freezer

Hotpoint integrated washer/dryer (where house has no utility)

Hotpoint integrated dishwasher

Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer

## UTILITY (where applicable)

Symphony fitted units with soft close hinges

Worktop upstand

60cm space with plumbing for washing machine

60cm space for tumble dryer (where available)

Leisure Albion 1.0 bowl with mixer tap

## BATHROOM

Ideal Standard bath, basin and taps

Ideal Standard WC with soft close seat

Chrome towel rail

Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)

Shaver socket

## EN-SUITE

Ideal Standard basin and tap

Ideal Standard WC with soft close seat

Mira Minimal ERD thermostatic shower. Mira Flight shower tray with silver enclosure

Half height wall tiling to all walls with full height tiling to shower

Shaver socket

## CLOAKROOM

Ideal Standard vanity unit with chrome monobloc tap and tiled splashback

Ideal Standard WC with soft close seat

## ELECTRICAL

Brushed chrome switches & sockets to kitchen and utility with white to the rest of the house

1 Double USB socket in kitchen above worktop in brushed chrome

BT & TV Sockets to lounge and master bedroom

Low energy lighting throughout. LED down lighters to kitchen, bathroom, en-suite & WC

Chrome mains doorbell

External PIR lighting to front and rear elevations

## HEATING

Gas fired zoned central heating with compact radiators with thermostatic control

Digital heating/hot water programmer

Provision of electric fused spur for future fire (fire not provided)

## WINDOWS & DOORS

White PVCu double glazed windows/french doors (where specified)

Black composite front door

Black steel garage up and over door (where applicable)

Oak internal single doors and oak glazed double doors with brushed chrome furniture

White painted softwood staircase with oak handrail and newel posts

## DECORATION

White emulsion to all walls & ceilings & white painted woodwork

## SECURITY

Multi-point locking system to front/rear doors

Smoke & carbon monoxide detectors to Building Regulation requirements

Through door viewer and door chain

## EXTERNAL

Outside cold water tap to rear of property

Black PVCu gutter and downpipes

Front garden graded and turf/planted

Rear fencing - 1.8m close boarded fencing where applicable

Paths and paving as indicated on site layout

Tarmac or block paved access drive/hardstanding as indicated on site layout



## LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



*Interior images from previous developments*





*Where everyone feels at home*



LIONCOURT  
HOMES

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