BESPOKE
DESIGN-LED
CONSIDERED
PREMIUM
MODERN
SUSTAINABLE
QUALITY

CONSILIO

STRATFORD-UPON-AVON

THE BESPOKE COLLECTION
BY SPITFIRE HOMES

CONSILIO

STRATFORD-UPON-AVON

A contemporary collection of individually designed residences within walking distance of the centre of Stratford-upon-Avon. These distinctive homes offer visually striking exteriors and sophisticated interiors adorned with premium brands, materials and finishes.

DESIGN BY DEFINITION

This is Consilio; a showcase of individually designed properties, carefully constructed using a selection of the finest materials. Bright and airy interiors combine perfectly proportioned spaces with considered details to create an impressive range of homes.

MODERN DESIGN

Computer generated image for indicative purposes only.

Consilio

/verb/Latin

Design; to create with purpose and intent.

Architect's sketches of design.

DESIGN-LED

"MY FAVOURITE ARCHITECT IS FRANK LLOYD WRIGHT. HE WAS VERY MUCH ABOUT WORKING WITH SPACE AND NATURAL LIGHT, WHILST MAKING THE MOST OF THE SURROUNDING ENVIRONMENT."

AARON TERRY
Roberts Limbrick Architects

We have applied these principles to the design of the homes at Consilio. Open-plan spaces with multiple glazed aspects bring natural light deep into the house. In some of the houses, vaulted ceilings to master bedrooms and landings exaggerate the feeling of space.

Large chimneys, with contemporary chimney caps create a striking exterior feature that is unusual for new builds in this part of the country.

How our customers are going to live also influences our designs. Glazed bi-fold and French doors bring the outside in during the warmer months: perfect for al fresco dining while being close to the kitchen. And, while the majority of the homes have open-plan living areas, we also recognise the requirement for separate living rooms, creating spaces where guests can be entertained away from the heat of the kitchen, where children can play, or a quiet place to retreat with a book.

Indicative image of previous Spitfire Homes property.

QUALITY FINISHES

Every aspect of The Bespoke Collection by Spitfire Homes is meticulously chosen to deliver a Signature Specification of premium brands, materials and finishes, which can be found within each home at Consilio.

Individually designed kitchens are unique to Spitfire, with bespoke feature staircases and contemporary Villeroy & Boch sanitaryware further conveying a sense of quality.

SIGNATURE SPECIFICATION

KITCHENS

Individually designed hand-crafted kitchens selected from a unique range created exclusively for Spitfire Homes.

- Contemporary handleless cabinet doors paired with Premium Silestone composite quartz worktops with upstand
- Quartz splashback to hob area
- Neff integrated oven, combination microwave, touch-operated induction hob and extractor hood
- Integrated Zanussi dishwasher and fridge freezer
- Zanussi integrated washer dryer within properties without a utility room
- Ceramic floor tiling from Porcelanosa

FINISHES & FEATURES

A meticulous attention to detail throughout each home is complemented by unique features and premium materials.

- Bespoke feature staircase with oak handrail, oversized oak newels and black gunmetal balusters to one to three bedroom properties. Glazed balusters to four and five bedroom properties
- Spitfire Homes signature skirting boards with seamless architrave detail
- Bespoke fitted wardrobes to master bedroom and bedroom two with mirrored sliding doors
- Oak finish internal doors with dual colour chrome and satin handles
- Porcelanosa ceramic floor tiling to kitchen, family area (where attached to kitchen), utility, cloakroom, bathroom and en suites where applicable
- Glazed bi-fold doors where indicated on plans
- Class 1 flue with feature fireplace to the following properties: no's. 1, 7, 25, 26, 27, 28, 29, 34 and 86

SECURITY & WARRANTY

The combination of low maintenance, security features and a 10 year warranty all contribute to peace of mind.

- Two year homeowner warranty from Spitfire Homes
- 10 year NHBC warranty
- Multipoint locking mechanisms to external doors

BATHROOM, CLOAKROOM & EN SUITES

Contemporary and stylish bathrooms and en suites benefit from a selection of quality materials and sleek finishes.

- White contemporary Villeroy & Boch sanitaryware complemented by polished chrome Hansgrohe fittings
- Under-sink vanity unit to cloakroom
- Cloakroom to feature half height Porcelanosa ceramic tiling to all walls with sanitaryware
- Bathroom and en suites benefit from full height Porcelanosa tiling to shower/bath area and half height tiling to walls with sanitaryware
- Bespoke mirrored over-sink vanity cabinet to bathroom and master en suite as shown on plans
- Chrome wall-mounted toilet roll holder to bathroom and en suites
- Hansgrohe shower within main bathroom
- Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within master en suite
- Shaver sockets and chrome heated towel rail to bathroom and en suites

MEDIA & COMMUNICATIONS

Features for a modern and connected lifestyle.

- Integrated television system with Sky TV provision including aerial
- BT point to living room

ELECTRICAL & HEATING

A range of features that combine comfort, convenience and low energy consumption.

- Underfloor heating throughout the ground floor thermostatically controlled radiators to subsequent floors (where applicable)
- Brushed steel sockets and switches where visible, white where hidden
- USB charging points to kitchen, living room, bedrooms and study (where applicable)
- LED downlighters to kitchen, family and dining areas (where attached to kitchen), hallway, landing, WC, bathroom and en suites

EXTERNAL DETAIL

Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.

- Turfed garden areas with paved patios and pathways as shown on site plans
- External waterproof socket and tap to rear of property
- Motion activated satin silver up and down lights to front and rear of property
- Electric car charging point
- Electrical socket, internal lighting and motion activated external lighting to garage. Remote-operated up-and-over style garage door (where applicable)
- Planting installed in line with approved planning landscape layout – planting within marketing material is indicative only

Indicative images of previous Spitfire Homes properties.

hansgrohe PORCELANOSA NEFF Villeroy & Boch 1748

BESPOKE HOMES

Indicative images of previous Spitfire Homes properties.

Whether we are creating a chic contemporary townhouse, a characterful country home or a classic mansion, each home in The Bespoke Collection shares the Spitfire Signature; the unique qualities and characteristics that ensure that elements of your home are truly distinctive.

We do this by the careful selection of the external finishes and internal specification, sometimes to provide an architectural contrast or statement, and sometimes to create a home that is sympathetic to its surroundings.

For those clients who purchase early on in the construction process, there is also the opportunity to personalise your property with a choice of specification finishes and premium upgrades – all of which help to make your home as individual as you are.

PHASE ONE

NOT FOR SALE ON THE OPEN MARKET

MASTER PLAN

THE FOSTER
NO'S. 1 & 86
3 BEDROOM HOUSE

THE NASH
NO. 6
3 BEDROOM HOUSE

THE GRIMSHAW
NO. 7
3 BEDROOM HOUSE

THE WREN
NO. 10
3 BEDROOM HOUSE

THE HAWKSMOOR
NO'S. 25 & 34
4 BEDROOM HOUSE

THE SCOTT
NO'S. 26 & 29
4 BEDROOM HOUSE

THE HOLLAND
NO'S. 27 & 28
4 BEDROOM HOUSE

THE CHIPPERFIELD
NO'S. 30, 31, 32, 33
3 BEDROOM HOUSE

THE CHAMBERS
NO'S. 35 & 81
4 BEDROOM HOUSE

THE WEBB
NO'S. 36 & 82
4 BEDROOM HOUSE

THE SOANE
NO'S. 37 & 83
4 BEDROOM HOUSE

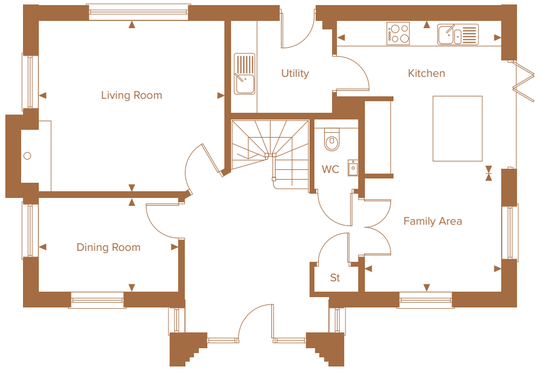
Computer generated images for indicative purposes only.

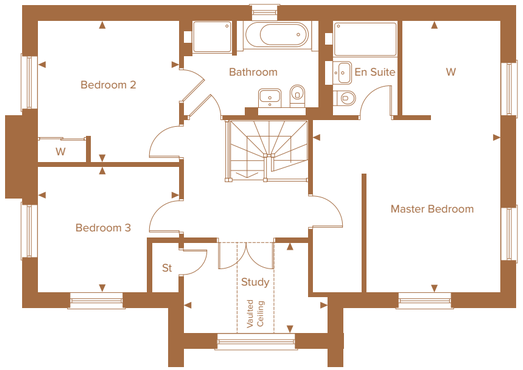
THREE BEDROOM HOME

THE FOSTER

The stunning and distinctive Foster marks the entrance to Consilio with the mirror pair of No. 1 and No. 86 positioned either side of the entrance. These magnificent properties feature a glazed gable to the first floor study area which could double up as a fourth bedroom.

NO'S. 1 & 86*





GROUND FLOOR		
Living Room	4.59m x 4.24m	15' 1" x 13' 11"
Dining Room	3.45m x 2.33m	11' 4" x 7' 8"
Family Area	3.40m x 2.92m	11' 2" x 9' 7"
Kitchen	4.09m x 3.79m	13' 5" x 12' 5"

FIRST FLOOR		
Master Bedroom	6.72m x 4.65m	22' 0" x 15' 3"
Bedroom 2	3.50m x 3.50m	11' 6" x 11' 6"
Bedroom 3	3.50m x 3.10m	11' 6" x 10' 2"
Study	3.57m x 2.26m	11' 8" x 7' 5"

ST Store **W** Wardrobe ◂ Dimension arrow
*No. 86 is handed, No. 1 as drawn.
Image shows No. 86.

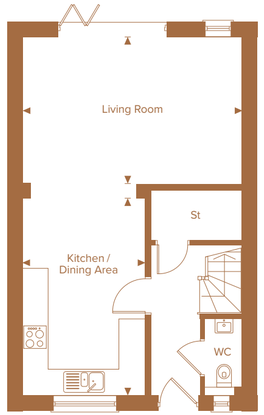
Computer generated image for indicative purposes only.

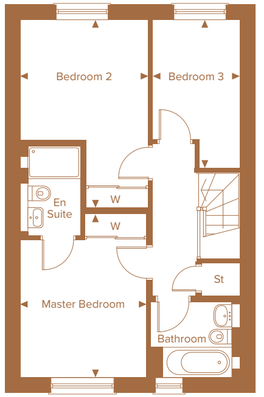
THREE BEDROOM HOME

THE NASH

Most of the ground floor of The Nash is dedicated to a large, bright, living space which includes the kitchen, dining and living areas. Glazed bi-fold doors to the rear of the property create a seamless transition into the garden, maximising the flow of natural light.

NO. 6





GROUND FLOOR		
Living Room	5.46m x 3.63m	17' 11" x 11' 11"
Kitchen / Dining Area	4.88m x 3.06m	16' 0" x 10' 0"

FIRST FLOOR		
Master Bedroom	4.05m x 3.15m	13' 3" x 10' 4"
Bedroom 2	4.66m x 3.19m	15' 3" x 10' 6"
Bedroom 3	3.68m x 2.17m	12' 1" x 7' 1"

ST Store **W** Wardrobe ◂ Dimension arrow

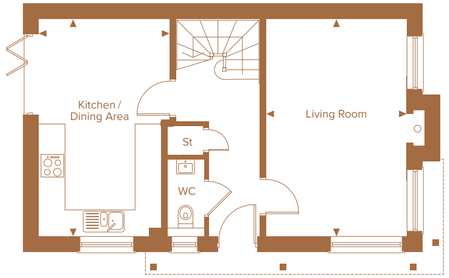
Computer generated image for indicative purposes only.

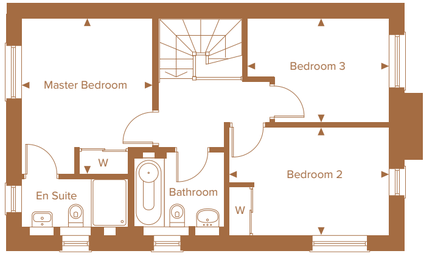
THREE BEDROOM HOME

THE GRIMSHAW

Buff brick combines with contrasting slate roof tiles to create a striking three bedroom home. Internally, the layout accommodates a generous entrance hallway, a large living room and three spacious bedrooms.

NO. 7





GROUND FLOOR		
Living Room	5.37m x 3.46m	17' 7" x 11' 4"
Kitchen / Dining Area	5.37m x 3.23m	17' 7" x 10' 7"

FIRST FLOOR		
Master Bedroom	3.86m x 3.24m	12' 8" x 10' 7"
Bedroom 2	3.98m x 2.68m	13' 1" x 8' 10"
Bedroom 3	3.51m x 2.58m	11' 6" x 8' 6"

ST Store **W** Wardrobe ◂ Dimension arrow

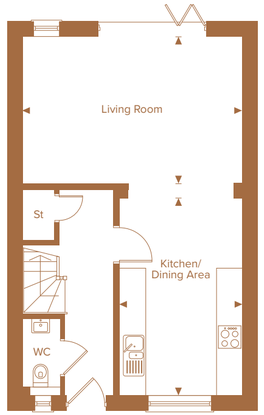
Computer generated image for indicative purposes only.

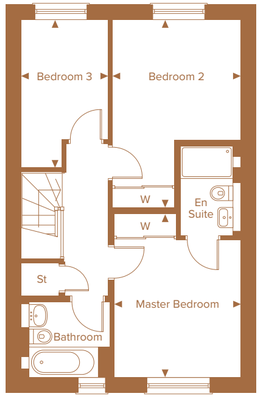
THREE BEDROOM HOME

THE WREN

There is no shortage of light in this detached three bedroom home. Large windows form a contemporary façade whilst creating bright interiors with natural light flowing from the kitchen through the open-plan living area to the glazed bi-fold doors at the rear.

NO. 10





GROUND FLOOR		
Living Room	5.46m x 3.63m	17' 11" x 11' 11"
Kitchen / Dining Area	4.88m x 3.06m	16' 0" x 10' 0"

FIRST FLOOR		
Master Bedroom	4.05m x 3.15m	13' 3" x 10' 4"
Bedroom 2	4.66m x 3.19m	15' 3" x 10' 6"
Bedroom 3	3.68m x 2.17m	12' 1" x 7' 1"

ST Store **W** Wardrobe ◂ Dimension arrow

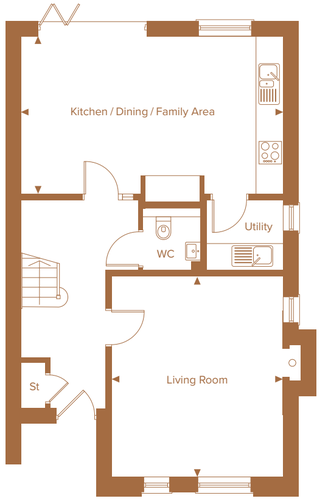
Computer generated image for indicative purposes only.

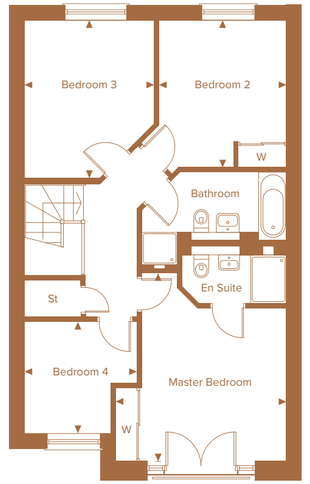
FOUR BEDROOM HOME

THE HAWKSMOOR

A large living room and spacious kitchen, dining and family area provide ample living space for this four bedroom detached residence. Upstairs the inclusion of a Juliet balcony adds further intrigue to the well-appointed master bedroom suite.

NO'S. 25 & 34*





GROUND FLOOR		
Living Room	4.94m x 4.24m	16' 3" x 13' 11"
Kitchen / Dining / Family Area	6.49m x 3.89m	21' 4" x 12' 9"

FIRST FLOOR		
Master Bedroom	4.64m x 4.24m	15' 3" x 13' 11"
Bedroom 2	3.64m x 3.17m	11' 11" x 10' 5"
Bedroom 3	3.90m x 3.22m	12' 9" x 10' 7"
Bedroom 4	2.79m x 2.77m	9' 2" x 9' 1"

ST Store **W** Wardrobe ◂ Dimension arrow
*No. 34 is handed, No. 25 as drawn.
Image shows No. 25.

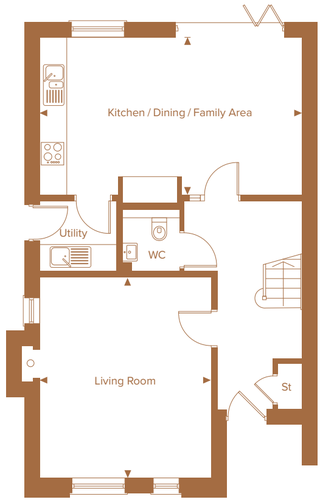
Computer generated image for indicative purposes only.

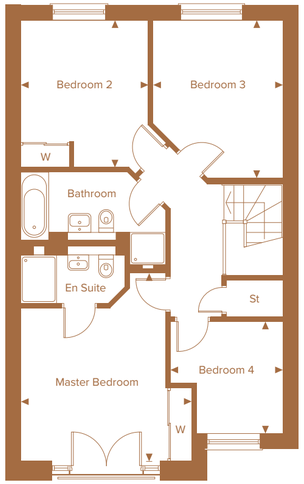
FOUR BEDROOM HOME

THE SCOTT

Boasting a generous living area, a utility room with external access and four bedrooms, The Scott is a very practical home designed for modern living. However, practicality does not come at the cost of style – as this distinctive property delivers a striking appearance and sumptuous master bedroom suite.

NO'S. 26 & 29*





GROUND FLOOR		
Living Room	4.94m x 4.24m	16' 3" x 13' 11"
Kitchen / Dining / Family Area	6.49m x 3.89m	21' 4" x 12' 9"

FIRST FLOOR		
Master Bedroom	4.64m x 4.24m	15' 3" x 13' 11"
Bedroom 2	3.64m x 3.17m	11' 10" x 10' 5"
Bedroom 3	3.90m x 3.22m	12' 9" x 10' 7"
Bedroom 4	2.79m x 2.77m	9' 2" x 9' 1"

ST Store **W** Wardrobe ◂ Dimension arrow
*No. 29 is handed, No. 26 as drawn.
Image shows No. 26.

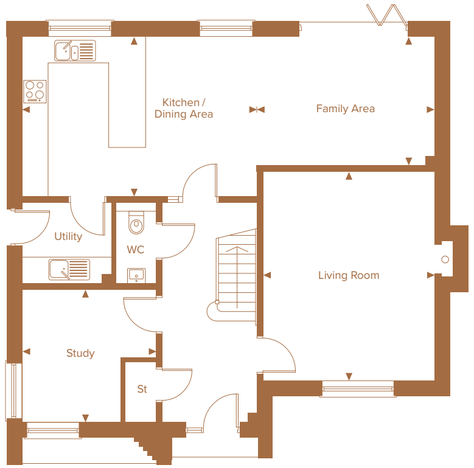
Computer generated image for indicative purposes only.

FOUR BEDROOM HOME

THE HOLLAND

This generously proportioned four bedroom residence offers a wealth of well-planned accommodation. A full-width kitchen, dining and family area runs across the rear of the property with direct access into the garden via glazed bi-fold doors. Upstairs, a galleried landing, impressive master bedroom suite with walk-in wardrobe and balcony, and three further large double bedrooms complete the home.

NO'S. 27 & 28*



GROUND FLOOR		
Living Room	5.18m x 4.24m	16' 12" x 13' 11"
Family Area	4.39m x 3.19m	14' 5" x 10' 6"
Kitchen / Dining Area	5.82m x 3.96m	19' 1" x 12' 12"
Study	3.32m x 3.27m	10' 11" x 10' 9"

FIRST FLOOR		
Master Bedroom	3.78m x 3.54m	12' 5" x 11' 8"
Bedroom 2	3.50m x 3.17m	11' 6" x 10' 5"
Bedroom 3	4.28m x 3.51m	14' 1" x 11' 7"
Bedroom 4	3.72m x 3.54m	12' 2" x 11' 7"

ST Store **W** Wardrobe ◂ Dimension arrow
*No. 28 is handed, No. 27 as drawn.
Image shows No. 28.

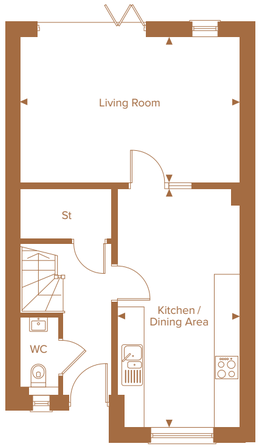
Computer generated image for indicative purposes only.

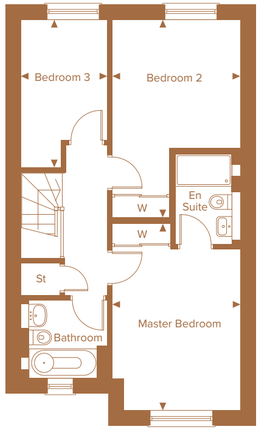
THREE BEDROOM HOME

THE CHIPPERFIELD

Positioned in pairs, the Chipperfield is an aesthetically pleasing semi-detached home. With a living room extending the width of the house, bi-fold doors allow the rear garden to become an extension of the living area. Ascend the oak staircase to find the spacious master bedroom suite along with two further bedrooms.

NO'S. 30, 31*, 32 & 33*





GROUND FLOOR		
Living Room	5.43m x 3.60m	17' 10" x 11' 10"
Kitchen / Dining Area	5.89m x 3.03m	19' 4" x 9' 11"

FIRST FLOOR		
Master Bedroom	4.61m x 3.17m	15' 2" x 10' 5"
Bedroom 2	4.88m x 3.15m	16' 0" x 10' 4"
Bedroom 3	3.65m x 2.17m	11' 12" x 7' 1"

ST Store **W** Wardrobe ◂ Dimension arrow
*No's. 31 and 33 are handed, No's. 30 and 32 as drawn.
Image shows No's. 31 and 32.

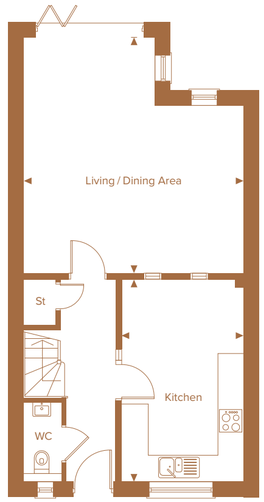
Computer generated image for indicative purposes only.

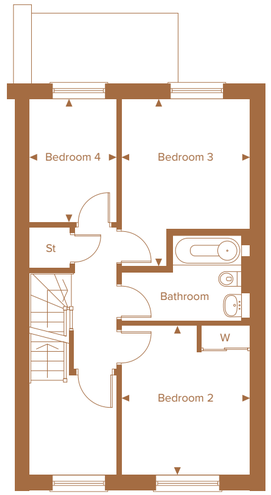
FOUR BEDROOM HOME

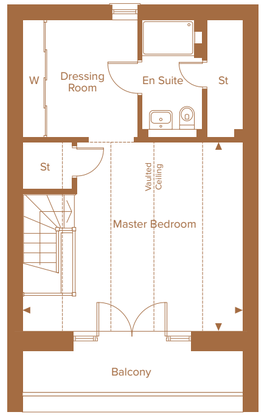
THE CHAMBERS

The three storey configuration of The Chambers allows for an abundance of living space throughout. One particular benefit of this is the enchanting master bedroom suite with a stunning vaulted ceiling.

NO'S. 35 & 81







GROUND FLOOR		
Living / Dining Area	5.84m x 5.46m	19' 2" x 17' 11"
Kitchen	5.01m x 3.03m	16' 5" x 9' 11"

FIRST FLOOR		
Bedroom 2	3.69m x 3.20m	12' 1" x 10' 6"
Bedroom 3	4.15m x 3.20m	13' 8" x 10' 6"
Bedroom 4	3.07m x 2.16m	10' 1" x 7' 1"

SECOND FLOOR		
Master Bedroom	5.46m x 4.68m	17' 11" x 15' 4"

ST Store **W** Wardrobe ◂ Dimension arrow
Image shows No.35.

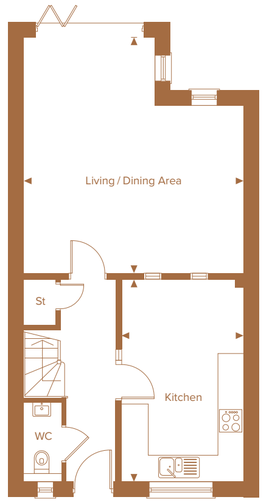
Computer generated image for indicative purposes only.

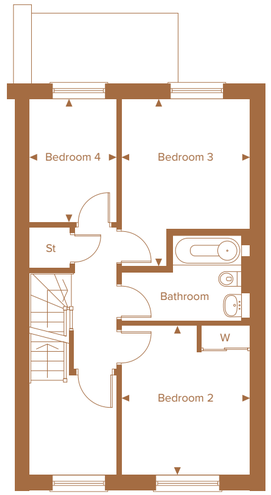
FOUR BEDROOM HOME

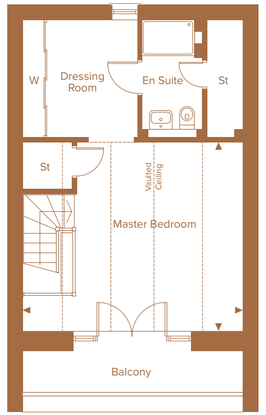
THE WEBB

Benefiting from a spacious layout, the ground floor of The Webb features a large combined living / dining area. Glazed screens to the kitchen enable the flow of natural light, further accentuating the space available. Upstairs you will find four sizeable bedrooms.

NO'S. 36 & 82







GROUND FLOOR		
Living / Dining Area	5.84m x 5.46m	19' 2" x 17' 11"
Kitchen	5.01m x 3.03m	16' 5" x 9' 11"

FIRST FLOOR		
Bedroom 2	3.69m x 3.20m	12' 1" x 10' 6"
Bedroom 3	4.15m x 3.20m	13' 8" x 10' 6"
Bedroom 4	3.07m x 2.16m	10' 1" x 7' 1"

SECOND FLOOR		
Master Bedroom	5.46m x 4.68m	17' 11" x 15' 4"

ST Store **W** Wardrobe ◂ Dimension arrow
Image shows No. 36.

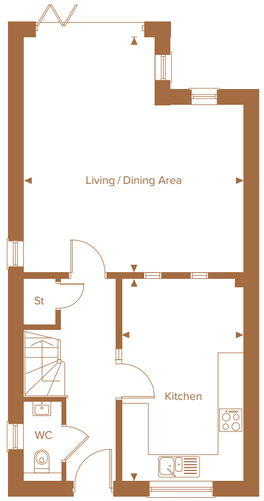
Computer generated image for indicative purposes only.

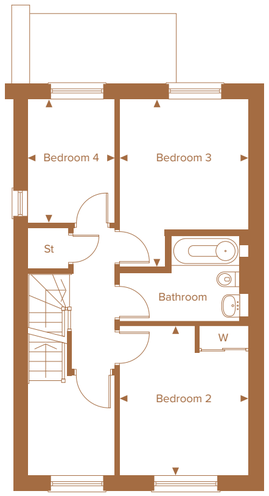
FOUR BEDROOM HOME

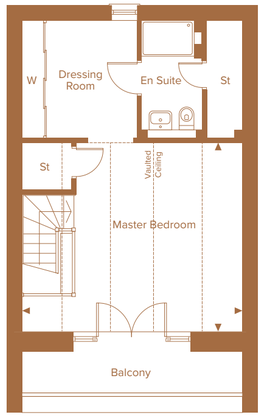
THE SOANE

The striking four bedroom end of terrace Soane features a modern three storey layout. A luxurious master bedroom suite occupies the top floor, with three bedrooms situated on the first floor and a spacious living / dining area and kitchen to the ground floor.

NO'S. 37 & 83







GROUND FLOOR		
Living / Dining Area	5.84m x 5.46m	19' 2" x 17' 11"
Kitchen	5.01m x 3.03m	16' 5" x 9' 11"

FIRST FLOOR		
Bedroom 2	3.69m x 3.20m	12' 1" x 10' 6"
Bedroom 3	4.15m x 3.20m	13' 8" x 10' 6"
Bedroom 4	3.07m x 2.16m	10' 1" x 7' 1"

SECOND FLOOR		
Master Bedroom	5.46m x 4.68m	17' 11" x 15' 4"

ST Store **W** Wardrobe ◂ Dimension arrow
Image shows No. 37.

Computer generated image for indicative purposes only.

BRIGHT DAYS

STRATFORD BUTTERFLY FARM

ROYAL SHAKESPEARE COMPANY, ROOFTOP RESTAURANT

STRATFORD ANTIQUES CENTRE

ROYAL SHAKESPEARE THEATRE, BANCROFT GARDENS

Living at Consilio, you will never be short of inspiration for ways to spend your day.

Shopping in and around town covers all the bases from national brands to independent businesses. Street market fans have hundreds of stalls to browse, at Upmarket on the riverside, the twice a month farmers' market in Rother Street, as well as the craft, traditional and Christmas markets.

Anyone who loves antiques and vintage finds will be well rewarded by a short trip out of town, to emporia like Bonds in Dodwell, or The Barn in Long Marston.

Stratford-upon-Avon has delights and surprises for all ages. One example is The Stratford Butterfly Farm, recreating a tropical rainforest paradise where these fragile winged creatures can flourish – entrancing for adults and children alike.

This is a town of annual festivals, when people gather outdoors for celebrations of poetry, music, literature and food. All year round, there are parks and gardens to enjoy. The Recreation Ground hosts the Stratford Marathon and The Regatta; and you can take tranquil riverside walks in Avon Bank Gardens. Bancroft Gardens is a town centre oasis, next to the Royal Shakespeare Theatre, offering broad lawns, gardens, and Shakespearean statues, against the backdrop of the river.

Nights come alive with an exciting range of restaurants, pubs, bars and live entertainment to choose from. Some can be found in the historic buildings that give Stratford-upon-Avon its unique charm.

The Vintner café-bar and The Townhouse gastropub both have premises hundreds of years old. The Cox's Yard, in a former timber yard on the river Avon, combines comfort food dining, a pantry and a pub with comprehensive drinks list. Over at the Royal Shakespeare Theatre, you can enjoy food, cocktails and river views in The Rooftop Restaurant.

The Opposition – known locally as 'The Oppo' – is a long-standing favourite, especially for its pre and post theatre suppers, while Salt is the first restaurant in town to earn a Michelin star. It is also a cookery school, where home chefs can learn a few secrets from the experts.

SALT RESTAURANT AND COOKERY SCHOOL

ECLECTIC NIGHTS

As you would expect, Stratford-upon-Avon is a town where the performing arts take centre stage. The Royal Shakespeare Theatre and The Swan are home to the RSC, producing mainly, but not exclusively, works from the Shakespeare canon. The Other Place is also part of the RSC complex and is where you can hear live jazz, spoken word and open mic performances, and experience drama from new writers. Stratford Play House also contributes to local cultural life with comedy, live music and talks.

STAY CONNECTED

BY ROAD FROM CONSILIO

Warwick	Royal Leamington Spa	Chipping Campden	Birmingham	Cheltenham	Bicester Village	Oxford	Central London
10 miles	13 miles	13 miles	31 miles	32 miles	42 miles	53 miles	101 miles

BY RAIL FROM STRATFORD-UPON-AVON STATION

Warwick	Leamington Spa	Birmingham Snow Hill	Bicester North	London Euston	London Marylebone
19 minutes	23 minutes	43 minutes	1 hour 1 minutes	1 hour 58 minutes	1 hour 58 minutes

CONSILIO, LOXLEY ROAD, STRATFORD-UPON-AVON CV37 7DU

CONTACT US

For further information about Consilio or to learn about the difference that The Bespoke Collection by Spitfire Homes can bring you, visit our website or contact us.

consilio@spitfirehomes.co.uk | spitfirehomes.co.uk | 01789 632 255

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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