



HARRINGTON

TANWORTH-IN-ARDEN

PART OF THE  
SPITFIRE HOMES BESPOKE COLLECTION



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## CAREFULLY COMPOSED LIVING

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**Harrington, part of the  
Spitfire Homes Bespoke Collection,  
offers a rare chance to experience life  
in Tanworth-in-Arden, one of the most  
desirable villages in Warwickshire.**

With a rich heritage, scenic countryside  
and a strong sense of community  
spirit at its very heart, Harrington's  
quintessentially English village location  
allows you to escape the hustle and  
bustle, or travel further afield with ease.

Carefully composed, Harrington quietly  
envelops you in a world of calm  
and relaxation where richly adorned  
interiors are wrapped in traditionally-  
inspired architecture and enhanced  
by generous outdoor living spaces.

*Homes at Harrington offer between two and five  
bedrooms, and have been created to meet the needs  
of a wide range of families and lifestyles.*





## BEAUTIFULLY CRAFTED HOMES

**The homes at Harrington have been meticulously designed in keeping with the local vernacular. Tucked away along a quaint country lane, this community of individual homes comprises two collections:**

**The Greenwood Residences;  
Nos. 1 and 8 – 19.**

Purchasers of The Greenwood Residences have a dazzling range of properties to choose from. All have four or five bedrooms and a double or triple garage, while some also include over-garage studio space, and two properties benefit from private paddocks.

**The Woodlands Residences;  
Nos. 2 – 7.**

A range of two and three bedroom semi-detached and detached homes rich with character and village charm, present the opportunity for a rural lifestyle with all the benefits of a contemporary specification.

The Woodlands Residences are available at a discounted rate to the open market value, for purchasers with a local connection to the Parish of Tanworth-in-Arden\*.

*Traditionally-inspired architecture and finely-crafted finishes for all, ensure this is a selection of outstanding homes.*

\*Terms and conditions apply, please speak to a Sales Consultant for more details.



Indicative imagery from The Spitfire Homes Bespoke Collection Portfolio.

# HOMES THAT ARE DESIGN-LED

The properties at Harrington present a meticulously considered selection of materials to ensure every aspect of each home complements both the rest of the collection and the local vernacular of the village.

The Woodlands Residences have been designed to resemble traditional cottages and are arranged much like agricultural farmsteads. This is achieved with the use of multi-tonal reclaimed-style brick, interspersed with panels of stained timber cladding, simple brick detailing to window and door openings, and traditional red roof tiles.

The Greenwood Residences are more formally laid out with a style very much aligned to that of the country homes of Warwickshire. Here, there is a gentle nod towards Elizabethan architectural detailing. Half-timbering and gables feature along with high chimneys, overhanging windows and galleries. Masonry façades comprise tumbled brickwork and roofs are faced with organic brown tiles.

Towards the southern end of Harrington are two generously proportioned homes, inspired by the classical neo-Georgian properties of the late nineteenth century. They have an air of grandeur, built in engineered red brick, with stone porticos and large, well-proportioned sash windows. The steeply pitched roofs are slated and feature large brick chimneys.



Dark roof tiles



Reclaimed bricks



Feather edged board

*“It was important to formulate a robust design rationale for Harrington, one that balanced the strengths of Spitfire’s commitment to good design and place-making principles with the delightful characteristics of Tanworth-in-Arden and the wider Warwickshire countryside.”*

ADRIAN CLIFT,  
SENIOR DESIGN MANAGER  
SPITFIRE HOMES



Indicative imagery from The Spitfire Homes Bespoke Collection Portfolio.



# CONSIDERED INTERIOR FINISHES

The Spitfire Homes Bespoke Collection showcases a carefully curated specification where brands, materials and finishes are hand-selected to ensure a level of premium is maintained throughout the home.

At Harrington, you will find an array of features designed to streamline the needs of modern lifestyles. This includes aspects such as individually designed kitchens from a range unique to Spitfire Homes, bespoke fitted wardrobes, and glazed French or bi-fold doors.

Properties also include premium brand appliances and sleek sanitaryware.

Sample paint colours



Quartz  
kitchen worktops



Hand-painted  
kitchen cabinetry



Black nickel  
light switches

Ceramic floor tiles



Oak internal doors



Please note, this palette shows a selection of materials and finishes used in The Greenwood Residences. Please speak to a Sales Consultant for more details.



Indicative imagery from The Spitfire Homes Bespoke Collection Portfolio.

# THE BESPOKE COLLECTION

Whether we are creating a chic contemporary town house, a characterful country home or a classic mansion, each property in the Spitfire Homes Bespoke Collection shares the Spitfire Signature; a design-led approach which ensures that your new home is both beautiful and practical in equal parts.

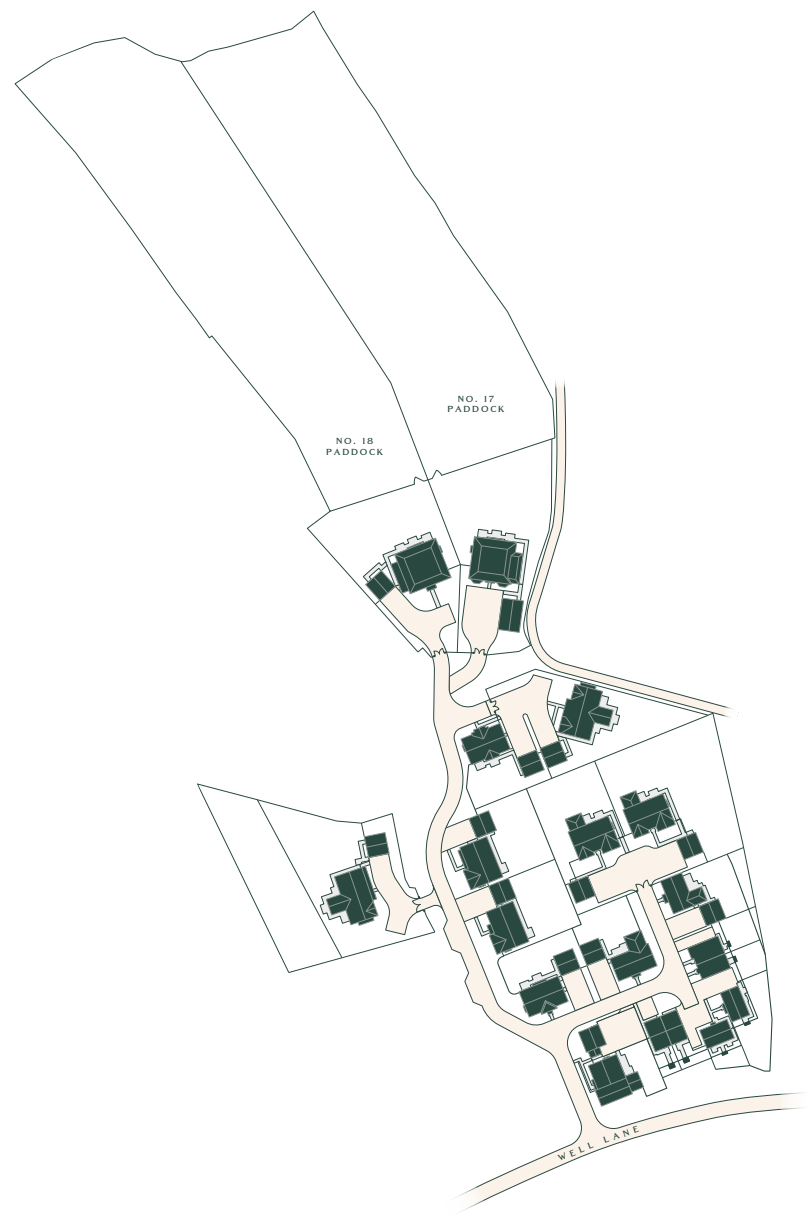
Our experienced team have carefully designed each individual property at Harrington in order to create layouts which meet the requirements of modern lifestyles. When it comes to personalising your home, there is an opportunity to select a range of interior features, such as kitchen colour palettes, floor and wall tiling preferences, and internal paint colours – all of which help make your home as individual as you are.





# A SECLUDED LOCATION

Harrington is located on Well Lane, surrounded by a wealth of open countryside and rolling hills, but is just three minutes' walk from Tanworth-in-Arden's village green and pub. All homes have allocated parking, with The Greenwood Residences and Nos. 9, 10, 16, 17, 18 and 19 all having electronic gates.



## THE GREENWOOD RESIDENCES

- NO. 1 ROWAN HOUSE
- NO. 8 MAPLE HOUSE
- NO. 9 WILLOW HOUSE
- NO. 10 GUELDER HOUSE
- NO. 11 CEDAR HOUSE
- NO. 12 HOLLY HOUSE

- NO. 13 POPLAR HOUSE
- NO. 14 ALDER HOUSE
- NO. 15 ASPEN HOUSE
- NO. 16 HAZEL HOUSE
- NO. 17 HAWTHORN HOUSE
- NO. 18 BLACKTHORN HOUSE
- NO. 19 HORNBEAM HOUSE

## THE WOODLANDS RESIDENCES

- NO. 2 ELDER HOUSE
- NO. 3 BIRCH HOUSE
- NO. 4 SPRUCE HOUSE
- NO. 5 CHESTNUT HOUSE
- NO. 6 ELM HOUSE
- NO. 7 ASH HOUSE







## THE GREENWOOD RESIDENCES

### **Nos. 1 and 8 – 19.**

A selection of striking detached properties as distinctly individual as they are appealing. Traditionally-inspired exteriors seamlessly juxtapose the contemporary and expansive interior layouts comprising vast open-plan kitchen and living areas, formal dining and living rooms as well as generous bedroom suites.





NO. 1

## ROWAN HOUSE

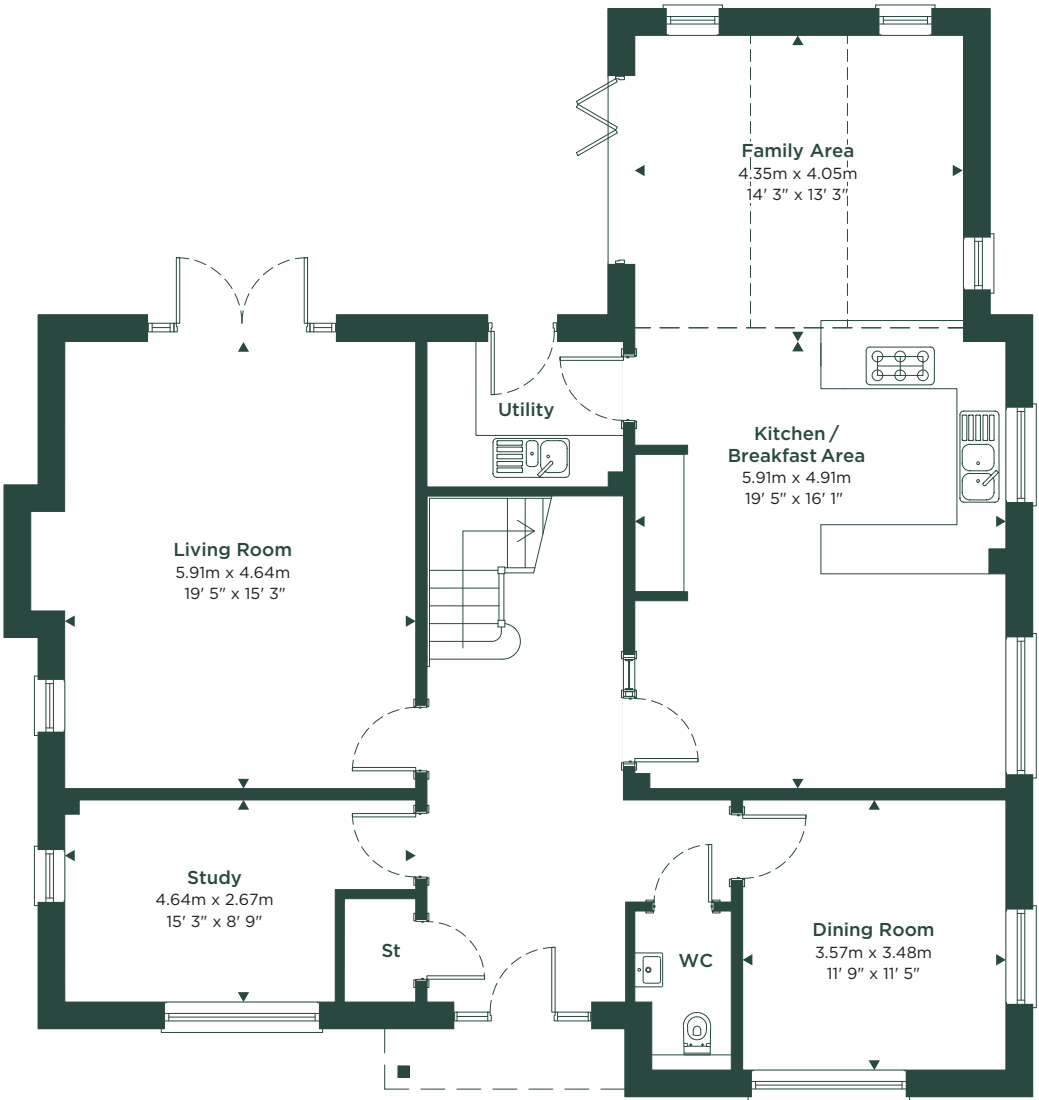
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

Rowan House is an impressively large residence with an abundance of living space. The kitchen/breakfast area leads into a family area with direct access to the garden, a wonderful space to accommodate the needs of a busy lifestyle. A separate living room and dining room provide additional spaces to enjoy along with the all important home office.

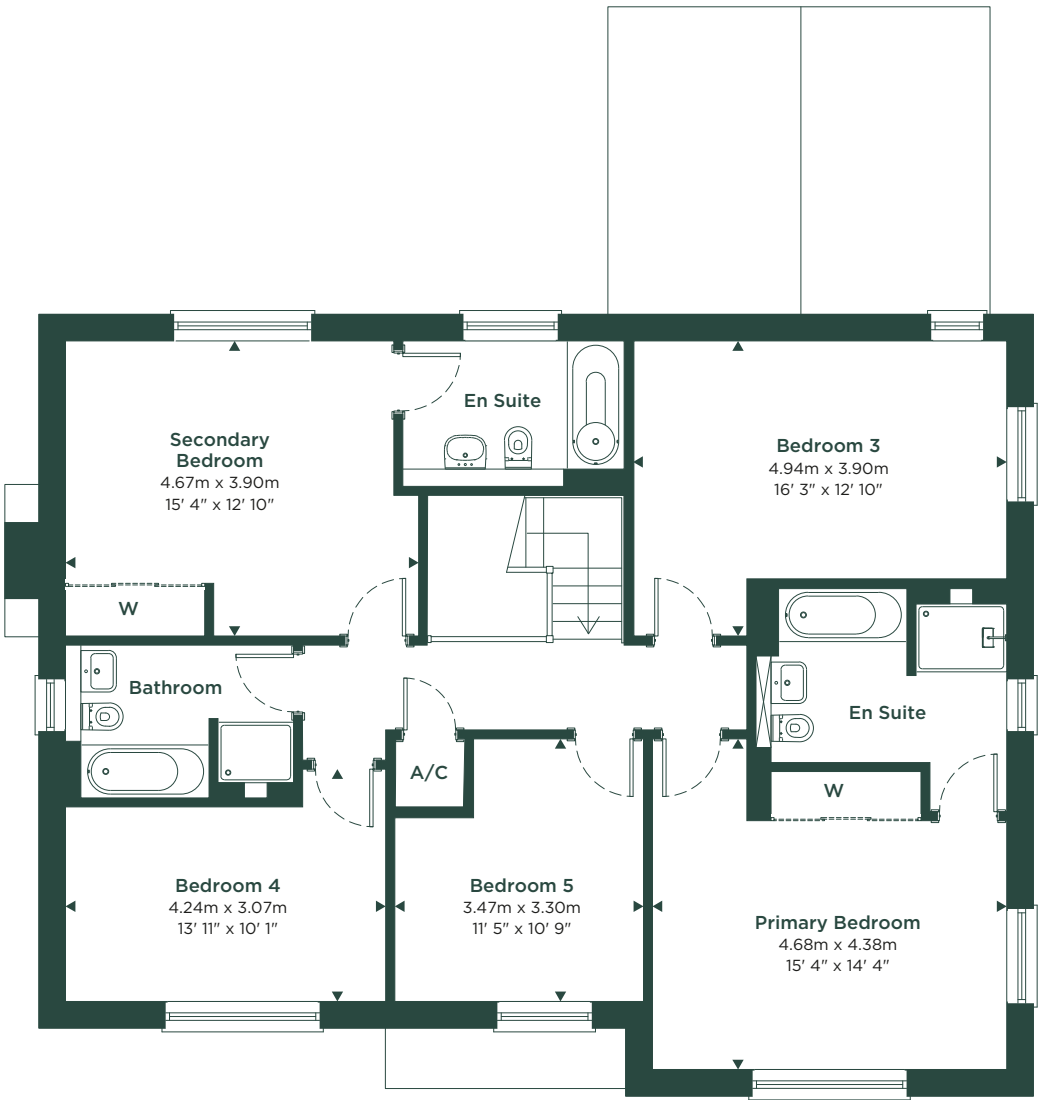


NO. 1

ROWAN HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 8

# MAPLE HOUSE

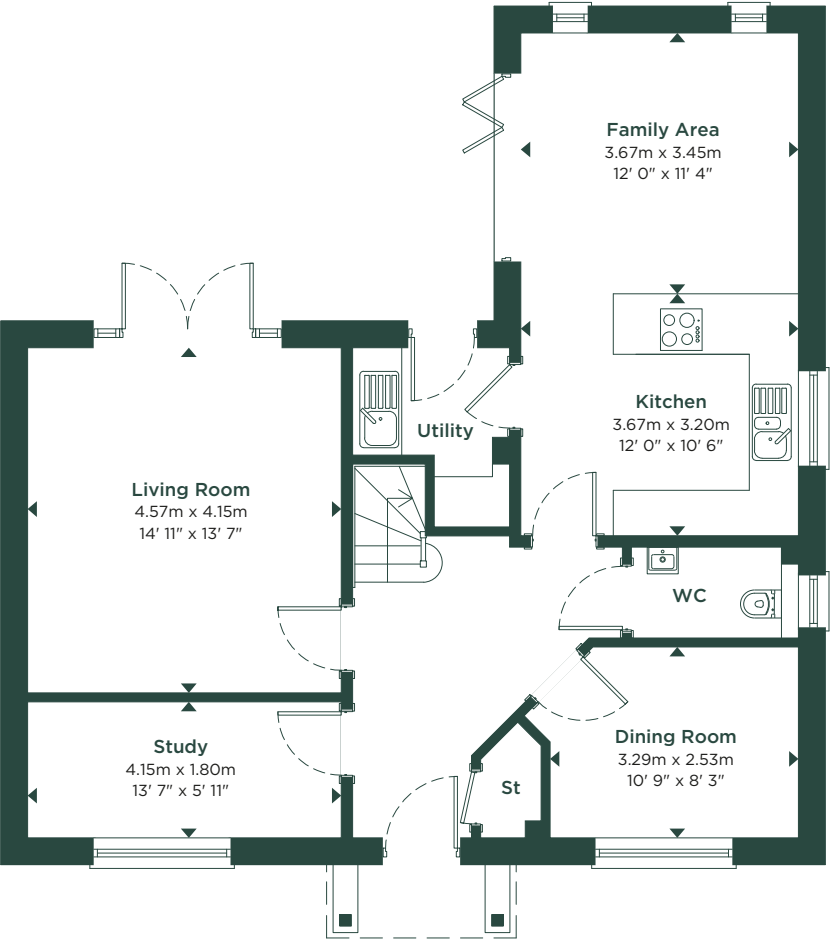
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

This stunning family home presents a stylish interior with a wealth of living space. The open-plan kitchen and family area provides an attractive social environment, while the more formal living room and dining room are ideal for entertaining guests.

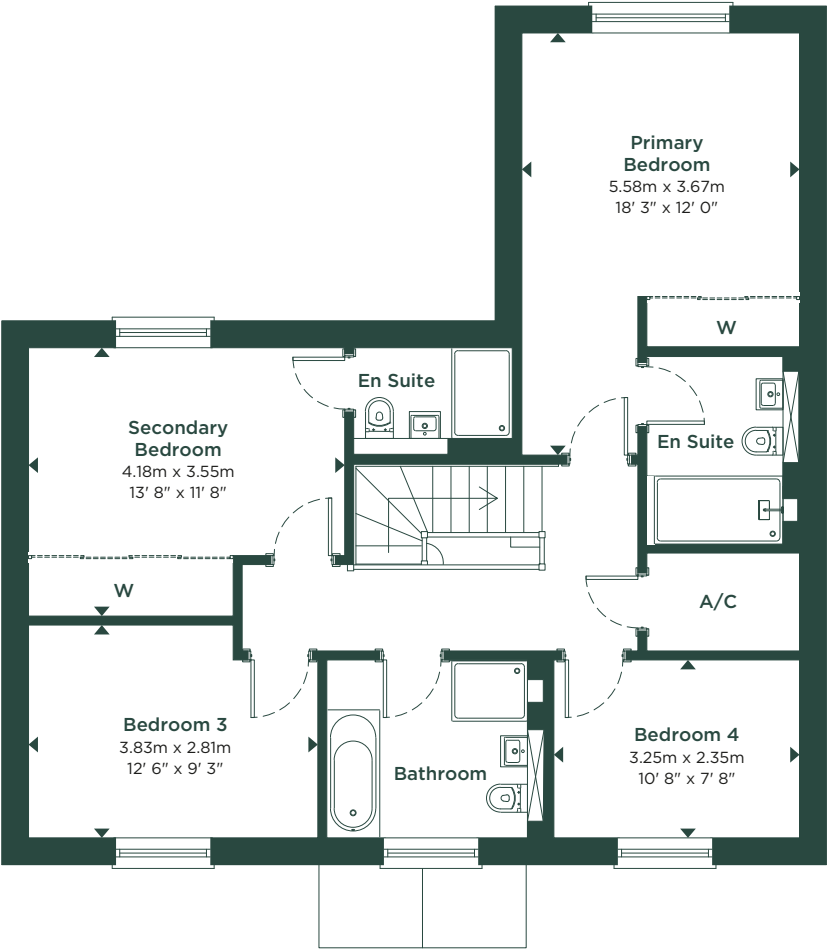


NO. 8

MAPLE HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 9

# WILLOW HOUSE

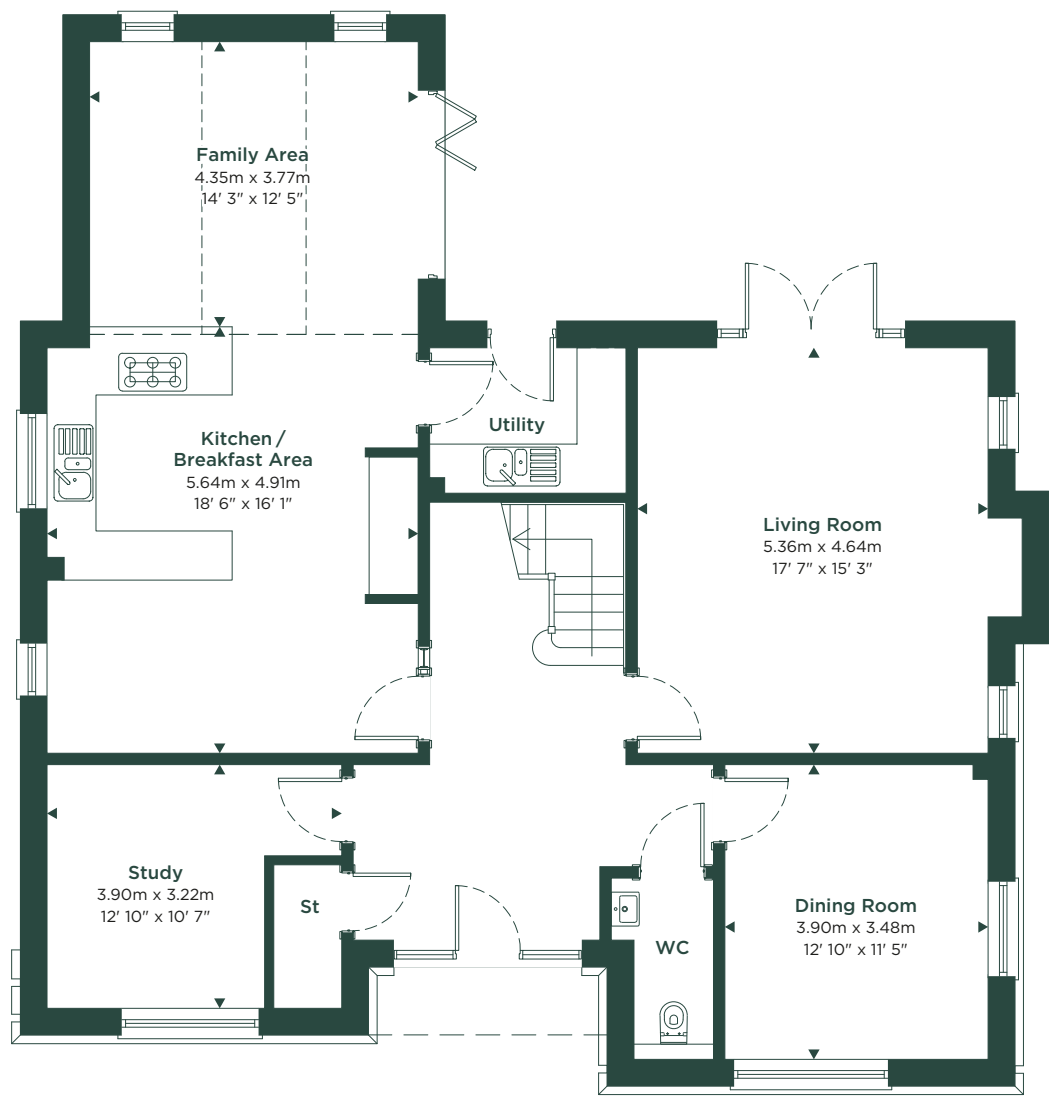
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

A huge private garden is one of the many desirable aspects of this magnificent double-fronted home. Other features include a family area with a vaulted ceiling and bi-fold doors, and a separate living room and dining room for those who love to entertain. This property also has a gated entrance and courtyard, shared with No. 10.



NO. 9

WILLOW HOUSE



GROUND FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow



FIRST FLOOR





NO. 10

## GUELDER HOUSE

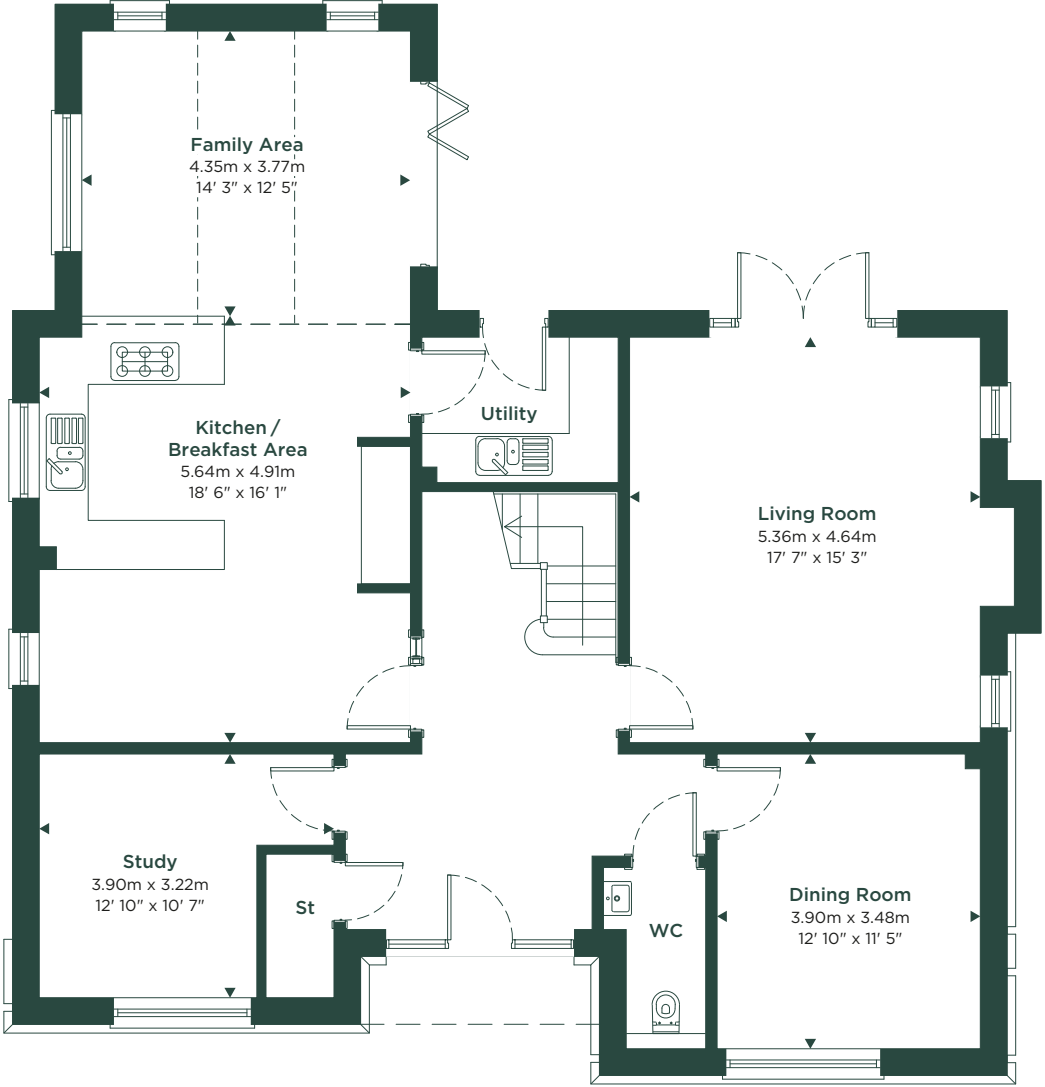
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

Families looking for room to grow and space to relax will find all of their needs met in this superb home. The open-plan kitchen/breakfast area merges into the family area, where natural light flows in through the glazed bi-fold doors. This property has a gated entrance and courtyard, shared with No. 9.



NO. 10

GUELDER HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 11

## CEDAR HOUSE

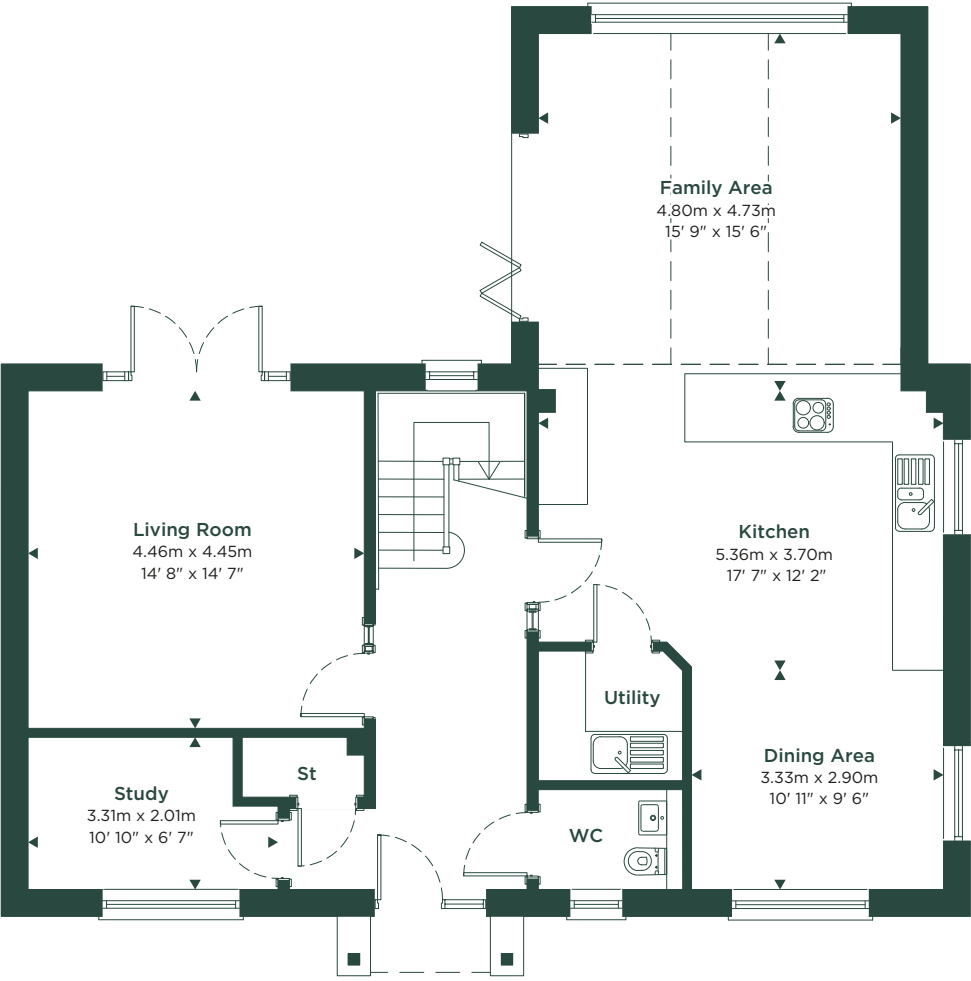
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

Set within the heart of Harrington, this is a wonderful home which will delight any family. There is room for all aspects of daily life in the large open-plan kitchen, dining and family area with a separate living room and study to provide further space.



NO. 11

CEDAR HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 12

# HOLLY HOUSE

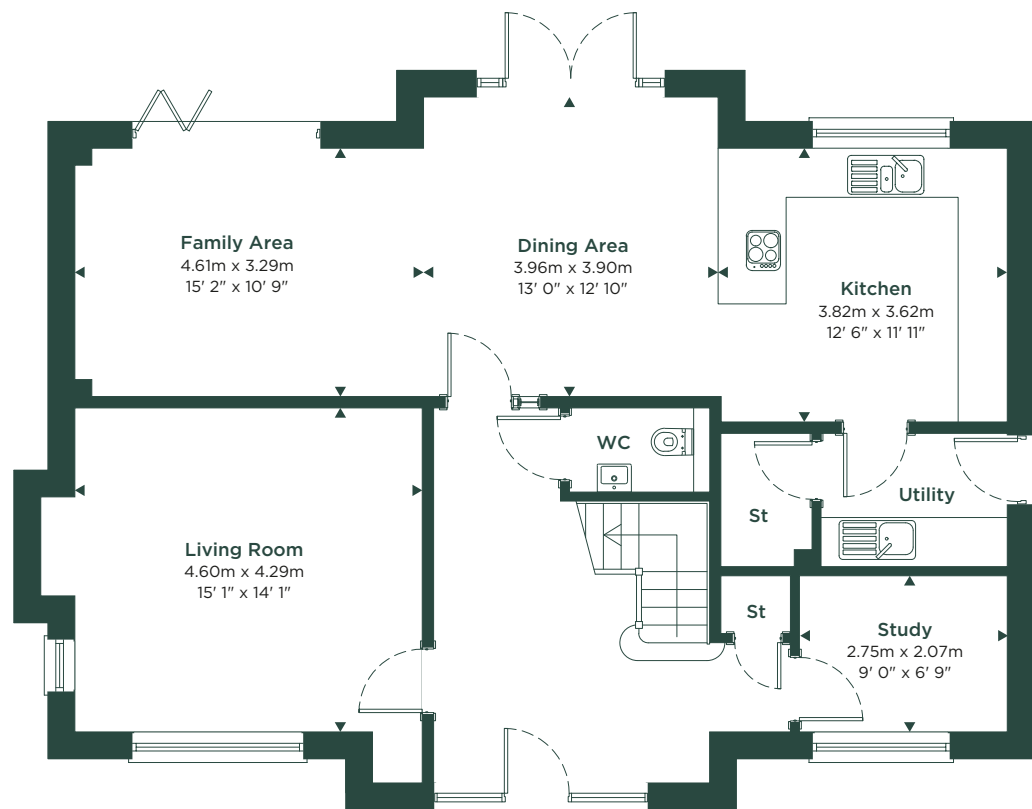
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

The study area on the first floor is a unique feature of this impressive home. It also boasts a ground floor study, making it an ideal choice for working from home as well as providing a quiet spot to read a book. The expansive kitchen, dining and family area with two sets of glazed doors to the garden, is another stunning multifunctional space.

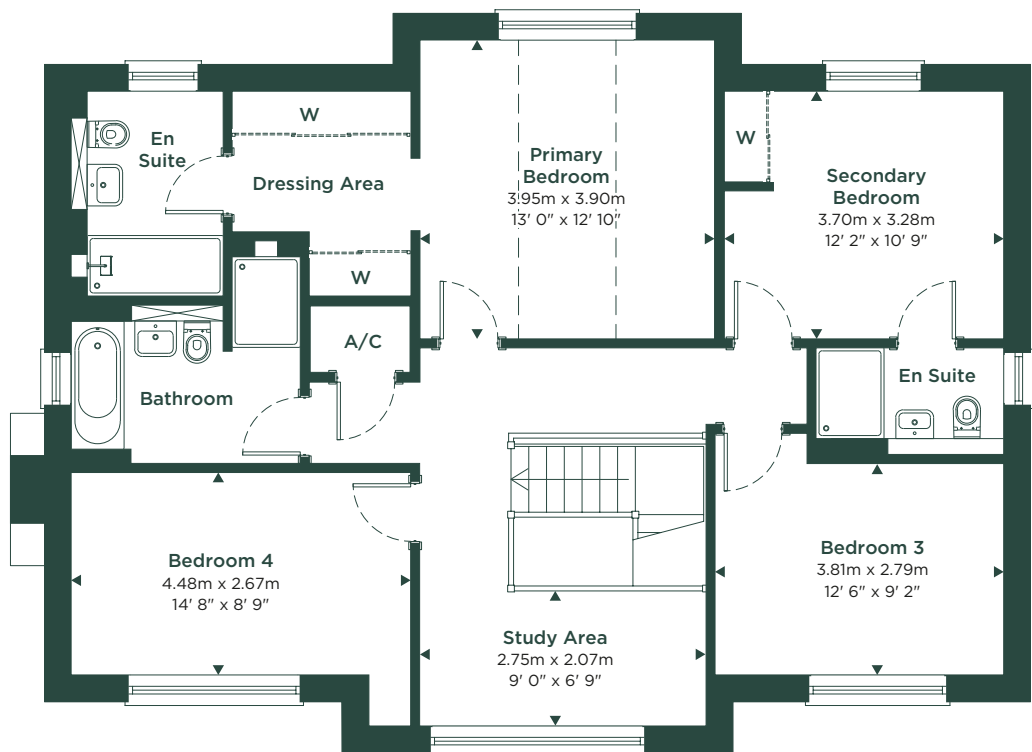


NO. 12

# HOLLY HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 13

# POPLAR HOUSE

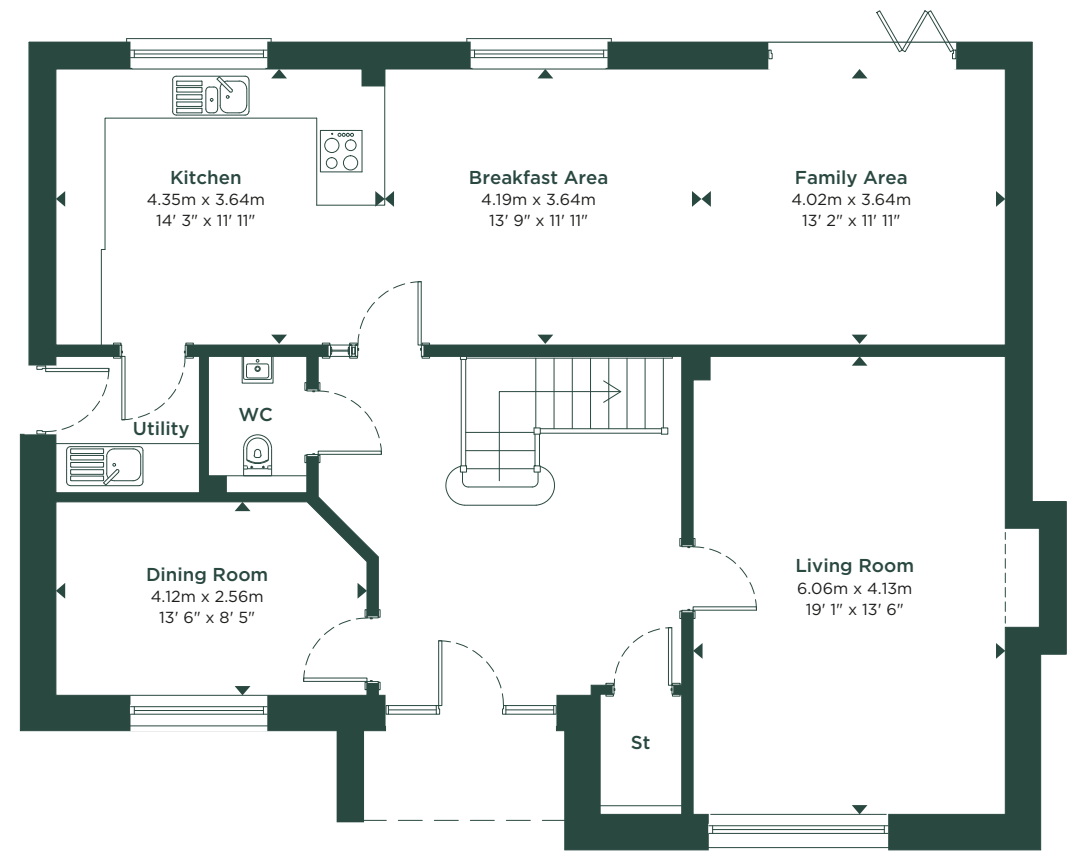
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

The kitchen, breakfast, and family area of this marvellous home extends the entire width of the house and includes bi-fold doors into the large garden. There is a more formal dining room and a living room for relaxing evenings in. On the first floor five bedrooms complete this home.

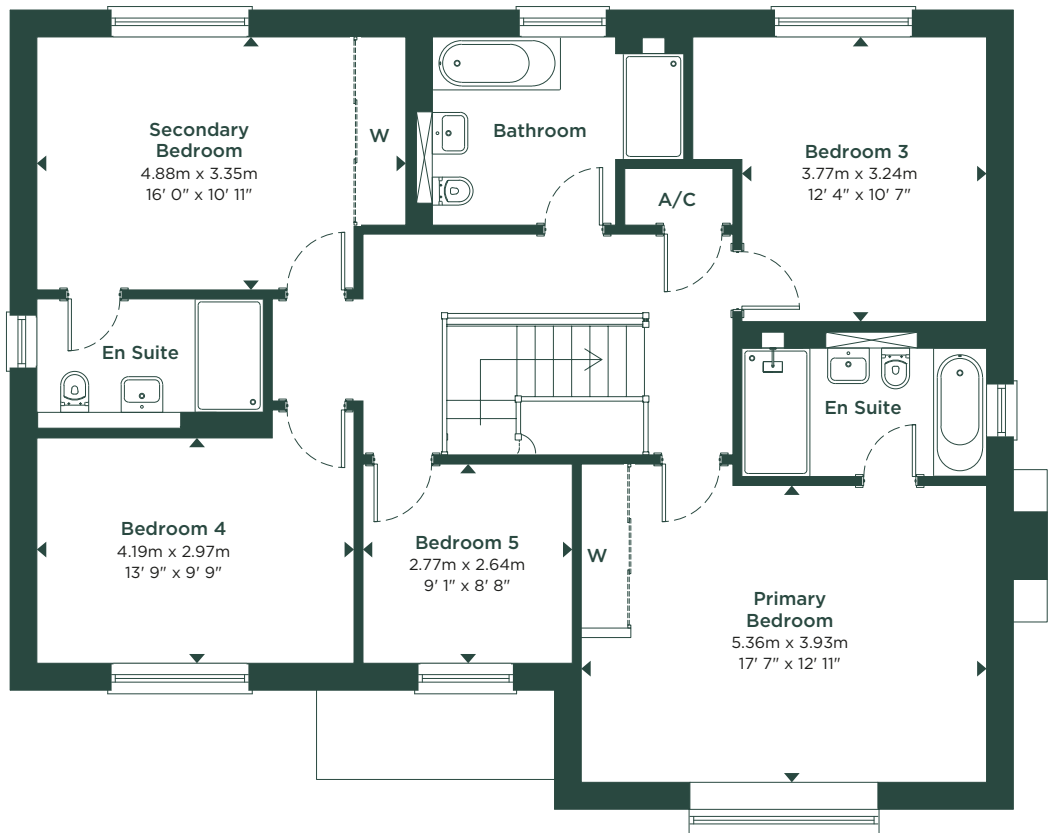


NO. 13

POPLAR HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 14

# ALDER HOUSE

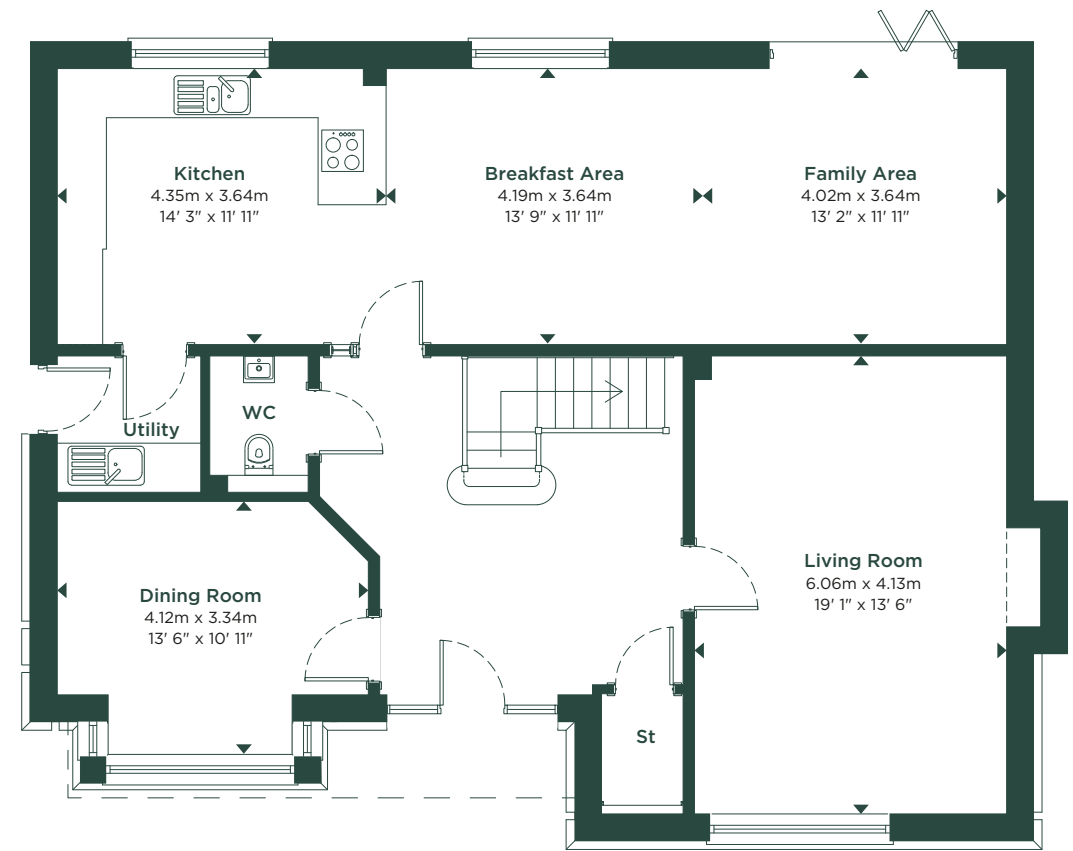
5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

A large central hallway welcomes you into Alder House. You can manage the everyday bustle in the kitchen, breakfast and family area, host a dinner party in the dining room, or just enjoy a quiet evening relaxing in the living room.

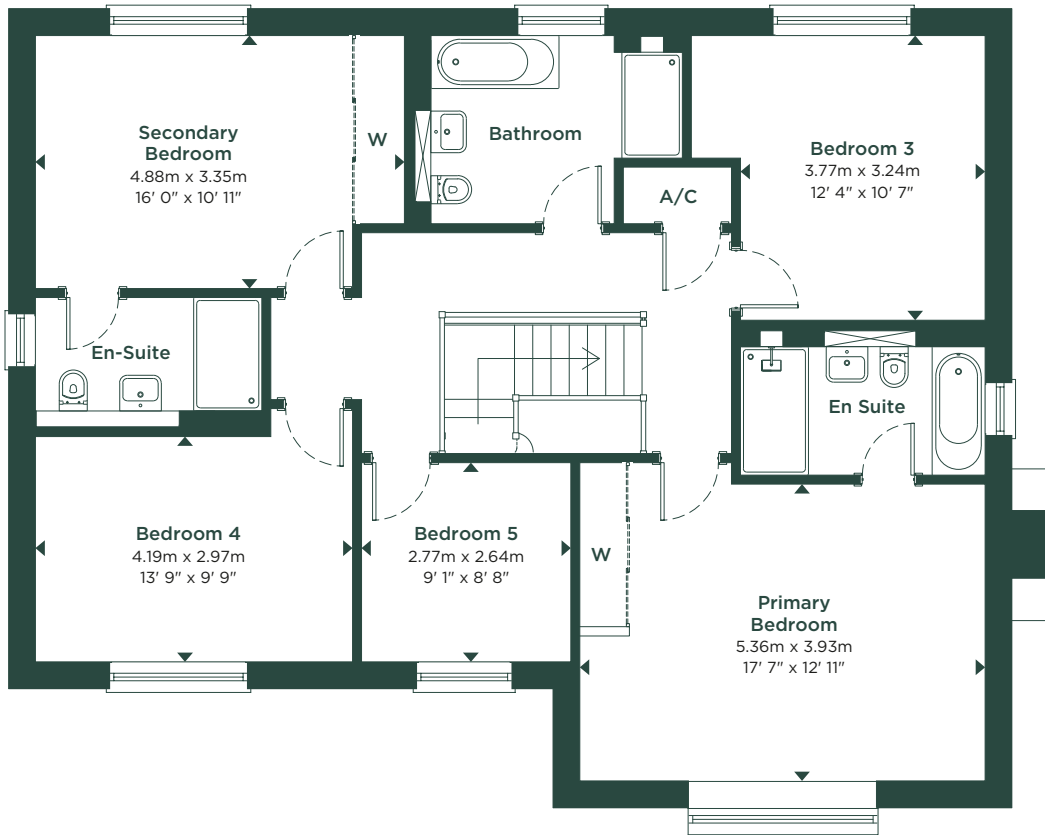


NO. 14

ALDER HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 15

# ASPEN HOUSE

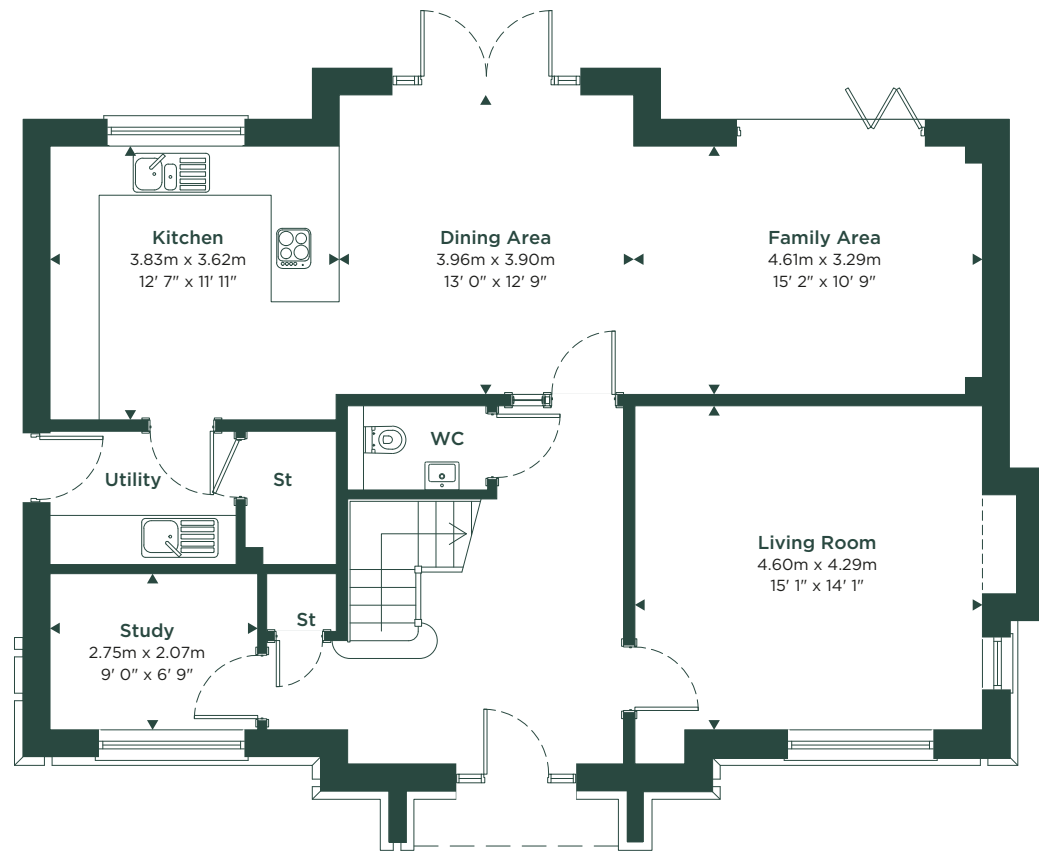
4 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE

A home with instant wow factor, whose unique internal layout includes a study area upstairs as well as one on the ground floor, and a spectacular vaulted ceiling to the primary bedroom. The huge kitchen, dining and family area gives access to the garden through two sets of glazed doors. This home also benefits from a gated driveway that it shares with No. 16.

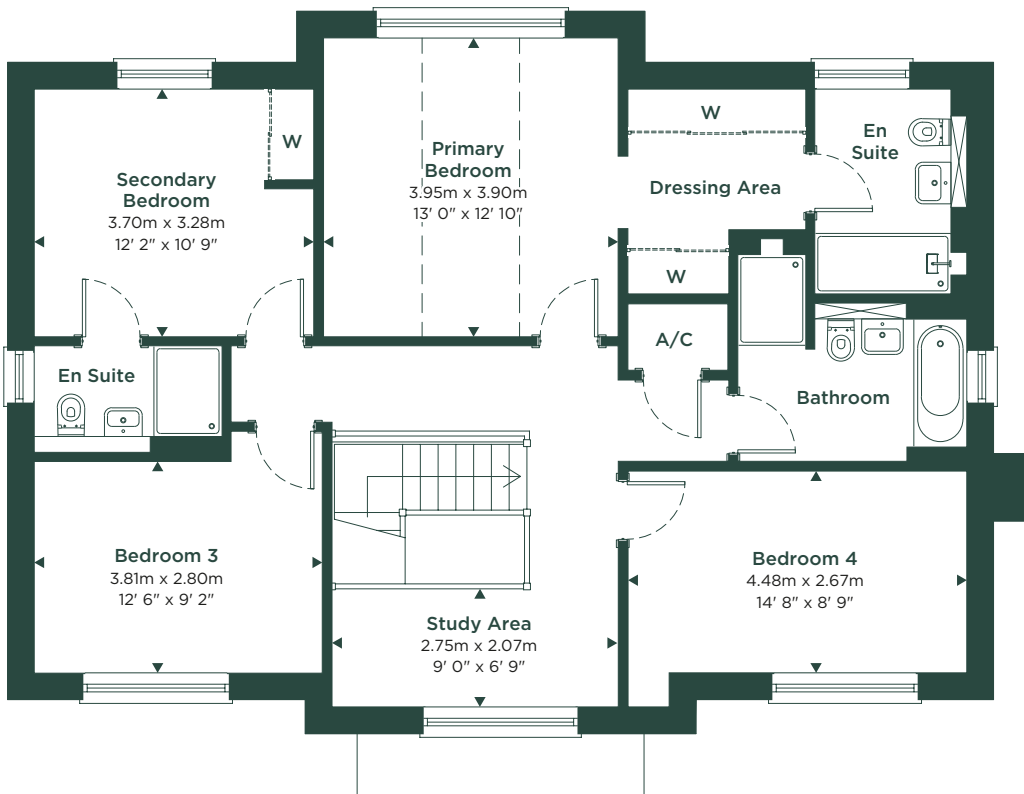


NO. 15

ASPEN HOUSE



GROUND FLOOR



FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





NO. 16

## HAZEL HOUSE

5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE INCLUDING  
OVER-GARAGE STUDIO

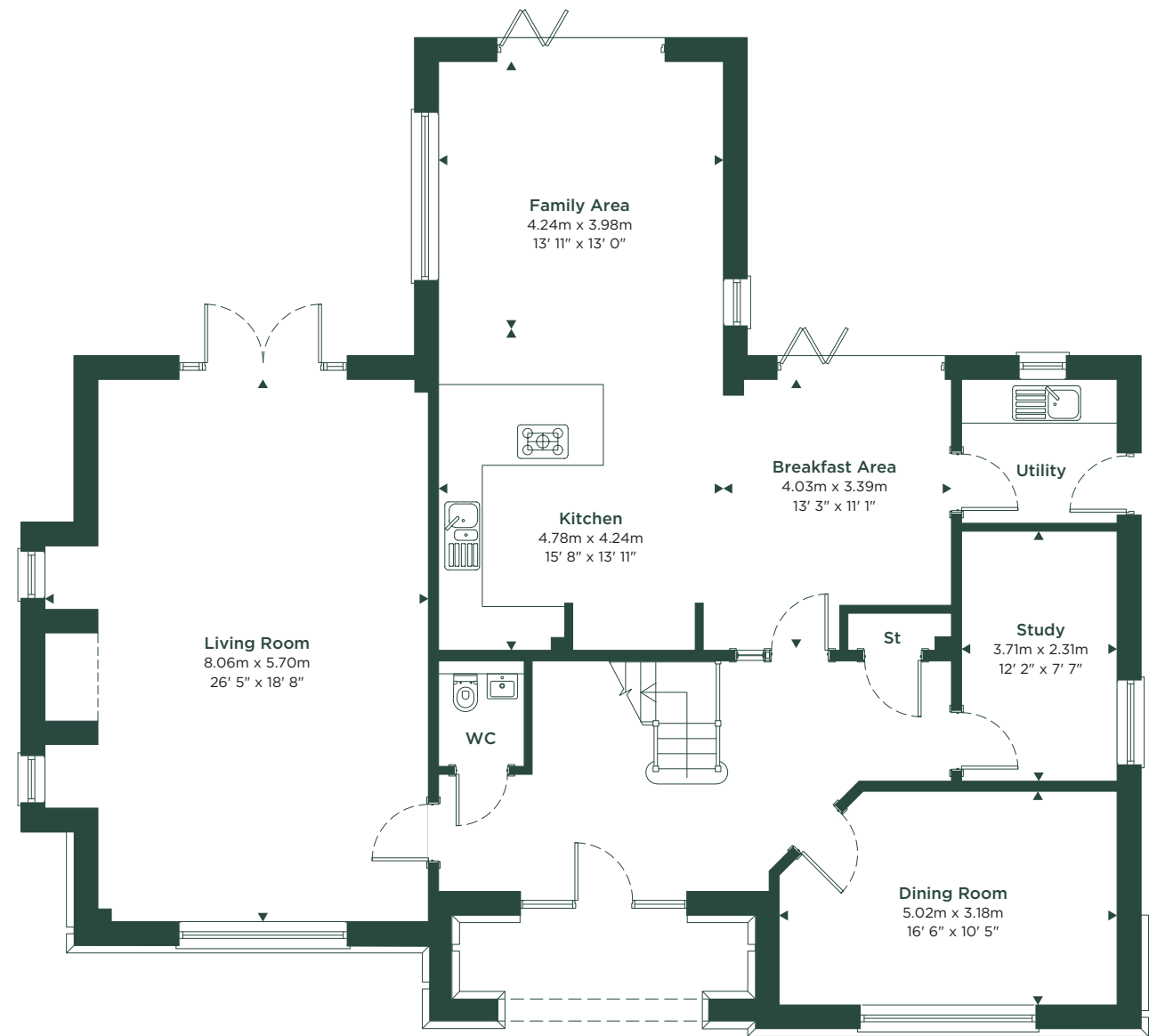
Access through a gated entrance, shared with No. 15, provides this home with a grand approach. Inside, impressive features abound, including a spacious living room with doors to the garden, a light-filled L-shaped kitchen, breakfast and family area, and a stunning primary bedroom with a Juliet balcony and a vaulted ceiling. Double doors from the first floor landing open onto a balcony, bringing in even more light and air.

Over the double garage is a studio room with an en suite. Completely separate from the house, this could be used as a home office, gymnasium or guest suite.



NO. 16

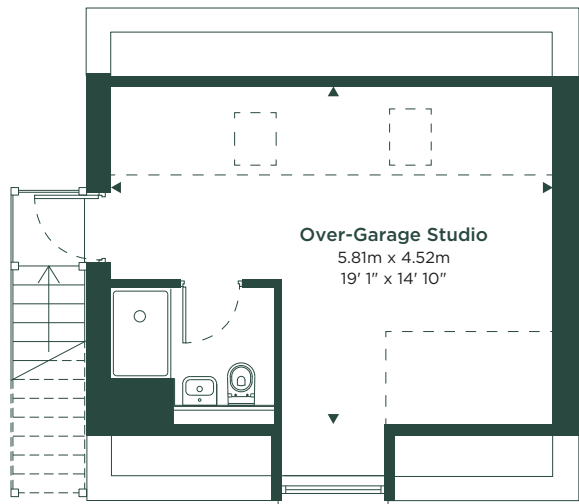
# HAZEL HOUSE



GROUND FLOOR



FIRST FLOOR



OVER-GARAGE STUDIO

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow





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NO. 17

## HAWTHORN HOUSE

5 BEDROOM DETACHED HOME  
WITH TRIPLE GARAGE  
INCLUDING OVER-GARAGE STUDIO  
AND PRIVATE PADDOCK

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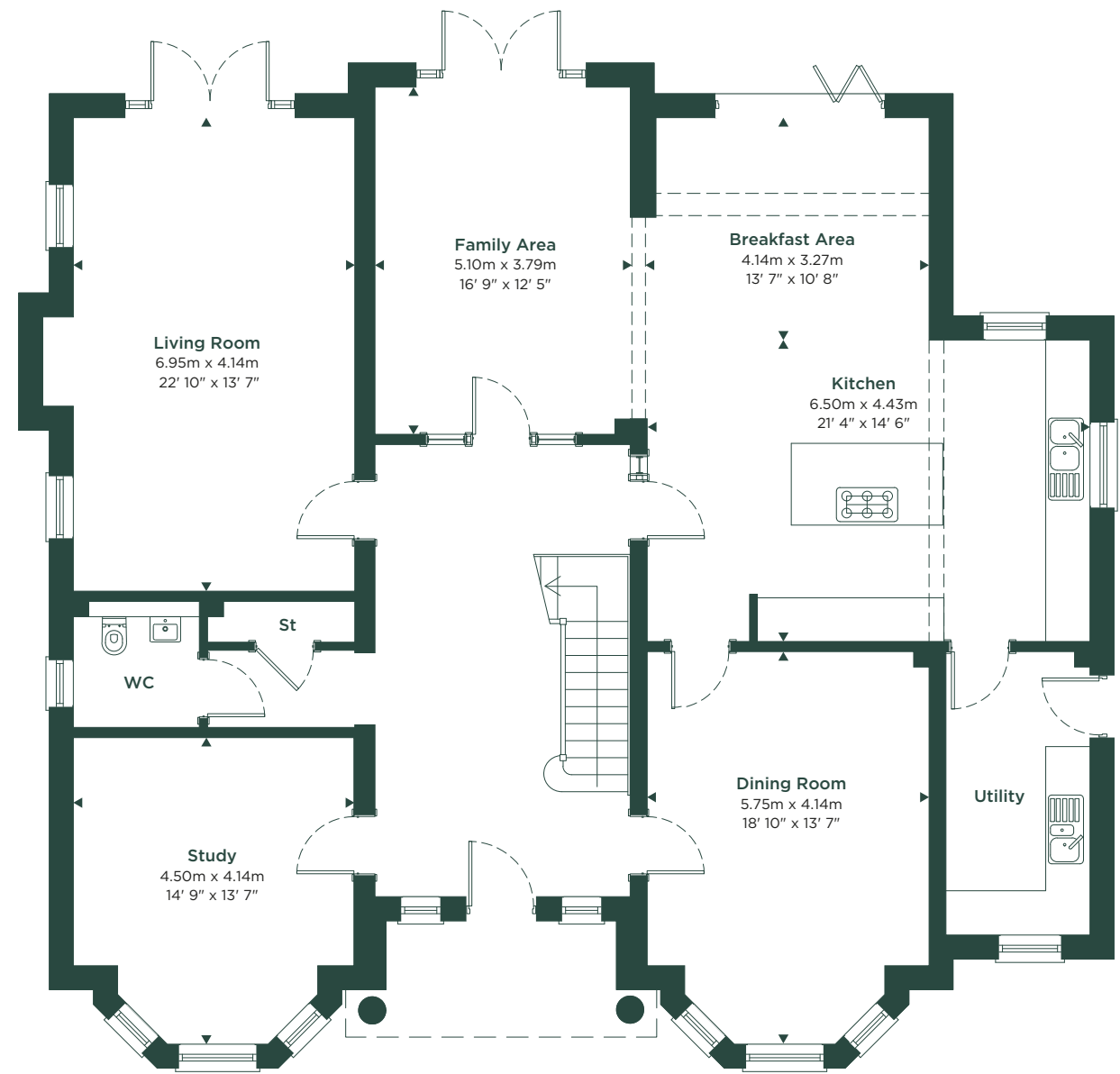
A classic executive home, with a double bay frontage, gated private driveway, and truly desirable accommodation throughout. On one side of the ground floor, a multi-aspect kitchen, family and breakfast area; on the other, a large study, living room and dining room. There is direct access to the garden from three separate rooms via glazed doors. The upper floor includes a fabulous primary suite with its own balcony, sitting area, dressing area and five-piece en suite.

Over the triple garage is a studio which would make a perfect home office, gymnasium or apartment. As well as a generous garden, the property includes an extensive private paddock.



NO. 17

HAWTHORN HOUSE

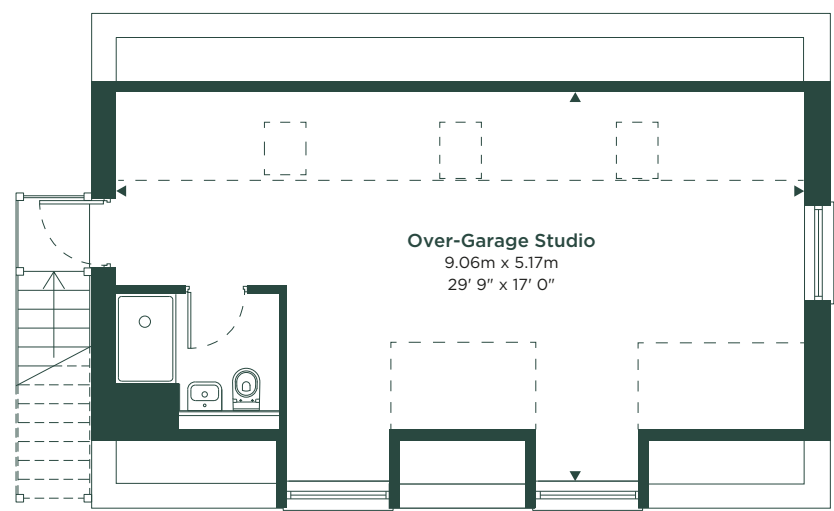


GROUND FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow



FIRST FLOOR



OVER-GARAGE STUDIO





NO. 18

# BLACKTHORN HOUSE

5 BEDROOM HOME WITH  
DOUBLE GARAGE INCLUDING  
OVER-GARAGE STUDIO  
AND PRIVATE Paddock

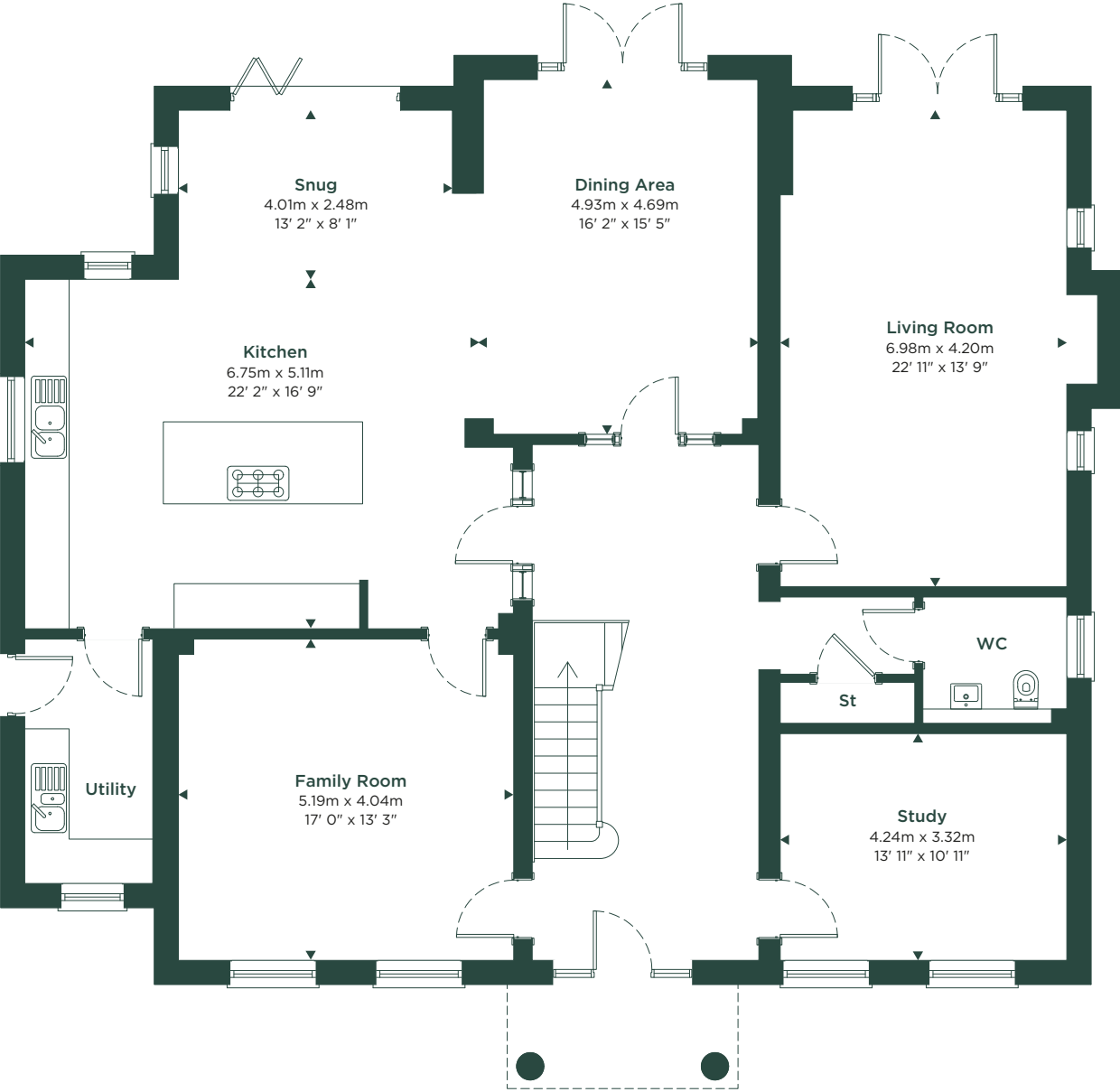
A magnificent home whose desirability is increased by private gated access, and an expansive private paddock. The ground floor includes everything needed for modern life: a spacious kitchen with an island unit and snug area, a dining room, living room, family area and study. There are three sets of glazed doors to the garden, as well as an additional entrance to the utility to kick off muddy boots. Upstairs, both the primary and secondary bedrooms have a balcony and there are three en suites as well as a family bathroom.

Over the double garage is a studio which would make a perfect home office, gymnasium or guest suite.



NO. 18

BLACKTHORN HOUSE

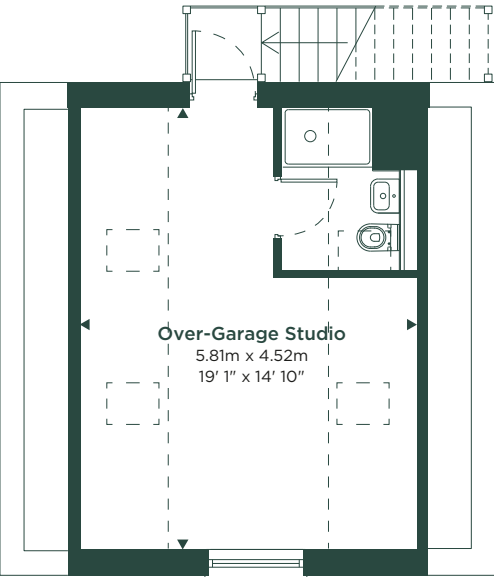


GROUND FLOOR

A/C Airing cupboard   W Wardrobe   St Storage cupboard   ◀ Dimension arrow



FIRST FLOOR



OVER-GARAGE STUDIO





NO. 19

## HORNBEAM HOUSE

5 BEDROOM DETACHED HOME  
WITH DOUBLE GARAGE INCLUDING  
OVER-GARAGE STUDIO  
AND BASEMENT

A superb house in a particularly secluded position within the development, with a brick-pier entrance, electric gates and exceptionally large garden.

The L-shaped, open-plan kitchen, breakfast and family area will no doubt be the heart of the home, with further options in the form of a study, dining room and living room with double doors to the garden.

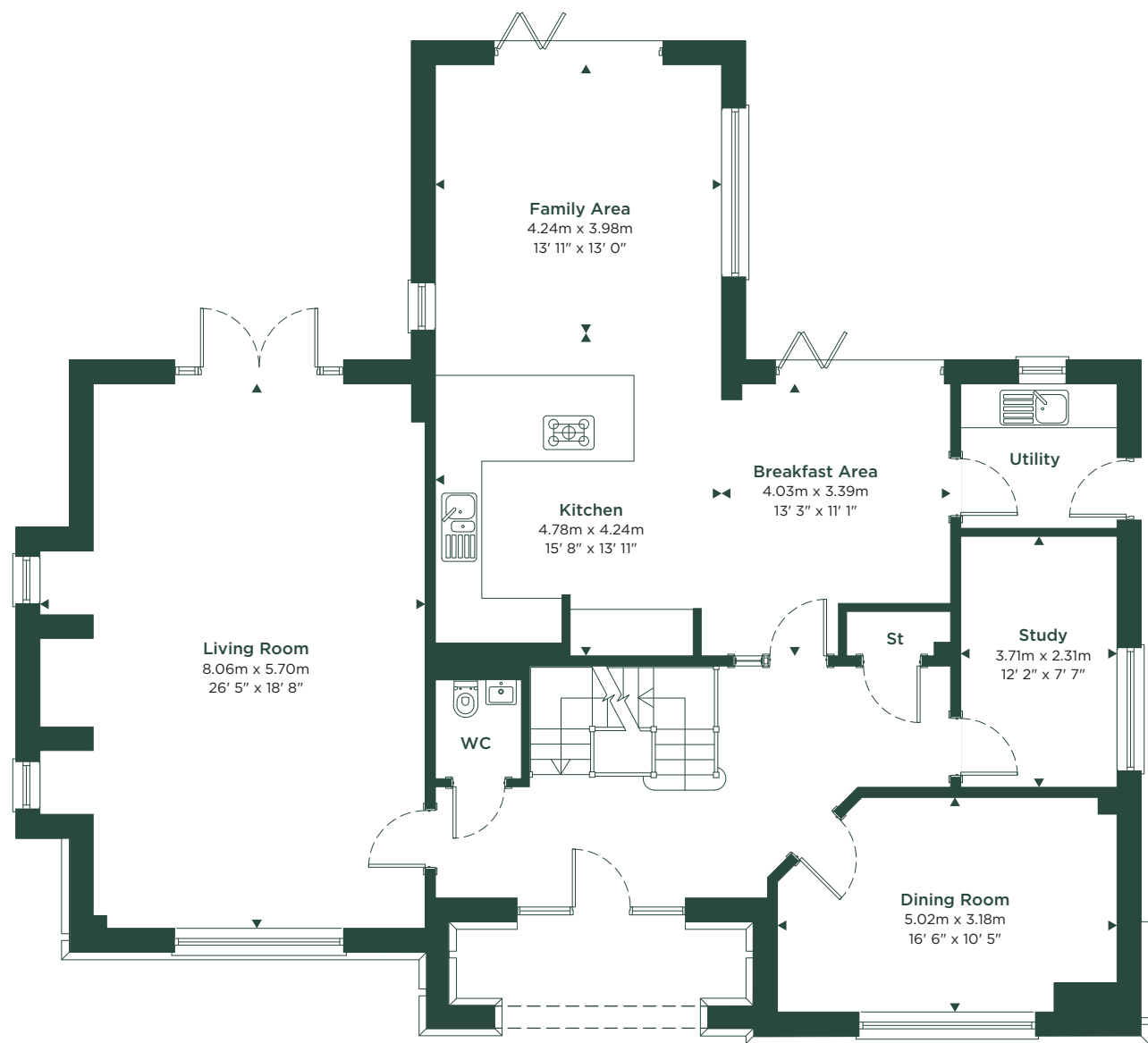
The first floor landing opens onto a balcony, while the primary bedroom is a luxurious space featuring a vaulted ceiling and Juliet balcony. Over the double garage there is a self-contained studio space, perfect as a home office.

The crowning glory of this home is the unique and multifunctional basement. An additional kitchen/bar is complemented by a television area and a gymnasium. Plus, three large storage rooms mean you will never be short on space.



NO. 19

HORNBEAM HOUSE



GROUND FLOOR



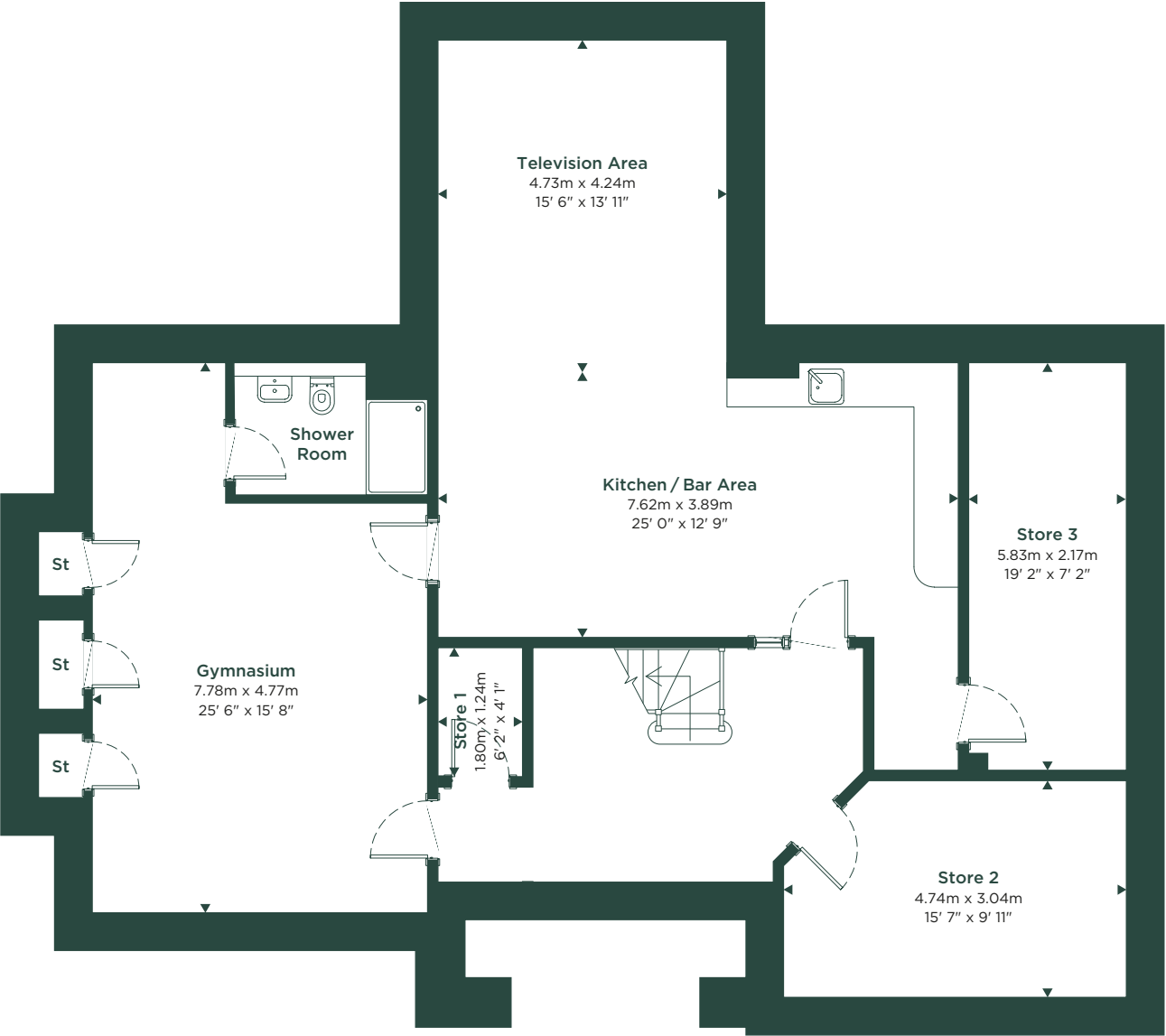
FIRST FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow



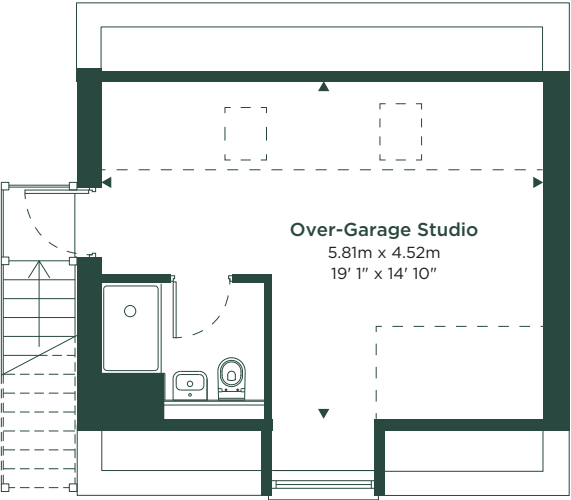
NO. 19

HORNBEAM HOUSE



BASEMENT

A/C Airing cupboard   W Wardrobe   St Storage cupboard   ◀ Dimension arrow



OVER-GARAGE STUDIO





# THE WOODLANDS RESIDENCES

**Nos. 2 - 7.**

A range of two and three bedroom semi-detached and detached homes rich with character and village charm, present the opportunity for a rural lifestyle with all the benefits of a contemporary specification.

The Woodlands Residences are available at a discounted rate to the open market value, for purchasers with a local connection to the Parish of Tanworth-in-Arden\*.

\*Terms and conditions apply, please speak to a Sales Consultant for more details.





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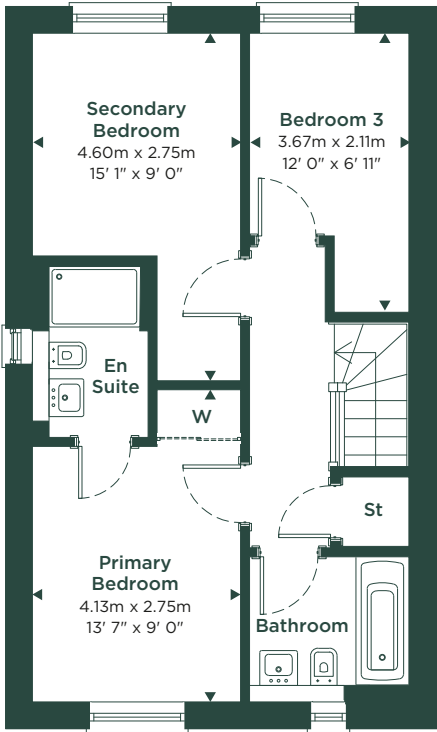
NOS. 2\* AND 3

# ELDER HOUSE AND BIRCH HOUSE

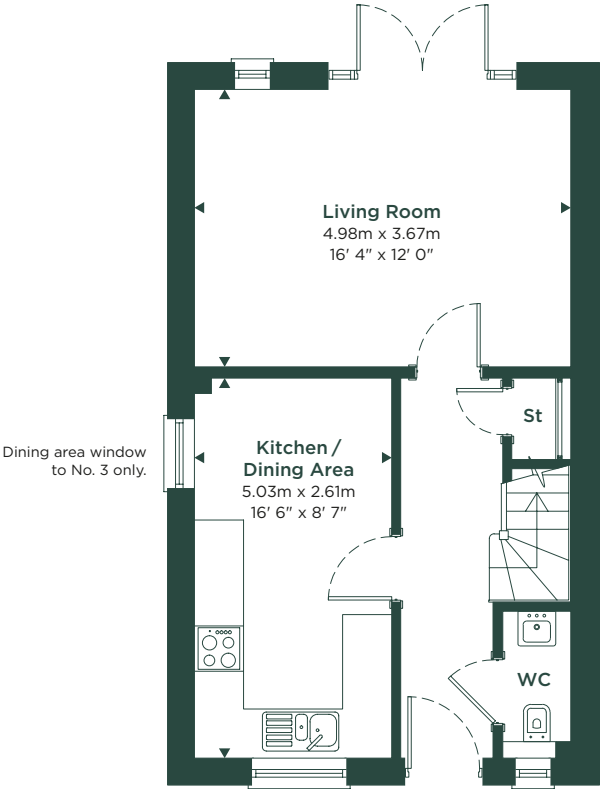
3 BEDROOM SEMI-DETACHED HOMES

A charming pair of cottage-style homes with spacious living rooms that open out onto the rear garden, providing today's essential indoor-outdoor lifestyle. Upstairs, the primary bedroom enjoys bespoke fitted wardrobes and a stylish en suite.

Nos. 2 and 3 are available for reduced market value sale, exclusively for purchasers with a 'local connection' to the Parish of Tanworth-in-Arden. Terms and conditions apply, please speak to a Sales Consultant for more details.



FIRST FLOOR



GROUND FLOOR

W Wardrobe St Storage cupboard ◀ Dimension arrow  
\*No. 2 is handed.





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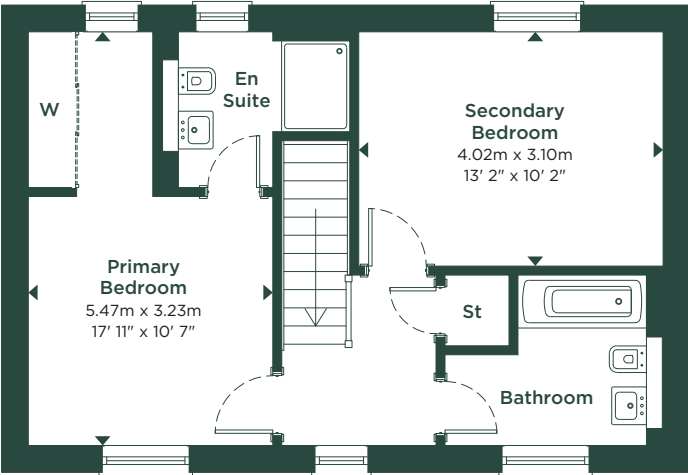
NO. 4

SPRUCE HOUSE

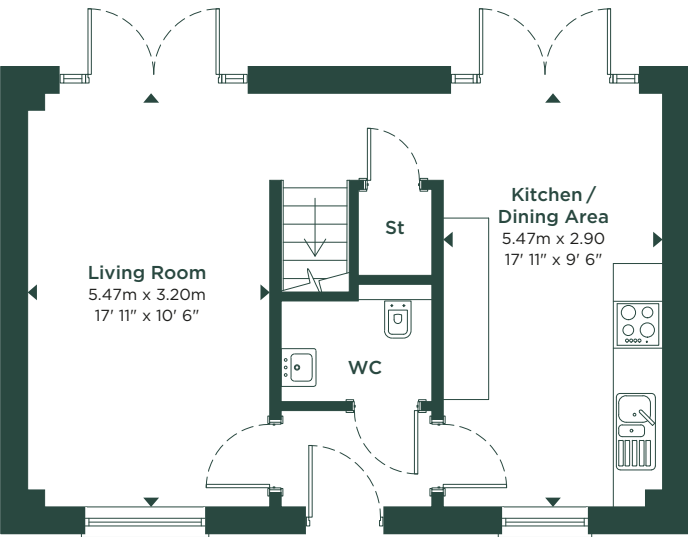
2 BEDROOM DETACHED HOME

The pleasingly symmetrical exterior, very traditional in style, encloses a comfortable contemporary home with an innovative open-plan ground floor. The kitchen/dining area and living room wrap around the central staircase, creating separate spaces that are also connected. Both have patio doors to make the most of the private garden.

No. 4 is available for reduced market value sale, exclusively for purchasers with a 'local connection' to the Parish of Tanworth-in-Arden. Terms and conditions apply, please speak to a Sales Consultant for more details.



FIRST FLOOR



GROUND FLOOR

W Wardrobe St Storage cupboard ◀ Dimension arrow





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NO. 5

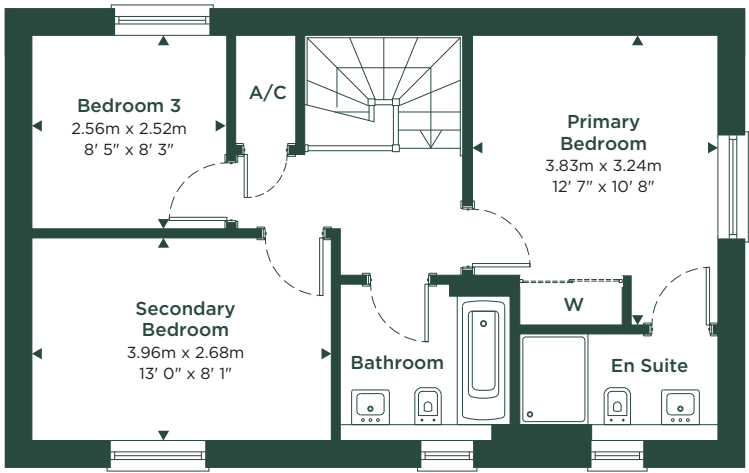
# CHESTNUT HOUSE

3 BEDROOM DETACHED HOME

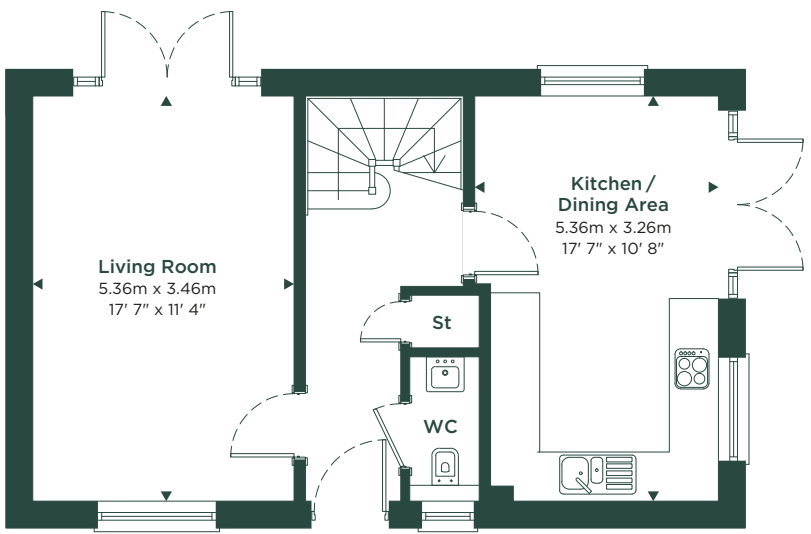
Step through the cottage-style front door to discover a stunning home with an open-plan kitchen / dining area, and bright living room extending from front to back. Both have patio doors leading to the large rear garden.

No. 5 is available for reduced market value sale, exclusively for purchasers with a 'local connection' to the Parish of Tanworth-in-Arden. Terms and conditions apply, please speak to a Sales Consultant for more details.

SPITFIRE HOMES / BESPOKE COLLECTION



FIRST FLOOR



GROUND FLOOR

A/C Airing cupboard W Wardrobe St Storage cupboard ◀ Dimension arrow

HARRINGTON / 75





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NO. 6

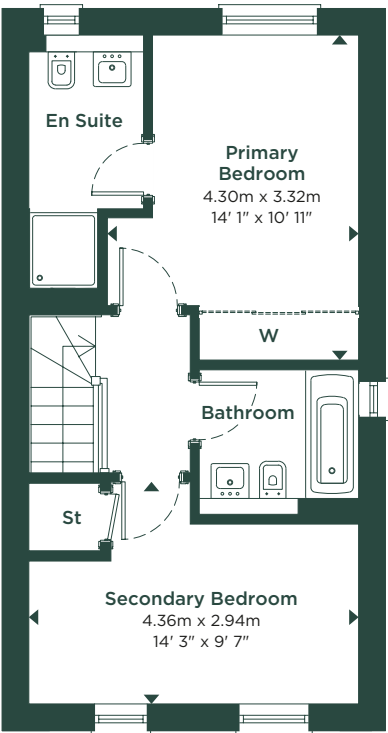
ELM HOUSE

2 BEDROOM SEMI-DETACHED HOME

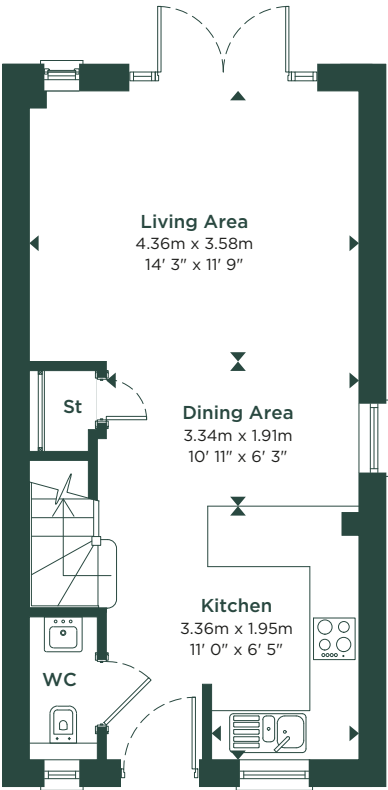
The ground floor of this delightful home offers a light-filled open-plan space that flows from kitchen to dining area to living area. Upstairs, there are two spacious bedrooms with a stylish en suite to the primary.

No. 6 is available for reduced market value sale, exclusively for purchasers with a 'local connection' to the Parish of Tanworth-in-Arden. Terms and conditions apply, please speak to a Sales Consultant for more details.

SPITFIRE HOMES / BESPOKE COLLECTION



FIRST FLOOR



GROUND FLOOR

W Wardrobe St Storage cupboard ◀ Dimension arrow

HARRINGTON / 77





Computer generated image is for indicative purposes only.

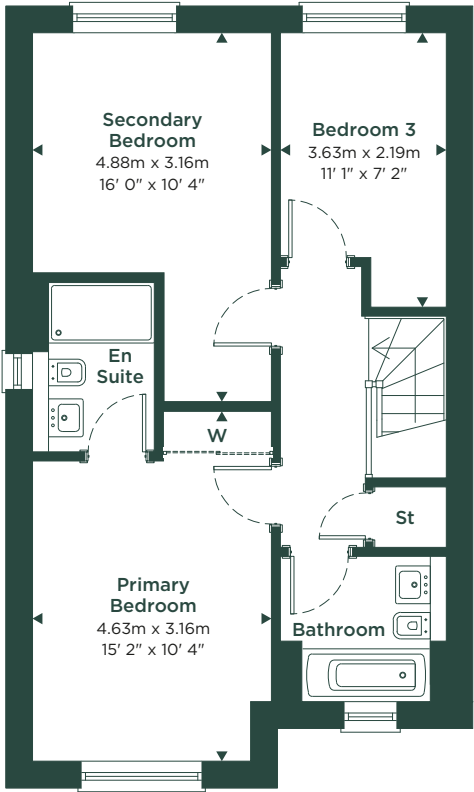
NO. 7

ASH HOUSE

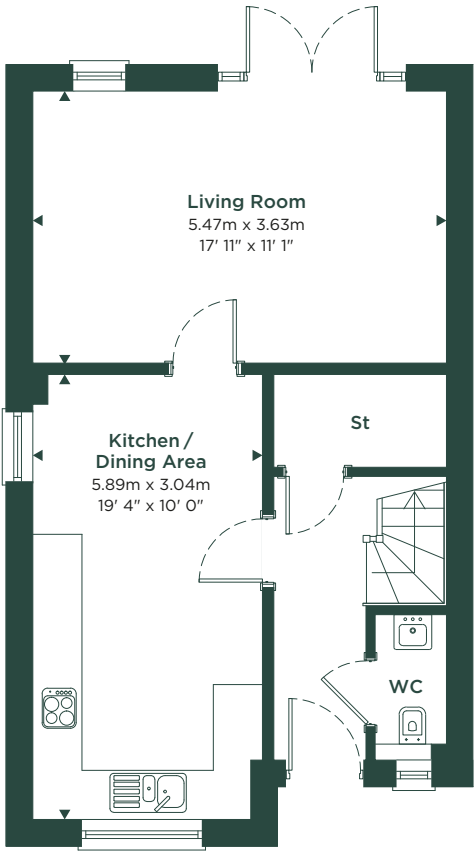
3 BEDROOM SEMI-DETACHED HOME

This home would be the choice for those who prefer a living room separate from the kitchen / dining area, but still require plenty of bright and airy space. It also has generous storage space, both upstairs and downstairs.

No. 7 is available for reduced market value sale, exclusively for purchasers with a 'local connection' to the Parish of Tanworth-in-Arden. Terms and conditions apply, please speak to a Sales Consultant for more details.



FIRST FLOOR



GROUND FLOOR

W Wardrobe St Storage cupboard ◀ Dimension arrow





# INSIDE YOUR HARRINGTON HOME

Whether you choose your home from the Woodlands Residences or the Greenwood Residences, you can be assured that its interior will delight you with its style and quality.



Indicative imagery from The Spitfire Homes Bespoke Collection Portfolio.



## THE WOODLANDS RESIDENCES

### KITCHEN

**Sleek and contemporary kitchens hand-selected from a bespoke range.**

- Contemporary handle-less cabinets paired with laminate worktops and upstands
- Glass splashback to hob area
- Bosch integrated oven and ceramic hob to 2 bedroom homes
- Bosch integrated double oven and induction hob to 3 bedroom homes
- Elica integrated extractor
- Integrated Zanussi dishwasher and fridge freezer
- Ceramic floor tiling from RAK Ceramics

### FINISHES AND FEATURES

**A refined selection of well-appointed finishes and features throughout each home.**

- Painted softwood staircase with oak handrail and feature bull-nose step
- Spitfire Signature skirting boards with seamless architrave detail
- Bespoke fitted wardrobes to primary bedroom with mirrored sliding doors
- Cottage-style internal doors finished in Spitfire Signature grey
- RAK Ceramics floor tiling to kitchen, dining area (where attached to kitchen), WC, bathroom and en suites
- Glazed French doors where indicated on floor plans

### BATHROOM, WC AND EN SUITES

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

- White contemporary sanitaryware from RAK Ceramics complemented by polished chrome fittings
- WC to feature tiled splashback to sink
- Bathroom and en suites benefit from full-height tiling to shower / bath area from RAK Ceramics and half-height tiling to walls with sanitaryware
- RAK Ceramics shower on riser rail to primary en suite
- Shaver sockets and electric chrome heated towel rail to bathroom and en suites

### SECURITY AND WARRANTY

**The combination of low maintenance, security features and a ten-year NHBC Structural Warranty all contribute to peace of mind.**

- Two-year Homeowner Warranty provided by Spitfire Homes
- Ten-year NHBC Structural Warranty
- Multi-point locking mechanisms to external doors

Harrington is a private estate and will be maintained under a management company. Please speak to a Sales Consultant for details.

### MEDIA AND COMMUNICATIONS

**Features for a modern and connected lifestyle.**

- Integrated television system with Sky TV provision including aerial
- BT master socket within media cupboard and additional BT socket to living room

### ELECTRICAL AND HEATING

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

- Underfloor heating throughout the ground floor, thermostatically controlled radiators to the first floor
- Heating and hot water provided via air source heat pump
- White sockets and switches
- USB socket to kitchen
- Low energy lighting throughout, with LED downlights to the kitchen, WC, bathroom and en suites

### EXTERNAL DETAIL

**Exterior features, finishes and landscaping selected to streamline a modern and sustainable lifestyle.**

- Electric vehicle charging point
- Turfed front and side garden areas with paved patios and pathways as shown on site plan
- External waterproof socket and tap to rear of property
- Motion-activated satin silver up and down lights to front and rear of property
- Planting installed in line with approved planning landscape layout (planting within marketing material is indicative only)



THE GREENWOOD RESIDENCES

KITCHEN

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

- Hand-painted shaker style cabinetry with soft-closing doors paired with premium quartz worktops with upstands
- Quartz splashback to hob area
- Neff integrated oven and combination microwave oven to Nos. 8 and 11–15, Neff integrated double oven and microwave to Nos. 1, 9 and 10 and Siemens integrated double oven and microwave to Nos. 16–19
- Touch operated induction hob and extractor hood
- Premium three-in-one hot water tap to Nos. 16–19
- Integrated Zanussi dishwasher to Nos. 8 and 11–15
- Integrated Siemens dishwasher to Nos. 16–19
- Integrated Zanussi fridge freezer to Nos. 8 and 11–15
- Integrated Zanussi full larder fridge and freezer to Nos. 1, 9, and 10
- Integrated Siemens full larder fridge and freezer to Nos. 16–19
- Wine cooler to Nos. 16–19
- Ceramic floor tiling from RAK Ceramics
- Utility rooms include laminate worktops and upstands with an Abode sink and tap

FINISHES AND FEATURES

A considered blend of striking features and superior finishes designed to provide an elevated lifestyle.

- Bespoke feature staircase with oak handrail, oversized oak newels and glass balustrade. Nos. 17 and 18 feature enhanced staircases
- Spitfire Signature skirting boards and plinth blocks
- Ornate feature coving to the ground floor
- Bespoke fitted wardrobes with painted timber frame and mirrored sliding doors to primary and secondary bedrooms
- Additional bespoke fitted wardrobes to bedroom three and four of Nos. 16–19
- Oak finish internal doors with polished chrome handles
- RAK Ceramics floor tiling to kitchen, dining/family area (where attached to kitchen), utility, hallway, WC, bathroom and en suites where applicable
- Glazed bi-fold and French doors where indicated on floor plans
- Fireplace with Class 1 flue with oak mantle and granite hearth to properties with external chimney stack and log burners to Nos. 16–19

BATHROOM, WC AND EN SUITES

A selection of luxurious bathrooms and en suites adorned with stylish fittings and quality materials from renowned brands.

- White contemporary Villeroy & Boch sanitaryware complemented by polished chrome Hansgrohe fittings
- Under-sink vanity unit to WC
- WC to feature half-height RAK Ceramics tiling to all walls
- Bathroom and en suites in Nos. 1 and 8–15 benefit from full-height RAK Ceramics tiling to walls with mirrored vanity units and shower/bath area, half-height tiling to walls with sanitaryware

- Bathroom and primary en suite in Nos. 16–19 enjoy full-height tiling to all walls from RAK Ceramics
- Additional en suites and over-garage studio spaces benefit from full-height tiling to shower/bath area, and half-height tiling to walls with sanitaryware
- Bespoke mirrored over-sink vanity cabinet to bathroom and primary en suite as shown on floor plans
- Additional over-sink vanity cabinet to secondary en suite of Nos. 16–19
- Hansgrohe Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within primary en suite
- Hansgrohe shower and chrome riser rail to bathroom and additional en suites
- Black nickel shaver sockets and electric chrome heated towel rail to bathroom and en suites
- Chrome wall-mounted toilet roll holder to bathroom and en suites

SECURITY AND WARRANTY

The combination of low maintenance, security features and a Ten-year NHBC Structural Warranty all contribute to peace of mind.

- Two-year Homeowner Warranty from Spitfire Homes
- Ten-year NHBC Structural Warranty
- Multi-point locking mechanisms to external doors
- Security alarm to Nos. 16–19

MEDIA AND COMMUNICATIONS

Features for a modern and connected lifestyle.

- Integrated television system with Sky TV provision including aerial
- BT master socket provision wired to media cupboard. Additional BT socket to living room
- Hidden HDMI cable within living room wall to provide connection between low level TV point and high level TV point
- CAT-6 cabling to living room, kitchen, bedrooms and study of Nos. 16–19

Harrington is a private estate and will be maintained under a management company. Please speak to a Sales Consultant for details.

The Greenwood Residences all benefit from a truly luxurious specification, finished to the highest standards.

ELECTRICAL AND HEATING

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

- Underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor of Nos. 1 and 8–16
- Underfloor heating to ground and first floors of Nos. 17 and 18
- Underfloor heating to basement and ground floor and thermostatically controlled radiators to first floor of No. 19
- Thermostatically controlled electric radiators to over-garage studio spaces
- Black nickel sockets and switches where visible, white where hidden
- USB charging points to kitchen, utility, living room, bedrooms and study (where applicable)
- Low energy lighting throughout with LED downlights 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.

- Electric vehicle charging point
- Turfed garden areas with paved patios and pathways as shown on site plans
- Planting installed in line with approved planning landscape layout (planting within marketing material is indicative only)
- Paddocks of Nos. 17 and 18 to be seeded
- External waterproof socket and tap to rear of property
- External lights to front and rear of property
- Electric gates to Nos. 9, 10 and 15–19

GARAGE

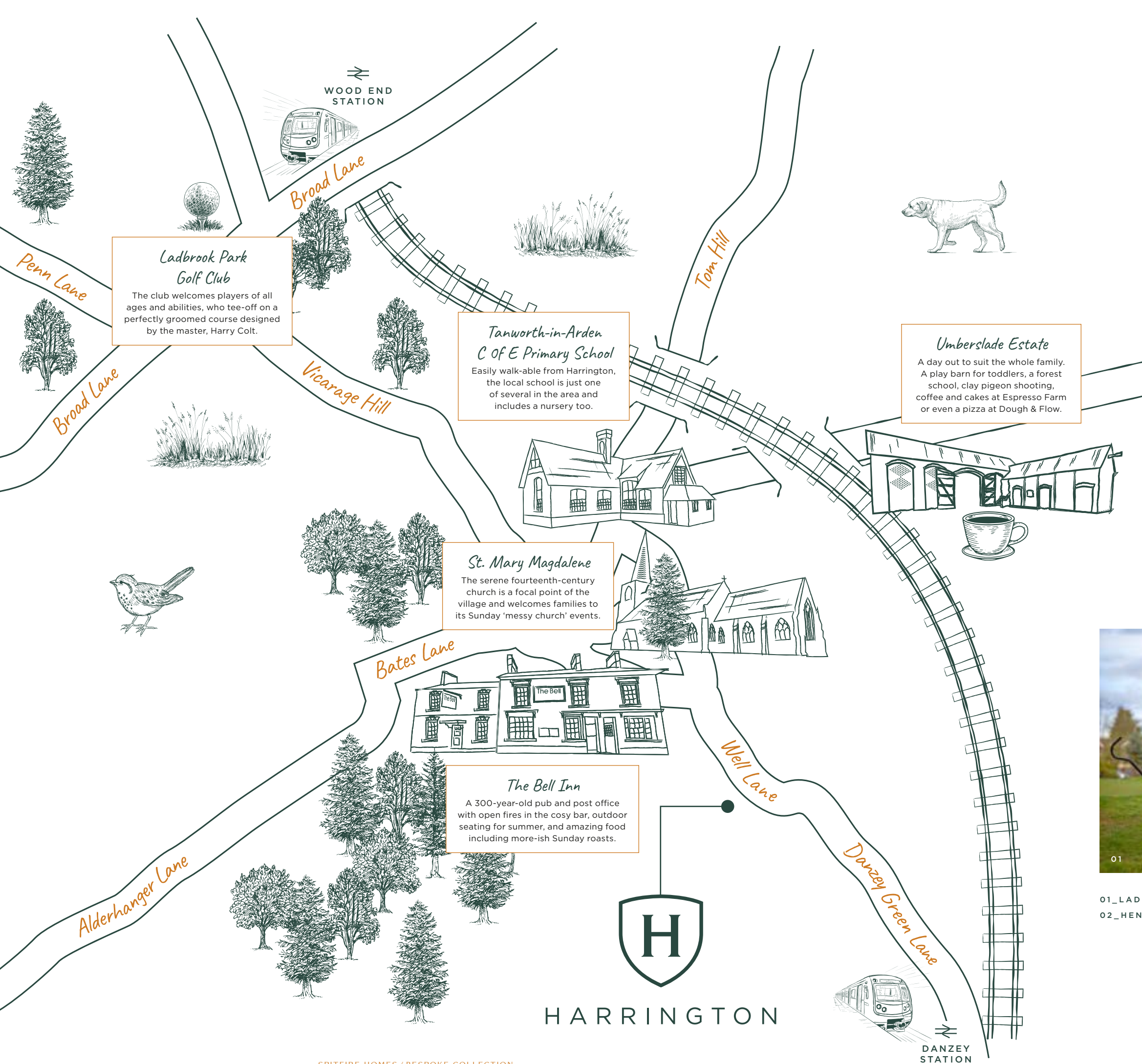
- Electrical socket, internal lighting and motion activated external lighting to garage
- Remote-operated up-and-over style garage doors
- Water feed and foul drainage to garages of Nos. 1, 9, 10 and 16–19



Indicative imagery from The Spitfire Homes Bespoke Collection Portfolio.



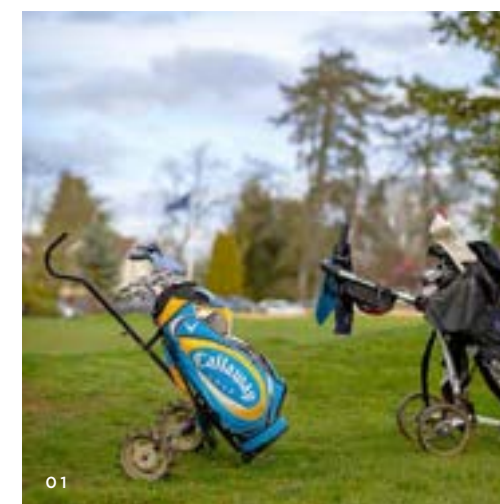




## WELCOME TO THE COMMUNITY

**This is Tanworth-in-Arden, one of Warwickshire's most sought-after villages, and with good reason. It has a timeless quality, with a village green and church at its heart, a pub and post office, village hall and GP surgery.**

It has big city connections too, with direct trains from Danzey to Birmingham. For supermarkets, shopping and restaurants, the local larger towns are within easy reach. Solihull's Touchwood Centre is around twenty minutes' drive and includes a John Lewis as well as a wide range of eateries. While Henley-in-Arden, only ten minutes away, is considered one of the region's prettiest towns. It combines centuries of period charm with a rich array of shops, pubs and high-end restaurants.



01\_LADBROOK GOLF CLUB  
02\_HENLEY-IN-ARDEN HIGH STREET





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## SURROUNDED BY NATURE

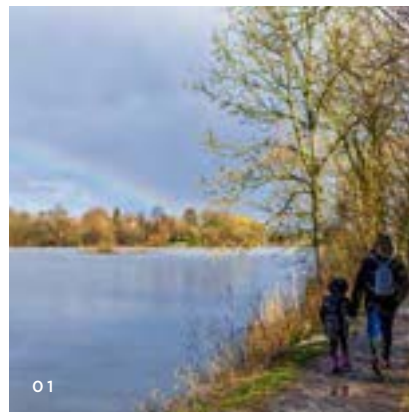
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**Tanworth-in-Arden is set in lush countryside,  
where rural pursuits of all kinds are readily available.**

Earlswood Lakes offers several options: from strolling the towpaths to fishing, bird watching and enjoying a drink in the Red Lion. For days out, Packwood House and Coughton Court, imposing Tudor properties with beautiful gardens, are both within twenty minutes' drive.

Hatton Country World, also only twenty minutes in the car, is less traditional but there is something here for all the family, including walks along Hatton Locks, a gin school, plus friendly animals, super slides and adventure camps for younger visitors.

If you would rather leave the car at home, the surrounding fields and woods are criss-crossed by footpaths where you and the whole family can explore nature at close quarters.

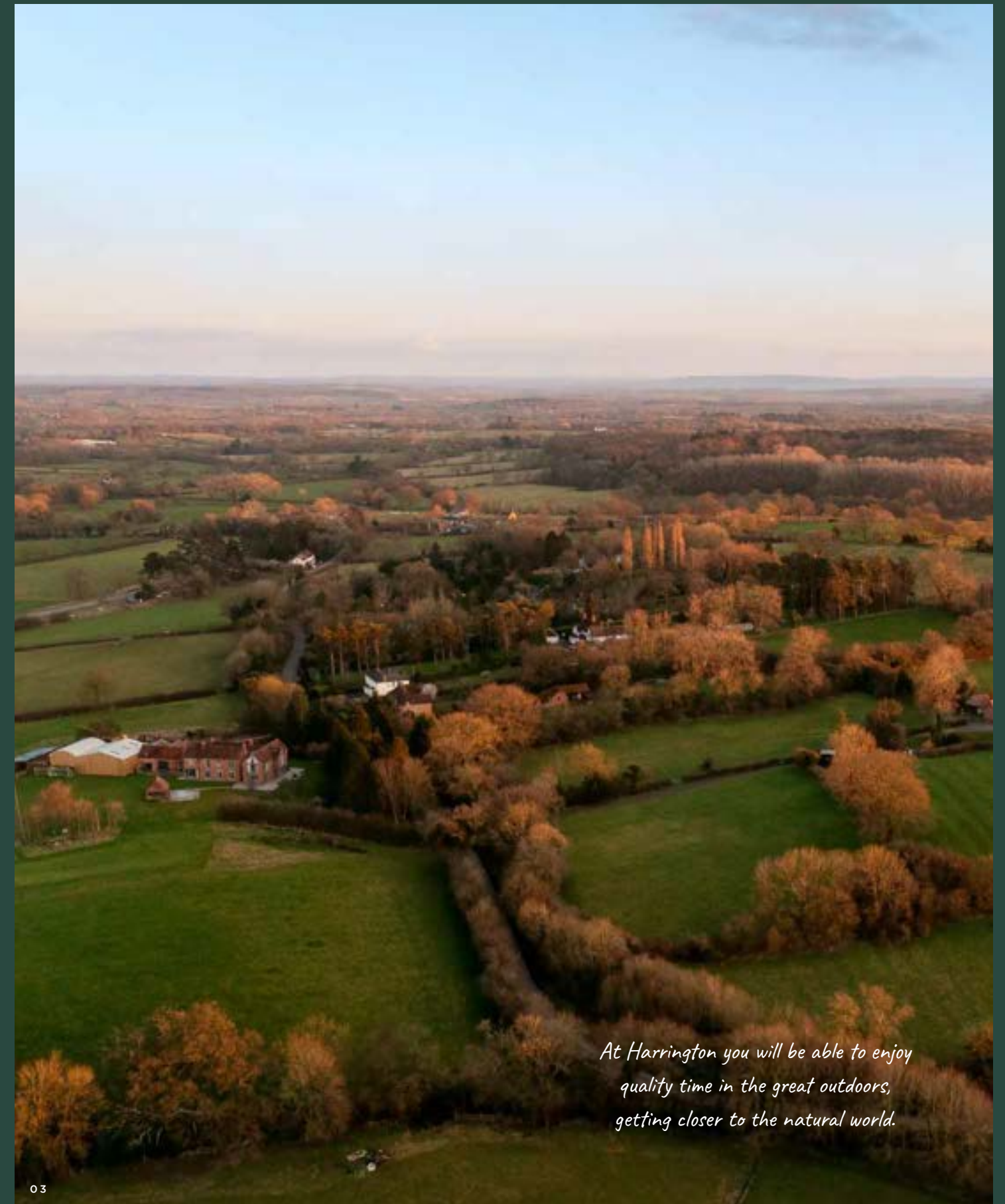


01\_EARLSWOOD LAKES



02\_PACKWOOD HOUSE

03\_SURROUNDING COUNTRYSIDE



*At Harrington you will be able to enjoy  
quality time in the great outdoors,  
getting closer to the natural world.*



## CENTRED ON EDUCATION

**With more than fifty schools within a five mile radius of Tanworth-in-Arden, Harrington residents have some excellent options for their children.**

There are two nursery schools in the village and a Montessori Primary School in Henley-in-Arden, 3.5 miles away. Tanworth-in-Arden's own primary school is about five minutes' walk, and the village is within the catchment area of many well-rated grammar and private schools.



*Tanworth-in-Arden Primary School  
reflects the historic charm of the village.*

## CONNECTIONS NEAR AND FAR

**Danzeley train station is within walking distance and is your starting point for exploring Stratford-upon-Avon, Birmingham and London. Drivers can be on the motorway network in about seven minutes, or in the centre of Birmingham in just over half an hour.**



### *By car*

- DANZELEY STATION  
0.8 MILE
- M42 JUNCTION 3  
2.9 MILES
- HENLEY-IN-ARDEN  
4.3 MILES
- M40 JUNCTION 16  
5 MILES
- STUDLEY  
5.7 MILES
- REDDITCH  
6.2 MILES
- SOLIHULL  
7.9 MILES
- STRATFORD-UPON-AVON  
12.6 MILES
- BIRMINGHAM AIRPORT  
12.8 MILES
- BIRMINGHAM CITY CENTRE  
13.3 MILES
- ROYAL LEAMINGTON SPA  
16.6 MILES



### *By train from Danzey*

- HENLEY-IN-ARDEN  
4 MINUTES
- STRATFORD-UPON-AVON  
22 MINUTES
- BIRMINGHAM MOOR STREET  
35 MINUTES
- BIRMINGHAM SNOW HILL  
39 MINUTES
- LONDON MARYLEBONE  
(VIA LEAMINGTON SPA)  
2 HOURS 44 MINUTES

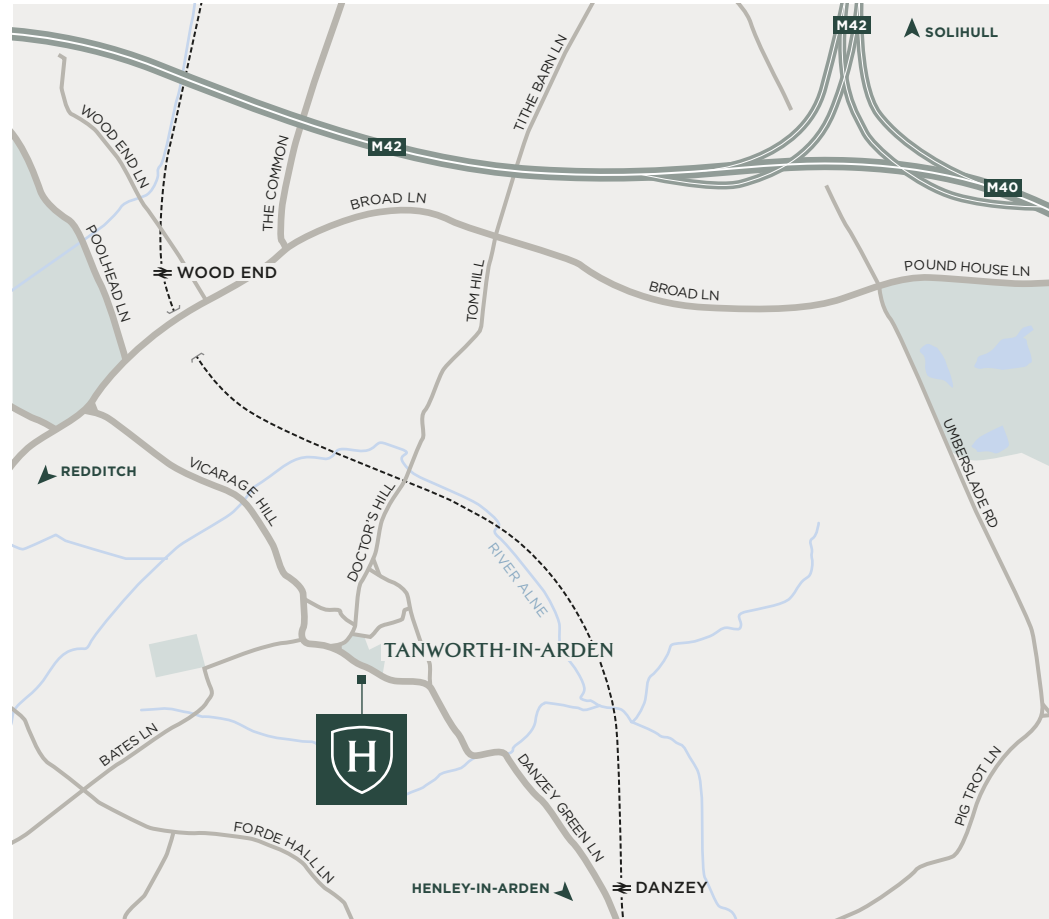






# HARRINGTON

Harrington, Well Lane, Tanworth-in-Arden, Solihull B94 5AH



## CONTACT US

For further information about Harrington or to learn about the Spitfire Homes Bespoke Collection, visit our website or contact us.

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SPITFIRE  
HOMES

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BESPOKE COLLECTION

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