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# SPITFIRE

## HOMES

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### THE PORTFOLIO

Dedicated to Design for Over 15 Years

15  
YEARS



# SPITFIRE.

A hallmark of quality.  
A legacy of distinction.

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For more than 15 years, Spitfire Homes has pursued a singular vision: creating sustainable communities, designed to inspire.

What defines Spitfire is not a repeated architectural style, but a consistent design philosophy rooted in permanence over fashion, restraint over excess, and individuality over repetition. Each setting is approached with a fresh perspective, each detail considered with intent. The result is a body of work united not by uniformity, but by a shared commitment to design integrity, craftsmanship and lasting quality.

Over time, this approach has come to shape more than homes alone. It has informed streetscenes, restored heritage, introduced contemporary architecture into historic settings, and created places with a distinct sense of identity and belonging. Quietly confident and carefully resolved, every collection reflects a belief that good design should feel effortless, enduring and deeply connected to place.

# 15 years of standing apart.

At the outset, Spitfire Homes was little more than an idea and an ambition; to build homes that stood apart from the ordinary.

Since then, the business has grown through changing markets, shifting skylines and the ever-evolving landscape of British housebuilding. What has remained constant throughout is the desire to create places with meaning; homes defined not only by how they look, but by how they are experienced, remembered and lived within.

With each passing year came new milestones, new perspectives and a growing confidence in what Spitfire could become. What started as a clear ambition steadily evolved into a recognised name, formed not by a singular achievement, but by years of dedication, creativity and momentum.

As Spitfire reaches the completion of its 1,500<sup>th</sup> home, the scale of that journey becomes all the more meaningful; thousands of lives, stories and moments connected to the homes and communities created over the past 15 years.

This anniversary is not simply a celebration of time passed, but of progress made and the foundations laid for all that comes next.



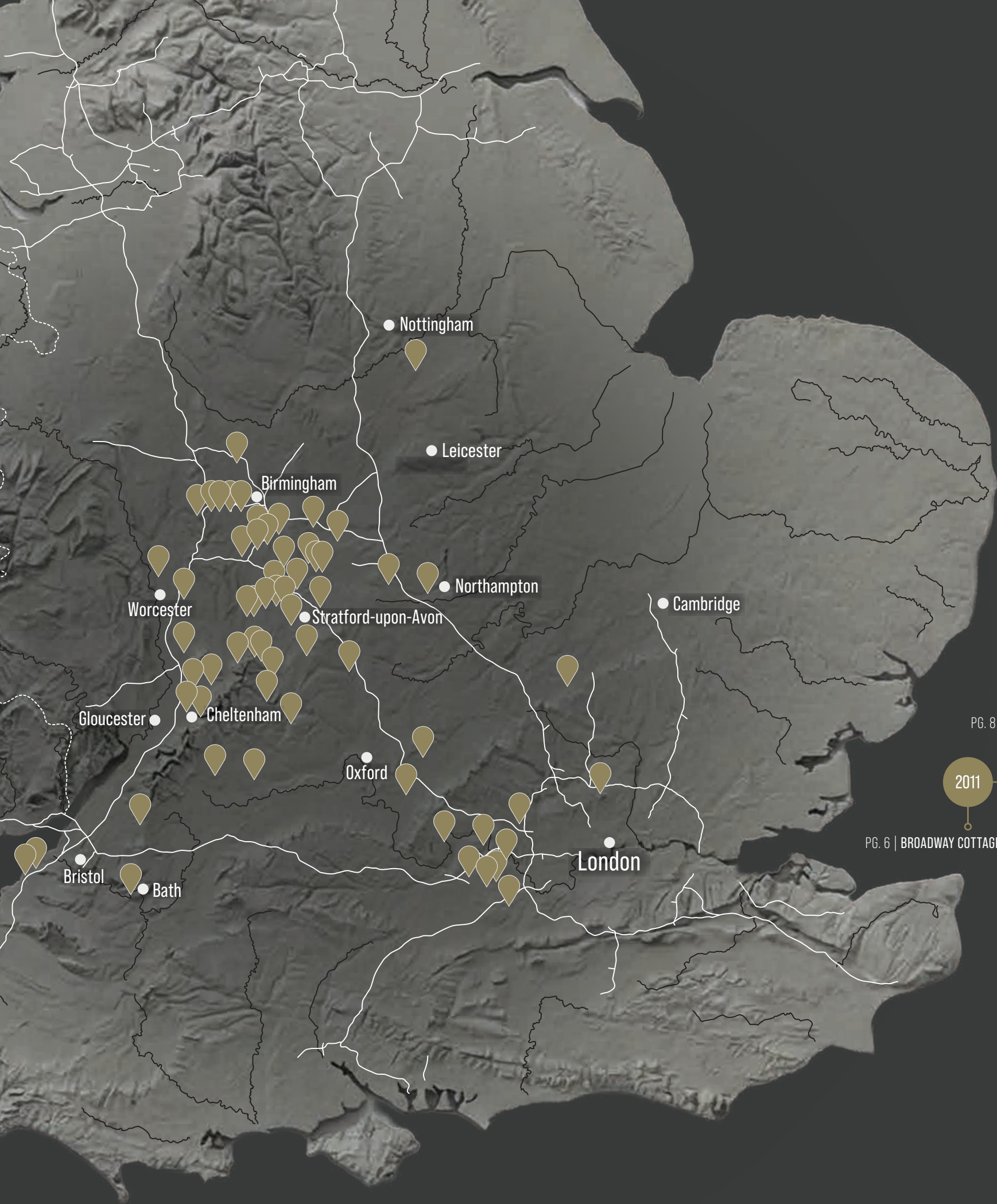
## Shaped by place.

From iconic Cotswold villages to leafy Outer London suburbs, from historic towns to contemporary city-centre settings, Spitfire's work has been informed by places with character.

Some are defined by landscape, others by heritage. Some by the quiet confidence of established neighbourhoods, others by the energy of new communities taking shape. Each has played its part in the wider story of the brand; offering a different setting, a different rhythm and a different expression of what it means to be Spitfire.

# OUR STORY, BUILT OVER TIME

A journey through the collections and milestones that have shaped who we are today.



# THE PORTFOLIO

An expression of excellence,  
defined by design.

The first step in a 15 year journey.

2011

BROADWAY COTTAGES,  
CHALGROVE



2011

BROADWAY COTTAGES, CHALGROVE

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2012

MILL HOLLOW,  
BENTLEY HEATH



2013

THE CRICKETERS,  
DORRIDGE



2014

THE FAIRWAYS,  
LITTLE ASTON

2011

2012

MILL HOLLOW, BENTLEY HEATH

2013

THE CRICKETERS, DORRIDGE

2014

THE FAIRWAYS, LITTLE ASTON

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2015

VILLIERS HOUSE,  
ROYAL LEAMINGTON SPA



2015

KNIGHTSCOTE,  
BODICOTE



2016

HIGH CEDARS,  
STRATFORD-UPON-AVON



2016

BRUNSWICK GATE,  
BATH



2016

OLD TOWN VILLAS,  
STRATFORD-UPON-AVON

2011

2012

2013

2014

2015

2016

BRUNSWICK GATE, BATH | OLD TOWN VILLAS, STRATFORD-UPON-AVON

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026



2016

HALL FARM ESTATE,  
KNOWLE

**AWARDS:**

Housebuilder Awards 2017

Best Refurbishment Project

Built in Quality Awards

Best Change of Use of An Existing Building or Conversion

LABC Awards 2017

Best Change of Use of An Existing Building or Conversion

## Farmstead character reimagined with contemporary refinement.

A sensitive reinterpretation of a traditional farmstead setting, Hall Farm Estate brought together restored barns, bespoke new homes and a shared courtyard arrangement. Character-led and carefully rooted in its surroundings, it became a defining early collection for Spitfire Homes.



2011

2012

2013

2014

2015

2016

HALL FARM ESTATE, KNOWLE

2017

2018

2019

2020

2021

2022

2023

2024

2025

2026

2017

THE PINES,  
ASCOT



- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- THE PINES, ASCOT
- THE RISE, CHIPPING CAMPDEN
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025
- 2026



2017

THE RISE,  
CHIPPING CAMPDEN



2017

THE MILL,  
CHIPPING CAMPDEN

A refined expression of Cotswold living.

A defining part of Spitfire's Cotswold Collection, The Mill brought a limited number of impressive homes together around a village green, close to the heart of Chipping Campden. Its use of honey-coloured stone and traditional detailing became a clear expression of Spitfire's ability to create new homes that felt naturally at home in a historic town.





2017

CROSSWAYS,  
STOW-ON-THE-WOLD



2017

WHITEFIELDS,  
WELFORD-ON-AVON

2011

2012

2013

2014

2015

2016

2017

CROSSWAYS, STOW-ON-THE-WOLD | WHITEFIELDS, WELFORD-ON-AVON

2018

2019

2020

2021

2022

2023

2024

2025

2026



2017

ROTHERFIELD GARTH,  
HENLEY-ON-THAMES

## Arts and Crafts character in a secluded Thames Valley setting.

A secluded collection of just three substantial residences, Rotherfield Garth brought Arts and Crafts influence to one of the Thames Valley's most desirable settings. Individual, generous and quietly assured, it marked an important expression of Spitfire's ability to deliver executive homes of scale, character and distinction.





2017

PATHWAYS,  
GAYDON



2017

STONEWAYS,  
FAIRFORD



2018

IMPERIAL ROW,  
ASCOT

## A secluded Ascot address of quiet prestige.

A rare collection of just four detached homes in Ascot, Imperial Row was defined by privacy, proportion and luxury. A stone's throw from the famous racecourse, each residence was individually gated, creating a sense of exclusivity that reflected the prestige of its setting and the confidence of Spitfire's bespoke approach.

2011

2012

2013

2014

2015

2016

2017

2018

IMPERIAL ROW, ASCOT

2019

2020

2021

2022

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2024

2025

2026

2018

CLEVEDON HALL ESTATE,  
CLEVEDON

An award-winning expression of  
heritage and place.

Set within the grounds of the Grade II Listed Clevedon Hall, this coastal estate collection brought striking new homes into a setting of significant heritage and landscape character. Arranged around focal green spaces and shaped in response to its historic context, it became a flagship example of Spitfire's ability to deliver contemporary living within a sensitive, established estate setting.

AWARDS:  
WhatHouse? Awards 2018  
Best Development  
Housebuilder Awards 2018  
Best Design for Three Stories or Fewer



2011

2012

2013

2014

2015

2016

2017

2018

CLEVEDON HALL ESTATE, CLEVEDON

2019

2020

2021

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2024

2025

2026



2018

GLADE IN THE SPINNEY,  
GERRARDS CROSS

AWARDS:  
Evening Standard New Homes Awards 2018  
Best Family Home Over £1.5m

2018

ASHWOOD,  
HOCKLEY HEATH



2018

SEVEN ARCHES,  
BARFORD



2019

GREEN GATES,  
MAIDENHEAD

2019

UPPER ACRES,  
ETTINGTON



2011

2012

2013

2014

2015

2016

2017

2018

SEVEN ARCHES, BARFORD

2019

GREEN GATES, MAIDENHEAD | UPPER ACRES, ETTINGTON

2020

2021

2022

2023

2024

2025

2026



2020

ROSEBANK,  
CHOBHAM



## Quiet exclusivity, rich with character.

Rosebank brought together five substantial detached homes in the Surrey village of Chobham, combining privacy, scale and architectural variety. Carefully considered and quietly exclusive, it reflected Spitfire's growing reputation for creating distinctive residences in some of the South East's most desirable locations.



2011

2012

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2016

2017

2018

2019

2020

ROSEBANK, CHOBHAM

2021

2022

2023

2024

2025

2026



2020

JARDIN,  
BINFIELD



2021

MILBANK,  
WELFORD-ON-AVON



2020

HILLCROFT,  
GRETTON



2021

HIGHWORTH,  
BROADWAY

AWARDS:  
Evening Standard New Homes Awards 2018  
Best Family Home Under £750k

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

JARDIN, BINFIELD

HILLCROFT, GRETTON

MILBANK, WELFORD-ON-AVON

HIGHWORTH, BROADWAY

2021

MILBANK, WELFORD-ON-AVON

HIGHWORTH, BROADWAY

2022

2023

2024

2025

2026



2021

## THE ROUNDELAY COLLECTION, SNITTERFIELD

### A confident expression of rural village living.

Located in the Warwickshire village of Snitterfield, The Roundelay Collection strengthened Spitfire's long-standing association with Stratford-upon-Avon and its surrounding villages. A private enclave of detached houses and bungalows, it brought character, craft and considered design to a setting that felt firmly within Spitfire's heartland.





2021

ST MARK'S GATE,  
WINDSOR



2021

CRITERION,  
HADLEY WOOD

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

2021

ST MARK'S GATE, WINDSOR | CRITERION, HADLEY WOOD

2022

2023

2024

2025

2026

2021

HASELEY MANOR,  
HATTON

# Where it all began; the birthplace of Spitfire Homes.

Few places hold a deeper connection to the Spitfire story than Haseley Manor. It was here, years before its restoration, that the idea for Spitfire was first formed. Later restored and reimagined, the Grade II listed manor brought together impressive mansion apartments and characterful houses within its grounds, becoming a rare point of continuity between the company's beginnings and its evolution.



AWARDS:  
Evening Standard New Homes Awards 2018  
Best Small Development  
WhatHouse? Awards 2019  
Best Apartment Scheme  
Insider Midlands Residential Property Awards 2021  
Small Residential Development of the Year





2021

GREENINGS,  
LONG CRENDON



2021

PRYORS,  
PIRTON

2011

2012

2013

2014

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2016

2017

2018

2019

2020

2021

GREENINGS, LONG CRENDON | PRYORS, PIRTON

2022

2023

2024

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2026

2021

REGENTS GREEN,  
ROYAL LEAMINGTON SPA



# A contemporary response to a town of architectural distinction.

A considered collection of townhouses and apartments in Royal Leamington Spa, Regents Green drew on the Regency character of its setting while bringing a contemporary edge to elegant urban living. Balanced, distinctive and rooted in the area's architectural identity, it has become a notable addition to Warwickshire's historic spa town.



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REGENTS GREEN, ROYAL LEAMINGTON SPA

2022

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2026

2021

WILDBOURNE,  
MILTON-UNDER-WYCHWOOD



2021

PRESTWOLD,  
BRAILES

2022

RUTHERSTONE,  
HAWKESBURY UPTON



2011

2012

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2014

2015

2016

2017

2018

2019

2020

2021

WILDBOURNE, MILTON-UNDER-WYCHWOOD  
PRESTWOLD, BRAILES

2022

RUTHERSTONE, HAWKESBURY UPTON

2023

2024

2025

2026



2022

MIRABELLE,  
ECKINGTON

# Forgotten arts preserved through considered village design.

Set within the Worcestershire village of Eckington, Mirabelle brought together detached houses, bungalows and dormer bungalows in a collection shaped by local architectural character. With a distinctive thatched property defining the welcoming streetscene, the collection reflected Spitfire's continued commitment to traditional craft and the preservation of forgotten arts.







2023

FAIRMONT,  
BISHOP'S CLEEVE

AWARDS:  
First Time Buyer Readers' Awards 2023  
Best First Time Buyer Family Home



Spitfire's 1,000<sup>th</sup> home and the unveiling of a new housetype range.

Fairmont marked a significant milestone in the Spitfire story as the setting for the company's 1,000<sup>th</sup> home. A stone's throw from Cheltenham in the village of Bishop's Cleeve, the collection represented a moment of reflection and momentum as Spitfire continued to grow beyond its earliest ambitions.



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- 2021
- 2022
- 2023
- FAIRMONT, BISHOP'S CLEEVE
- 2024
- 2025
- 2026



2024

BEAUFORT,  
EDGBASTON

A varied showcase of sensitive  
refurbishment and statement new homes,  
in a stunning city-centre location.

Set within the leafy Birmingham suburb of Edgbaston, Beaufort was a showcase of Spitfire's versatility. Blending the thoughtful restoration of an Italianate-style villa and coach house with the creation of a limited number of carefully composed new homes, the collection brought heritage and contemporary design together with clarity, confidence and restraint.

AWARDS:  
WhatHouse? Awards 2022  
Best Interior





2024  
FABER,  
OMBERSLEY



- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- FABER, OMBERSLEY | THE JEPHSON PORTFOLIO, ROYAL LEAMINGTON SPA
- 2025
- 2026

2024

THE JEPHSON PORTFOLIO,  
ROYAL LEAMINGTON SPA



## An evolved design language with broader appeal.

Set within the Northamptonshire village of Kislingbury, Pembleton represented an important evolution of the Spitfire Homes design language. Bringing character, variety and considered detailing to a broader and more accessible collection of homes, it reflected Spitfire's ability to translate its distinctive approach for a wider audience.





2025

ROSEDALE,  
WOLSTON

2025

MALABAR,  
DAVENTRY



2026

MAYBANK,  
HALESOWEN



2026

CLARENDON,  
COVENTRY



2011

2012

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2025

2026

MAYBANK, HALESOWEN | CLARENDON, COVENTRY | SHERBOURNE, RADCLIFFE ON TRENT

2026

SHERBOURNE,  
RADCLIFFE ON TRENT





2026

ELLENBROOK,  
MORETON-IN-MARSH

## An ongoing, multi award-winning collection of unparalleled character and design.

Representing Spitfire's largest Bespoke Collection scheme, Ellenbrook marked a significant chapter in the evolution of the brand. Set on the edge of Moreton-in-Marsh, the collection draws on the iconic character of the region while delivering energy-efficient homes designed for modern lifestyles. More than 15 years on from the company's first brick being laid, it stands as a clear marker of Spitfire's continued progress.

AWARDS:  
WhatHouse? Awards 2025  
Best House  
Best Development  
Best Exterior Design



- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022
- 2023
- 2024
- 2025

2026

ELLENBROOK, MORETON-IN-MARSH

# No sign of slowing down.

For more than 15 years, Spitfire has been shaped by people with pride in their craft, belief in their purpose, and a shared motivation to create work of lasting quality. It is a collective effort carried from first idea to final detail, by a team committed to doing things properly.

Every collection in this portfolio represents the effort, judgement and dedication of many people, often over many years, and there is something quietly humbling in seeing that work received so warmly once it becomes part of people's lives. Spitfire's 5-star customer satisfaction rating, awarded annually by the Home Builders Federation (HBF), is a direct acknowledgment of the trust placed in Spitfire by its customers. This, combined with the continued recognition for the brand, stands as a proud reminder of the care carried through every stage of what Spitfire does.

This milestone is a pause for breath, not a point of arrival. A moment to recognise the work behind Spitfire, before carrying the same pride, care and conviction into what comes next.



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SPITFIRE  
HOMES

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15  
YEARS