Sandbourne Gardens

BEWDLEY

A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES

ēlan

HOMES YOU'LL LOVE INSIDE OUT®

HOMES YOU'LL LOVE INSIDE OUT©

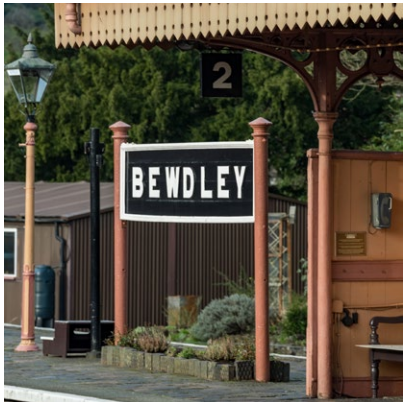
A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



BEWDLEY

SANDBOURNE GARDENS

Introducing Sandbourne Gardens by Elan Homes, a superb collection of 2, 3, 4 and 5 bedroom homes in the Georgian riverside town of Bewdley.

Located in a picturesque setting, Sandbourne Gardens offers a delightful array of new homes, perfectly situated amidst top tier schools, convenient amenities and excellent transport links at your fingertips.

Easily accessible supermarkets are Tesco, Sainsbury's, ASDA, Morrisons and ALDI a few minutes drive away in Kidderminster. For smaller shops, Bewdley has a Co-op, Tesco Extra and Sainsbury's Local within walking distance of Sandbourne Gardens. Bewdley Medical Centre is also situated in the town centre, less than 2 miles away.

Opposite Sandbourne Gardens lies Bewdley Leisure Centre, that hosts a sports hall and outdoor pitches. Close by, Bewdley town centre has a distinct community feel, with a choice of places to socialise with friends and family. It offers a charming riverside area with pubs, restaurants, cafés, and a local micro-brewery. Discover the beautiful Queen Elisabeth II Jubilee Gardens on your doorstep, a perfect place to take in the scenic views and walk the dog.

ENDLESS POSSIBILITIES TO DISCOVER

Immerse yourself in the beauty of nature at Sandbourne Gardens. Explore the rich diversity of wildlife at the National Nature Reserve and Wyre Forest, or soar through the treetops at Go Ape for an unforgettable adventure.

Experience the magic of the Severn Valley Railway, which runs through Bewdley. Take a scenic journey to Kidderminster or Bridgnorth, where you can explore historic towns and beautiful countryside. During the festive season, the railway transforms into the Enchanted Express, offering a truly magical Christmas experience for all ages.

West Midlands Safari Park, located a stone's throw from Sandbourne Gardens, is a fantastic day out for the whole family. Encounter exotic animals from around the world, enjoy thrilling rides, and explore stunning natural landscapes.

All information was correct at the time of printing.

A WELL CONNECTED TOWN

GREAT TRANSPORT LINKS

Bewdley offers many transport options, from bus, to train, to taxi - Bewdley has it covered.

There are plenty of bus routes across Bewdley, provided by Diamond Bus, stopping regularly at the handful of bus stops located within less than a mile of Sandbourne Gardens. The number 8 bus provides convenient transportation between Bewdley and Kidderminster, making it perfect for students and commuters heading to and from work or school. Bewdley Council also recently introduced a convenient shuttle bus service to navigate around the one way traffic system.

Kidderminster Train Station is 3.6 miles away, and well-connected, with regular services to Birmingham and Worcester. Bewdley is also ideally situated for cars, with two main routes: the A456, which connects the town to Kidderminster and Stourport-on-Severn, and the B4190, which crosses the River Severn and provides access to the picturesque countryside.

Public transport aside, Bewdley is a very accessible little town to travel by foot. Shops, schools and other amenities are reachable by walking, as Sandbourne Gardens is conveniently situated on the doorstep of the town centre.

SUPERB SCHOOLS & SERVICES

Sandbourne Gardens is the perfect place to raise a family. With 2 Ofsted-rated ‘Good’ schools within walking distance, your children can easily access a quality education. Bewdley Primary School is just a 3 minute stroll away, and The Bewdley School and Sixth Form is a 2 minute walk. For those seeking a Church of England education, St Anne’s C of E Primary School is only 1.2 miles away.

The neighbouring town of Kidderminster is also home to a wide variety of fantastic nurseries, schools and colleges. Kidderminster college, which is accessible in under 15 minutes by car, offers a range of vocational courses which may be of interest to teenagers and young adults looking to go down a specific pathway with their career.

All information was correct at the time of printing.

Sandbourne Gardens

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

KITCHEN	REGENCY	SOVEREIGN	IMPERIAL
Hotpoint 4 ring electric ceramic hob	✓	×	×
Hotpoint built in single oven & microwave	✓	×	×
Indesit 600mm extractor hood	✓	×	×
Indesit Integrated 50/50 fridge freezer	✓	×	×
Smeg 5 ring induction hob	×	✓	×
Smeg built in double oven & microwave	×	✓	×
Smeg 900mm extractor hood	×	✓	×
Smeg Integrated dishwasher	×	✓	×
Smeg Integrated 50/50 fridge freezer	×	✓	×
Siemens 5 ring induction hob	×	×	✓
Siemens built in single oven, combi oven & warming drawer	×	×	✓
Siemens 900mm extractor hood	×	×	✓
Siemens Integrated dishwasher	×	×	✓
Siemens Integrated 50/50 fridge freezer	×	×	✓
Island units to selected house types †	×	✓	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓	✓
Pelmet lighting	✓	✓	✓
Plumbing for washing machine	✓	✓	✓

BATHROOM & EN-SUITE	REGENCY	SOVEREIGN	IMPERIAL
Chrome towel rail to bathroom and en-suite †	✓	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath †	✓	✓	×
Choice of wall tiling to bathroom and en-suite / shower room*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room †	✓	✓	✓
External tap	×	✓	✓
Vanity units to bathrooms & en-suites	×	✓	✓

ELECTRICAL			
External lighting to front	✓	✓	✓
External lighting to rear	×	✓	✓
TV point to lounge / family room †	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study / bedroom †	✓	✓	✓
TV points to remaining bedrooms	×	✓	✓
Shaver socket to en-suite	✓	✓	✓
Telephone point to hall or lounge and study	✓	✓	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room †	✓	✓	✓
White sockets and switches throughout	✓	×	×
Chrome finish sockets and switches to kitchen, lounge, family, dining, hall and white to all other areas	×	✓	✓
Burglar alarm system	×	✓	✓

GENERAL	REGENCY	SOVEREIGN	IMPERIAL
White painted interior doors with chrome furniture	✓	✓	✓
White finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
Wardrobes to bedroom 1	×	✓	✓
Bi-fold garden doors to selected house types †	×	✓	✓

ENERGY SAVING FEATURES			
Air source heat pump heating system	✓	✓	✓
Under floor heating to ground floor and radiators to first floor	✓	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows †	✓	✓	✓
Electric vehicle charging point	✓	✓	✓

SAFETY & SECURITY			
Interconnected smoke detectors	✓	✓	✓
Windows and doors with high security lockable handles	✓	✓	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓	✓

† Where applicable
* Subject to build stage

Sandbourne Gardens

BEWDLEY

A stunning collection of 2, 3, 4 & 5 bedroom homes

- **AFFORDABLE HOMES**
- **BROCTON** – 3 bedroom semi-detached home
- **WYTHALL** – 3/4 bedroom detached home with detached single garage*
- **LAPWORTH** – 5 bedroom detached home with detached double garage
- **HALSTEAD** – 5 bedroom detached home with detached double garage
- **HAYWOOD SPECIAL** – 2 bedroom detached home
- **HARBOROUGH** – 4 bedroom detached home
- **BORDESLEY LG** – 4 bedroom detached home with integral single garage
- **LINCOLN** – 5 bedroom detached home with integral double garage
- **HAMPSHIRE** – 5 bedroom detached home with integral double garage
- **SUTTON SPECIAL** – 2 bedroom terrace / semi-detached home
- **FINHAM SPECIAL** – 3 bedroom detached home
- **BLENHEIM** – 4 bedroom detached home with detached single / double garage**
- **KELSALL** – 5 bedroom detached home with integral double garage

*Plots 24 & 69 only **Double to plots 5 & 23, single to plots 36 & 72

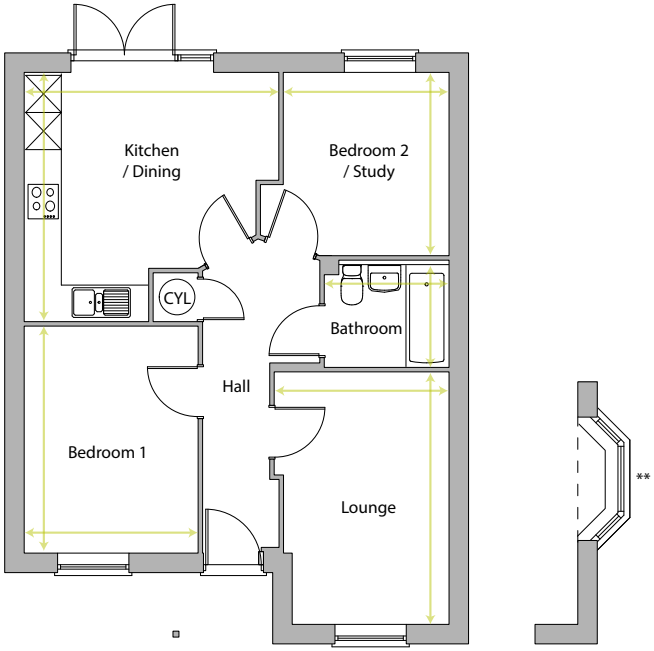
Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please ask your Sales Executive for further details on this development.

elan

HAYWOOD SPECIAL 2 BEDROOM DETACHED BUNGALOW (REGENCY)

The Haywood Special is a charming 2 bedroom detached bungalow, offering well laid out accommodation and stylish features you would expect in an Elan home.

As you enter the home, you will find the spacious lounge on the right, and bedroom 1 on the left. A little further up the hallway presents the bathroom, and at the back of the house is the lovely kitchen / dining area with French doors, as well as bedroom 2, which could double up as a study if preferred.



GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.21m* x 2.90m*	13'10"* x 9'6"*
Kitchen / Dining	4.24m* x 4.15m*	13'11"* x 13'8"*
Bedroom 1	3.78m x 2.89m	12'5" x 9'6"
Bedroom 2 / Study	3.04m x 2.75m	10'0" x 9'0"
Bathroom	2.06m* x 1.70m*	6'9"* x 5'7"*

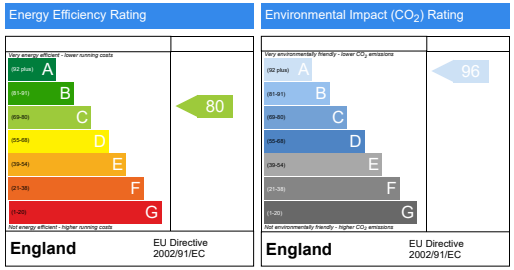
Total Area - 657 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

** Bay window to plot 79 only

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

Kitchen unit depth = 0.6m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

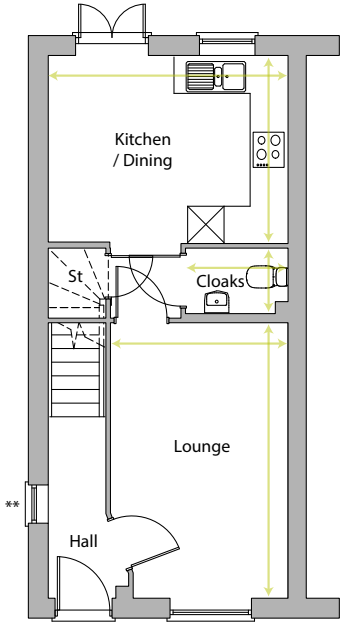
Plot 65 layout handed opposite to floor plan shown.

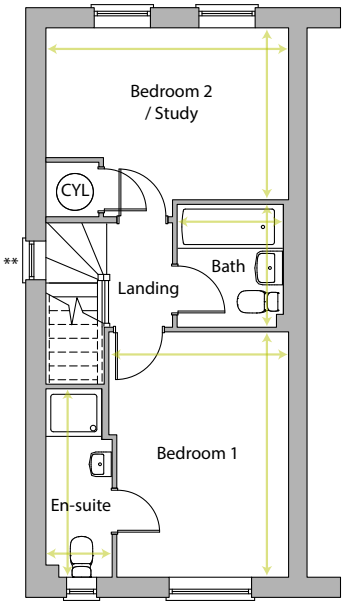
SUTTON SPECIAL 2 BEDROOM SEMI-DETACHED HOME (REGENCY)

The Sutton Special offers contemporary living, ideal for your first home.

The Sutton Special boasts a well-proportioned lounge to the front of the property, which gives access to the downstairs cloakroom and the kitchen / dining room which spans the rear of the property, with French doors opening out to the rear garden.

On the first floor you will find 2 generous double bedrooms and a modern fitted bathroom plus a handy en-suite.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.50m* x 2.89m*	14'9"* x 9'6"*
Kitchen / Dining	3.90m x 3.03m	12'10" x 9'11"
Cloakroom	1.65m* x 1.05m*	5'5"* x 3'5"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.96m* x 2.76m*	13'0"* x 9'1"*
En-suite	3.03m x 1.04m	9'11" x 3'5"
Bedroom 2 / Study	3.90m* x 2.73m*	12'10"* x 9'0"*
Bathroom	1.97m* x 1.70m*	6'6"* x 5'7"*

Total Area - 761 ft^2

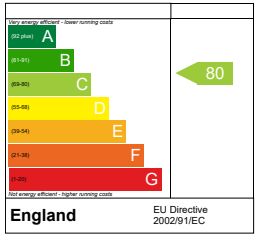
*Indicates maximum dimension

Dimensions are to plasterboard finish

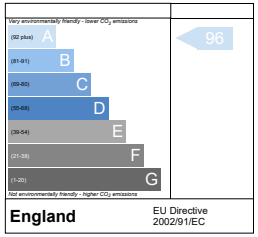
** Windows to plots 39, 41, 44 & 45 only

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

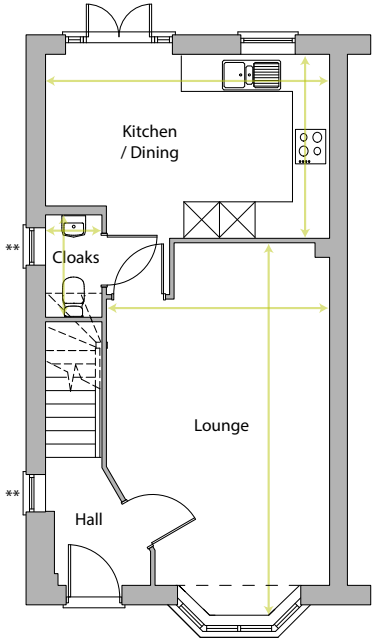
Plots 20, 40, 45, 50, 52 & 55 layout handed opposite to floor plan shown.

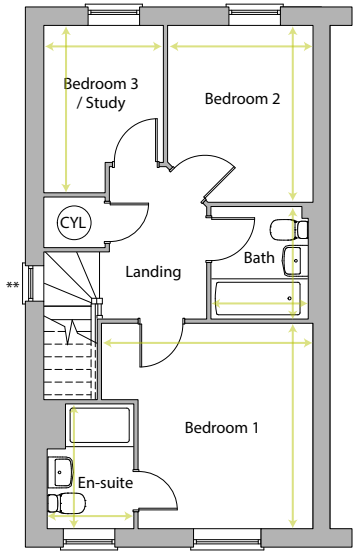
BROCTON 3 BEDROOM SEMI-DETACHED HOME (REGENCY)

The Brocton is a tasteful 3 bedroom home offering stylish living over 2 floors.

To the front of the home you will find a well-proportioned lounge with bay window overlooking the front. Spanning the rear of the property is the kitchen / dining room with French doors giving access to the rear garden.

On the first floor, there is a good-sized bedroom 1 complete with en-suite. There are 2 further bedrooms all of which are served by a contemporary family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.23m* x 3.72m*	20'5"* x 12'2"*
Kitchen / Dining	4.74m* x 3.06m*	15'6"* x 10'0"*
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.72m* x 3.61m*	12'2"* x 11'10"*
En-suite	2.18m* x 1.51m*	7'2"* x 4'11"*
Bedroom 2	3.10m* x 2.55m*	10'2"* x 8'4"*
Bedroom 3 / Study	2.94m* x 2.08m*	9'8"* x 6'10"*
Bathroom	1.97m* x 1.70m*	6'6"* x 5'7"*

Total Area - 930 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

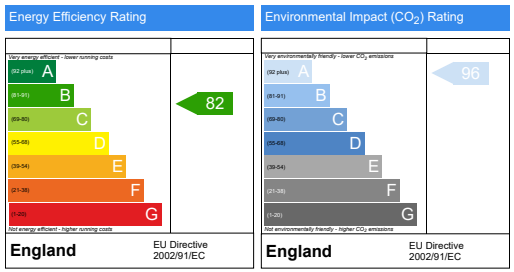
** Windows to plots 7, 8, 22, 31, 32, 46, 47 & 71 only

Kitchen unit depth = 0.6m
Shower = 0.76m x 1.2m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



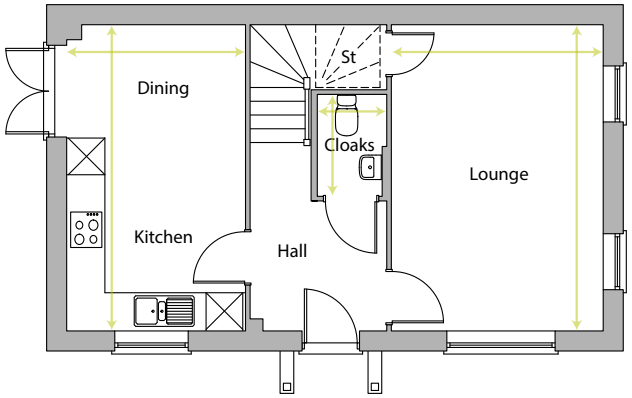
Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

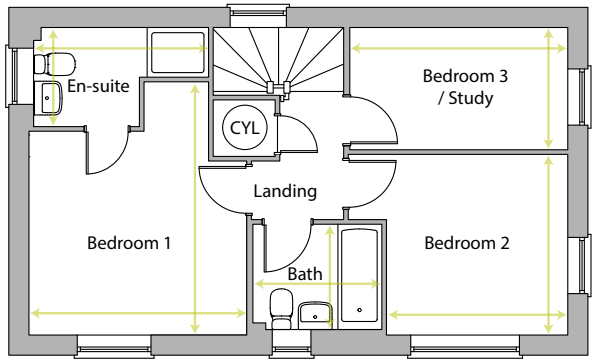
FINHAM SPECIAL 3 BEDROOM DETACHED HOME (REGENCY)

The Finham Special is an attractive 3 bedroom property with well-planned accommodation throughout.

You enter this beautiful home through a hall which hosts a downstairs cloakroom. To one side, the open-plan kitchen / dining room runs from the front to the back of the home with French doors to the garden. While on the other side, the lounge similarly overlooks the front and side of the home.

The first floor features 3 bedrooms off the central landing. Bedroom 1 benefits from a modern en-suite, while the others are served by a contemporary bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.96m x 3.42m	16'3" x 11'3"
Kitchen / Dining	4.96m* x 2.88m*	16'3"* x 9'6"*
Cloakroom	1.64m x 1.11m	5'4" x 3'8"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.08m* x 3.53m*	13'5"* x 11'7"*
En-suite	2.82m* x 1.57m*	9'3"* x 5'2"*
Bedroom 2	2.91m x 2.90m	9'7" x 9'6"
Bedroom 3 / Study	3.53m x 1.95m	11'7" x 6'5"
Bathroom	2.07m* x 1.70m*	6'9"* x 5'7"*

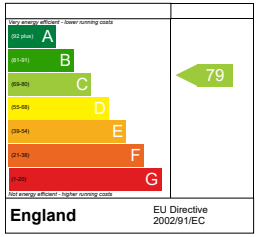
Total Area - 946 ft^2

*Indicates maximum dimension

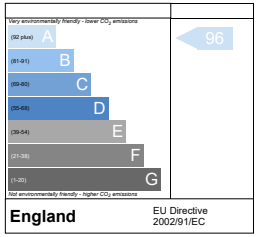
Dimensions are to plasterboard finish

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

Kitchen unit depth = 0.6m
Shower = 1m x 0.8m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 11 & 15 layout handed opposite to floor plan shown.

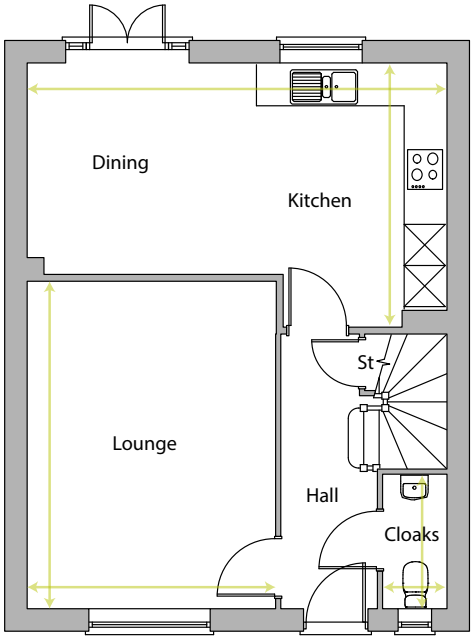
elan

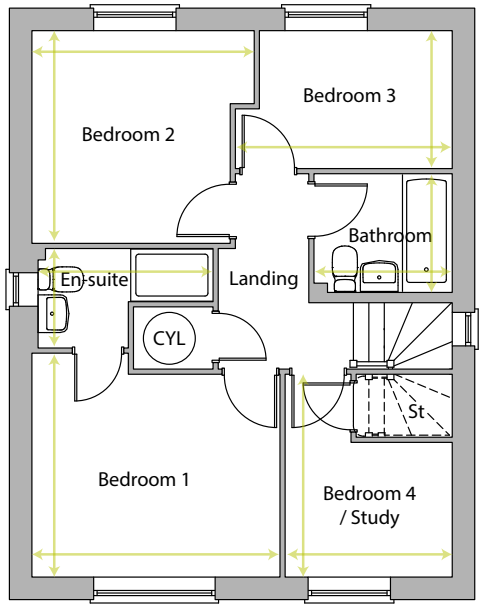
HARBOROUGH 4 BEDROOM DETACHED HOME (REGENCY)

The Harborough is a gorgeous 4 bedroom detached home offering stylish living with lots of charm.

The layout of the ground floor includes a roomy lounge, and equally sized kitchen / dining area with French doors, as well as a cloakroom.

Upstairs you'll find bedroom 1, complete with an en-suite. Alongside this is 3 other bedrooms, which can be used however you need, from a nursery, to a private study or dressing room just for you. The home is complete with a family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.73m x 3.59m	15'6" x 11'9"
Kitchen / Dining	6.08m* x 3.80m*	19'11"* x 12'6"*
Cloakroom	1.92m x 0.90m	6'4" x 2'11"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.58m* x 3.22m*	11'9"* x 10'7"*
En-suite	2.53m* x 1.42m*	8'4"* x 4'8"*
Bedroom 2	3.20m* x 3.06m*	10'6"* x 10'0"*
Bedroom 3	3.12m* x 1.97m*	10'3"* x 6'6"*
Bedroom 4 / Study	2.40m x 1.92m	7'10" x 6'4"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area - 1,050 ft^2

*Indicates maximum dimension

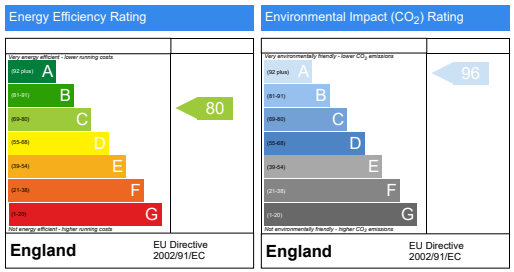
Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 1.2m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



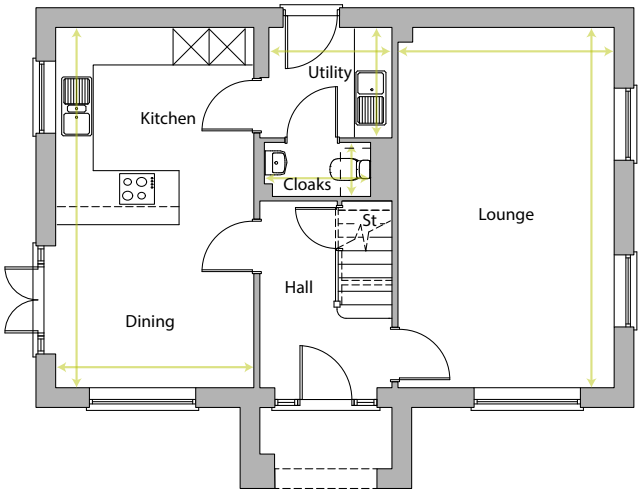
Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

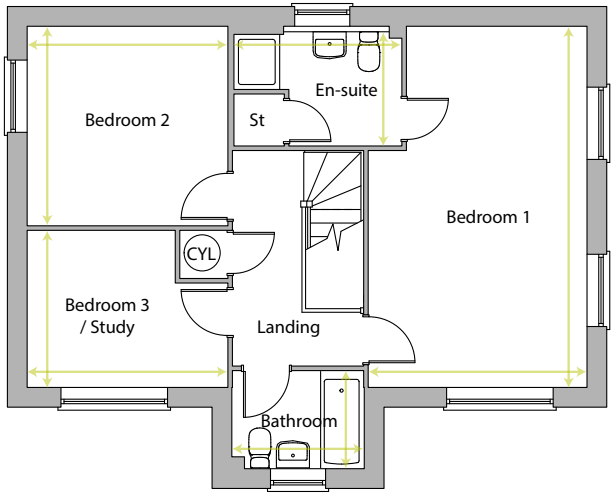
WYTHALL 3B 3 BEDROOM DETACHED HOME* (REGENCY)

The Wythall is an attractive 3 bedroom detached home offering refined living for all the family.

This is a house that really understands how family life works. Downstairs is a large, cosy lounge spanning the whole width of the house, as well as the roomy kitchen / dining area, and utility room.

On the first floor, you'll find 3 generously sized bedrooms, which could easily double up as a study, or dressing room to suit your needs. Bedroom 1 is equipped with an en-suite. The remaining bedrooms share the family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m* x 3.55m*	19'6"* x 11'8"*
Kitchen / Dining	5.95m x 3.25m	19'6" x 10'8"
Utility	2.01m x 1.80m	6'7" x 5'11"
Cloakroom	1.74m* x 0.87m*	5'8"* x 2'10"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.95m* x 3.59m*	19'6"* x 11'10"*
En-suite	2.76m* x 1.88m*	9'1"* x 6'2"*
Bedroom 2	3.30m x 3.28m	10'10" x 10'9"
Bedroom 3 / Study	3.30m* x 2.57m*	10'10"* x 8'5"*
Bathroom	2.15m* x 1.60m*	7'1"* x 5'3"*

Total Area - 1,249 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

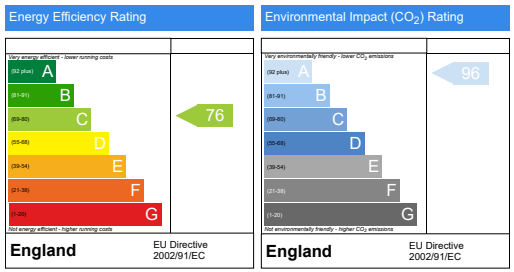
* Plot 24 & 69 with detached single garage

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

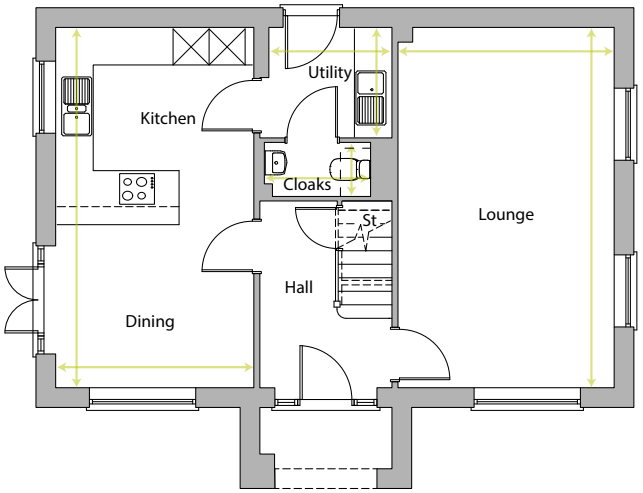
elan

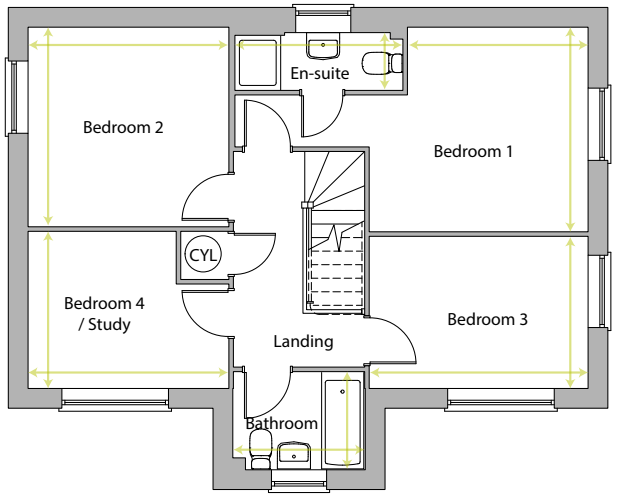
WYTHALL 4B 4 BEDROOM DETACHED HOME* (REGENCY)

The Wythall is an attractive 4 bedroom detached home offering refined living for all the family.

This is a house that really understands how family life works. Downstairs is a large, cosy lounge spanning the whole width of the house, as well as the roomy kitchen / dining area, and utility room.

On the first floor, you'll find 4 generously sized bedrooms, which could easily double up as a study, or dressing room to suit your needs. Bedroom 1 is equipped with an en-suite. The remaining bedrooms share the family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.95m* x 3.55m*	19'6"* x 11'8"*
Kitchen / Dining	5.95m x 3.25m	19'6" x 10'8"
Utility	2.01m x 1.80m	6'7" x 5'11"
Cloakroom	1.74m* x 0.87m*	5'8"* x 2'10"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.59m* x 3.36m*	11'10"* x 11'0"*
En-suite	2.76m* x 0.95m*	9'1"* x 3'1"*
Bedroom 2	3.30m x 3.28m	10'10" x 10'9"
Bedroom 3	3.59m x 2.49m	11'10" x 8'2"
Bedroom 4 / Study	3.30m* x 2.57m*	10'10"* x 8'5"*
Bathroom	2.15m* x 1.60m*	7'1"* x 5'3"*

Total Area - 1,249 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

* Plot 24 & 69 with detached single garage

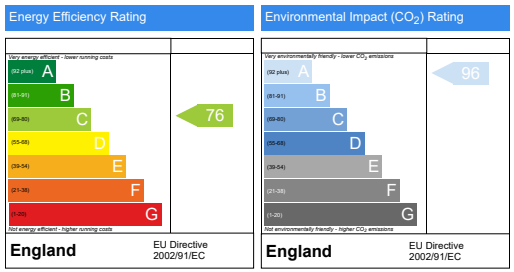
Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 56 layout handed opposite to floor plan shown.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

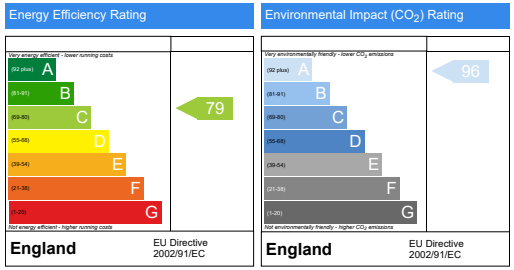
BORDESLEY LG 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SOVEREIGN)

The Bordesley LG is a beautiful 4 bedroom detached home with an integral single garage.

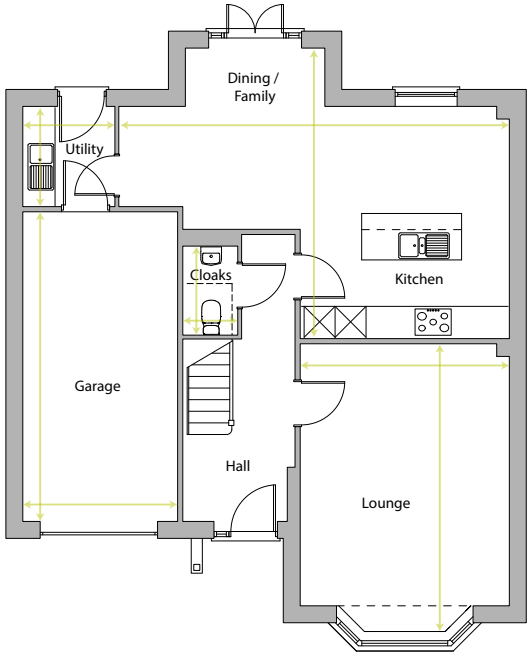
Downstairs you'll find the gorgeous family lounge, featuring a charming bay window at the front of the house. Moving further down the hall, you'll reach the spacious kitchen / dining area, equipped with a kitchen island and a utility room. To the left of the home is the garage.

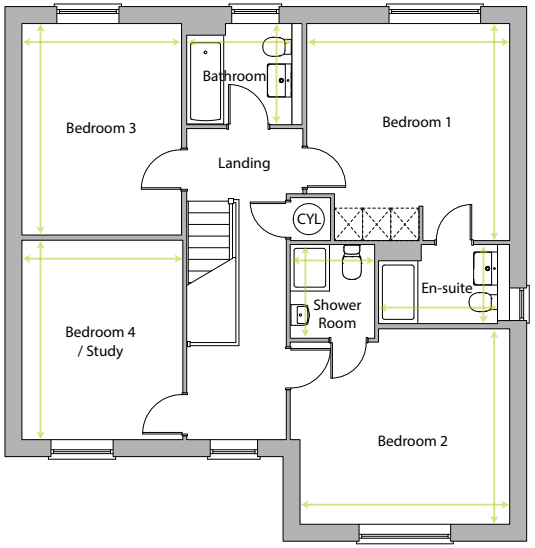
Heading upstairs, you'll find 4 bedrooms all generously sized. Bedroom 1 comes finished with an en-suite. Bedroom 2 also comes equipped with a shower room. Bedrooms 3 and 4 share the family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.53m* x 4.00m*	18'2"* x 13'2"*
Kitchen / Dining / Family	7.53m* x 5.58m*	24'8"* x 18'4"*
Utility	1.82m x 1.74m	6'0" x 5'9"
Cloakroom	1.69m x 0.95m	5'7" x 3'1"
Garage	6.00m x 3.00m	19'8" x 9'10"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.15m* x 3.88m*	13'8"* x 12'9"*
En-suite	2.29m* x 1.50m*	7'6"* x 4'11"*
Bedroom 2	4.20m* x 3.74m*	13'9"* x 12'3"*
Shower Room	1.78m x 1.60m	5'10" x 5'3"
Bedroom 3	4.05m x 3.04m	13'3" x 10'0"
Bedroom 4 / Study	3.81m x 3.07m	12'6" x 10'1"
Bathroom	2.00m* x 1.91m*	6'7"* x 6'3"*

Total Area - 1,608 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 6, 58, 60 & 61 layout handed opposite to floor plan shown.

elan

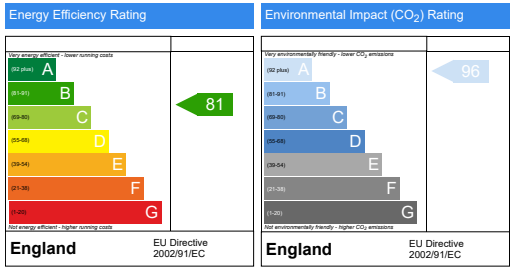
BLENHEIM 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE / DOUBLE GARAGE** (SOVEREIGN)

The Blenheim is a beautiful 4 bedroom detached home that offers well designed accommodation over 2 floors.

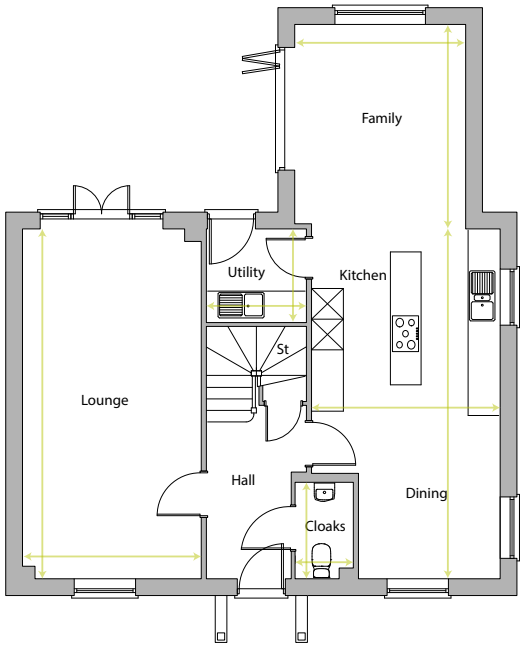
The ground floor consists of a spacious kitchen / family / dining room with French doors leading out to the garden. There is also a utility room, cloakroom and a separate lounge also with French doors leading to the garden.

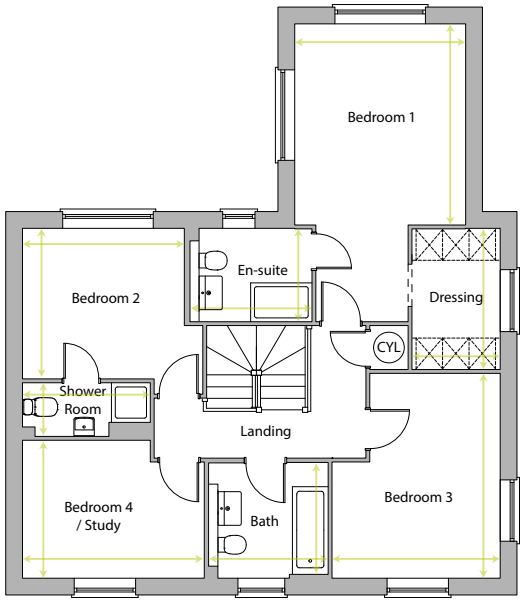
To the first floor, there is an en-suite and dressing room to bedroom 1. A handy shower room to the second bedroom and a family bathroom to accommodate the remaining 2 bedrooms.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.79m* x 3.45m*	22'3"* x 11'4"*
Kitchen / Dining	6.79m* x 3.64m*	22'3"* x 11'11"*
Utility	1.91m x 1.79m	6'3" x 5'11"
Family	4.00m* x 3.29m*	13'1"* x 10'10"*
Cloakroom	1.85m* x 1.10m*	6'1"* x 3'7"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	3.90m x 3.29m	12'9" x 10'10"
En-suite	2.22m* x 1.79m*	7'3"* x 5'10"*
Dressing Room	2.72m x 1.69m	8'11" x 5'6"
Bedroom 2	3.09m x 2.91m	10'2" x 9'6"
Shower Room	2.46m* x 1.02m*	8'1"* x 3'4"*
Bedroom 3	3.97m* x 3.26m*	13'0"* x 10'8"*
Bedroom 4 / Study	3.51m* x 2.66m*	11'6"* x 8'9"*
Bathroom	2.22m* x 2.09m*	7'3"* x 6'10"*

Total Area - 1,655 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

**Plots 36 & 72 with single garage. Plots 5 & 23 with double garage.

Kitchen unit depth = 0.6m
Shower = 1.2m x 0.76m / 0.76m x 0.76m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 23 layout handed opposite to floor plan shown.

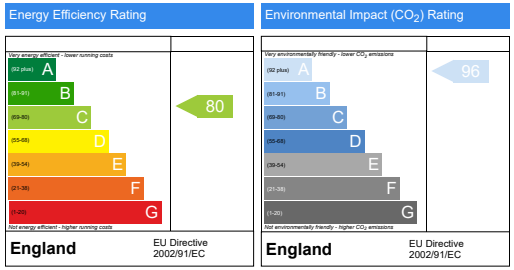
LAPWORTH 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SOVEREIGN)

The Lapworth is a gorgeous 5 bedroom detached home with a detached double garage.

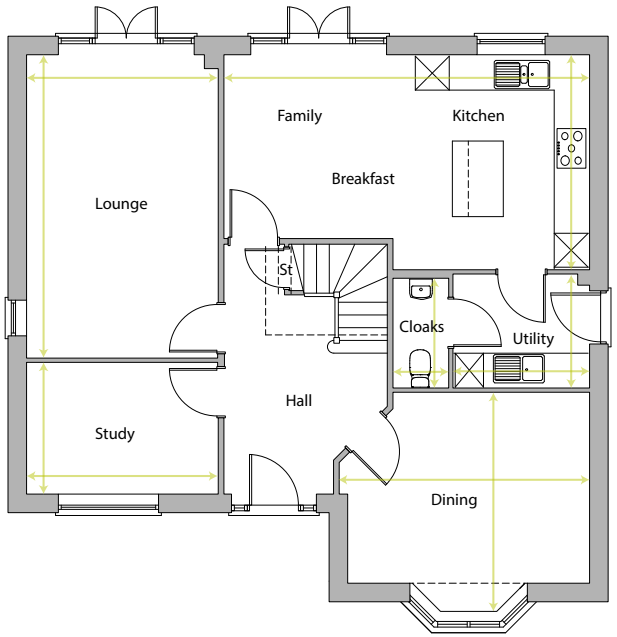
Downstairs you'll find the hub of the home, the lounge, as well as the spacious kitchen area with island, the perfect place for all of the family to gather. The utility room is also located nearby, as well as a separate dining room for family gatherings. Finally, you'll find the study to the front.

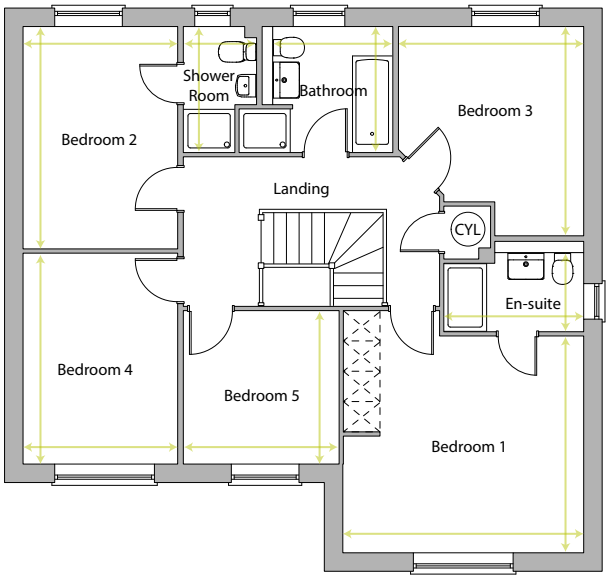
Upstairs you'll find 5 generously sized bedrooms. Bedroom 1 is equipped with an en-suite, whereas bedroom 2 comes with a shower room. Bedrooms 3, 4 and 5 all share the large family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.32m* x 3.34m*	17'6"* x 10'11"*
Kitchen / B'fast / Family	6.41m* x 3.76m*	21'0"* x 12'4"*
Utility	2.37m* x 1.99m*	7'9"* x 6'3"*
Dining	4.38m* x 3.83m*	14'4"* x 12'7"*
Study	3.34m x 2.29m	10'11" x 7'6"
Cloakroom	1.91m x 0.94m	6'3" x 3'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.23m* x 3.81m	13'10"* x 12'6"
En-suite	2.44m* x 1.37m*	8'0"* x 4'6"*
Bedroom 2	3.91m x 2.70m	12'10" x 8'10"
Shower Room	2.20m* x 1.27m*	7'2"* x 4'2"*
Bedroom 3	3.66m* x 3.25m*	12'0"* x 10'8"*
Bedroom 4	3.70m x 2.70m	12'2" x 8'10"
Bedroom 5	2.74m x 2.68m	9'0" x 8'10"
Bathroom	2.20m* x 2.10m	7'2"* x 6'11"

Total Area - 1,841 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m / 0.76m x 1.2m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 4 layout handed opposite to floor plan shown.

elan

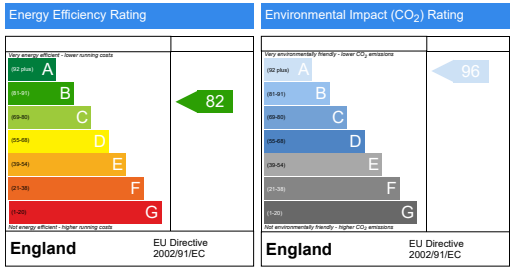
LINCOLN 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (IMPERIAL)

The Lincoln is an attractive 5 bedroom home that has been well designed with the modern family in mind.

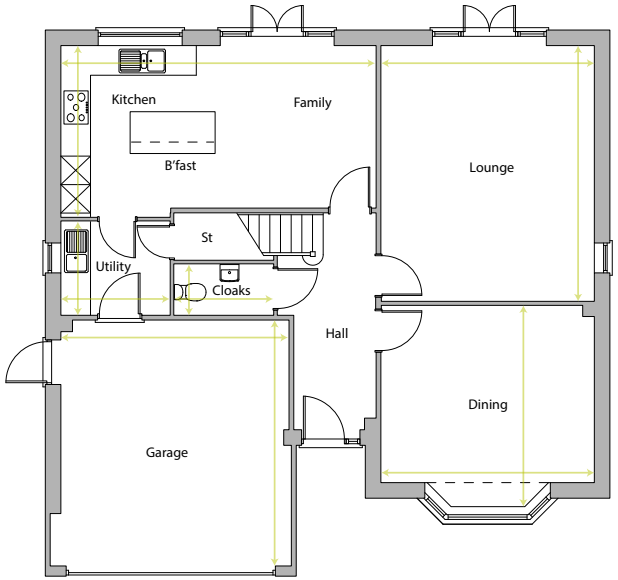
The ground floor consists of a kitchen / breakfast / family room with an island and French doors leading into the garden, and a spacious lounge also with French doors to maximise light. There is a separate dining room with a feature bay window. Completing the downstairs is a cloakroom and a handy utility room leading to the double garage.

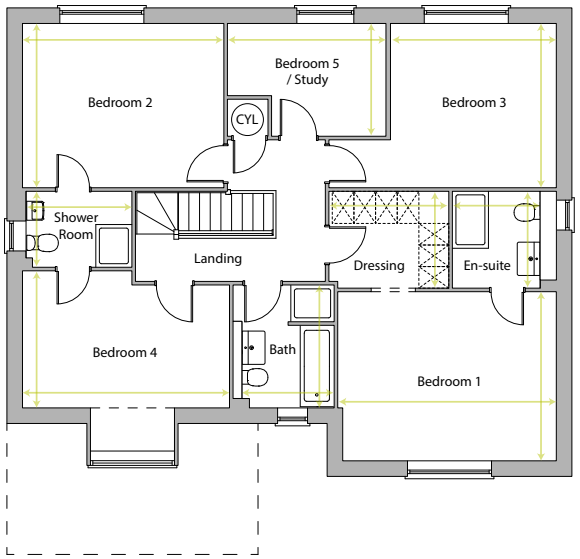
Upstairs to the front of the property is a luxurious main bedroom with an en-suite and dressing area, whilst bedrooms 2 and 4 boast a shared shower room with the remaining 2 bedrooms served by a family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.34m x 4.45m	17'6" x 14'7"
Kitchen / B'fast / Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m x 1.88m	7'5" x 6'2"
Dining	4.45m* x 4.20m*	14'7"* x 13'9"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"
Garage	5.18m* x 4.81m*	17'0"* x 15'9"*

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.57m* x 3.52m*	15'0"* x 11'7"*
En-suite	2.01m* x 1.94m*	6'7"* x 6'4"*
Dressing Room	2.50m* x 2.01m*	8'2"* x 6'7"*
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Shower Room	2.20m* x 1.57m*	7'3"* x 5'2"*
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2"* x 9'4"*
Bedroom 5 / Study	3.31m* x 2.34m*	10'10"* x 7'8"*
Bathroom	2.55m* x 1.89m*	8'4"* x 6'2"*

Total Area - 1,963 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m / 0.76m x 1.2m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

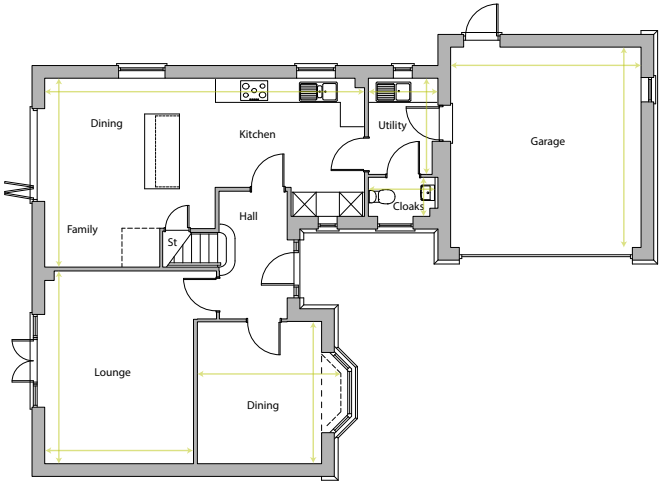
Plot 35 & 57 layout handed opposite to floor plan shown.

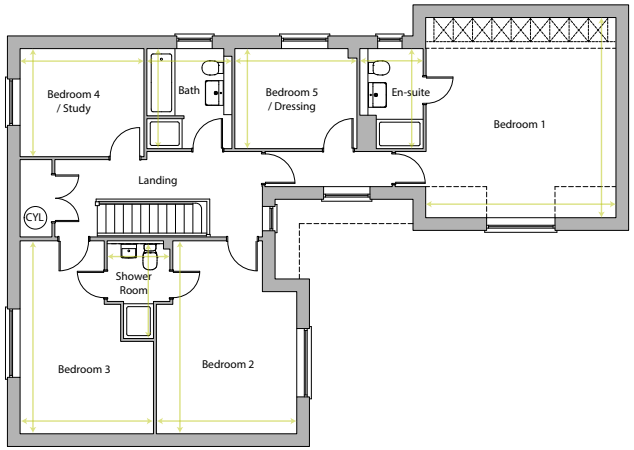
KELSALL 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (IMPERIAL)

The Kelsall Special is an impressive 5 bedroom detached home offers the ultimate in luxury living.

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen / family / dining room with an island, utility room and downstairs cloaks.

Upstairs you will find the master bedroom complete with en-suite facilities whilst bedrooms 2 and 3 feature a shared shower room. Completing the home is the family bathroom and 2 further flexible bedrooms which could double as a study or dressing room.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	4.94m* x 3.80m	16'2"* x 12'6"
Kitchen / B'fast / Family	8.22m* x 4.84m*	27'0"* x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Dining	3.66m* x 3.63m*	12'0"* x 11'11"*
Cloakroom	1.68m* x 0.97m*	5'6"* x 3'2"*
Garage	5.18m x 4.93m	17'0" x 16'2"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.14m x 4.88m	16'10" x 16'0"
En-suite	2.55m* x 1.40m*	8'4"* x 4'7"*
Bedroom 2	4.96m* x 3.60m*	16'3"* x 11'10"*
Shower Room	2.42m* x 1.60m*	7'11"* x 5'3"*
Bedroom 3	4.96m* x 3.41m*	16'3"* x 11'2"*
Bedroom 4 / Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5 / Dressing	3.13m* x 2.55m*	10'3"* x 8'4"*
Bathroom	2.55m* x 1.95m*	8'4"* x 6'5"*

Total Area - 2,014 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m / 0.76m x 1.2m

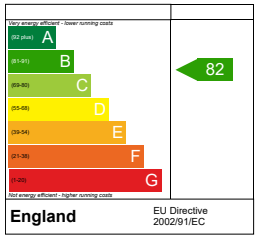
Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

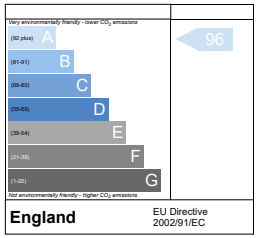
Plot 16 layout handed opposite to floor plan shown. Also with front garage entrance and bedroom window above.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

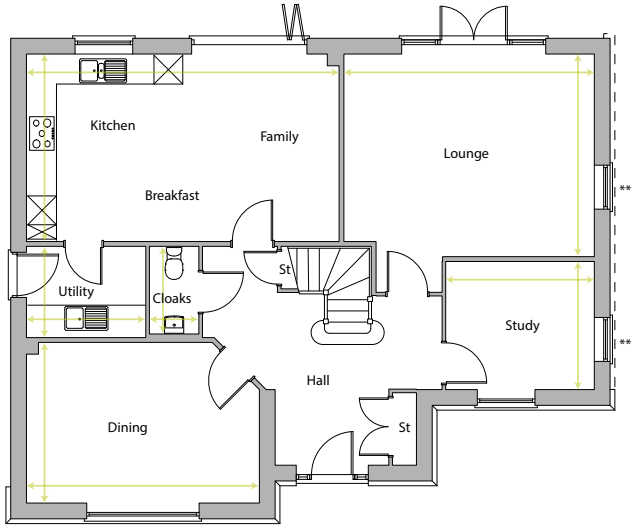
elan

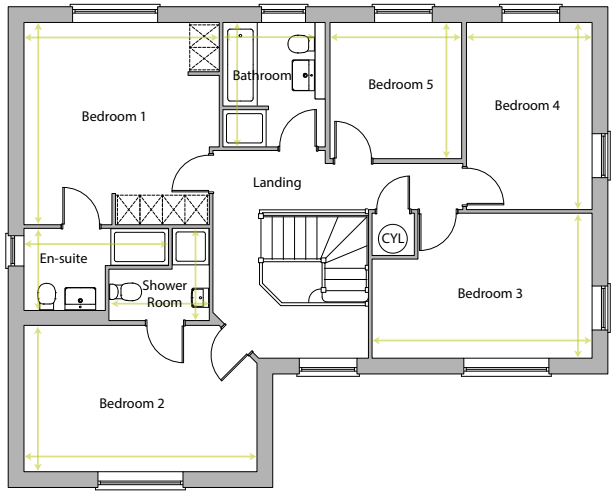
HALSTEAD 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (IMPERIAL)

The Halstead is a stunning 5 bedroom detached home with a detached double garage, designed with the modern family in mind.

Off the central hallway of this beautiful property, there is an expansive kitchen / breakfast / family room and a light and airy lounge, with bi-fold / French doors out to the garden. To the front of the home there is a dining room and study.

Up the turned staircase there is a spacious bedroom 1 with en-suite. Bedroom 2 with its own shower room and completing the floor are 3 further bedrooms and a family bathroom.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	5.16m* x 4.17m	16'11"* x 13'8"
Kitchen / B'fast / Family	6.46m* x 3.86m*	21'2"* x 12'8"*
Utility	2.45m x 1.85m	8'0" x 6'1"
Dining	4.80m* x 3.30m*	15'9"* x 10'10"*
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.80m x 1.00m	5'11" x 3'3"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	4.17m* x 4.03m*	13'8"* x 13'2"*
En-suite	2.97m* x 1.68m*	9'9"* x 5'6"*
Bedroom 2	4.80m* x 3.01m*	15'9"* x 9'10"*
Shower Room	2.06m* x 1.89m*	6'9"* x 6'2"*
Bedroom 3	4.54m* x 2.98m*	14'11"* x 9'9"*
Bedroom 4	3.86m x 2.60m	12'8" x 8'6"
Bedroom 5	2.84m x 2.71m	9'4" x 8'11"
Bathroom	2.55m* x 1.89m*	8'4"* x 6'2"*

Total Area - 2,081 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

** Windows to plot 1 only

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.76m / 0.76m x 0.9m / 0.76m x 1.2m

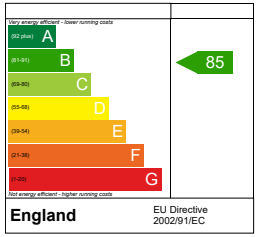
Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

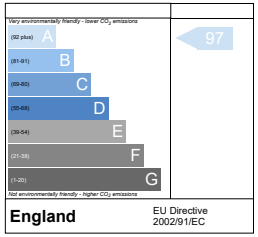
Plots 1 & 2 layout handed opposite to floor plan shown.

PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.

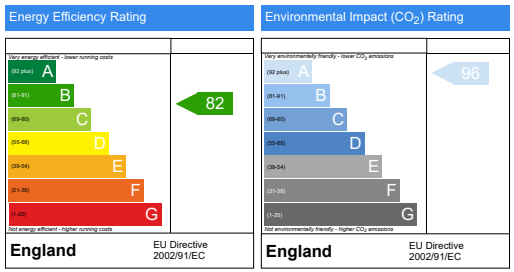
HAMPSHIRE 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (IMPERIAL)

The Hampshire is a beautiful 5 bedroom home with an integral double garage, presenting comfortable living for all the family.

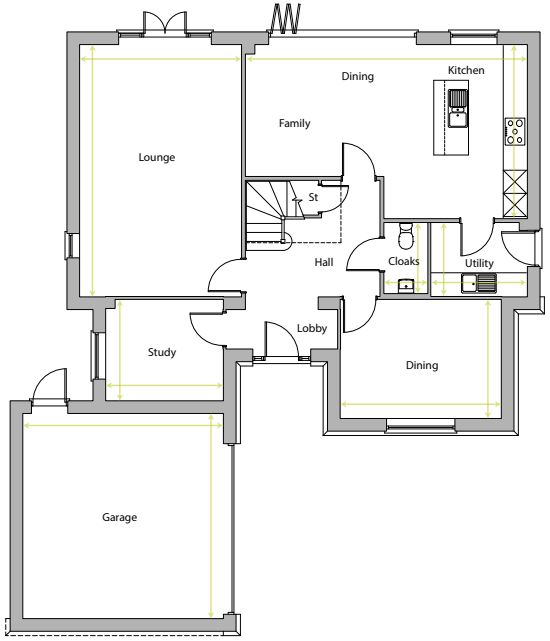
A gorgeous space for all the family, the ground floor of the house boasts a very generously sized lounge, perfect for gatherings. Alongside this, you'll find the kitchen with an island, family dining area, utility, formal dining room and study.

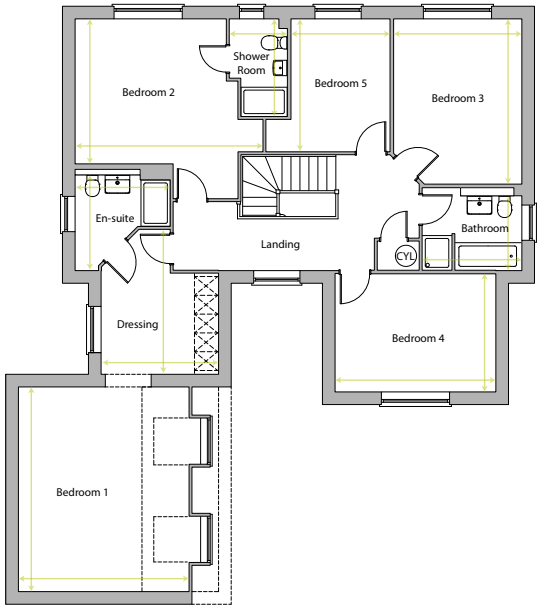
Upstairs is home to 5 very elegant bedrooms. Bedroom 1 is the largest, boasting a dressing area and en-suite. Bedroom 2 is also equipped with a handy shower room. Bedrooms 3, 4 and 5 share the family bathroom.

PRE-EPC & ENVIRONMENTAL ASSESSMENT



Please note PRE-EPC calculations are the Predicated Energy Assessment's only - the actual Energy Performance Certificate will be calculated and issued on each individual property upon build completion.





GROUND FLOOR

	Metres	Feet/Inches
Lounge	6.49m x 4.14m	21'3" x 13'7"
Kitchen / B'fast / Family	7.26m* x 4.46m*	23'10"* x 14'8"*
Utility	2.46m* x 1.88m*	8'1"* x 6'2"*
Dining	4.12m x 3.04m	13'6" x 10'0"
Study	3.00m* x 2.59m*	9'10"* x 8'6"*
Cloakroom	1.80m x 1.10m	5'11" x 3'7"
Garage	5.32m x 5.20m	17'5" x 17'1"

FIRST FLOOR

	Metres	Feet/Inches
Bedroom 1	5.26m* x 4.36m	17'3"* x 14'4"
En-suite	2.45m* x 2.43m*	8'0"* x 8'0"*
Dressing Room	3.72m* x 3.00m*	12'3"* x 9'10"*
Bedroom 2	4.84m* x 4.63m*	15'10"* x 15'2"*
Shower Room	2.50m* x 1.48m*	8'2"* x 4'10"*
Bedroom 3	4.25m* x 3.29m*	13'11"* x 10'10"*
Bedroom 4	4.12m x 3.03m	13'6" x 9'11"
Bedroom 5	3.41m* x 2.54m*	11'2"* x 8'4"*
Bathroom	2.55m* x 1.90m*	8'4"* x 6'3"*

Total Area - 2,405 ft^2

*Indicates maximum dimension

Dimensions are to plasterboard finish

Kitchen unit depth = 0.6m
Shower = 0.76m x 0.9m / 0.76m x 1.2m

Illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 17 layout handed opposite to floor plan shown.

elan

GREEN SPACE, LIVING SPACE, YOUR SPACE

SAVE ANNUALLY WHEN YOU BUY NEW

- Lighting, heating & hot water costs are around 50% cheaper on new build houses. It means you could save an average of £82 a month, totalling £979 a year.
- Your water bill could be £126 cheaper annually because new builds are designed to reduce water usage and therefore use an average of 40 litres per person per day less than existing homes.
- 86% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy efficient new build.

Information based on HBF reports: Wat-er Save October 2024 & Watt a Save January 2025.
Please note these properties come with air source heat pumps.

OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.

2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.

3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.

5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.

6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.

7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.

9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.

10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.

BARS & RESTAURANTS

1. The Mug House Inn & Restaurant
2. The Hop Pole Inn Bewdley
3. The Rustic Kitchen
4. The Retreat Bar
5. Larch Wood Farm Dining & Carvery
6. Cock & Magpie
7. Riverside Café
8. The Arches Bar
9. The Rajah Restaurant & Takeaway
10. The Little Pack Horse Steak & Pie House
11. Bewdley Brewery
12. The Rising Sun

SPORTS & LEISURE

13. West Midlands Safari Park
14. Habberley Trail
15. Wyre Forest
16. Go Ape
17. Bewdley Leisure Centre
18. Queen Elizabeth II Jubilee Gardens
19. Severn Valley Railway
20. Bewdley Pines Golf Club

RETAIL

21. Sainsbury's Local
22. Sainsbury's
23. Aldi
24. Lidl
25. Tesco Superstore
26. Morrisons

AMENITIES

27. Bewdley Medical Centre
28. Northumberland House Surgery
29. Kidderminster Hospital
30. Sutton Park Dental Centre
31. Bewdley Dental Practice

EDUCATION

32. Bewdley Primary School
33. St Anne's C of E Primary School
34. Wribbenhall School
35. The Bewdley School
36. Baxter College

TRANSPORT

- Kidderminster (4.1 miles)
- Hartlebury (5.2 miles)

All correct at the time of printing

Destinations	
Worcester	14.4 miles
Wolverhampton	19.9 miles
Birmingham	21.8 miles
Birmingham Airport	34.1 miles
Coventry	48.1 miles

SANDBOURNE GARDENS

Stourport Road,
Bewdley,
Worcestershire,
DY12 1BL

MERELY.BRAVERY.RELAXED

T: 01299 518 054
E: sandbourne.sales@elan-homes.co.uk
W: elan-homes.co.uk/developments/sandbourne-gardens

HBF Home Builders Federation

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

NHBC

ELAN HOMES HOLDINGS LTD
2nd Floor, De Montfort House, High Street, Coleshill, West Midlands, B46 3BP
T: 0345 521 8450 E: enquiries@elan-homes.co.uk W: elan-homes.co.uk

elan