BESPOKE
DESIGN-LED
CONSIDERED
PREMIUM
MODERN
SUSTAINABLE
QUALITY

CONSILIO

STRATFORD-UPON-AVON

THE BESPOKE COLLECTION
BY SPITFIRE HOMES

CONSILIO

STRATFORD-UPON-AVON

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

DESIGN BY DEFINITION

This is Consilio; a portfolio of distinctive residences exclusive by design. Each home features striking architecture constructed from the finest materials, complemented by considered layouts and an interior specification enriched with an array of premium brands.

MODERN DESIGN

Computer generated image for indicative purposes only

Consilio

/ verb / Latin

Design; to create with purpose and intent.

Architect's sketches of design.

DESIGN-LED

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

AARON TERRY
Roberts Limbrick Architects

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

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

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

Photography taken at Consilio

QUALITY FINISHES

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

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

SIGNATURE SPECIFICATION

KITCHENS

Individually designed handcrafted kitchens selected from a unique range created exclusively for Spitfire Homes.

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

FINISHES & FEATURES

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

- Bespoke feature staircase with oak handrail, oversized oak newels and black gunmetal balusters to one to three bedroom properties. Glazed balusters to four and five bedroom properties
- Spitfire Homes signature skirting boards with seamless architrave detail
- Bespoke fitted wardrobes to master bedroom and bedroom two with mirrored sliding doors
- Oak finish internal doors with dual colour chrome and satin handles
- Porcelanosa ceramic floor tiling to kitchen, family area (where attached to kitchen), utility, cloakroom, bathroom and en suites where applicable
- Glazed bi-fold doors where indicated on plans
- Class 1 flue with feature fireplace to the following properties: No's. 112, 115, 116

SECURITY & WARRANTY

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

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

BATHROOM, CLOAKROOM & EN SUITES

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

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

MEDIA & COMMUNICATIONS

Features for a modern and connected lifestyle.

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

ELECTRICAL & HEATING

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

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

EXTERNAL DETAIL

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

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

Indicative images of previous Spitfire Homes properties.

hansgrohe PORCELANOSA NEFF Villeroy & Boch 1748

BESPOKE HOMES

Indicative images of previous Spitfire Homes properties.

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

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

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

PHASE FOUR

NOT FOR SALE ON
THE OPEN MARKET

MASTER PLAN

THE MILLER
NO. 103
1 BEDROOM HOUSE

THE BRINDLEY
NO. 104
1 BEDROOM HOUSE

THE STARK
NO. 105
3 BEDROOM HOUSE

THE GIBSON
NO'S. 106, 107, 108,
109 & 110
3 BEDROOM HOUSE

THE THOMPSON
NO. 111
3 BEDROOM HOUSE

THE MORRISON
NO. 112
3 BEDROOM HOUSE

THE EVELEIGH
NO. 113
3 BEDROOM HOUSE

THE KNOTT
NO. 114
3 BEDROOM HOUSE

THE FARRELL
NO. 115
3 BEDROOM HOUSE

THE LORIMER
NO. 116
3 BEDROOM HOUSE

THE PALMER
NO. 117
3 BEDROOM HOUSE

THE MOUNTFORD
NO'S 118, 119, 120 & 121
3 BEDROOM HOUSE

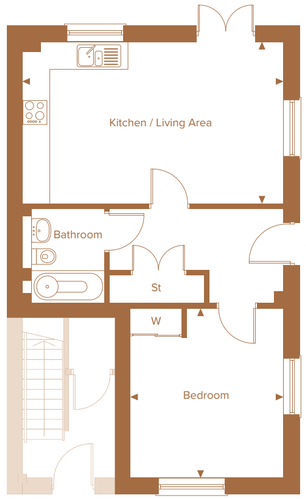
Computer generated images for indicative purposes only.

ONE BEDROOM HOME

THE MILLER

Enjoying a corner position, The Miller is a one bedroom residence with a wealth of premium features. The flexible open-plan kitchen and living area ensures ample social space, further enhanced by the glazed French doors out into the south-facing garden.

NO. 103



GROUND FLOOR		
Kitchen / Living Area	6.04m x 3.77m	19' 10" x 12' 4"
Bedroom	3.92m x 3.55m	12' 10" x 11' 8"

ST Store **W** Wardrobe ◂ Dimension arrow

Computer generated image for indicative purposes only.

ONE BEDROOM HOME

THE BRINDLEY

The Brindley is a contemporary first floor maisonette uncompromising on specification. The considered layout maximises space, with a generous kitchen and living area and a well appointed bedroom with bespoke fitted wardrobes. This property also features a south-facing garden.

NO. 104

GROUND FLOOR
ENTRANCE

FIRST FLOOR		
Kitchen / Living Area	6.04m x 4.37m	19' 10" x 14' 4"
Bedroom	4.97m x 4.03m	16' 4" x 13' 2"

ST Store **W** Wardrobe ◂ Dimension arrow

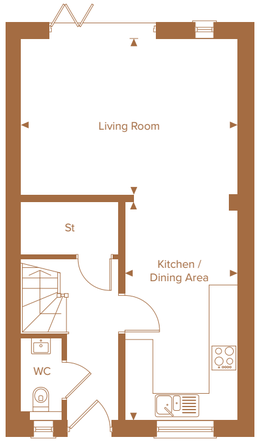
Computer generated image for indicative purposes only.

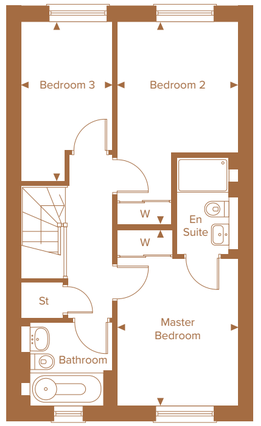
THREE BEDROOM HOME

THE STARK

Most of the ground floor of The Stark is occupied by the large light-filled living room across the rear of the property. Glazed bi-fold doors provide further appeal to this charming home, creating a seamless transition from the living room out to the garden.

NO. 105





GROUND FLOOR		
Living Room	5.01m x 3.63m	16' 5" x 11' 11"
Kitchen / Dining Area	5.08m x 2.61m	16' 8" x 8' 7"

FIRST FLOOR		
Master Bedroom	4.05m x 2.79m	13' 3" x 9' 2"
Bedroom 2	4.67m x 2.79m	15' 4" x 9' 2"
Bedroom 3	3.68m x 2.12m	12' 1" x 6' 12"

ST Store **W** Wardrobe ◂ Dimension arrow

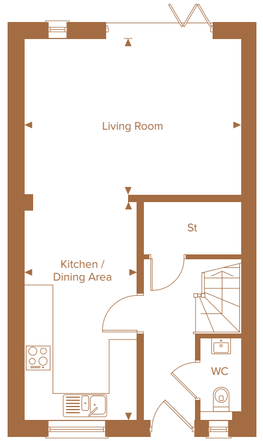
Computer generated image for indicative purposes only.

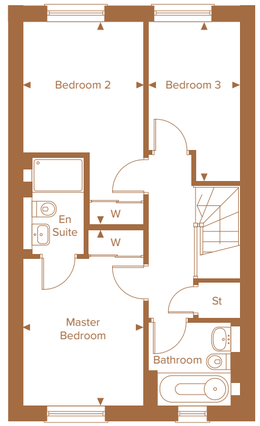
THREE BEDROOM HOME

THE GIBSON

The considered layout of The Gibson ensures a natural flow from the front door, through the kitchen and dining area into the living room. This three bedroom home boasts bespoke fitted wardrobes to two bedrooms as well as an en suite to the master.

NO'S. 106, 107*, 108, 109* & 110





GROUND FLOOR		
Living Room	5.01m x 3.63m	16' 5" x 11' 11"
Kitchen / Dining Area	5.08m x 2.61m	16' 8" x 8' 7"

FIRST FLOOR		
Master Bedroom	4.05m x 2.79m	13' 3" x 9' 2"
Bedroom 2	4.67m x 2.79m	15' 4" x 9' 2"
Bedroom 3	3.68m x 2.12m	12' 1" x 6' 12"

ST Store **W** Wardrobe ◂ Dimension arrow
*No's 107 & 109 are handed. No's 106, 108 & 110 as shown. Image shows No. 106.

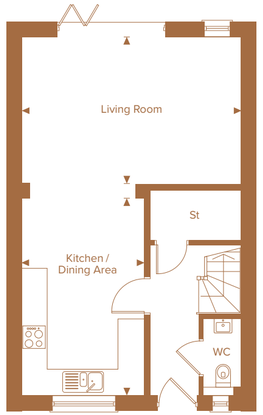
Computer generated image for indicative purposes only.

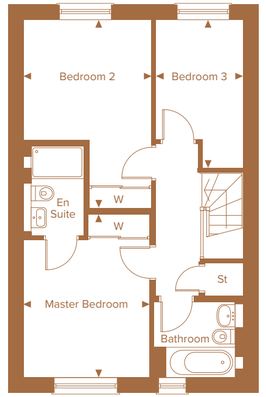
THREE BEDROOM HOME

THE THOMPSON

A tasteful blend of red brickwork and slate roof tiles combine to give The Thompson a façade rich with appeal. Inside, this three bedroom home benefits from an open-plan layout and stylish glazed bi-fold doors to the living room.

NO. 111





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

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

ST Store **W** Wardrobe ◂ Dimension arrow

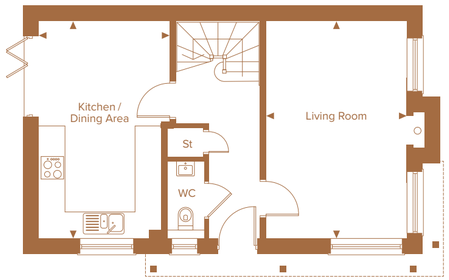
Computer generated image for indicative purposes only.

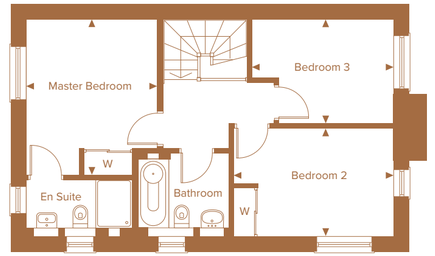
THREE BEDROOM HOME

THE MORRISON

The Morrison is a striking double fronted property expertly designed to suit a modern lifestyle. Featuring a well-appointed kitchen and dining area with bi-fold doors, as well as a spacious, dual-aspect living room. This home enjoys an abundance of natural light.

NO. 112





GROUND FLOOR		
Living Room	5.37m x 3.46m	17' 7" x 11' 4"
Kitchen / Dining Area	5.37m x 3.24m	17' 7" x 10' 7"

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

ST Store **W** Wardrobe ◂ Dimension arrow

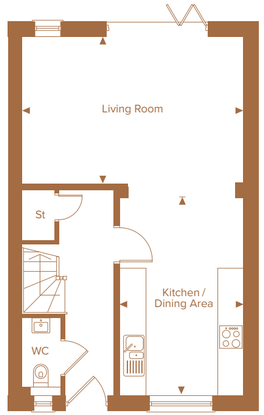
Computer generated image for indicative purposes only.

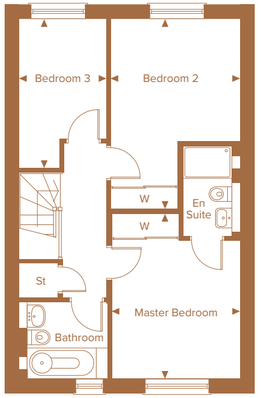
THREE BEDROOM HOME

THE EVELEIGH

Architecturally unique with a range of premium finishes, The Eveleigh showcases an exaggerated stone window surround and porch detailing. This stunning external elevation perfectly sets the tone for the high-specification accommodation within.

NO. 113





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

FIRST FLOOR		
Master Bedroom	4.05m x 3.15m	13' 3" x 10' 4"
Bedroom 2	4.67m x 3.19m	15' 4" x 10' 6"
Bedroom 3	3.68m x 2.17m	12' 1" x 7' 1"

ST Store **W** Wardrobe ◂ Dimension arrow

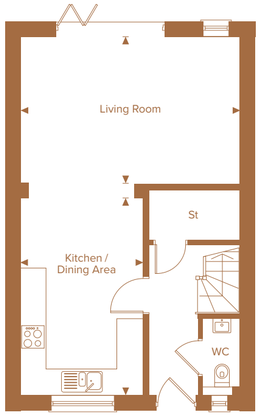
Computer generated image for indicative purposes only.

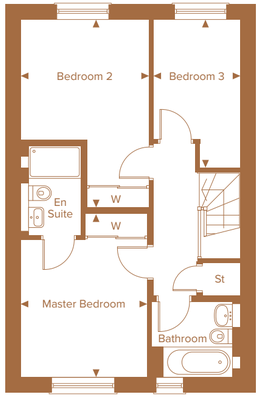
THREE BEDROOM HOME

THE KNOTT

The Knott benefits from a considered layout centred around practicality and designed to maximise space. The open-plan kitchen and dining area flows effortlessly through to the expansive living room, which enjoys glazed bi-fold doors out to the rear garden.

NO. 114





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ST Store **W** Wardrobe ◂ Dimension arrow
No 114 has a linked car port.

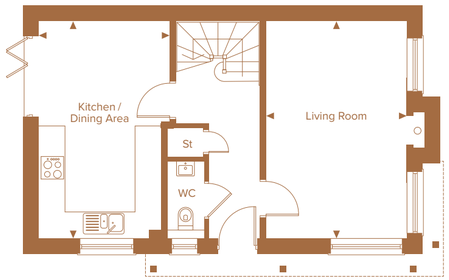
Computer generated image for indicative purposes only.

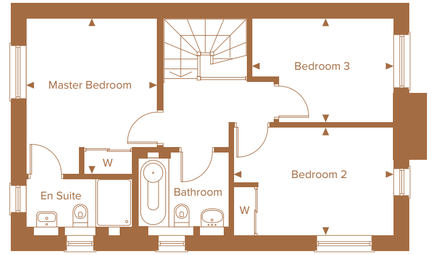
THREE BEDROOM HOME

THE FARRELL

Comprising three bedrooms, two with bespoke fitted wardrobes, The Farrell is a well-appointed, link-detached home benefiting from a stunning façade and a corner position. Buff brickwork and a feature slate blue brick chimney combine to create a property rich with intrigue.

NO. 115





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FIRST FLOOR		
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Bedroom 2	3.98m x 2.68m	13' 1" x 8' 10"
Bedroom 3	3.51m x 2.58m	11' 6" x 8' 6"

ST Store **W** Wardrobe ◂ Dimension arrow
No. 115 has a linked car port.

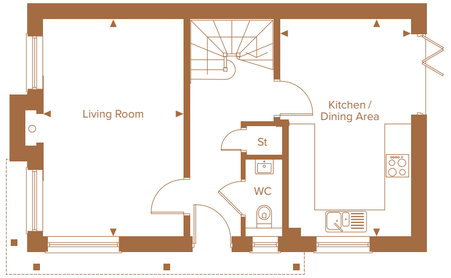
Computer generated image for indicative purposes only.

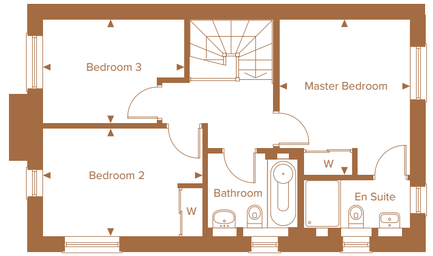
THREE BEDROOM HOME

THE LORIMER

Occupying a corner plot and displaying an eclectic mix of external treatments, The Lorimer is rich with appeal. The ground floor is flooded with natural light via glazed bi-fold doors to the kitchen and dining area and large dual-aspect windows to the living room, promising a bright and airy atmosphere throughout.

NO. 116





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ST Store **W** Wardrobe ◂ Dimension arrow

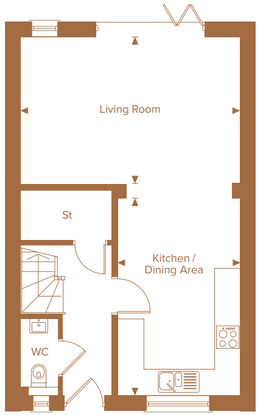
Computer generated image for indicative purposes only.

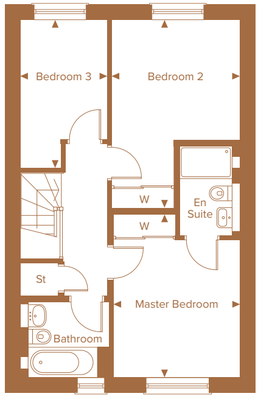
THREE BEDROOM HOME

THE PALMER

The Palmer is a three bedroom residence thoughtfully designed to meet the needs of the modern family. The well-appointed master bedroom exudes premium throughout, with bespoke fitted wardrobes and a high-specification en suite.

NO. 117





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Bedroom 3	3.68m x 2.17m	12' 1" x 7' 1"

ST Store **W** Wardrobe ◂ Dimension arrow

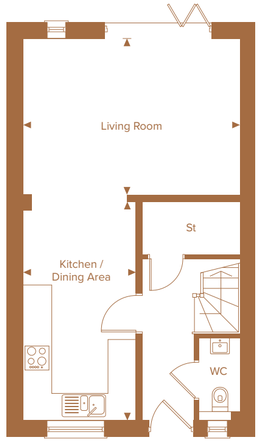
Computer generated image for indicative purposes only.

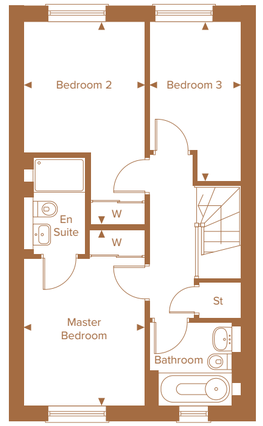
THREE BEDROOM HOME

THE MOUNTFORD

Rustic red brickwork and stone window heads and sills give The Mountford a warm and welcoming appearance. This stunning three bedroom property features a striking set of glazed bi-fold doors from the living room out to the garden.

NO'S. 118*, 119, 120* & 121





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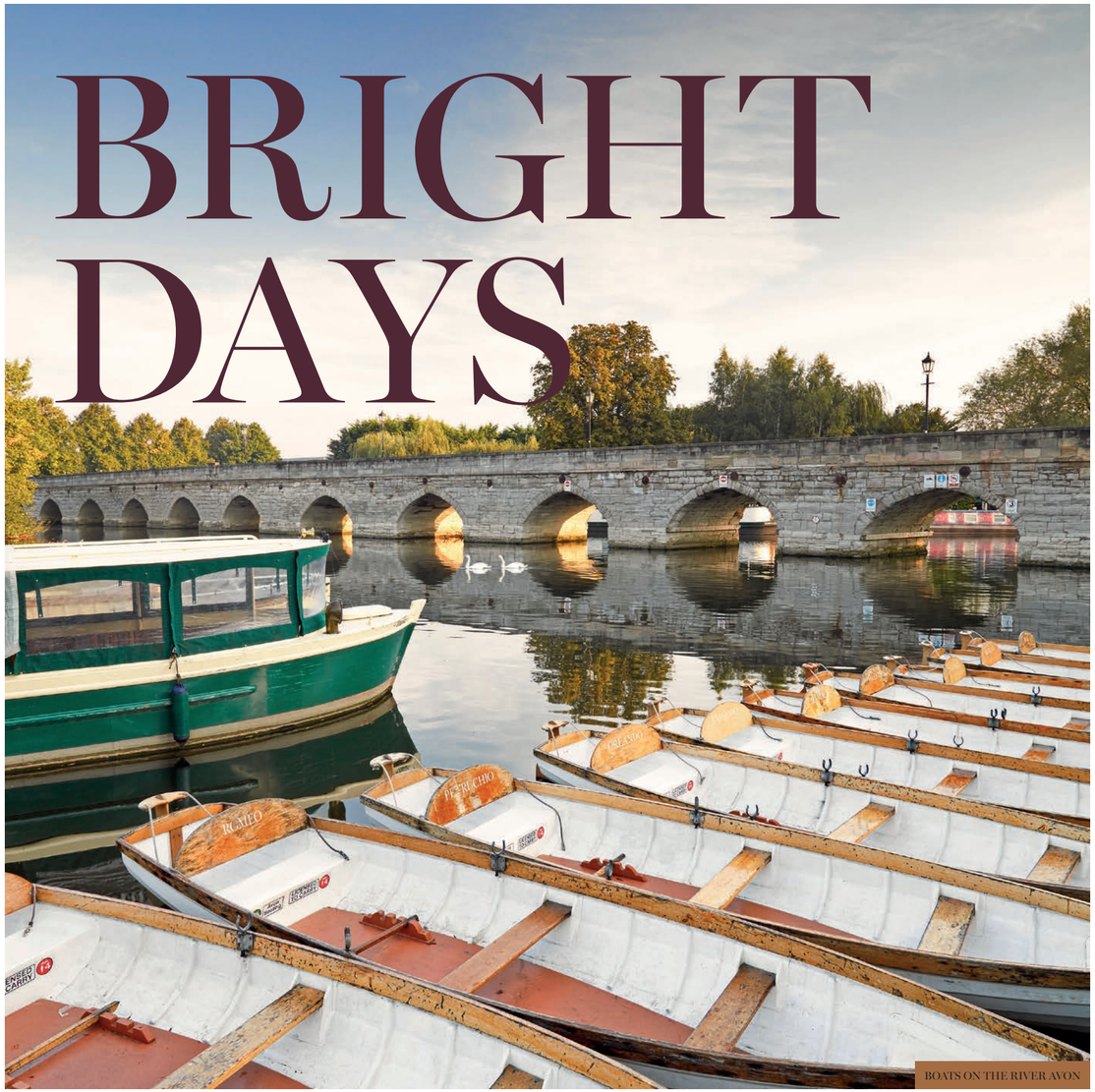
Bedroom 2	4.67m x 2.79m	15' 4" x 9' 2"
Bedroom 3	3.68m x 2.12m	12' 1" x 6' 12"

ST Store **W** Wardrobe ◂ Dimension arrow
No's. 118 & 120 are handed. No's 119 & 121 as drawn.
Image shows No's. 118 & 119.

Computer generated image for indicative purposes only.

BRIGHT DAYS



BOATS ON THE RIVER AVON

POP-UP CAFÉ ON THE RIVER AVON

BONDS IN DODWELL

STRATFORD BUTTERFLY FARM

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

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

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

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

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

Evenings come alive with an exciting range of restaurants, pubs, bars and live entertainment to choose from. Some can be found in the historic buildings that give Stratford-upon-Avon its unique charm, such as The Garrick Inn, a building that dates back to the 1400s.

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

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

THE VINTNER CAFÉ-BAR

THE GARRICK INN

SALT RESTAURANT

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

ECLECTIC EVENINGS

THE ROYAL SHAKESPEARE THEATRE

STAY CONNECTED

BY ROAD FROM CONSILIO

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

BY RAIL FROM STRATFORD-UPON-AVON STATION

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

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

CONTACT US

For further information about Consilio or to learn about the difference that
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Consilio was granted outline planning permission in December 2014 by Stratford-upon-Avon District Council, and a further reserved matters planning permission in August 2019. The Planning Application numbers are 14/00262/OUT and 18/03455/REM respectively. Through the purchase of a property at Consilio, the buyer is acquiring a freehold house. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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