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.

Computer generated image for indicative purposes only.

MODERN DESIGN

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

- Contemporary handle-less 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 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. 38, 39, 40, 41, 42, 43, 50, 52, 53, 54, 55, 56, 57, 98, 99, 100, 101 & 102

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
- Multi-point 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)

Photography taken at Consilio.

hansgrohe PORCELANOSA NEFF Villeroy & Boch 1748

BESPOKE HOMES

Photography taken at Consilio.

Whether we are creating a chic contemporary townhouse, a characterful country home or a classic mansion, all of our homes share 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 THREE

MASTER PLAN

THE PRIOR
NO'S. 38 & 99
4 BEDROOM HOUSE

THE EMERSON
NO'S. 39, 40, 54 & 55
4 BEDROOM HOUSE

THE MORGAN
NO'S. 41 & 100
4 BEDROOM HOUSE

THE LANCHESTER
NO'S. 42 & 101
4 BEDROOM HOUSE

THE LOCKWOOD
NO'S. 43 & 102
5 BEDROOM HOUSE

THE WALKER
NO. 50
3 BEDROOM HOUSE

THE ELLIS
NO. 51
3 BEDROOM HOUSE

THE BENNETT
NO'S. 52, 53 & 56
4 BEDROOM HOUSE

THE HAWKSMOOR
NO'S. 57 & 98
4 BEDROOM HOUSE

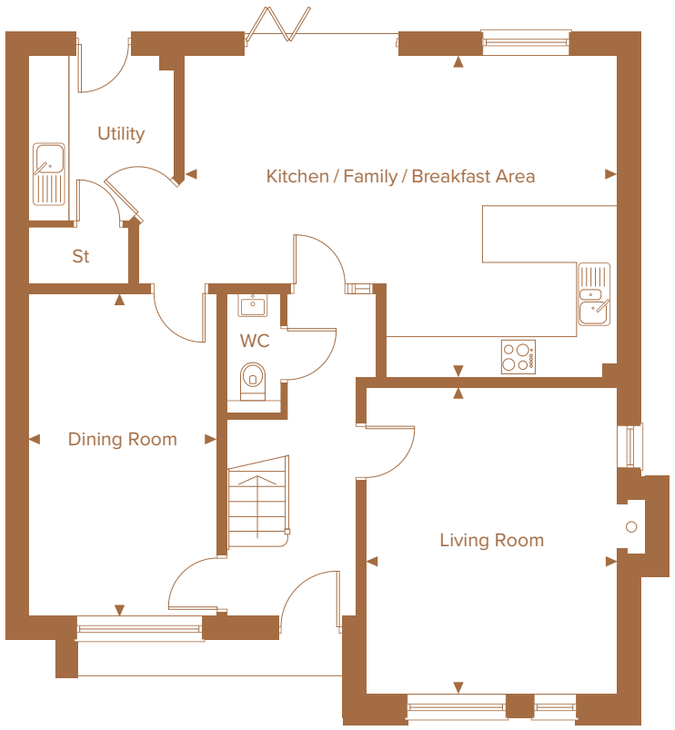
Computer generated images for indicative purposes only.

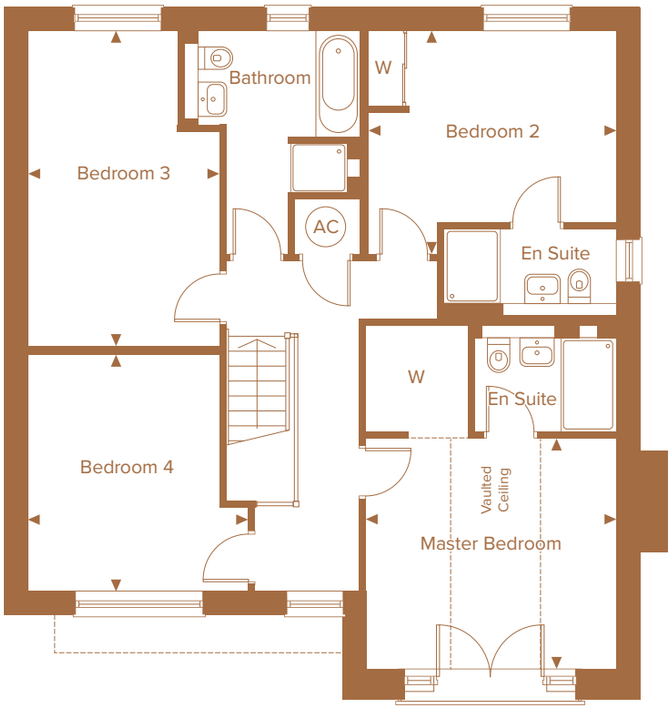
FOUR BEDROOM HOME

THE PRIOR

The Prior features a large open-plan kitchen / family / breakfast area with the convenience of a separate utility room with direct external access. Upstairs the master bedroom enjoys a walk-in wardrobe, a well-appointed en suite, Juliet balcony and a striking vaulted ceiling.

NO'S. 38 & 99





GROUND FLOOR		
Living Room	4.91m x 4.02m	16' 1" x 13' 2"
Dining Room	5.17m x 3.02m	16' 12" x 9' 11"
Kitchen / Family / Breakfast Area	6.92m x 5.15m	22' 8" x 16' 11"

FIRST FLOOR		
Master Bedroom	4.02m x 3.68m	13' 2" x 12' 1"
Bedroom 2	3.97m x 3.58m	13' 0" x 11' 9"
Bedroom 3	5.05m x 3.07m	16' 7" x 10' 1"
Bedroom 4	3.79m x 3.52m	12' 5" x 11' 7"

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
Image shows No. 99.

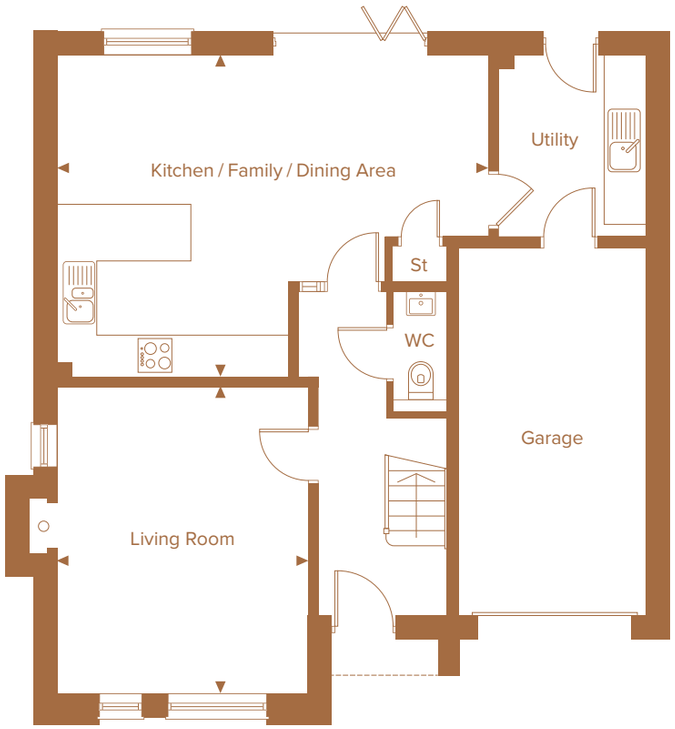
Computer generated image for indicative purposes only.

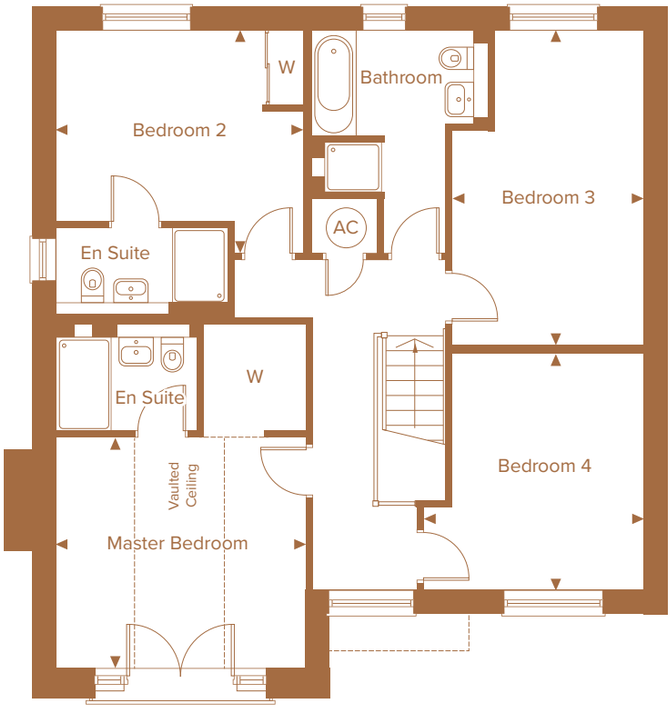
FOUR BEDROOM HOME

THE EMERSON

A spacious open-plan kitchen / family / dining area combined with a large separate living room with a feature fireplace make this a practical yet impressive house. The master bedroom maximises natural light through the glazed doors of a Juliet balcony, highlighting the elegant vaulted ceiling.

NO'S. 39*, 40, 54* & 55





GROUND FLOOR		
Living Room	4.91m x 4.02m	16' 1" x 13' 2"
Kitchen / Family / Dining Area	6.92m x 5.15m	22' 8" x 16' 11"

FIRST FLOOR		
Master Bedroom	4.02m x 3.69m	13' 2" x 12' 1"
Bedroom 2	3.96m x 3.58m	12' 12" x 11' 9"
Bedroom 3	5.05m x 3.07m	16' 7" x 10' 1"
Bedroom 4	3.79m x 3.52m	12' 5" x 11' 7"

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
*No's. 39 & 54 are handed. No's. 40 & 55 as shown.
Image shows No. 55.

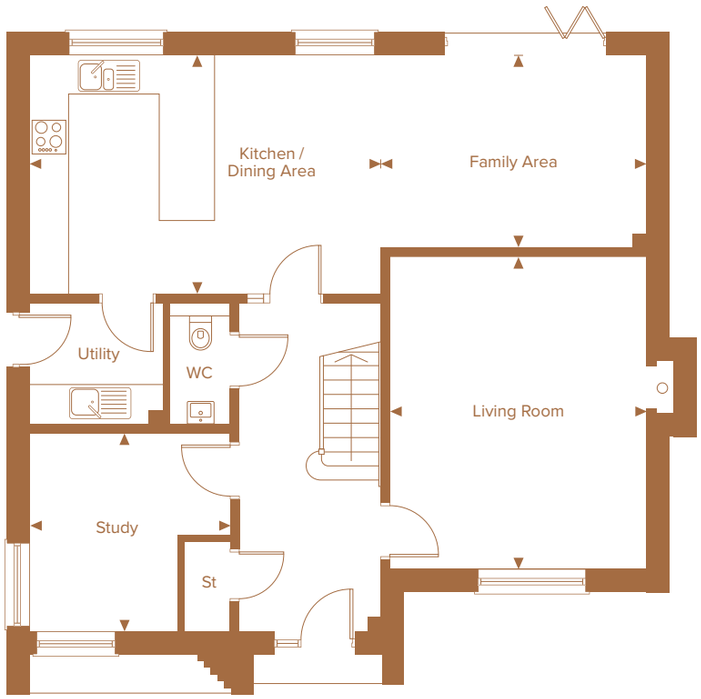
Computer generated image for indicative purposes only.

FOUR BEDROOM HOME

THE MORGAN

Offering generous interiors with impressive and elegant features, The Morgan is a truly charming residence. With a balcony to the master bedroom, bi-fold doors to the rear and considered use of glazing throughout, the interiors are bright and crisp.

NO'S. 41 & 100



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

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

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
Image shows No. 100.

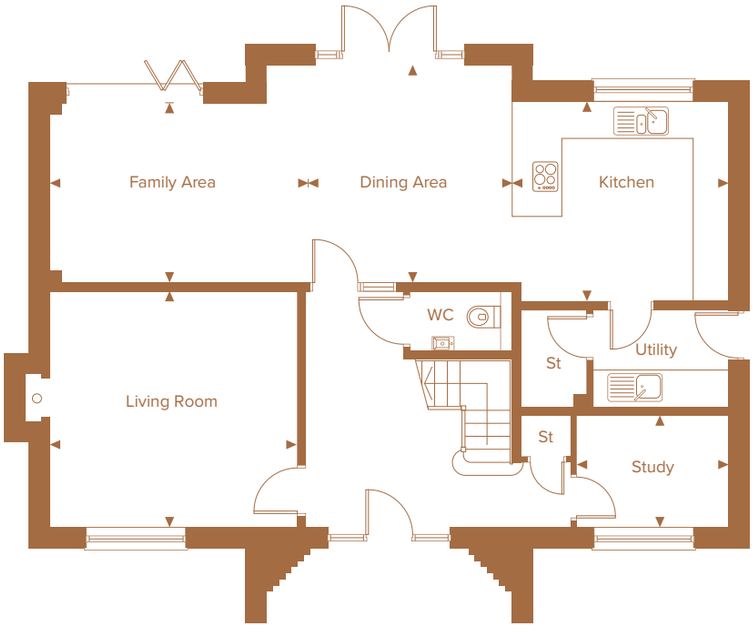
Computer generated image for indicative purposes only.

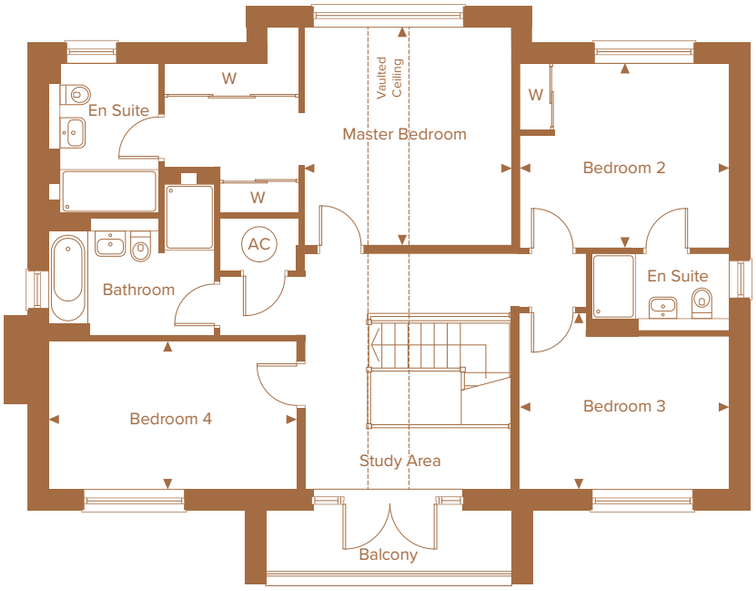
FOUR BEDROOM HOME

THE LANCHESTER

At the heart of this grand detached home is the beautiful open-plan kitchen, dining and family area. An ideal space for socialising as a family or entertaining guests. Upstairs you will find four large double bedrooms, a well-appointed bathroom and two en suites.

NO'S. 42 & 101*





GROUND FLOOR		
Living Room	4.50m x 4.29m	14' 9" x 14' 1"
Kitchen	3.70m x 3.60m	12' 1" x 11' 8"
Dining Area	4.00m x 3.80m	13' 1" x 12' 5"
Family Area	4.70m x 3.30m	15' 4" x 10' 8"
Study	2.77m x 2.04m	9' 1" x 6' 8"

FIRST FLOOR		
Master Bedroom	3.96m x 3.75m	13' 0" x 12' 4"
Bedroom 2	3.81m x 3.34m	12' 6" x 10' 11"
Bedroom 3	3.79m x 3.20m	12' 5" x 10' 6"
Bedroom 4	4.50m x 2.70m	14' 9" x 8' 10"

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
*No. 101 is handed. No. 42 as shown.
Image shows No. 42.

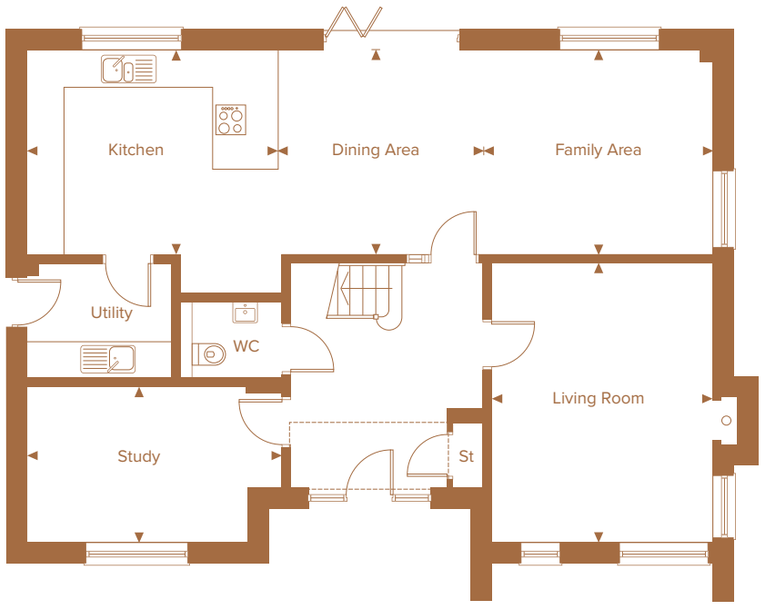
Computer generated image for indicative purposes only.

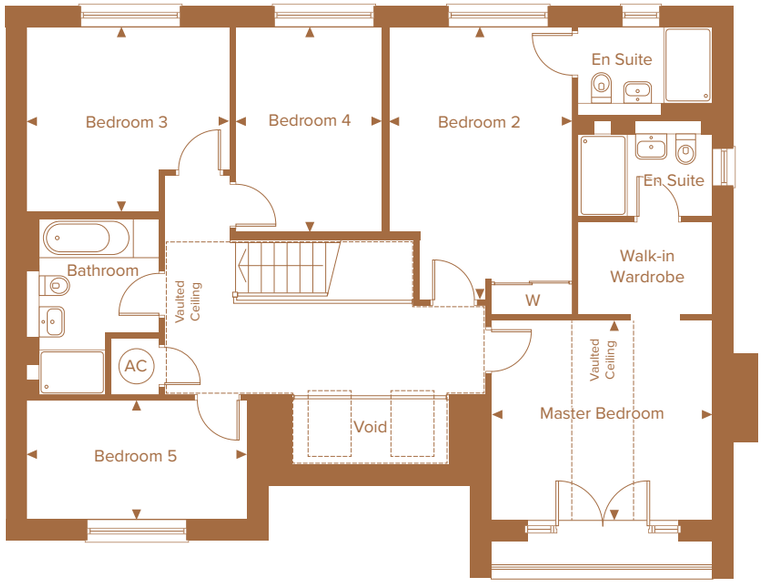
FIVE BEDROOM HOME

THE LOCKWOOD

Inside this imposing five bedroom residence you will be greeted with an impressive entrance hallway. A double-height ceiling and feature staircase leave a lasting first impression. With generous room sizes and a considered layout this is as design-conscious as it is practical.

NO'S. 43* & 102





GROUND FLOOR		
Living Room	5.08m x 4.02m	16' 8" x 13' 2"
Kitchen	3.80m x 5.70m	12' 5" x 18' 7"
Dining Area	3.80m x 3.60m	12' 5" x 11' 8"
Family Area	4.20m x 3.80m	13' 8" x 12' 5"
Study	4.64m x 2.85m	15' 3" x 9' 4"

FIRST FLOOR		
Master Bedroom	4.02m x 3.63m	13' 2" x 11' 11"
Bedroom 2	5.24m x 3.33m	17' 2" x 10' 11"
Bedroom 3	3.68m x 3.37m	12' 1" x 11' 1"
Bedroom 4	3.74m x 2.66m	12' 3" x 8' 9"
Bedroom 5	4.02m x 2.18m	13' 2" x 7 ' 2"

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
*No. 43 is handed. No. 102 as shown.
Image shows No. 102.

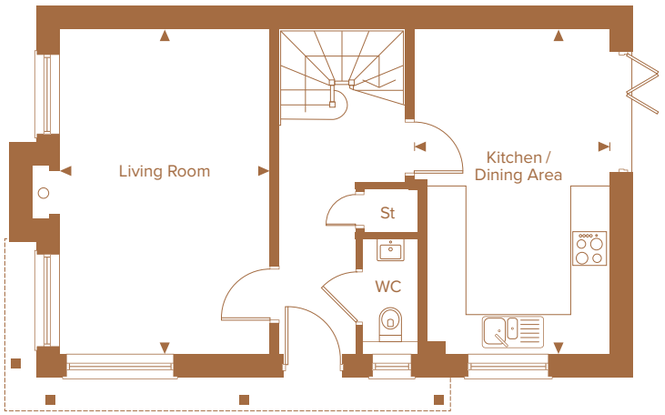
Computer generated image for indicative purposes only.

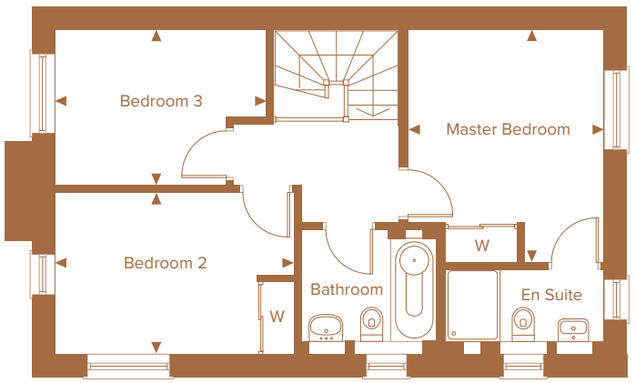
THREE BEDROOM HOME

THE WALKER

The Walker is a well-proportioned home with interiors benefiting from an abundance of natural light. On the ground floor, the double fronted layout offers a clever use of space whilst upstairs you will find three double bedrooms, one with an en suite, and a family bathroom.

NO. 50





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

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

ST Store **W** Wardrobe ◂ Dimension arrow

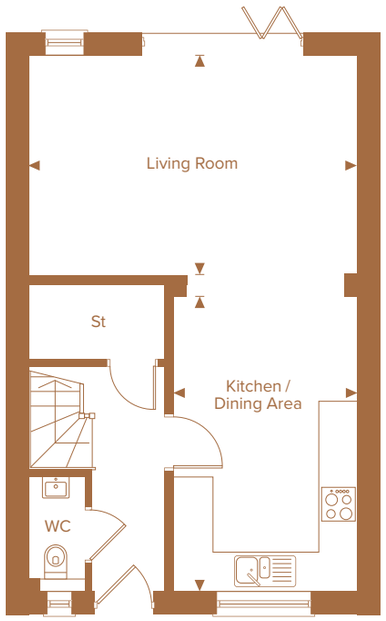
Computer generated image for indicative purposes only.

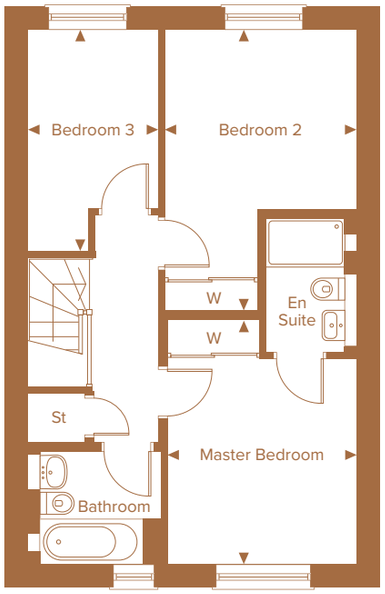
THREE BEDROOM HOME

THE ELLIS

A large open-plan ground floor layout maximises living space in The Ellis. Ideal for relaxing and entertaining alike, with glazed bi-fold doors offering direct and seamless access to the rear garden. Upstairs there are three bedrooms, a family bathroom and an en suite to the master bedroom.

NO. 51





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

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

ST Store **W** Wardrobe ◂ Dimension arrow

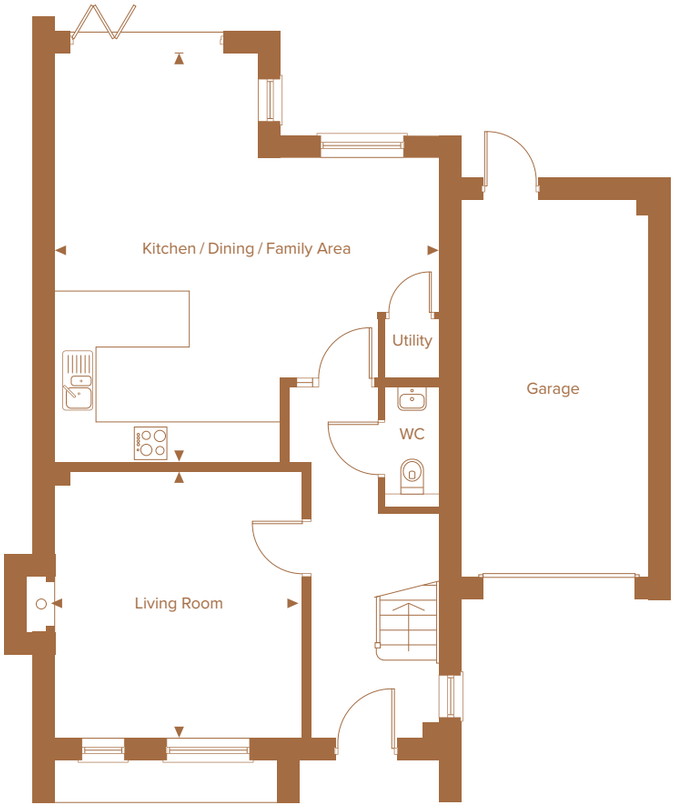
Computer generated image for indicative purposes only.

FOUR BEDROOM HOME

THE BENNETT

Crisp white render complemented with slate-blue detailing brickwork provides The Bennett with a striking contemporary façade. The first floor benefits from a selection of premium features, most notably the master bedroom, showcasing an impressive vaulted ceiling and balcony.

NO'S. 52*, 53 & 56



GROUND FLOOR		
Living Room	4.28m x 3.96m	14' 0" x 13' 0"
Kitchen / Dining / Family Area	6.57m x 6.15m	21' 6" x 20' 2"

FIRST FLOOR		
Master Bedroom	4.99m x 3.94m	16' 4" x 12' 11"
Bedroom 2	4.52m x 3.00m	14' 10" x 9' 10"
Bedroom 3	4.11m x 3.20m	13' 6" x 10' 6"
Bedroom 4	4.11m x 2.85m	13' 6" x 9' 4"

ST Store **W** Wardrobe **AC** Airing Cupboard ◂ Dimension arrow
*No. 52 is handed. No's. 53 & 56 as shown.
Image shows No. 53.

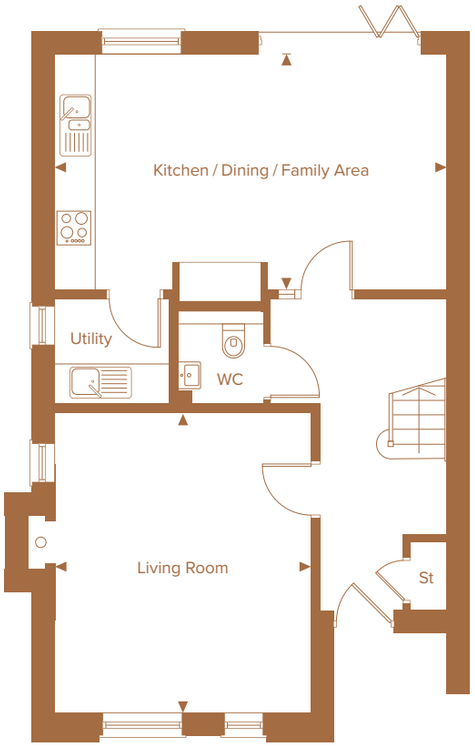
Computer generated image for indicative purposes only.

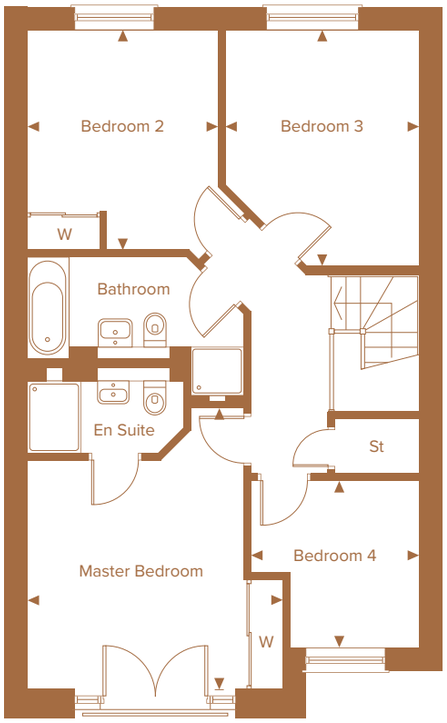
FOUR BEDROOM HOME

THE HAWKSMOOR

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

NO'S. 57 & 98





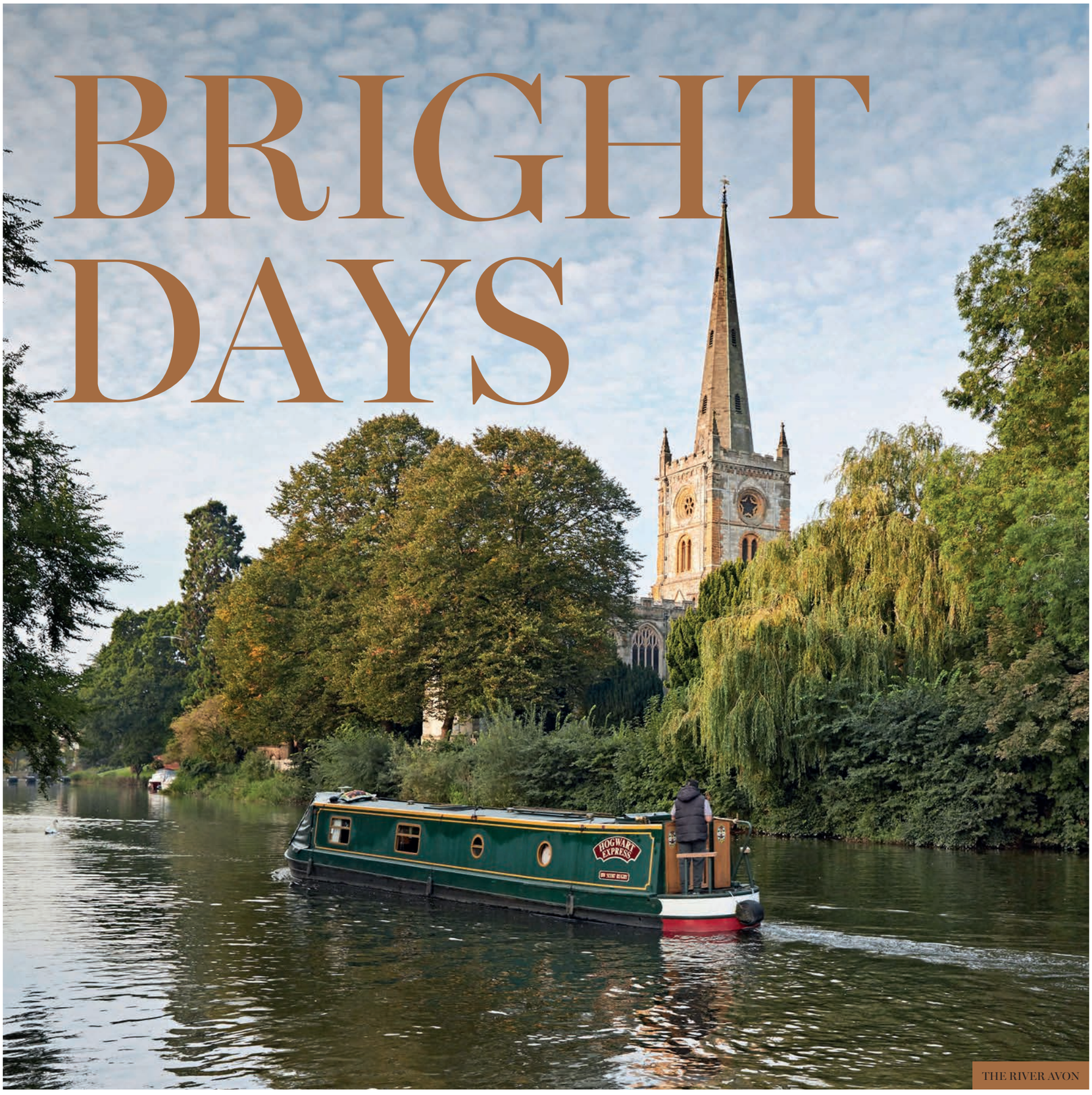
GROUND FLOOR		
Living Room	4.94m x 4.24m	16' 3" x 13' 11"
Kitchen / Dining / Family Area	6.49m x 3.89m	21' 4" x 12' 9"

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

ST Store **W** Wardrobe ◂ Dimension arrow
Image shows No. 57.

Computer generated image for indicative purposes only.

BRIGHT DAYS



THE RIVER AVON

STRATFORD BUTTERFLY FARM

BANCROFT GARDENS

BONDS IN DODWELL

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

SALT RESTAURANT

THE GARRICK INN

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 The Bespoke Collection by Spitfire Homes can bring you, visit our website or contact us.

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

CONSUMER CODE FOR HOME BUILDERS
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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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