

SCHOOL
GRANGE
CRADLEY

*An Unique Collection of
Conservation Style Three and Four Bedroomed Homes.*





SURROUNDING AREA

Cradley is situated just off the main Worcester to Hereford Road. Worcester, which is a fifteen minute car journey away, is home to the world famous Royal Worcester porcelain works and also offers a comprehensive range of shopping and leisure facilities. A thirty minute journey in the opposite direction takes you to Hereford, which, together with Worcester and Gloucester, plays host to the famous *Three Choirs Festival*.

Attractions within easy reach are wide and varied, including the Three Counties Showground at Malvern with its Garden Shows and Antique Fairs, Hay-on-Wye, 'the town of books' and the picturesque charm of the Cotswolds.

The village of Cradley lies approximately 5 miles west of the town of Great Malvern, which is famous for its connections with Elgar, the Hills, Malvern Water and the Morgan Motors factory. The town offers a wide range of shopping facilities, ranging from supermarkets to small specialist shops. The railway station enjoys regular and direct services to both London and Birmingham, alternatively, if you are travelling by car there is easy access from both the M5 and M50 motorways. Malvern boasts a wide range of cultural and leisure facilities, including a cinema and theatre complex, several private and public leisure and sporting clubs such as the Splash Leisure Centre and an excellent public library.

The diner is well catered for locally with a range of restaurants covering most types of cuisine. Cradley itself has a general store and post office, a primary school, village hall, sports club and its own medical practice. Two inns offering food and drink can be found in the adjacent village of Stifford's Bridge.

Further afield is the thriving town of Ledbury, with its nationally famous poetry festival and the charming riverside town of Upton-upon-Severn which annually hosts both a folk and a jazz festival.



Great Malvern Priory Church



Eastnor Castle, Ledbury



The Malvern Hills



"The Pepperpot", Upton-upon-Severn

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The illustration is a computer generated artist's impression.
Please note that final specifications and treatments may change. Refer to the Sales Office for up to date information.





SPECIFICATIONS

THE EASTNOR
3 bedroom detached home
Plot 6

THE GOODRICH
3 bedroom detached home
Plos 7 & 8

THE PRIORY
4 bedroom detached home
Plots 10, 11, 13 & 15

THE BERRINGTON
4 bedroom detached home
Plots 9, 12 & 14



	THE EASTNOR	THE GOODRICH	THE PRIORY	THE BERRINGTON
KITCHEN				
Luxury kitchen units	■	■	■	■
Concealed pelmet lighting	■	■	■	■
Spanish ceramic wall and floor tiles	■	■	■	■
One and a half bowl sink, drainer and mixer tap	■	■	■	■
Built in double electric oven	1	1	■	■
5 burner gas hob	1	1	■	■
Extractor hood	■	■	■	■
Built in fridge and freezer	■	■	■	■
Built in washer/drier	■	■	■	■
Built in dishwasher			■	■
Granite worktops			■	■
BATHROOMS				
Spanish ceramic wall and floor tiles	■	■	■	■
Shower handset over bath	■	■	■	■
Chrome bathroom accessories	■	■	■	■
En suite bathroom		■	■	3
Underfloor heating to wet room				■
GENERAL				
Hardwood flooring to ground floor				■
Built in wardrobes		■	■	■
Loft ladder		■	■	■
Gas fired central heating	■	■	■	■
Thermostatic radiator valves	■	■	■	■
Window locks to all windows, exc. fire escape	■	■	■	■
Internal walls finished in magnolia	■	■	■	■
Outside tap	■	■	■	■
Landscaped gardens	■	■	■	■
Single garage	■	■	2	■
Double garage with remote operated doors				■
Conservatory	■		4	
Fitted fireplace with gas fire	■	■		
Wall light points to lounge			■	■
Dimmer switches to lounge	■	■	■	■
TV points to lounge, kitchen and all bedrooms	■	■	■	■
Wired for satellite TV	■	■	■	■
Telephone point to kitchen, hall and bedroom one	■	■	■	■
Security system	■	■	■	■
Speech dialer for alarm				
Smoke detectors, mains powered to BS5839	■	■	■	■
Door bell	■	■	■	■
Light and power socket in loft space	■	■	■	■
External light to front door	■	■	■	■
External power point to rear garden area	■	■	■	■

1- Single oven & 4 burner gas hob, **2-** Larger than average single garage, **3-** Ensuite to both master and 2nd bedroom, **4-** Optional at extra cost

For full details of plot specifications and optional extras, please contact the sales office on 0188777 7777

This specification is for guidance only. The company operates a policy of continual product development, and some features may therefore vary from time to time.

Key



The Eastnor



The Goodrich



The Priory



The Berrington



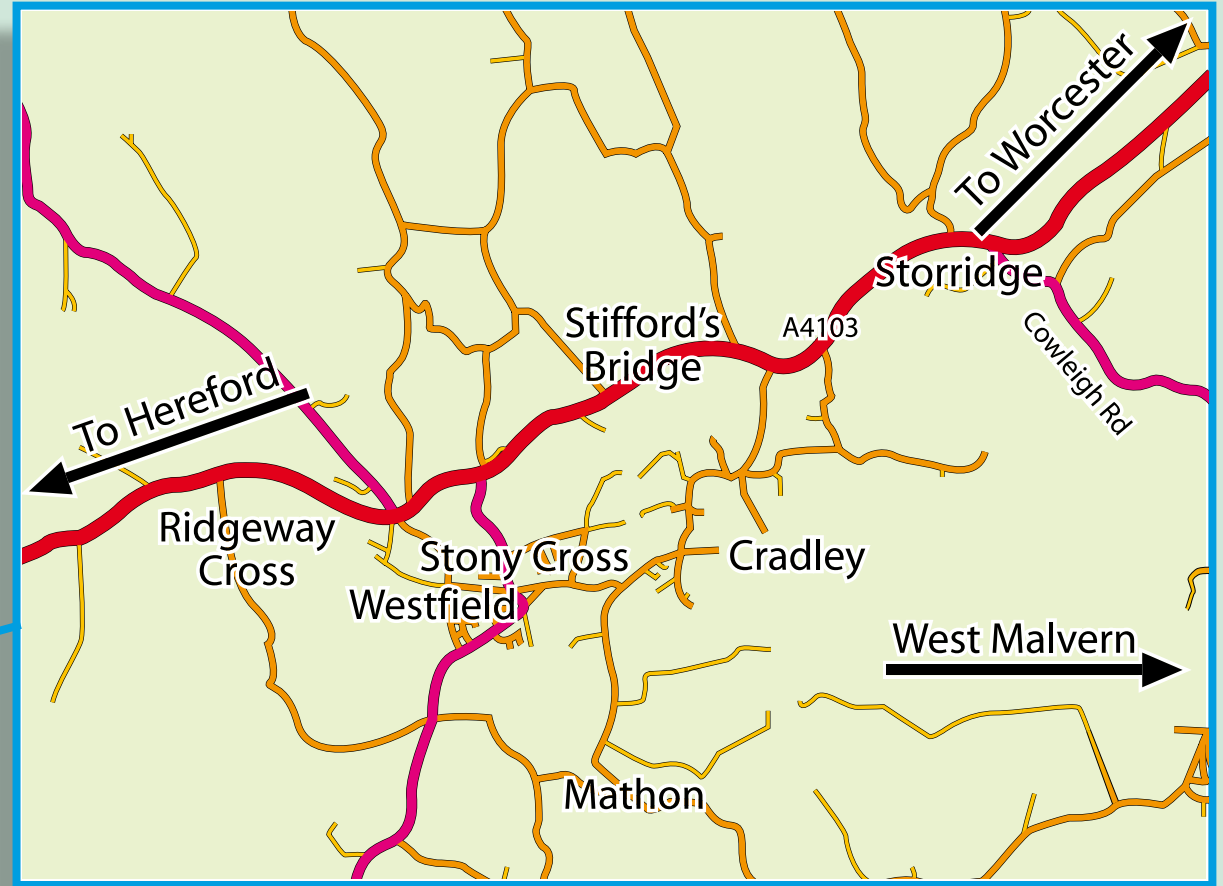
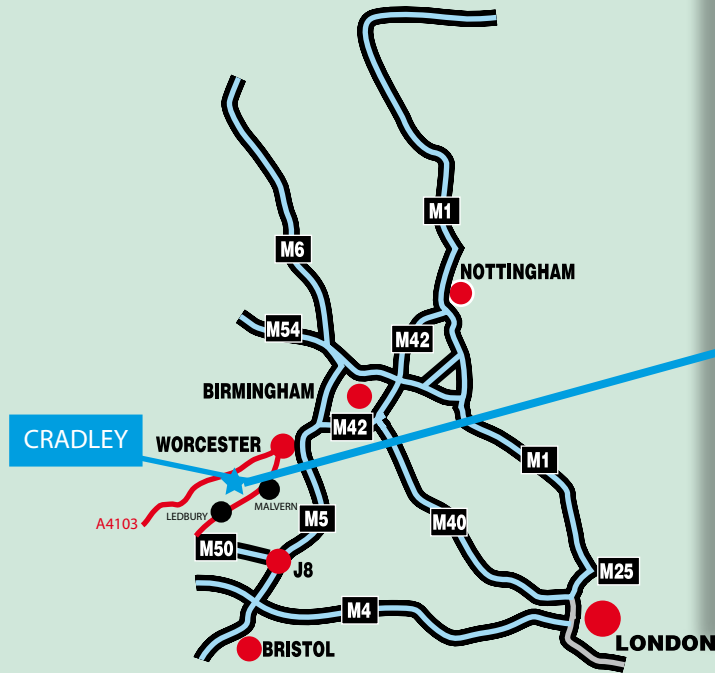
West Mercia Homes

This site plan does not include details of gradients, boundary details or local authority lighting and new landscaping. There may be occasions where landscaping and layouts differ from this drawing, and external materials and the position of garages may alter. Please enquire at the sales office for current details regarding specific plots.





HOW TO FIND US



From the centre of Malvern, proceed towards Worcester on the **A449** and take a left turn onto the **B4503** (Newtown Road), which after 600 metres becomes Leigh Sinton Road. After approx. 1.5 miles turn left at the 'T' junction onto the **A4103** (the main Worcester to Hereford road). After 3 miles turn left onto the **B4220** for Cradley. School Grange is well signposted.

From the centre of Ledbury, take the **A438** Hereford road, after 1 mile bear right onto the **B4214**. After approx. 2.5 miles bear left at the junction onto the **B4220** for Cradley. School Grange is well signposted.

For assistance you can telephone our Sales Office on 01886 881027





10 Year Zurich Insurance
Building Guarantee



Crest Land Investments
PO Box 63 • Malvern WR14 2YS
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