

# Three Js

ABBERLEY

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



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®



## HOMES YOU'LL LOVE INSIDE OUT

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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 your Sales Executive for further information.



# ABBERLEY

## A VILLAGE STEEPED IN HISTORY

The village of Abberley lies on the northern side of the beautiful Malvern Hills, an area well known for its outstanding natural beauty. The village itself dates back to Norman times and is recorded in the Domesday Book when it was held by Ralph de Tosny, one of the few companions of William the Conqueror.

Abberley is famed for the imposing Abberley Hall, built in the mid-19th century for the Jones family and now home to Abberley Hall Prep School. The then owner John Joseph Jones, who made his fortune in the Lancashire Cotton Mills, built a majestic tower in the grounds of the Hall and at nearly 900ft tall has become a recognisable feature of the Merritts Hills. It's thanks to John Joseph Jones that Three Js takes its name and Abberley has such a rich heritage.

## A VIBRANT COMMUNITY

Three Js is the ideal place for growing families or those people who want a gentler pace of life. Surrounded by beautiful countryside, the Village itself offers a Post Office, church and general store as well as a variety of events and activities including walking clubs and theatre productions at nearby Abberley Hall. Further afield you'll find plenty of interesting places to visit from spa hotels, theme parks and the stunning Wyre Forest which has a great choice of activities available to suit all ages and abilities.



## A WELL CONNECTED PLACE TO CALL HOME

### SHOPPING AND LIFESTYLE

Abberley is just 13 miles from the bustling cathedral city of Worcester where you'll find a great choice of shops including the Crowngate Shopping Centre which is home to 60 high street favourites and independent retailers. There is also a regular outdoor market held in Angel Place in the heart of Worcester's shopping district. Just over an hour's drive from Abberley are the beautiful and historic villages of the Cotswolds, where you'll find charming boutiques and delightful tea rooms perfect for a leisurely day out. For those who like the outdoors and sports, Abberley could not be better located with rugby, county cricket and horse racing on the banks of the nearby River Severn.

### GREAT CONNECTIONS

The closest train stations are Hartlebury 7 miles away, or Kidderminster which is 8 miles away from where trains run from Worcester to Birmingham New Street and London Paddington which can be reached in two and half an hours. There is great motorway access via J7 of the M5 giving access to the Midlands motorway network and beyond. Birmingham Airport is 39 miles away via the M5 / M42.

### SCHOOLS & SERVICES

There is a good choice of schools in the area including Abberley Parochial VC Primary located within the village itself and rated Good by Ofsted and Abberley Preschool rated Outstanding. Within a 3-5 miles radius of Abberley is a good selection of schools including Astley CoE Primary rated Good and the highly regarded Chantry High School in Martley rated Outstanding. The nearby village of Great Witley also boasts a preschool playgroup rated Outstanding.

There is a good choice of doctors and dental surgeries nearby including Great Witley Surgery 3 miles away. The nearest A&E hospital is Worcester Royal which is 28 miles away.

# THREE Js ABBERLEY

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



- AFFORDABLE HOUSING
- HAYWOOD  
2 bedroom detached bungalow
- SUTTON  
2 bedroom semi-detached home
- LEDBURY  
2 bedroom detached /semi-detached home
- BROCTON  
3 bedroom semi-detached home
- WYTHALL  
3 bedroom detached home detached single garage\*
- BECKBURY  
4 bedroom detached home with detached single garage/carport
- LAPWORTH  
5 bedroom detached home with detached single garage/carport

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

\*Plot 20 only.

# THREE Js SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Regency	Sovereign
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	X
5 ring gas hob in stainless steel	X	✓
Built in microwave+	✓	✓
Built in single electric oven	✓	X
Built in double electric oven	X	✓
Stainless steel extractor hood	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	✓	✓
Pelmet lighting	✓	✓
Integrated 50/50 fridge freezer	✓	✓
Integrated dishwasher	X	✓
<b>BATHROOM AND EN-SUITE</b>		
Towel rail to en-suite+ and bathroom+	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath+	✓	✓
Choice of wall tiling to bathroom and en-suite /shower rooms*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room+	✓	✓
Separate thermostatically controlled shower and low profile shower in bathroom+	X	✓

	Regency	Sovereign
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
Wardrobes to bedroom 1	X	✓
White matt finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
<b>ELECTRICAL</b>		
External lighting to front	✓	✓
External lighting to rear	X	✓
TV point to lounge / family room	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom+	✓	✓
TV point to remaining bedrooms	X	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	✓	✓
Recessed chrome spotlights to kitchen, bathroom, dressing area, en-suite and shower room	✓	✓

	Regency	Sovereign
<b>SAFETY &amp; SECURITY</b>		
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	✓	✓
<b>ENERGY SAVING FEATURES</b>		
High efficiency gas central heating (LPG gas)	✓	✓
Double glazed PVCU sealed units with adjustable ventilators to windows	✓	✓
PV solar panels+	✓	✓

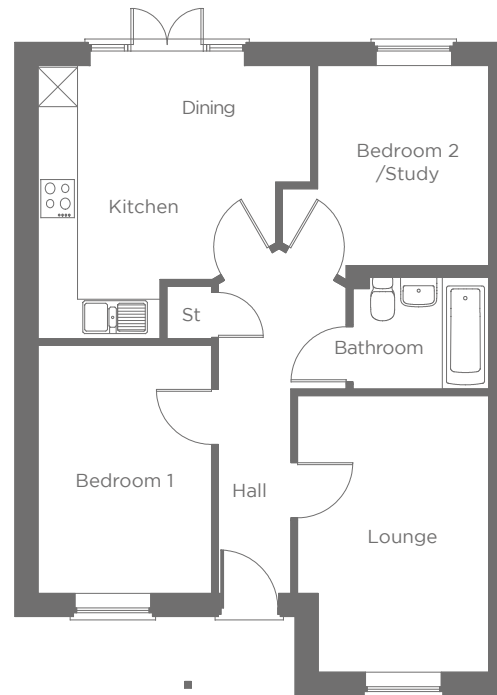
+ Where applicable  
\* Subject to build stage

# HAYWOOD 2 BEDROOM DETACHED BUNGALOW (REGENCY)



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

At the front of the property is the lounge along with bedroom 1 which is served by the family bathroom. Next to the bathroom is bedroom 2, whilst the kitchen/dining room is across the hall, complete with French doors that lead out to the rear garden.



## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.15m* x 4.14m*	13'8" x 13'7"*
Lounge	4.21m x 2.90m*	13'10" x 9'6"*
Bedroom 1	3.78m x 2.64m	12'5" x 8'8"
Bedroom 2/Study	3.04m* x 2.60m*	10'0" x 8'6"*
Bathroom	2.06m* x 1.70m*	6'9" x 5'7"*

Total Area -635 sq ft

\*Indicates maximum dimension.

Customers please note that the 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.

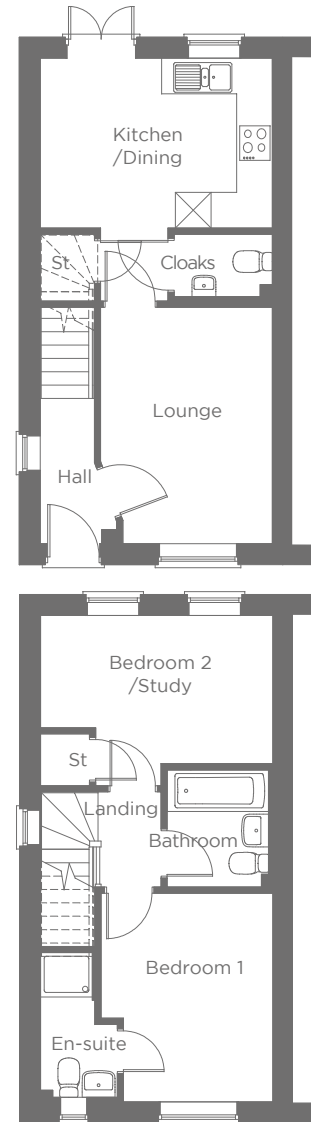
# SUTTON 2 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Sutton is superb starter home with a level of luxury normally reserved for much larger properties.

Downstairs you will find a generous lounge and handy cloakroom off which is the modern and stylish open plan kitchen / dining room complete with French doors that lead out onto the garden.

Upstairs are two generous sized bedrooms, storage space off the landing and a family bathroom. Bedroom 1 overlooks the front of the property and has its own en-suite shower room.



## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	3.90m x 2.86m*	12'10" x 9'5"*
Lounge	3.98m x 2.89m*	13'1" x 9'6"*
Cloakroom	1.65m* x 1.05m*	5'5" x 3'5"*

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.51m x 2.89m*	11'6" x 9'6"*
En-suite	2.43m* x 1.29m*	8'0" x 4'3"*
Bedroom 2/Study	3.90m x 2.49m*	12'10" x 8'2"*
Bathroom	1.97m* x 1.97m*	6'6" x 5'7"*

Total Area -700 sq ft

\*Indicates maximum dimension.

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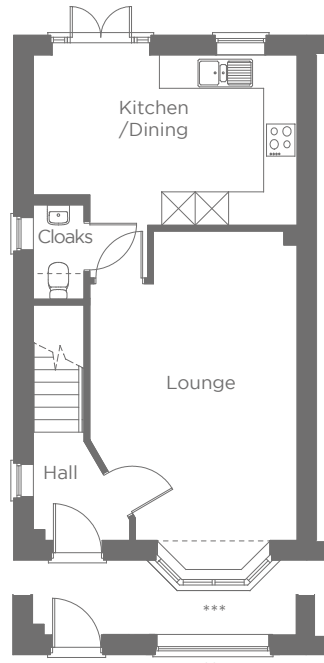
# LEDBURY 2 BEDROOM DETACHED / SEMI-DETACHED HOME (REGENCY)



The Ledbury is a delightful 2 bedroom home perfect for first time buyers or downsizers.

The downstairs comprises of a lounge and downstairs cloakroom along with a well-appointed kitchen / dining room with French doors that lead out on the garden.

Upstairs are two light and airy bedrooms and a family bathroom whilst bedroom 1 has its own en-suite shower room.



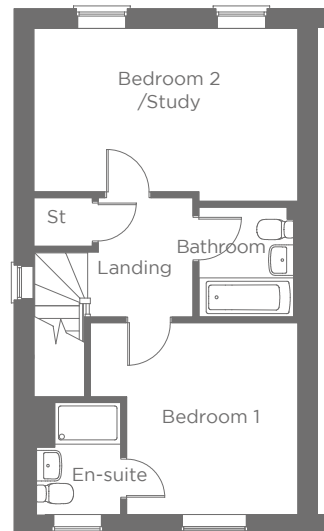
## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.74m* x 3.06m*	15'6"*** x 10'0"***
Lounge	5.56m* x 3.72m*	18'3"*** x 12'2"***
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.72m* x 3.44m	12'2"*** x 11'3"
En-suite	2.01m* x 1.51m*	6'7"*** x 4'11"***
Bedroom 2/Study	4.74m x 3.10m*	15'6" x 10'2"***
Bathroom	1.97m* x 1.70m*	6'6"*** x 5'7"***

Total Area - 904 sq ft  
\*Indicates maximum dimension.



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Plots 8 & 15 are handed  
\*\*\*Bay window to plots 14, 16, 18 & 19  
\*\*Window to plots 8 & 15.

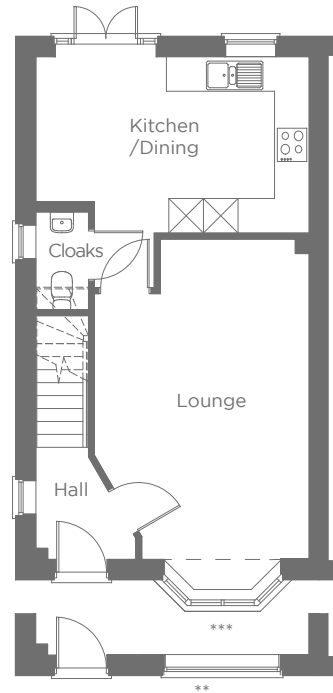
# BROCTON 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



The Brocton is a stylish 3 bedroom home offering light and airy accommodation.

Downstairs is a great sized lounge which leads through to the open plan kitchen / dining room which has French doors leading out to the garden.

Upstairs there are 3 good sized bedrooms and a well-appointed family bathroom. Bedroom 1 overlooks the front of the house and comes complete with a stylish en-suite shower room.



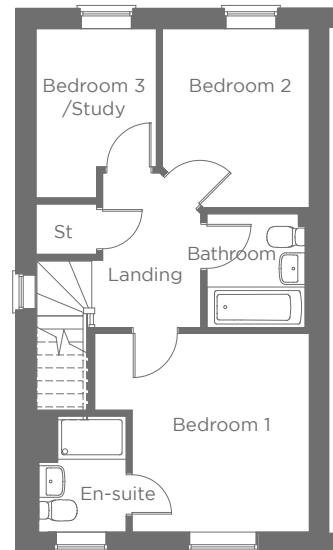
## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	4.74m x 3.06m*	15'6" x 10'0"*
Lounge	5.56m* x 3.72m*	18'3" x 12'2"*
Cloakroom	1.69m x 0.91m	5'7" x 3'0"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.72m* x 3.44m	12'2" x 11'3"
En-suite	2.01m* x 1.51m*	6'7" 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 -904sq ft  
\*Indicates maximum dimension.



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Plots 10 & 12 are handed  
\*\*\*Bay window to plot 11  
\*\*Window to plots 10 & 12.

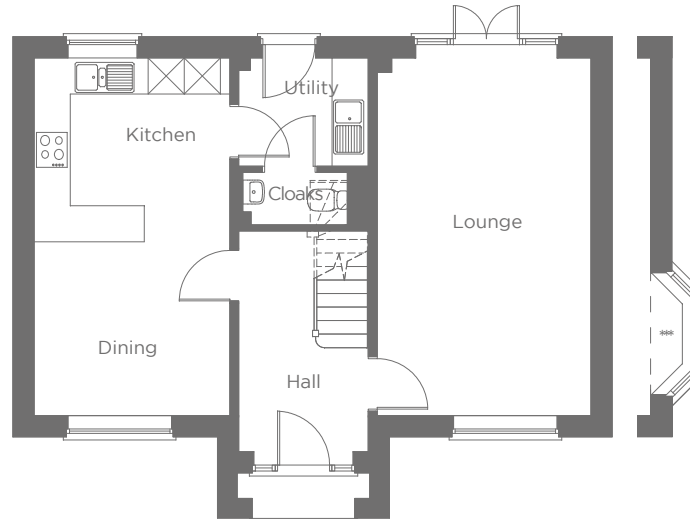
# WYTHALL 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE\*\* (REGENCY)



The Wythall is a gorgeous 3 bedroom detached home with a single detached garage.

The ground floor is well laid out with a generous lounge running the length of the house complete with French doors that open out to the rear garden. The modern kitchen / dining room is equally spacious and has a handy utility room with a door to the outside and separate cloakroom.

Upstairs there are 3 great sized bedrooms and a family bathroom. Bedroom 1 is well proportioned with windows at both ends and a stylish en-suite.



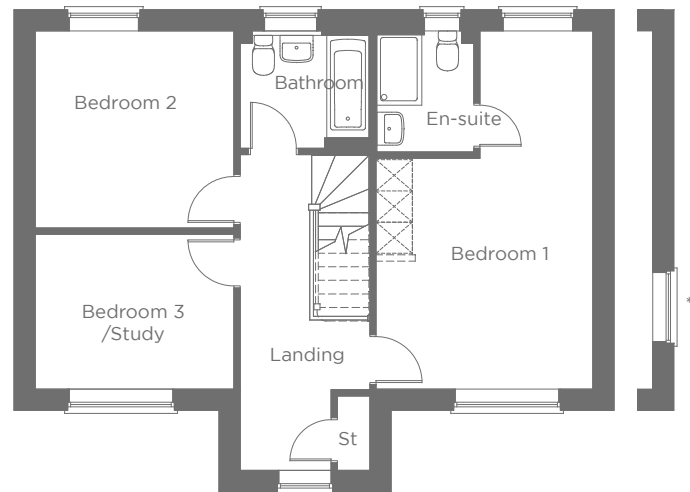
## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.95m x 3.25m	19'6" x 10'8"
Lounge	5.95m x 3.55m	19'6" x 11'8"
Utility	2.15m* x 1.80m*	7'1" 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	1.95m* x 1.61m*	6'5" x 5'3"
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	2.11m* x 1.88m*	6'11" x 6'2"

Total Area -1,249 sq ft (plot 20 - 1,257)  
\*Indicates maximum dimension.



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\*\*Garage to plot 20 only.  
\*\*\*Windows to plot 20 only.

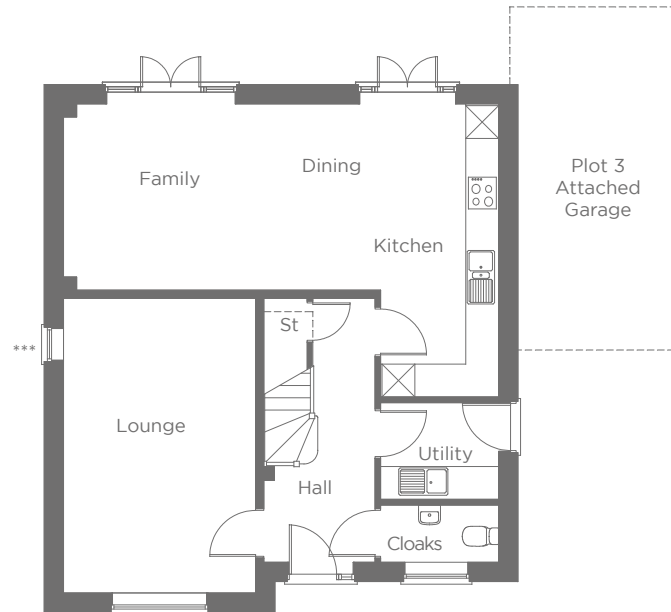
# BECKBURY 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE\*\* (SOVEREIGN)



The Beckbury is a lovely 4 bedroom property offering well designed accommodation making for the perfect family home.

The ground floor consist of a good sized lounge, downstairs cloakroom, utility and under stairs storage space. Extending across the entire back of the house is the stunning open plan kitchen, dining and family room with French doors that open out onto the garden bring the outside in.

Upstairs there are 4 good sized bedrooms and a family bathroom. Bedroom 1 sits at the front of the house and comes complete with its own en-suite. Bedroom 2 comes with its own shower room.



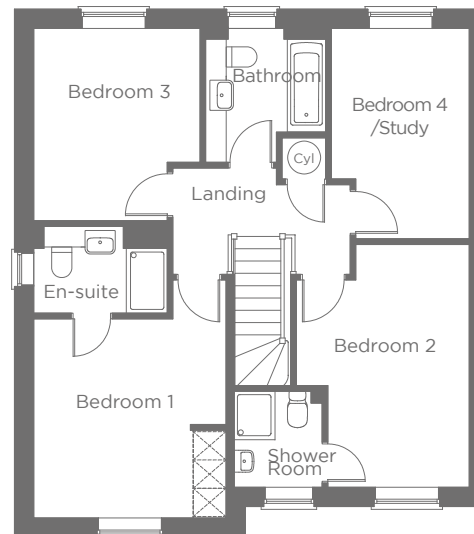
## GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	7.95m* x 5.36m*	26'11"* x 17'7"*
Lounge	5.39m x 3.51m	17'8" x 11'6"
Utility	2.16m x 1.77m	7'1" x 5'10"
Cloakroom	2.16m x 1.04m	7'1" x 3'5"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.64m* x 3.51m*	11'11"* x 11'6"*
En-suite	2.44m* x 1.58m*	8'0"* x 5'2"*
Bedroom 2	4.44m* x 3.15m*	14'7"* x 10'4"*
Shower Room	1.75m* x 1.60m*	5'9"* x 5'3"*
Bedroom 3	3.51m* x 3.04m*	11'6"* x 9'11"*
Bedroom 4/Study	3.84m* x 2.52m*	12'7"* x 8'3"*
Bathroom	2.44m* x 2.19m*	8'0"* x 7'2"*

Total Area -1,496 sq ft  
\*Indicates maximum dimension.



Customers please note that the 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 7 is handed  
\*\*Detached carport to plot 7, attached garage to plot 3  
\*\*\* Window to plot 7 only.

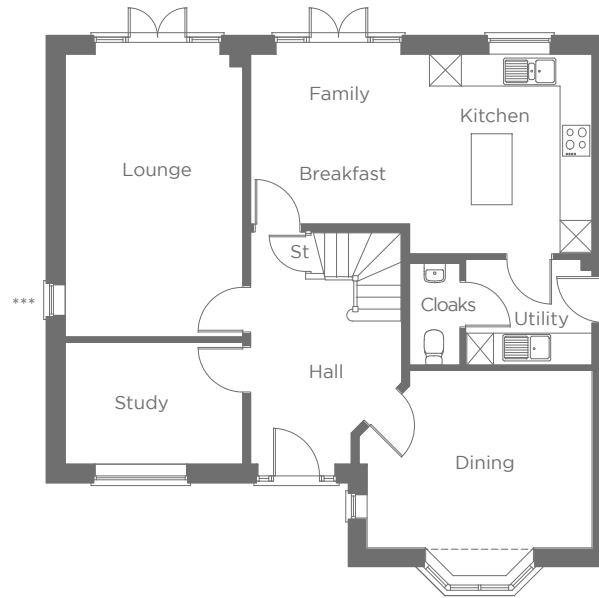
# LAPWORTH 5 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE\*\* (SOVEREIGN)



The Lapworth is a charming and well-proportioned 5 bedroom family home with a layout that's perfect for modern living.

Off the spacious hallway is a study room and separate dining room both situated at the front of the house with a large lounge with French doors that open onto the garden at the rear. The Lapworth has a generous kitchen / breakfast / family room also with French doors leading out to the garden along with the utility room and convenient downstairs cloakroom.

Upstairs there are 5 bedrooms leading off the central landing area with a good sized family bathroom. Bedrooms 1 and 2 have their own en-suite shower rooms.



## GROUND FLOOR

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

## FIRST FLOOR

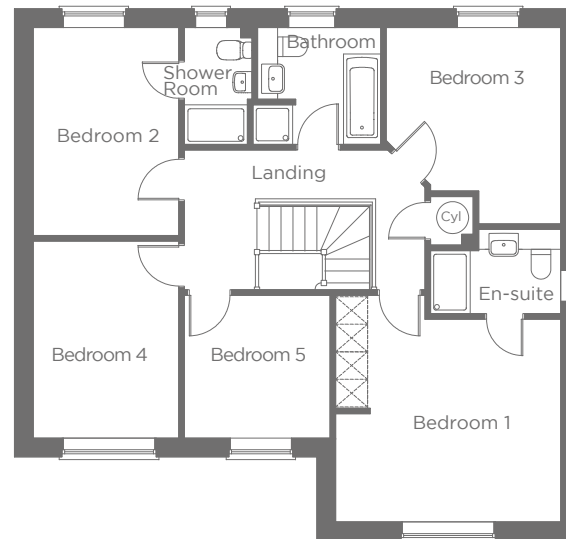
	Metres	Feet/inches
Bedroom 1	4.23m* x 3.81m*	13'10"* x 12'6"*
En-suite	2.44m* x 1.59m*	8'0"* x 5'2"*
Bedroom 2	3.91m x 2.76m	12'10" x 8'10"
Shower room	2.20m* x 1.27m*	7'2"* x 4'2"*
Bedroom 3	3.69m* x 3.27m*	12'1"* x 10'9"*
Bedroom 4	3.70m x 2.73m	12'2" x 8'11"
Bedroom 5	2.74m x 2.68m	9'0"* x 8'10"
Bathroom	2.31m* x 2.20m*	7'7"* x 7'2"*

Total Area ~1,841 sq ft  
\*Indicates maximum dimension.

Customers please note that the 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.

\*\* Carport to plots 1 & 6  
\*\*\* Window to plots 1 & 6 only.





## GREEN SPACE, LIVING SPACE, YOUR SPACE

### BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.  
Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



## 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, manufacturer's 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. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2018 (39984).

## SPORTS

- 1 Sport Martley Leisure Centre
- 2 CrossFit Wyre Forest
- 3 Yoga 7 Abberley
- 4 Ombersley Golf Club
- 5 Stourport Swifts
- 6 Worcester Racecourse

## ARTS

- 7 Stourport Swifts
- 8 Worcestershire County Museum
- 9 Abberley Ridge
- 10 Abberley Clock Tower
- 11 Go Ape

## SHOPS

- 12 Great Witley Post Office & Shop
- 13 Tesco
- 14 Morrisons
- 15 Londis
- 16 Jukes Wines Worcester
- 17 Crowngate Shopping Centre
- 18 Angel Place Market

## BARS & RESTAURANTS

- 19 Brookes Restaurant
- 20 The Manor Arms Pub
- 21 The Holt Fleet
- 22 Stourport Tandoori
- 23 The Lion Hotel

## EDUCATION

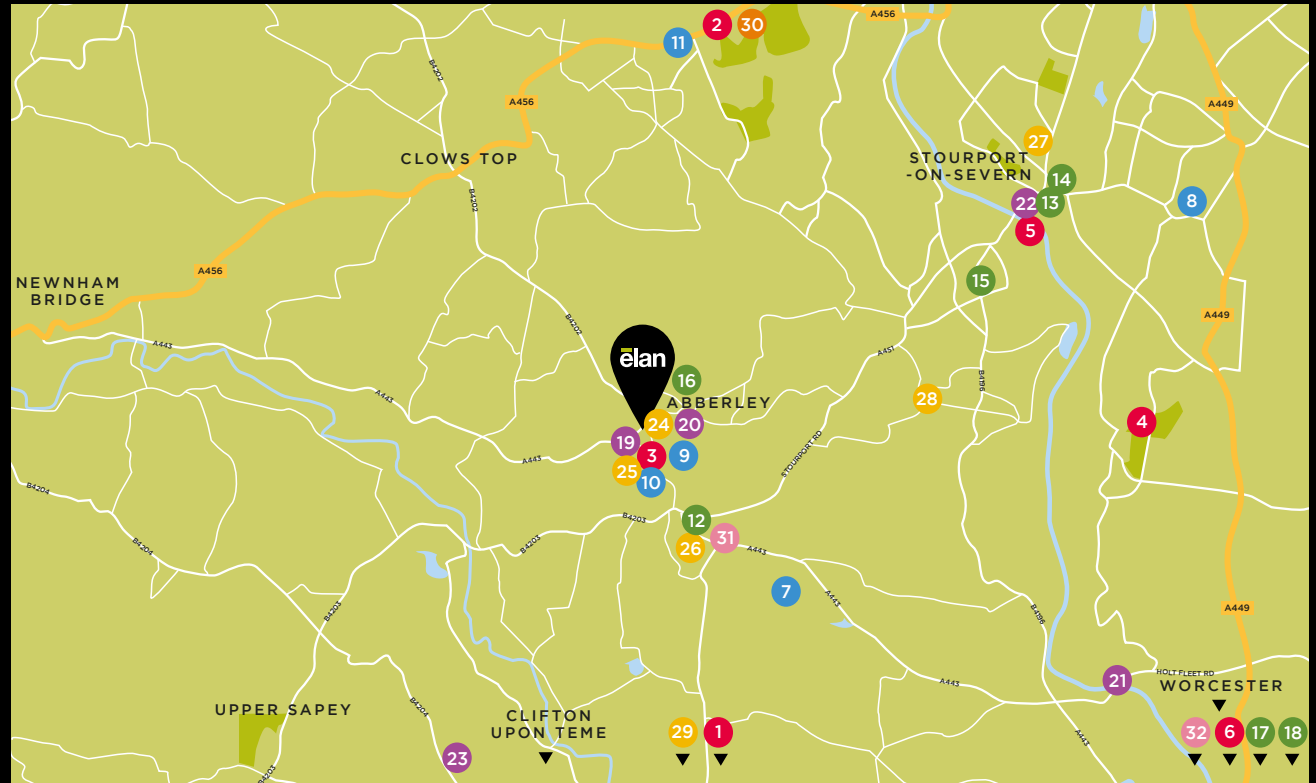
- 24 Abberley Parochial Primary School
- 25 Abberley Hall School
- 26 Great Witley Church of England Primary School
- 27 Stourport High School and 6th Form College
- 28 Astley Church of England Primary
- 29 Chantry High School

## LIFESTYLE






- 30 Wyre Forest

## AMENITIES

- 31 Great Witley Surgery
- 32 Worcester Royal Hospital



## DESTINATIONS

Stourport-on-Severn		7 miles
Worcester		14 miles
Kidderminster		11 miles
Birmingham		34 miles
Birmingham Airport		40 miles

## THREE Js

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W: [elan-homes.co.uk/developments/threejs](http://elan-homes.co.uk/developments/threejs)

All information correct at time of printing



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