



SANDYFIELDS

MARTLEY



WITLEY
HOMES

WWW.WITLEYHOMES.CO.UK

SALES@WITLEYHOMES.CO.UK



Welcome to MARTLEY

GET IN TOUCH

For more information about Sandyfields or to arrange a viewing, we'd be delighted to hear from you.

 **Website:** www.witleyhomes.co.uk

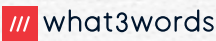
 **Phone:** 01384 470680

 **Email:** sales@witleyhomes.co.uk

Our team is on hand to answer any questions and help you take the next step towards your new home in the heart of the Worcestershire countryside.

Visit us at:

Sandyfields,
Berrow Green Road,
Martley,
Worcester WR6 6PQ



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Well-planned
COMMUNITIES
you'll LOVE to
be part of.

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Carefully
CRAFTED
for
EVERYDAY
living.



Why choose WITLEY HOMES?

WHERE THOUGHTFUL DESIGN MEETS LASTING QUALITY

At Witley Homes, we build more than houses - we create homes made for modern living. With premium materials, smart layouts, and exceptional attention to detail, every home offers comfort, durability, and timeless style. From open-plan spaces to energy-efficient features, it's quality without compromise. We also pride ourselves on personal customer care, smooth move-ins, and well-planned communities you'll love to be part of.

MAKE THE WITLEY MOVE

Call us today to book a viewing - 01384 470680

Visit www.witleyhomes.co.uk





EXPLORE
the LOCAL
area.



MARTLEY

Set in rolling Worcestershire countryside, this peaceful village offers scenic walks, local pubs, and a true sense of community. With excellent schools and easy access to Worcester, it's ideal for families

or anyone seeking a quieter pace. Enjoy rural charm without sacrificing modern comforts in a truly picturesque setting.



EDUCATION

MARTLEY PRE-SCHOOL

Martley Pre-School offers a warm, Ofsted-rated start for little ones in a homely, nature-rich setting. With experienced staff, child-led learning, and strong links to the primary school, it's a nurturing space where children grow in confidence - making early years feel joyful, inclusive, and truly part of the village.

MARTLEY CE PRIMARY SCHOOL

Martley CE Primary School sits at the heart of the village, offering a caring, countryside setting where children thrive. With small classes, outdoor space, and a creative, values-led curriculum, it's a place where children feel seen, supported, and inspired - making it a truly cherished part of the community.

THE CHANTRY SCHOOL

The Chantry School combines academic excellence with strong pastoral care in a beautiful countryside setting. With modern facilities, caring staff, and a focus on personal development, students thrive both in and out of the classroom - making it a standout choice for families seeking opportunity, support, and community in one.

UNIVERSITY OF WORCESTER

The University of Worcester's Henwick Grove campus blends historic charm with modern facilities in a well-connected, inspiring setting. With state-of-the-art learning spaces, strong student support, and easy access to Worcester's vibrant centre, it offers the ideal environment for academic success, personal growth, and a fulfilling student experience



LOCAL ATTRACTIONS

EXPLORE THE TEME VALLEY ON THE SCENIC MARTLEY WALK

The Martley Circular Walk is a 5.5-mile trail through orchards, woodlands, and ridge-top views. Starting at St Peter’s Church, it follows the River Teme and

Rodge Hill with ‘Buzzard’ waymarks to guide you. Ideal for all abilities, it’s a peaceful, scenic route perfect for walkers, families, and dogs.



Discover LIFE close
to HOME.



LOCAL AMENITIES

CROWN IN MARTLEY

Just a stroll from home, The Crown in Martley is a welcoming country pub full of character. Serving British classics and local produce, it’s perfect for roasts, live music, or summer drinks in the garden. A true community hub, it’s where locals gather and everyone feels at home.

THE MASONS ARMS

The Masons Arms is a traditional English Country Pub and offers some of the best views across Berrow Hill. This smart, rustic pub is only a short drive away and offers British classics for all the family. The ultimate year round eatery.

CENTRAL GARAGE MARTLEY

Central Garage Martley is a trusted local service offering vehicle repairs, MOT testing, and fuel. Conveniently located in the heart of the village, it provides reliable support for drivers. Known for friendly service and expert mechanics, it’s a go-to spot for residents and those passing through the Martley area.

MARTLEY POST OFFICE

Martley Post Office offers essential postal services, banking facilities, and everyday conveniences. Situated centrally in the village, it serves as a vital hub for the local community.



Let
US show
YOU around.



Inspiration BEGINS AT HOME

Tucked away in the heart of the Worcestershire countryside, Martley offers the perfect blend of rural charm and modern-day convenience. Surrounded

by rolling hills, scenic walks, and a strong sense of community, it's a location that truly feels like home the moment you arrive.





Open Market

- Aspen – 2 Bedroom Bungalow (Plots 1, 5, 24)
- Laurel – 4 Bedroom Home (Plots 2, 3, 22, 23, 27, 28, 29)
- Mulberry – 5 Bedroom Home (Plots 4, 30)
- Beech - 3 Bedroom Home (Plots 6, 7, 8, 13)
- Willow - 2 Bedroom Home (Plot 15, 33, 34, 45, 46)
- Oak (Type B) - 3 Bedroom Home (Plots 31, 32)
- Magnolia – 2 Bedroom Bungalow (Plots 16, 40)

Design your own home

- Design your own home (Plots 9, 10, 21, 51, 52)

First Homes

- Willow – 2 Bed (Plots 25, 26, 41, 42)
- Oak – 3 Bed (Plots 35, 36)

Affordable Homes

- 2 Bed (Plots 11, 12, 14, 43, 44)
- 3 Bed (Plots 17, 18, 19, 20)
- 2 Bed (Plots 37, 38, 39)
- 1 Bed Maisonette (Plots 47, 48, 49, 50)



A LOCATION
which truly
feels like
HOME.

Please Note: This site plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the sales executive at the time of reservation. All parking arrangements and boundaries to be checked by purchaser prior to reservation.



WILLOW

PLOTS: 15, 25, 26, 33, 34, 41, 42, 45 & 46

The Willow is a smart two-bedroom home, perfect for first-time buyers, downsizers or anyone looking for a low-maintenance lifestyle. The semi-detached design offers a sense of privacy, while the two parking spaces add everyday convenience. Inside, you'll find a simple yet well-planned layout with a

spacious lounge, modern kitchen, and a sleek family bathroom. Upstairs, both bedrooms are bright and well-proportioned – ideal for guests, work-from-home space or simply stretching out. Comfortable and easy to settle into – the Willow just feels like home.



Semi-Detached



2 Parking Space



2 Bedroom



1 Bathroom

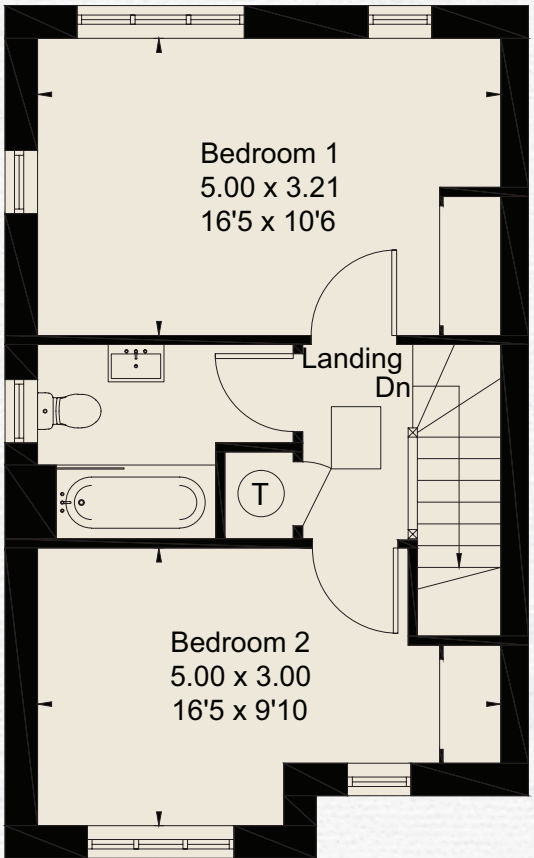
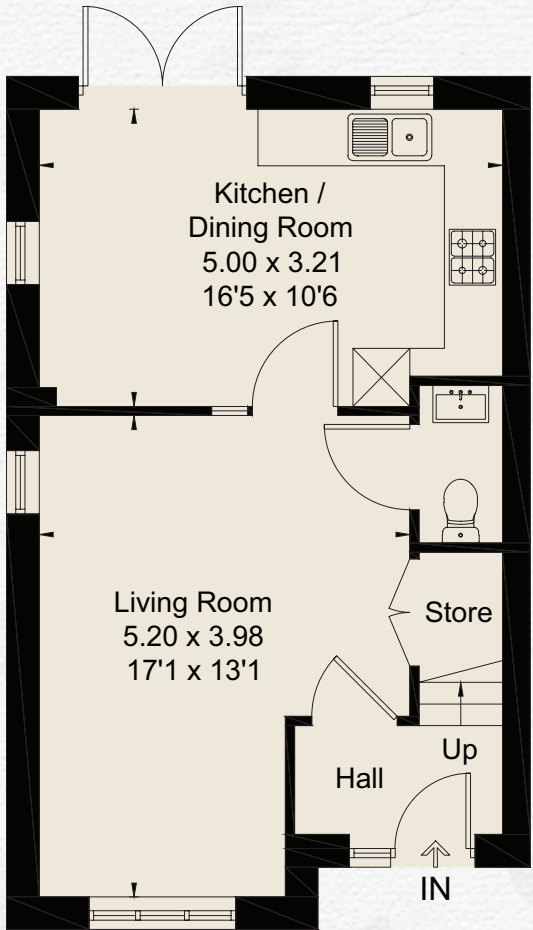


* First Homes Scheme available



Approximate GIA: 861 Sq ft / 80 Sq m

GROUND FLOOR



FIRST FLOOR

For identification purposes only and not to scale



BEECH

PLOTS: 6, 7, 8 & 13

A thoughtfully designed three-bedroom detached home, the Beech offers a perfect balance of style and functionality. Step into a spacious lounge that invites you to relax, while the open-plan kitchen-diner creates a sociable space for mealtimes and entertaining. Upstairs, the main bedroom benefits

from its own en suite, while two further bedrooms share a sleek, modern family bathroom. With a single garage and one private parking space, the Beech is ideal for those seeking a modern home with practical features and timeless appeal.



Detached



2 Parking Space & Single Garage



3 Bedroom

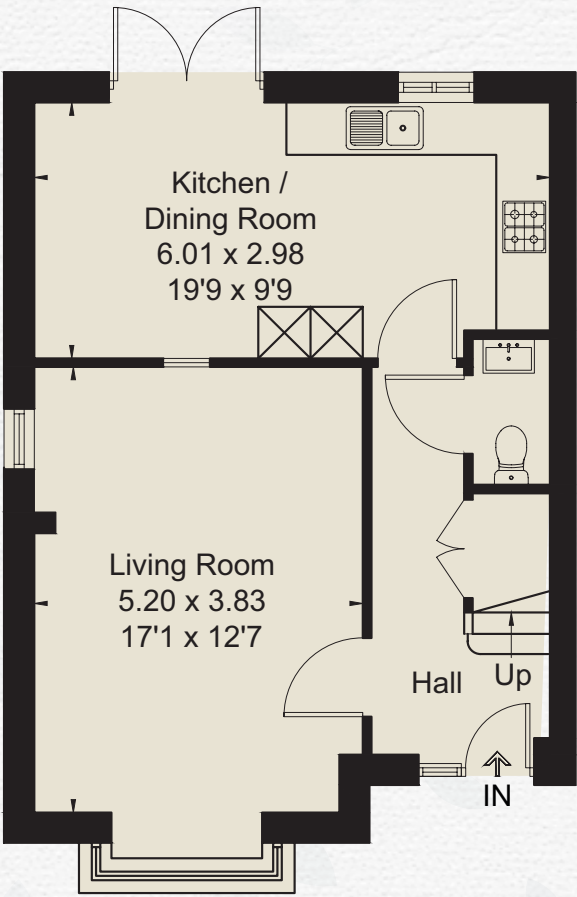


1 Bathroom & 1 En suite

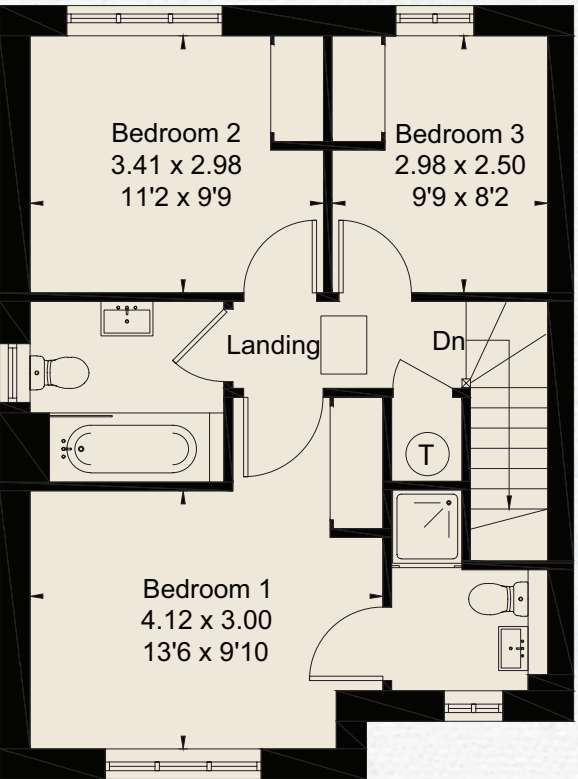


Approximate GIA: 1,033 Sq ft / 96 Sq m

GROUND FLOOR



Note: The above plan is for plots 7, 8 & 13. Plot 6 is handed.



FIRST FLOOR

For identification purposes only and not to scale



OAK

PLOTS: 35 & 36*

The semi-detached Oak is a flexible and welcoming three-bedroom home designed to complement your lifestyle. Inside, the spacious lounge is perfect for unwinding, while the stylish kitchen-diner provides the heart of the home for everyday living and entertaining. Upstairs, enjoy a private en suite to the

main bedroom, with two additional bedrooms and a contemporary family bathroom completing the layout. With two allocated parking spaces, this semi-detached version of the Oak combines comfort, convenience and attractive design in a home that's easy to love.



Semi-Detached



2 Parking Space



3 Bedroom



1 Bathroom & 1 En suite

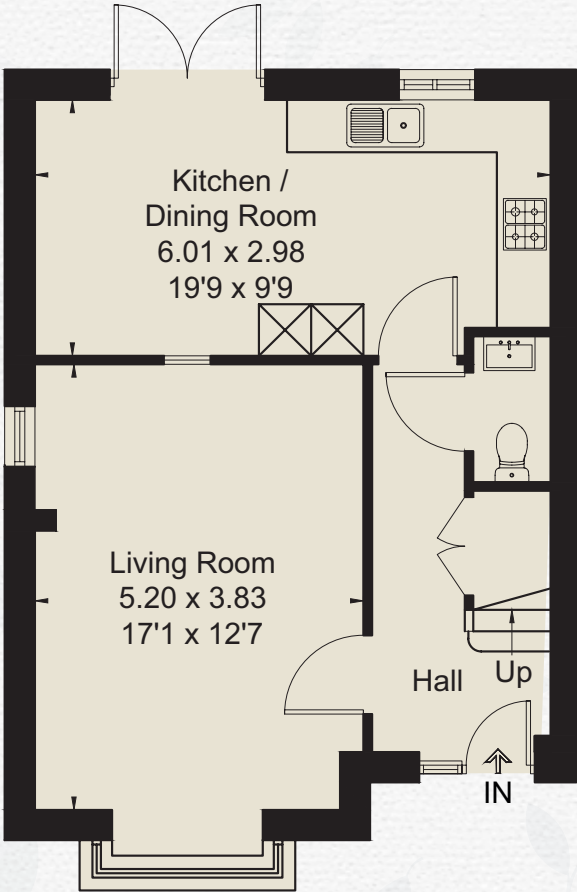


Computer Generated Image
* First Homes Scheme available

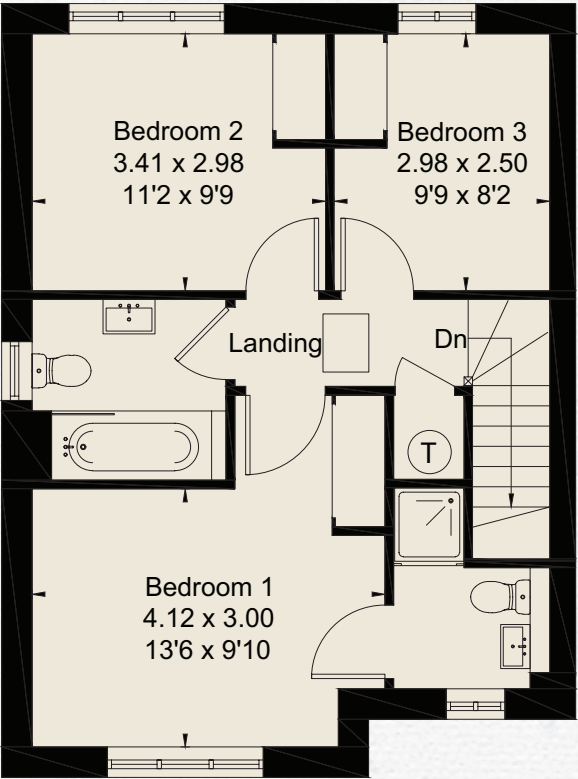


Approximate GIA: 1,033 Sq ft / 96 Sq m

GROUND FLOOR



FIRST FLOOR



For identification purposes only and not to scale



OAK (TYPE B)

PLOTS: 31 & 32

The semi-detached Oak is a flexible and welcoming three-bedroom home designed to complement your lifestyle. Inside, the spacious lounge is perfect for unwinding, while the stylish kitchen-diner provides the heart of the home for everyday living and entertaining. Upstairs, enjoy a private en suite to the

main bedroom, with two additional bedrooms and a contemporary family bathroom completing the layout. With two allocated parking spaces, this semi-detached version of the Oak combines comfort, convenience and attractive design in a home that's easy to love.



Semi-Detached



2 Parking Space



3 Bedroom

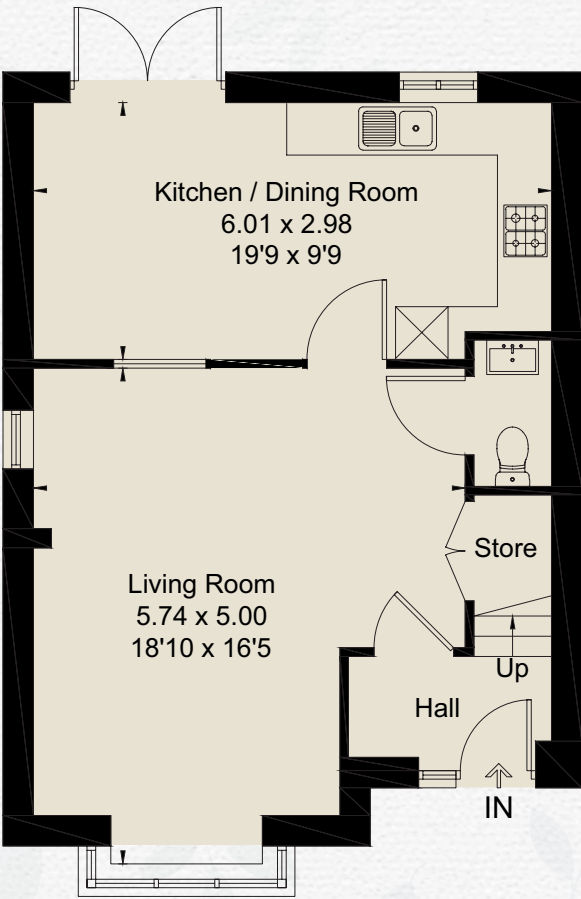


1 Bathroom & 1 En suite

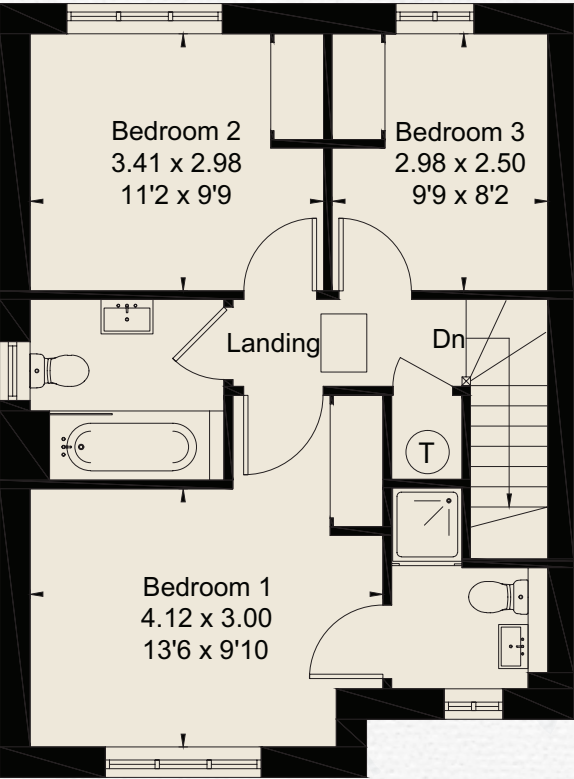


Approximate GIA: 1,033 Sq ft / 96 Sq m

GROUND FLOOR



FIRST FLOOR



For identification purposes only and not to scale



LAUREL

PLOTS: 2, 3, 22, 23, 27, 28 & 29

With four generous bedrooms and a study, the Laurel is a spacious detached home designed for modern family life. A large kitchen-diner with an appliance cupboard offers the ideal space to cook, eat, and connect, while a separate living room provides a cosy place to unwind. Upstairs, the primary and

second bedrooms each enjoy their own en suite, with a stylish family bathroom serving the rest of the home. With four private parking spaces, including a double garage, the Laurel blends practical features with timeless appeal - offering space, comfort, and flexibility where it matters most.



Detached



4 Parking Space & Double Garage



4 Bedroom



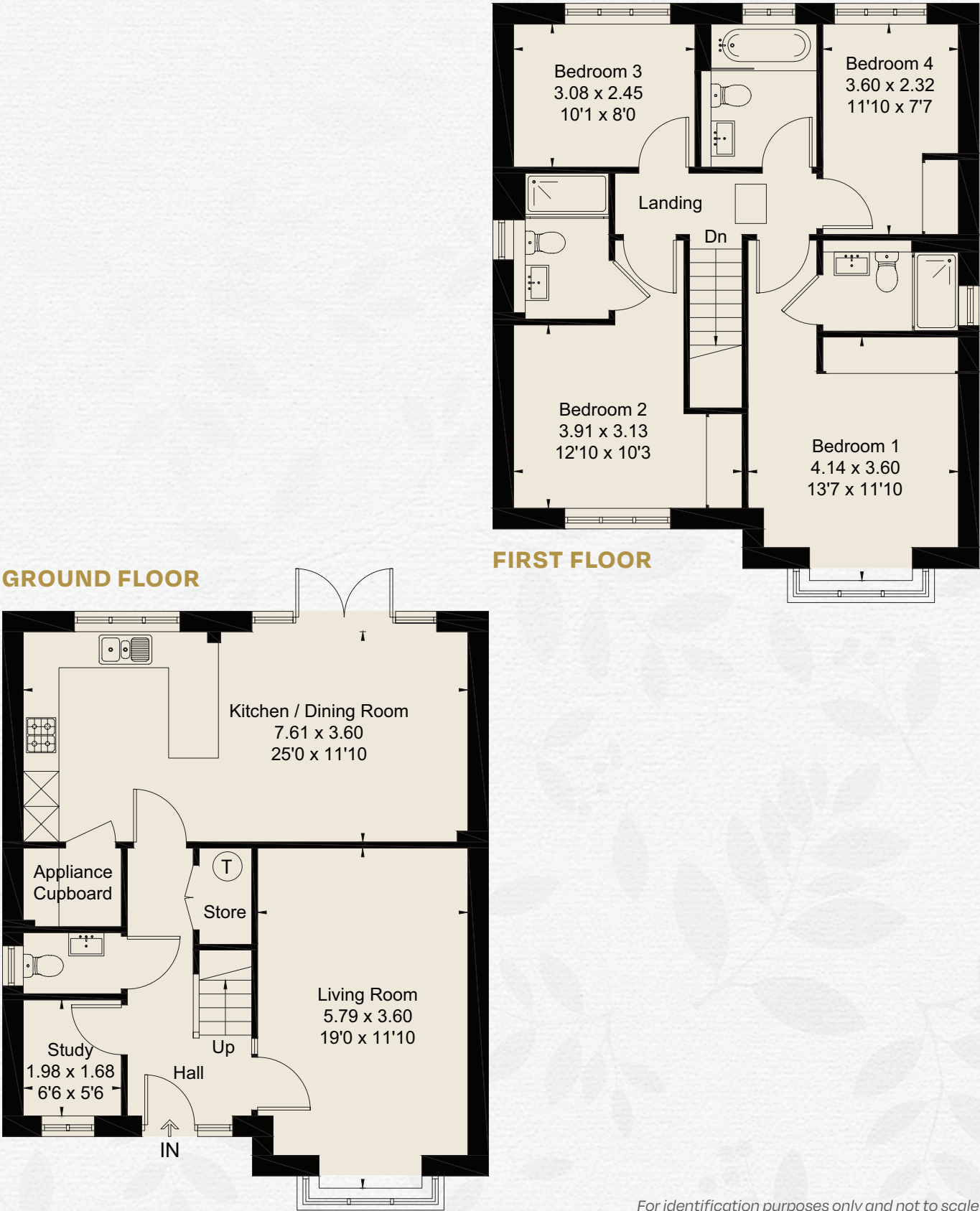
1 Bathroom & 2 En suite



Computer Generated Image



Approximate GIA: 1,420 Sq ft / 132 Sq m





MULBERRY

PLOTS: 4 & 30

The Mulberry is a beautifully appointed five-bedroom detached home offering space, style, and flexibility for modern family life. On the ground floor, a separate study is perfect for home working, while a utility and boot room help keep everyday life organised. The spacious kitchen-diner flows seamlessly into a bright living area - ideal for entertaining or unwinding.

Upstairs, there are five well-proportioned bedrooms, including two with en suites, plus a stylish family bathroom. With a double garage and four private parking spaces, the Mulberry delivers on practicality as well as comfort - perfect for growing families or those seeking room to breathe.



Detached



4 Parking Space & Double Garage



5 Bedroom



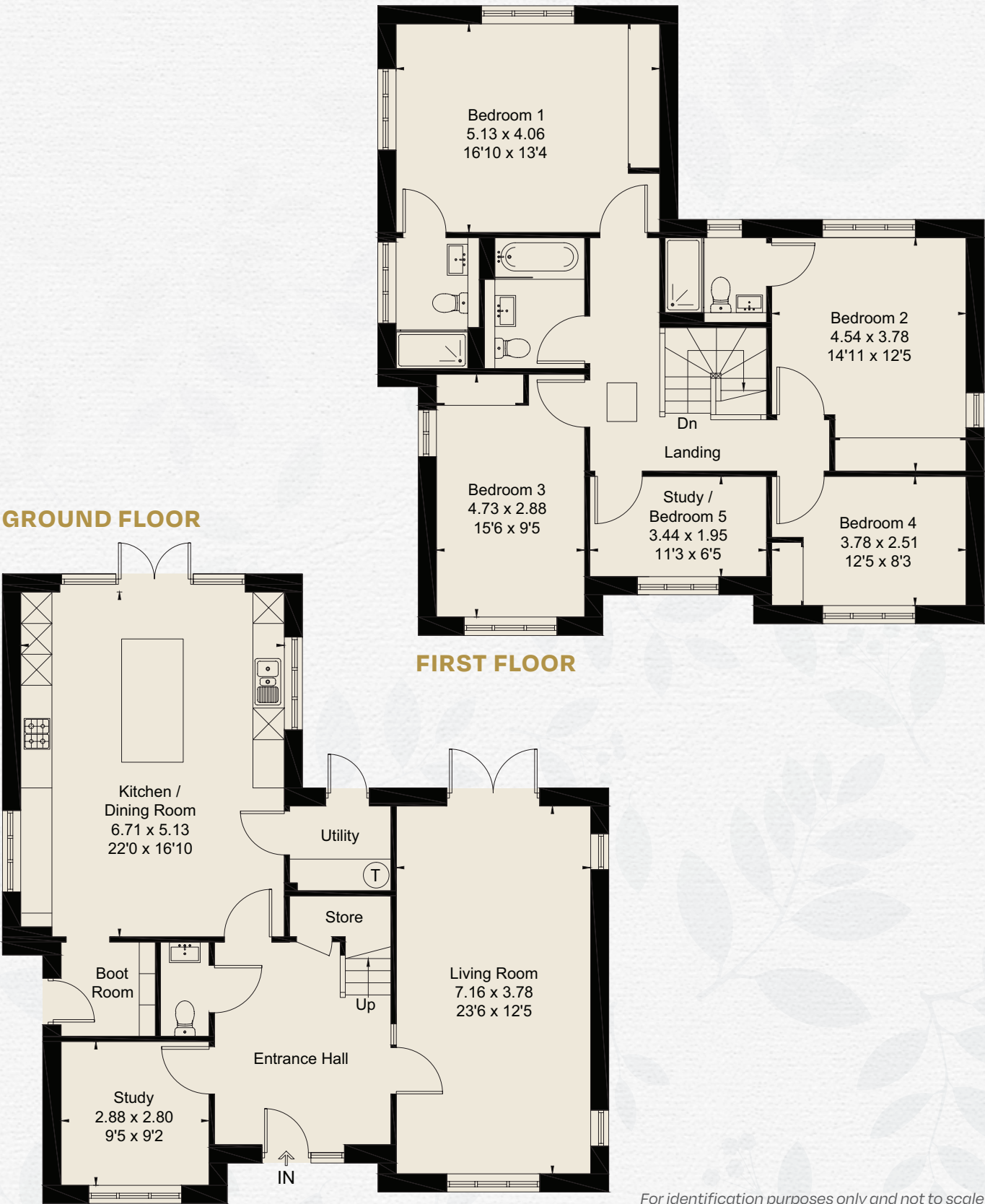
1 Bathroom & 2 En suite



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Approximate GIA: 2,077 Sq ft / 193 Sq m





MAGNOLIA

LOTS: 16 & 40

The Magnolia is a charming two-bedroom bungalow that blends ease of living with elegant design. The single-storey layout offers step-free living, perfect for those looking to future-proof their home or enjoy life on one level. A spacious lounge, modern kitchen and

two bright bedrooms – including one with an en suite – create a home that's as practical as it is welcoming. With a detached plot and two parking spaces, the Magnolia offers peaceful, easy living in a home that still feels full of life.



Detached Bungalow



2 Parking Space



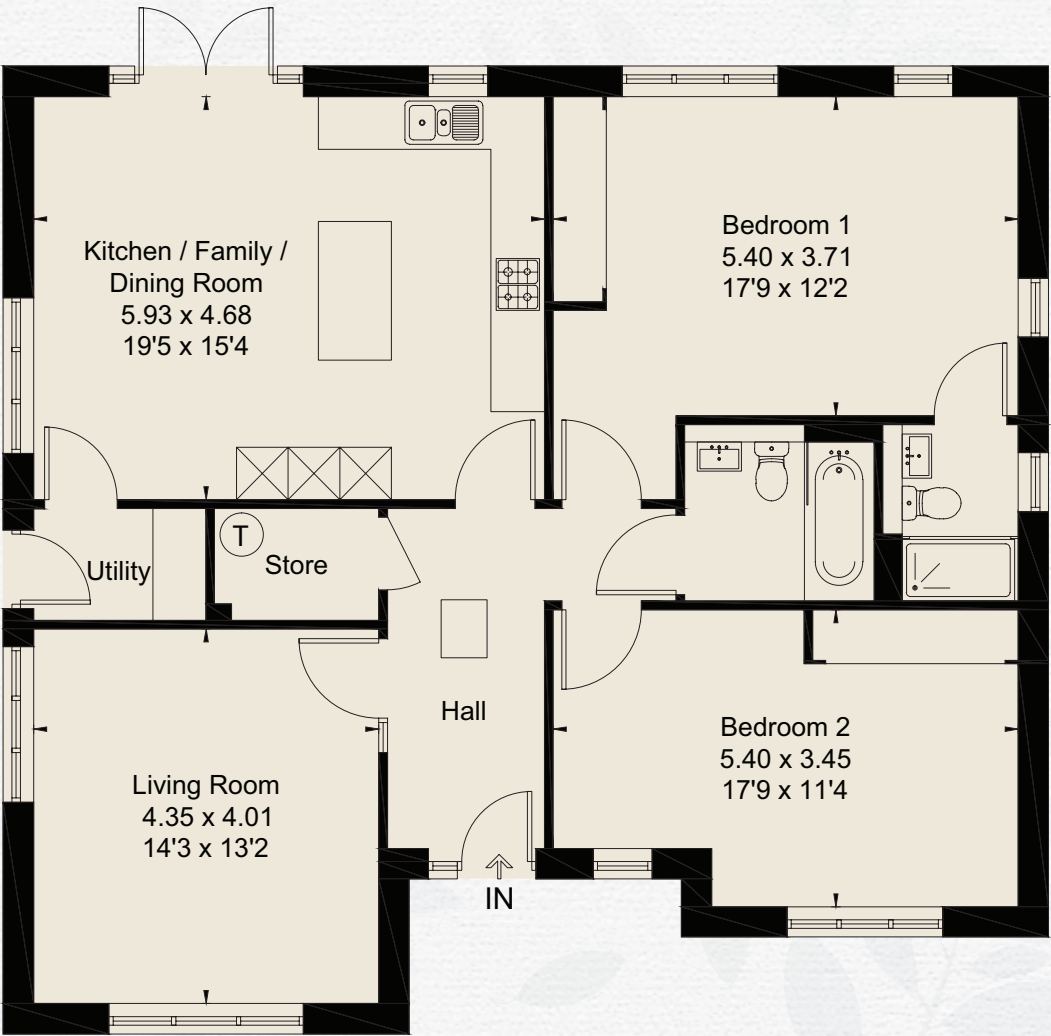
2 Bedroom



1 Bathroom & 1 En suite



Approximate GIA: 1,184 Sq ft / 110 Sq m



GROUND FLOOR

For identification purposes only and not to scale



ASPEN

PLOTS: 1, 5 & 24

The Aspen is a light-filled, open-plan bungalow designed for relaxed modern living. With a spacious kitchen/living area at the heart of the home, this two-bedroom layout feels bright, open and easy to enjoy. The main bedroom benefits from a private en suite,

while a second bedroom and additional bathroom offer flexibility for guests, hobbies or home working. Sitting on a detached plot with two parking spaces, the Aspen is ideal for anyone looking for single-storey comfort with a fresh, contemporary feel.



Detached Bungalow



2 Parking Space



2 Bedroom



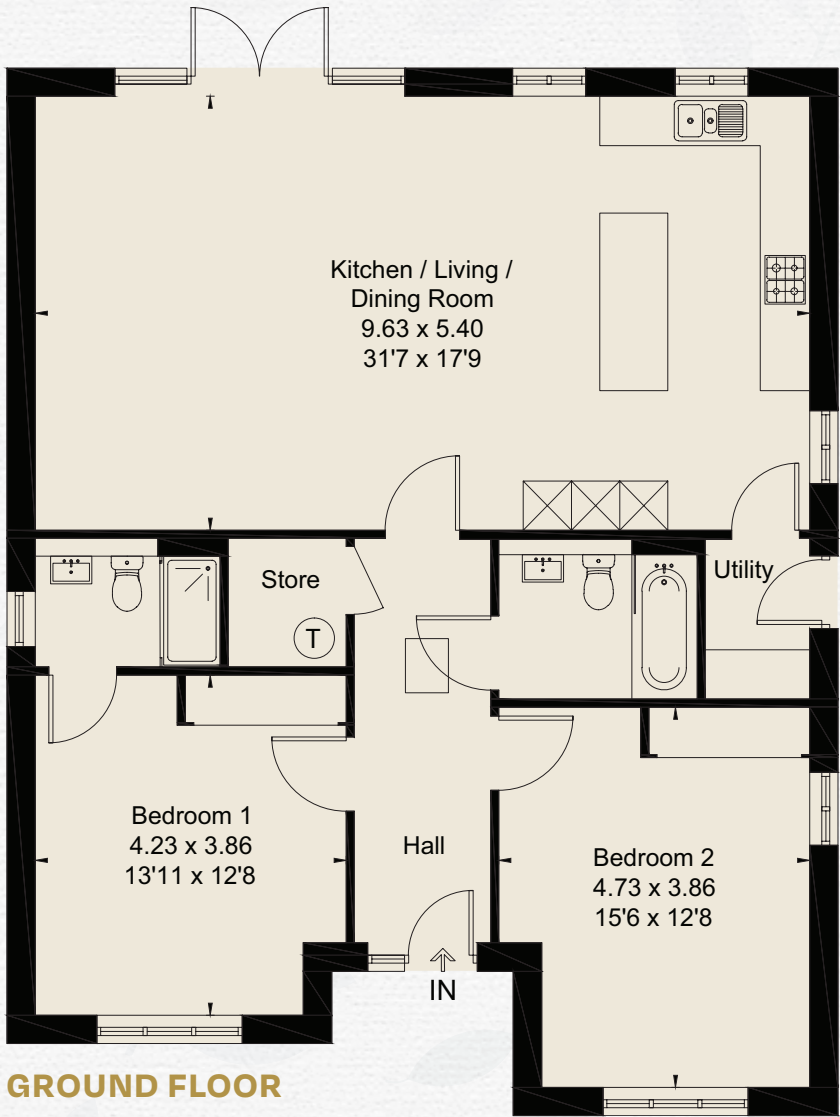
1 Bathroom & 1 En suite



Computer Generated Image



Approximate GIA: 1,184 Sq ft / 110 Sq m



For identification purposes only and not to scale



A Place to Build YOUR DREAM HOME

PLOTS: 9, 10, 21, 51 & 52

DESIGN YOUR OWN PROPERTY BY WITLEY

A rare chance to create a bespoke home in one of Worcestershire's most desirable settings. Witley offers fully serviced Customer-Build plots with planning permission already in place - giving you the freedom to design with confidence, supported by our trusted quality and expertise.



STEPS FOR DESIGNING YOUR OWN PROPERTY

Creating your dream home is a journey - and we're with you at every stage.

- 1. Choose your perfect plot - Secure the setting for your future home (Plots 9, 10, 21, 51 & 52 now available).
- 2. Experience the freedom of custom design, delivered without the complexity of a self-build.
- 3. Live in a home tailored to you - without lifting a hammer.
- 4. Your dream home, thoughtfully designed and expertly built - no self-build stress, just turnkey simplicity.



A soft, warm-toned photograph of a living space. In the background, a large pillow with vertical stripes in muted teal and cream sits against a light-colored wall. In the foreground, a light-colored ceramic cup filled with coffee sits on a matching circular tray. Underneath the cup is a stack of three old, thick books. The entire setup rests on a grey, textured knit blanket. To the right, a white ceramic vase holds several thin branches with small, delicate white blossoms. The overall mood is peaceful and inviting.

Step **INSIDE**,
discover the
CHARACTER
and charm
of our **UNIQUE**
house types.



SPECIFICATION

KITCHEN

Each home features a bespoke Witley Homes shaker-style kitchen, available with a selection of door colours and handle finishes to suit your personal style. Granite worktops are complemented by matching upstands and splashbacks where applicable, creating a seamless, high-end finish. A sleek 1.5 bowl under-mounted sink with a contemporary mixer tap adds both practicality and elegance. Integrated premium appliances are included as standard, ensuring both performance and reliability. Where applicable, bi-fold doors open onto patio areas, creating a light-filled space that blends indoor and outdoor living.



INTERIOR SPECIFICATION

Each home at Sandyfields includes underfloor heating to the ground floor, oak veneer internal doors, brushed nickel sockets and switches, and a white-painted staircase with an oak handrail. The primary bedroom comes complete with a fitted Witley Homes signature wardrobe, and all homes are finished with thoughtfully selected details throughout.



BATHROOM AND EN SUITES

All bathrooms and en suites are fitted with high-quality sanitaryware by Duravit, complemented by a sleek, wall-mounted under-basin vanity unit for added storage and style. Flooring will be luxury vinyl tile (LVT). LED mirrors are included where applicable, along with shaver points in both en suites and family bathrooms for added convenience. Elegant porcelain tiling is provided as standard, with half-height tiling to all walls featuring sanitaryware and full-height tiling to all bath and shower enclosures.



Kitchen

- Witley Homes signature Shaker style kitchen, soft close hinges and handles with range of choice
- LVT flooring to kitchen, utility and hallway
- Slimline Quartz worktop with splashback to hob area and upstand slimline laminate worktop to utility (where applicable), 1.5 bowl with undermounted sink and chrome taps
- Integrated Bosch appliances to include oven, combi microwave oven (where applicable) induction hob, extractor, dishwasher, fridge/freezer, bi-fold doors (where applicable)
- Washer/dryer to new homes without utility

* Mulberry, Aspen and Magnolia house types to have a larger fridge/freezer

Bathrooms and En-Suites

- Duravit sanitary ware
- Wall mounted under-basin vanity unit
- LED mirror
- Shaver points
- Half height wall tiling to sanitary ware
- Full height to bath and shower enclosures
- Toilet with concealed cistern and chrome flush plate
- Chrome towel rail
- Chrome shower with riser rail

WC

- Half height tile to sanitary ware
- Wall mounted under-basin vanity unit
- Mirror
- Toilet with concealed cistern and concealed chrome flush plate

Finishes

- White painted / cottage style doors with polished chrome handles
- Soft Muslin colour paint finish to walls and white paint finish to ceilings
- Brushed Nickel sockets and switches (where visible) white (where non-visible)
- Fitted wardrobe to primary bedroom

Heating and Lighting

- Low energy LED downlights to kitchen, utility (where applicable) hall, dining, bathroom and en-suites
- Pendant lights to lounge, study, dining and bedrooms
- Power and lighting to garage
- Heating and water – air source heat pump controlled
- Underfloor heating with thermostatically controlled radiators to first floor
- USB sockets fitted to kitchen, lounge, study and primary bedroom
- Wireless security alarm
- Fibre optic broadband

Externals

- Weatherproof external sockets to rear of property
- External tap
- External lighting to front/rear/side doors
- External lighting to garage door
- Lighting and electrical point to garage
- Up and over garage door with remote facility
- EV charging point
- Turfed rear gardens

Warranty

- Buildzone – 10 year structural warranty
- Witley homes – 2 year warranty

* Management Company Annual Charge will apply - to be confirmed





PERFECTLY PLACED

Sandyfields is ideally positioned just off the B4197, with excellent connections to Worcester, Stourport-on-Severn, and the wider region via the nearby A443 and A451. The M5 motorway is also within easy reach, providing direct access to Birmingham, the South West, and beyond.

Martley offers all the charm of village life without compromising on convenience. At its heart sits The Crown Inn, a welcoming country pub perfect for relaxed Sunday lunches, evening drinks, or catching up with neighbours. Families will appreciate the excellent local schools, including a well-regarded

primary and high school, both just a short walk from your doorstep - making the morning school run a breeze. With a local shop, playing fields, and a real sense of community, Martley blends rural peace with everyday practicality.

GET IN TOUCH

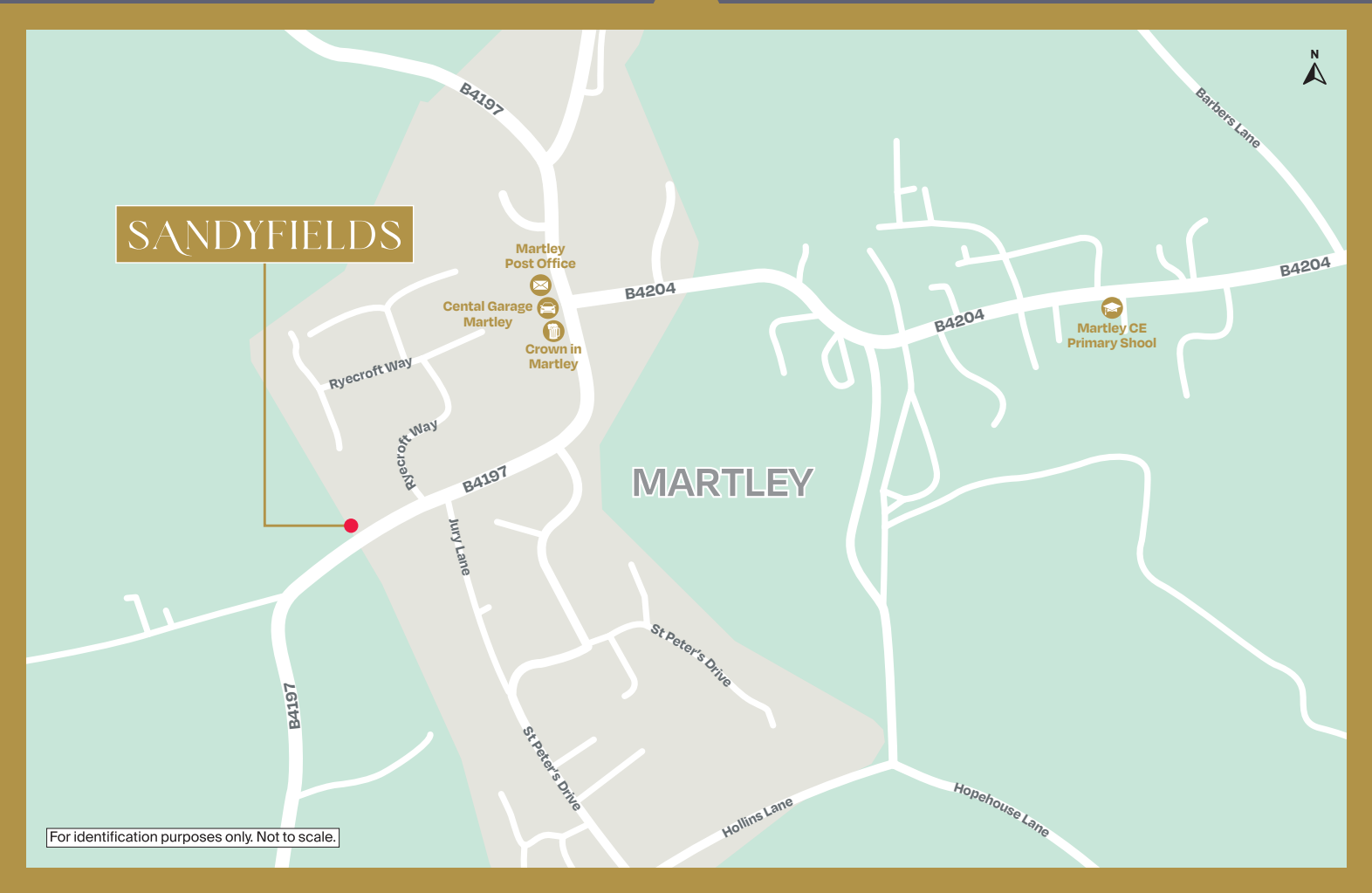
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-  **Email:** sales@witleyhomes.co.uk

Our team is on hand to answer any questions and help you take the next step towards your new home in the heart of the Worcestershire countryside.

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Berrow Green Road,
Martley,
Worcester WR6 6PQ

 **what3words**
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