



HORIZON

Hammerwich

WELCOME  
*to*  
HORIZON

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Inspirational homes for aspirational lifestyles

An exclusive development of luxurious new homes by housebuilders Tame Homes, the Horizon development offers the best of countryside living in the quiet and highly desirable village of Hammerwich with excellent connections to Birmingham and beyond.

Our Horizon development is designed with all the charm of traditional farm buildings with all the contemporary benefits you would expect from new builds. Our nine stunning homes comprise of 3-6 bedroom houses across 2 courtyards with panoramic country views.



THE BEST *of*  
COUNTRYSIDE LIVING



An  
EXCLUSIVE  
DEVELOPMENT  
of *luxurious*  
NEW HOMES



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Our Horizon development is set across  
2 courtyards with panoramic country  
views of the countryside yet remains  
accessible to a range of amenities.

A close-up photograph of a chef's hand holding a silver spoon, pouring a golden-brown dressing over a fresh salad in a dark grey bowl. The salad consists of various green leafy vegetables, sliced cucumbers, and orange segments. In the background, a stainless steel pot is visible on a stove. The lighting is dramatic, highlighting the textures of the food and the chef's hand.

LIFE  
*in* LICHFIELD

Designer Outlet, Cannock  
Just 7 miles away



Experience the best of Lichfield living at our Horizon development, with an excellent range of restaurants, green spaces and shopping experiences on your doorstep.



Hammerwich Cricket and Bowling Club  
Just 0.4 miles away

With the surrounding countryside and open fields the quiet and highly desirable village of Hammerwich enjoys a rural feel yet remains easily accessible for a range of amenities. Renowned for being a family friendly village, the population pride themselves on their strong community ethos. Many community activities can be found locally, including Hammerwich Cricket and Bowling Club and Gartmore Riding School which cater for all ages.

The Historic City of Lichfield is only a short drive away which is home to a range of museums, independent shops and mouth watering dining options for all occasions. Lauded as the 'food capital' of Staffordshire, Lichfield has secured the only Michelin star restaurant in the county, at Tom Shepherd's fine-dining restaurant Upstairs.





Chasewater Country Park, Burntwood  
Just 3 miles away

Nearby Cannock Chase offers plenty of opportunities to explore. This idyllic and outstanding area of natural beauty provides stunning countryside walks and a range of activities. This places Cannock Chase among the very best days-out the Midlands has to offer. Also nearby you'll find Chasewater Country Park which boasts a 90 hectare reservoir and plenty of green spaces, extensive water sport facilities and a heritage steam railway.

If you're looking to improve your health and fitness Lichfield Golf & Country Club has something for everyone to enjoy including a superb 18-hole championship golf course and a 9-hole par 3 course. David Lloyd also boasts indoor and outdoor swimming pools, spa and all year round tennis facilities.

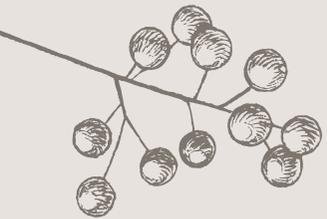
For those preferring a dose of retail therapy, the recently opened Designer Outlet in Cannock provides is the equal of any shopping experience in the Midlands. Dubbed the 'Midlands Bicester Village', this shopper's paradise is brimming with a mix of high street and international brands along with big name restaurants

The area has no shortage of educational establishments, with plenty of well regarded grammar and independent schools and academies nearby for all age groups.

Cannock Chase, Staffordshire  
Just 9.5 miles away



Outside Lichfield there is plenty of activities for all the family to enjoy including Cannock Chase, our new Designer Outlet and much more.



Lichfield  
Just 4 miles away

THE *charming* CITY of LICHFIELD  
IS ON YOUR *doorstep*



# CONNECTED

## *Living*

Hammerwich offers excellent access to popular transport links. With a quick commute into Birmingham, regular access to London and easy links to airports, Horizon is in the ideal location.



### *By TRAIN*

Lichfield City to Birmingham

35 mins

Lichfield Trent Valley to Euston

1.35 mins

HS2 interchange coming soon



### *By CAR*

Easy access to all major road links including M6 Toll, M6, M42, M40, A5 and A38

Birmingham city centre

40 mins



### *By AIRPLANE*

Birmingham airport

25 mins

East Midlands airport

40 mins







## SITE PLAN

Our luxury development comprises of nine stunning homes of 3 - 6 bedroom houses across 2 courtyards with panoramic country views.

# SPECIFICATION SUMMARY

## Externals

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### Construction

Traditional brick and block.

### Brickwork

Ibstock Ivanhoe Westminster brick with detailing as shown on elevation drawings.

### Roof coverings

Dreadnought clay tiles.

### External doors

Black composite front door.

### Garage door

Steel up and over door.

### Paths and patios

Paved in grey riven paving slab.  
Patios in black slate.

### Private driveways

Block paved in Tegula Heather.

### Rear gardens

Turfed.

### External

Water tap to rear gardens.  
Power socket to rear elevation.

### Warranty

10 year warranty.

## Internals

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### Internal doors

Belize oak coloured doors.

### Window Frames

Double glazed UPVC windows.

### Ironmongery

Polished chrome.

### Walls and floor tiles

Porcelain floor and wall tiles to all bathrooms and with glass splash backs behind the hob.

### Electrical

LED recessed downlights to kitchen and bathrooms. Pendant to all other rooms. External light to front elevations. Mains operated smoke, heat and carbon monoxide detectors fitted as standard. Electric car charger to every house.

### Security

Burglar alarms fitted as standard and carbon monoxide to all houses.

### TV

Cat 6 Data distribution. Points to living room on all plots.

### Switch plates

Brushed steel.

### Plumbing and heating

Gas fired pressure system. Radiators to all floors, bathrooms with chrome plated towel rails.

### Sanitary ware

Laufen sanitary ware and vanity units, Hansgrohe taps finished with polished chrome fittings.

### Kitchen

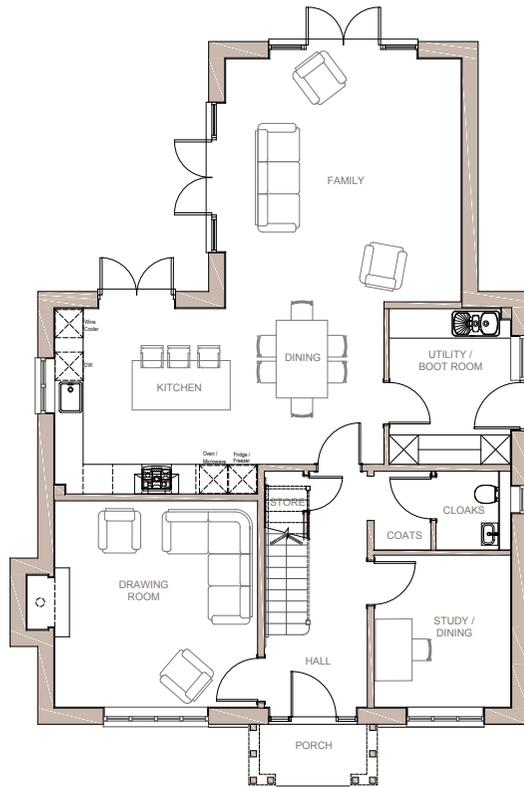
Bespoke kitchen design with high quality finished cabinets and Neff appliances. A mixture of worktops depending on plot, solid oak and quartz. Each house has a black 3 in 1 tap.

### Wardrobes

Fitted to master bedroom in all houses.

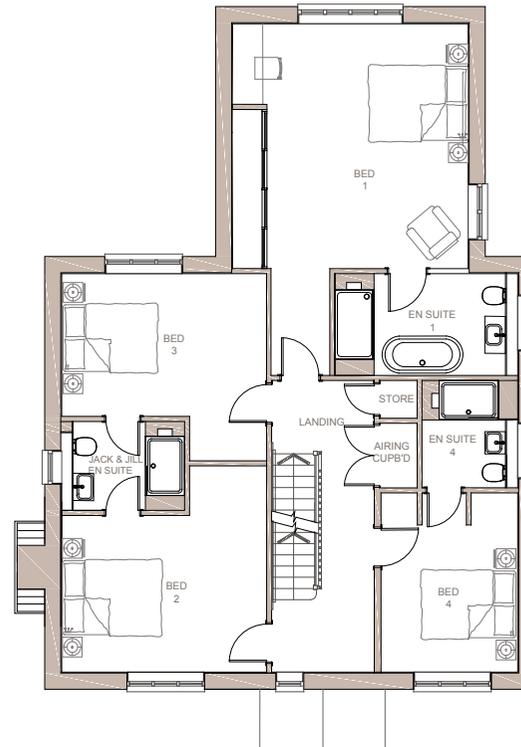


# PLOT 9



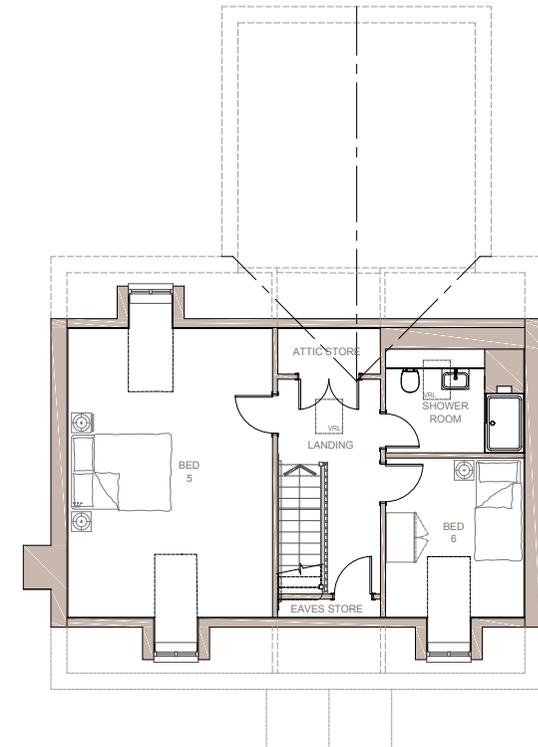
PLOT 9  
GROUND FLOOR

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
DRAWING ROOM	4.179	13' 9"	4.217	13' 10"
STUDY/DINING	2.827	9' 3"	3.116	10' 3"
KITCHEN	3.792	12' 5"	4.179	13' 9"
BREAKFAST	3.253	10' 8"	3.34	10' 11"
UTILITY	2.523	8' 3"	3.192	10' 6"
FAMILY	4.846	15' 11"	4.963	16' 3"



PLOT 9  
FIRST FLOOR

FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	4.846	15' 11"	4.999	16' 5"
EN-SUITE 1	2.1	6' 11"	3.772	12' 5"
BED 2	3.213	10' 6"	4.221	13' 10"
BED 3	2.93	9' 7"	4.219	13' 10"
BED 4	2.841	9' 4"	3.671	12' 1"



PLOT 9  
SECOND FLOOR

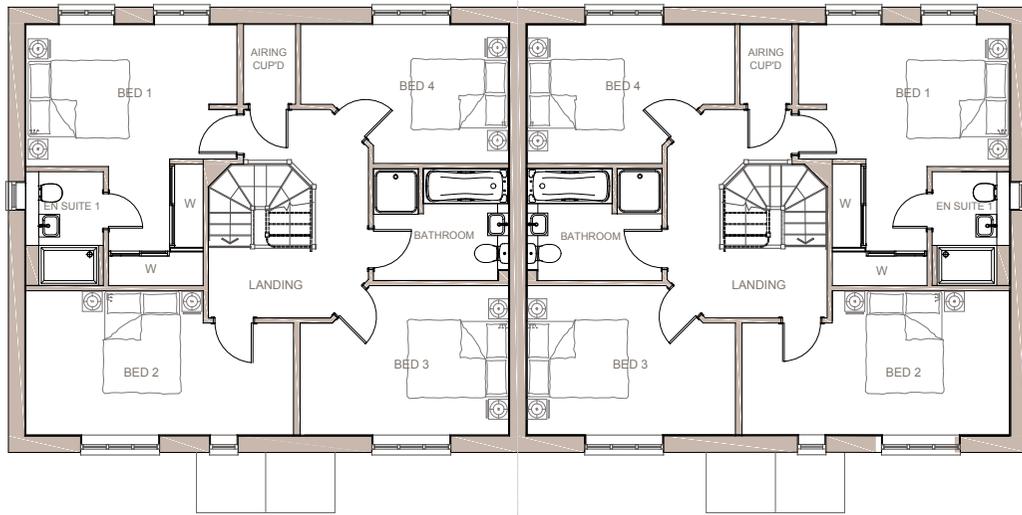
SECOND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 5	4.216	13' 10"	5.888	19' 4"
SHOWER ROOM	2.864	9' 5"	2.147	7' 1"
BED 6	2.864	9' 5"	3.266	10' 9"

+ PROPERTY INCLUDES DOUBLE GARAGE



8

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PLOT 8  
FIRST FLOOR

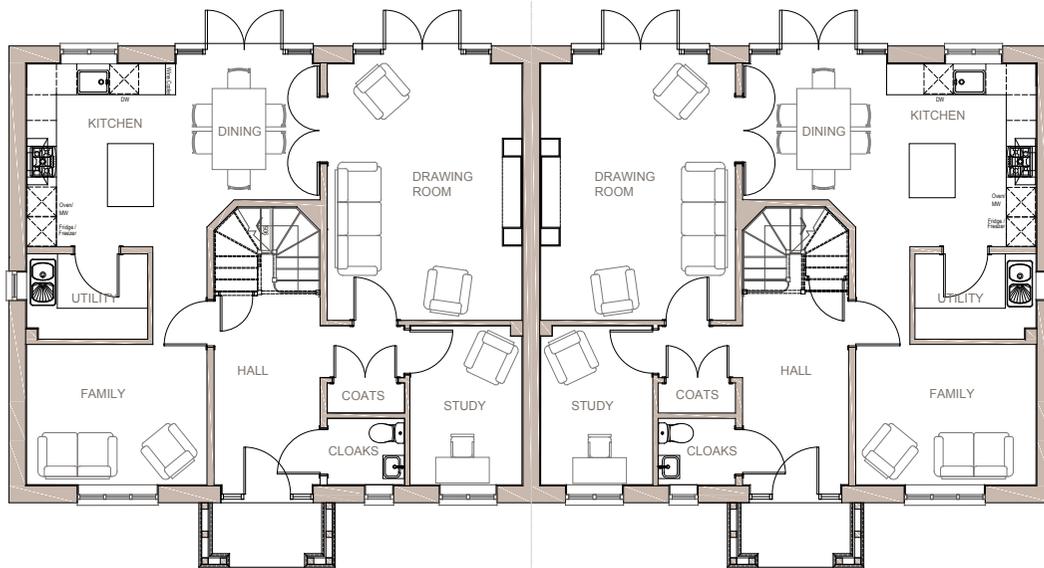
PLOT 7  
FIRST FLOOR

## PLOT 7

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY	2.748	9' 0"	3.571	11' 9"
KITCHEN	2.923	9' 7"	3.59	11' 9"
UTLITY	1.701	5' 7"	2.411	7' 11"
DINING	2.862	9' 5"	2.682	8' 10"
DRAWING ROOM	3.854	12' 8"	5.026	16' 6"
STUDY	2.235	7' 4"	3.133	10' 3"

FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	2.87	9' 5"	4.295	14' 1"
EN-SUITE	1.6	5' 3"	2.31	7' 7"
BED 2	2.916	9' 7"	5.42	17' 9"
BED 3	3.017	9' 11"	4.228	13' 10"
BATH	2.27	7' 5"	2.754	9' 0"
BED 4	2.808	9' 3"	4.216	13' 10"

⊕ PROPERTY INCLUDES TRIPLE GARAGE



PLOT 8  
GROUND FLOOR

PLOT 7  
GROUND FLOOR

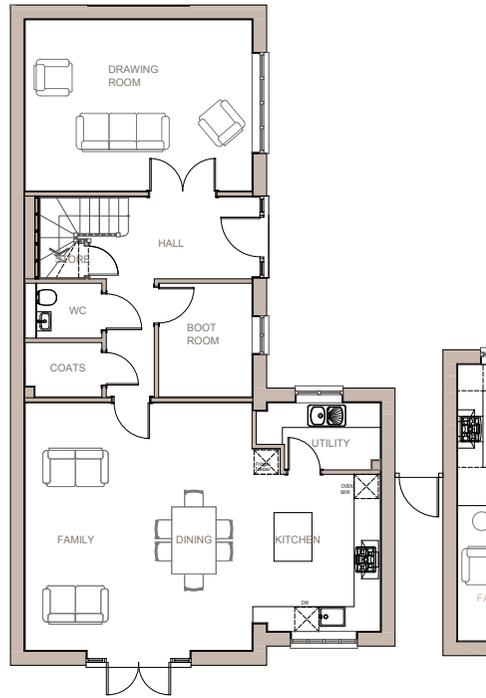
## PLOT 8

GROUND FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY	2.748	9' 0"	3.571	11' 9"
KITCHEN	2.923	9' 7"	3.59	11' 9"
UTLITY	1.701	5' 7"	2.411	7' 11"
DINING	2.862	9' 5"	2.682	8' 10"
DRAWING ROOM	3.854	12' 8"	5.026	16' 6"
STUDY	2.235	7' 4"	3.133	10' 3"

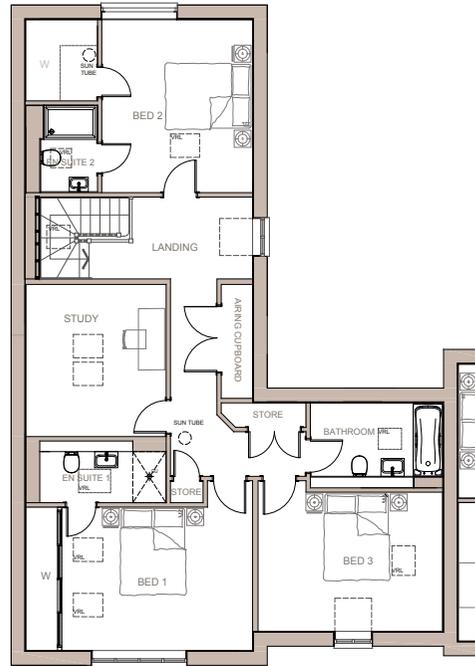
FIRST FLOOR	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	2.87	9' 5"	4.295	14' 1"
EN-SUITE	1.6	5' 3"	2.31	7' 7"
BED 2	2.916	9' 7"	5.42	17' 9"
BED 3	3.017	9' 11"	4.228	13' 10"
BATH	2.27	7' 5"	2.754	9' 0"
BED 4	2.808	9' 3"	4.216	13' 10"

⊕ PROPERTY INCLUDES DOUBLE GARAGE





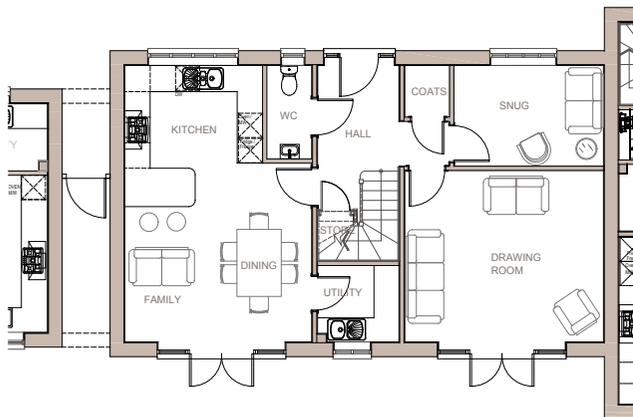
PLOT 1  
GROUND FLOOR



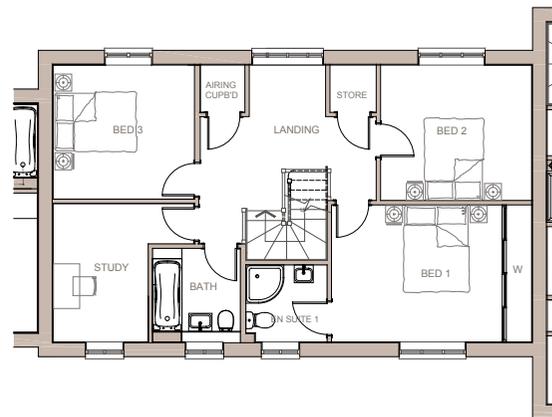
PLOT 1  
FIRST FLOOR

## PLOT 1

<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	5.409	17' 9"	5.858	19' 3"
KITCHEN	3.038	9' 12"	3.729	12' 3"
UTLITY	1.617	5' 4"	2.975	9' 9"
BOOT ROOM	2.25	7' 5"	2.71	8' 11"
DRAWING ROOM	5.409	17' 9"	4.062	13' 4"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.41	11' 2"	5.409	17' 9"
EN-SUITE 1	1.495	4' 11"	3.362	11' 0"
STUDY	3.362	11' 0"	3.615	11' 10"
BED 2	3.609	11' 10"	4.099	13' 5"
BATH	2.035	6' 8"	3.174	10' 5"
BED 3	3.31	10' 10"	4.412	14' 6"



PLOT 2  
GROUND FLOOR



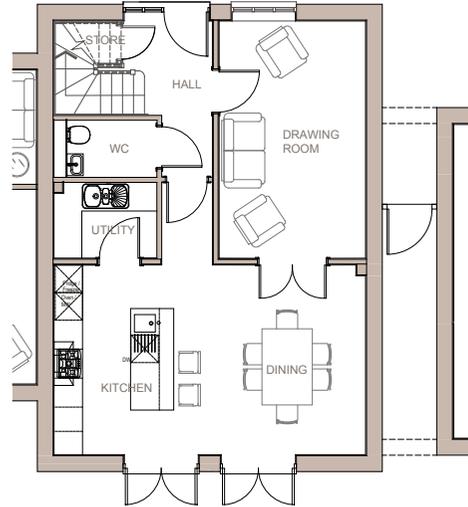
PLOT 2  
FIRST FLOOR

## PLOT 2

<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	4.466	14' 8"	4.238	13' 11"
KITCHEN	2.281	7' 6"	3.301	10' 10"
UTLITY	1.834	6' 0"	1.965	6' 5"
DRAWING ROOM	4.066	13' 4"	4.743	15' 7"
SNUG	1.317	4' 4"	1.858	6' 1"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.259	10' 8"	4.78	15' 8"
EN-SUITE	1.85	6' 1"	1.965	6' 5"
BATH	2.119	6' 11"	2.24	7' 4"
STUDY	3.423	11' 3"	3.292	10' 10"
BED 2	3.222	10' 7"	3.618	11' 10"
BED 3	3.189	10' 6"	3.3	11' 3"

## PLOT 3

<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	3.964	13' 0"	4.019	13' 2"
KITCHEN	2.515	8' 3"	3.964	13' 0"
UTILITY	2.187	7' 2"	1.609	5' 3"
DRAWING ROOM	3.093	10' 2"	4.946	16' 3"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.37	11' 1"	4.209	13' 10"
BED 2	3.101	10' 2"	3.952	12' 12"
BATH	2.016	6' 7"	2.44	8' 0"
BED 3	2.875	9' 5"	2.915	9' 7"



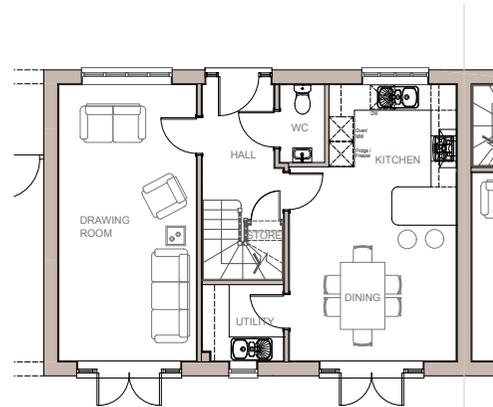
PLOT 3  
GROUND FLOOR



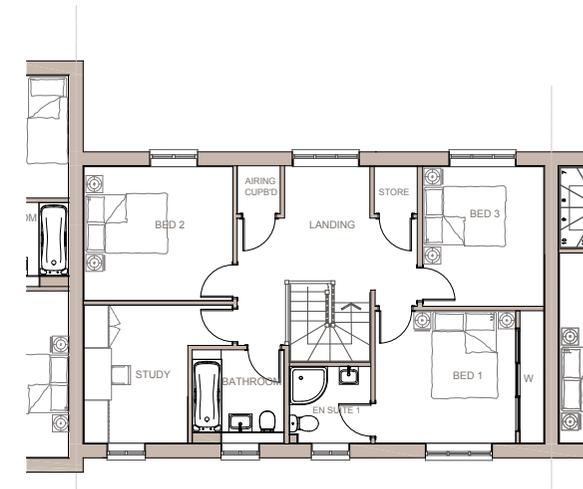
PLOT 3  
FIRST FLOOR

## PLOT 4

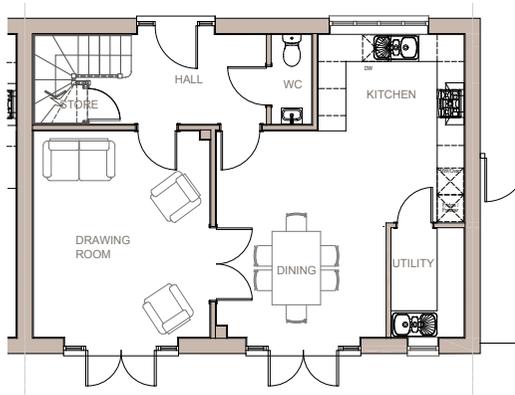
<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	3.993	13' 1"	4.603	15' 1"
KITCHEN	1.931	6' 4"	3.057	10' 0"
UTILITY	1.969	6' 6"	1.833	6' 0"
DRAWING ROOM	3.301	10' 10"	6.534	21' 5"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.149	10' 4"	4.03	13' 3"
EN-SUITE	1.84	6' 0"	1.963	6' 5"
BATH	2.23	7' 4"	2.213	7' 3"
STUDY	3.564	11' 8"	3.286	10' 9"
BED 2	3.564	11' 8"	3.189	10' 6"
BED 3	2.915	9' 7"	3.322	10' 11"



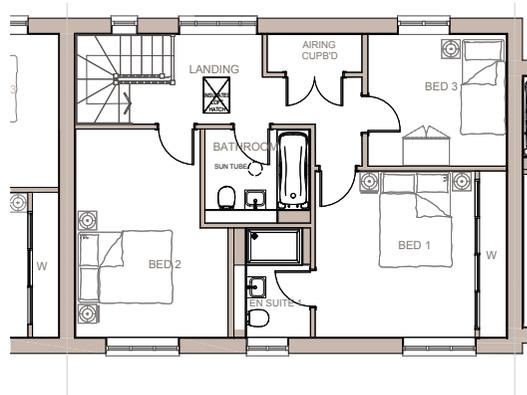
PLOT 4  
GROUND FLOOR



PLOT 4  
FIRST FLOOR



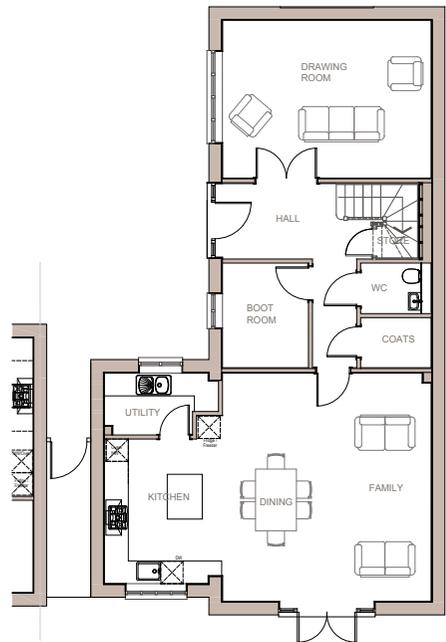
PLOT 5  
GROUND FLOOR



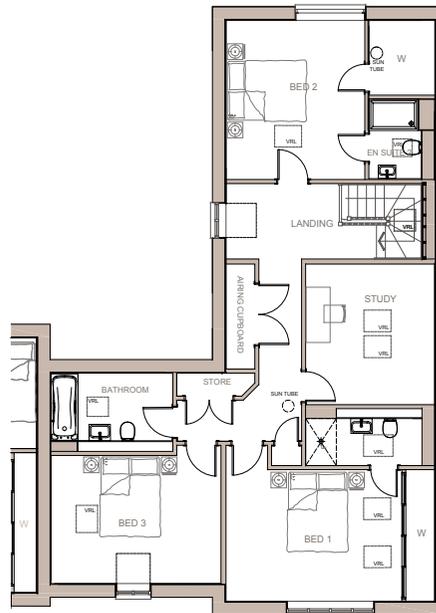
PLOT 5  
FIRST FLOOR

## PLOT 5

<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	3.709	12' 2"	4.467	14' 8"
KITCHEN	3.194	10' 6"	4.08	13' 5"
UTILITY	1.622	5' 4"	2.39	7' 10"
DRAWING ROOM	3.853	12' 8"	4.467	14' 8"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.606	11' 10"	4.169	13' 8"
EN-SUITE	1.696	5' 7"	2.385	7' 10"
BED 2	3.344	10' 12"	4.505	14' 9"
BATH	2.057	6' 9"	2.32	7' 7"
BED 3	2.864	9' 5"	3.03	9' 11"



PLOT 6  
FIRST FLOOR



PLOT 6  
GROUND FLOOR

## PLOT 6

<b>GROUND FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
FAMILY/DINING	5.408	17' 9"	5.858	19' 3"
KITCHEN	3.038	9' 12"	3.729	12' 3"
UTILITY	1.617	5' 4"	2.975	9' 9"
DRAWING ROOM	5.409	17' 9"	4.062	13' 4"
BOOT ROOM	2.25	7' 5"	2.71	8' 11"
<b>FIRST FLOOR</b>	m (w)	ft" (w)	m (h)	ft" (h)
BED 1	3.398	11' 2"	5.409	17' 9"
EN-SUITE 1	1.491	4' 11"	3.362	11' 0"
BED 2	3.609	11' 10"	4.1	13' 5"
BED 3	3.31	10' 10"	4.412	14' 6"
BATH	3.174	10' 5"	2.035	6' 8"
STUDY	3.362	11' 0"	3.626	11' 11"



Tame  
— H O M E S —

At Tame our mission is to build great value homes  
where the design is in the detail.

With over 20 years in construction, one thing is certain; our focus is to design houses that people will be proud to call home. Houses finished to perfection and furnished with high-end fixtures and fittings. We build a select number of homes each year in hand-picked locations. So each property is as special to us as we hope it will be to you.



Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The seller (s) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars, photographs and plans dated: January 2021.



For more information or to arrange a viewing contact Paul Carr on 0121 353 9200 / [horizon@paulcarrestateagents.co.uk](mailto:horizon@paulcarrestateagents.co.uk)

You can also view the listing on [paulcarrestateagents.co.uk](http://paulcarrestateagents.co.uk)