

# Stoneleigh View

Kenilworth



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# Stoneleigh View Kenilworth

Development layout

[lindenhomes.co.uk](http://lindenhomes.co.uk)

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# Development layout

Stoneleigh View boasts a stunning range of 2, 3, 4 and 5 bedroom homes each with unique views and aspects. Discover your dream home in Kenilworth today.



● The Lutyens  
5 bedroom home



● The Knightley  
4 bedroom home



● The Pembroke  
4 bedroom home



● The Grainger  
4 bedroom home



● The Becket  
3 bedroom home



● The Elmslie  
3 bedroom home



● The Mountford  
3 bedroom home



● The Hardwick  
2 bedroom home



● The Cartwright  
2 bedroom home

● Apartments

● Bovis Homes development

● Legally completed

● Pre-sold homes

**bcp** bin collection point

**cs** cycle store

**neap** neighbourhood equipped area of play

**v** visitor space





Kenilworth School  
and Sixth Form

Future School

Kenilworth  
Golf Club

Bovis Homes  
Woodside Villas

Self build  
plots

leap  
Balancing  
feature

Balancing  
feature

Balancing  
feature

neap

Show  
homes

Show  
homes



The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

This plan has been produced for home identification purposes only and is not to scale.  
The development layout, landscaping and tenure of all dwellings may be subject to change  
throughout the course of the development. Finishes and materials may vary from those  
shown on the plan. Please check the details of your chosen plot and housetype with the sales  
consultant. Development layout plan correct at time of production.

**Vistry South West Midlands region**

2 Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 469 290

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# Stoneleigh View Kenilworth

Housetypes

[lindenhomes.co.uk](http://lindenhomes.co.uk)

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# The buying process

1

## Reserve your home

A reservation fee will secure your home for a 35 day period.

---

2

## After you reserve

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

---

3

## Meet the Builder

After you reserve we will book an appointment to take you through every detail of your home.

---

4

## Exchange of contracts

Your solicitor will check all the details of your purchase and will exchange contracts with us.

---

5

## Legal completion

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

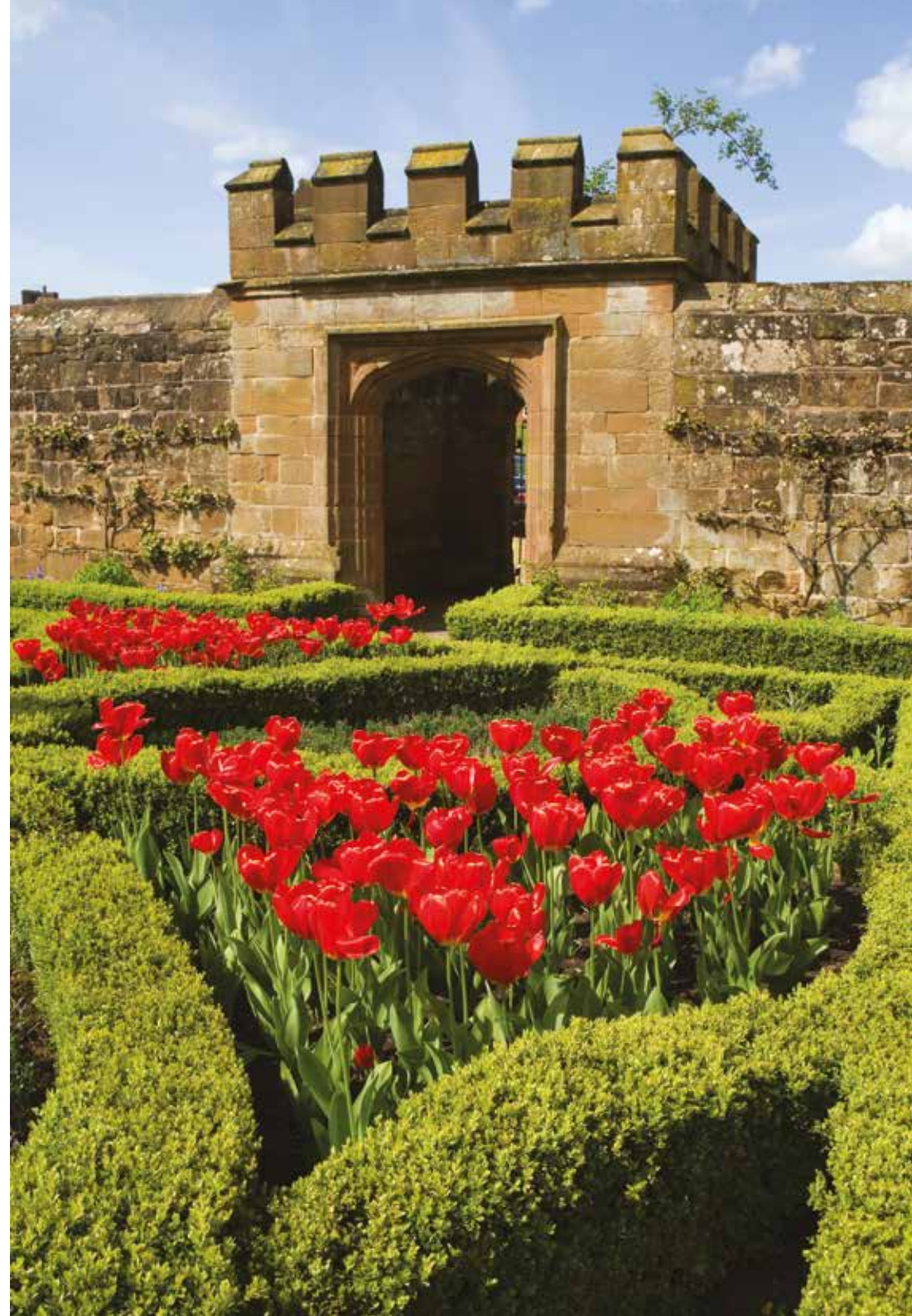
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# Welcome to Stoneleigh View

This exciting new development is in the charming Warwickshire market town of Kenilworth. Stoneleigh View offers a contemporary collection of 2, 3, 4 & 5 bedroom homes.



# The Hardwick

2 bedroom home

## Ground floor

Kitchen / dining area

4.08m x 3.15m    13' 5" x 10' 4"

Living room

4.08m x 3.70m    13' 5" x 12' 2"

## First floor

Bedroom 1

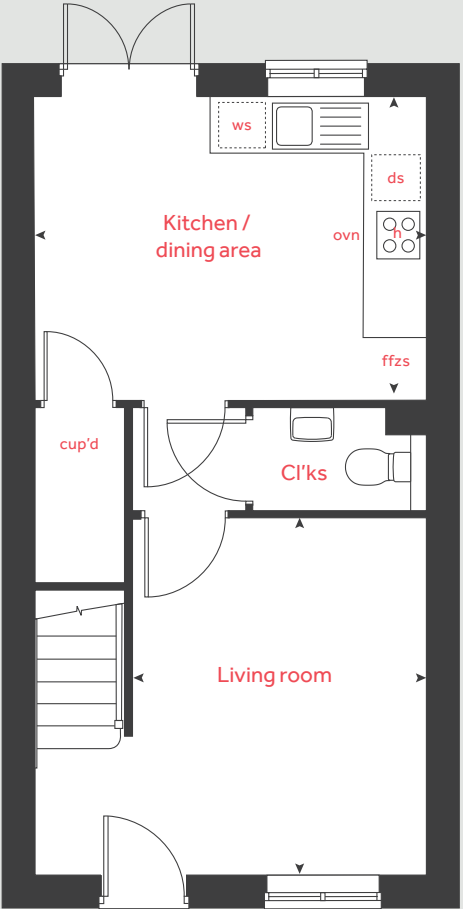
3.15m x 2.99m    10' 4" x 9' 10"

Bedroom 2

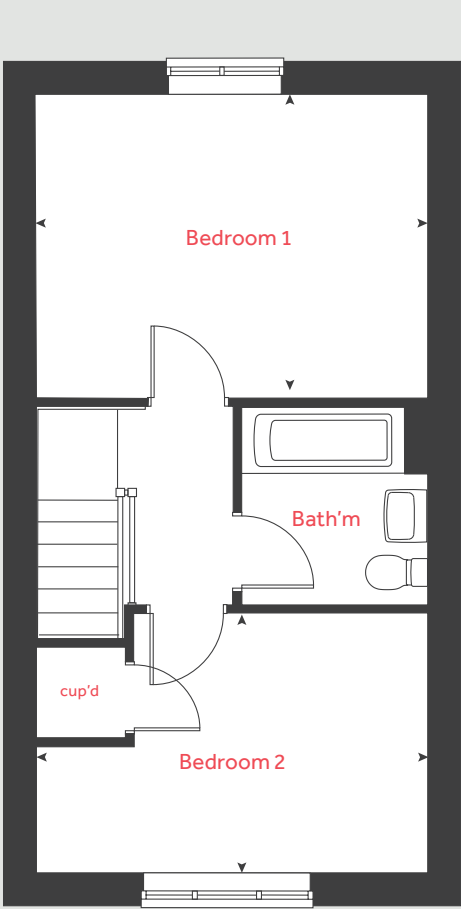
4.08m x 2.68m    13' 5" x 8' 10"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.







# The Cartwright

2 bedroom home

Ground floor

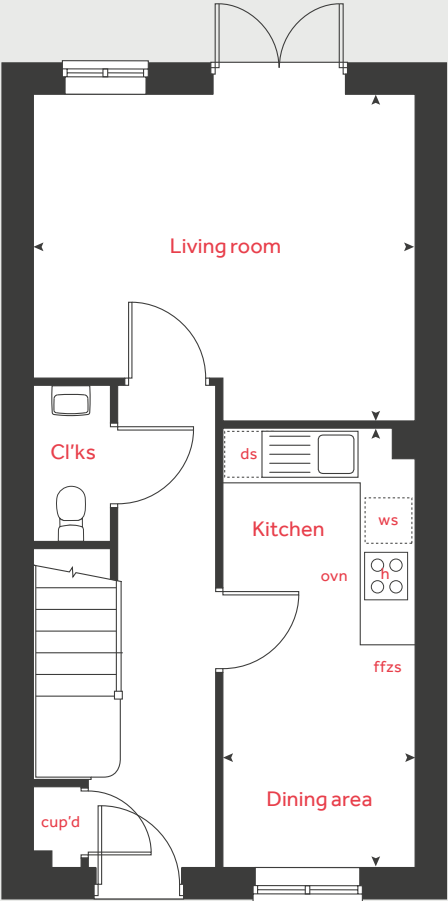
Kitchen / dining area		
4.82m x 2.13m	15' 10" x 7' 0"	
Living room		
4.20m x 3.58m	13' 9" x 11' 9"	

First floor

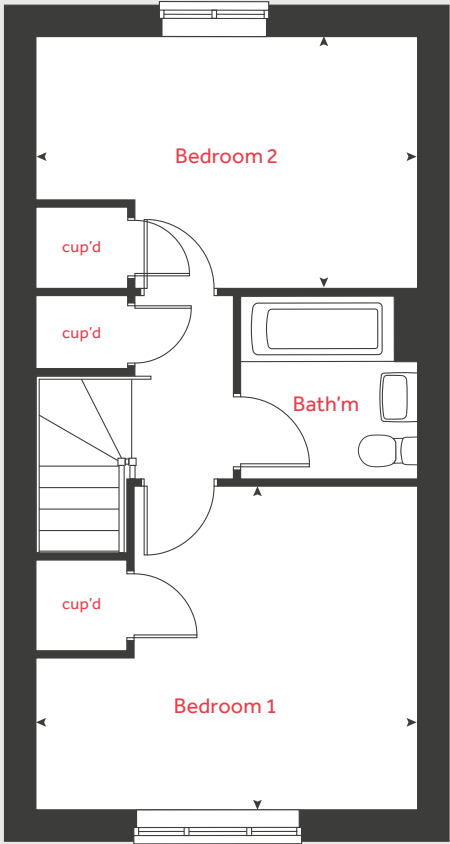
Bedroom 1		
4.20m x 3.58m	13' 9" x 11' 9"	
Bedroom 2		
4.20m x 2.76m	13' 9" x 9' 1"	

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



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# The Elmslie

3 bedroom home

## Ground floor

### Kitchen / dining area

4.78m x 2.91m    15' 8" x 9' 6"

### Living room

5.09m x 3.63m    16' 9" x 11' 11"

## First floor

### Bedroom 1

3.66m x 2.86m    12' 0" x 9' 4"

### Bedroom 2

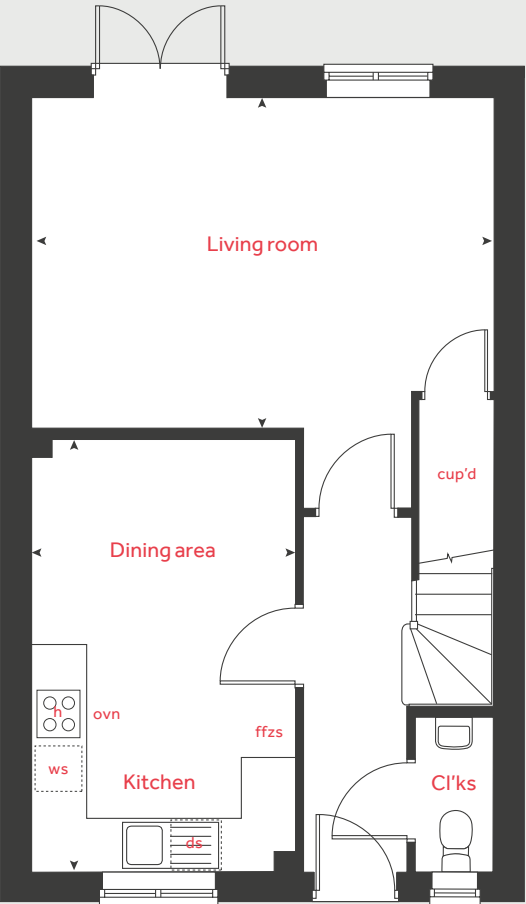
2.85m x 2.37m    9' 4" x 7' 9"

### Bedroom 3

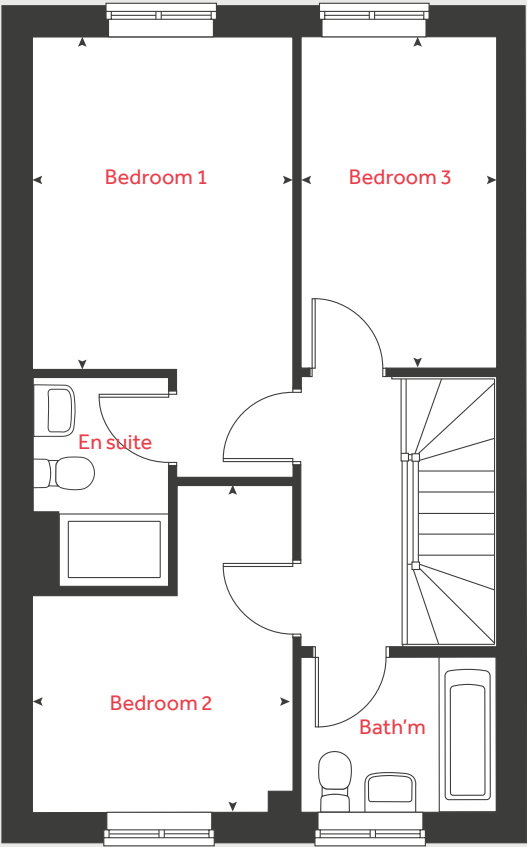
3.65m x 2.15m    12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



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# The Mountford

3 bedroom home

Ground floor

Kitchen / dining area

5.59m x 2.69m      18' 4" x 8' 8"

Living room

5.59m x 3.11m      18' 4" x 10' 3"

First floor

Bedroom 1

3.35m x 3.12m      11' 0" x 10' 5"

Bedroom 2

3.14m x 2.74m      10' 3" x 9' 0"

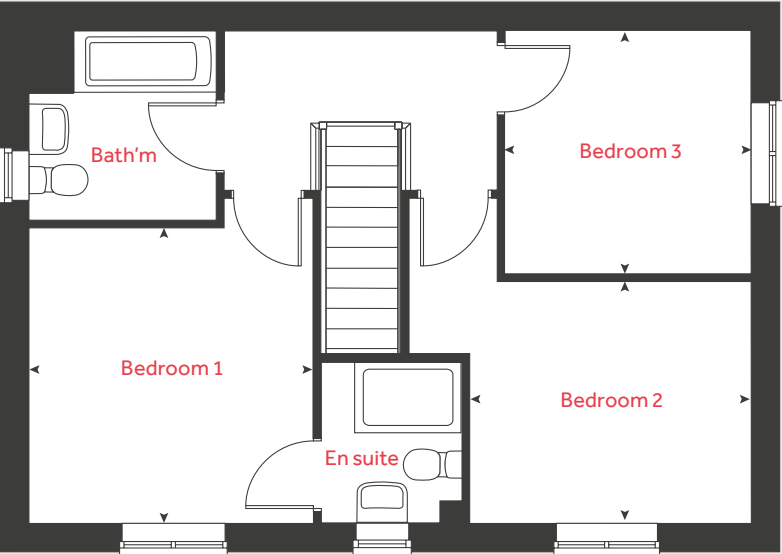
Bedroom 3

2.76m x 2.76m      9' 1" x 9' 1"

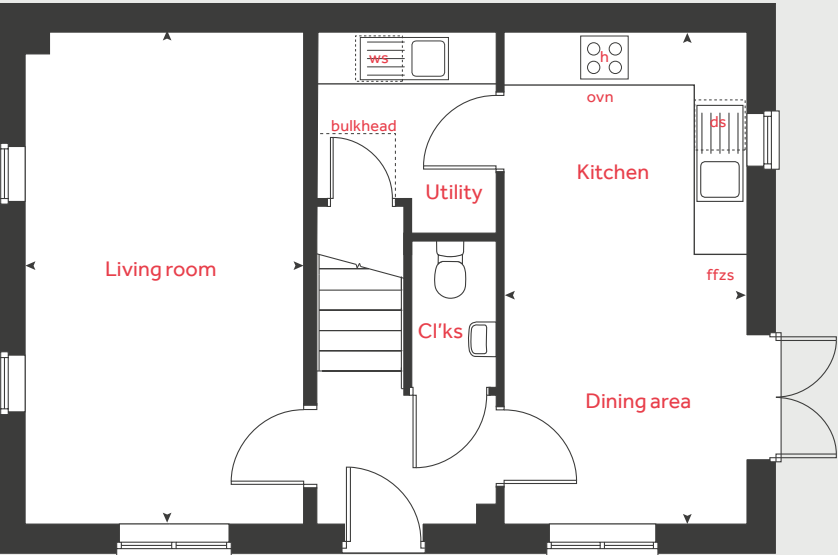
h	hob	ds	dishwasher space
ovn	oven	ffzs	fridge freezer space
ws	washing machine space	cup'd	cupboard
ts	tumble dryer space	◀ ▶	measuring points

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First floor



Ground floor









# The Becket

3 bedroom home

## Ground floor

### Kitchen / dining area

5.59m x 2.93m      18' 4" x 9' 6"

### Living room

5.59m x 3.33m      18' 4" x 10' 11"

## First floor

### Bedroom 1

3.43m x 3.39m      11' 3" x 11' 2"

### Bedroom 2

3.34m x 2.94m      10' 11" x 9' 8"

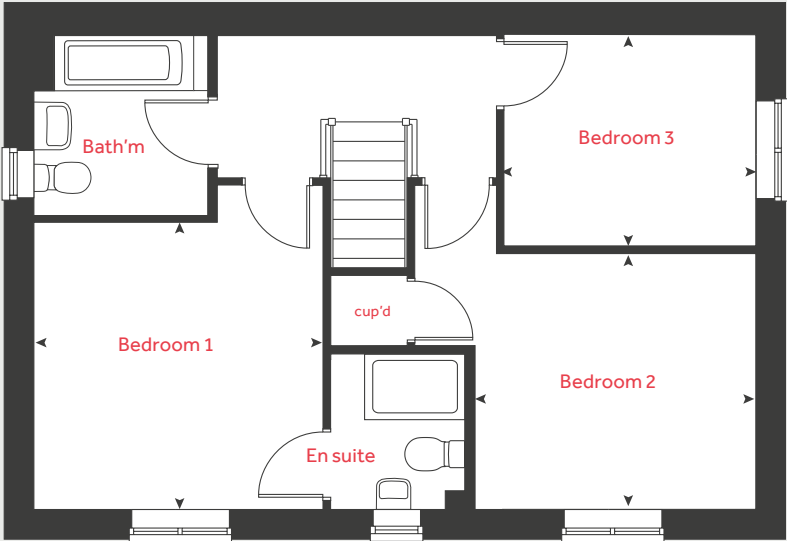
### Bedroom 3

2.99m x 2.56m      9' 10" x 8' 5"

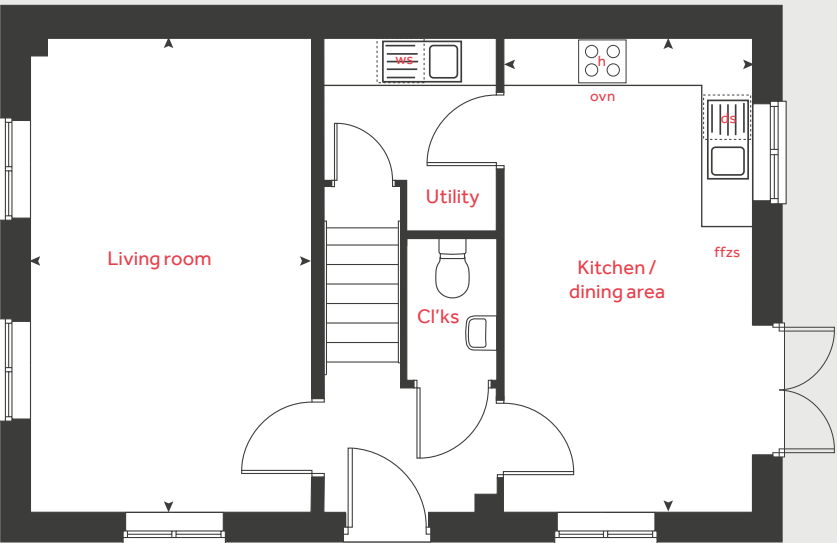
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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## First floor



## Ground floor





# The Grainger

4 bedroom home

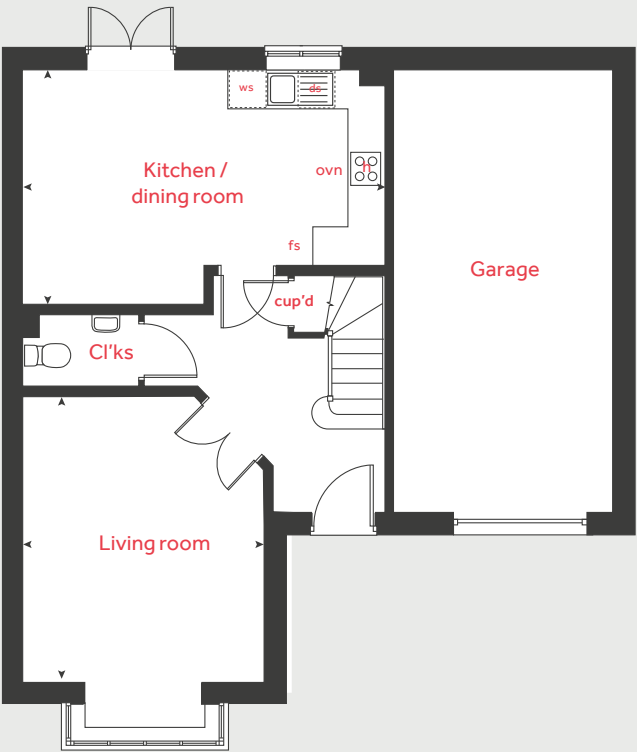
Ground floor		
Kitchen / dining room		
5.84m x 3.68m	19' 1" x 12' 1"	
Living room		
4.39m x 3.90m	14' 5" x 12' 10"	

First floor		
Bedroom 1		
4.01m x 3.90m	13' 2" x 12' 10"	
Bedroom 2		
4.08m x 3.90m	13' 3" x 12' 7"	
Bedroom 3		
3.63m x 3.08m	11' 9" x 10' 10"	
Bedroom 4		
3.79m x 3.11m	12' 5" x 10' 3"	

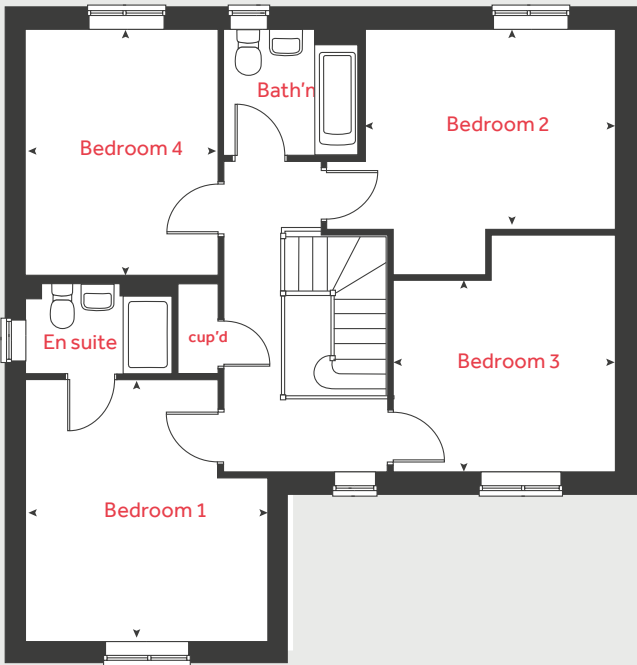
h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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Ground floor



First floor







# The Pembroke

4 bedroom home

## Ground floor

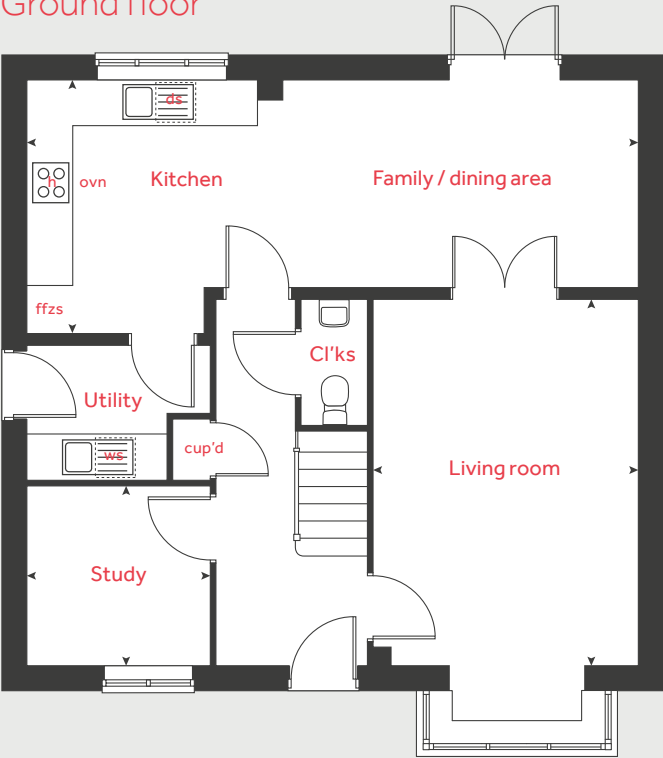
Kitchen / family / dining area		
8.07m x 3.36m	26' 6" x 11' 0"	
Living room		
4.83m x 3.48m	15' 10" x 11' 5"	
Study		
2.40m x 2.35m	7' 11" x 7' 9"	

## First floor

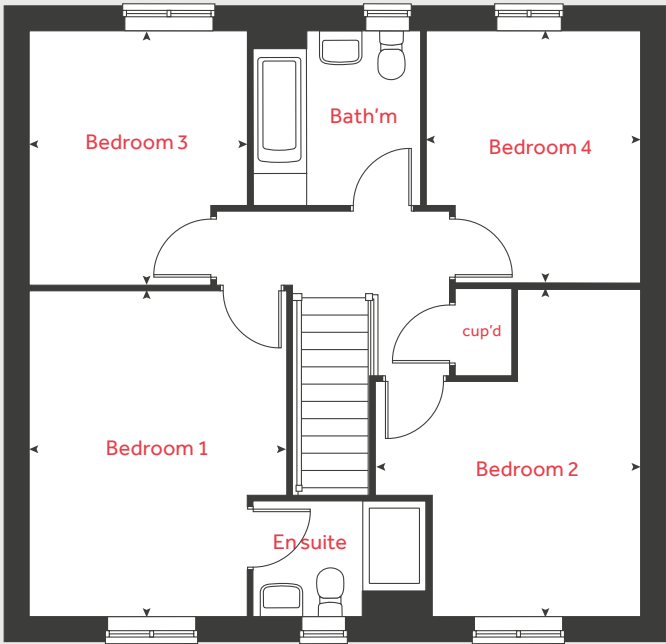
Bedroom 1		
4.29m x 3.38m	14' 1" x 11' 1"	
Bedroom 2		
4.33m x 3.48m	14' 2" x 11' 4"	
Bedroom 3		
3.35m x 2.87m	11' 0" x 9' 5"	
Bedroom 4		
3.32m x 2.81m	10' 11" x 9' 3"	

h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



First floor



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# The Knightley

4 bedroom home

## Ground floor

### Kitchen / dining area

5.25m x 3.20m      17' 2" x 10' 5"

### Living room

5.36m x 3.22m      17' 7" x 10' 7"

### Family room

3.93m x 3.21m      12' 10" x 10' 5"

## First floor

### Bedroom 1

3.20m x 2.98m      10' 6" x 9' 10"

### Bedroom 2

3.58m x 3.21m      10' 7" x 11' 9"

### Bedroom 3

3.17m x 3.01m      10' 5" x 9' 11"

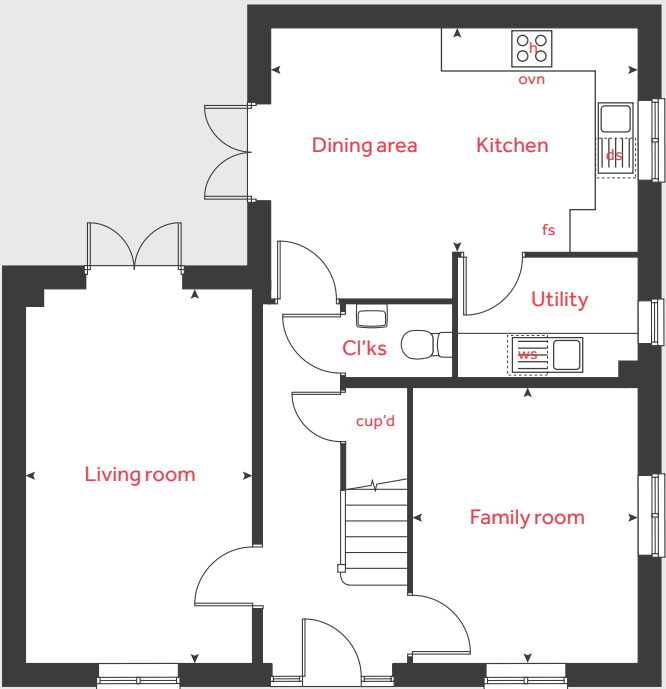
### Bedroom 4

3.52m x 2.15m      11' 7" x 7' 1"

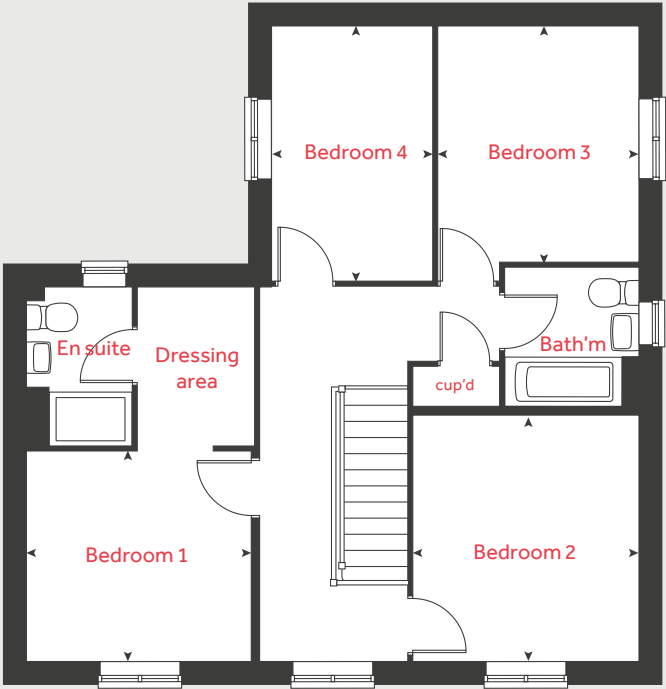
h	hob	fs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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Ground floor



First floor







# The Lutyens

5 bedroom home

## Ground floor

Kitchen	
2.99m x 2.98m	9' 10" x 9' 10"
Living room	
4.82m x 3.39m	15' 10" x 11' 2"
Dining area	
3.73m x 2.81m	12' 3" x 9' 3"
Study	
3.39m x 1.80m	11' 2" x 5' 11"

## First floor

Bedroom 2	
3.85m x 3.35m	12' 8" x 11' 0"
Bedroom 3	
3.35m x 2.77m	11' 0" x 9' 1"
Bedroom 4	
3.04m x 2.87m	10' 0" x 9' 5"
Bedroom 5	
3.59m x 2.06m	11' 9" x 6' 9"

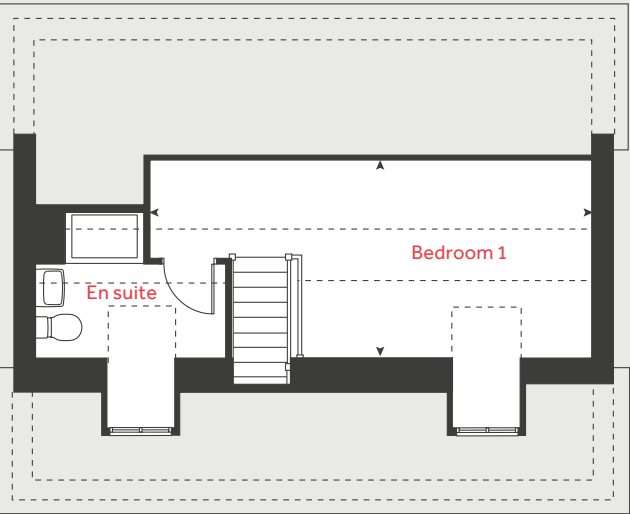
## Second floor

Bedroom 1	
6.67m x 3.03m	21' 11" x 9' 11"

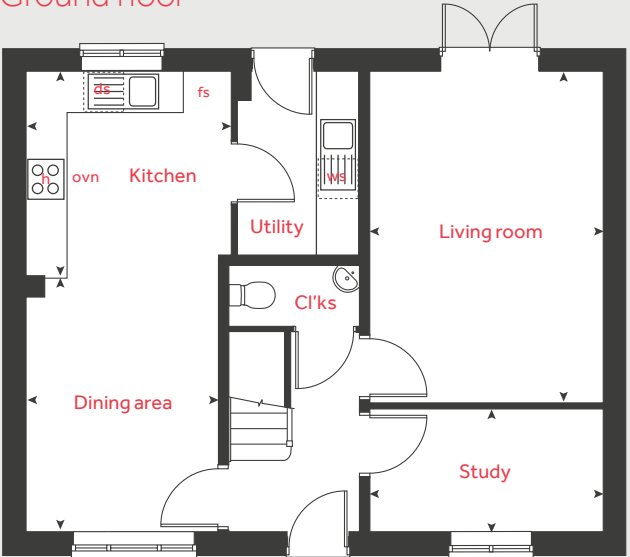
h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	----	slopping ceiling
dw	dishwasher	◀ ▶	measuring points
wm	washing machine		

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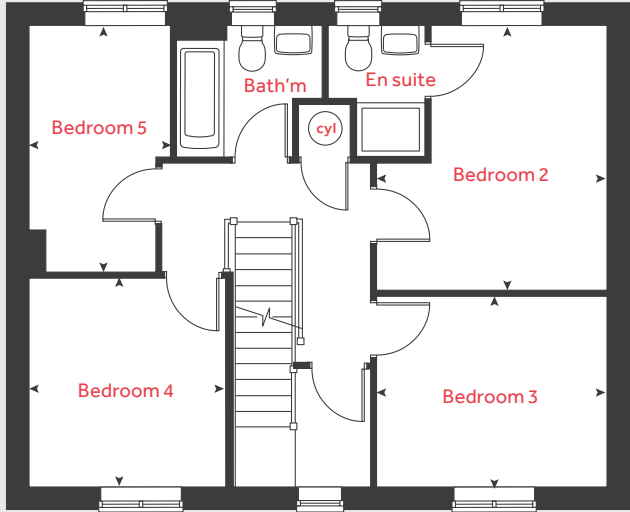
## Second floor



## Ground floor



## First floor







# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

## Kitchen

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Mountford The Becket	4 bedroom The Grainger The Pembroke The Knightley	5 bedroom The Lutyens
Symphony Konzept range kitchen with laminate worktop	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and Indesit integrated hood	■	■	■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	■
Fridge / freezer space	■	■	■	■
Space for dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■	■	■	■

## Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo Arc sanitaryware suite	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■

	2 bedroom The Hardwick The Cartwright	3 bedroom The Elmslie The Mountford The Becket	4 bedroom The Grainger The Pembroke The Knightley	5 bedroom The Lutyens
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Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Choice of standard wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■
White batten light holder	■	■	■	■

## Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with chrome satin finish handles	■	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■	■

## Bedrooms

Dressing area to bedroom 1				■
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## General

	2 bedroom The Hardwick The Cartwright			3 bedroom The Elmslie The Mountford The Becket			4 bedroom The Grainger The Pembroke The Knightley			5 bedroom The Lutyens		
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)										■		
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)				■	■	■	■	■	■	■	■	■
Car charging point (to selected plots only)	■	■	■	■	■	■	■	■	■	■	■	■
Solar panels (to selected plots only)	■	■	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.





# Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes.

Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



# Stoneleigh View

Kenilworth CV8 2SB



- 1 Kenilworth Castle  
CV8 1NG
- 2 Thorns Infant School  
CV8 2DS
- 3 Talisman Square Shopping Centre  
CV8 1JB
- 4 Priory Theatre  
CV8 1BN
- 5 Stoneleigh Abbey  
CV8 2LF
- 6 Kenilworth Golf Club  
CV8 2EA
- 7 Abbey Fields Park and Garden  
CV8 1BP
- 8 Warwick Parkway Railway  
CV35 8RH
- 9 Kenilworth Woods  
CV8 2AH
- 10 Warwick Racecourse  
CV34 6HN
- 11 Meadow Community Sports Centre  
CV8 2DA







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**Countryside Partnerships South West Midlands region**

2 Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 469 290

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**HOMES**