

Stoneleigh View

Kenilworth



Linden
HOMES



Stoneleigh View Kenilworth

Housetypes

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Stoneleigh View

Kenilworth



- 5 bedroom home

 - The Lutyens
- 4 bedroom home

 - The Knightley
 - The Pembroke
 - The Grainger
- 3 bedroom home

 - The Becket
 - The Elmslie
 - The Mountford
- 2 bedroom home

 - The Cartwright
 - The Hardwick
 - Apartments
- Bovis Homes development

Legally completed

Pre-sold homes
- v visitor space

bcp bin collection point

neap neighbourhod equipped area of play

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.

The buying process

1

Reserve your home

A reservation fee will secure your home for a 56 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.

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		

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

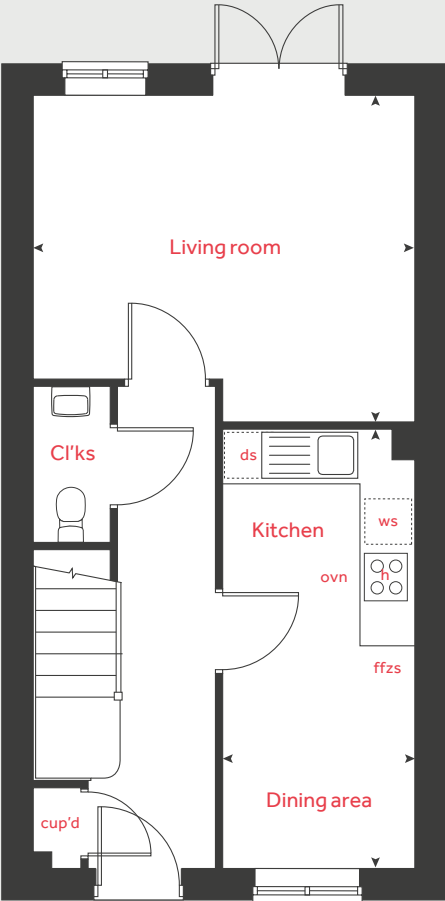
2 bedroom home

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"

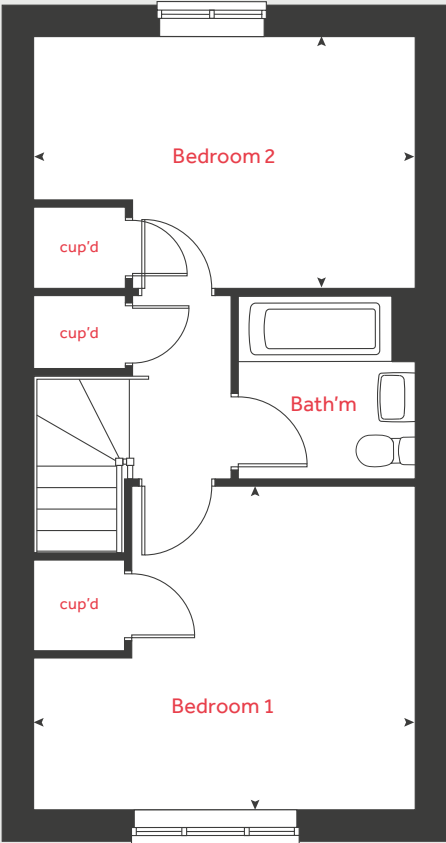
First floor
Bedroom 1
4.20m x 3.58m 13' 9" x 11' 9"
Bedroom 2
4.20m x 2.76m 13' 9" x 9' 1"

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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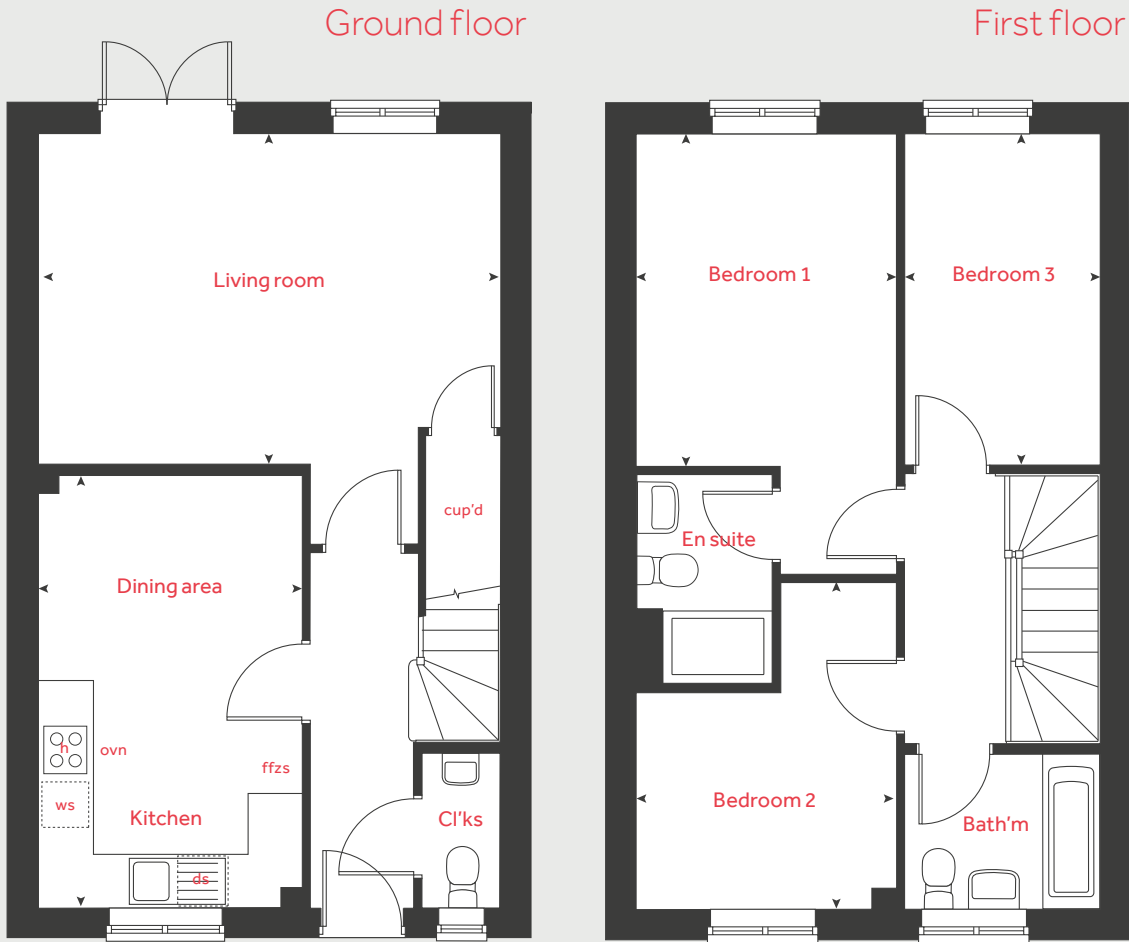


The Elmslie

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		

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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"

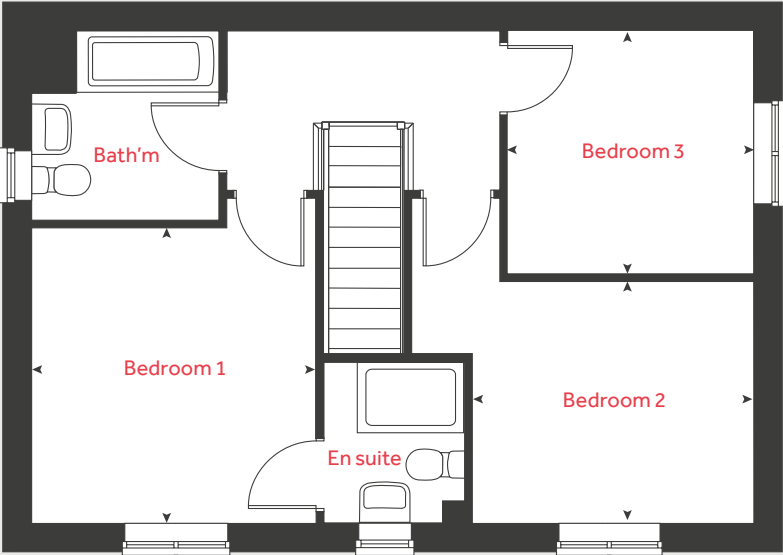
Bedroom 2
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3
2.76m x 2.76m 9' 1" x 9' 1"

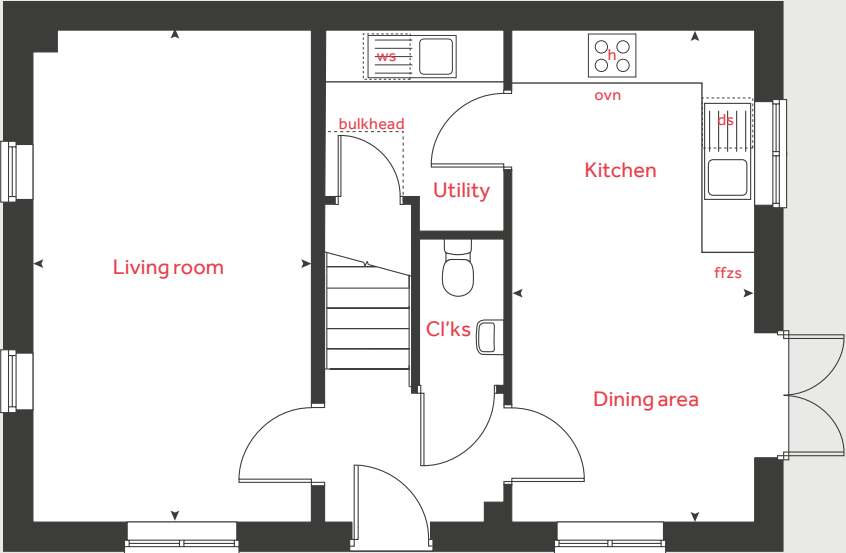
h	hob	ds	dishwasher space
ovn	oven	ffzs	fridge freezer space
ws	washing machine space	cup'd	cupboard
ts	tumble dryer space	◀ ▶	measuring points

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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"

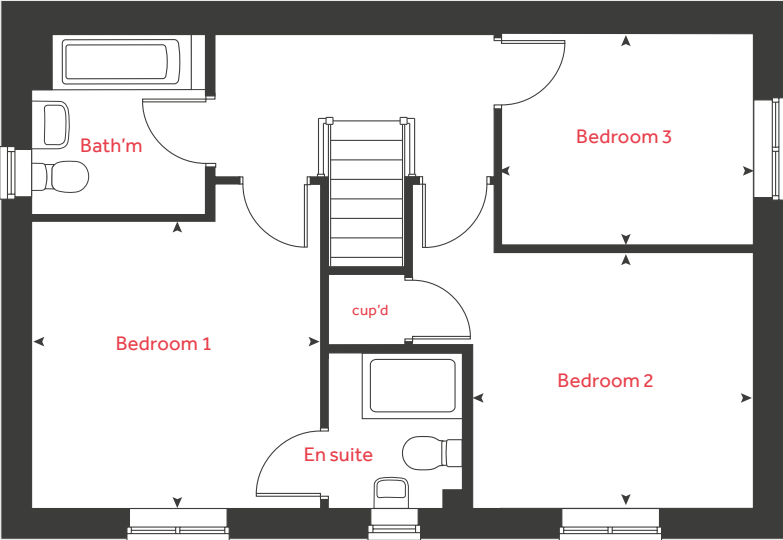
Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

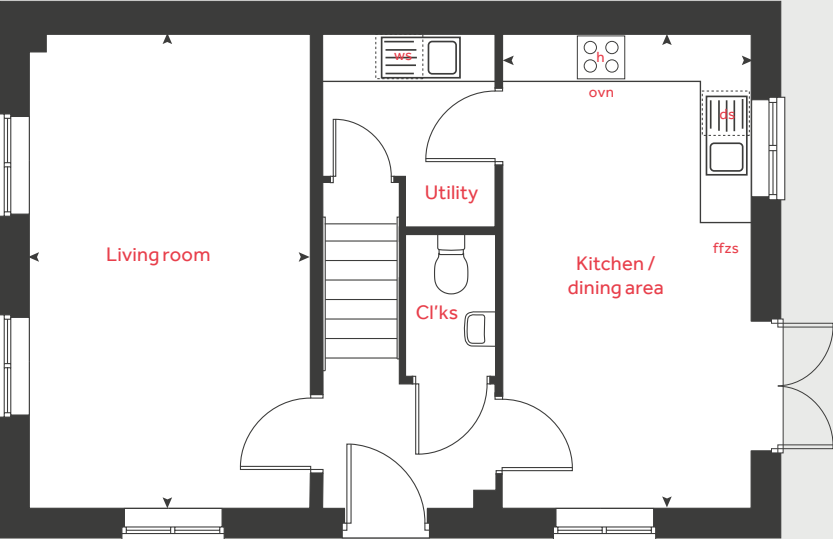
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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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"

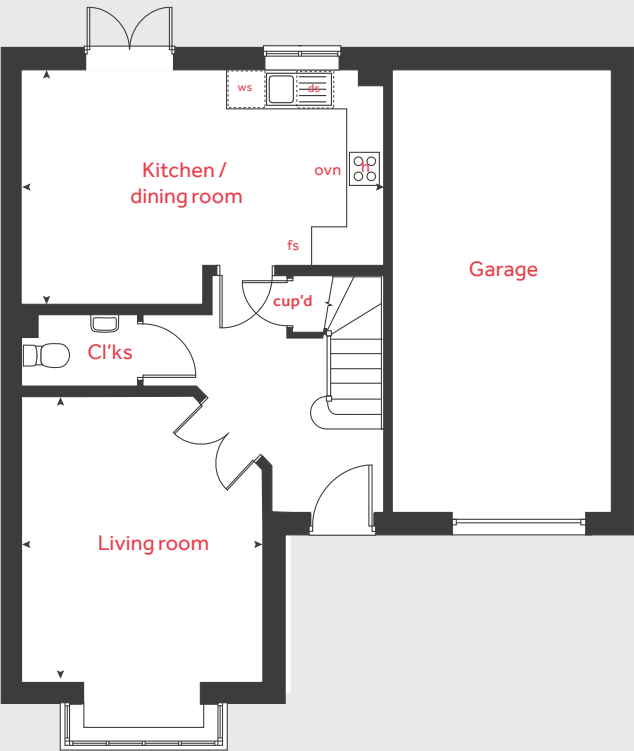
Bedroom 3
3.63m x 3.08m 11' 9" x 10' 10"

Bedroom 4
3.79m x 3.11m 12' 5" x 10' 3"

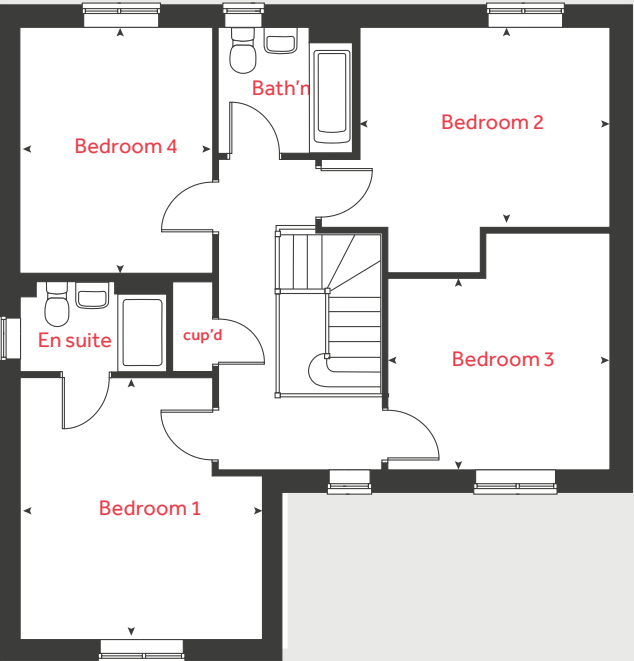
h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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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"	

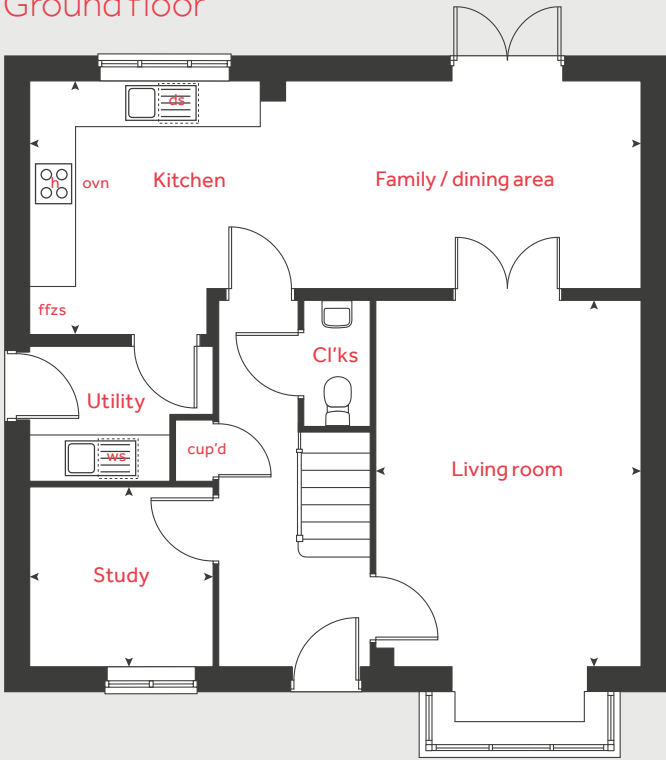
First floor

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"	

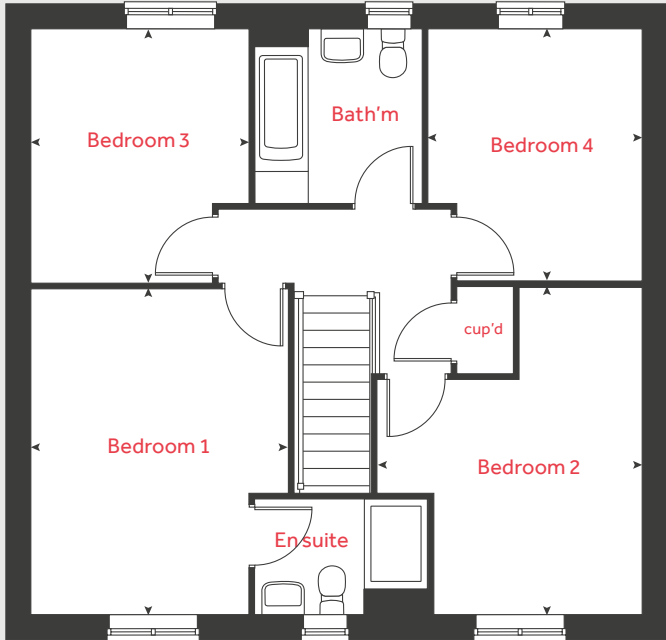
h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

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Ground floor



First floor



The Knightley

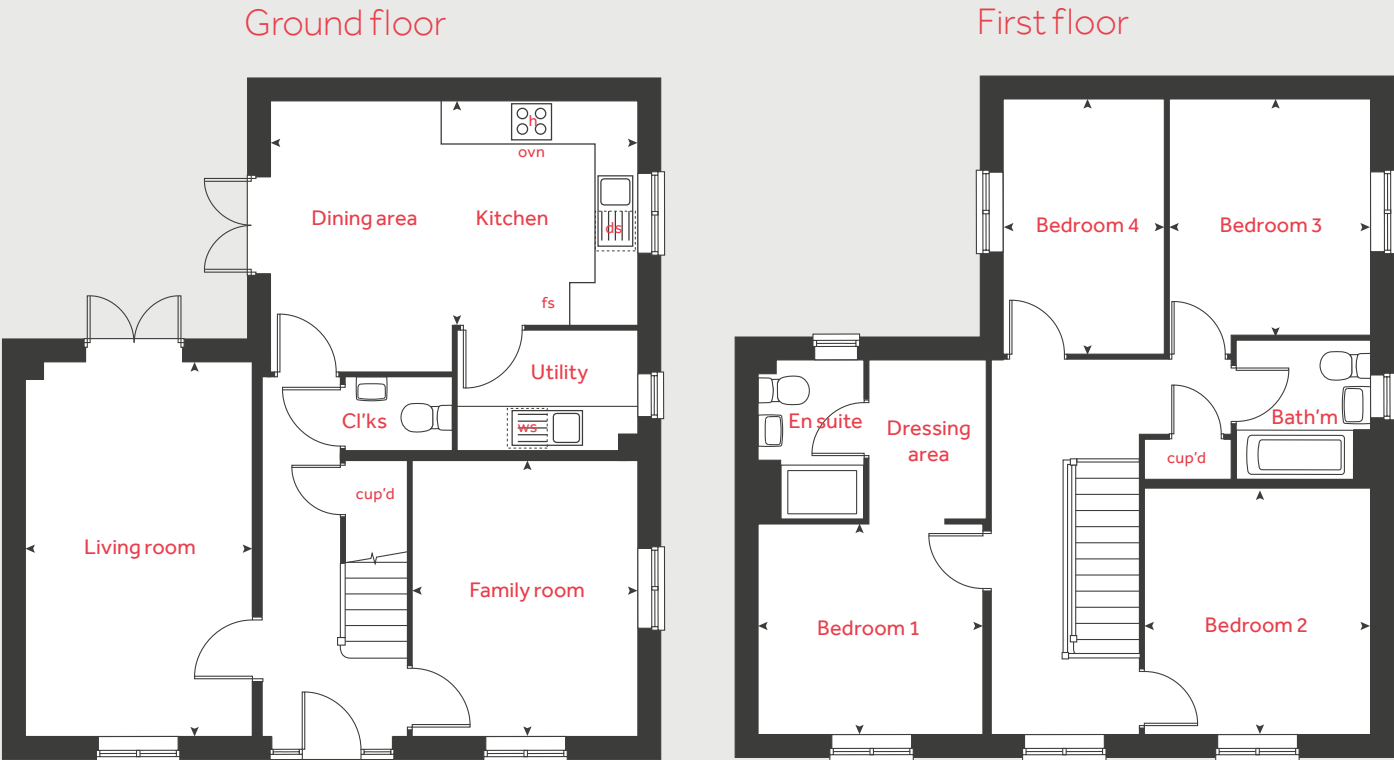
4 bedroom home

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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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"

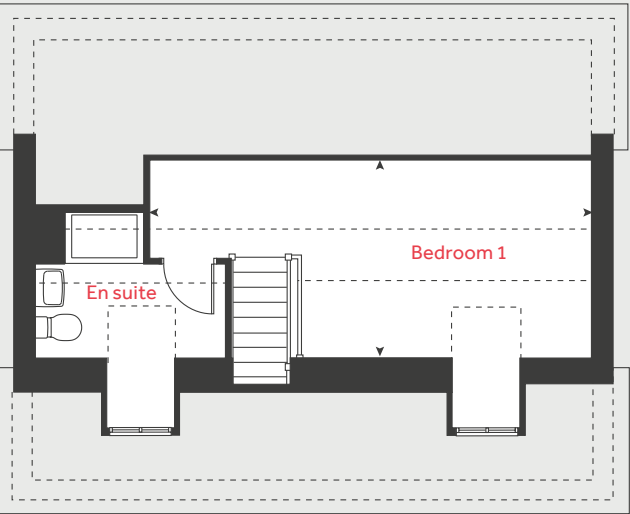
Second floor

Bedroom 1	6.67m x 3.03m	21' 11" x 9' 11"
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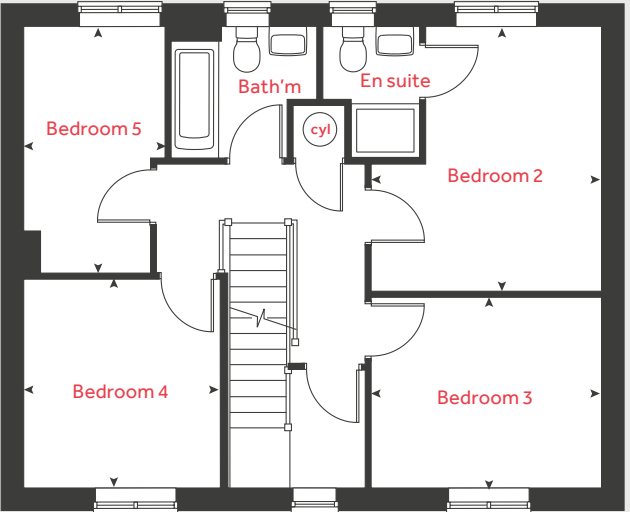
h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	---	slopping ceiling
dw	dishwasher	< >	measuring points
wm	washing machine		

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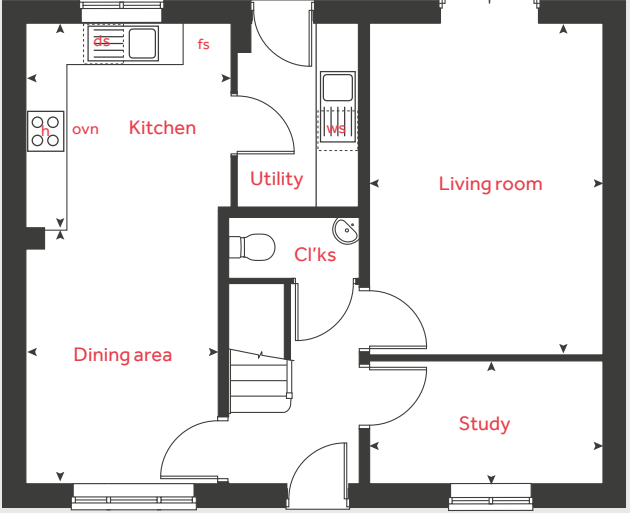
Second floor



First floor



Ground 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
Handheld hair wash attachment in bathroom				
Shower over the bath				
Choice of standard Porcelanosa 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				

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	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

■ 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**.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you will a full brochure and guidance.



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

