

The Meadows at Woodland View

Coventry



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A taste of local life

The Meadows at Woodland View

Coventry CV7 8HY | 02477 286 047

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Welcome to The Meadows at Woodland View

This exciting new development is in the Warwickshire village of Keresley, surrounded by leafy countryside but less than four miles from the vibrant city of Coventry with its impressive transport links.

You'll find peaceful woodland walks within easy reach, plus convenience stores, primary schools, sports clubs and a community centre. A short car or bus ride away into Coventry there's an array of shops, museums, art galleries, theatres, cafes, pubs, markets, restaurants and nightlife. From its stunning cathedral, award-winning water park and ice rink to the historic St Mary's Guildhall, Coventry Canal, Transport Museum and major event venues, the city is a thrilling mix of contemporary and classic.

Enjoy a wide range of local amenities and attractions right at your doorstep. Spend your weekends exploring local gems like the Coventry Transport Museum and the National Motorcycle Museum, or dive into fun and excitement at The Wave waterpark, just 4.5 miles away.

For shopping enthusiasts, the Arena Shopping Centre is an 8-minute drive and features over 30 shops and dining options, perfect for retail therapy or a casual meal out. Everyday essentials are also close at hand, with Morrisons only 5 minutes away by car.

The nearby B4098 links Keresley End to the city centre, 3.5 miles away and it's only 4 miles to the A45, for Junction 4 of the M6 for Birmingham, 23 miles away.

For Leicester, 28 miles away, take Junction 3 of the M6, or link to Junction 19 of the M1 for London. Trains from Coventry to Birmingham take 20 minutes and for London it's about an hour. For overseas travel, Birmingham Airport is 13 miles away.

Families will appreciate the excellent selection of schools nearby, ensuring your children have access to quality education. Our family-friendly community is designed to support growing families, making it the perfect place to settle down and thrive.

So if you're looking for a quality new home in this sought after location your search ends here!



The perfect position

Education for everyone

There are several primary schools within about 1 mile of The Meadows, the nearest being Keresley Newland Primary Academy that takes 3 to 11-year-olds. It's also easy to reach Holy Family Catholic Primary and Parkgate Primary, both just a few minutes' drive.

For senior students the President Kennedy secondary school is a little over a mile away serving pupils aged from 11 to 18, as does Ash Green School, less than 2 miles away.

Coventry also has several independent schools including King Henry VIII School that takes 3 to 18-year-olds and Bablake Pre-Prep for 3 to 7-year-olds.

President Kennedy secondary school
1.2 miles | 6 mins drive

6 mins




Birmingham Airport
13 miles | 18 mins drive

18 mins




Keresley Jubilee Wood
0.5 miles | 10 mins walk

10 mins



The Wave Waterpark
4.2 miles | 22 mins cycle

22 mins




Coventry Market
3.7 miles | 20 mins cycle

20 mins



Coventry Canal Basin
3.2 miles | 10 mins drive

10 mins



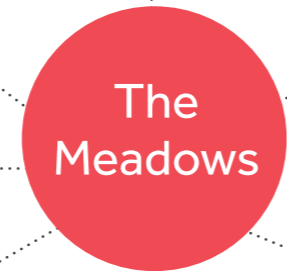
Coventry train station
3.2 miles | 35 mins bus

35 mins



Keresley Newland Primary Academy
9 miles | 15 mins drive

15 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A community to be proud of



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards over **£7 million** in local schemes to support the community surrounding your new home in Keresley.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p>	<p>PUBLIC OPEN SPACES</p>	<p>CYCLE HIRE POINT</p>	<p>CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>NHS CONTRIBUTION</p>	<p>SPORTS AND LEISURE FACILITIES</p>	<p>HIGHWAY AND ROAD IMPROVEMENT</p>

Green initiatives found at The Meadows at Woodland View:

<p>HEDGEHOG HIGHWAYS</p>	<p>VEHICLE CHARGING POINTS TO ALL HOMES</p>	<p>TIMBER FRAME CARBON REDUCTION</p>
<p>SOLAR PANELS</p>	<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p>A RATED DOUBLE-GLAZED WINDOWS</p>
<p>52 TREES PLANTED</p>		

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream 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 moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

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**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

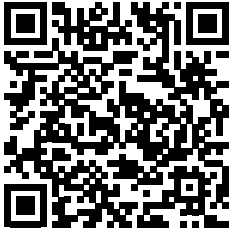
When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions



The Meadows at Woodland View

Coventry, Warwickshire
CV7 8HY

The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry South West Midlands region
2 Bromwich Court, Gorsey Lane, Coleshill, West Midlands B46 1JU. Telephone: 01675 469 290

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Development plan

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Development layout

4 bedroom homes

- The Lavender
- The Dahlia

3 bedroom homes

- The Bluebell
- The Eagle
- The Egret
- The Sunflower

2 bedroom homes

- The Sweetpea
- The Darland

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- *** First Homes
- v** visitor space
- bcp** bin collection point
- ss** substation
- chds** cycle hire docking station
- leap** local equipped play area



The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. DS16834 /06.26

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The Sweetpea

2 bedroom home

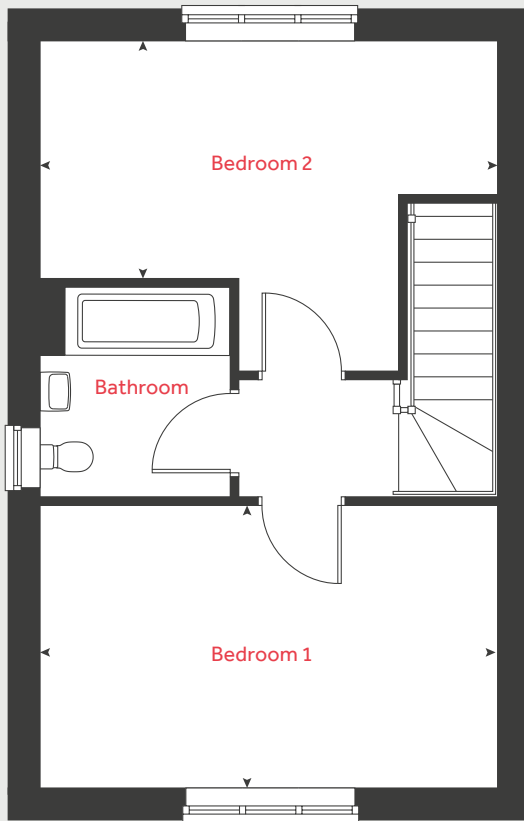
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First floor



The Sweetpea

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.44 x 3.69	14' 7" x 12' 0"
Living room	4.67 x 2.88	15' 5" x 9' 5"

First floor	metres	feet / inches
Bedroom 1	4.67 x 2.90	15' 5" x 9' 6"
Bedroom 2	4.67 x 2.44	12' 1" x 8' 0"

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

The Sweetpea | Part L Woodland View |

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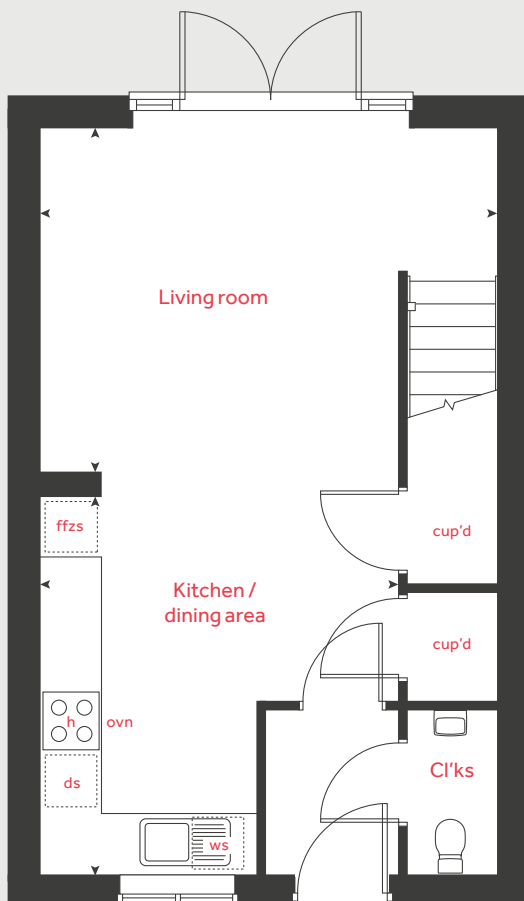
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Ground floor



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The Darland

2 bedroom home

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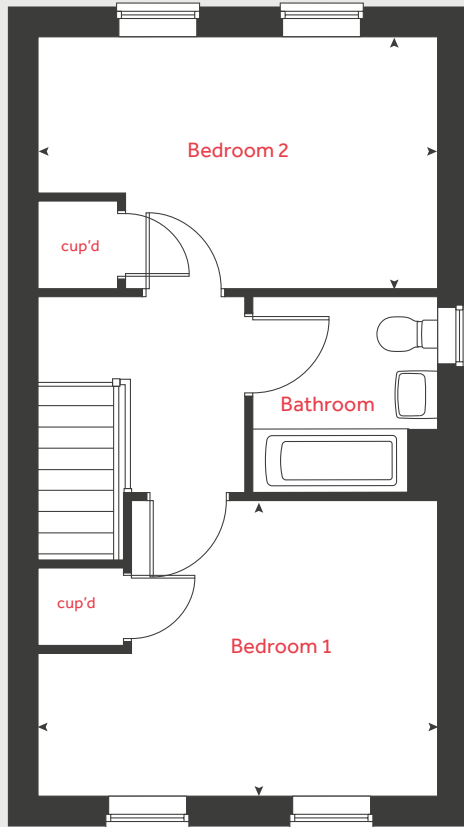
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The Darland

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	3.52 x 2.25	11' 6" x 7' 4"
Living / dining room	4.39 x 3.53	14' 5" x 11' 7"

First floor

Bedroom 1	4.39 x 3.26	14' 5" x 10' 8"
Bedroom 2	4.36 x 2.75	14' 5" x 9' 0"

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

The Darland | Woodland View |

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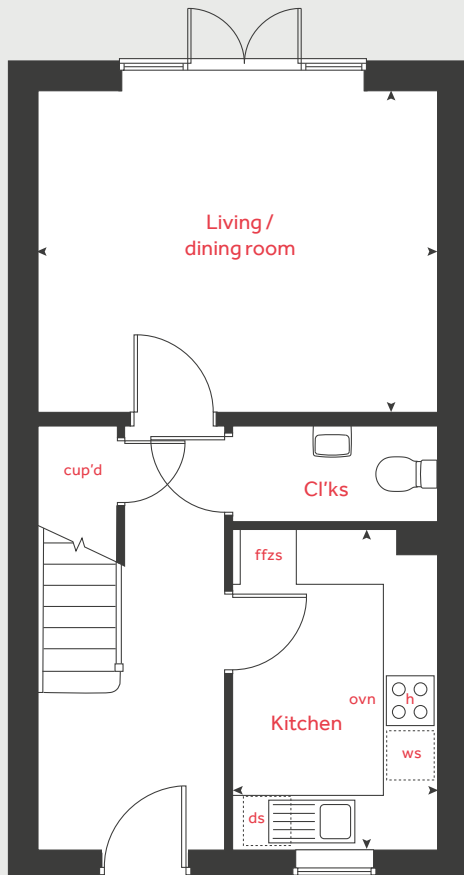
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Ground floor



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The Bluebell

3 bedroom home

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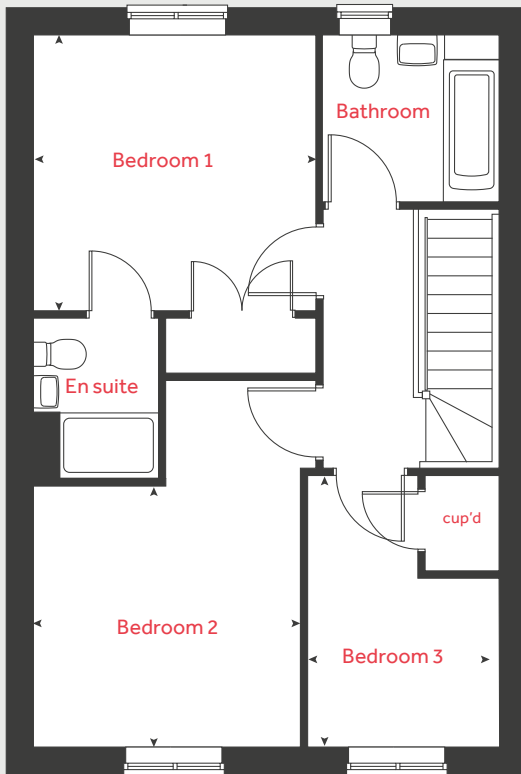
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The Bluebell

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.00 x 3.70	13' 1" x 12' 2"
Living room	5.68 x 4.55	18' 8" x 14' 11"

First floor

Bedroom 1	3.44 x 3.31	11' 3" x 10' 10"
Bedroom 2	3.26 x 3.15	10' 8" x 10' 4"
Bedroom 3	3.27 x 2.34	10' 9" x 7' 8"

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

The Bluebell | Part L Woodland View |

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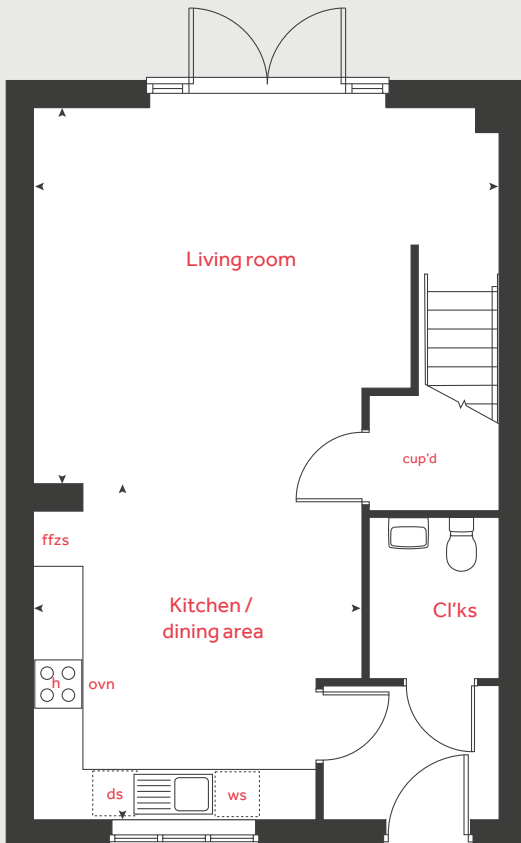
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Ground floor



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The Eagle

3 bedroom home

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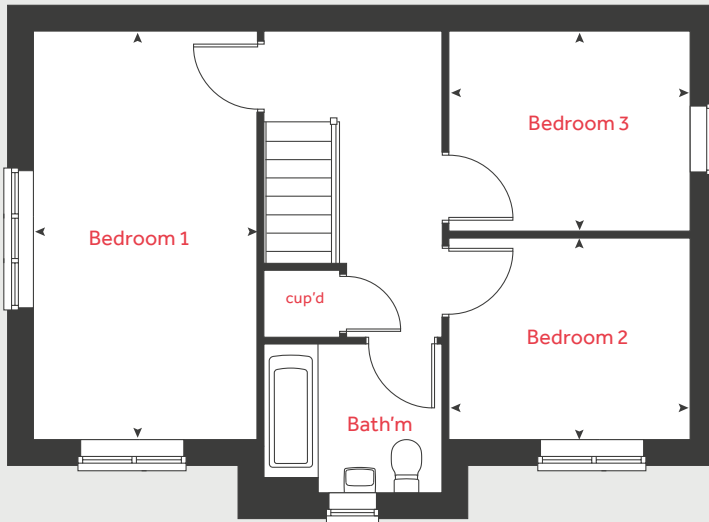
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The Eagle

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.19 x 3.00	17' 0" x 9' 10"
Living room	5.19 x 2.77	17' 0" x 9' 1"

First floor

Bedroom 1	5.19 x 3.26	17' 0" x 9' 4"
Bedroom 2	3.06 x 2.58	10' 1" x 8' 6"
Bedroom 3	3.06 x 2.51	10' 1" x 8' 3"

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

The Eagle | Woodland View |

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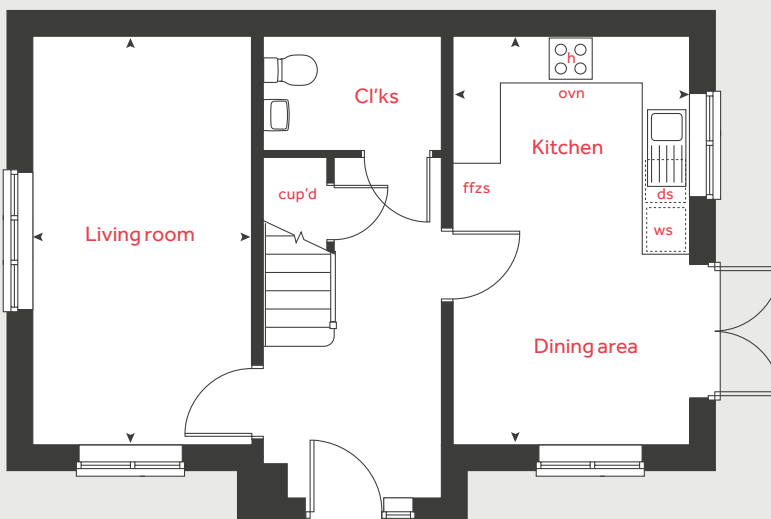
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Ground floor



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The Egret

3 bedroom home

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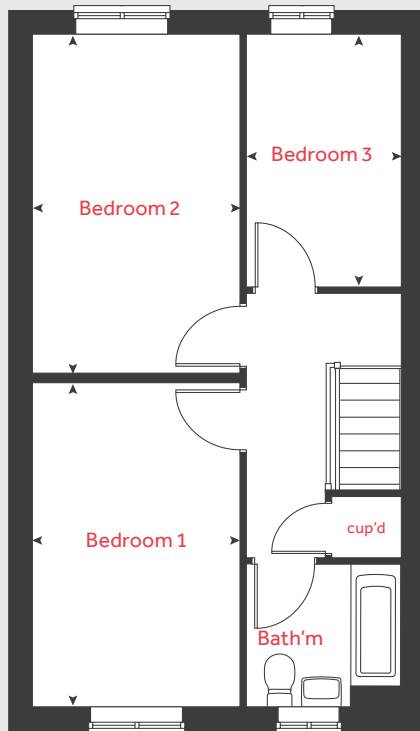
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The Egret

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.12 x 3.65	16' 9" x 12' 0"
Living room	4.01 x 2.95	13' 2" x 9' 8"

First floor

Bedroom 1	4.52 x 2.88	14' 10" x 9' 5"
Bedroom 2	4.69 x 2.88	15' 5" x 9' 5"
Bedroom 3	3.50 x 2.15	11' 1" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	< >	measuring points

The Egret | Woodland View |

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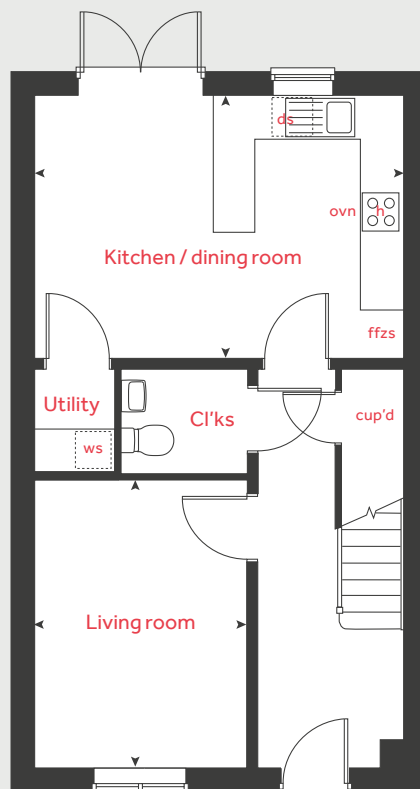
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Ground floor



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The Sunflower

3 bedroom home

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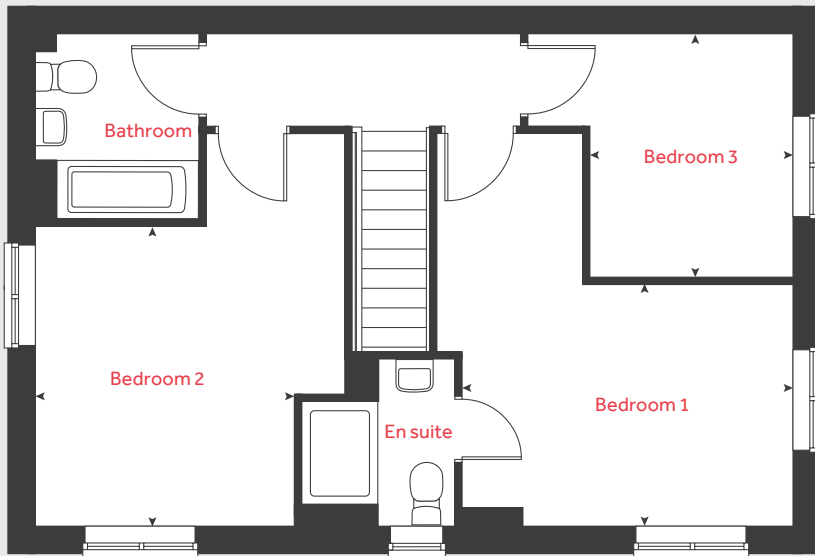
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The Sunflower

3 bedroom home

First floor



Ground floor

	metres	feet / inches
Kitchen / dining area	5.86 x 4.18	19' 3" x 13' 9"
Living room	4.27 x 3.68	14' 0" x 12' 1"

First floor

Bedroom 1	3.94 x 2.88	12' 11" x 9' 5"
Bedroom 2	3.57 x 3.08	11' 8" x 10' 1"
Bedroom 3	2.89 x 2.42	9' 6" x 7' 11"

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

The Sunflower | Part L Woodland View |

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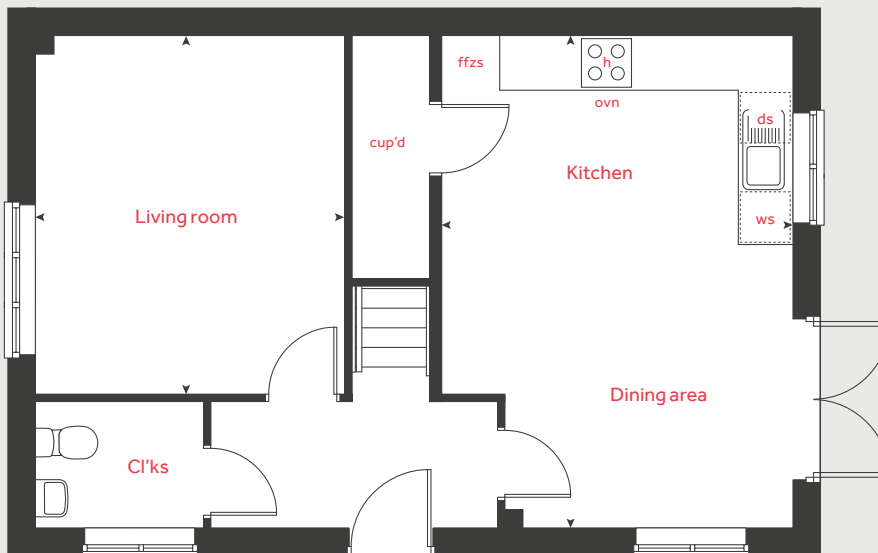
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Ground floor



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The Lavender

4 bedroom home

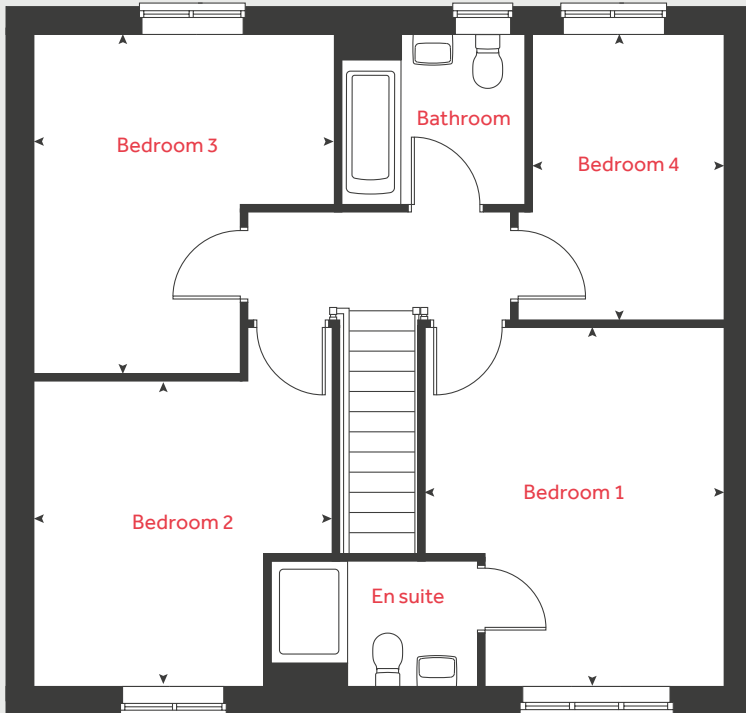
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First floor



The Lavender

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	8.11 x 3.25	26' 8" x 10' 8"
Living room	4.22 x 3.51	13' 10" x 11' 6"
Study	2.35 x 1.75	7' 9" x 5' 9"

First floor

Bedroom 1	4.22 x 3.51	12' 1" x 9' 5"
Bedroom 2	3.59 x 3.50	11' 9" x 11' 6"
Bedroom 3	3.99 x 3.53	13' 1" x 11' 7"
Bedroom 4	3.36 x 2.25	11' 0" x 7' 5"

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

The Lavender | Part L Woodland View |

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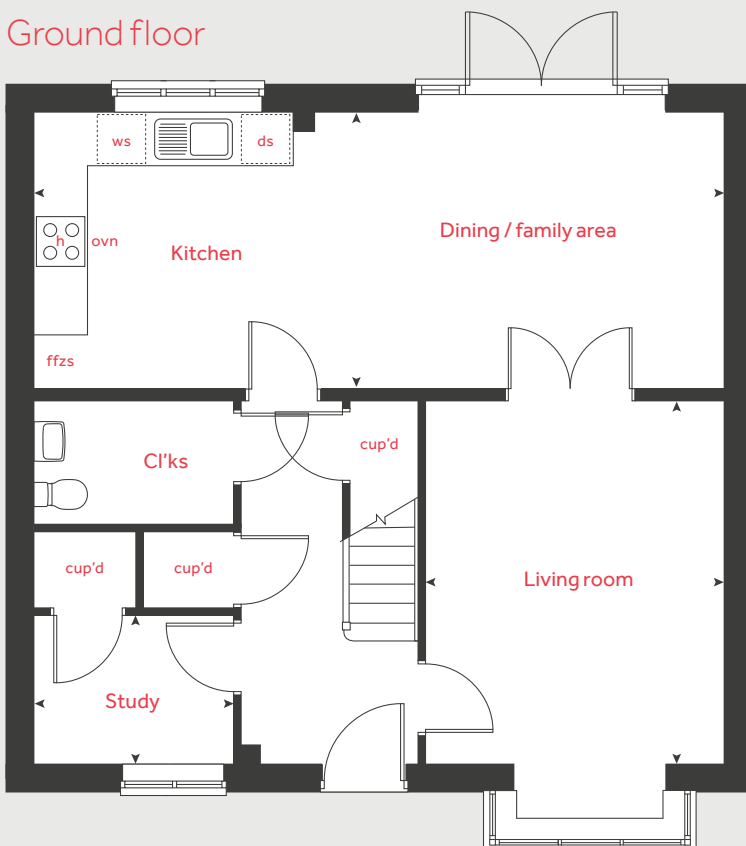
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Ground floor



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The Dahlia

4 bedroom home

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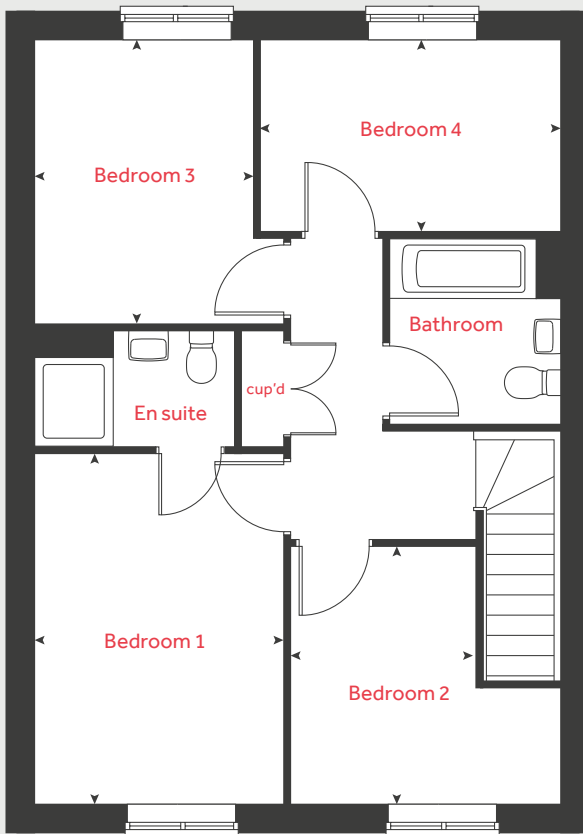
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The Dahlia

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.14 x 3.87	20' 2" x 12' 8"
Living room	4.88 x 3.41	16' 0" x 11' 2"

First floor

Bedroom 1	4.09 x 2.85	12' 1" x 9' 4"
Bedroom 2	3.15 x 3.01	10' 4" x 9' 10"
Bedroom 3	3.30 x 2.50	10' 10" x 8' 2"
Bedroom 4	3.50 x 2.23	11' 6" x 7' 4"

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

The Dahlia | Part L Woodland View |

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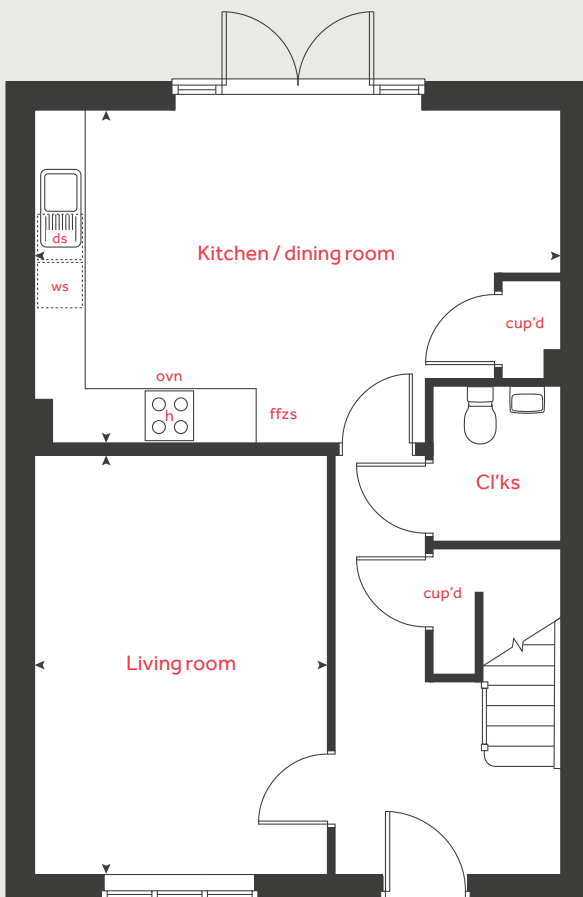
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The Meadows at Woodland View

Coventry

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

	2 bedroom		3 bedroom				4 bedroom	
	The Sweetpea	The Darland	The Bluebell	The Eagle	The Egret	The Sunflower	The Lavender	The Dahlia
Kitchen								
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood							■	■
White pendant light holder	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■		■	■	■
Space for washing machine with plumbing and electrics in utility					■			
Bathrooms and en suite(s)								
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite			■			■	■	■
Handheld hair wash attachment in bathroom			■			■	■	■
Shower over the bath	■	■		■	■			
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■
Choice of standard wall tiling splashback, full-height to shower cubicle)*			■			■	■	■
White batten light holder	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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