

# 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.



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:

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

**Green initiatives** found at The Meadows at Woodland View:

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



# 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	<b>Smooth Move</b> 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 <b>Home Exchange</b> 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

Cover photograph is of Coombe Abbey Country House and Park. Not view from the development. 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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# The Meadows at Woodland View Coventry



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

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.



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# The Sweetpea

2 bedroom home

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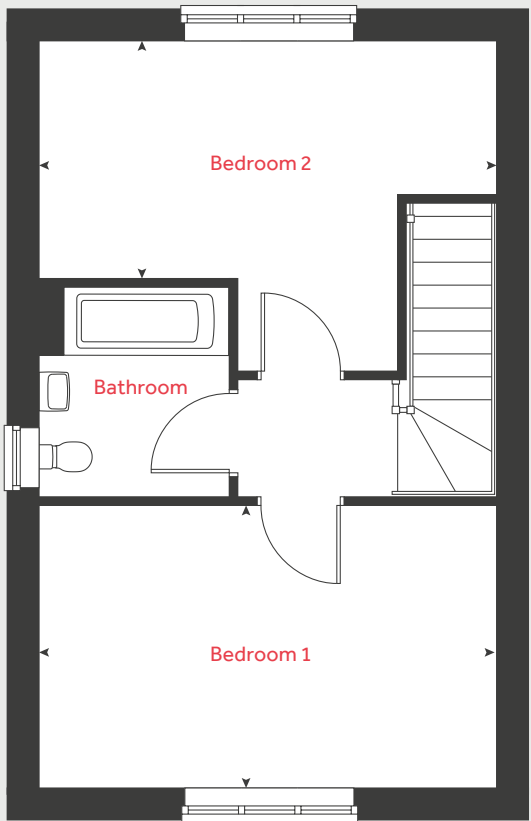
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First floor



# 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

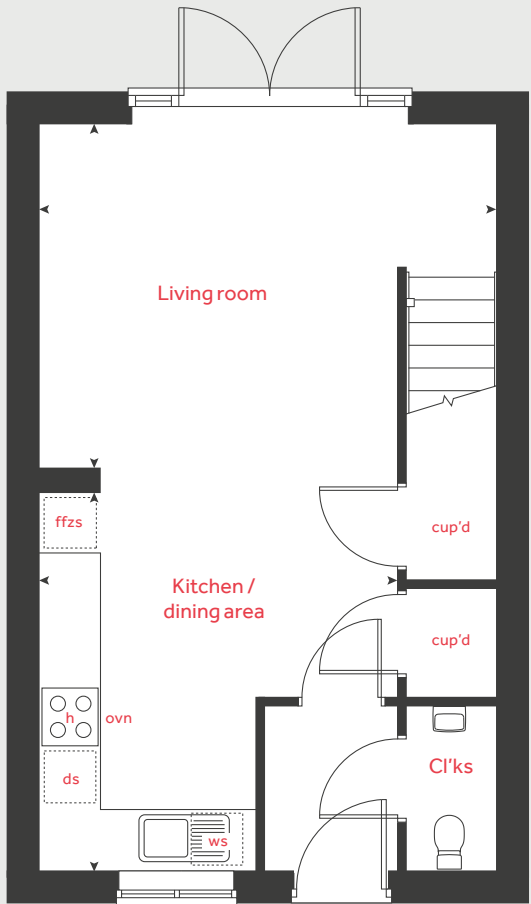
**The Sweetpea | Part L Woodland View |**

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Ground floor



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# The Darland

2 bedroom home

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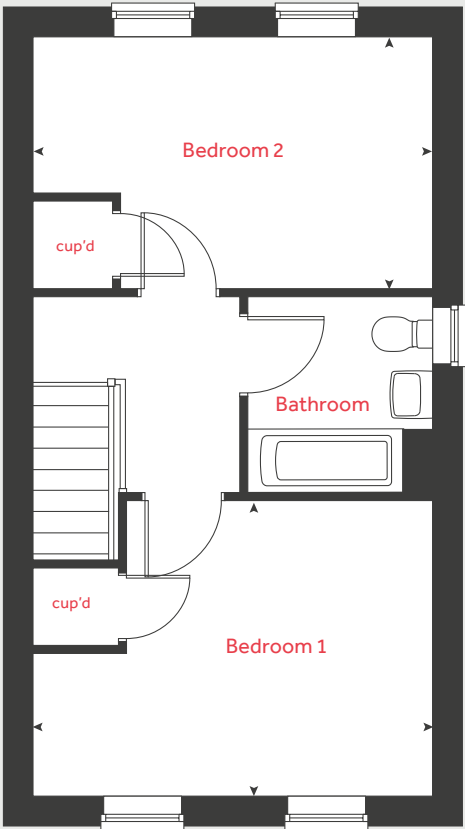
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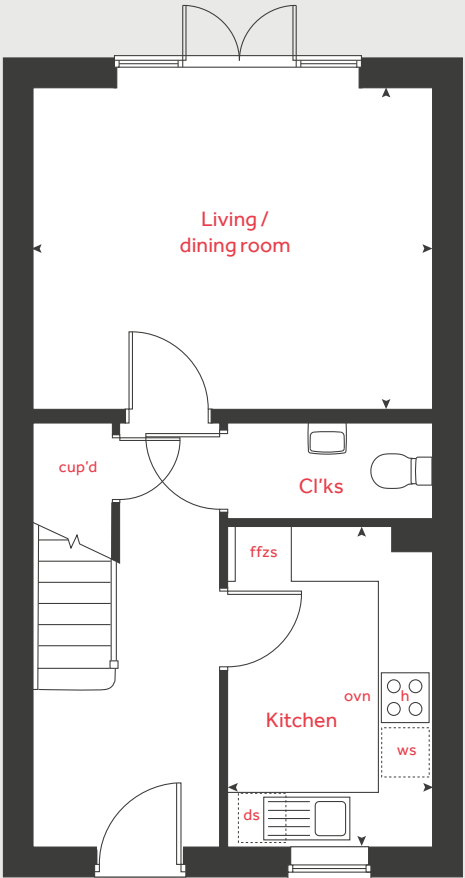
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# First floor



# Ground floor



# The Darland

2 bedroom home

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	metres	feet / inches
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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# The Bluebell

3 bedroom home

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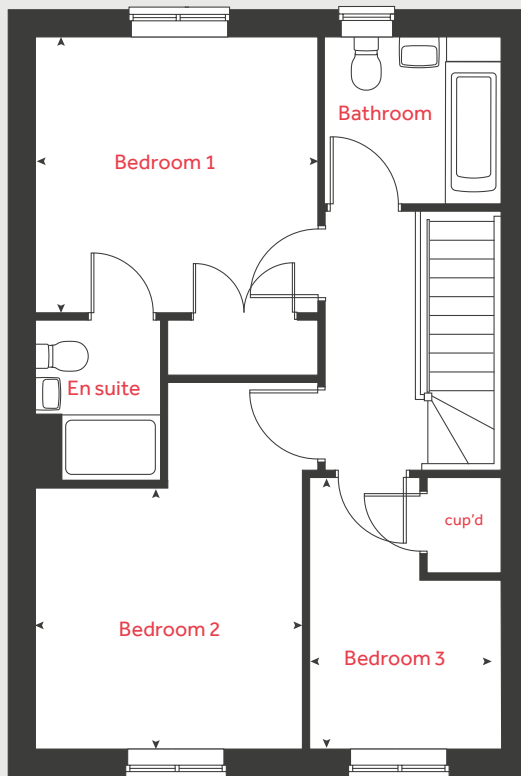
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# The Bluebell

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	metres	feet / inches
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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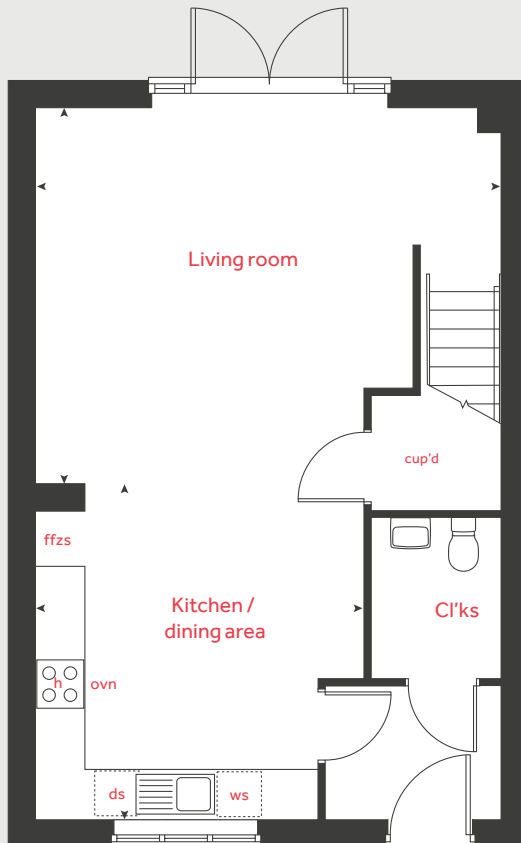
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## Ground floor



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# The Eagle

3 bedroom home

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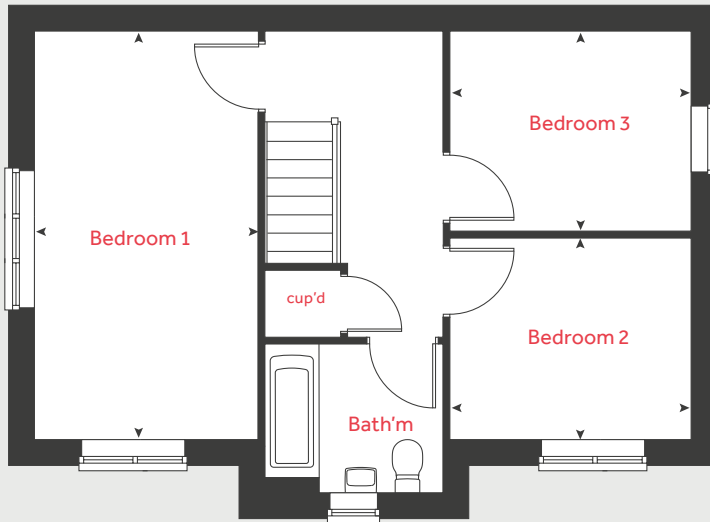
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# The Eagle

## 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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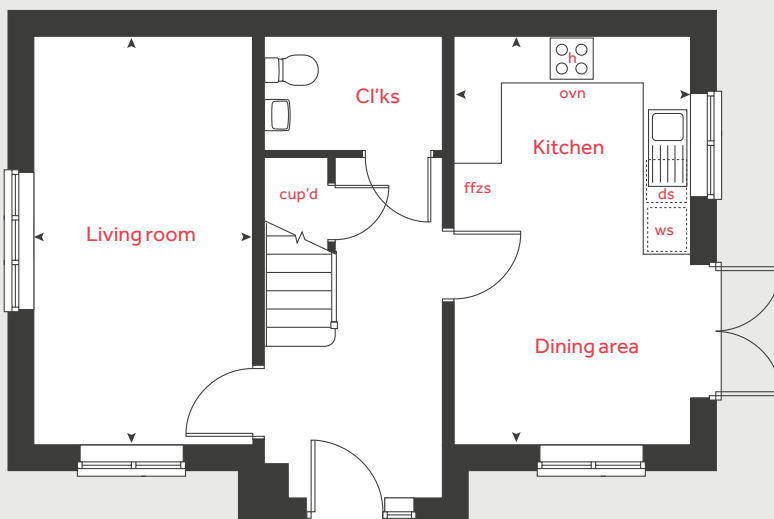
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### Ground floor



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# The Egret

3 bedroom home

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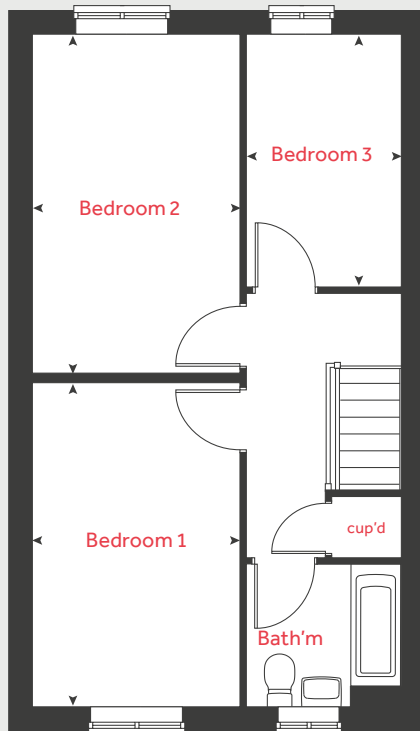
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# The Egret

## 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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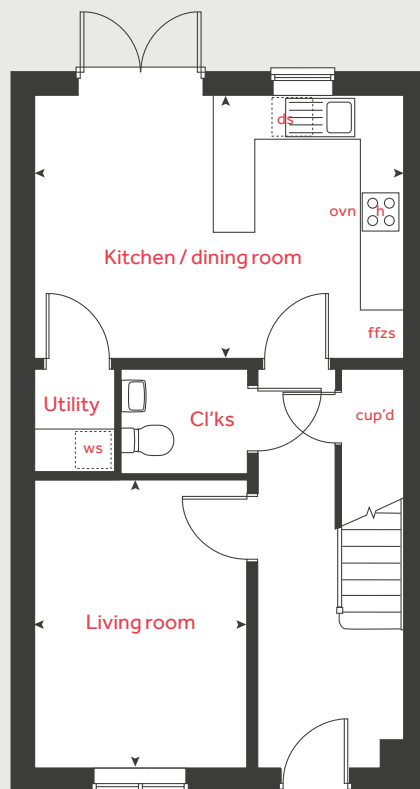
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### Ground floor



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# The Sunflower

3 bedroom home

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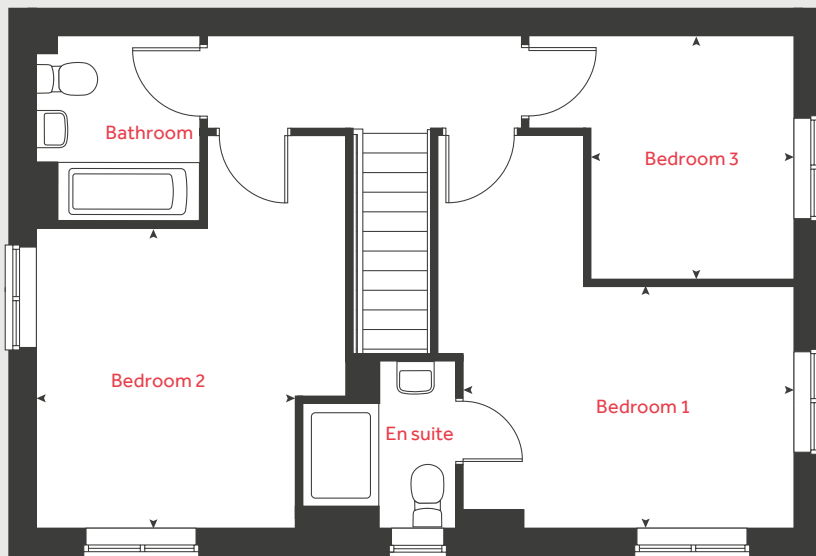
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# The Sunflower

## 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"

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

#### The Sunflower | Part L Woodland View |

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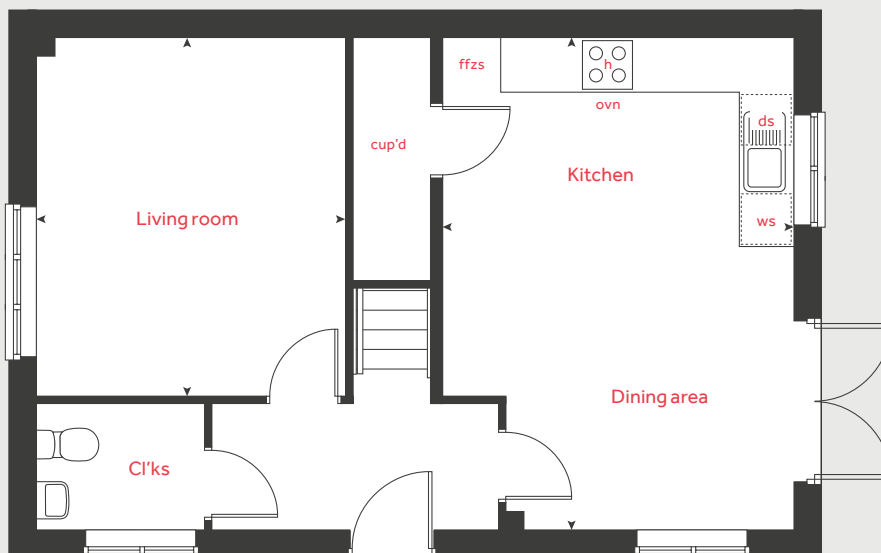
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### Ground floor



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# The Lavender

4 bedroom home

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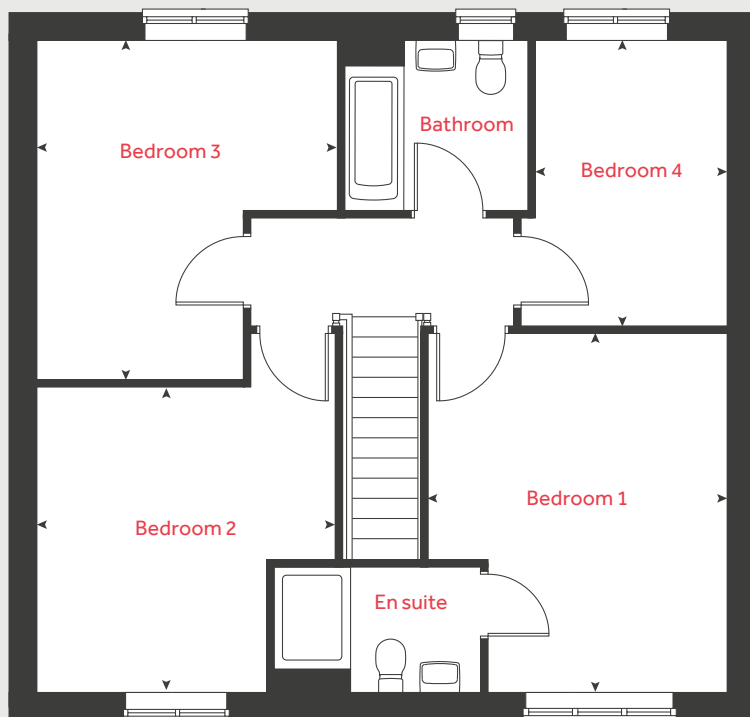
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## First floor



# 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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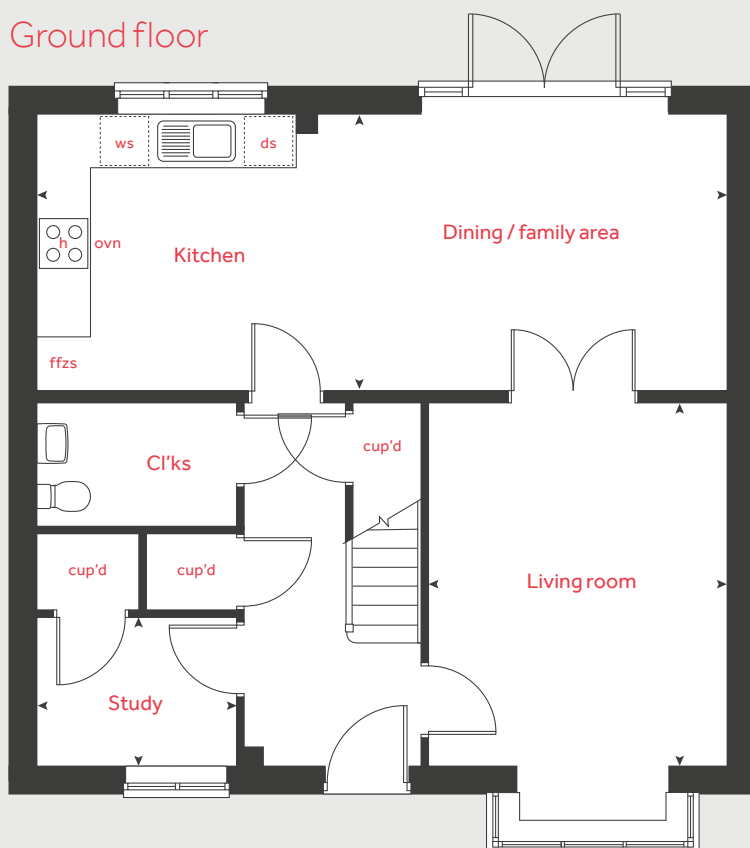
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# The Dahlia

4 bedroom home

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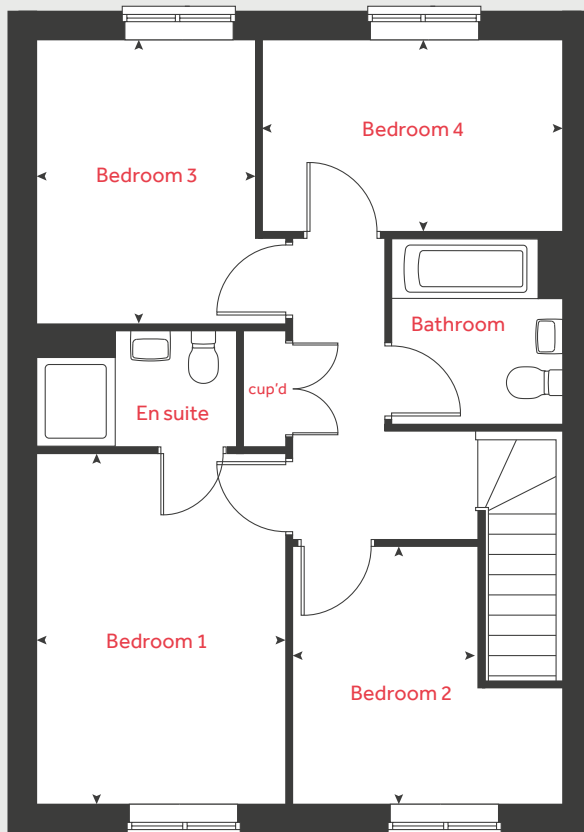
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## First floor



# The Dahlia

## 4 bedroom home

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	metres	feet / inches
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		

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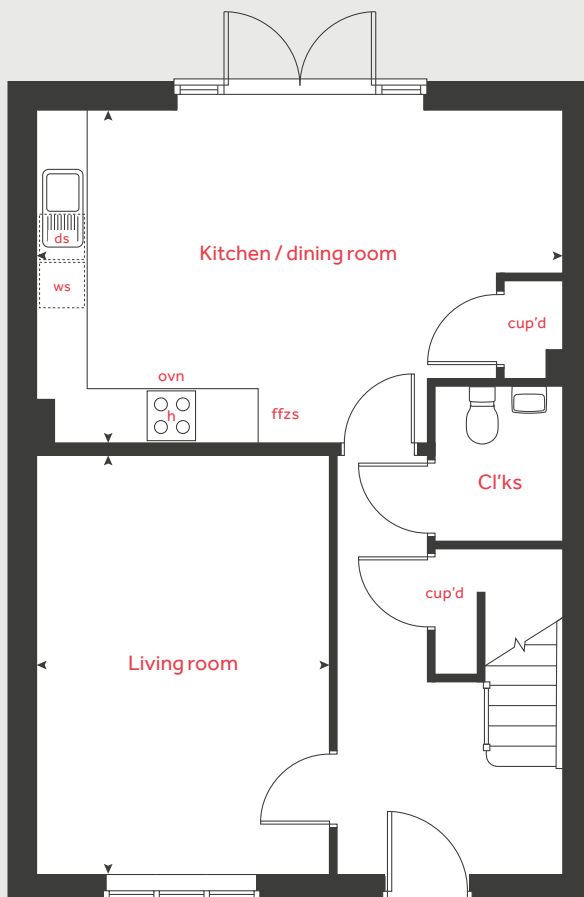
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# Specification

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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	The Sweetpea	The Darland	3 bedroom	The Bluebell	The Eagle	The Egret	The Sunflower	4 bedroom	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	■	■			■	■	■	■		■	■

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

	2 bedroom	The Sweetpea	The Darland	3 bedroom	The Bluebell	The Eagle	The Egret	The Sunflower	4 bedroom	The Lavender	The Dahlia
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 Brass Satin finish handles	■	■			■	■	■	■		■	■
Paving outside French doors	■	■			■	■	■	■		■	■
General											
PV solar panels	■	■			■	■	■	■		■	■
EV chargers	■	■			■	■	■	■		■	■
White painted walls and smooth white ceilings	■	■			■	■	■	■		■	■
TV point to lounge and family room (where applicable)	■	■			■	■	■	■		■	■
Master telephone socket to lounge where applicable	■	■			■	■	■	■		■	■
Ideal combi-boiler 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)										■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■			■	■	■	■		■	■
NHBC Buildmark cover	■	■			■	■	■	■		■	■
First two years' customer service support from Linden Homes	■	■			■	■	■	■		■	■

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.

**Vistry South West Midlands region**

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