

# Stoneleigh View

Kenilworth





# Stoneleigh View

Kenilworth

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

**Bovis  
Homes** 



Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

# Welcome to Stoneleigh View

Our stunning development of brand new three to five bedroom family homes is enviably located on the East side of Kenilworth on the desirable Glasshouse Lane.

## Location

Stoneleigh View also enjoys beautiful countryside views whilst being less than a mile and a half to the centre of the modern market town of Kenilworth, one of the most desirable places to live in Warwickshire.

Kenilworth is less than five miles from Coventry and just 6 miles from both Warwick and Leamington Spa. With junction 15 of the M40 just six miles away, and Junction 2 of the M6 just under 12 miles away; getting around for work or pleasure is a breeze. Kenilworth railway station offers services to Coventry and Leamington Spa with journey times of around 10 minutes each. From these stations, connections to London and Birmingham can be taken with ease. For international destinations, Birmingham Airport is 15 miles away.

## Entertainment and leisure

There are plenty of options for a family day out around Kenilworth. Why not take a step back in time at Kenilworth Castle to explore the Elizabethan Garden? For a relaxed afternoon, visit Abbey Fields where you'll find a large open park featuring tennis courts, a children's playground and a lake. Just a few miles away you can explore Hatton Adventure World and enjoy a day to remember. The town also has two theatres, The Talisman and The Priory ideal for an evening out. When it comes to dining, locals are spoilt for choice. From the Michelin starred gastropub, The Cross, to a wide variety of bars and restaurants serving international cuisine. Not forgetting the many tea shops, coffee shops and patisseries catering for weary shoppers! Kenilworth is also well provided for when it comes to sport. With funding from the development going towards sports provision, health and libraries.

# Development layout

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



 The Oak  
5 bedroom home



 The Lime  
5 bedroom home



 The Birch  
5 bedroom home



 The Redwood  
5 bedroom home



 The Rosewood  
4 bedroom home



 The Aspen  
4 bedroom home



 The Maple  
4 bedroom home



 The Beech  
3 bedroom home



 The Spruce  
3 bedroom home



 The Rowan  
3 bedroom home

 Affordable housing

 Linden Homes development

leap local equipped area of play

bcp bin collection point

v visitor parking space

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.



Future Bovis Homes development

Linden Homes development





# The Oak

5 bedroom home

## Floor area

227 sq.m 2447 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.29 x 5.09	27' 2" x 16' 8"
Sitting room	5.70 x 4.06	18' 8" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.50 x 2.39	14' 9" x 7' 10"

## First floor

Bedroom 1	4.69 x 4.09	15' 4" x 13' 5"
Bedroom 2	4.37 x 3.40	14' 4" x 11' 2"
Bedroom 3	4.13 x 3.15	13' 6" x 10' 4"
Bedroom 4	3.23 x 2.32	10' 7" x 7' 7"
Bedroom 5	3.19 x 2.34	10' 6" x 7' 8"

## The Oak | X531 CCREW |

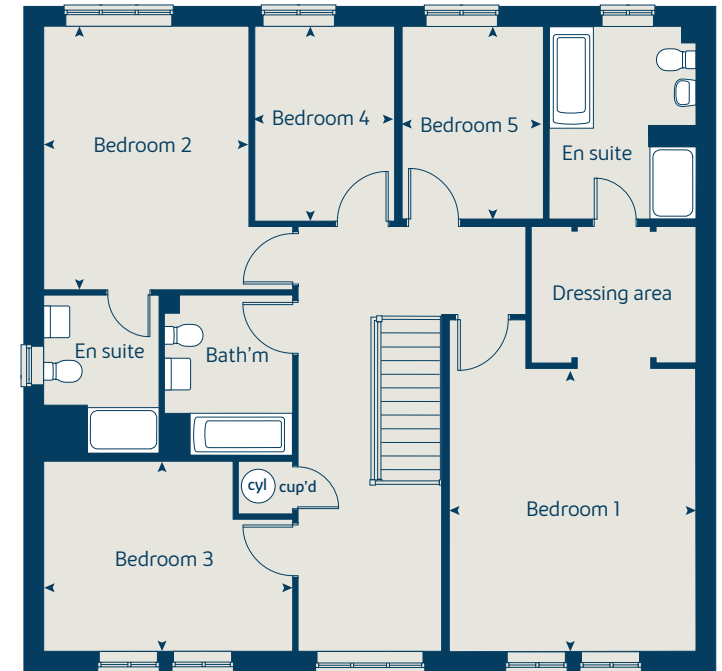
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

## Ground floor



## First floor



\* Windows apply to selected plots only. Please see sales consultant for further details.

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# The Lime

5 bedroom home

## Floor area

191 sq.m 2063 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	4.24 x 3.93	13' 10" x 12' 10"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 2.77	12' 8" x 9' 1"
Study	3.58 x 2.54	11' 9" x 8' 4"

## First floor

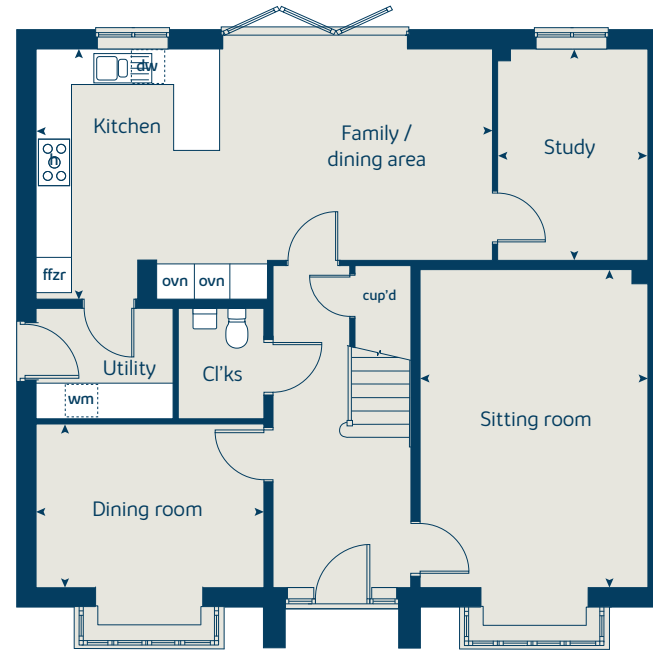
Bedroom 1	4.05 x 3.75	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 7"
Bedroom 3	3.26 x 3.24	10' 8" x 10' 6"
Bedroom 4	3.54 x 2.26	11' 8" x 7' 4"
Bedroom 5	2.86 x 2.44	9' 5" x 8' 0"

## The Lime | X520 (IF) 01 CCREW |

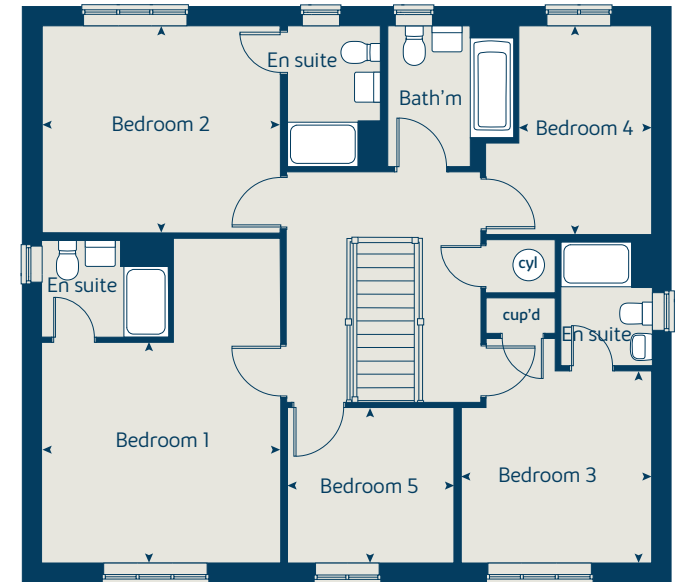
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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

Ground floor



First floor



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# The Birch

5 bedroom home

## Floor area

167 sq.m 1805 sq.ft

Ground floor	metres	feet / inches
Kitchen	4.52 x 3.71	14' 10" x 12' 2"
Family / dining area	5.42 x 3.52	17' 9" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

## First floor

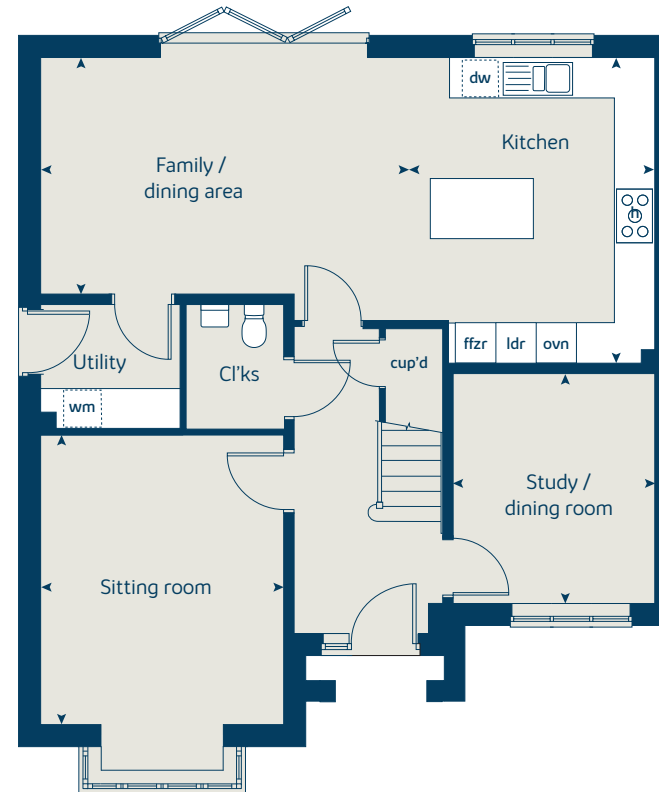
Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

## The Birch | X518 (F) 01 CCREW |

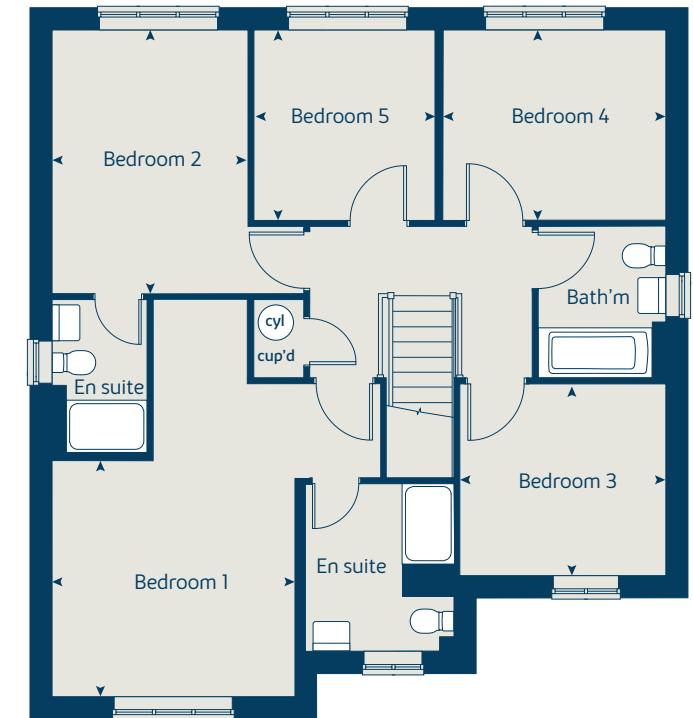
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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points
ffzr	fridge freezer		

### Ground floor



### First floor



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# The Redwood

5 bedroom home

Floor area  
139 sq.m 1504 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.40 x 3.24	11' 2" x 10' 7"
Dining / family area	5.35 x 3.24	17' 6" x 10' 8"
Sitting room	4.28 x 3.40	14' 1" x 11' 2"

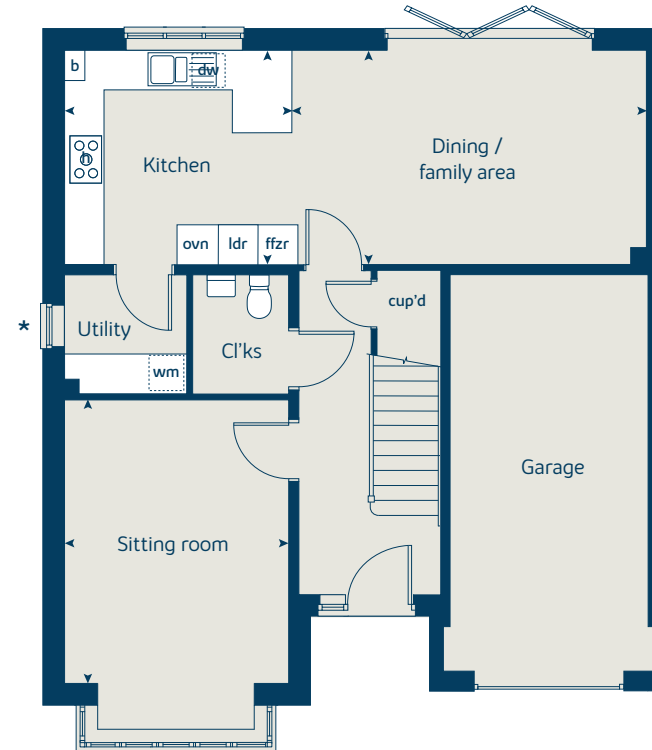
First floor	metres	feet / inches
Bedroom 1	4.10 x 3.39	13' 5" x 11' 1"
Bedroom 2	3.03 x 2.91	9' 11" x 9' 6"
Bedroom 3	3.35 x 2.91	11' 0" x 9' 7"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 8"
Bedroom 5	2.94 x 2.19	9' 8" x 7' 2"

## The Redwood | X5415 01 vt CCREW |

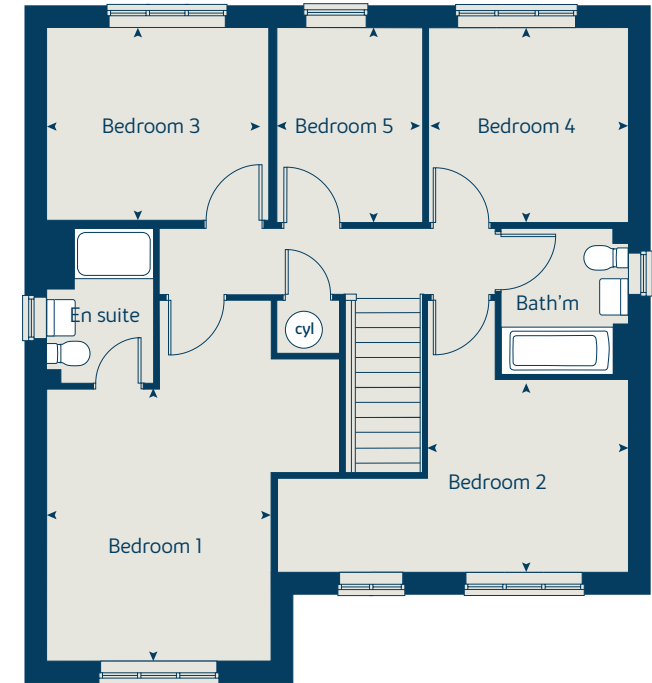
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ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	b	boiler
wm	washing machine	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



\* Window applies to selected plots only. Please see sales consultant for further details.

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# The Rosewood

4 bedroom home

Floor area  
107 sq.m 1159 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.50 x 3.50	18' 1" x 11' 6"
Sitting room	4.40 x 3.40	14' 5" x 11' 2"

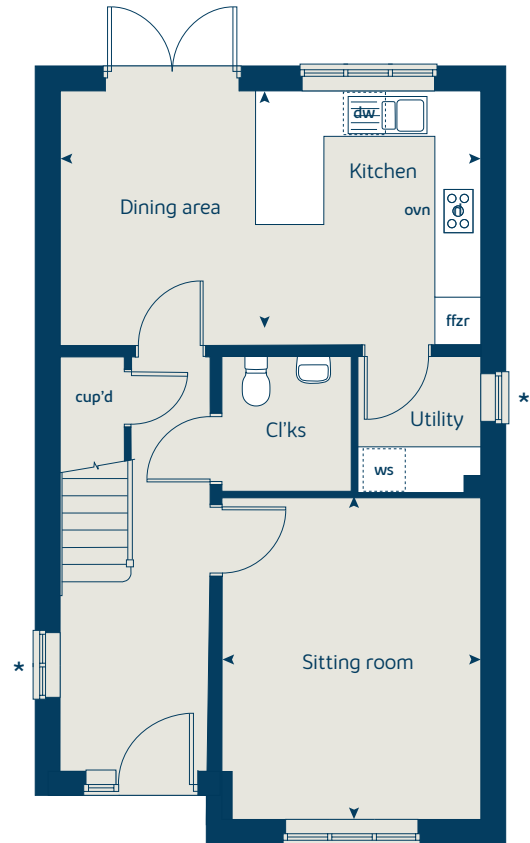
First floor	metres	feet / inches
Bedroom 1	3.59 x 3.27	11' 9" x 10' 9"
Bedroom 2	3.27 x 2.67	10' 9" x 8' 9"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"
Bedroom 4 / study	2.55 x 2.16	8' 5" x 7' 1"

## The Rosewood | X4308 (IF) 01 VT CCREW |

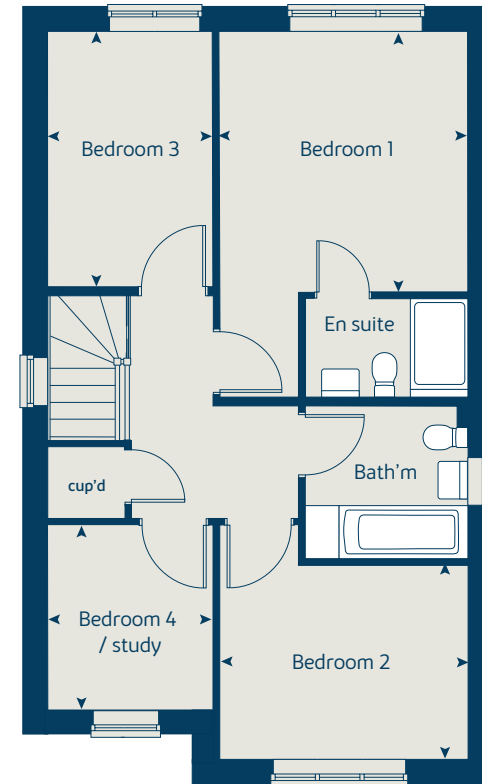
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



\* Window applies to selected plots only. Please see sales consultant for further details.

\*\* Window omitted to selected plots only. Please see sales consultant for further details.

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# The Aspen

4 bedroom home

## Floor area

127 sq.m 1370 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.58	25' 6" x 11' 9"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

## First floor

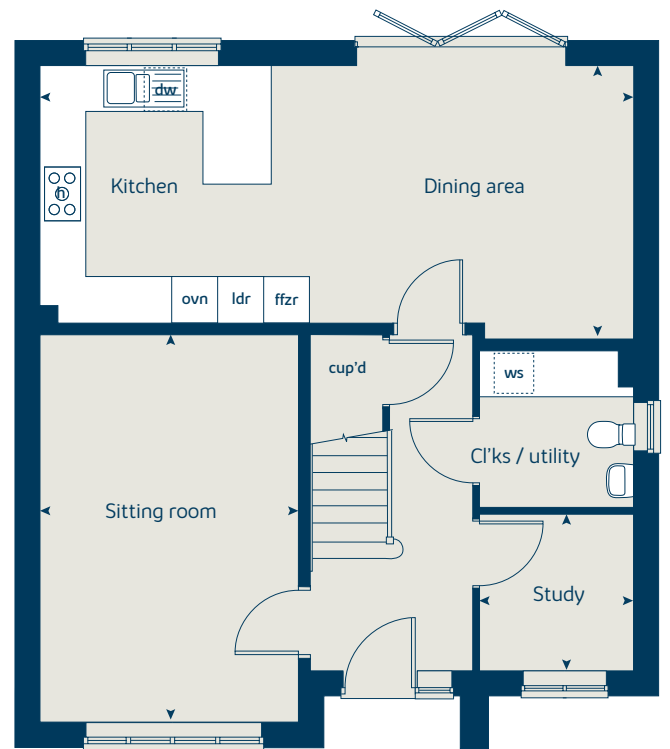
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

## The Aspen | X414 (IF) 01 CCREW |

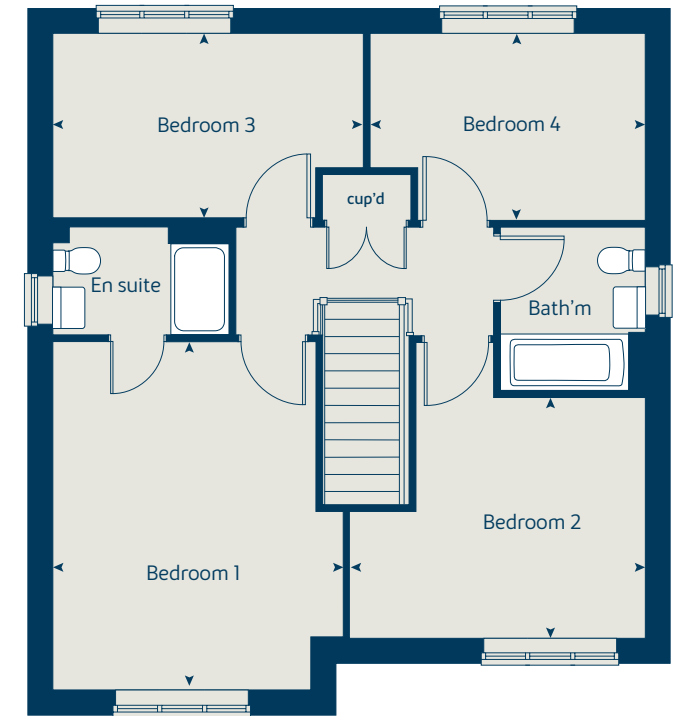
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ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### Ground floor



### First floor



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# The Maple

4 bedroom home

## Floor area

166 sq.m 1792 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.48	12' 2" x 11' 4"
Family / dining area	7.28 x 3.23	23' 11" x 10' 1"
Sitting room	5.14 x 3.50	16' 10" x 11' 6"
Study	2.50 x 2.29	8' 2" x 7' 6"

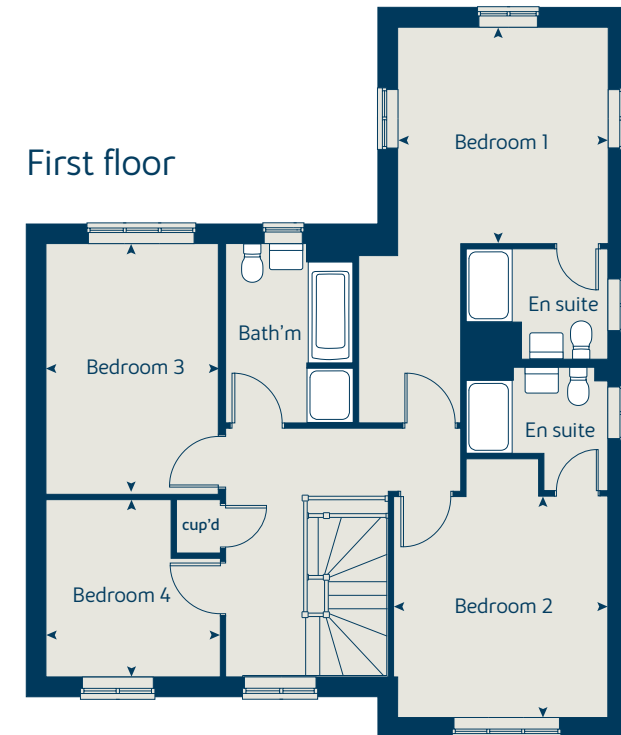
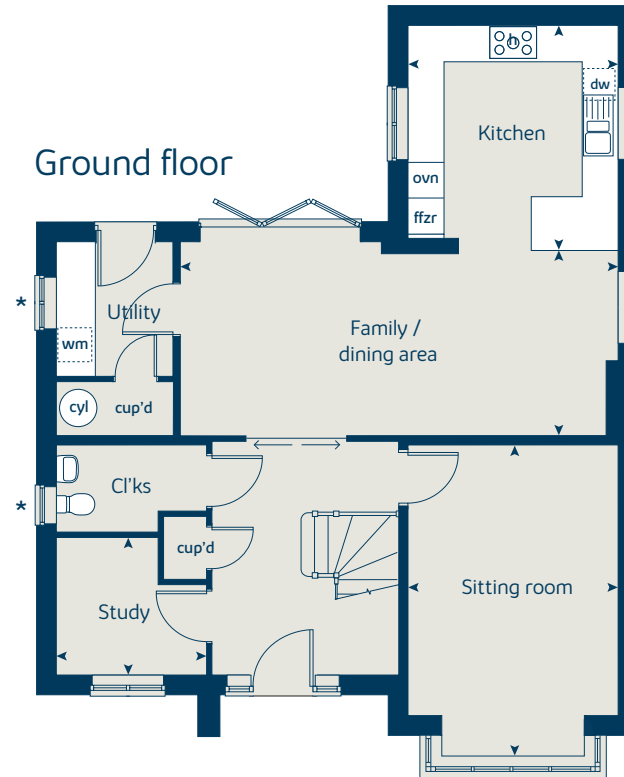
## First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.64 x 3.56	11' 11" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

## The Maple | X416 01 CCREW |

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



\* Window omitted to selected plots only. Please see sales consultant for further details.

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# The Beech

## 3 bedroom home

### Floor area

104 sq.m 1124 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 6" x 9' 7"
Sitting room	3.99 x 3.72	13' 1" x 12' 2"

### First floor

Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

### Second floor

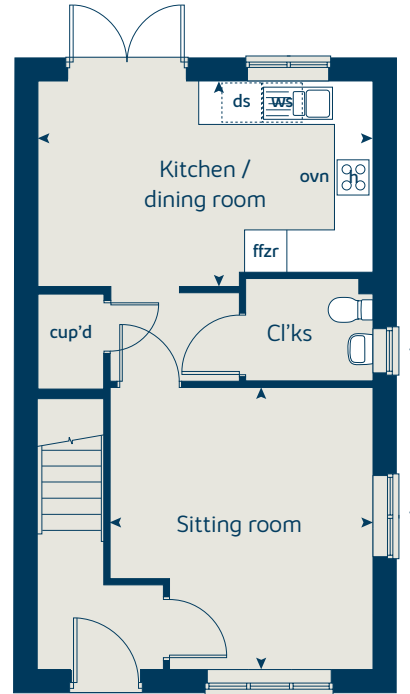
Bedroom 1	3.62 x 3.44	11' 10" x 11' 4"
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### The Beech | X309 v1 CCREW |

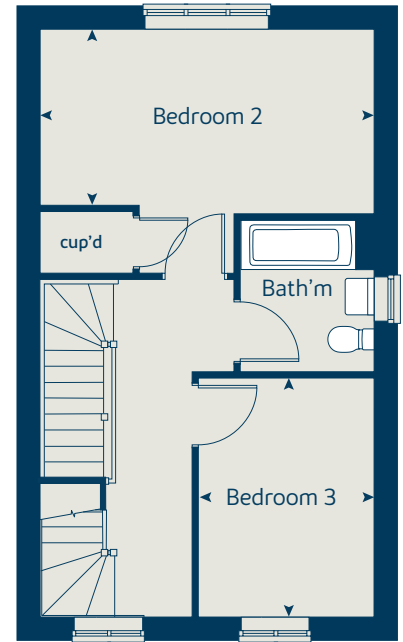
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
ws	washing machine space		

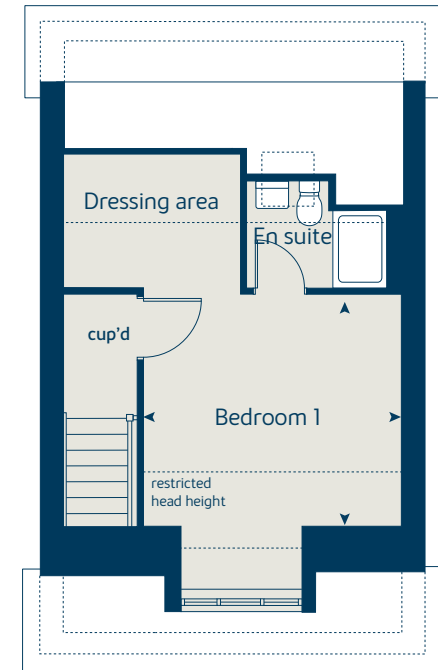
### Ground floor



### First floor



### Second floor



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RW18 BOV

# The Spruce

3 bedroom home

## Floor area

102 sq.m 1099 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 3" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 7"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

## First floor

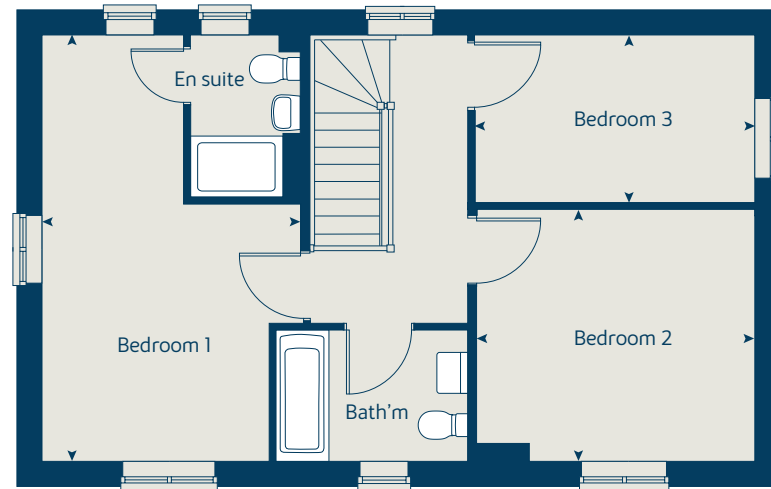
Bedroom 1	3.35 x 3.33	11' 0" x 10' 11"
Bedroom 2	3.59 x 3.26	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 1"

## The Spruce | X307 (IF) 01 CCREW |

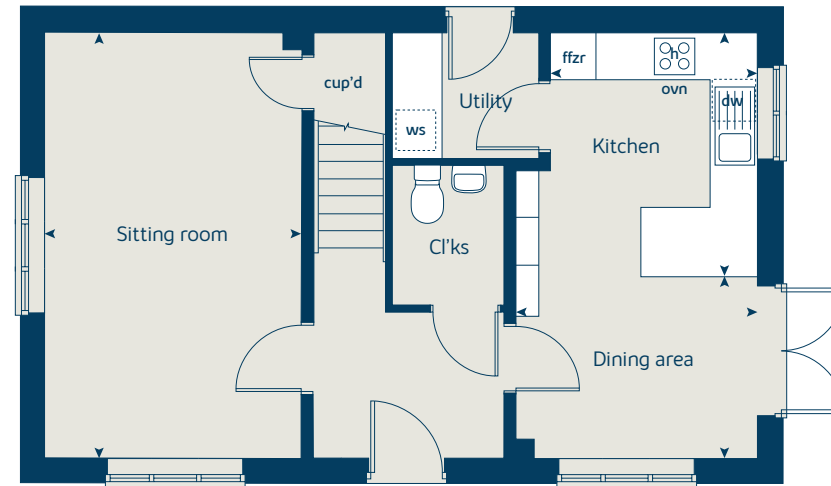
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
ws	washing machine space		

## First floor



## Ground floor



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# The Rowan

3 bedroom home

## Floor area

86 sq.m 931 sq.ft

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

## First floor

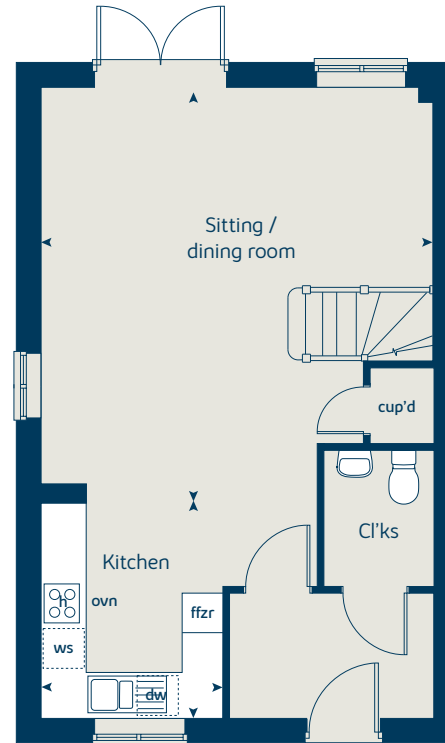
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.12	11' 7" x 7' 0"

## The Rowan | X306 01 CCREW |

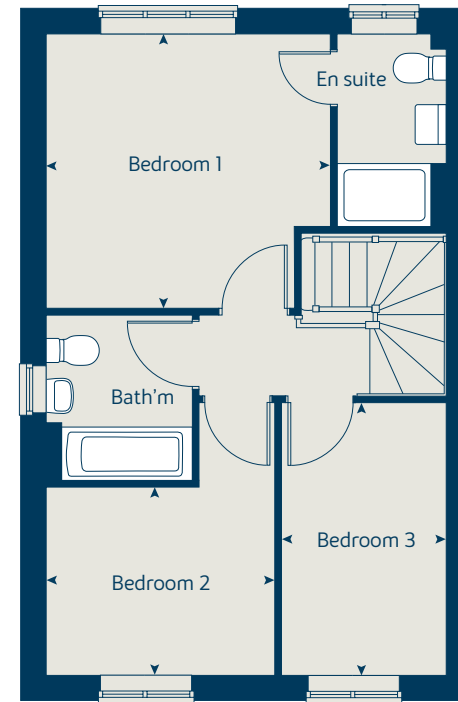
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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# Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Stoneleigh View, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Select range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

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 guidance.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in Symphony wardrobes**
- **Upgraded tiling in main bathroom and en suite**

# 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. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

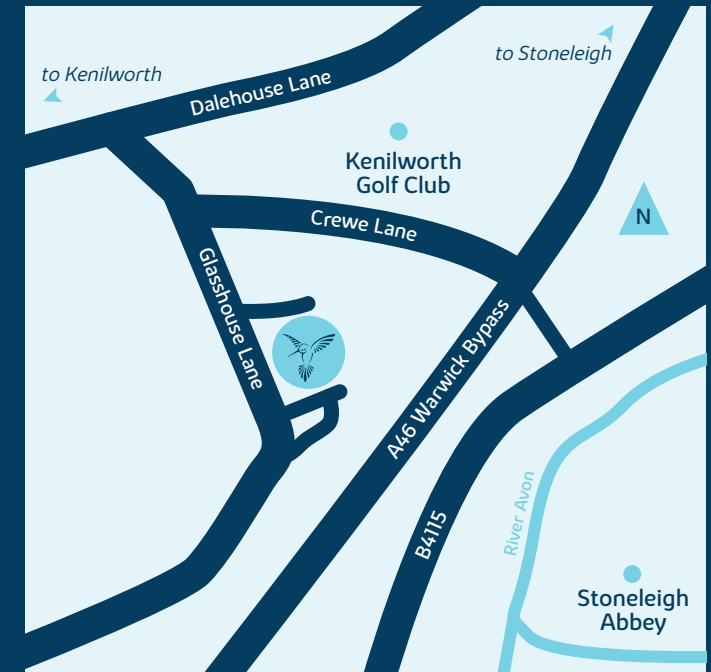
An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features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

The size, positioning and number of windows in our new 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 to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

## Stoneleigh View

Glasshouse Lane, Kenilworth,  
Warwickshire CV8 2SB  
01926 953650





Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

**Vistry South Central Midlands region**

Ingenuity House, 3rd Floor, Bickenhill Lane, Marston Green, Birmingham, B37 7HQ. Telephone: 01675 437 000

Produced by the Vistry Design Studio.

CCREW DS16493 / 05.26





# Stoneleigh View

## Specification

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# 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

	3 bedroom The Rowan The Spruce The Beech	4 bedroom The Rosewood The Aspen The Maple	5 bedroom The Redwood The Birch The Lime The Oak
Choice of Standard fitted kitchen (standard doors & premium worktops)	■	■	
Choice of Premium fitted kitchen (premium or standard doors)			■
Quartz worktops to kitchen with matching upstands			■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■
Indesit hob with built-in single underoven, with stainless steel splashback and stainless steel pyramid chimney hood	■	■	■
Indesit hob with built-in double under oven, with glass splashback and stainless steel pyramid chimney hood		■	
Indesit hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood		■	■
Bosch hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood			■
Downlights in white finish	■	■	■
Indesit integrated fridge freezer	■	■	■
Indesit integrated dishwasher	■	■	■
Space for washing machine with plumbing and electrics in kitchen / utility	■	■	
Indesit integrated washing machine in kitchen / utility		■	■

## Bathrooms and en suite(s)

	3 bedroom The Rowan The Spruce The Beech	4 bedroom The Rosewood The Aspen The Maple	5 bedroom The Redwood The Birch The Lime The Oak
Shower over bath in family bathroom		■	■
Ideal Standard contemporary white Studio Echo sanitaryware suite	■	■	■
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology		■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*			■
Downlights in white finish to bathroom and en suite(s)	■	■	■
Chrome towel warmer in bathroom and en suite(s)		■	■
<b>Doors and Windows</b>			
Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Double glazed bi-fold doors		■	■

3 bedroom  
**The Rowan**  
**The Spruce**  
**The Beech**  
4 bedroom  
**The Rosewood**  
**The Aspen**  
**The Maple**  
5 bedroom  
**The Redwood**  
**The Birch**  
**The Lime**  
**The Oak**

White painted cottage style internal doors with chrome lever handles	■	■	■	■	■				
Contemporary Oak Croft premium internal doors with chrome fittings						■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

**General**

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■				
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)						■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to 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 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■	■

- 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 Select upgrade options available depending on build stage, please speak with a sales consultant.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis 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.

The specification shown is correct at the time of production. Bovis 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 Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

**Vistry South Central Midlands region**

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