

# Coppice Green at Pickford Gate

Coventry





# Coppice Green

at Pickford Gate, Coventry

A taste of local life

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**Bovis  
Homes** 





# Welcome to Coppice Green

pickfordgate

This exciting new development is in the leafy outskirts of the vibrant cathedral city of Coventry with its centuries-old history, impressive innovation and excellent transport links to London and Birmingham.

Coppice Green is part of the Pickford Gate scheme which will see a new primary school, community centres, open spaces, play facilities and dedicated busways created. In nearby Allesley you'll find convenience stores, supermarkets and Allesley Park with its pitch and putt.

The development is less than 5 miles from the city centre which has an array of shops, museums, art galleries, theatres, cafes, pubs, restaurants and nightlife. Experience the award-winning water park, take to the ice, stroll along the Coventry Canal, explore the historic Guildhall or famous Transport Museum. For sports-lovers the Skydome leisure centre and Coventry Building Society Arena are two leading venues.

Coppice Green is only 1.5 miles from the A45 which links to the M45 and Junction 17 of the M1 to the south and to Junction

6 of the M42 to the north. The city's four railway stations link to London Euston, Birmingham New Street and International, Manchester and Glasgow and national express coaches run from the city centre. For flights, Birmingham Airport is only 7 miles away.

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, skylights to selected homes, and spacious master bedrooms with en suites.

So, if you're looking for quality new home close to a vibrant West Midlands city with excellent transport links, your search ends here!

# The perfect position

## Education for everyone

There will be a new primary school serving Pickford Gate and close by there's also the Eastern Green Playgroup, St Andrew's Church of England Infants School and the Eastern Green Junior School, all within half a mile of Coppice Green.

For senior students, less than 2 miles away is the West Coventry Academy, a comprehensive school for 11 to 18-year-olds. Finham Park 2 and the Westwood Academy are also secondary schools within a 10-minute drive.

### Stoneleigh Abbey

8.6 miles | 21 mins drive



### Birmingham Airport

7 miles | 15 mins drive



### Belgrade Theatre

4.5 miles | 14 mins drive



### The Hill Railway Station

2.2 miles | 6 mins drive



### Herbert Art Gallery and Museum

5.3 miles | 15 mins drive



Coppice Green



For further and higher education Coventry College has a wide range of courses and programmes and within 6 miles of Coppice Green you'll find Coventry University and Warwick University.

### Woodlands Sport Complex

0.9 miles | 20 mins walk

20  
mins



### Cannon Park Shopping Centre

3.9 miles | 11 mins drive

11  
mins



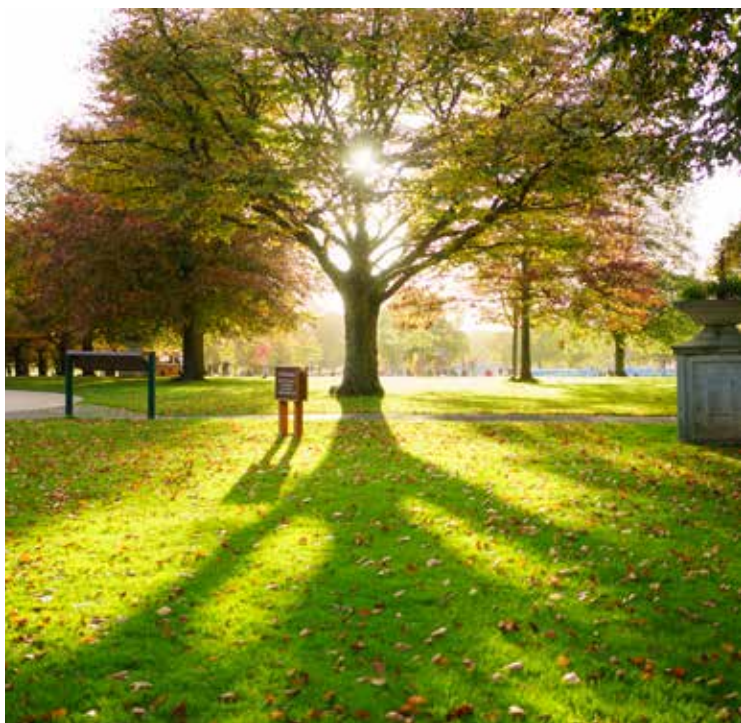
### Coventry Building Society Arena

7.5 miles | 21 mins drive

21  
mins



Distances and timings are approximate and for reference only. Calculated using [maps.google.co.uk](https://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 **£3.8 million** in local schemes to support the community surrounding your new home in Coppice Green.

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



PLAY AREA  
(LEAP) AND  
PONDS



CYCLE  
ROUTES



PRIMARY  
AND  
SECONDARY  
EDUCATION



IMPROVED  
HEALTHCARE  
FACILITIES









WEST MIDLANDS  
CYCLE HIRE  
DOCKING STATION







**Green initiatives** found at Coppice Green:

<p>ECOLOGY SURVEYS</p> 	<p>VEHICLE CHARGING POINTS TO ALL HOMES</p> 	<p>PHOTOVOLTAIC SOLAR PANELS</p> 
<p>SUSTAINABLE DRAINAGE SYSTEMS</p> 	<p>ENERGY EFFICIENT DOUBLE-GLAZED WINDOWS</p> 	<p><b>100%</b> TIMBER FRAME CARBON REDUCTION</p> 



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

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, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.





## 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 Bovis 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 Bovis 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



# Coppice Green

Pickford Gate

CV5 9AQ

02477 287690

Cover photograph of Coventry. Not view from the development. The streetscene 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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# Coppice Green at Pickford Gate

Coventry

Development plan

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# Coppice Green at Pickford Gate

## Coventry

pickfordgate



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 house type with the sales consultant. Development layout plan correct at time of production.







# The Irwell

2 bedroom home

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# The Irwell

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.80 x 3.10	12' 5" x 10' 2"
Dining / sitting room	4.10 x 3.70	13' 5" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	5.10 x 2.60	13' 5" x 8' 2"
Bedroom 2	4.00 x 2.70	13' 1" x 8' 10"

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

**The Irwell | 630-CZ502 |**

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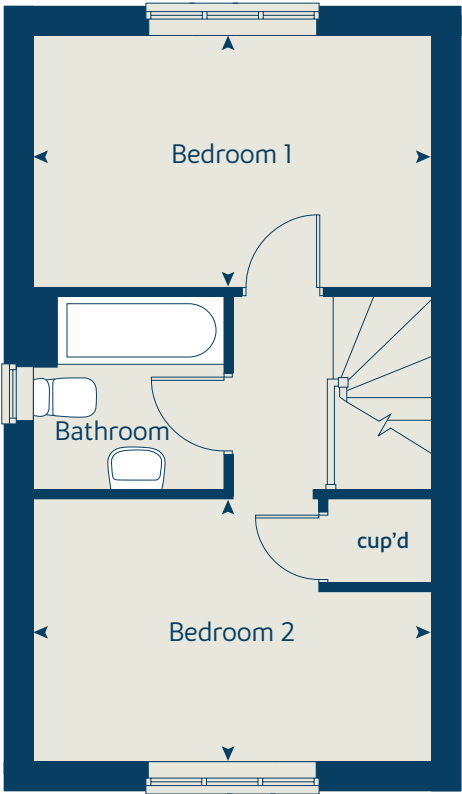
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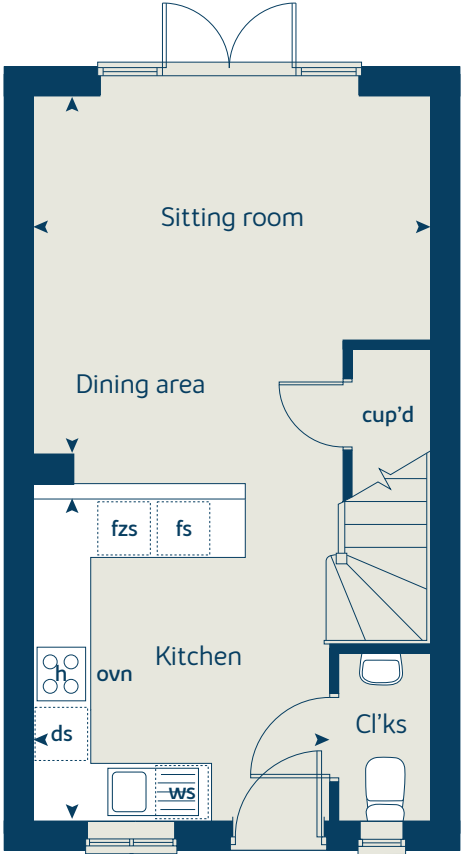
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First floor



Ground floor







# The Ashop

3 bedroom home

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# The Ashop

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	6.00 x 5.20	19' 8" x 17' 0"
Sitting room	5.10 x 3.00	16' 8" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.00	11' 9" x 9' 10"
Bedroom 2	3.10 x 2.60	10' 2" x 8' 6"
Bedroom 3	2.50 x 2.10	8' 2" x 6' 10"

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

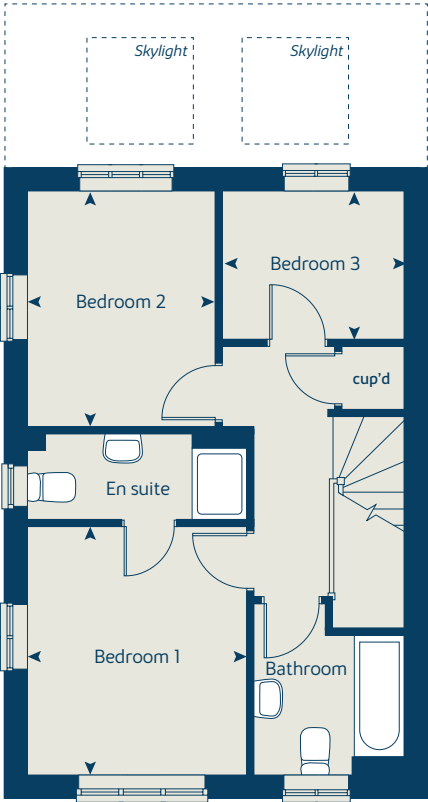
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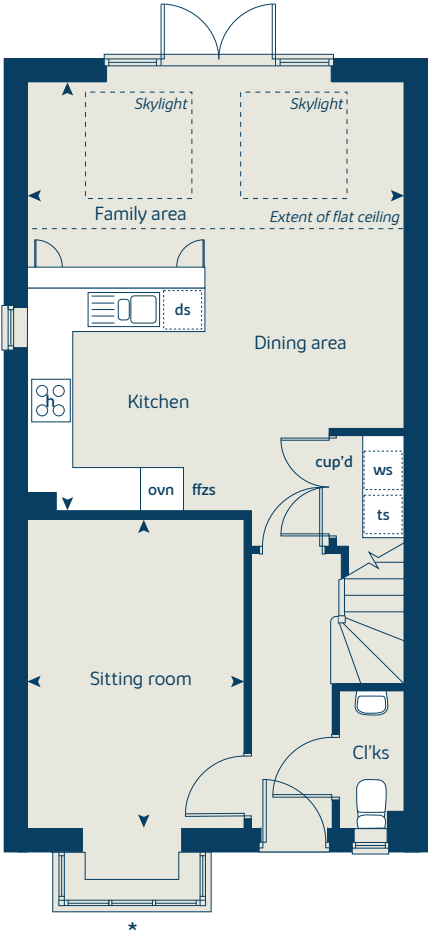
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First floor



Ground floor







# The Longford

3 bedroom home

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# The Longford

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.40 x 4.10	17' 8" x 13' 5"
Sitting room	4.50 x 3.10	14' 9" x 10' 2"

First floor	metres	feet / inches
Bedroom 1	3.40 x 2.70	11' 1" x 8' 10"
Bedroom 2	3.00 x 2.70	9' 10" x 8' 10"
Bedroom 3	2.50 x 2.00	8' 2" x 6' 6"

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

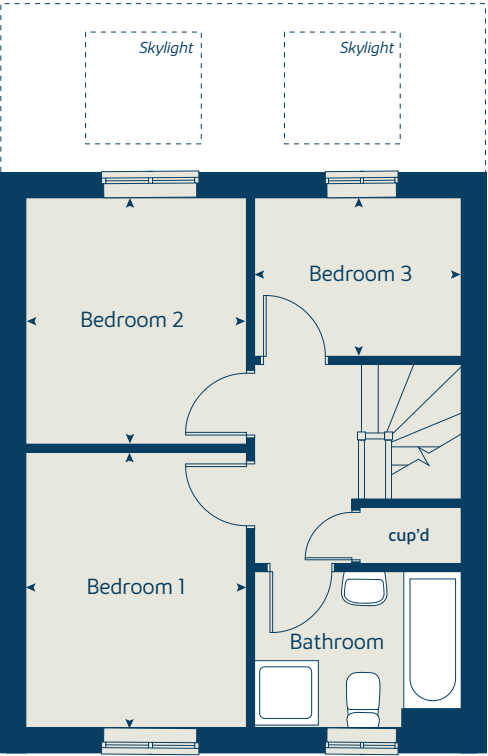
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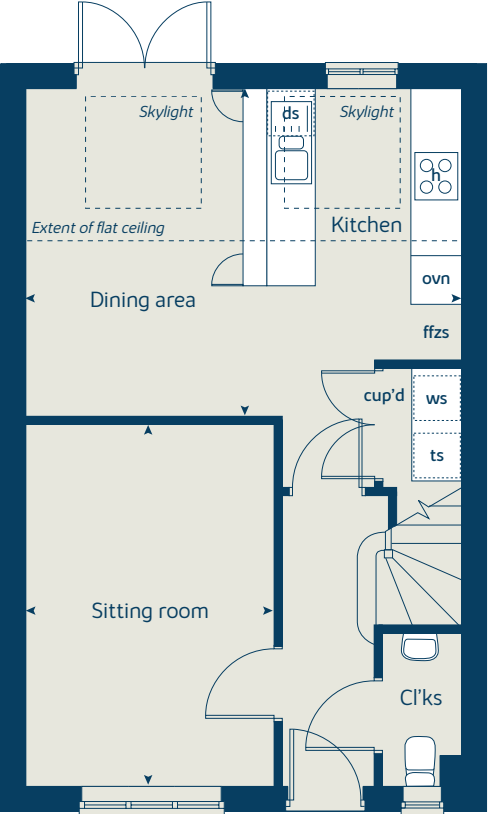
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### First floor



### Ground floor







# The Ashbourne

3 bedroom home

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# The Ashbourne

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.30 x 3.41	17' 5" x 11' 2"
Sitting room	4.40 x 3.16	14' 5" x 10' 4"

### First floor

Bedroom 1	3.71 x 2.83	12' 2" x 9' 3"
Bedroom 2	3.17 x 3.03	10' 5" x 9' 11"
Bedroom 3	3.03 x 2.51	9' 11" x 8' 3"

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

### The Ashbourne | 630-CZ502 |

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- ① Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

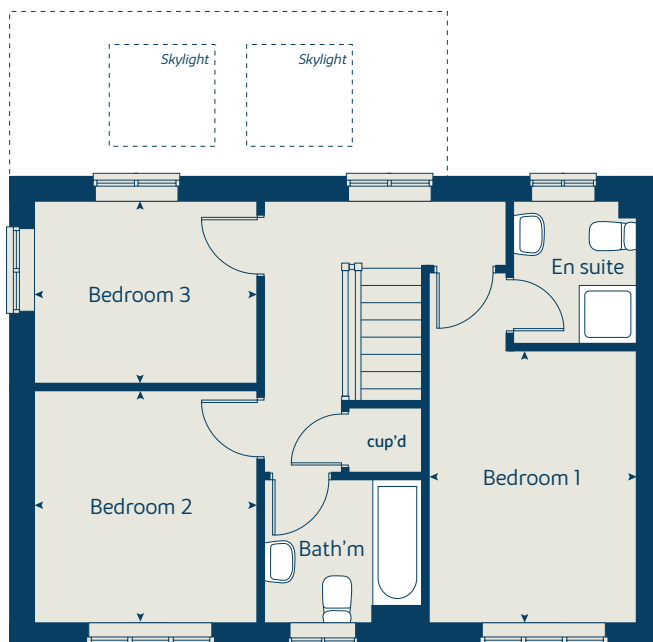
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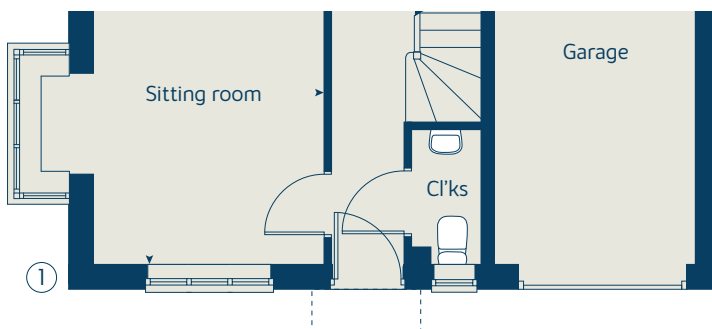
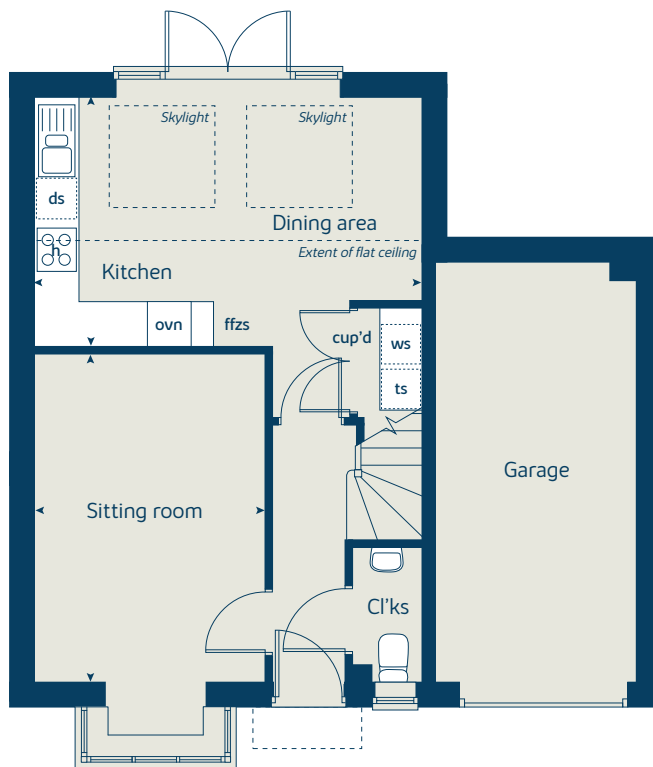
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### First floor



### Ground floor



pickfordgate





# The Calder

3 bedroom home

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# The Calder

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.20 x 4.20	17' 0" x 13' 9"
Sitting room	4.40 x 3.20	14' 5" x 10' 5"

### First floor

Bedroom 2	4.30 x 2.60	14' 1" x 8' 6"
Bedroom 3	2.20 x 2.10	7' 2" x 6' 10"

### Second floor

Bedroom 1	7.40 x 4.20	24' 3" x 13' 9"
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The New Calder | 630-CZ502 |

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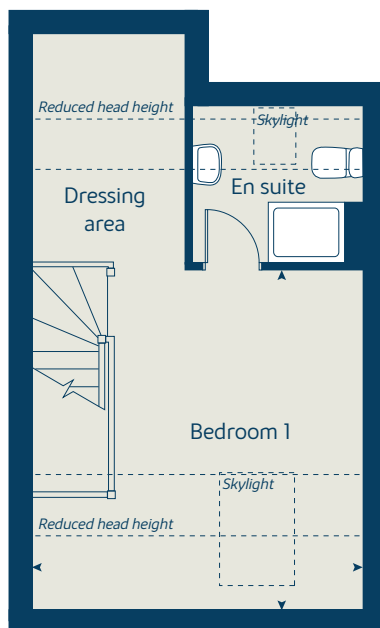
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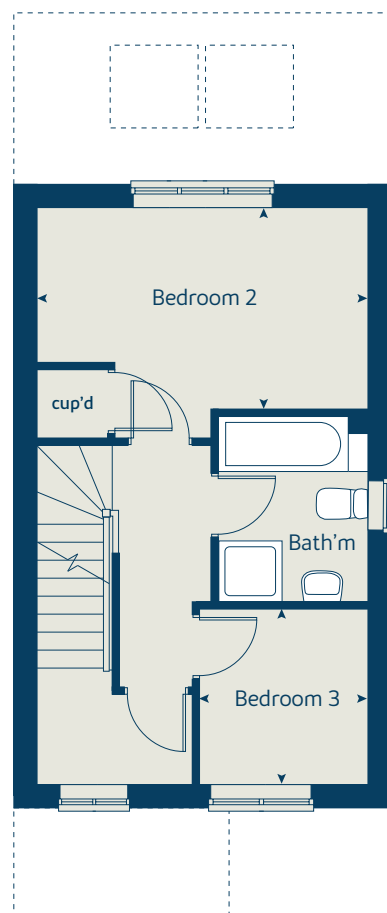
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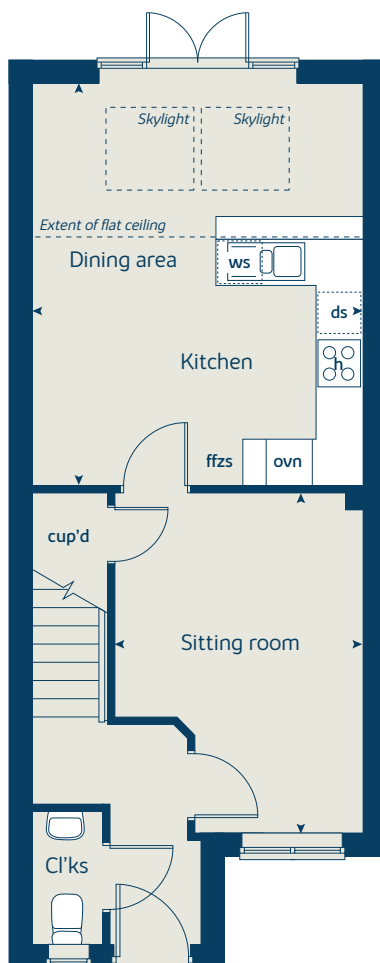
### Second floor



### First floor



### Ground floor



pickfordgate



# The Kingfisher

3 bedroom home

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# The Kingfisher

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.60 x 3.70	18' 4" x 12' 1"
Sitting room	5.60 x 3.10	18' 4" x 10' 2"

First floor	metres	feet / inches
Bedroom 1	4.60 x 3.40	15' 1" x 11' 1"
Bedroom 2	3.40 x 3.30	11' 1" x 10' 9"
Bedroom 3	3.40 x 2.20	11' 1" x 7' 2"

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

### The Kingfisher | 630-CZ502 |

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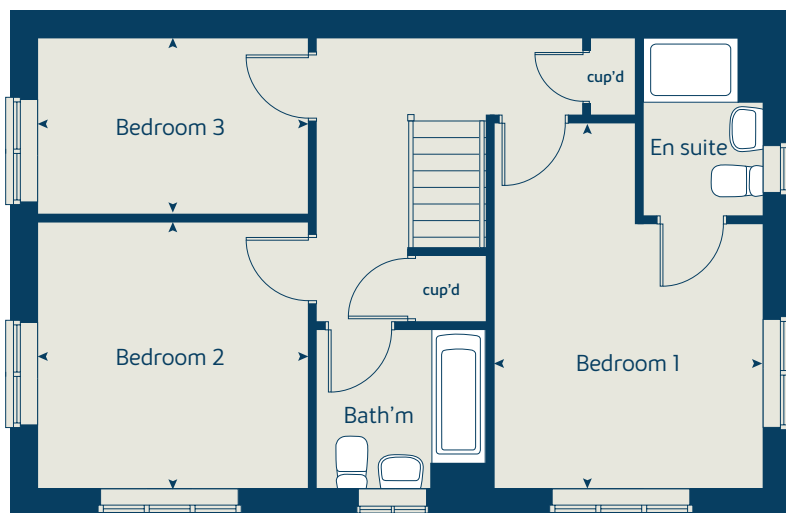
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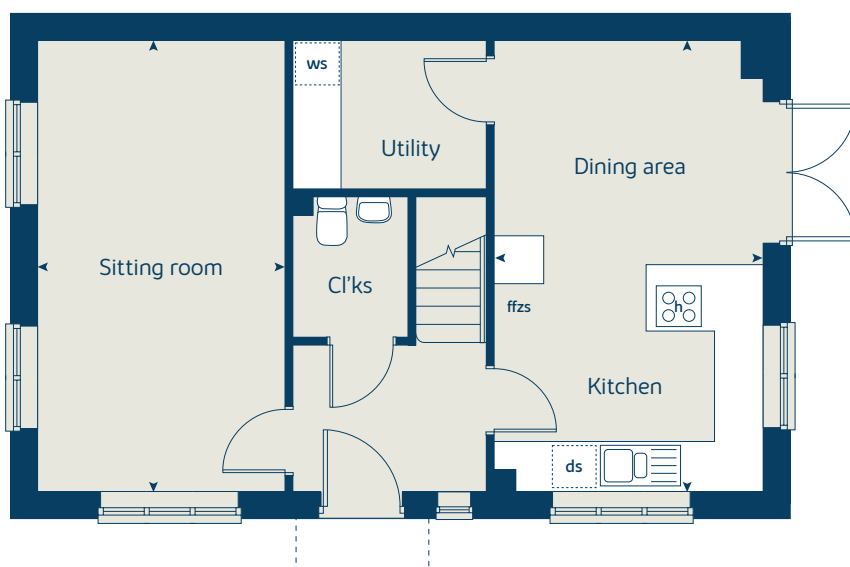
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### First floor



### Ground floor



pickfordgate



# The Kittiwake

3 bedroom home

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# The Kittiwake

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.60 x 3.30	18' 4" x 10' 9"
Sitting room	5.60 x 3.10	18' 4" x 10' 2"

First floor		
Bedroom 1	4.60 x 3.40	15' 1" x 11' 1"
Bedroom 2	3.40 x 3.30	11' 1" x 10' 9"
Bedroom 3	3.40 x 2.20	11' 1" x 7' 2"

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

**The Kittiwake | 630-CZ502 |**

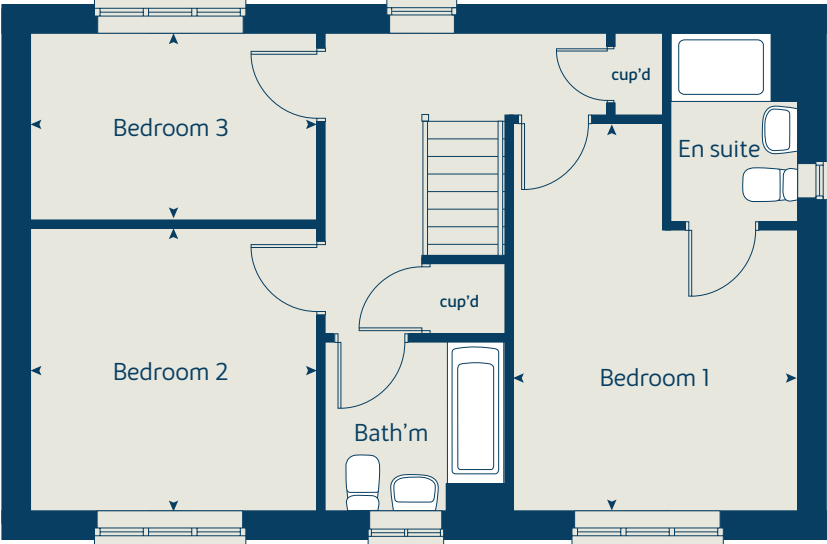
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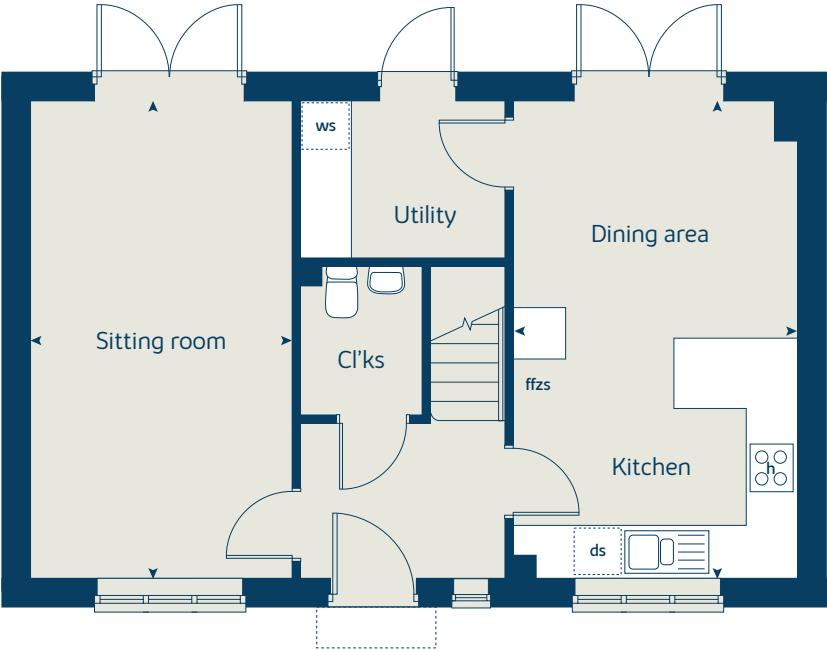
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First floor



Ground floor







# The Dunham

4 bedroom home

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# The Dunham

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.40 x 4.00	17' 8" x 13' 1"
Sitting room	5.30 x 3.00	17' 4" x 9' 10"

### First floor

Bedroom 2	3.10 x 2.70	10' 2" x 8' 10"
Bedroom 3	3.30 x 2.70	10' 9" x 8' 10"
Bedroom 4	2.50 x 1.90	8' 2" x 6' 2"

### Second floor

Bedroom 1	5.30 x 4.30	17' 4" x 14' 1"
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ovn	oven	ffzr	integrated fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Dunham | 630-CZ502 |

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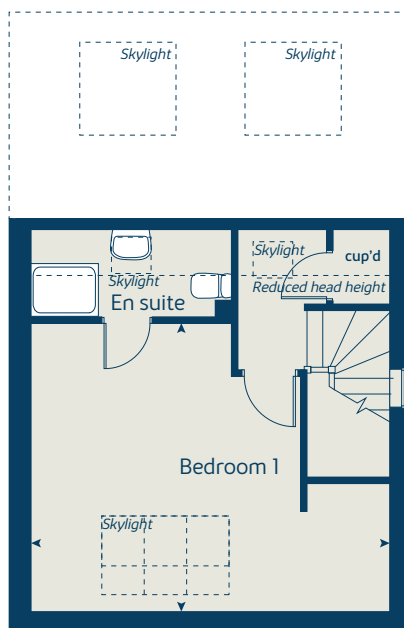
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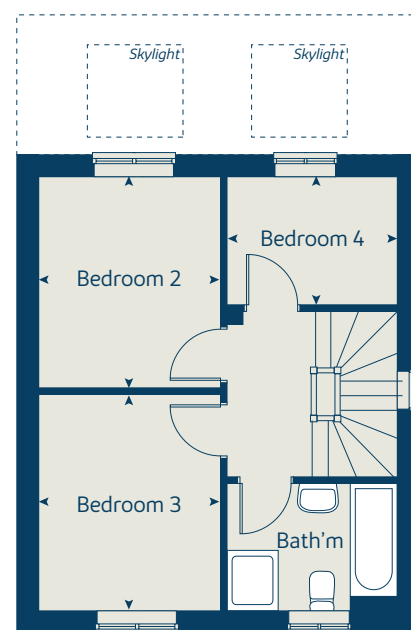
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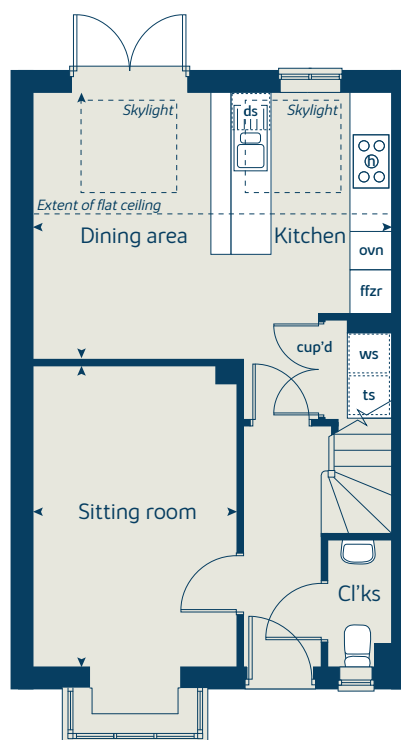
### Second floor



### First floor



### Ground floor



pickfordgate





# The Skylark

4 bedroom home

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**Bovis  
Homes** 



# The Skylark

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.30 x 3.30	17' 4" x 10' 9"
Sitting room	3.90 x 3.20	12' 9" x 10' 5"

### First floor

Bedroom 1	4.20 x 3.70	13' 9" x 12' 1"
Bedroom 2	4.20 x 2.80	13' 9" x 9' 2"
Bedroom 3	4.20 x 2.80	13' 9" x 9' 2"
Bedroom 4	3.10 x 3.00	10' 2" x 9' 10"

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

### The Skylark | 630-CZ502 |

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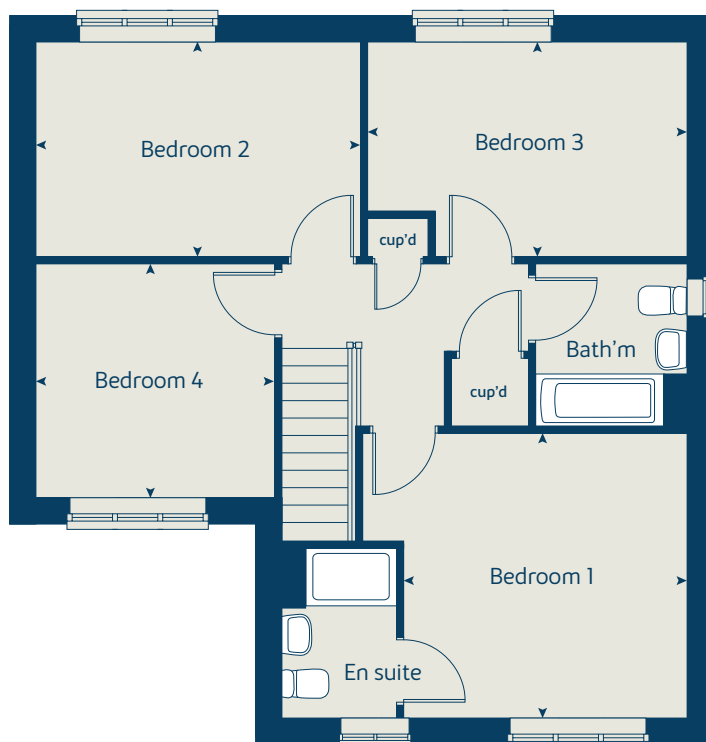
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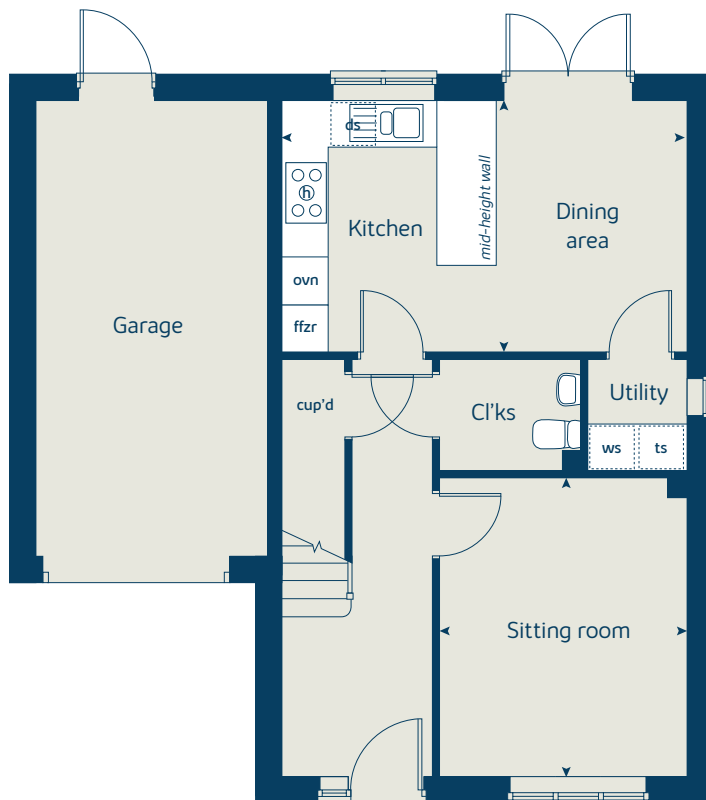
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### First floor



### Ground floor



pickfordgate



# The Starling

4 bedroom home

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# The Starling

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.67 x 4.25	18' 7" x 13' 11"
Sitting room	4.30 x 3.40	14' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.40	11' 9" x 11' 1"
Bedroom 2	4.10 x 3.10	13' 5" x 10' 2"
Bedroom 3	3.70 x 3.10	12' 1" x 10' 2"
Bedroom 4	3.40 x 3.00	11' 2" x 9' 10"

ovn	tall oven	ffzr	integrated fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Starling | 630-CZ502 |

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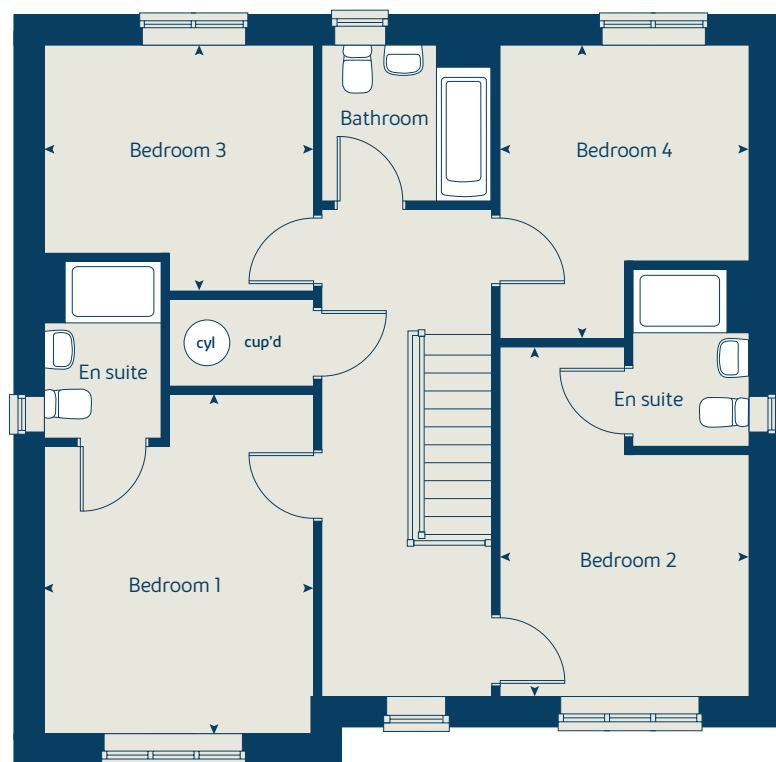
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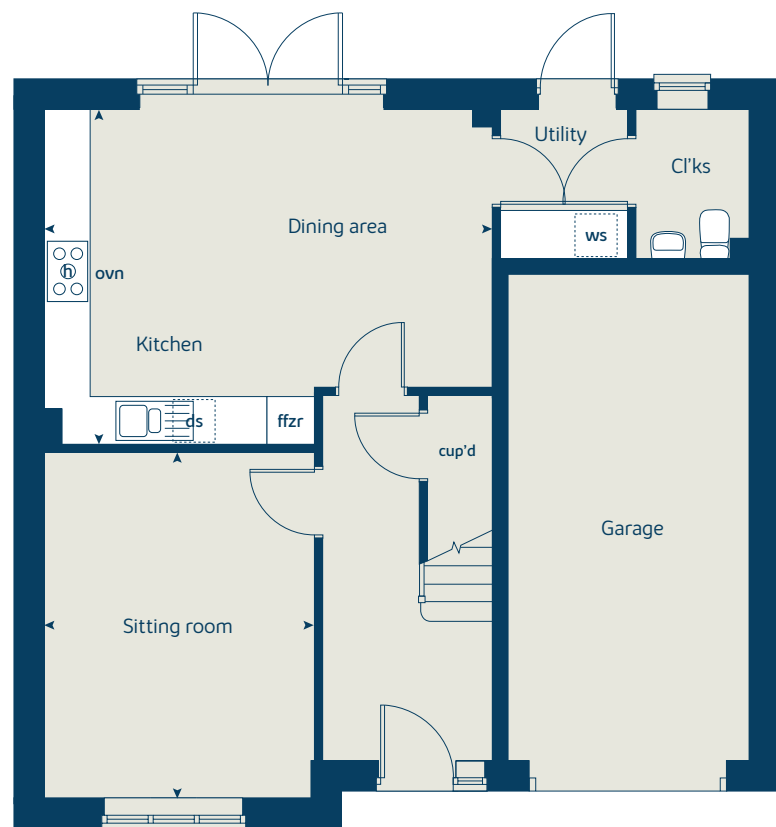
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### First floor



### Ground floor



pickfordgate





# The Stratford

4 bedroom home

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# The Stratford

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.90 x 3.70	29' 2" x 12' 1"
Sitting room	7.20 x 3.20	23' 7" x 10' 5"

First floor	metres	feet / inches
Bedroom 1	4.00 x 3.30	13' 1" x 10' 9"
Bedroom 2	3.30 x 3.00	10' 9" x 9' 10"
Bedroom 3	3.20 x 2.60	10' 5" x 8' 6"
Bedroom 4	3.00 x 2.20	9' 10" x 7' 2"

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

### The Skylark | 630-CZ502 |

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- ① Alternative side elevation applies to selected plots only. Please speak to our sales consultant for further details.

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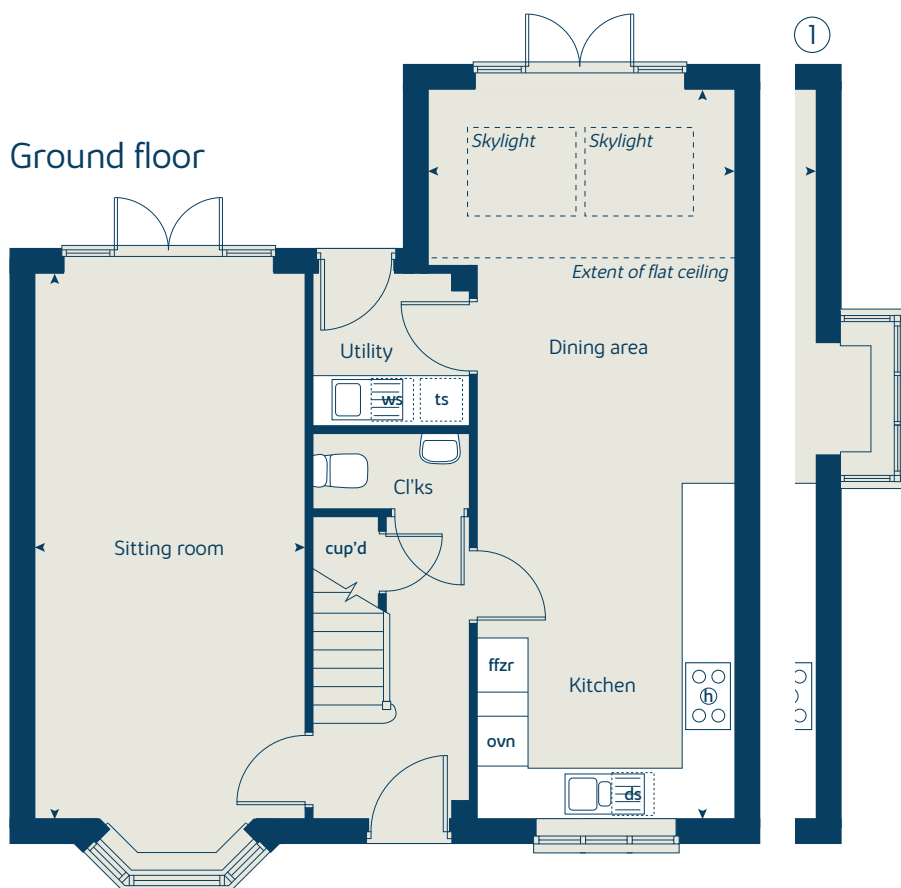
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### First floor



### Ground floor



**pickfordgate**



# The Wellington

4 bedroom home

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# The Wellington

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.40 x 5.20	24' 3" x 17' 0"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"

First floor	metres	feet / inches
Bedroom 1	4.50 x 4.10	14' 9" x 13' 5"
Bedroom 2	3.20 x 2.80	10' 5" x 9' 2"
Bedroom 3	3.10 x 2.40	10' 2" x 7' 10"
Bedroom 4	3.00 x 2.30	9' 10" x 7' 6"

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

### The Skylark | 630-CZ502 |

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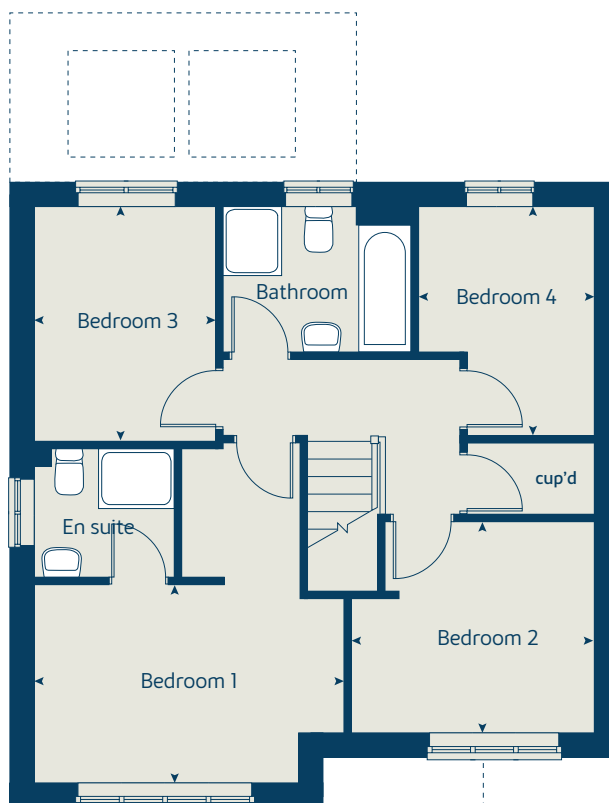
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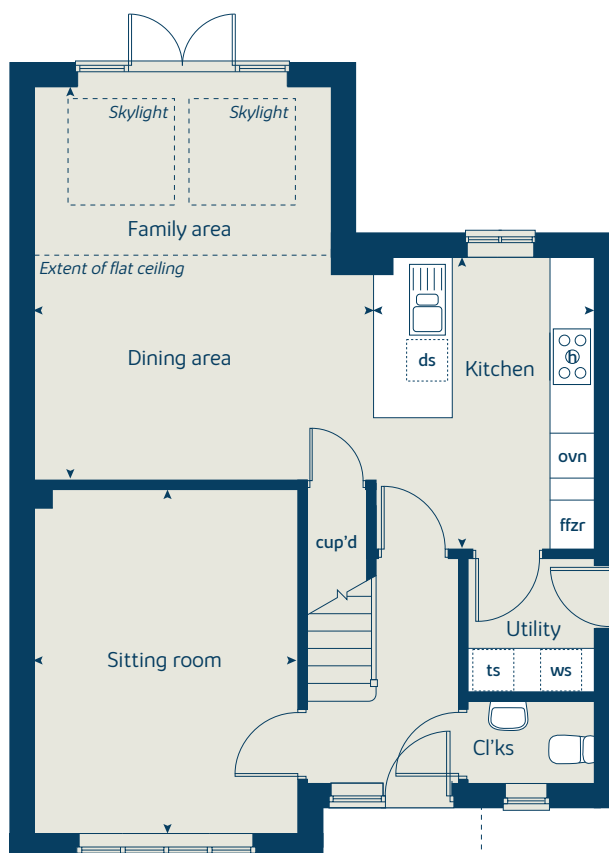
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### First floor



### Ground floor



pickfordgate



# Coppice Green

at Pickford Gate, Coventry

Specification

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# Coppice Green

## at Pickford Gate, Coventry

pickfordgate

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

		2 bedroom The Irwell	3 bedroom The Ashop The Longford The Ashbourne The Calder The Kingfisher The Kittiwake	4 bedroom The Dunham The Skylark The Starling The Stratford The Wellington
<b>Kitchen</b>				
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■
Hob with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■			■
Hob with built-in single high level oven, with stainless steel splashback and curved glass chimney hood		■	■	
Hob with built-in double high level oven, with glass splashback and curved glass chimney hood				■
Integrated 50 / 50 fridge freezer				■
Fridge / freezer space	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■	
Space for washing machine and tumble dryer^ with plumbing and electrics in utility / cupboard		■	■	■
Pendant light fitting	■	■	■	■
<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary white sanitaryware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Handheld hair wash attachment		■	■	■
Shower over the bath (full height tiling to length and side of bath)	■			
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite (and to bedroom 2 en suite where applicable)		■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)				■

■ Fitted as standard - included in the property

\* Subject to stage of construction

^ Tumble Dryer space, applicable to specific plots only. Please see sales consultant for further information.





General						
PV solar panels	■	■	■	■	■	■
Car charging point	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to lounge (plus to study where shown)	■	■	■	■	■	■
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	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■

# So much choice...

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 contemporary 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.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

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 guidance.



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.

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