

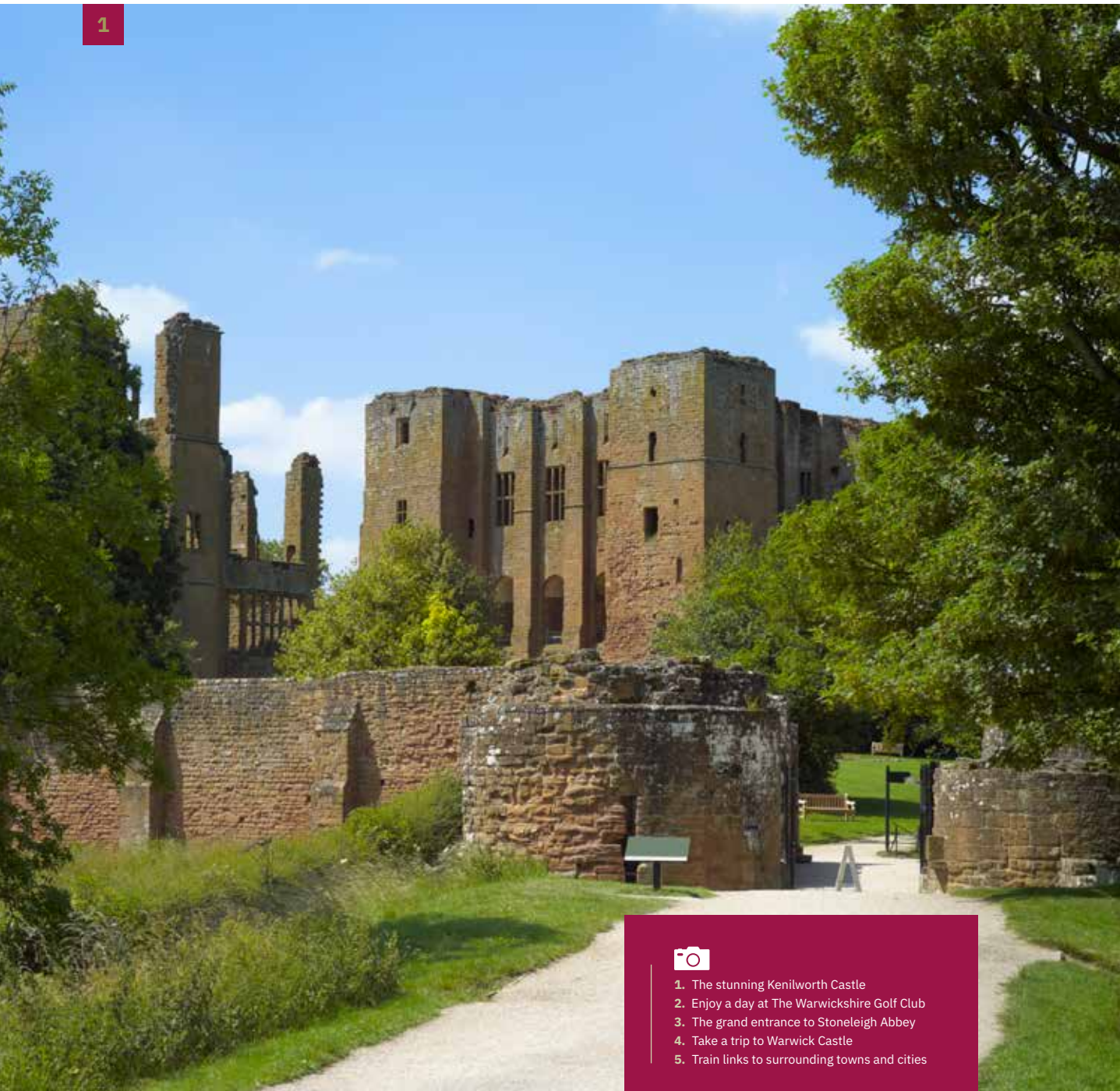
Kenilworth Gate

Kenilworth | Warwickshire



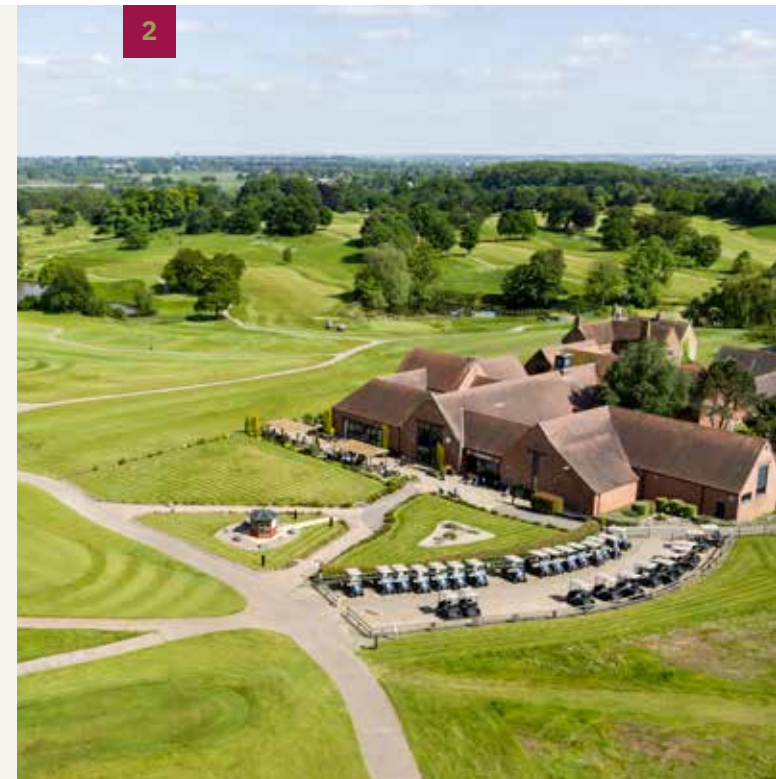
CHARLES CHURCH

1



1. The stunning Kenilworth Castle
2. Enjoy a day at The Warwickshire Golf Club
3. The grand entrance to Stoneleigh Abbey
4. Take a trip to Warwick Castle
5. Train links to surrounding towns and cities

2



3





Welcome to Kenilworth Gate

Romantic castle ruins, a well-equipped high street, a Michelin-starred restaurant, and great schools are just some of the reasons why Kenilworth is such a popular place to live.

Kenilworth Gate sits within walking distance of the bustling main street, home to a great selection of pubs, bars, restaurants (including a Michelin-starred restaurant) and independently-owned shops, plus high street essentials including a post office, banks and a Waitrose. Continue north through the scenic Abbey Fields park, which hosts a swimming pool (currently undergoing a multi-million pound redevelopment) and you'll reach the historic part of town.

There are endless attractions and activities to explore in the surrounding area. In Kenilworth itself you can explore the romantic ruins of Kenilworth Castle and take a stroll round the Elizabethan Garden. Abbey Fields is a beloved local spot, offering large swathes of grassland, waterside walks, a lake and a play area. Magnificent Stoneleigh Abbey is well worth a visit, as are the peaceful surroundings of Thickthorn Wood. Hatton Adventure World will become a favourite with the kids, while those who like staying active will enjoy Castle Farm Recreation Centre, Kenilworth Golf Club and Meadow Community Sports Centre.

Always in reach



For anyone looking for easy access to the main centres in the Midlands, whether you're travelling for work or leisure, Kenilworth is an ideal location. A footpath has been installed at the development allowing easy walking access into the town centre. The town is also situated just off the A46 meaning Coventry, Warwick and Royal Leamington Spa can all be reached in 15 minutes or less by car, while Birmingham is a 40-minute drive away via the A452 and M6.

Approximate travel distance by car to:



Kenilworth town centre:	1.7 miles
Warwick:	5.1 miles
Royal Leamington Spa:	5.5 miles
Stratford-upon-Avon:	13.9 miles



Site plan



KEY

- The Kingswood (2)
- The Barford (2)
- The Milverton (3)
- The Lighthorne (3)
- The Langley (3)
- The Lapworth (3)
- The Alcester (3)
- The Loxley (3)
- The Alveston (3)
- The Ashow (3)
- The Walton (4)
- The Hatton (4)
- The Walcote (4)
- The Whitchurch (4)
- The Woodcote (4)
- The Wellesbourne (4)
- The Rowington (5)
- The Wixford (5)
- Affordable Housing

(3) indicates number of bedrooms



CHARLES CHURCH



This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales executive on site for specific elevations, room dimensions and external finishes.



The Kingswood



The Kingswood



Experience modern living in the beautifully designed Kingswood, a stunning two-bedroom semi-detached home that perfectly balances style and functionality. The open plan kitchen and living area with French doors leading to the well-proportioned garden, creates the perfect space for relaxation and entertainment. The ground floor also offers a convenient guest WC and two versatile storage cupboards. On the upper level are two good-sized bedrooms and a spacious family bathroom, ideal for unwinding in comfort.

QUICK OVERVIEW



x2 Bedrooms



x1 Bathroom



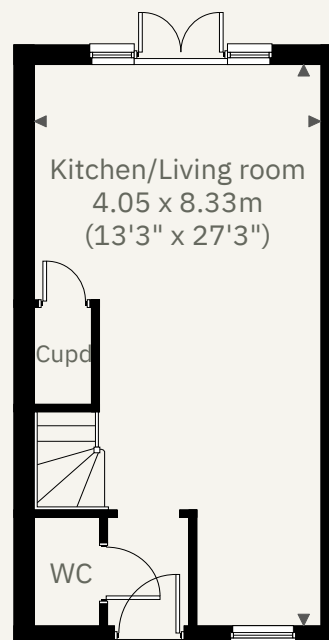
Single garage (selected plots) and x2 parking spaces



EV charging point

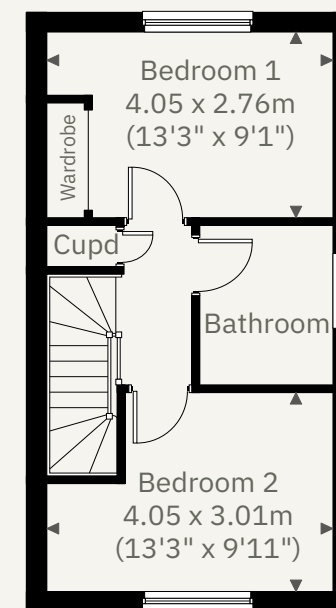


B [83] Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	4.05 x 8.33



First floor

	Metres
Bedroom 1	4.05 x 2.75
Bedroom 2	4.05 x 3.01

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Barford



The Barford



Introducing the Barford, a thoughtfully crafted semi-detached home, it boasts an open plan kitchen and dining area, perfect for entertaining family and friends. The well-proportioned living room features French doors leading in to the garden. The first floor offers two bedrooms, with the primary bedroom featuring a built-in wardrobe for ample storage. A modern family bathroom and a convenient storage cupboard complete the upstairs layout, ensuring comfort and practicality throughout.

QUICK OVERVIEW



x2 Bedrooms



x1 Bathroom



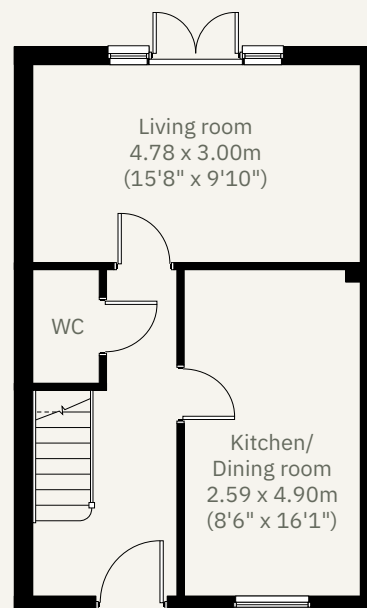
x2 parking spaces



EV charging point

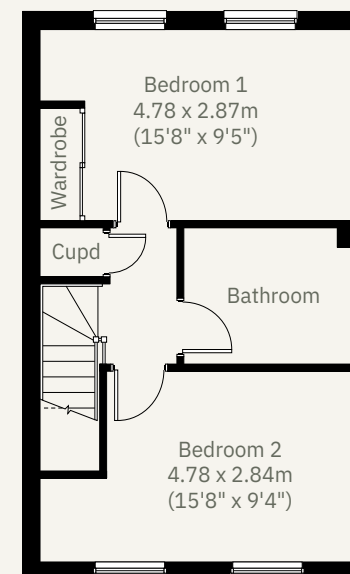


B [83] Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	2.59 x 4.90
Living room	4.78 x 3.00



First floor

	Metres
Bedroom 1	4.78 x 2.87
Bedroom 2	4.78 x 2.84

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Milverton



The Milverton

The Milverton effortlessly combines both elegance and versatility. The sophisticated open plan living and dining area provides a spacious and inviting setting. The separate kitchen is thoughtfully designed, ensuring functionality and style and a convenient downstairs WC adds to the home's practicality. Upstairs, the first floor features two well-sized bedrooms and a generously spacious bathroom. The second floor is dedicated to the primary bedroom, complete with an en suite bathroom and an additional storage cupboard for added convenience.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En suite



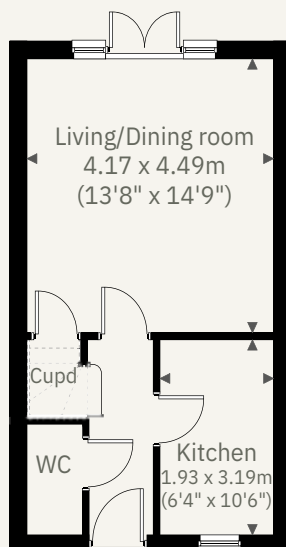
Single garage (selected plots) and x2 parking spaces



EV charging point

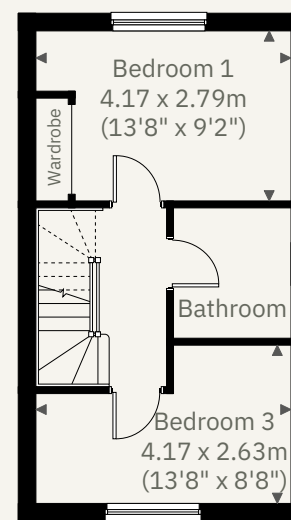


B [84] Energy Efficiency Rating



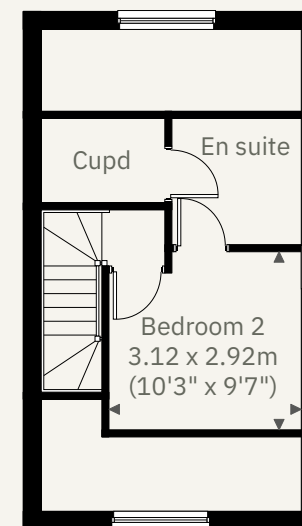
Ground floor

Metres	
Kitchen	1.93 x 3.19
Living/Dining room	4.17 x 4.49



First floor

Metres	
Bedroom 1	4.17 x 2.79
Bedroom 3	4.17 x 2.63



Second floor

Metres	
Bedroom 2	3.12 x 2.92

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Lighthorne



The Lighthorne



The Lighthorne is a stunning three-bedroom semi-detached home. The ground floor offers an open plan kitchen, living, and dining area, designed for seamless living and entertaining with French doors open onto the garden. The ground floor also features a convenient WC and handy storage cupboard. Upstairs, the Lighthorne features three well-appointed bedrooms, including a spacious bedroom one and a modern bathroom.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



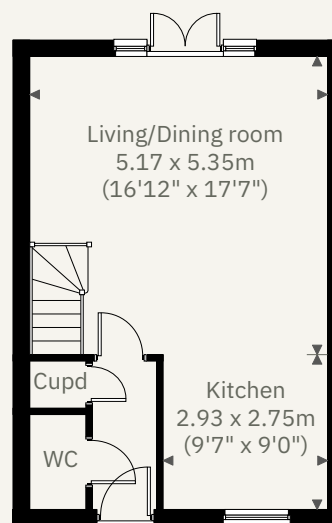
Single garage (selected plots)
and x2 parking spaces



EV charging point

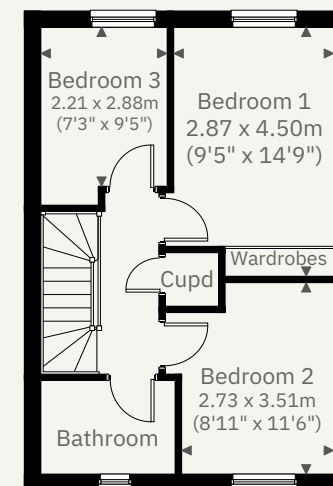


B [83] Energy
Efficiency Rating



Ground floor

	Metres
Living/Dining room	5.17 x 5.35
Kitchen	2.93 x 2.75



First floor

	Metres
Bedroom 1	2.87 x 4.50
Bedroom 2	2.73 x 3.51
Bedroom 3	2.21 x 2.88

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Langley








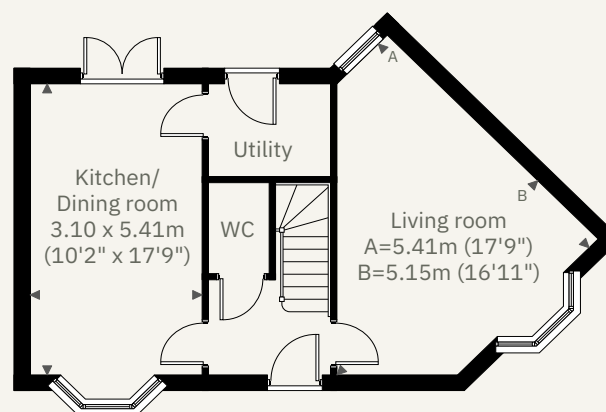
The Langley



The Langley is an attractive three-bedroom semi-detached home, thoughtfully designed for families and those who love to entertain. The dual-aspect living room offers natural light, creating a warm and welcoming ambiance. The open plan kitchen and dining area is perfect for family meals, while the utility and downstairs WC provide added convenience. Upstairs you'll find two good-sized bedrooms plus the spacious bedroom one which features an en suite. A well-placed storage cupboard and a main bathroom complete the upper level.

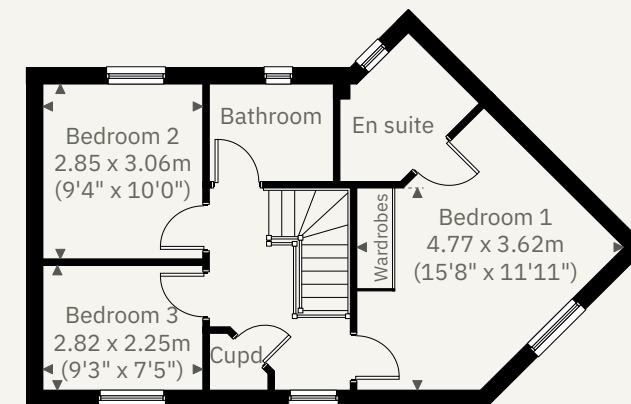
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  x2 parking spaces
-  EV charging point
-  **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.10 x 5.41
Living room	5.41 x 5.15



First floor

	Metres
Bedroom 1	4.77 x 3.62
Bedroom 2	2.85 x 3.06
Bedroom 3	2.82 x 2.25

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Lapworth





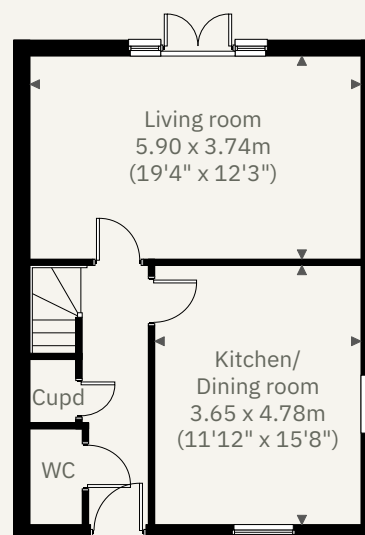
The Lapworth



The Lapworth is a highly sought-after three-bedroom semi-detached home, crafted with the demands of modern living in mind. The open plan kitchen and dining area create a vibrant and versatile space, ideal for entertaining guests or enjoying family dinners. A spacious and separate living room offers a relaxing space, with French doors that open onto the garden. The upstairs layout is equally impressive, featuring three well-proportioned bedrooms, with bedroom one boasting a private en suite. To complete the first floor, you will find the family bathroom and two additional storage cupboards.

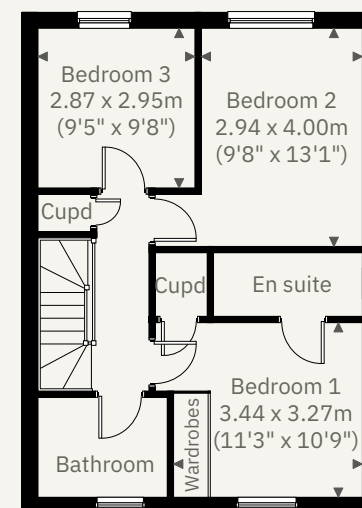
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  x2 parking spaces
-  EV charging point
-  **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.65 x 4.78
Living room	5.90 x 3.74



First floor

	Metres
Bedroom 1	3.44 x 3.27
Bedroom 2	2.94 x 4.00
Bedroom 3	2.87 x 2.95

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Alcester




The Alcester



A charming detached home, complete with a single garage, the Alcester is designed to meet the needs of family living. The open plan kitchen/dining area, offers an inviting space to entertain guests, with French doors leading out to the garden. A separate front-aspect living room provides a cosy retreat, while a dedicated study is perfect for home working. A handy storage cupboard and a downstairs WC add to the home's convenience. Upstairs, there are three bedrooms with bedroom one featuring an en suite. A modern family bathroom as well as two additional storage cupboards complete the first floor.

QUICK OVERVIEW


 x4 Bedrooms

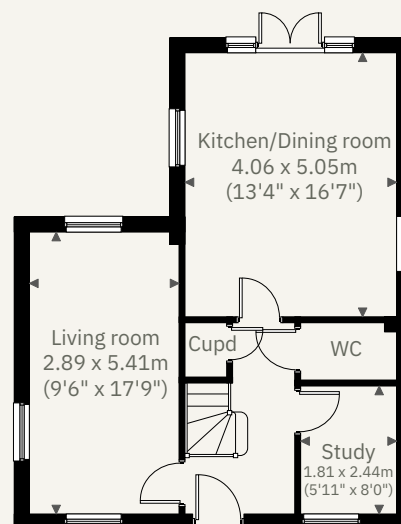
 x1 Bathroom

 x1 En suite

 Single garage and x2 parking spaces

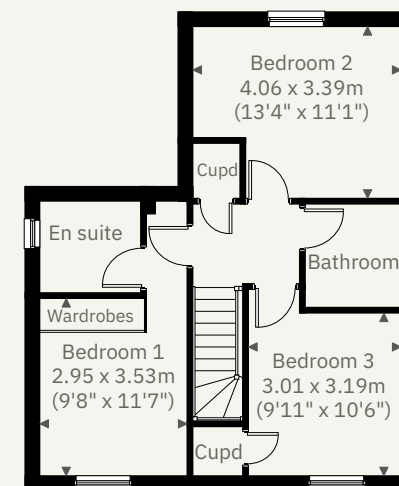
 EV charging point

 **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	4.06 x 5.05
Living room	2.89 x 5.41
Study	1.81 x 2.44



First floor

	Metres
Bedroom 1	2.95 x 3.53
Bedroom 2	4.06 x 3.39
Bedroom 3	3.01 x 3.19

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Loxley





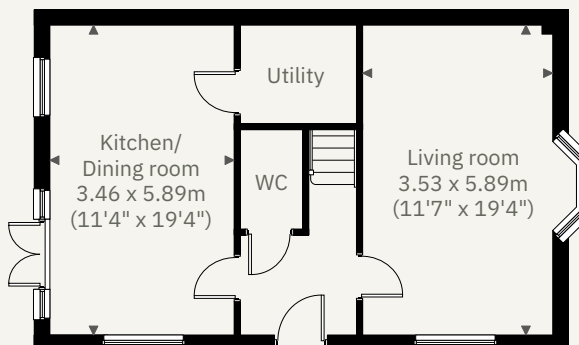
The Loxley



The Loxley is an elegantly designed semi-detached home that balances comfort and style. The ground floor features a bright dual-aspect living room, complete with a charming bay window. The spacious open plan kitchen and dining room has French doors leading directly into a private garden, creating a smooth indoor-outdoor flow. This home also offers practicality with a generous utility room, a WC, and three storage cupboards to keep things organised. On the first floor, you'll find three inviting bedrooms, including a spacious bedroom one with its own en suite, and the main bathroom.

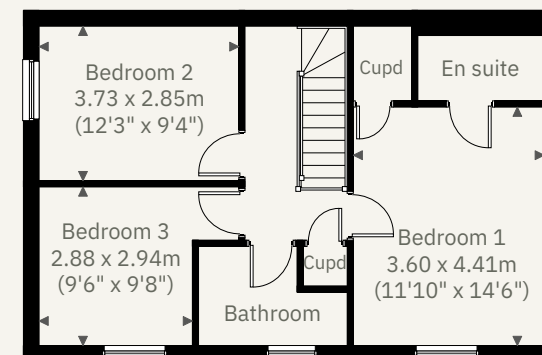
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [85]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.46 x 5.89
Living room	3.53 x 5.89



First floor

	Metres
Bedroom 1	3.60 x 4.41
Bedroom 2	3.73 x 2.85
Bedroom 3	2.88 x 2.94

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Alveston



The Alveston




The Alveston is a stunning detached home with a single garage, offering a harmonious blend of style and functionality. The front-aspect living room is both cosy and welcoming, leading seamlessly into the open plan kitchen, dining, and garden room, with French doors that open out to the garden. On the ground floor, you'll also find a convenient WC and a useful storage cupboard. Upstairs, the layout continues to impress with three generously sized bedrooms, including bedroom one with an en suite and a large family bathroom, ensuring ample space for everyone.

QUICK OVERVIEW

 x3 Bedrooms

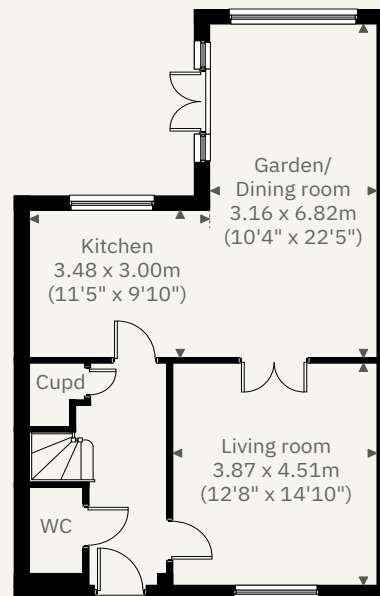
 x1 Bathroom

 x1 En suite

 Single garage and x2 parking spaces

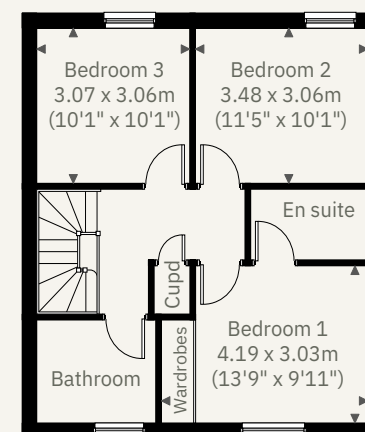
 EV charging point

 **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.48 x 3.00
Garden/Dining room	3.16 x 6.82
Living room	3.87 x 4.51



First floor

	Metres
Bedroom 1	4.19 x 3.03
Bedroom 2	3.48 x 3.06
Bedroom 3	3.07 x 3.06

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Ashow








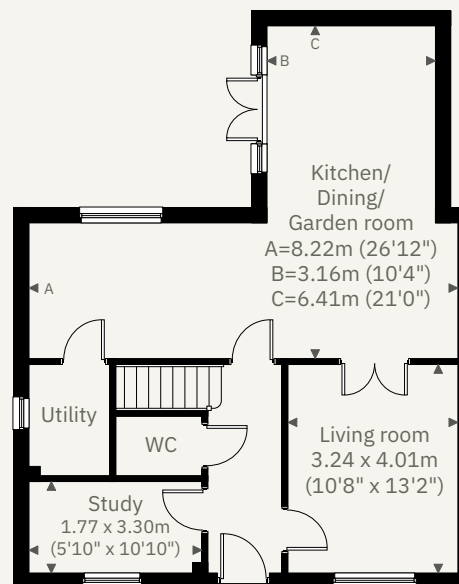
The Ashow



A popular family home, the Ashow is a detached home with a single garage, perfectly designed for modern living. Its centrepiece is the spacious open plan kitchen, dining, and garden room, which is perfect for hosting family and friends. Complementing this versatile space is a bright front-aspect living room, whilst a separate study offers a quiet retreat for work. Upstairs, the Ashow boasts three double bedrooms, including bedroom one which features an en suite. The main bathroom is thoughtfully designed, and a convenient storage cupboard helps keep things organised.

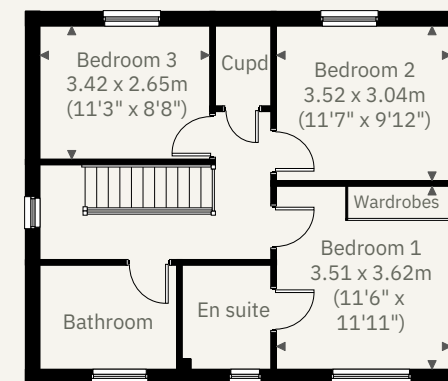
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Garden room	8.22 x 6.41
Living room	3.24 x 4.01
Study	1.77 x 3.30



First floor

	Metres
Bedroom 1	3.51 x 3.62
Bedroom 2	3.52 x 3.04
Bedroom 3	3.42 x 2.65

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Walton









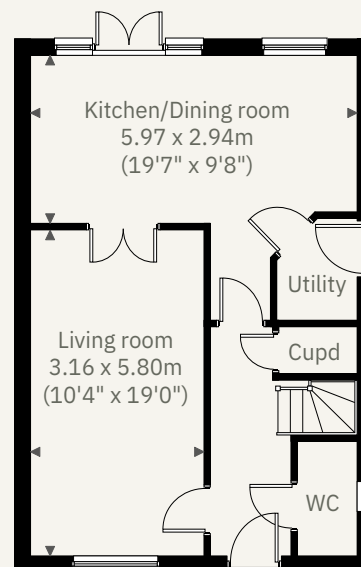
The Walton



The Walton is a detached home with a single garage, designed to blend style with practicality. The bright and spacious living room, features French doors that lead into an open plan kitchen and dining area, creating a seamless space ideal for family gatherings. The kitchen also has French doors that open directly to the garden. The ground floor is completed by a convenient utility room with outdoor access, a storage cupboard, and a WC. Upstairs, bedroom one offers an en suite, providing a private retreat for relaxation. The additional three bedrooms are versatile, and a generously sized family bathroom serves the first floor.

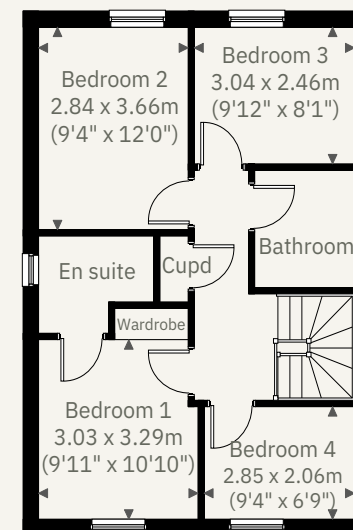
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	5.97 x 2.94
Living room	3.16 x 5.80



First floor

	Metres
Bedroom 1	3.03 x 3.29
Bedroom 2	2.84 x 3.66
Bedroom 3	3.04 x 2.46
Bedroom 4	2.85 x 2.06

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Hatton



The Hatton



The Hatton is a striking detached home with a single garage, designed to appeal to a range of buyers. The ground floor impresses with a spacious living room that boasts a charming bay window. The open plan kitchen/dining area, with French doors leading to the garden, creates an inviting setting for entertaining and family meals. A utility room and WC complete this level, offering a perfect blend of style and functionality. On the first floor, you'll discover four well-appointed bedrooms, with bedroom one featuring an en suite, and the main family bathroom.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En suite



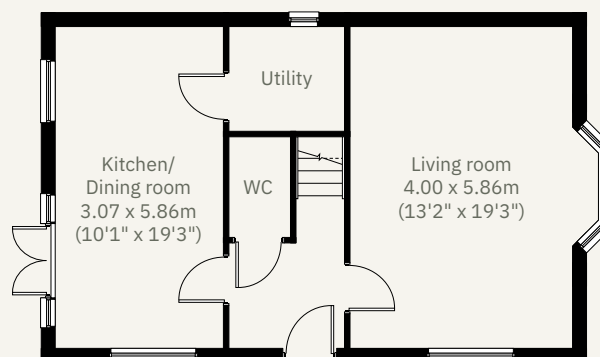
Single garage
and x2 parking spaces



EV charging point

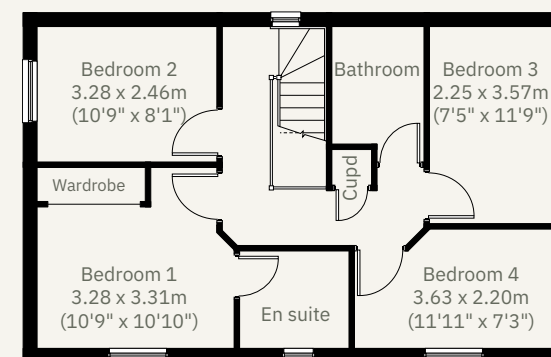


B [84] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.07 x 5.86
Living room	4.00 x 5.86



First floor

	Metres
Bedroom 1	3.28 x 3.31
Bedroom 2	3.28 x 2.46
Bedroom 3	2.25 x 3.57
Bedroom 4	3.63 x 2.20

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Walcote



The Walcote



Spacious, modern-living at its best, the Walcote is a four-bedroom detached home designed to meet the needs of families and those who love to entertain. The heart of the home is the open plan living, kitchen, and dining area, which benefits from a dual-aspect design that floods the space with natural light. French doors open into the garden, providing an idyllic setting for hosting. The home also offers a convenient WC, utility room, and an integral garage. Upstairs, there are four well-proportioned bedrooms, with bedroom one featuring an en suite. The family bathroom is elegantly designed to serve the other bedrooms, ensuring everyone has their own space.

QUICK OVERVIEW

 x4 Bedrooms

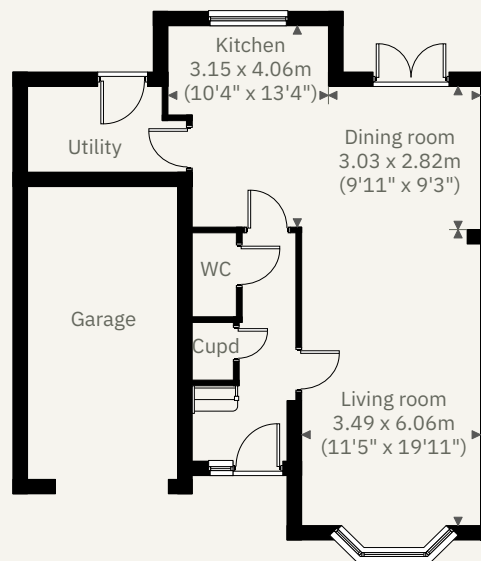
 x1 Bathroom

 x1 En suite

 Integral garage and x2 parking spaces

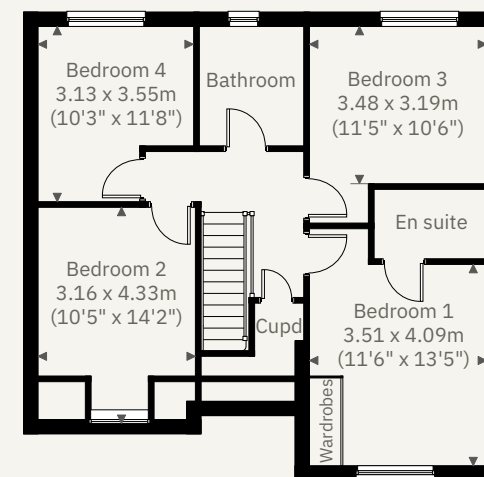
 EV charging point

 **B [85]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.15 x 4.06
Dining room	3.03 x 2.82
Living room	3.49 x 6.06



First floor

	Metres
Bedroom 1	3.51 x 4.09
Bedroom 2	3.16 x 4.33
Bedroom 3	3.48 x 3.19
Bedroom 4	3.13 x 3.55

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Whitchurch









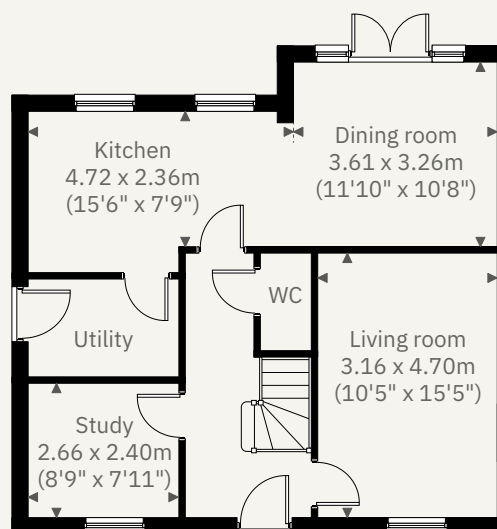
The Whitchurch



The Whitchurch is a beautiful detached home, crafted with attention to both style and functionality. The ground floor offers a range of features, including a spacious front-aspect living room which leads to an open plan kitchen/dining area providing an inviting setting for family meals and gatherings. A utility room with outside access adds convenience, whilst a WC and a single garage complete the ground floor. Upstairs, there are four bedrooms, providing ample room for family and guests. Bedroom one enjoys an en suite, while the other three bedrooms share a modern family bathroom.

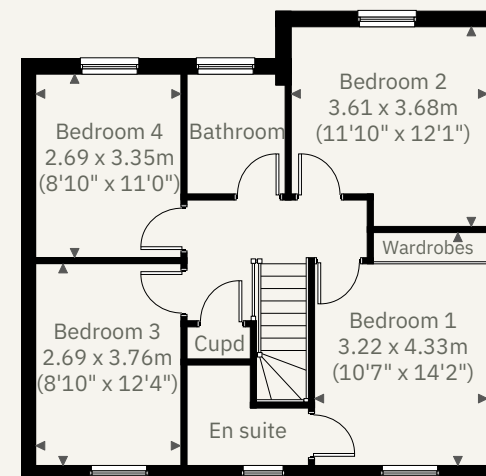
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [85]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	4.72 x 2.36
Dining room	3.61 x 3.26
Living room	3.16 x 4.70
Study	2.66 x 2.40



First floor

	Metres
Bedroom 1	3.22 x 4.33
Bedroom 2	3.61 x 3.68
Bedroom 3	2.69 x 3.76
Bedroom 4	2.69 x 3.35

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Woodcote




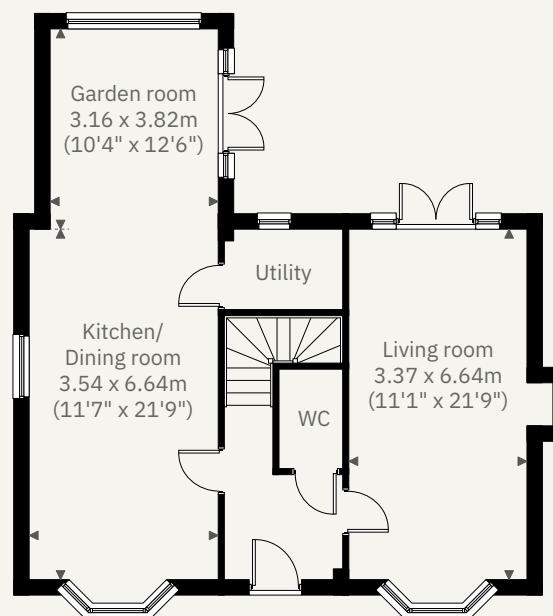
The Woodcote



A superb detached family home, the Woodcote has a spacious living room with a bay window and French doors leading into the garden, an open plan kitchen/dining/ garden room also with French doors leading into the garden. There's also a downstairs WC, separate utility and a handy storage cupboard. Upstairs there are four generously-sized bedrooms, one with an en suite, and a family bathroom.

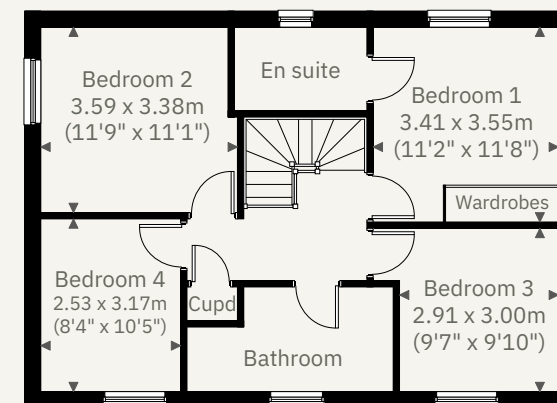
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [85]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining room	3.54 x 6.64
Garden room	3.16 x 3.82
Living room	3.37 x 6.64



First floor

	Metres
Bedroom 1	3.41 x 3.55
Bedroom 2	3.59 x 3.38
Bedroom 3	3.91 x 3.00
Bedroom 4	2.53 x 3.17

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Wellesbourne








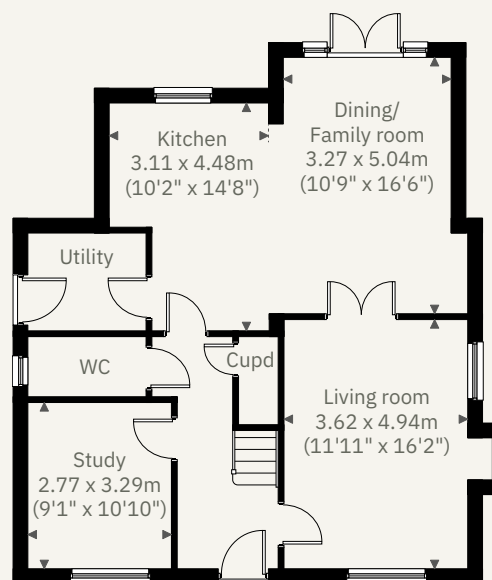
The Wellesbourne



The Wellesbourne is a detached home, complete with a single garage, designed to meet the needs of modern families. The ground floor welcomes you with a spacious open plan kitchen, dining, and family room with French doors leading out to the garden. The living room boasts a bright dual-aspect design, while the separate study offers a dedicated space for work. For added convenience, the ground floor includes a utility room with outside access, a handy storage cupboard, and a WC. On the first floor you will find four generously sized bedrooms with both bedrooms one and two with their own en suites. The remaining two bedrooms share a well-appointed family bathroom.

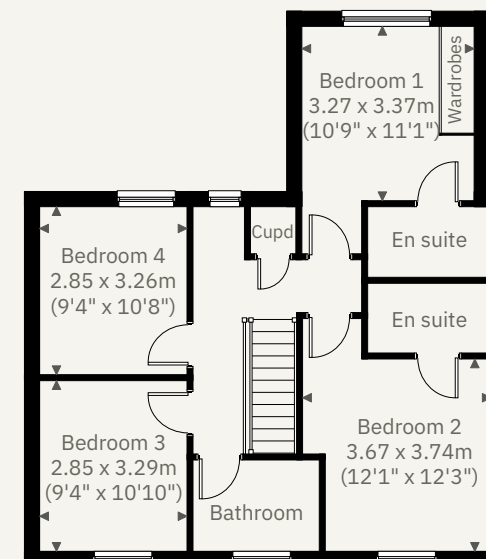
QUICK OVERVIEW

-  **x4 Bedrooms**
-  **x1 Bathroom**
-  **x2 En suites**
-  **Single garage and x2 parking spaces**
-  **EV charging point**
-  **B [84]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.11 x 4.48
Dining/Family room	3.27 x 5.04
Living room	3.62 x 4.94
Study	2.77 x 3.29



First floor

	Metres
Bedroom 1	3.27 x 3.37
Bedroom 2	3.67 x 3.74
Bedroom 3	2.85 x 3.29
Bedroom 4	2.85 x 3.26

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Rowington




The Rowington




The Rowington is a stunning detached home with a single garage, offering a harmonious blend of style and functionality. The ground floor is centred around a bright, open plan living, kitchen, dining, and garden room, creating a dynamic space that's perfect for entertaining and family gatherings. Additionally, a dedicated study provides an ideal space for work-from-home. The first floor accommodates three well-proportioned bedrooms, with bedroom one featuring a dressing room and an en suite, whilst a modern family bathroom serves the other two bedrooms. On the second floor, you'll find two additional bedrooms plus a second bathroom.

QUICK OVERVIEW

 x5 Bedrooms

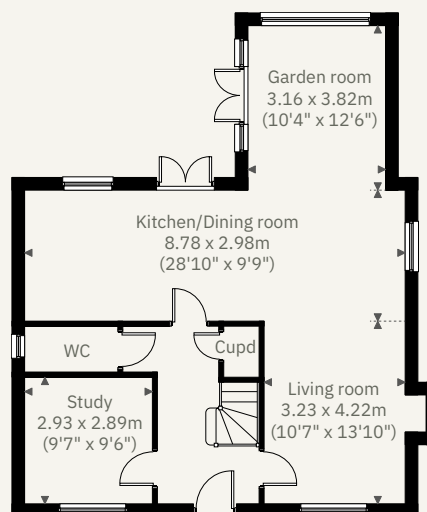
 x2 Bathrooms

 x1 En suite

 Single garage and x2 parking spaces

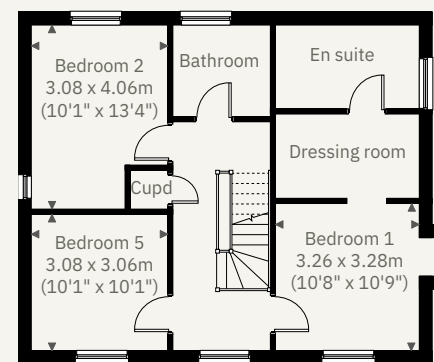
 EV charging point

 **B [86]** Energy Efficiency Rating



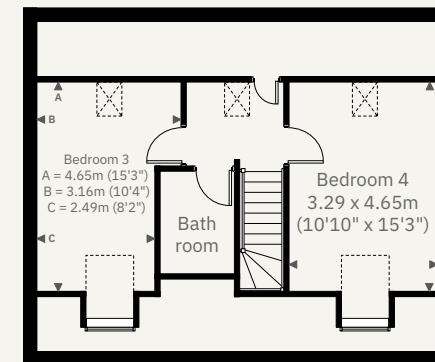
Ground floor

Metres	
Kitchen/Dining room	8.78 x 2.98
Garden room	3.16 x 3.82
Living room	3.23 x 4.22
Study	2.93 x 2.89



First floor

Metres	
Bedroom 1	3.26 x 3.28
Bedroom 2	3.08 x 4.06
Bedroom 5	3.08 x 3.06



Second floor

Metres	
Bedroom 3	4.65 x 3.16
Bedroom 4	3.29 x 4.65

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Wixford








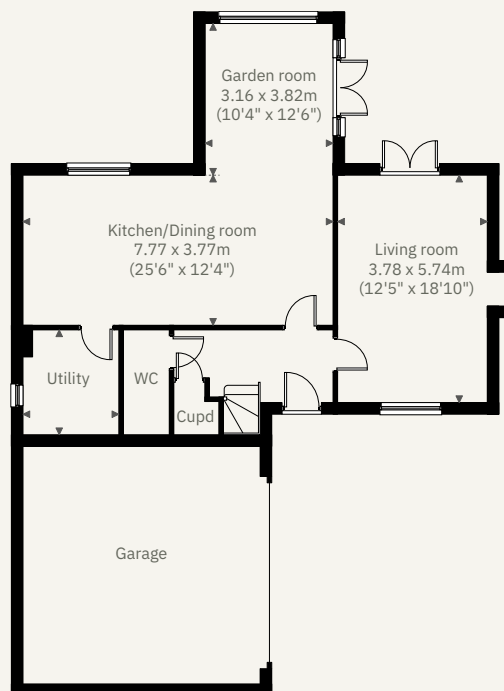
The Wixford



The Wixford's ground floor impresses with a separate living room that opens onto the garden through French doors, creating a perfect setting for relaxation and entertaining. The open plan kitchen, dining, and garden room provides space for family meals and gatherings. A practical utility room, WC and double integral garage complete the ground floor. On the first floor, you'll find five spacious bedrooms, offering flexibility to accommodate family members and guests. Bedroom one includes an en suite bathroom, while the family bathroom serves the remaining bedrooms. The fifth bedroom, with its generous size, could also be transformed into a games room or an additional living area.

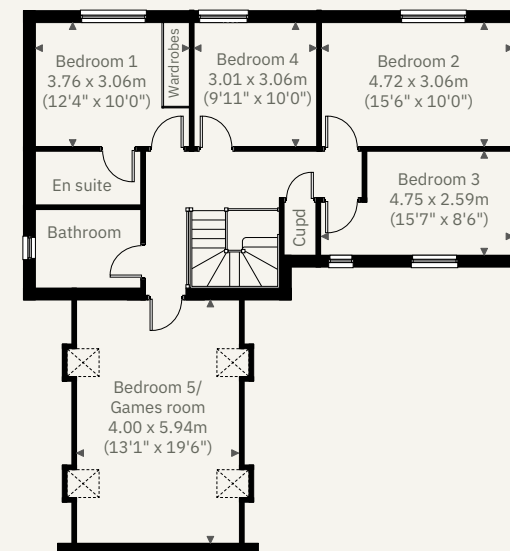
QUICK OVERVIEW

-  x5 Bedrooms
-  x1 Bathroom
-  x1 En suite
-  Integral garage and x2 parking spaces
-  EV charging point
-  **B [85]** Energy Efficiency Rating



Ground floor

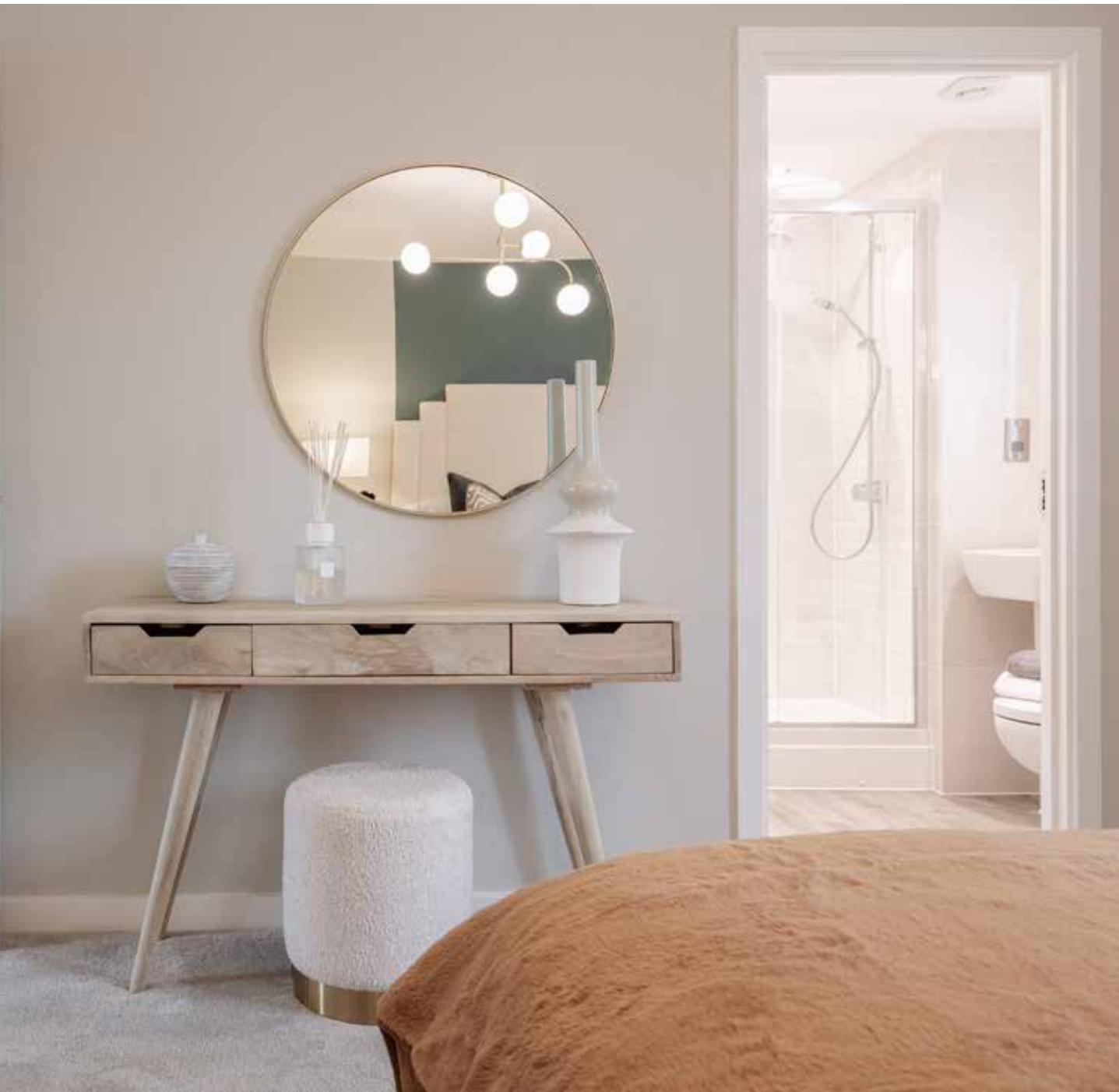
	Metres
Kitchen/Dining room	7.77 x 3.77
Garden room	3.16 x 3.82
Living room	3.78 x 5.74



First floor

	Metres
Bedroom 1	3.76 x 3.06
Bedroom 2	4.72 x 3.06
Bedroom 3	4.75 x 2.59
Bedroom 4	3.01 x 3.06
Bedroom 5/Games room	4.00 x 5.94

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.





Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Specification

General

- Electrical media plate to living room
- Brush steel sockets and light switches throughout ground floor.
- White downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White five panel internal doors
- Ironmongery by Ian Firth
- Gas central heating
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster Elements Igneous Granite sink
- Soft close doors and drawers
- Stainless steel conventional oven*
- Induction hob*
- Integrated fridge/freezer*
- Integrated washer* to 3+ bedroom homes only.
- Integrated dishwasher*
- Glass splashback from range of colours

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by I Life Range
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom (on housetypes exceeding 1250 sqft) in addition to en suite shower or where there is no shower
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- EV charging point 7.3kw Mode 3
- Front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage (applicable to integral garages)
- 1.8-metre high fence

Warranty

- 10 year new homes warranty





*Unmistakable
quality and style*



“

We've actively enhanced biodiversity at Kenilworth Gate.

Proud to be building communities.

When creating Kenilworth Gate, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Kenilworth Gate has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

Education

£7,000,000 Contribution towards construction and expenses for the delivery of a new Secondary School in Kenilworth.

Improvements to sports facilities at the existing Kenilworth Comprehensive School.

Safer Routes to Schools contribution.



Community Facility

Delivery of a new Community Centre.

Funding towards the provision of equipment, vehicles and premises for the Kenilworth Safer Neighbourhood Team.

Provision of indoor sports facilities for Kenilworth Gate residents. Improvements will also be made to existing local indoor sports facilities.

£11,000 contribution towards Kenilworth Library improvements.

Open space

£1,000,000 for the cost of offsetting biodiversity impacts of the development,

Provision of information packs for the initial residents to promote sustainable travel in the local area.

Funding towards the design and implementation of pedestrian wayfinding measures to encourage pedestrian movement.

Grass pitch to be provided and towards the improvement of grass or artificial pitches in the area including local outdoor sports facilities.

Transport

Contribution of £52,000 towards installation of new local bus stops.

£4,100,000 contribution towards highways improvements.

Contributions to support road safety initiatives within the community, including road safety education for school and training/education for other vulnerable road users within the area.

£2,000 to support the new primary school being an active member of the Warwickshire Road Safety Club.

Healthcare

£430,00 contribution towards the improvement and/or extension of existing local medical centres.

Funding towards the provision of acute and planned healthcare services at Warwick Hospital to meet additional patient demand arising from Kenilworth Gate. (£500,000)



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the New Homes Quality Code. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.

Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.





Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.



Kenilworth Gate

23 Devis Drive
Leamington Road
Kenilworth
CV8 2RE

t: 01926 967 075
e: kenilworthgate.cent@charleschurch.com
w: www.charleschurch.com/kenilworth-gate

Head office

Charles Church Central
Unit 6190 Knights Court
Solihull Parkway
Birmingham Buisness Park
B37 7YB

t: 0121 748 9820
e: cent.sales@charleschurch.com

Issue: June 2024 Ref: 235-185

Charles Church Developments Limited, Registered office:
Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

Kenilworth Gate is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2024. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.



charleschurch.com