



Persimmon

Together, we make your home



Thickthorn Gardens

Kenilworth • Warwickshire



Persimmon

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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"

HBF Home
Builders
Federation



Customer Satisfaction 2025

5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Thickthorn Gardens

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 22](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

10,664

homes
delivered in
2024

200+

locations
across
the UK

4,731

direct employees
make it all
happen

484

acres of
public space
created

£2.2bn

invested in
local communities
over the last
5 years



"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.

Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 24





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.



2.



3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.



5.



6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.



8.



9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**



DEPOSIT UNLOCK

Deposit Unlock



**BANK OF MUM
AND DAD**

Bank of Mum
and Dad



DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount



**OWN NEW
RATE REDUCER**

Own New



- Choice of 3, 4 & 5-bedroom homes
- Sought-after town with fantastic amenities
- Close to many family friendly attractions
- Superb transport links



Scan me!

For availability and pricing on our beautiful new homes at Thickthorn Gardens.



Kenilworth • Warwickshire

Thickthorn Gardens

Named one of the top three places to live in the Midlands, Kenilworth has so much to offer families and commuters alike. Our exciting new development, Thickthorn Gardens will offer a mix of three to five-bedroom new homes.

Within walking distance of the town centre, a new home in Thickthorn Gardens gives you access to a wealth of pubs, eateries, independently-owned shops, and high-street essentials. For leisure time and relaxing walks, the scenic Abbey Fields Park – which is currently undergoing a multi-million pound redevelopment – hosts a lake and a swimming pool. Beyond the park, you'll also reach the historic part of town, where centuries-old buildings cluster together and a wide range of pubs and restaurants await.

Epic history and endless days out

In Kenilworth itself you can explore the beautiful ruins of Kenilworth Castle, and take a walk around the stunning Elizabethan Garden. Plus, the incredible Stoneleigh

Abbey is a perfect day out for all ages, as is the fun-filled Hatton Adventure World. For sports fans, you have excellent facilities available at the Castle Farm Recreation Centre, Kenilworth Golf Club and Meadow Community Sports Centre. And when peaceful surroundings take your fancy, you can head to the popular Abbey Fields and picturesque Thickthorn Wood.

Local schooling

A fantastic choice for families, Kenilworth has an excellent range of primary schools, including St John's Primary School and Thorns Community Infant School (both rated 'Good' by Ofsted) and Clinton Primary School (rated 'Outstanding'). And for secondary school choices, the local Kenilworth School and Sixth Form has also been rated 'Outstanding'. Plus, you have the well-known University of Warwick, which is just three miles away and ranked 10th in the UK.

EXPLORE

Start exploring...

Kenilworth train station
1.3 miles

Royal Leamington Spa
5.1 miles

Stratford-upon-Avon
13.5 miles

Birmingham
23.4 miles

Thickthorn Gardens

Site Plan

● Stapleford	1 bedroom home
● Danbury	3 bedroom home
● Deepdale	3 bedroom home
● Galloway	3 bedroom home
● Saunton	3 bedroom home
● Sherwood	3 bedroom home
● Heathcote	3 bedroom home
● Greenwood	4 bedroom home
● Broadwell	4 bedroom home
● Kielder	5 bedroom home
● Brightstone	5 bedroom home

● **Affordable Housing**

✳ **First Homes**

V **Visitor Parking Space**

BCP **Bin Collection Point**

CS **Cycle Store**

BS **Bin Store**

S/S **Substation**



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



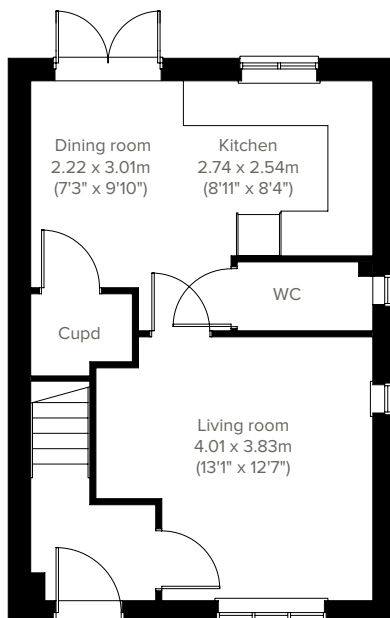


3 bedroom home

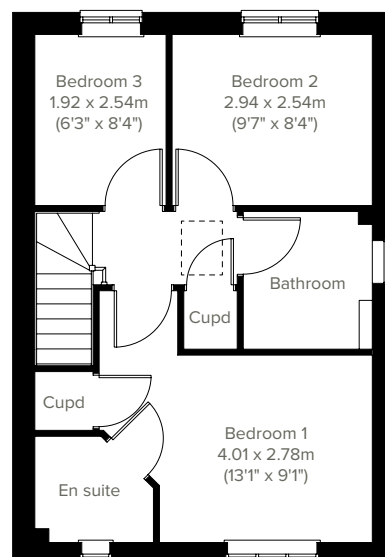
The Danbury



The three-bedroom Danbury is perfectly designed for modern living. It features a sleek, open-plan kitchen/dining room that opens onto the garden, along with a spacious, front-aspect living room that's perfect for entertaining. Upstairs, you'll find three well-proportioned bedrooms, including bedroom one with an en suite, as well as a family bathroom. This versatile home is an excellent choice for families, first-time buyers, and young professionals alike.



GROUND FLOOR



1ST FLOOR

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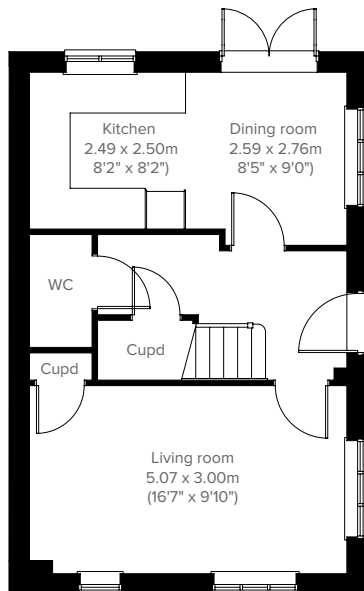


The Deepdale

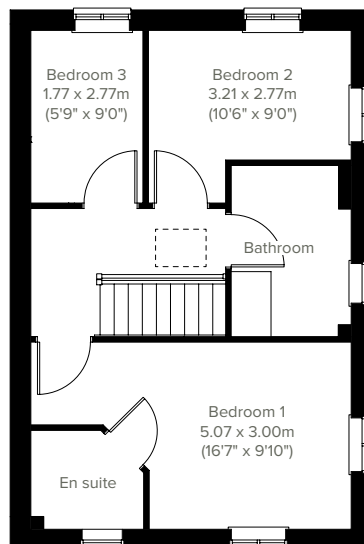
3 bedroom home



The Deepdale is an exceptional family home, boasting a stunning open-plan kitchen/dining room with French doors into the garden, complemented by an equally impressive living room. Thoughtfully-designed with convenience in mind, the ground floor also features a stylish WC and ample storage space. Upstairs, you'll discover three good-sized bedrooms, including a spacious bedroom one with an en suite and a family-sized bathroom.



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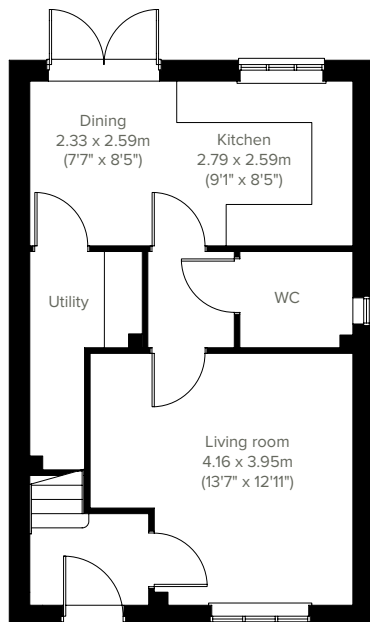


3 bedroom home

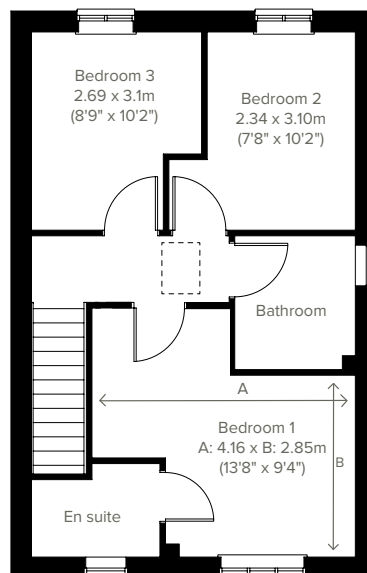
The Galloway



The sought-after Galloway is a stylish three-bedroom family home designed for modern living. It features a bright and airy open-plan kitchen/dining room with French doors that open directly to the garden. Practicality is key, with a convenient WC and utility completing the ground floor. Moving upstairs, you'll find three good-sized bedrooms, including bedroom one with an en suite, as well as a large family bathroom making this home perfect for contemporary family life.



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14

PEA: B

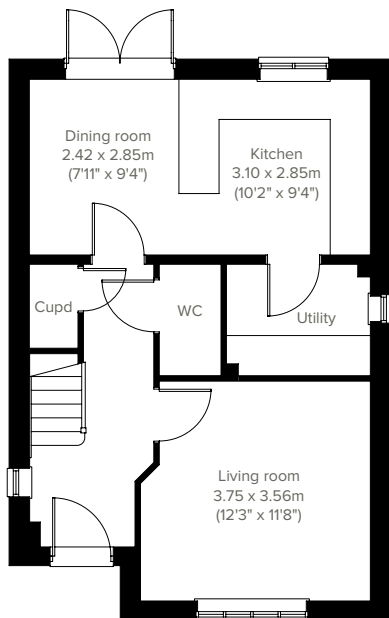


The Sherwood

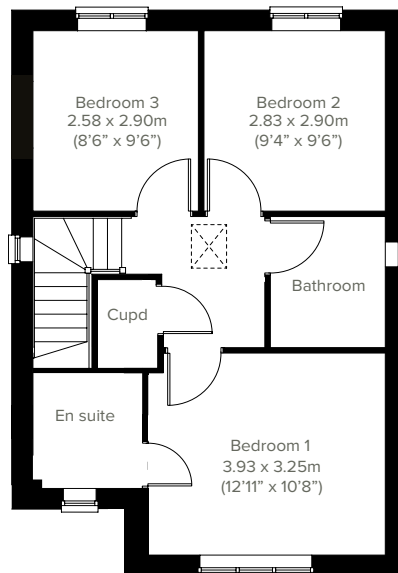
3 bedroom home



The Sherwood is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, two handy storage cupboards and the main family bathroom.



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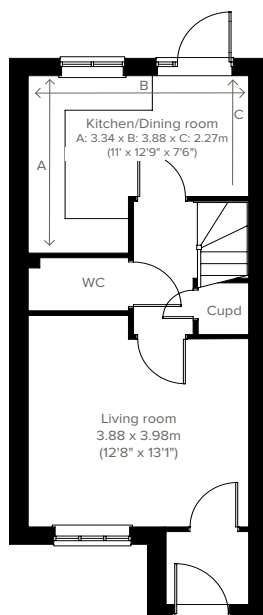


3 bedroom home

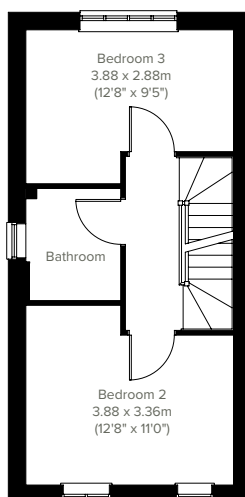
The Saunton



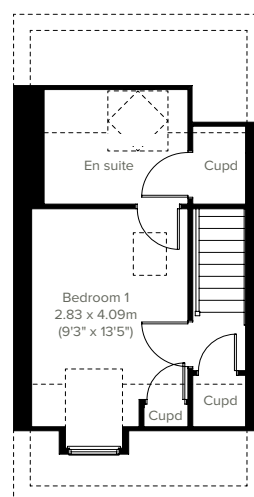
The Saunton is an elegant three-storey, three-bedroom home that combines style and practicality. It features a contemporary open-plan kitchen/dining room, a front-aspect living room, and three spacious bedrooms. On the second floor, bedroom one boasts a large en suite, providing a private retreat. Thoughtful details such as an enclosed porch, a convenient downstairs WC, three storage cupboards, and off-road parking make this home as functional as it is attractive.



GROUND FLOOR



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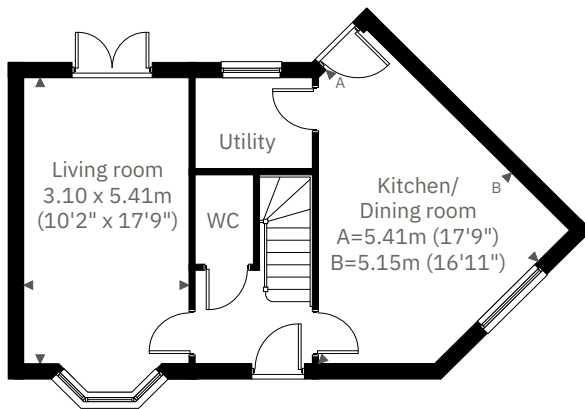


The Heathcote

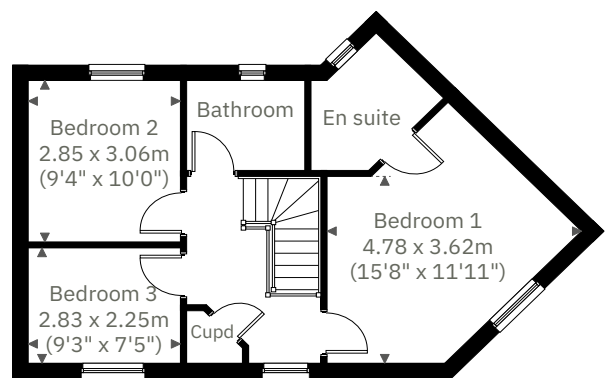
3 bedroom home



The Heathcote is a charming three-bedroom semi-detached home, perfect for family living and entertaining. It features a bright living room with a bay window and a spacious open-plan kitchen/dining room with garden access, complete with a utility room and a downstairs WC. Upstairs, the generous bedroom one features an en suite, while a roomy landing leads to two additional bedrooms, a storage cupboard, and the main family bathroom.



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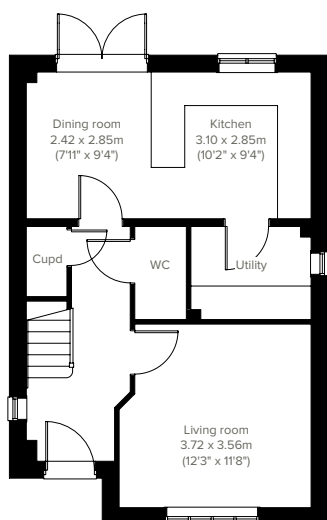


4 bedroom home

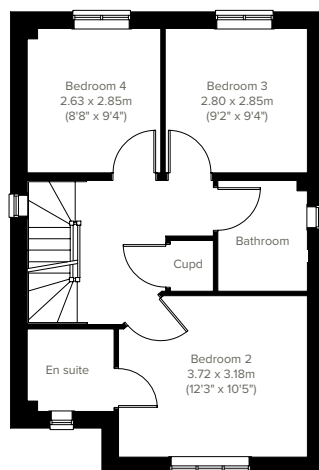
The Greenwood



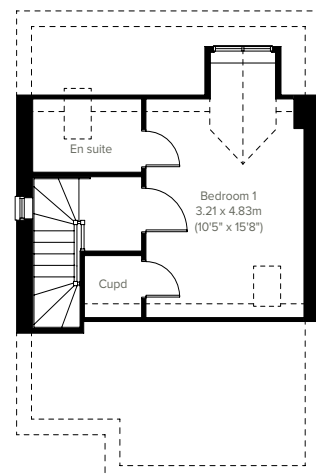
Experience the pinnacle of modern living in the highly sought-after Greenwood, a stylish four-bedroom home. The ground floor features a bright, front-aspect living room, a spacious kitchen/dining room with separate utility room, a convenient WC, plus a handy storage cupboard. The first floor offers three well-appointed bedrooms, including a second bedroom with an en suite, along with a family bathroom. The entire second floor is dedicated to bedroom one, complete with an en suite and additional storage space.



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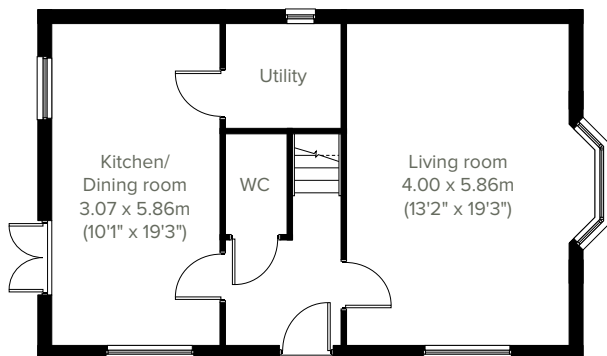


The Broadwell

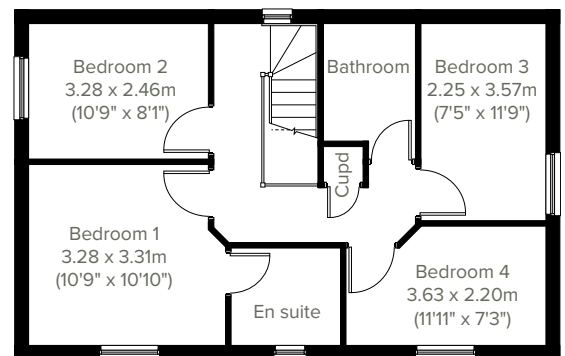
4 bedroom home



The Broadwell is a stunning four-bedroom detached home with a single garage, designed for contemporary living. The ground floor boasts an impressive living room with a charming bay window, a spacious open-plan kitchen/dining room with French doors that open to the garden, a separate utility room, and a convenient WC. Upstairs, you'll find a generous bedroom one with an en suite and a further three beautifully appointed bedrooms, along with a main family bathroom and a handy storage cupboard.



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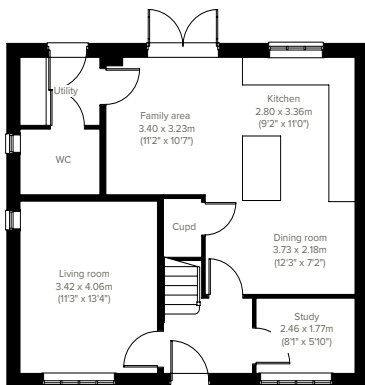


5 bedroom home

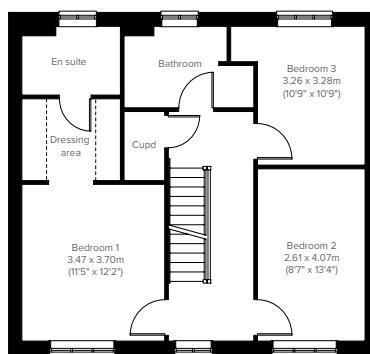
The Brightstone



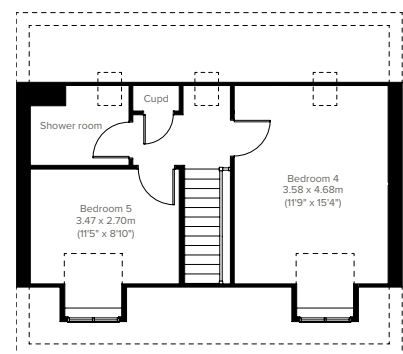
The Brightstone is a five-bedroom detached home, perfectly crafted for modern family living. At its heart lies an expansive open-plan kitchen/dining/family room, ideal for both everyday life and entertaining. There's also a bright and welcoming living room and a separate study. The first floor offers a spacious bedroom one, complete with an en suite and dressing area, alongside two additional bedrooms and a family bathroom. The second floor boasts two more generously-sized bedrooms, and a shower room.



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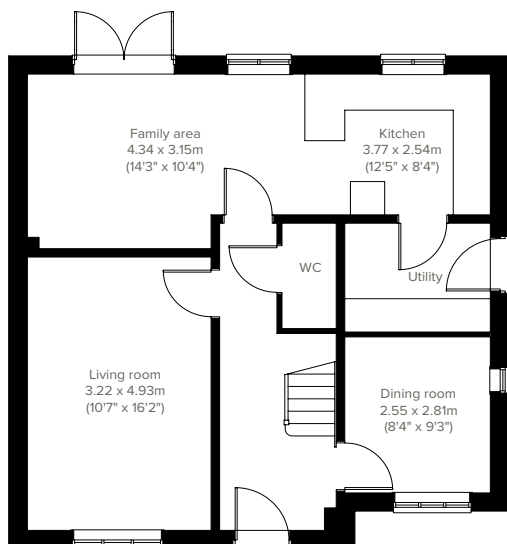


The Kielder

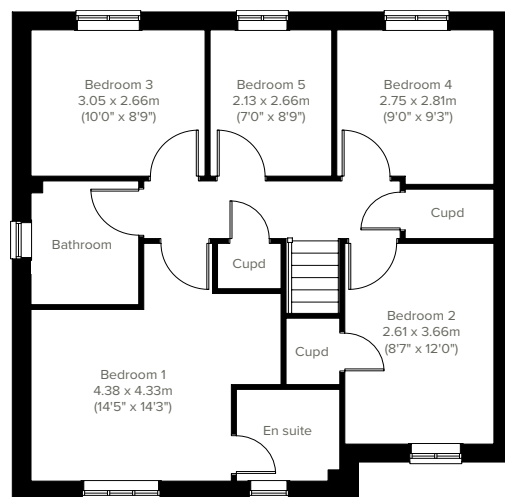
5 bedroom home



The Kielder is a detached home designed for both comfort and style. It features a generously sized living room and a bright, open-plan kitchen/family room with French doors that open onto the garden, making it ideal for family living and entertaining. Practicality is key, with a utility room, WC, and a separate dining room to complete the ground floor. Upstairs, bedroom one benefits from an en suite, while the spacious landing leads to four additional bedrooms and the main family bathroom.



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Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.



Your modern home

Space4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

High-performance insulation, together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.*

Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.

Scan me!

For the HBF Watt a Save report Feb 2023.

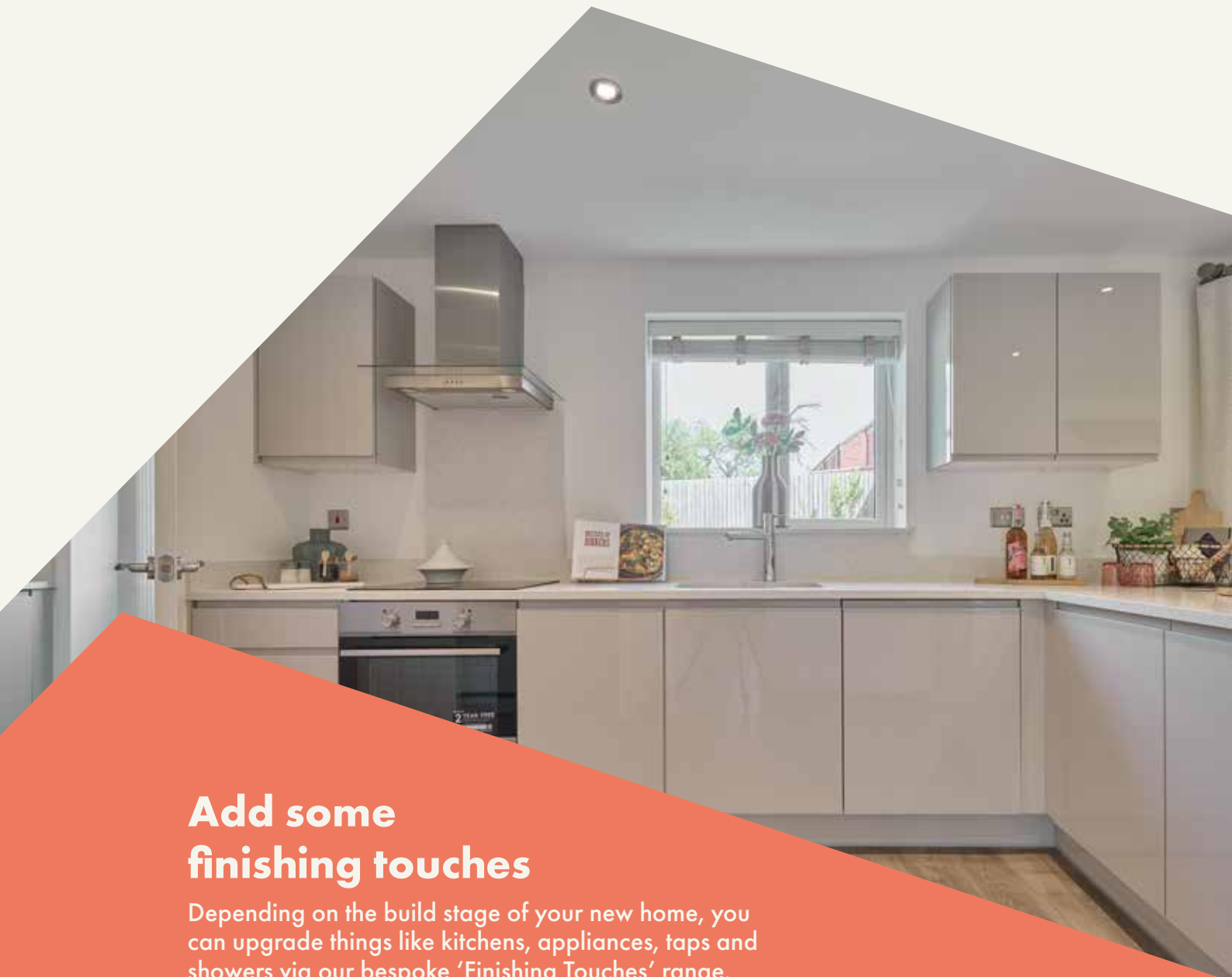




Thickthorn Gardens

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.

Inner: timber or block. (plot dependant - speak to a Sales Advisor for details)

Outer: Style suited to planned architecture.

Roof

Tiled with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.

French doors to garden or balcony

(where applicable).

Electrics

External light to front. Wiring for external light to rear.

General

Outside tap.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Downlights to kitchen.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Hive thermostats.

Gas fired combi boiler with radiators in all main rooms. System boiler to Brightstone housetype.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine and dishwasher.

Appliances

Single electric stainless steel oven, ceramic hob and integrated cooker hood with stainless steel splashback.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite.

Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen over bath.

Shower over bath in (house types over 1000 sqft).

Tiling

Half height tiling to sanitaryware walls in bathroom and en suite. 3-course splashback to bath / fully tiled shower.

1-course splashback to WC basin.

Toilets

Soft close toilet seat(s).

General

En suite to bedroom(s) where applicable.

Chrome towel rail to en suites (4-bed and above).



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows), and security alarm.

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage or parking space with EV charging point.

Garden

Front and rear lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

Proud to be building communities

When creating Thickthorn Gardens, 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. Thickthorn Gardens 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.



“We’ve actively enhanced biodiversity at Thickthorn Gardens.”

EDUCATION

£7,000,000 contribution towards the delivery of a new Secondary School.

HOUSING

Affordable and extra care housing provision.

TRANSPORT

£4,100,000 contribution towards highways improvements.

GARDENS

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

HEALTHCARE

£430,000 contribution towards the improvement of existing local medical centres.

SPORTS

Provision of indoor sports facilities and improvements to existing facilities.





Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31 % reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[†]NB: not all homes will be built using timber frame technology.

[†]NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





Your home, better connected
for a brighter future

Hyperfast 900Mb broadband is
available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Information correct at June 2025. Please see www.fibrenew.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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