

Find your sanctuary at

Moat House Grange

Bedworth, Warwickshire

3, 4 & 5 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Moat House Grange is our stunning collection of three, four and five-bedroom homes situated in the sought-after market town of Bedworth.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.









Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Moat House Grange. The perfect place to live and grow.

Offering a range of premium 3, 4, and 5-bedroom new homes, Moat House Grange combines convenient modern living with the charm of the Warwickshire countryside and the wealth of amenities in Bedworth town centre.

Perfect for growing families, the area features a range of schools, including St Francis Catholic Academy and St Michael's Church of England, both of which were rated 'Good' by Ofsted.

Our homes will also benefit from electric car charging points and solar panels, giving you a great base for an active and eco-friendly lifestyle.



Please do
make yourself
at home.



12 Moat House Grange

The best of both worlds.

A new base here benefits from excellent transport links, making it simple to get where you need to go. Bedworth Rail Station connects you to the West Midlands Railway and provides you with convenient routes to Leamington Spa, Nuneaton and Coventry. For convenient international travel, Birmingham Airport is only 20 minutes away by car.

Take advantage of the beautiful Warwickshire countryside that surrounds Moat House Grange. Enjoy leisurely walks, cycling routes and outdoor adventures – perfect for escaping the busyness of everyday life. Local landmarks such as the historic Arbury Hall are also well worth a visit and are ideal for family days out.

Bedworth also boasts excellent sports and leisure facilities – making it a well-rounded location for all ages.



- 1 Countryside walks
- 2 Birmingham Bull Ring shopping centre
- 3 Coventry Cathedral
- 4 Twycross Zoo
- 5 Leicester Cathedral



Charles Church

A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is looking down at a smartphone in her right hand and holding a brown paper coffee cup with a white lid in her left hand. She has a red lanyard with a small black device around her neck. In the background, a man in a blue suit is also looking at a smartphone. The platform has a dark metal railing, and the background is blurred, showing greenery and lights.

Always in reach.

Travel by **foot** from
Moat House Grange



	●	
The Plough Inn	○	11 minutes
Newdigate Primary and Nursery School	○	12 minutes
Goldenhouse Takeaway	○	13 minutes
Newdigate Recreation ground	○	18 minutes
Ralphie's Cafe	○	19 minutes
Ash Green School	○	20 minutes
Bluebell Drive Park	○	30 minutes

Travel by **car** from
Moat House Grange



	●	
Arena Shopping Park	○	8 minutes
Tesco Extra	○	10 minutes
Miners Welfare Park	○	12 minutes
Nuneaton	○	15 minutes
Coventry	○	20 minutes
Warwick	○	30 minutes
Birmingham	○	40 minutes
Leicester	○	45 minutes

Travel by **train** from
Bedworth



	●	
Nuneaton	○	11 minutes
Coventry	○	17 minutes
Warwick	○	51 minutes
Birmingham	○	1 hour 10 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.



Find your sanctuary at
Moat House Grange.

Moat House Grange site plan.

3 Bedroom Homes

-  The Blyth
-  The Sandbanks
-  The Chamberlaine

4 Bedroom Homes

-  The Cullen
-  The Hasting
-  The Bamburgh
-  The Landcombe
-  The Hollicombe

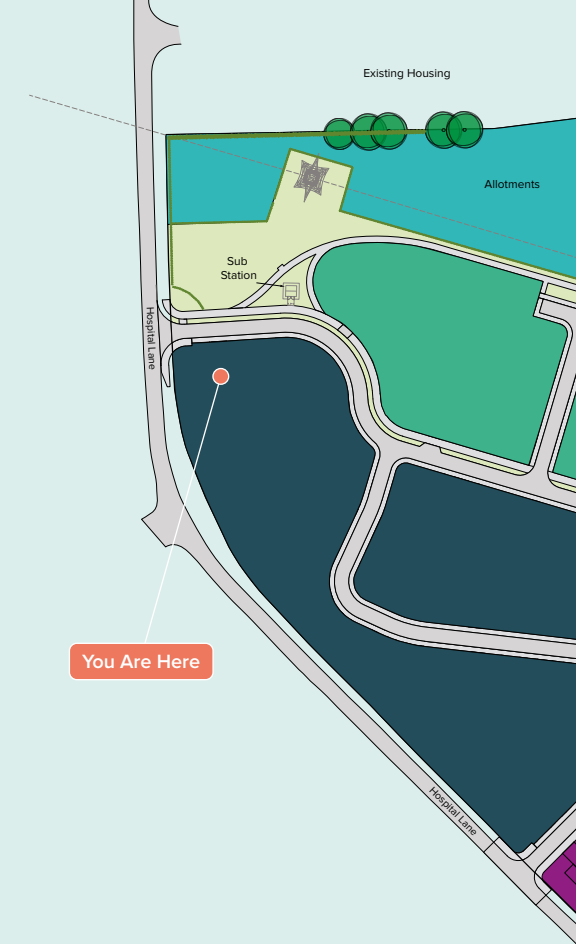
5 Bedroom Homes

-  The Kingsand
-
-  Affordable Housing



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 executive. 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.

Moat House Grange Master Plan.



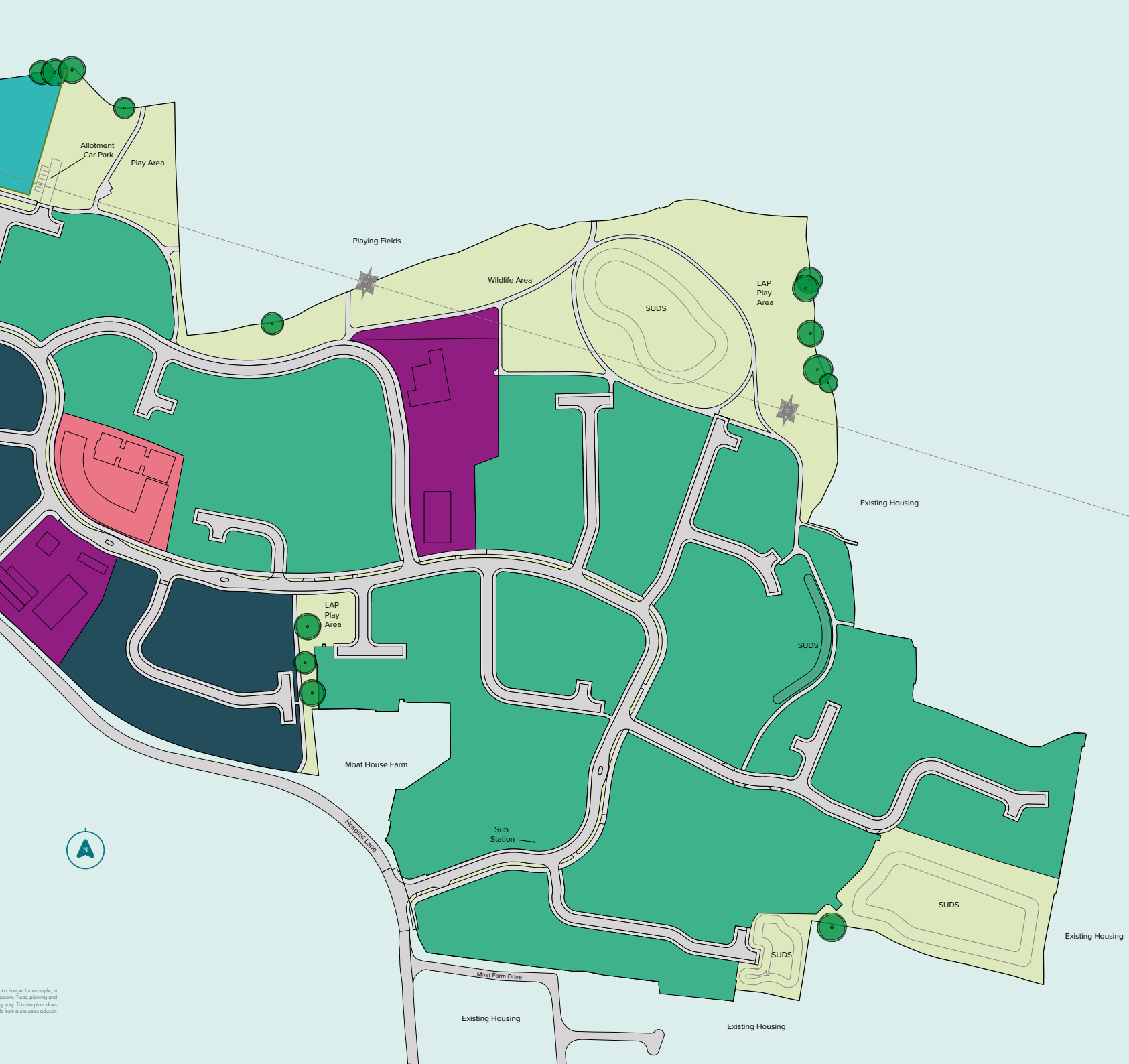
Moat House Grange Master Plan.

- Moat House Grange | Charles Church
- Newlands Meadows | Persimmon Homes
- Middlegate Square | Elderly Care
- Northern Quarter | Local Centre
- Allotments (Managed by management company)



Charles Church

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to change, for example, in
seasons. Trees, planting and
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not form a site sales advisor.



The Blyth

3 bedroom home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite



2 x parking spaces



EV charging point



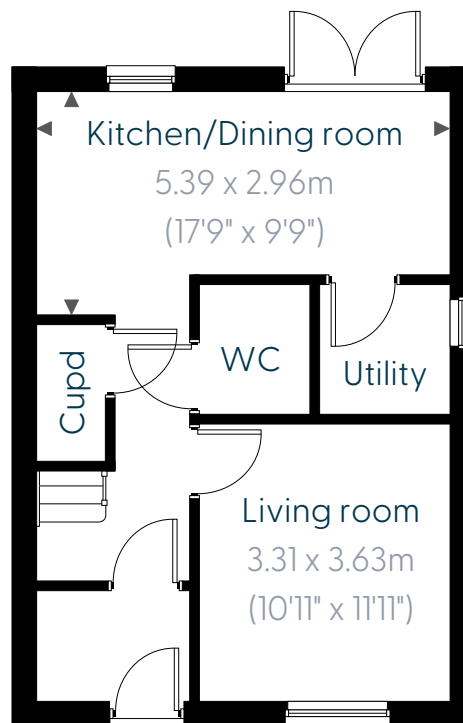
Solar panels

The Blyth is a beautiful three-bedroom modern home with two bathrooms, including an en suite. Ideal for family life and entertaining, downstairs there is a separate living room and a kitchen/dining room that features French doors that open onto the back garden. On the ground floor, there is also a WC, utility room and store cupboard that provides everyday functionality and extra storage.

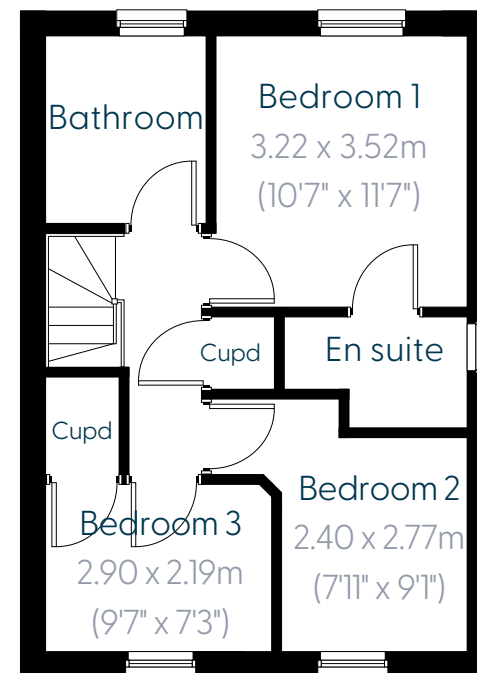


B [90]

Energy
Efficiency Rating



Ground floor



First floor

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The Sandbanks

3 bedroom home

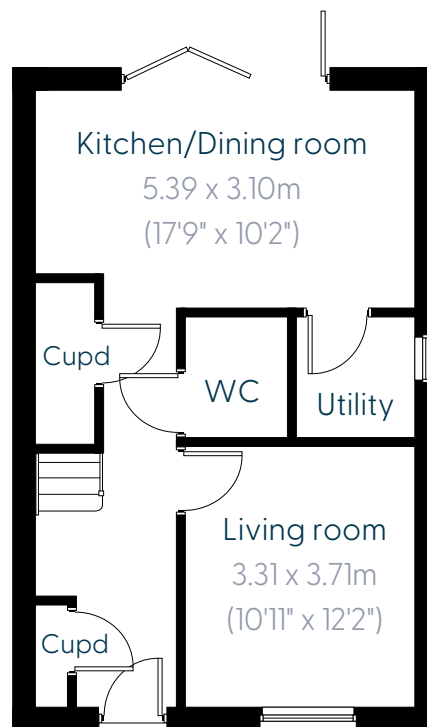


Features

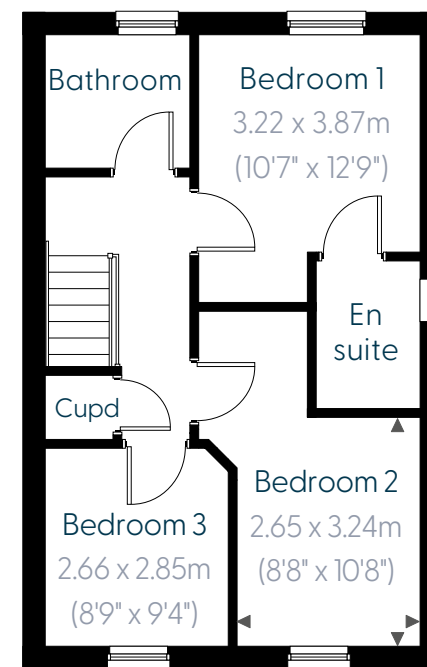
-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point
-  Solar panels

With three bedrooms and a functional layout, the Sandbanks is a home that will work for you and your lifestyle. The ground floor features an open plan kitchen/ dining room that's perfect for family time and socialising, along with a useful utility room. There's a separate living room, plus a practical storage cupboard and downstairs WC. Upstairs, bedroom one benefits from an en suite and there's a good amount of additional storage.

 **B [90]**
Energy
Efficiency Rating



Ground floor



First floor

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The Chamberlaine

3 bedroom home



Features

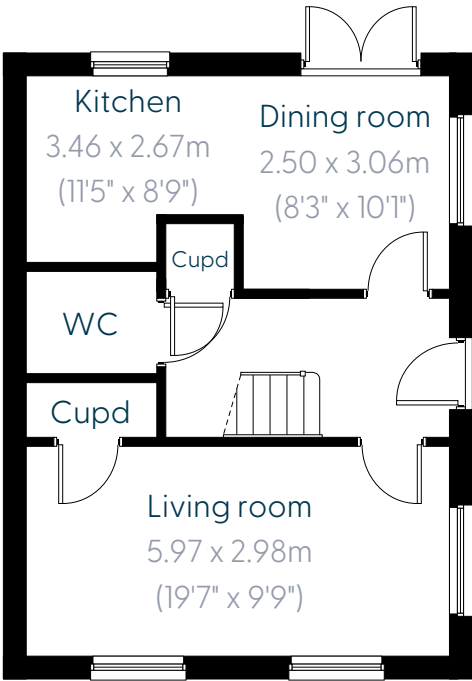
-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point
-  Solar panels

The Chamberlaine is a new home that’s perfect for a growing family. Featuring three bedrooms and two bathrooms including an en suite. On the ground floor, a relaxed, open-plan kitchen/dining room opens onto the back garden, and the separate living room provides a peaceful retreat.

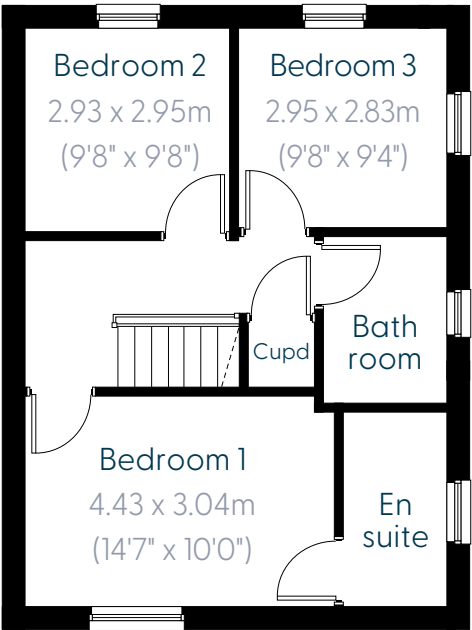


B [90]

Energy
Efficiency Rating



Ground floor



First floor

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The Cullen




4 bedroom home



Features

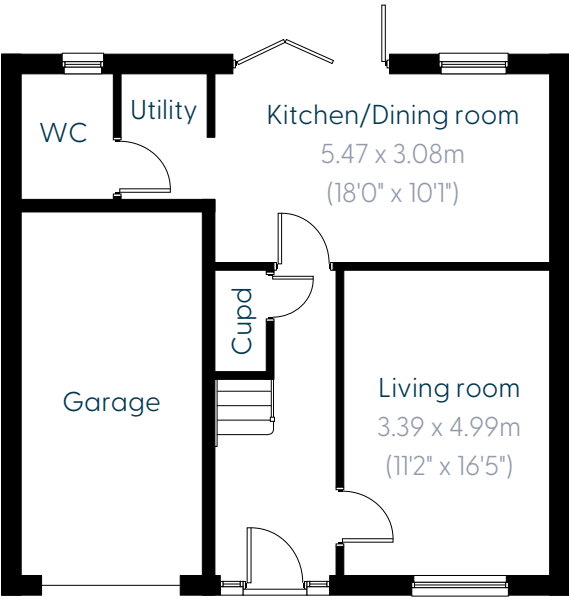
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Integral garage and 2 x parking spaces
-  EV charging point
-  Solar panels

Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.

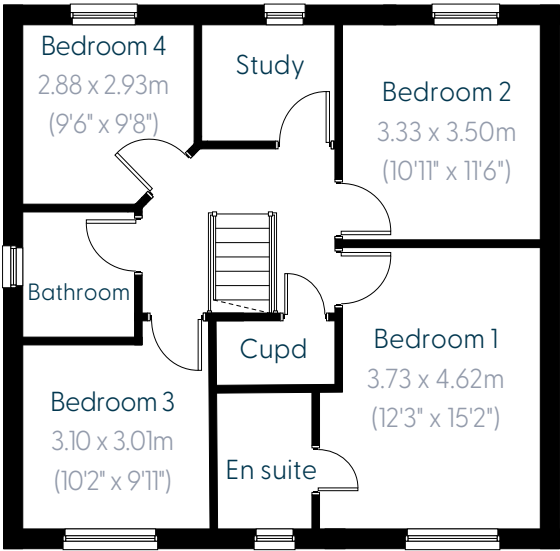


A [92]

Energy
Efficiency Rating



Ground floor



First floor

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The Hastings

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 2 x parking spaces



EV charging point



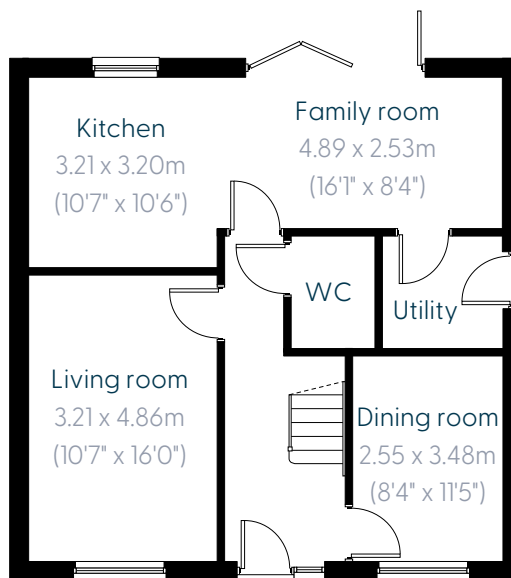
Solar panels

If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

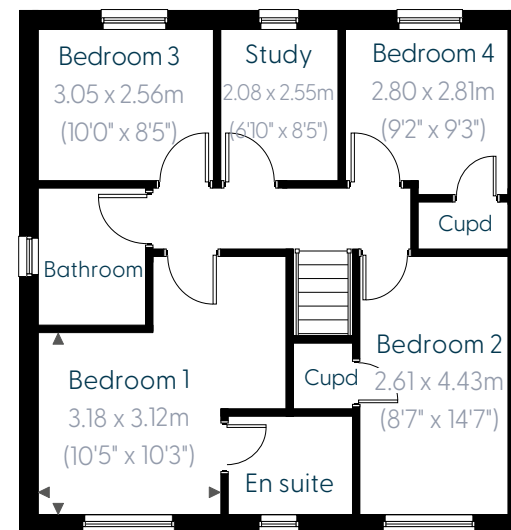


A [92]

Energy
Efficiency Rating



Ground floor



First floor

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The Bamburgh

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



EV charging point



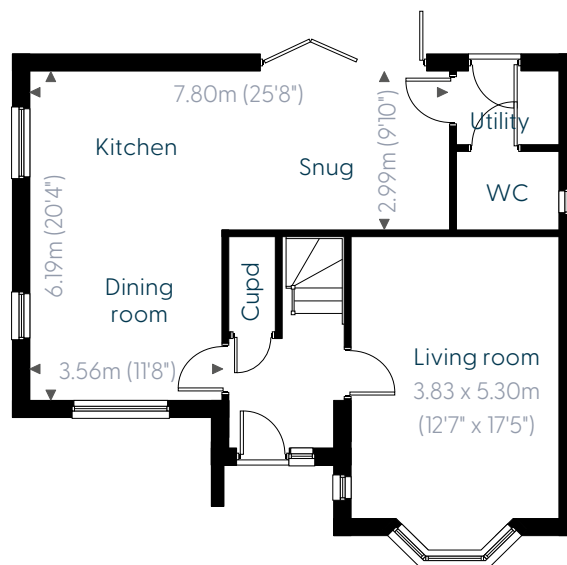
Solar panels

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open-plan kitchen/dining room/snug and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.

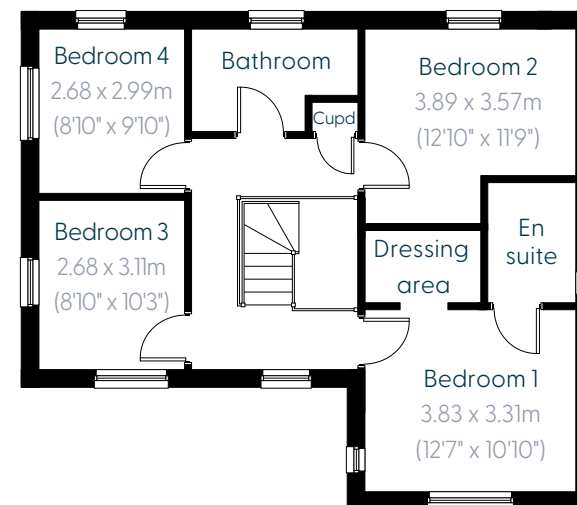


A [92]

Energy
Efficiency Rating



Ground floor



First floor

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The Landcombe

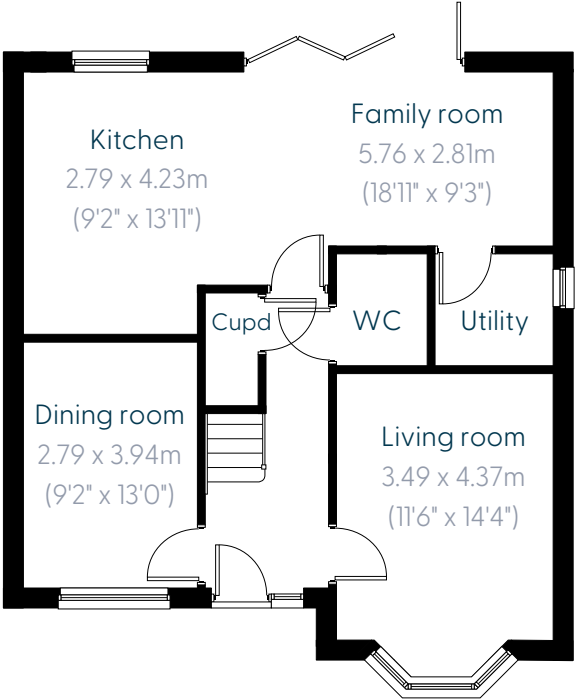
4 bedroom home



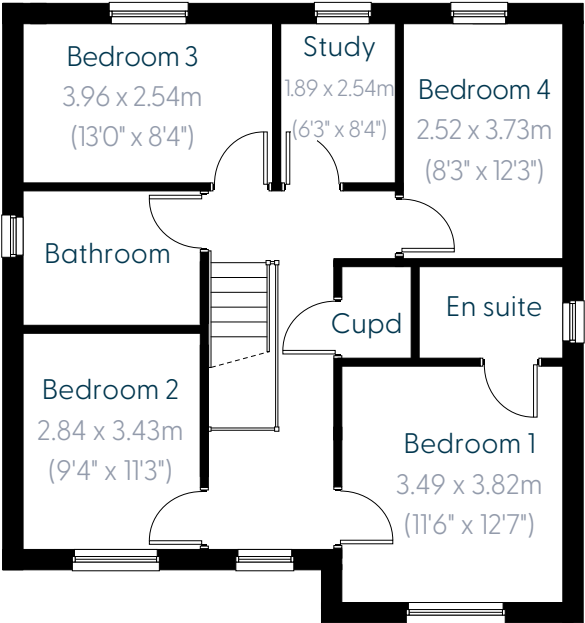
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  EV charging point
-  Solar panels

The Landcombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



Ground floor



First floor

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A [94]

Energy
Efficiency Rating









The Hollicombe

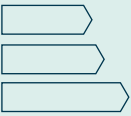
4 bedroom home



Features

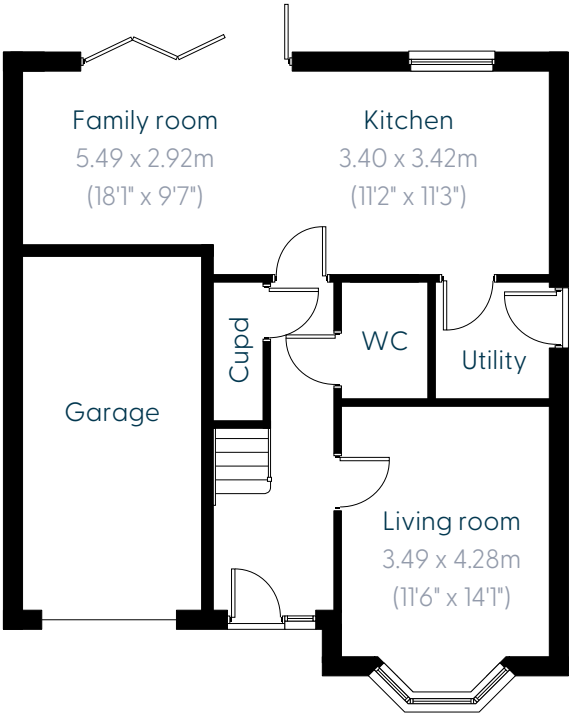
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Integral garage and 2 x parking spaces
-  EV charging point
-  Solar panels

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. There is an integral garage and utility room with outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.

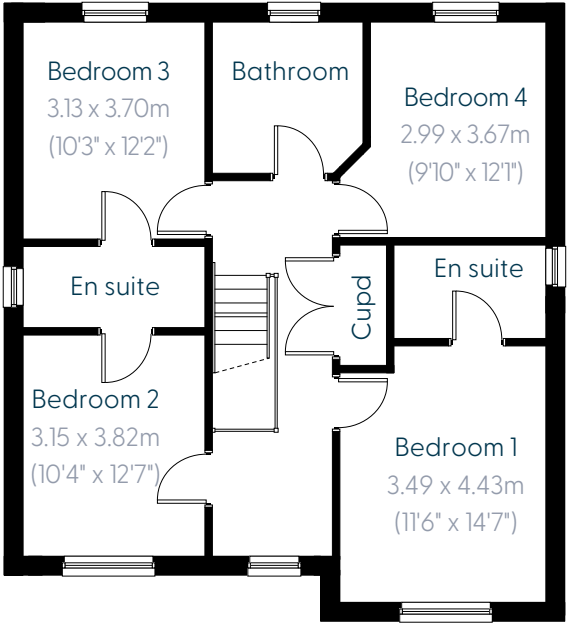


A [93]

Energy
Efficiency Rating



Ground floor



First floor

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The Kingsand

5 bedroom home



Features



5 x Bedrooms



1 x Bathroom



2 x En suites



Double garage and 4 x parking spaces



1 x Dressing area to bedroom one



EV charging point



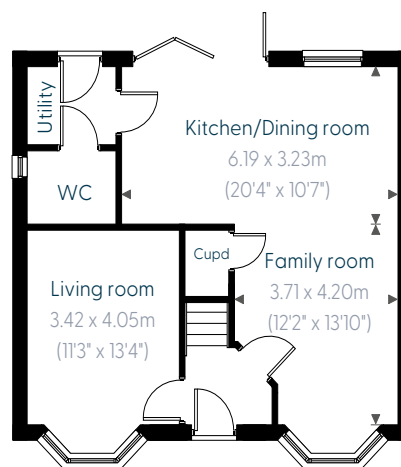
Solar panels

This is a classic double-fronted, three-storey detached home. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and three bathrooms. It's especially useful that bedroom five on the second floor has an en suite, while bedroom one also enjoys a dressing room.

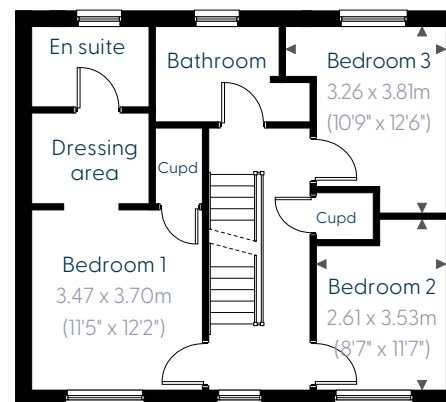


A [93]

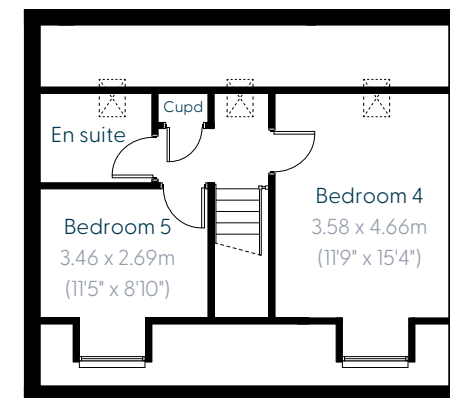
Energy
Efficiency Rating



Ground floor



First floor



Second floor

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Specification.

General

- Brushed steel sockets and light switches to ground floor and white sockets and light switches to upper floor(s)
- Chrome downlighters to kitchen, WC, bathroom and en suite(s)
- Emulsion finish in white to walls and ceilings
- Oak veneer internal doors
- Chrome door handles
- Gas central heating
- UPVC double glazed lockable windows
- Wardrobes to bedroom one & dressing room (where applicable)

Kitchen

- Choice of kitchen units/worktop (depending on build stage)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Built in single ovens* to 3 beds and combi oven/microwave to 4+ beds
- Induction hob*
- Integrated fridge/freezer*
- Integrated washer (when located in kitchen)
- Integrated dishwasher*

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Villeroy & Boch
- Choice of wall tiling (dependent on build stage)
- Shower to en suite and over the bath where there is no second en suite or separate shower cubicle to the family bathroom.
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- Turf to the rear garden
- EV Charging point 7KWh Mode 3
- Smoke detectors to hall and landing
- CO² detector
- Power and light to garage
- 1.8-metre high fence
- Solar panels (please refer to your sales advisor to confirm details)
- External single socket

Warranty

- 10 year new homes warranty





This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

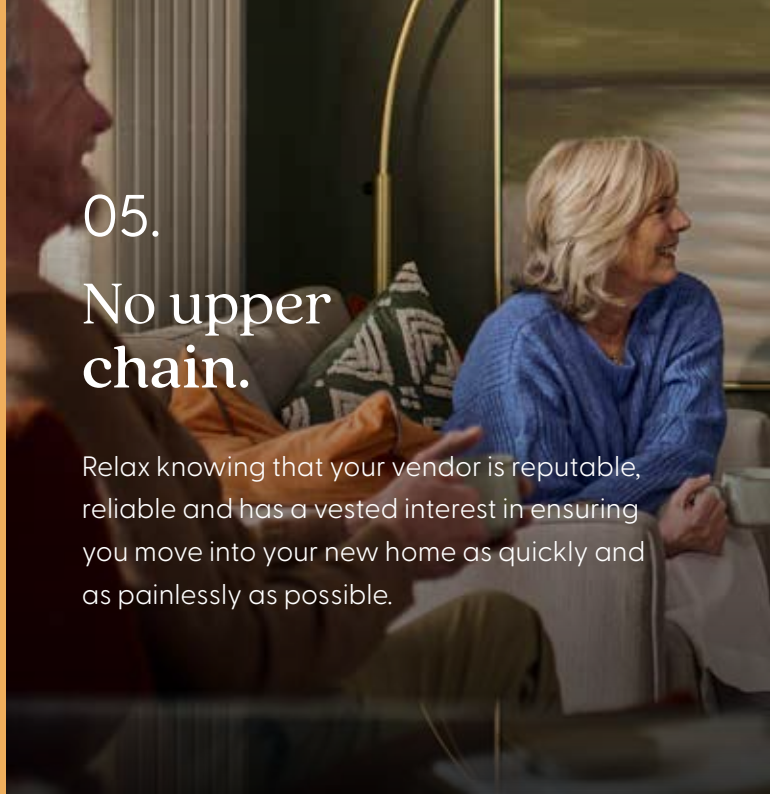
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.

Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Moat House Grange

Hospital Lane
Bedworth
Warwickshire
CV12 0LA

t: 02476 939 339

e: moathousegrange.cent@charleschurch.com

w: www.charleschurch.com/moat-house-grange

Head Office

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

t: 0121 748 9820

e: cent.sales@charleschurch.com



Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: August 2025 Ref: 235-018

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

Registered in England no: 1182689

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