



PIPPINFIELDS

PICKFORD GREEN

BESPOKE HOMES BY



PIPERHOMES



PIPPINFIELDS

PICKFORD GREEN LANE,
PICKFORD GREEN, COVENTRY CV5 9AP



AN IDYLIC COUNTRY COMMUNITY CLOSE TO THE CENTRE OF COVENTRY

Pippinfields offers a selection of two, three and four bedroom homes, along with two bedroom bungalows, centred around a community orchard, a village square and a public open space. Ideally located close to the centre of Coventry, it's the perfect place to enjoy life to the full.



PERFECTLY PLACED FOR CONVENIENT COMMUTING

PICKFORD GREEN

Pippinfields is perfectly placed just south of the A45 in Pickford Green, just fifteen minutes from the centre of Coventry. Everyday essentials can be found just a couple of minutes down the road in Eastern Green, where you'll also find St Andrew's C of E Infant School and Eastern Green Junior School. Both schools were rated as "Good" in their most recent Ofsted reports.

There is a good choice of secondary schools and Sixth form colleges within easy reach of Pippinfields. The city of Coventry is home to two Universities, the city centre-based Coventry University and The University of Warwick.

Eastern Green Village Hall is just over half a mile away and offers a range of amenities including a Pre-school, Yoga and Pilates classes.

The Bob Coward Memorial Ground, which is home to Barkers Butts Rugby Football Club is just a short walk away from the development. Millisons Wood nature reserve is also nearby; the Woodland Trail is perfect for a gentle stroll, with the complete circuit taking around an hour.

For something to eat or drink, The Queen's Head pub and The Unicorn are both less than two miles way.

AROUND AND ABOUT

Coventry is a lively city, with a wide range of amenities, Selected as UK City of Culture for 2021, the city has a rich heritage, from Lady Godiva, through several spells as the country's capital, to the building of the first British car.

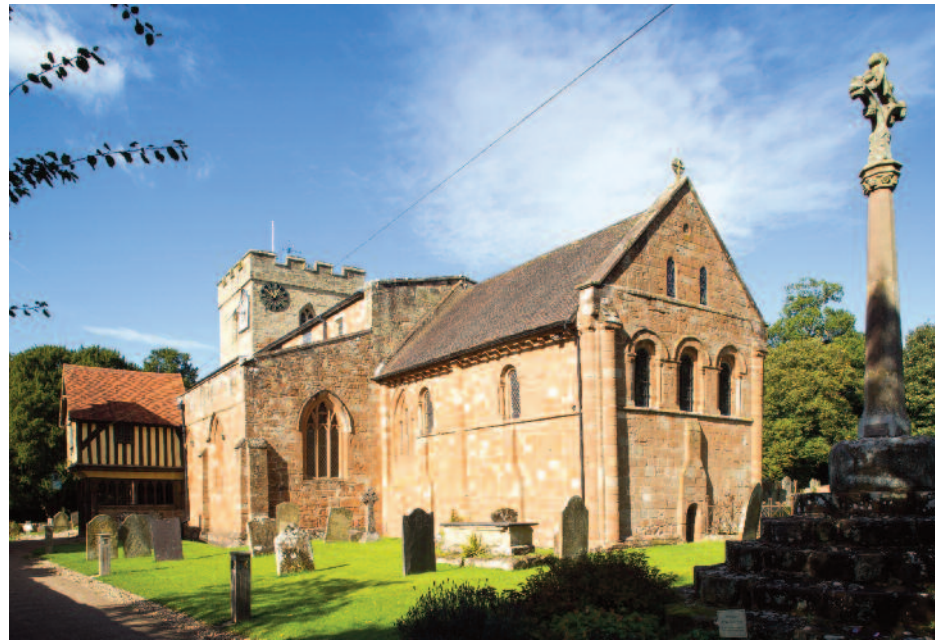
The city is famous the world over for its "new" Cathedral, which stands beside the ruins of its medieval forebear.

From the Albany and Belgrade theatres to the Warwick Arts Centre and the Xcel Leisure Centre, there's something for everyone's entertainment. The city has several indoor shopping centres, which offer a good choice of national retail brands, a pedestrian shopping area and an IKEA.

The North Warwickshire Golf Club, The Stonebridge Golf Club and the adjacent Packington Fisheries are all less than ten minutes away.

For a day out for the whole family, The National Motorcycle Museum, The National Exhibition Centre and Resorts World are also close by, with easy access by car or by train to Birmingham International.

The combination of convenient commuting, easy access to a wide range of amenities and the delights of the surrounding Warwickshire countryside, make Pippinfields the perfect place to call home.



DEVELOPMENT LAYOUT



- | | | | |
|-------------------------------|--------------------|--|-----------------|
| ● The Aldermoor (657 sq ft) | 2 Bedroom Bungalow | ● The Pippin (1280 sq ft) | 4 Bedroom House |
| ● The Braeburn (657 sq ft) | 2 Bedroom Bungalow | ● The Opal (1435 sq ft) | 4 Bedroom House |
| ● The Sherbourne (760 sq ft) | 2 Bedroom House | ● The Ambrosia (1435 sq ft) | 4 Bedroom House |
| ● The Earlsdon (890 sq ft) | 3 Bedroom House | ● The Liberty (1485 sq ft) | 4 Bedroom House |
| ● The Westwood (890 sq ft) | 3 Bedroom House | ● Shared Ownership | |
| ● The Cameo (960 sq ft) | 3 Bedroom House | ● Rental Homes | |
| ● The Meriden (1096 sq ft) | 3 Bedroom House | V Visitor Parking Space | |
| ● The Hollyberry (1121 sq ft) | 4 Bedroom House | BCP Bin Collection Point | |
| ● The Gala (1280 sq ft) | 4 Bedroom House | BS Bin Store | |
| | | WMBH West Midlands Bike Hire Scheme | |
| | | EVCP Communal Electric Vehicle Charging Points | |

The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Selling Agent.



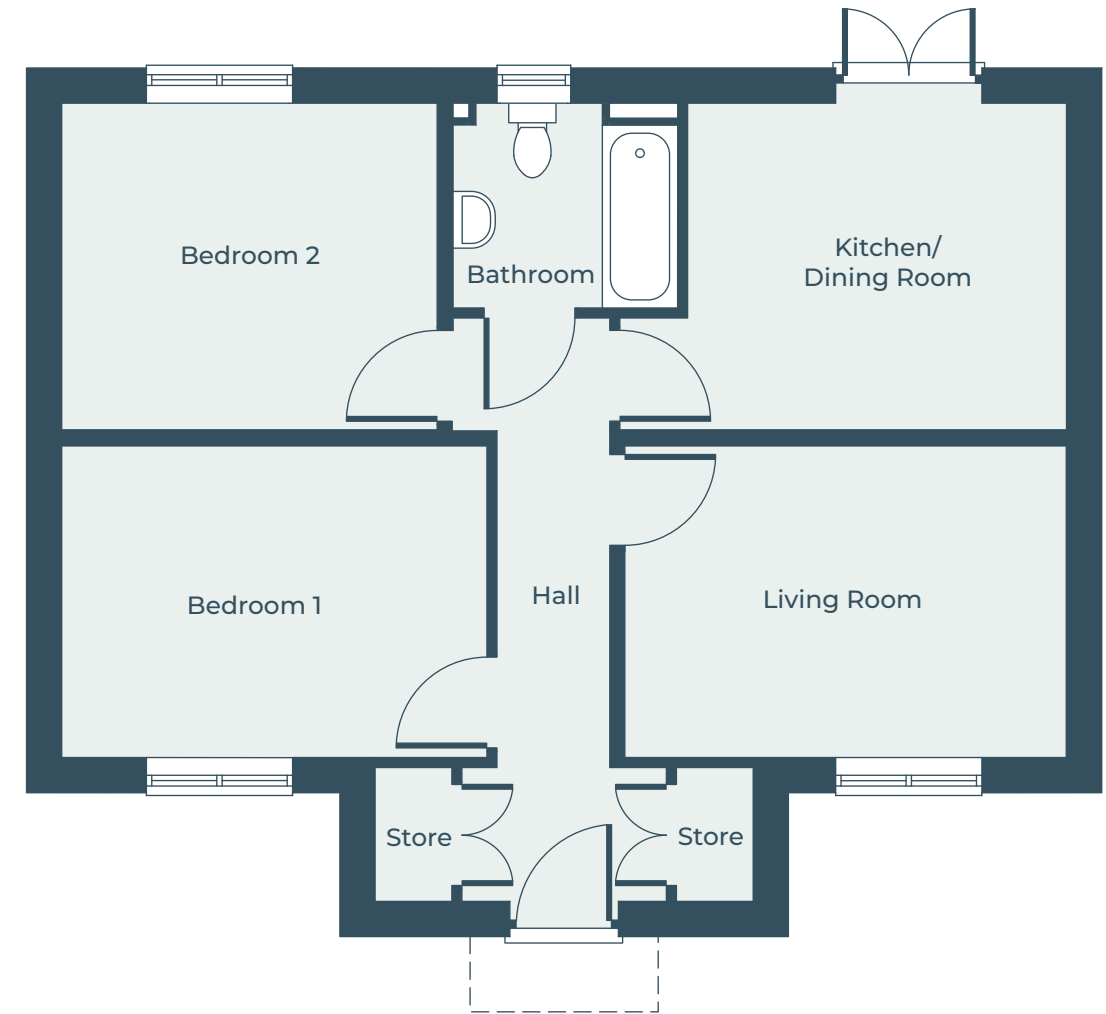
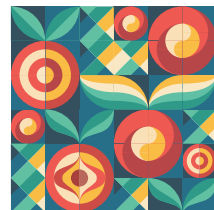
THE ALDERMOOR

2 bedroom bungalow

Plot 21

With everything all on one level, The Aldermoor is all about easy living. A central entrance hall, with two useful storage cupboards gives direct access to all the accommodation. The open plan kitchen / dining room has French doors to patio and rear garden and comes complete with double oven, induction hob and integrated fridge freezer. There is a front facing living room and two double bedrooms share a fully equipped family bathroom.

Outside there are two parking spaces.



DIMENSIONS

Living Room
4107mm x 2898mm (13'5" x 9'5")

Kitchen/Dining Room
3525mm x 3038mm (11'6" x 9'9")

Bedroom 1
3956mm x 2898mm (12'9" x 9'6")

Bedroom 2
3493mm x 3037mm (11'5" x 10'0")

Bathroom
2089mm x 1900mm (6'9" x 6'2")

NB: For details on the kitchen layout please refer to our sales consultant

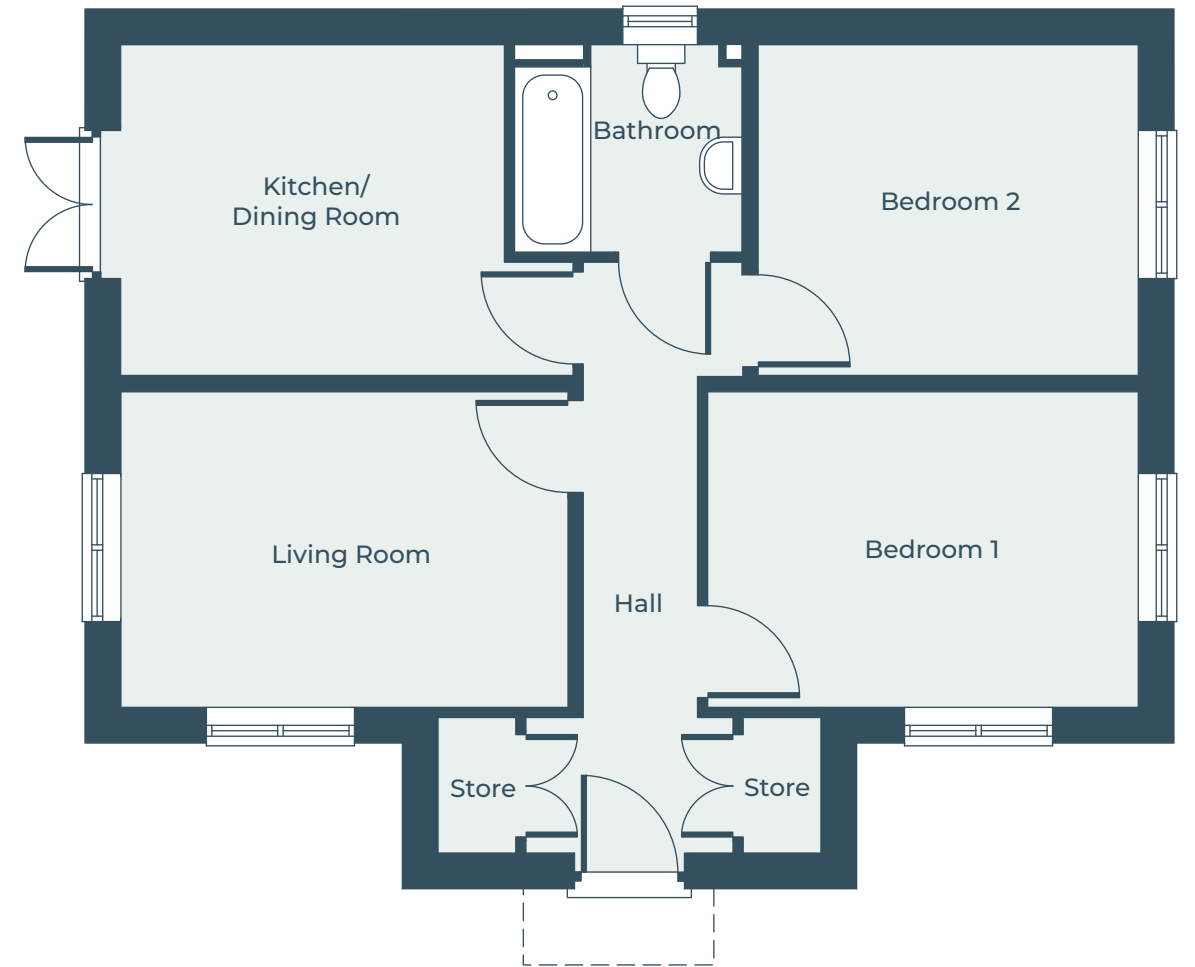
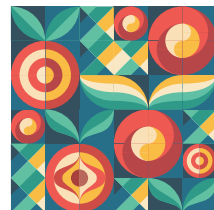
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THE BRAEBURN

2 bedroom bungalow
Plot 22

Set on a corner plot, The Braeburn has an open plan kitchen / dining room with a built in double oven, induction hob and integrated fridge-freezer; French doors open onto the patio and garden. Both the living room and main bedroom have a double aspect with two windows each. There is a separate double bedroom to the rear and a fully equipped family bathroom. Off the central entrance hall are two useful store cupboards and to the side of The Braeburn are two parking spaces.



DIMENSIONS

Living Room
4107mm x 2898mm (13'5" x 9'5")

Kitchen/Dining Room
3525mm x 3038mm (11'6" x 9'9")

Bedroom 1
3956mm x 2898mm (12'9" x 9'6")

Bedroom 2
3493mm x 3037mm (11'5" x 10'0")

Bathroom
2089mm x 1900mm (6'9" x 6'2")

NB: For details on the kitchen layout please refer to our sales consultant

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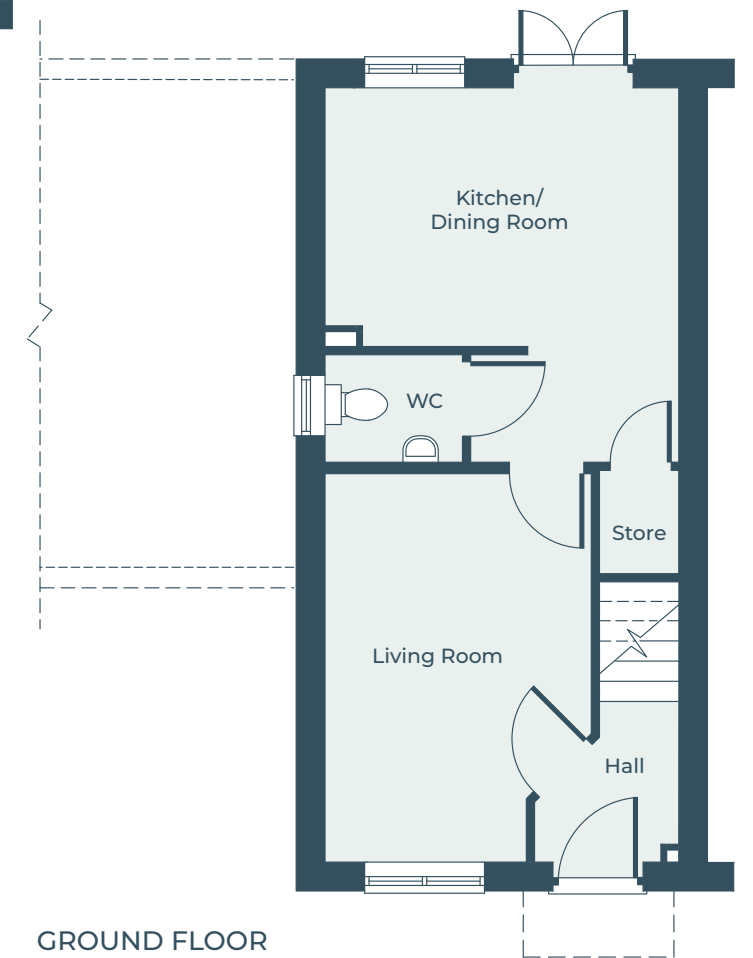
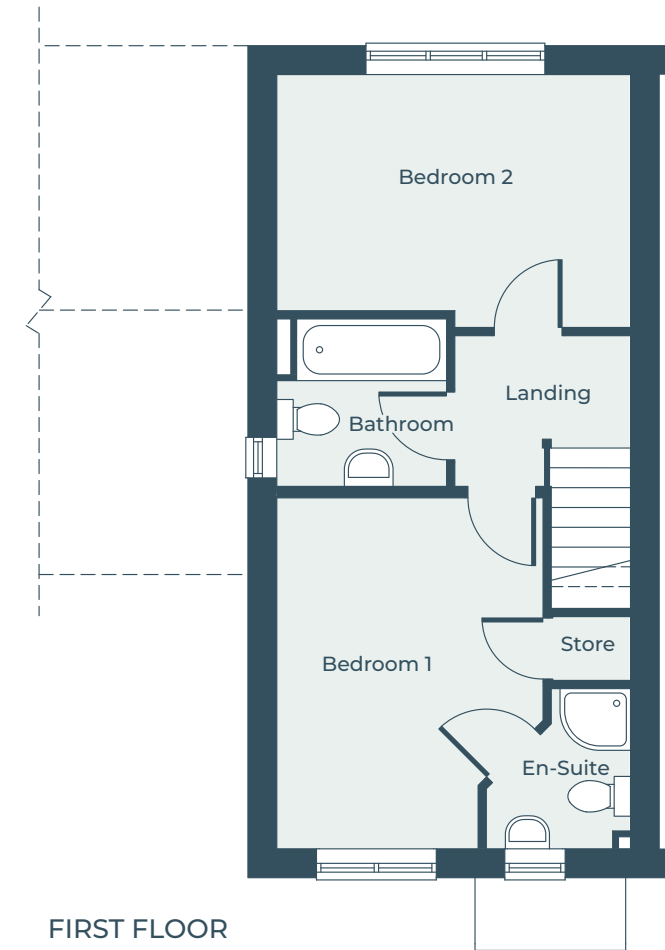
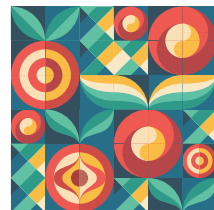


THE SHERBOURNE

2 bedroom home

Plots 3, 4, 49, 50, 62, 63, 64, 65, 101, 102, 108 & 110

The rear facing dining / kitchen of The Sherbourne opens onto the rear patio through French doors. The kitchen comes equipped with a double fan oven and induction hob with hood. There is a front facing living room, a separate downstairs cloakroom and a useful store room. On the first floor are two double bedrooms, with an en-suite shower room and wardrobes to the master bedroom. There is a fully fitted family bathroom. Some of the Sherbournes have a carport, all have allocated parking spaces.



DIMENSIONS

- Living Room
4407mm x 3022mm (14'5" x 10'0")
- Kitchen/Dining/Family Room
4015mm x 2935mm (13'2" x 9'6")
- WC
1560mm x 1220mm (5'1" x 4'0")
- Bedroom 1
3982mm x 3018mm (13'0" x 10'0")
- En-Suite
1817mm x 1637mm (6'0" x 5'4")
- Bedroom 2
4015mm x 2679mm (13'2" x 8'8")
- Bathroom
1928mm x 1900mm (6'3" x 6'2")

NB: For details on the kitchen layout please refer to our sales consultant

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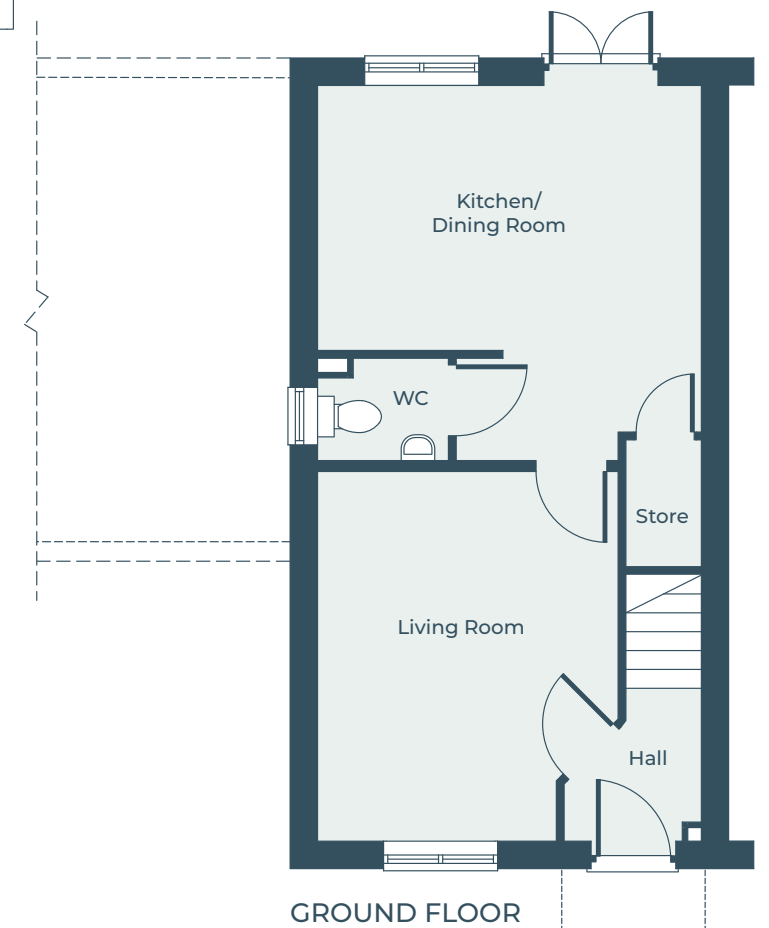
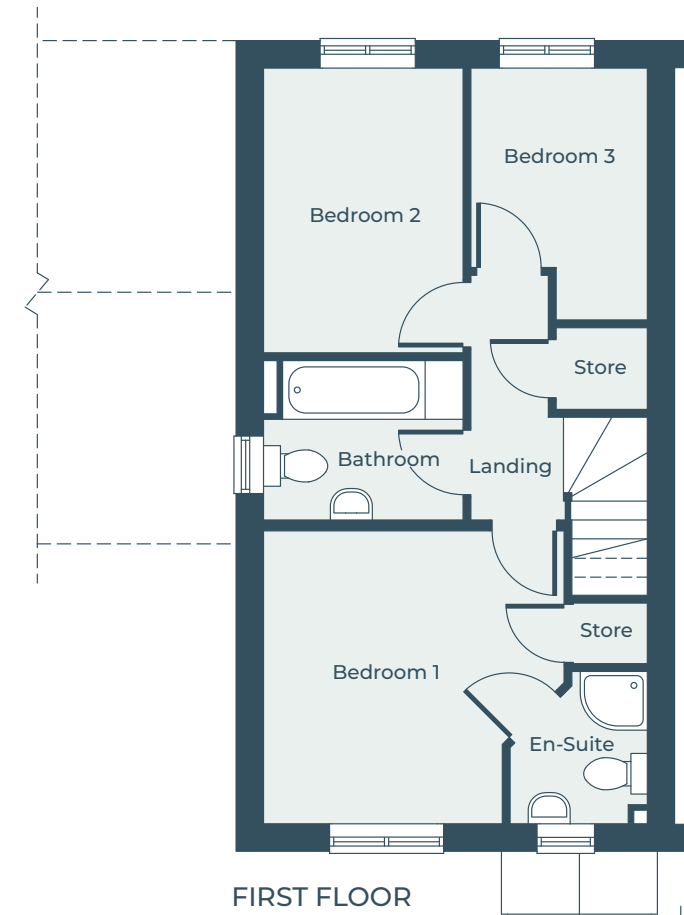


THE EARLSDON

3 bedroom home

Plots 2, 5, 14, 15, 16, 17, 42, 43, 44, 67, 77, 86, 96, 99, 100, 103 & 104

The Earlsdon is a well planned three bedroom home with a front facing living room and an open plan kitchen / dining room with French doors to the patio and rear garden. There is a separate downstairs cloakroom and an under-stairs store. Upstairs, the master bedroom has an en-suite shower room and built-in wardrobes. Bedrooms two and three share a fully fitted family bathroom. Some Earlsdons have their own carport; all have allocated parking spaces.



DIMENSIONS

- Living Room**
4408mm x 3584mm (14'5" x 11'7")
- Kitchen/Dining Room**
4577mm x 3160mm (15'0" x 10'4")
- WC**
1560mm x 1220mm (5'1" x 4'0")
- Bedroom 1**
3584mm x 3493mm (11'7" x 11'5")
- En-Suite**
1817mm x 1637mm (6'0" x 5'4")
- Bedroom 2**
3394mm x 2380mm (11'1" x 7'8")
- Bedroom 3**
3002mm x 2104mm (9'9" x 7'0")
- Bathroom**
2380mm x 1900mm (7'8" x 6'2")

NB: For details on the kitchen layout please refer to our sales consultant

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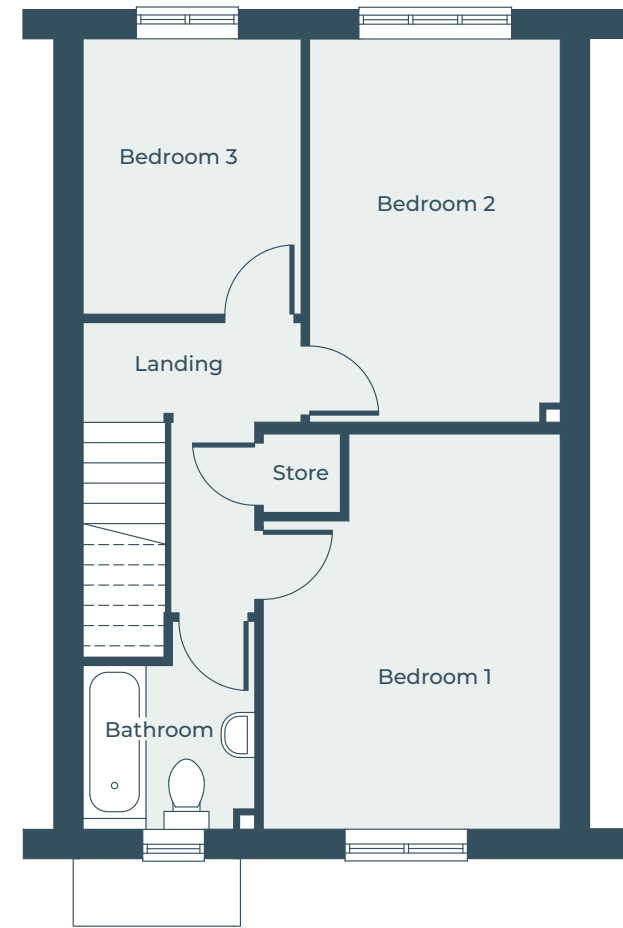


THE WESTWOOD

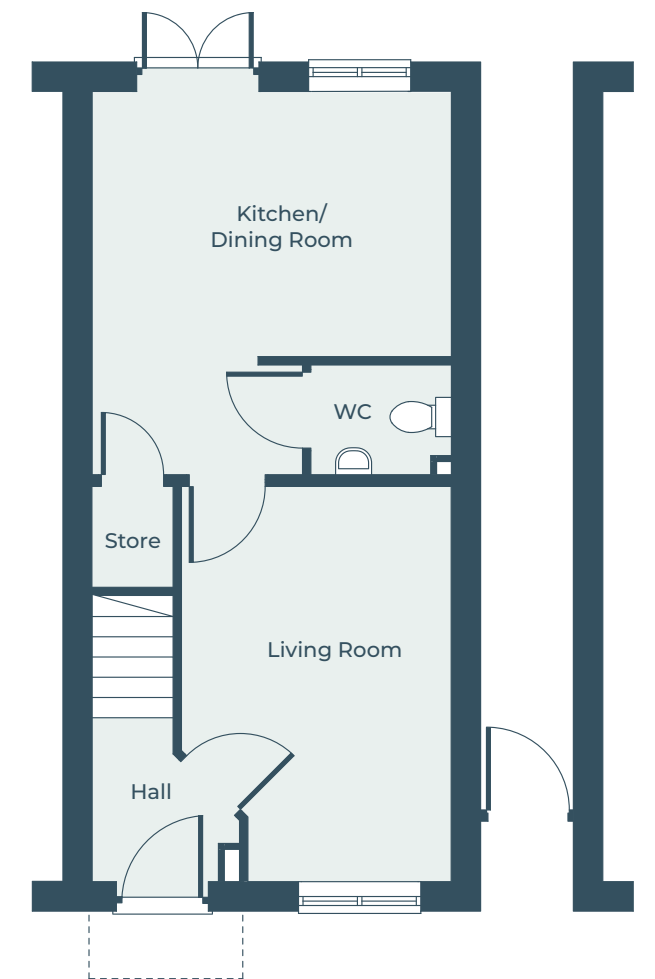
3 bedroom home

Plot 109

The rear facing dining / kitchen of The Westwood opens onto the rear patio through French doors. The kitchen comes equipped with a double fan oven and induction hob with hood. There is a front facing living room, a separate downstairs cloakroom and a useful store room. On the first floor are two double bedrooms and a third single bedroom. There is a fully fitted family bathroom. There is a private gated path to the rear garden and two allocated parking spaces to the front.



FIRST FLOOR



GROUND FLOOR

DIMENSIONS

- Living Room
4394mm x 3000mm (14'1" x 9'9")
- Kitchen/Dining Room
3995mm x 2948mm (13'1" x 9'7")
- WC
1563mm x 1220mm (5'1" x 4'0")
- Bedroom 1
3305mm x 4394mm (10'8" x 14'3")
- Bedroom 2
4297mm x 2790mm (14'1" x 9'1")
- Bedroom 3
3062mm x 2425mm (10'0" x 8'0")
- Bathroom
1882mm x 1910mm (6'2" x 6'3")

NB: For details on the kitchen layout please refer to our sales consultant

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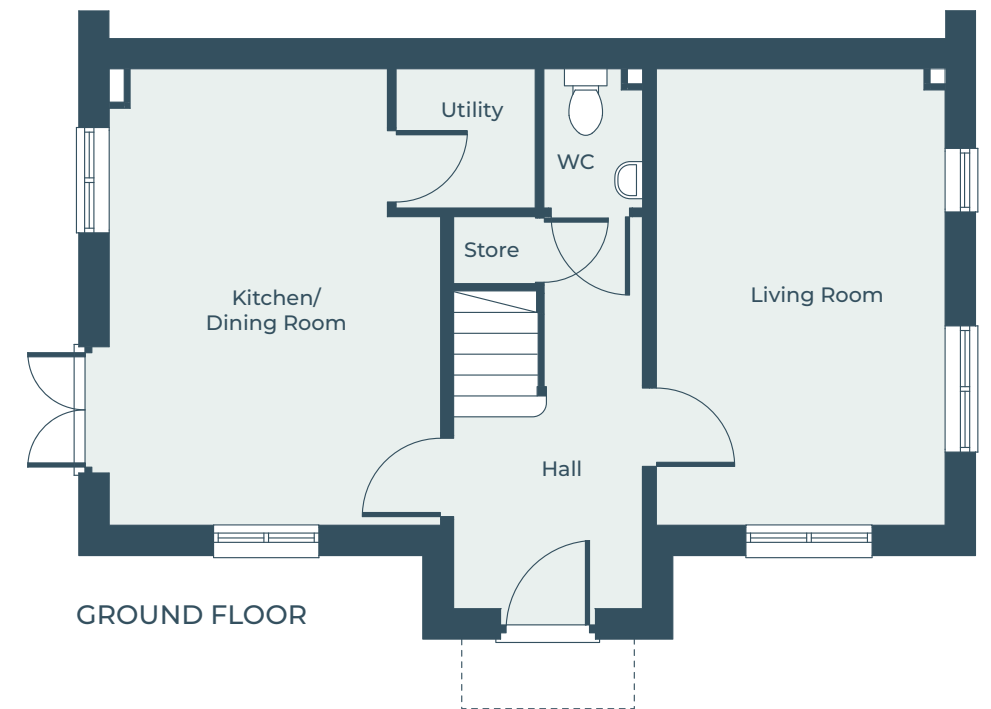
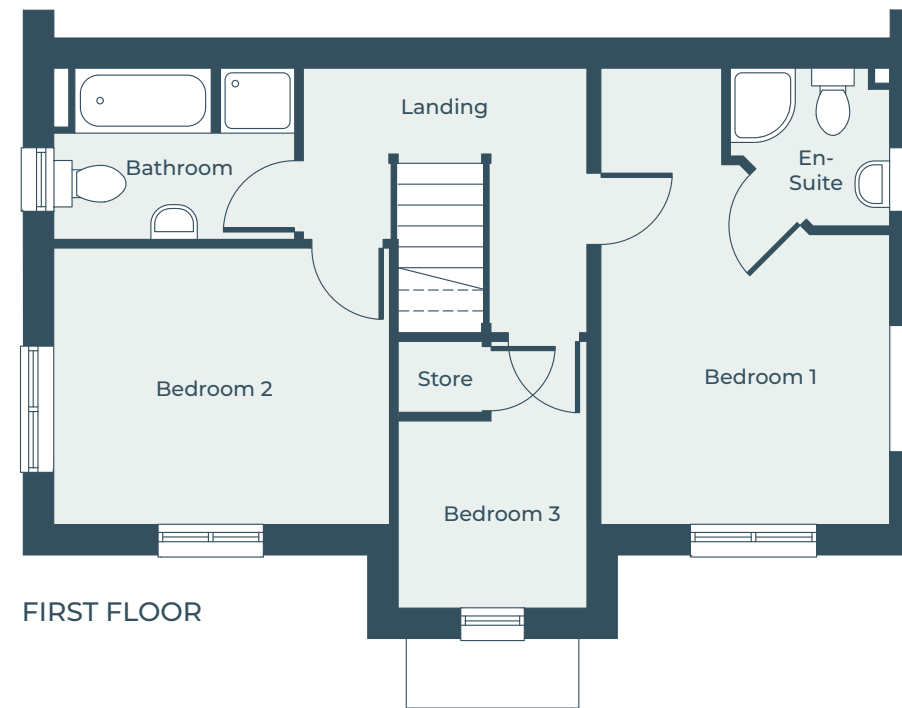


THE CAMEO

3 bedroom home

Plots 1, 6, 45, 76, 85, 94 & 95

With a wide frontage and a corner location, the Cameo has an impressive exterior. The interior is equally impressive, with a generous kitchen / dining room with doors to the garden, a separate living room, utility and downstairs cloakroom. The master bedroom has an en-suite shower room and two further bedrooms share a family bathroom with both bath and separate shower. Outside are two allocated parking spaces.



DIMENSIONS

Living Room
4918mm x 3113mm (16'1" x 10'2")

Kitchen/Dining Room
4918mm x 3573mm (16'1" x 11'7")

Utility
1500mm x 1500mm (4'9" x 4'9")

WC
1500mm x 1065mm (4'9" x 3'5")

Bedroom 1
4917mm x 3112mm (16'1" x 10'2")

En-Suite
1717mm x 1700mm (5'6" x 5'6")

Bedroom 2
3619mm x 2980mm (11'9" x 9'8")

Bedroom 3
2057mm x 2035mm (6'8" x 6'7")

Bathroom
2598mm x 1845mm (8'6" x 6'0")

NB: For details on the kitchen layout please refer to our sales consultant

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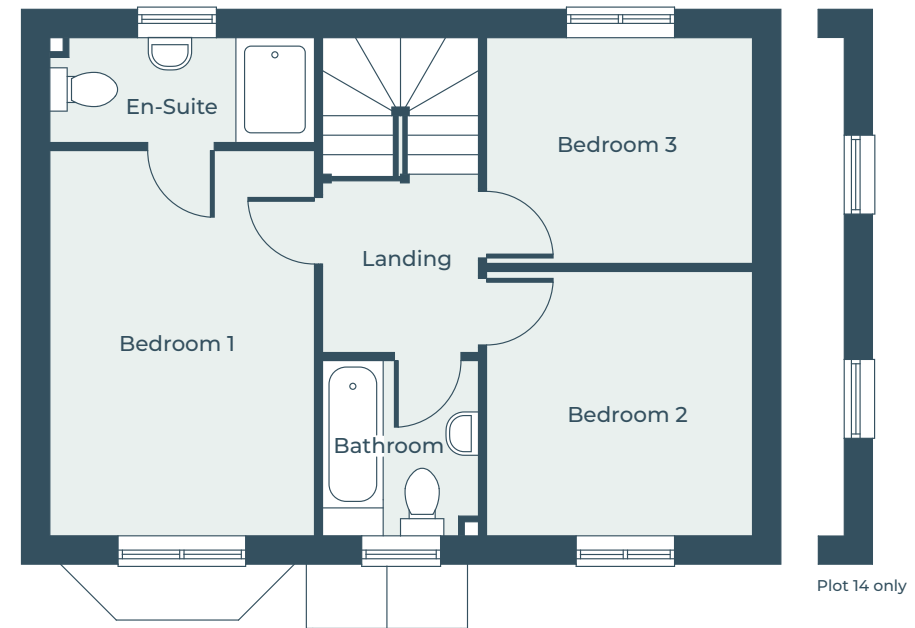


THE MERIDEN

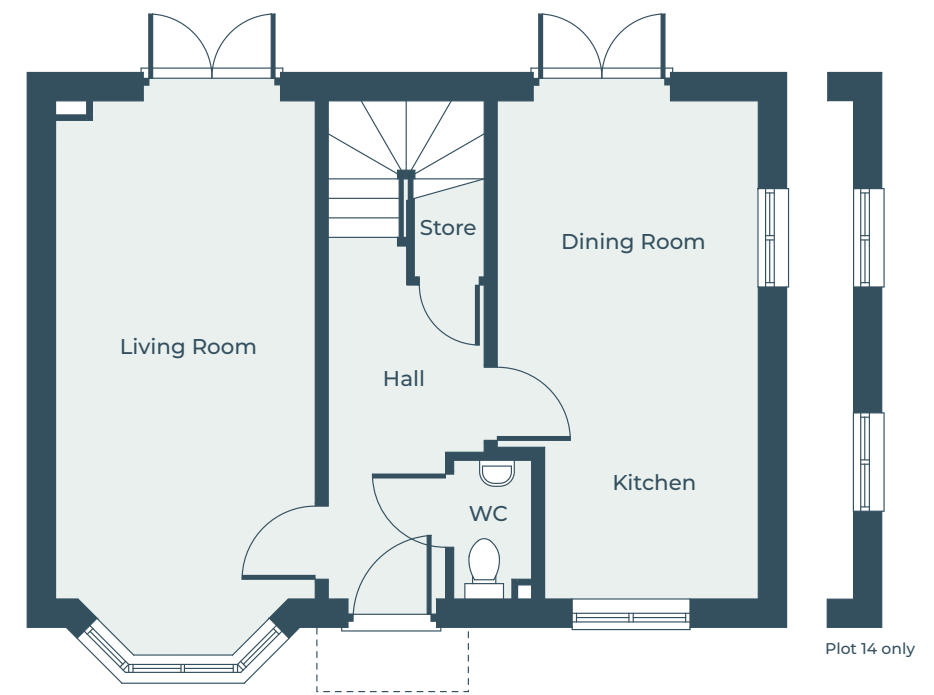
3 bedroom home
Plots 7, 19, 20, 93 & 114

The Meriden's superb living room has a walk in bay to the front and French doors to the rear. The kitchen / dining room also stretches the full depth of the house and has French doors to the garden. There is also a downstairs cloakroom and a useful under-stairs store. Upstairs are three double bedroom, with the master bedroom having an en-suite shower room and built in wardrobes. The other two bedrooms share a fully fitted family bathroom.

The Meriden also has a single garage and two allocated parking spaces.



FIRST FLOOR



GROUND FLOOR

DIMENSIONS

- Living Room
6394mm x 2998mm (21'0" x 9'8")
- Kitchen/Dining Room
5748mm x 3013mm (18'9" x 9'9")
- WC
1600mm x 900mm (5'2" x 3'00")
- Bedroom 1
4445mm x 3055mm (14'6" x 10'0")
- En-Suite
3055mm x 1210mm (10'0" x 4'0")
- Bedroom 2
3070mm x 3050mm (10'0" x 10'0")
- Bedroom 3
3070mm x 2605mm (10'0" x 8'5")
- Bathroom
2022mm x 1800mm (6'6" x 6'0")

NB: For details on the kitchen layout please refer to our sales consultant

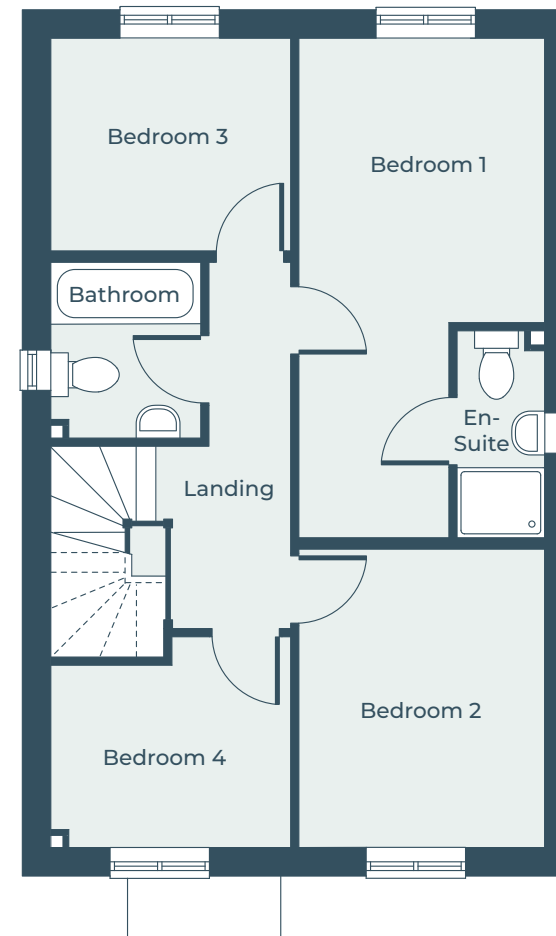
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THE HOLLYBERRY

4 bedroom detached home
Plots 52 & 98

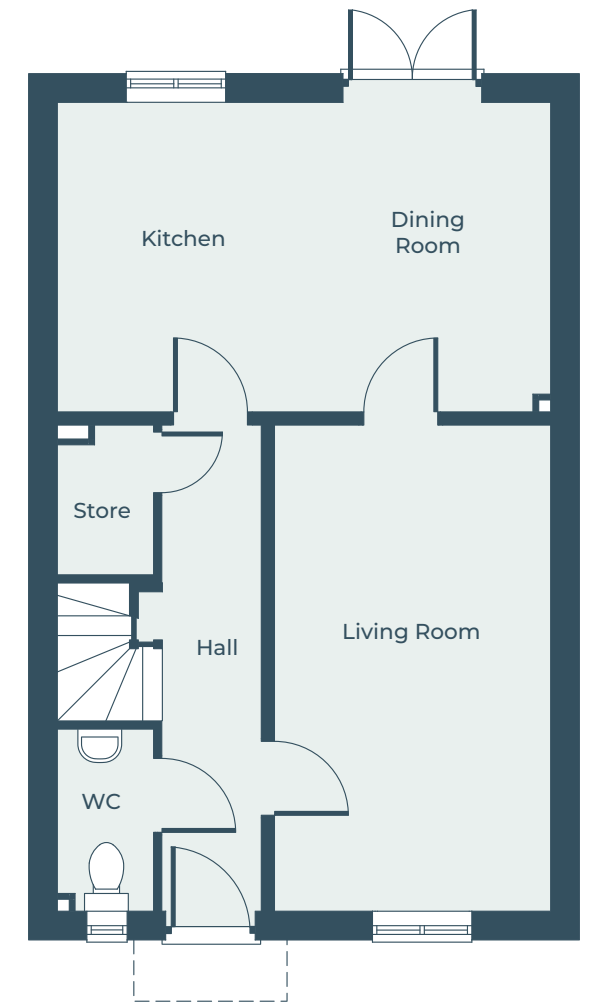
There are just two Hollyberries available at Pippinfields. The front facing living room opens to both the hall and the open plan kitchen / dining room, which in turn opens through French doors onto a good sized garden with paved patio. Upstairs, the master bedroom has an en-suite shower room and a dressing area with built in wardrobe. Three further bedrooms share a fully fitted family bathroom. To the side there is a separate garage and two parking spaces.



FIRST FLOOR

DIMENSIONS

- Living Room
5550mm x 3155mm (18'2" x 10'4")
- Kitchen/Dining Room
5635mm x 3535mm (18'5" x 11'6")
- WC
2080mm x 1100mm (6'8" x 3'6")
- Bedroom 1
5100mm x 2807mm (16'8" x 9'2")
- En-Suite
2368mm x 1000mm (7'8" x 3'2")
- Bedroom 2
3407mm x 2807mm (11'1" x 9'2")
- Bedroom 3
2740mm x 2428mm (8'9" x 8'0")
- Bedroom 4
2740mm x 2407mm (8'11" x 7'9")
- Bathroom
2007mm x 1713mm (6'6" x 5'6")



GROUND FLOOR

NB: For details on the kitchen layout please refer to our sales consultant

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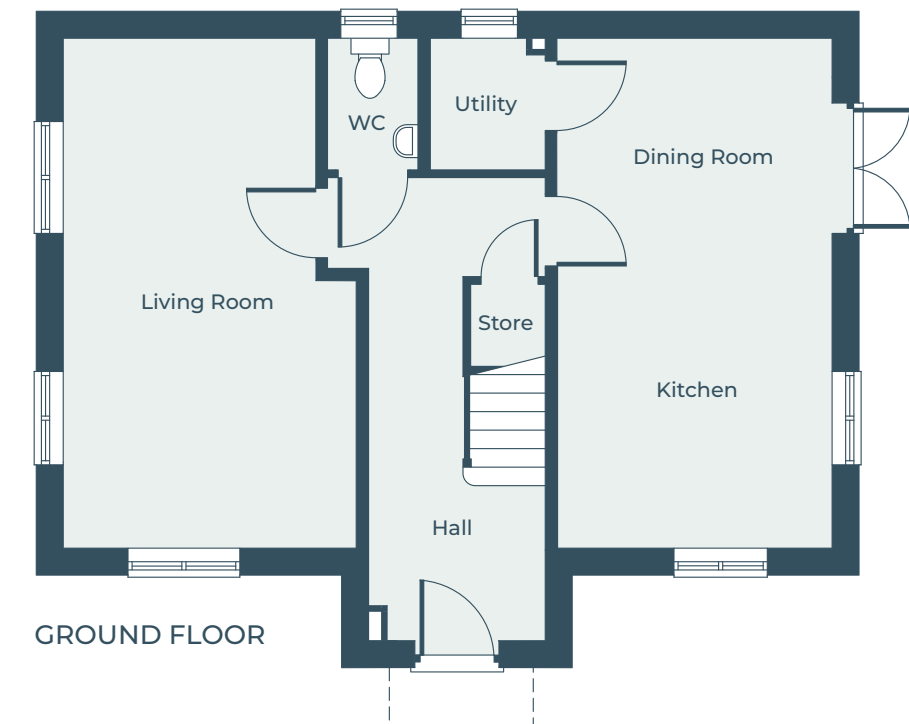
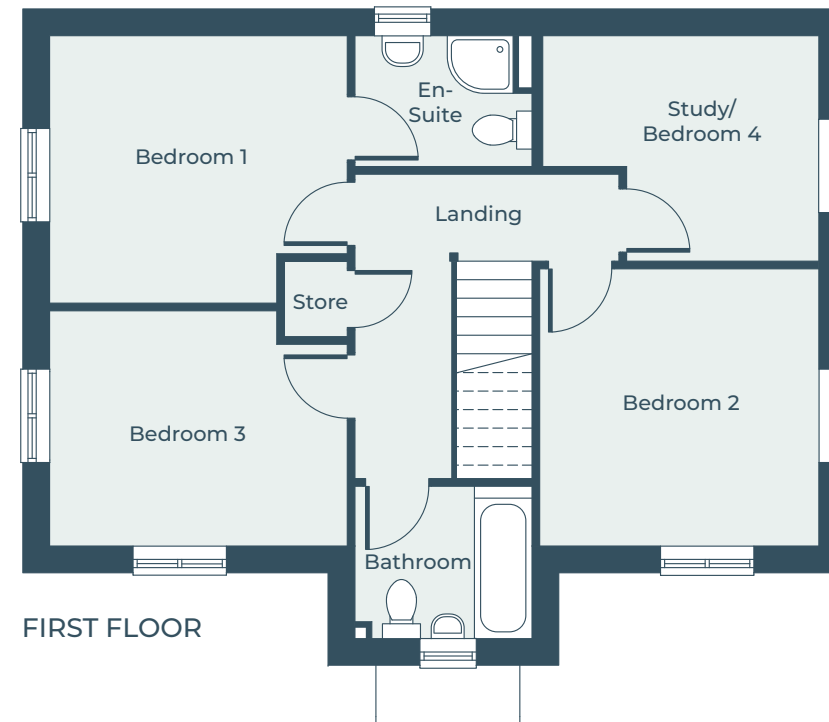


THE GALA

4 bedroom detached home

Plots 23, 31, 38 & 84

The heart of the Gala is the open plan kitchen / dining room. With French doors leading to the patio and a separate utility room, it is perfect for entertaining. There is a separate living room, a downstairs cloakroom and an under-stairs cupboard. Upstairs are three double bedrooms and a fourth bedroom or study / home office. The master bedroom has an en-suite shower room and built in wardrobes and there is a fully equipped bathroom. There is a detached garage and two parking spaces to the rear.



DIMENSIONS

Living Room	6198mm x 3063mm (20'3" x 10'0")
Kitchen/Dining Room	6198mm x 3337mm (20'3" x 11'0")
Utility	1600mm x 1396mm (5'2" x 4'6")
WC	1600mm x 1100mm (5'2" x 3'6")
Bedroom 1	3617mm x 2650mm (11'9" x 8'8")
En-Suite	2153mm x 1590mm (7'0" x 5'2")
Bedroom 2	3394mm x 3369mm (11'1" x 11'6")
Bedroom 3	3620mm x 2859mm (11'9" x 9'4")
Study/Bedroom 4	3357mm x 2740mm (11'0" x 9'0")
Bathroom	2153mm x 1852mm (7'1" x 6'2")

NB: For details on the kitchen layout please refer to our sales consultant

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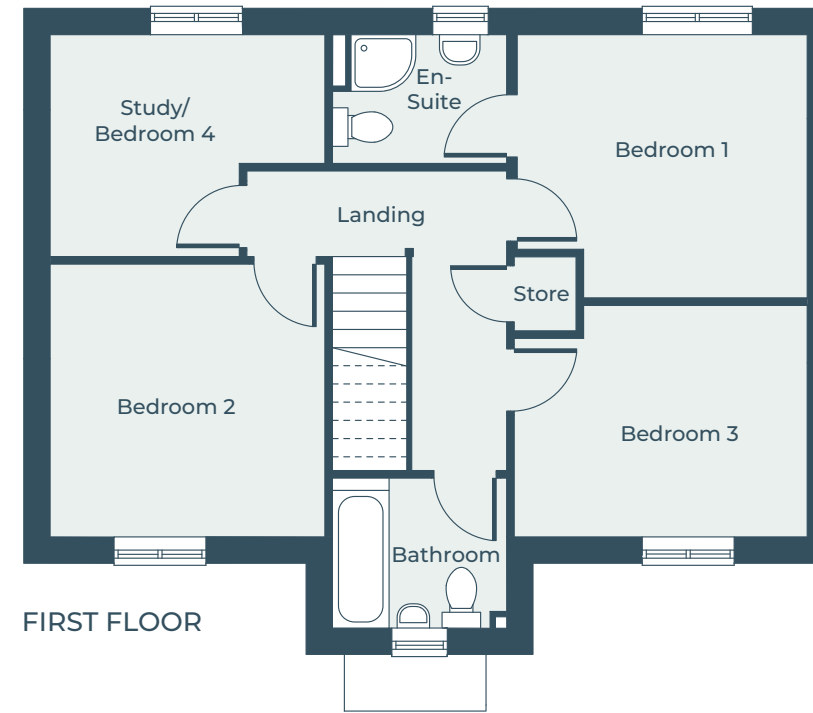


THE PIPPIN

4 bedroom detached home

Plots 8, 12 & 111

With a wide frontage and a separate garage, the Pippin has plenty of presence. With both the living room and the open plan dining / kitchen having French doors, the Pippin is perfectly laid out for enjoying the generous garden. Upstairs are three double bedrooms and a fourth bedroom or study / home office. The master bedroom has an en-suite shower room and built in wardrobes and there is a fully equipped bathroom. Outside is a single garage and two parking spaces.



DIMENSIONS

Living Room
6198mm x 3063mm (20'3" x 10'0")

Kitchen/Dining Room
6198mm x 3337mm (20'3" x 11'0")

Utility
1600mm x 1396mm (5'2" x 4'6")

WC
1600mm x 1100mm (5'2" x 3'6")

Bedroom 1
3617mm x 2650mm (11'9" x 8'8")

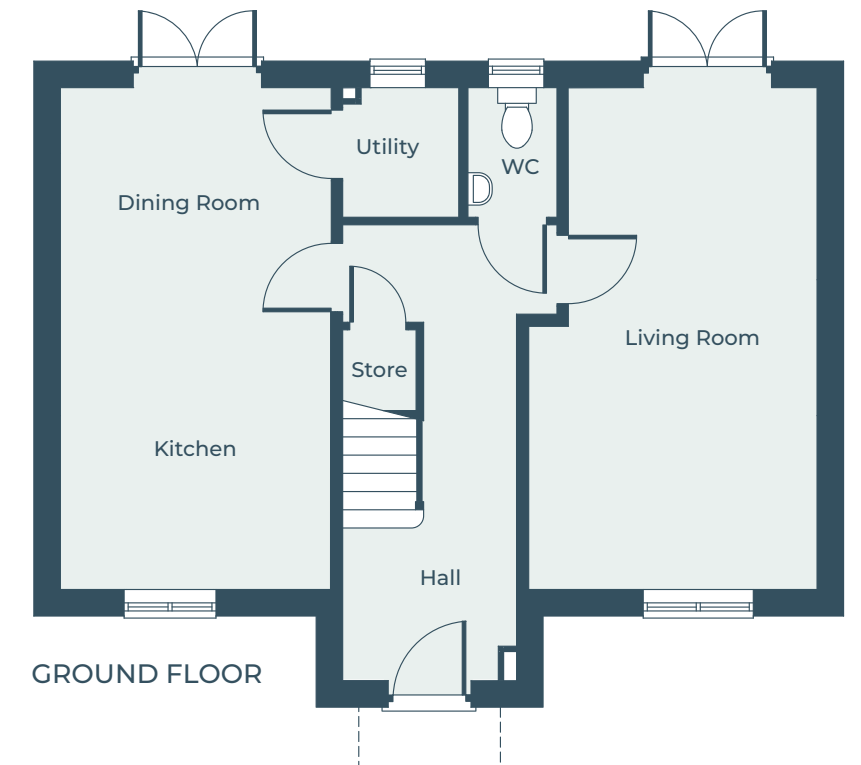
En-Suite
2153mm x 1590mm (7'0" x 5'2")

Bedroom 2
3394mm x 3369mm (11'1" x 11'6")

Bedroom 3
3620mm x 2859mm (11'9" x 9'4")

Study/Bedroom 4
3357mm x 2740mm (11'0" x 9'0")

Bathroom
2153mm x 1852mm (7'1" x 6'1")



NB: For details on the kitchen layout please refer to our sales consultant

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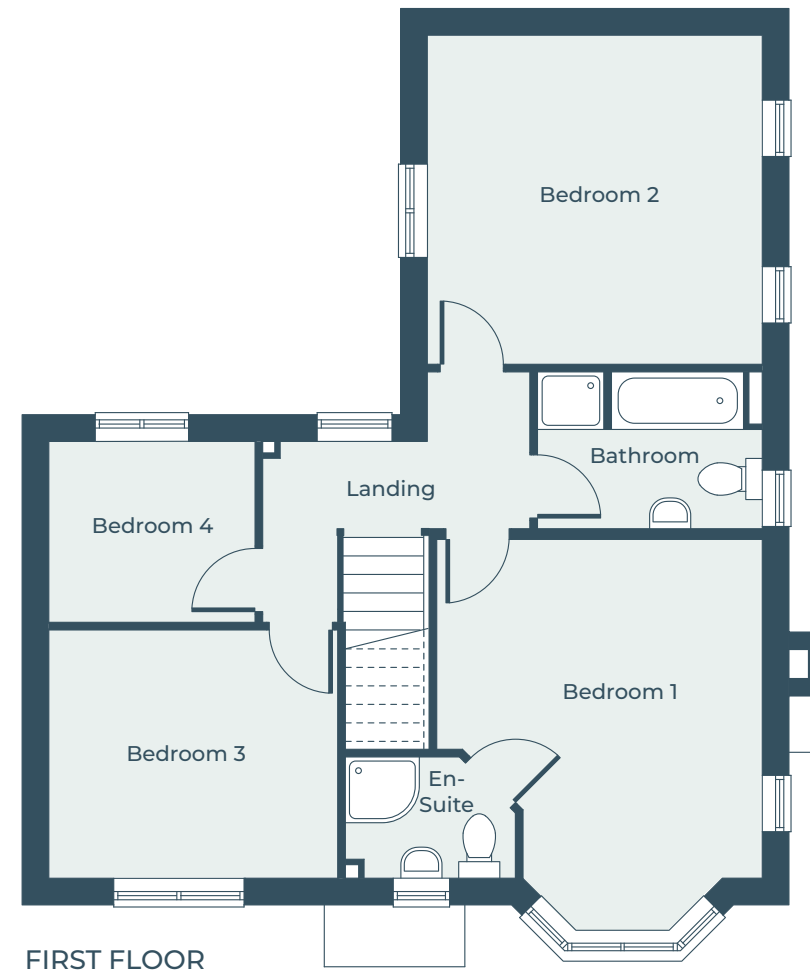


THE OPAL

4 bedroom detached home

Plots 18, 30, 53, 97 & 115

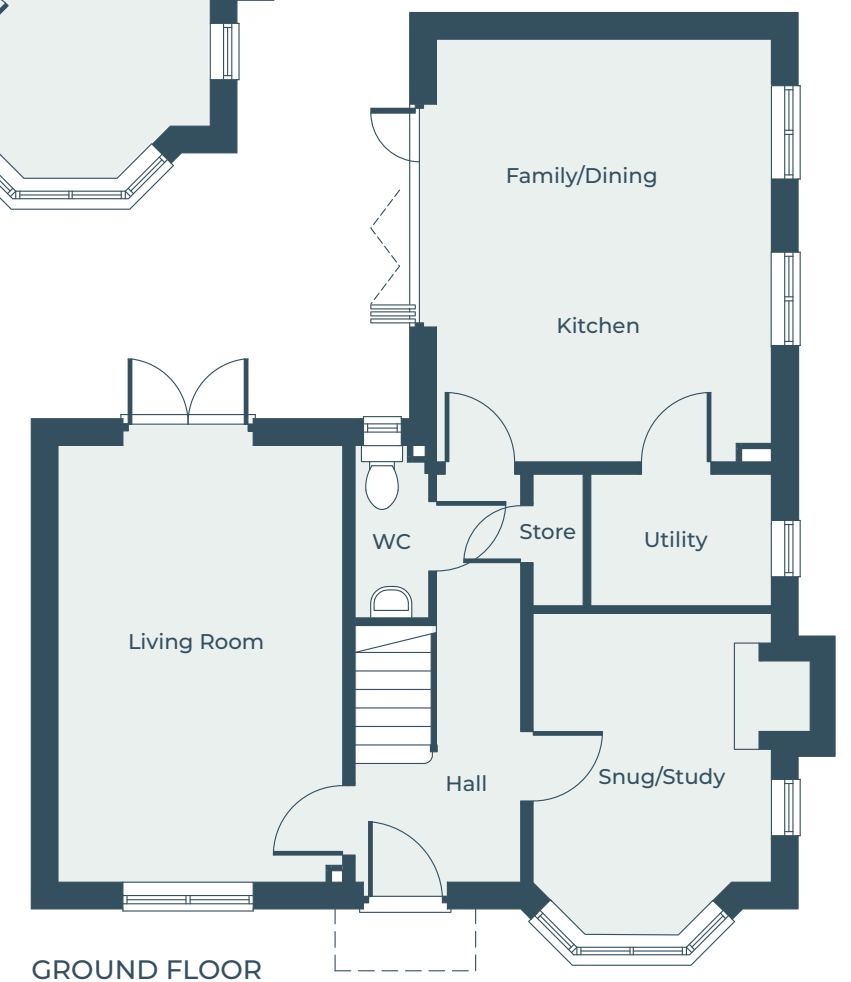
The Opal is perfect for entertaining and enjoying the warmer weather, with a superb kitchen / family / dining room that has bi-fold doors which open onto the patio. The separate living room also opens onto the patio through French doors. The front facing snug or study has a walk-in bay and a fireplace. There is also a separate utility and cloakroom. The master bedroom has a walk in bay, an en-suite and built in wardrobes. Three further bedrooms share a family bathroom with both a bath and a separate shower.



FIRST FLOOR

DIMENSIONS

- Living Room**
5332mm x 3465mm (17'4" x 11'4")
- Kitchen/Dining/Family Room**
5141mm x 4075mm (16'9" x 13'4")
- Snug/Study**
3903mm x 2900mm (12'8" x 9'5")
- Utility**
2197mm x 1600mm (7'2" x 5'2")
- WC**
2097mm x 897mm (6'9" x 3'0")
- Bedroom 1**
4150mm x 3960mm (13'7" x 13'0")
- En-Suite**
2099mm x 1472mm (6'10" x 4'9")
- Bedroom 2**
4075mm x 4002mm (13'4" x 13'1")
- Bedroom 3**
3512mm x 3019mm (11'5" x 9'10")
- Bedroom 4**
2509mm x 2200mm (8'2" x 7'2")
- Bathroom**
2732mm x 1907mm (9'0" x 6'3")



GROUND FLOOR

NB: For details on the kitchen layout please refer to our sales consultant

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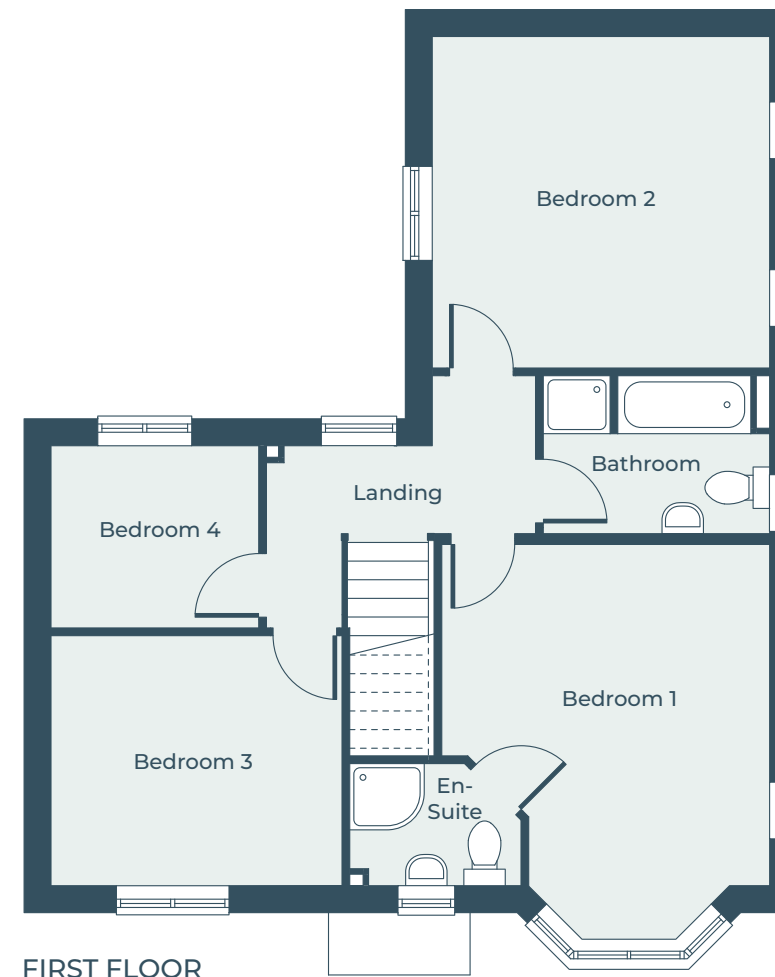


THE AMBROSIA

4 bedroom detached home

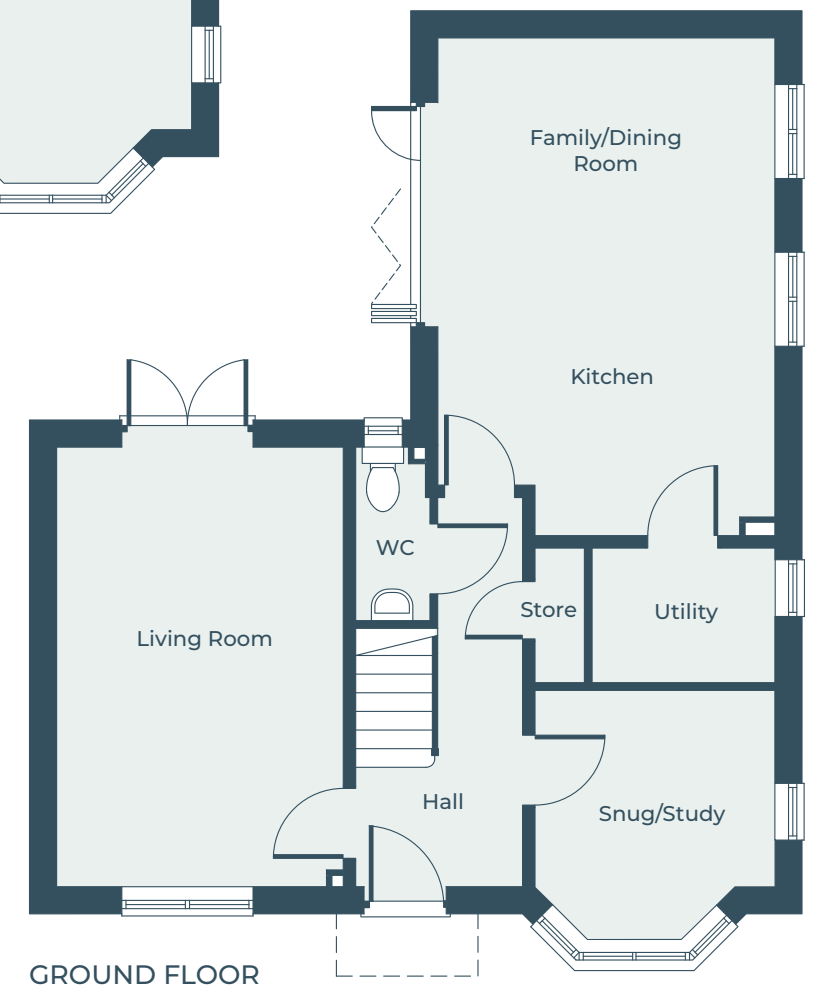
Plots 9, 41, 51, 112 & 113

The heart of the Ambrosia is the spectacular kitchen / dining / family room. With bi-fold doors to the patio and an adjoining utility room its perfect for busy family life or for entertaining. There is a separate living room which also opens onto the patio and a front facing study or home office. Upstairs, the master bedroom has a walk-in bay, built-in wardrobes and an en-suite, whilst three further bedrooms share a family bathroom with both a bath and a separate shower.



DIMENSIONS

- Living Room
5307mm x 3465mm (17'4" x 11'4")
- Kitchen/Dining/Family Room
6012mm x 4070mm (16'7" x 13'3")
- Snug/Study
3007mm x 2900mm (9'9" x 9'5")
- Utility
2208mm x 1625mm (7'2" x 5'3")
- WC
2095mm x 897mm (6'9" x 3'0")
- Bedroom 1
4150mm x 3960mm (13'7" x 13'0")
- En-Suite
2069mm x 1472mm (6'8" x 4'8")
- Bedroom 2
4073mm x 4002mm (13'3" x 13'1")
- Bedroom 3
3512mm x 3019mm (11'5" x 10'0")
- Bedroom 4
2509mm x 2200mm (8'2" x 7'2")
- Bathroom
2732mm x 1907mm (9'0" x 6'2")



NB: For details on the kitchen layout please refer to our sales consultant

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

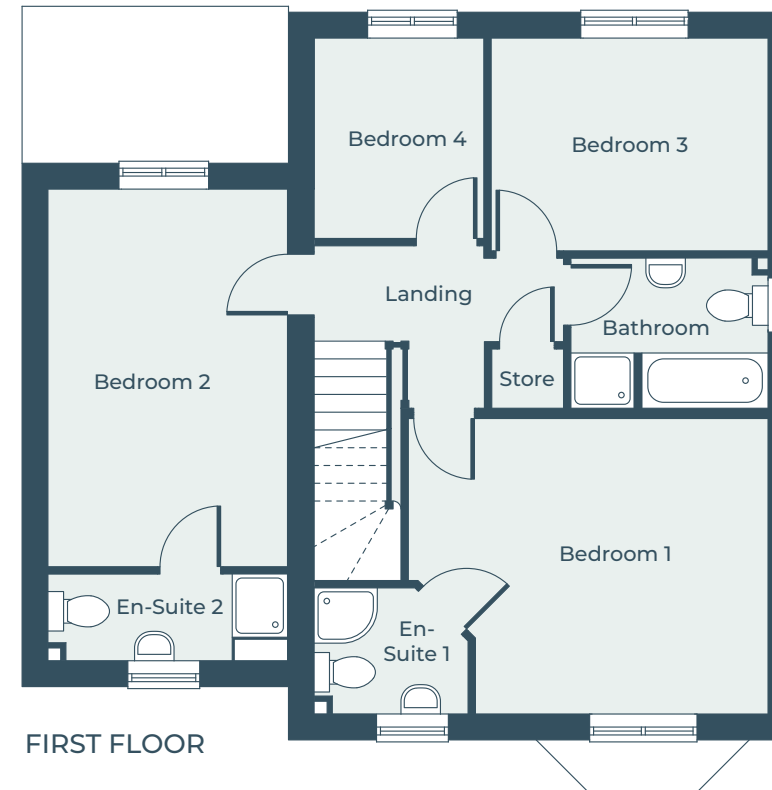


THE LIBERTY

4 bedroom detached home

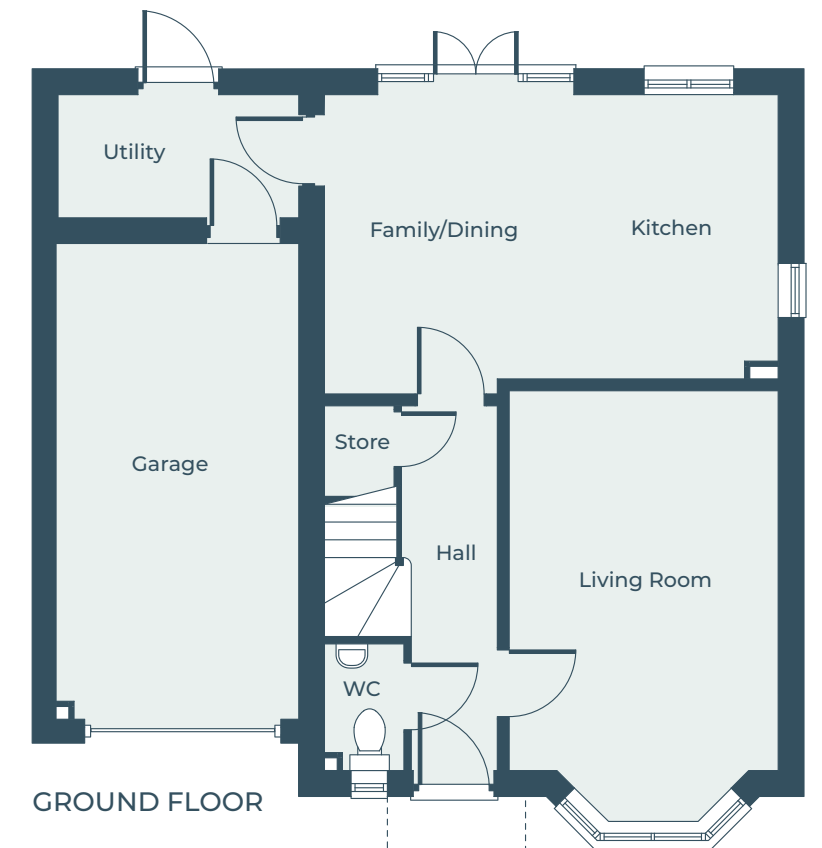
Plots 13, 39 & 40

With an integral garage opening directly into the utility room, which in turn opens both to the kitchen and the garden, The Liberty is wonderfully practical. The spacious open plan kitchen / family / dining room also opens onto the garden. There is a downstairs cloakroom and a useful under-stairs store. The master bedroom has an en-suite shower room and built in wardrobes and there is an en-suite to the second bedroom too. The family bathroom has both a bath and a separate shower.



DIMENSIONS

- Living Room**
5447mm x 3407mm (17'9" x 11'1")
- Kitchen/Dining/Family Room**
5748mm x 3600mm (18'9" x 11'9")
- Utility**
3025mm x 1560mm (10'0" x 5'11")
- WC**
1007mm x 1605mm (3'3" x 5'2")
- Bedroom 1**
4557mm x 3117mm (15'0" x 10'3")
- En-Suite 1**
1950mm x 1600mm (6'4" x 5'2")
- Bedroom 2**
4150mm x 3025mm (13'7" x 9'10")
- Bedroom 3**
3508mm x 2695mm (11'5" x 8'9")
- En-Suite 2**
3035mm x 1098mm (10'0" x 3'6")
- Bedroom 4**
2537mm x 2147mm (8'3" x 7'0")
- Bathroom**
2498mm x 1900mm (8'1" x 6'2")



NB: For details on the kitchen layout please refer to our sales consultant

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PURCHASING A HOME IS ONE OF THE MOST IMPORTANT INVESTMENTS THAT YOU WILL MAKE IN YOUR LIFETIME



About Piper Homes

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

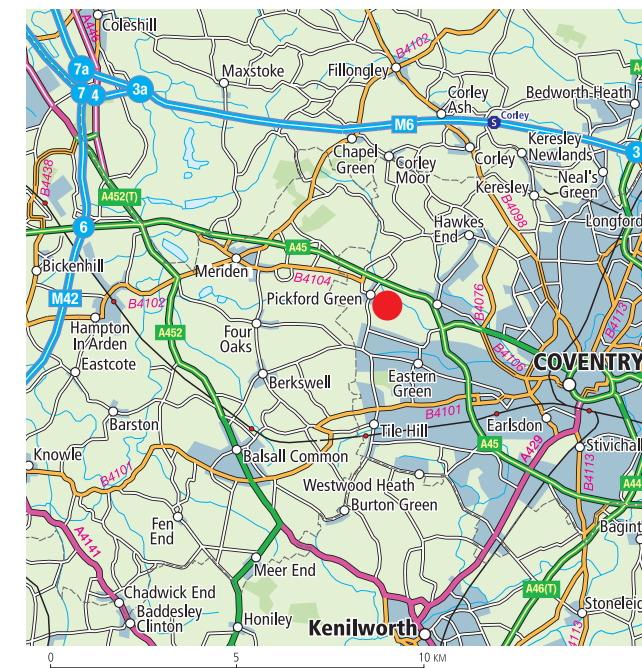
We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.



GETTING THERE AND AWAY

Pippinfields is well served for transport links. The local bus stop is just around the corner, with regular services into Coventry. The nearest train station to the development is just 3 miles away in Tile Hill. From here there are regular direct trains to Coventry and Birmingham. Coventry Station is around 45 minutes away by bus or 15 minutes by car. There are regular direct trains from there to destinations such as Birmingham, Rugby, London and Southampton. Direct trains from Coventry to London Euston take around 1 hour 20 minutes.

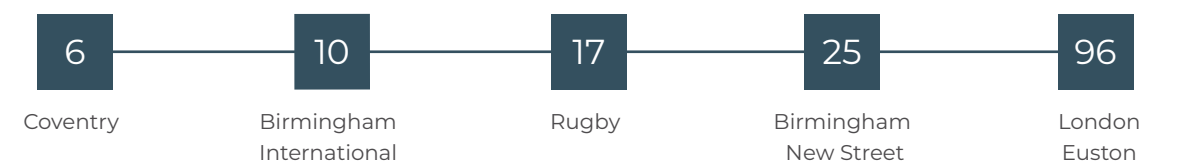
The A45 is less than half a mile from Pippinfields and gives direct access to the M42 and the M45. The M42 also provides easy access to the M6 motorway. Birmingham International Airport is less than 10 minutes away by car, with the journey into the centre of Birmingham taking around 25 minutes, depending on traffic.



DISTANCE IN MILES FROM PIPPINFIELDS



FASTEST TRAIN TIMES IN MINUTES FROM TILE HILL



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.



These details are for indicative purposes only and do not form a part of any contract or warranty. As we operate a policy of continuous improvement, we reserve the right to alter any part of the development specification at any time. Where brands are specified we reserve the right to replace the brand with an alternative. Floorplans are intended to give a general indication of the proposed floor layout, and dimensions are for guidance only. All measurements are taken to the widest point in each room and include areas of fixtures and fittings including fitted furniture. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Kitchen and bathroom layouts are indicative only and are subject to change. Street furniture and landscaping are shown for illustrative purposes only. All images and dimensions are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary.



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