



**NEWTON GRANGE**  
KERESLEY, COVENTRY





# NEWTON GRANGE

KERESLEY, COVENTRY

Welcome to Newton Grange, an exciting development of seventeen, 2, 3 and 4 bedroom homes in Keresley, Coventry. Positioned in a countryside location but just a few miles from the M6, these new homes enjoy an exceptional specification.



# 1880

## A year of firsts

**1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN - USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.**

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



### 1880

Greenwich Mean Time was adopted as the legal standard in the UK.

William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

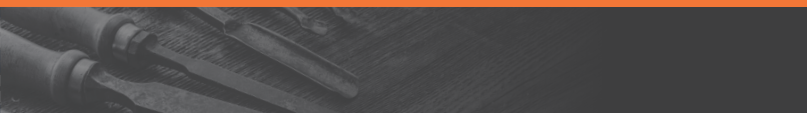
The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.





## A passion from start to finish

**FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.**

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.







# A sustainable future for all

**AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.**

We design and build our homes with the future in mind - yours and the environment - and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.





When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Keresley with over £120,000 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



**WE HELP NATURE GROW EVERY TIME WE BUILD. AT KERESLEY, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**

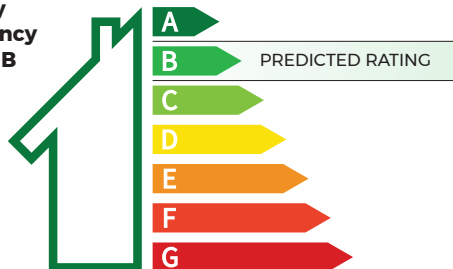


# Future proofed homes

**WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND - YOURS AND THE ENVIRONMENT.**

From the sustainable materials we use to the advanced technology we include in our homes - you can be sure of a property that remains efficient and affordable to run long into the future.

**Predicted energy efficiency rating B**



Note: Image shown is from another typical Kendrick Homes development.





2

5

4

8



### 1. Photo-voltaic panels

Capture the sun's energy and convert it into electricity that you can use in your home. PV panels are included on every property on this development.



### 2. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



### 3. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



### 4. A-rated appliances

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



### 5. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



### 6. Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



### 7. Thermostatically controlled radiator valves\*

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



### 8. Compost area, recycling bins & rainwater butt\*

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



### 9. Electric car charger

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



### 10. High-speed fibre connection

We install high-speed fibre optic internet cable in all our properties to help you stay connected.





# Coventry

**FROM STRIKING MEDIEVAL ARCHITECTURE TO EXPERIMENTAL THEATRE, COVENTRY OFFERS A TASTE OF BRITAIN'S CULTURE AND HISTORY, IN THE HEART OF THE WEST MIDLANDS.**

The city of Coventry is packed with history and heritage while also enjoying a busy nightlife and restaurant scene, world-class attractions, modern art venues and major sporting events. Much of Coventry was rebuilt after the Second World War. One notable transformation being the Cathedral, once voted Britain's most popular 20th Century building. The Cathedral rubs shoulders with the original gothic ruins from the 14th century and is now home to a show-stopping 25-metre stained-glass window. As well as the glorious history, you are also right alongside some glorious English countryside in the West Midlands. For a family picnic or scenic stroll, you can enjoy the 500 acres of gardens, woodland and lakeside walks at Coombe Abbey park.





## Keresley

**LOCATED ON THE NORTHERN EDGE OF COVENTRY ABOUT 4 MILES FROM THE CITY CENTRE, KERESLEY IS A LARGELY RURAL PARISH RECOGNISED FOR ITS NATURAL HISTORY.**

The main village centre at Keresley End has excellent local facilities including a Community Centre, Medical Centre, library and schools. The closest large shopping centre is a couple of miles away at Arena Shopping Park. Picturesque Keresley Jubilee Wood is just a 5-minute walk and has recently been restored as a superb outdoor space. Nearby Coundon Hall Park and Gardens offers football pitches, a children's playground, lakes and a woodland area.



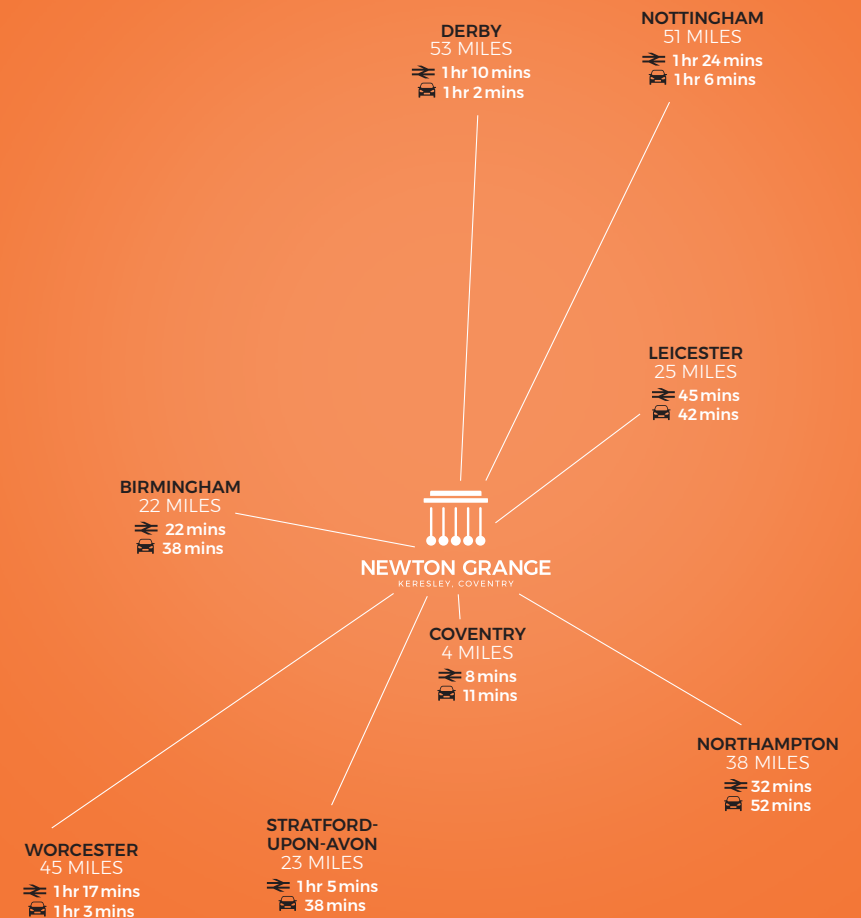
# Stay connected

At Newton Grange you can enjoy the rural charm of a countryside location but still be within reach of all the facilities and amenities you may need. Keresley benefits from being just a few miles from Coventry but also has excellent fast access to the M6 (junction 3 is less than 3 miles away) providing connections to the M42, M69 and beyond.

The closest train stations are at Coventry Arena (2 miles) and Coventry (4 miles). Should you want to travel to the bright lights of London, the journey will take just under two hours. Those requiring international travel will find Birmingham Airport less than 12 miles away via the A45. Connectivity doesn't stop at local infrastructure - your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



All travel times and distances are approximate





## Welcome to Newton Grange

The Newton Grange development at Watery Lane, Keresley comprises seventeen homes, with 6 different housetypes. A choice of 2, 3 and 4 bedroom homes are available on the development, all carefully designed to complement the natural beauty of the area.

Accessed from Watery Lane, just off the B4098 Bennetts Road by the Hare and Hounds Public House, Newton Grange is conveniently positioned to allow easy access to Coventry, the A444 and the M6 motorway.

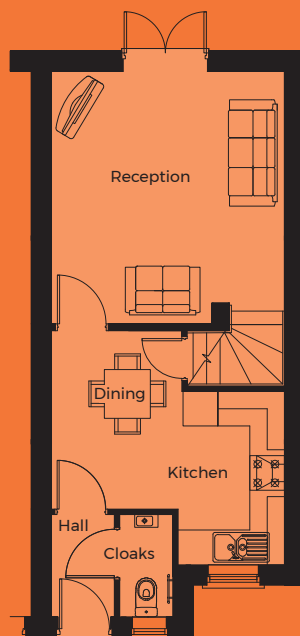


- The Cloverley - 2 bedroom home
- The Kinlet - 3 bedroom home
- The Hanley - 3 bedroom home
- The Cotheridge - 4 bedroom home

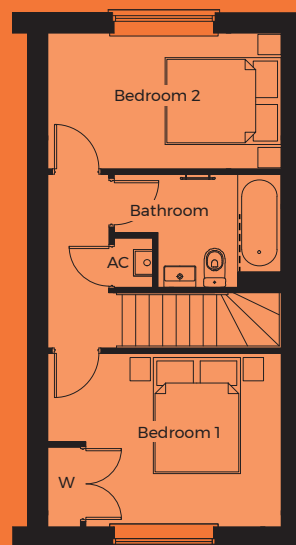
- The Downton - 4 bedroom home
- The Denford - 4 bedroom home
- The Crofton - 4 bedroom home

# The Cloverley

2 bedroom home ~ plots 5 & 6 (semi-detached)



Ground floor



First floor

## Ground floor

**Reception**  
4357 x 4019mm (14'4" x 13'2")

**Dining**  
3077 x 2269mm (10'1" x 7'5")

**Kitchen**  
2992 x 1750mm (9'10" x 5'9")

**Cloak Room**  
1765 x 915mm (5'9" x 3')

## First floor

**Bedroom 1**  
4019 x 2992mm (13'2" x 9'10")

**Bedroom 2**  
4019 x 2340mm (13'2" x 7'8")

**Bathroom**  
2875 x 1950mm (9'5" x 6'5")

**Total house size:**  
**770 sq.ft.**

Includes two parking spaces

## Welcoming space

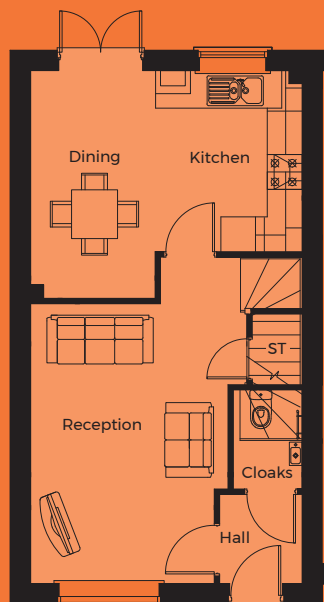
Suitable for first time buyers or downsizers alike. The Cloverley offers space in all the right places. A welcoming hall leads into an open plan Kitchen/dining room. The reception room offers plenty of light, with double doors to the rear. Upstairs, two double rooms with plenty of storage and a lovely main bathroom.



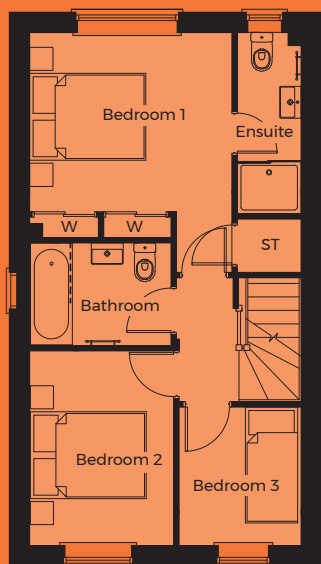


# The Kinlet

**3 bedroom home** ~ plot 4 (semi-detached)



Ground floor



First floor

## Ground floor

**Reception**  
5631 x 3729mm (18'6" x 12'3")  
**Dining**  
3931 x 2145mm (12'11" x 7'0")  
**Kitchen**  
3125 x 2525mm (10'3" x 8'3")  
**Cloak Room**  
1710 x 1184mm (5'7" x 3'11")

## First floor

**Bedroom 1**  
3536 x 3486mm (11'7" x 11'5")  
**Ensuite**  
3125 x 1100mm (10'3" x 3'7")  
**Bedroom 2**  
3357 x 2482mm (11'0" x 8'2")  
**Bedroom 3**  
2388 x 2104mm (7'10" x 6'11")  
**Bathroom**  
2437 x 1770mm (8'0" x 5'10")

**Total house size:**  
**906 sq.ft.**

Includes two  
parking spaces

## Spacious design

The Kinlet is designed with space and storage in mind. Great design has allowed plenty of space for a downstairs cloakroom, large reception, kitchen/dining room and double doors to the rear. Upstairs, three main bedrooms with wardrobe space and an ensuite to bedroom one at the rear of the house.





# The Hanley

3 bedroom home ~ plots 9 & 10 (semi-detached)



Ground floor



First floor

\*NB. Bay window to plot 9 only

## Ground floor

- Reception  
5400 x 3890mm (17'9" x 12'9")
- Family/Dining  
4800 x 3103mm (15'4" x 10'2")
- Kitchen  
4800 x 2600mm (15'9" x 8'6")
- Cloak Room  
1975 x 1000mm (6'6" x 3'3")

## First floor

- Bedroom 1  
4307 x 3194mm (14'2" x 10'6")
- Ensuite  
2501 x 1625mm (8'2" x 5'4")
- Bedroom 2  
3005 x 2196mm (9'10" x 9'6")
- Bedroom 3  
2471 x 2302mm (8'1" x 7'7")
- Bathroom  
2375 x 1879mm (7'10" x 6'2")

## Total house size:

Plot 9: **1103 sq.ft.**  
Plot 10: **1092 sq.ft.**

Includes two parking spaces

## Perfect for entertaining

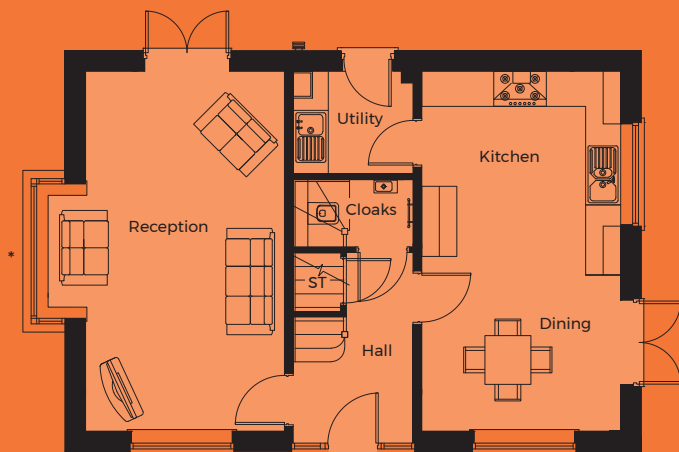
A house for entertaining in. A large, spacious hallway leads into a perfect space for friends and family. A well-designed kitchen with island, and space for a large dining table and chairs and comfy seating. Double doors to the garden from the kitchen and reception give you that great inside/outside feeling. The first floor consists of a single and double bedroom, with a family bathroom, then bedroom 1 with two wardrobes and large ensuite completes this gorgeous home.



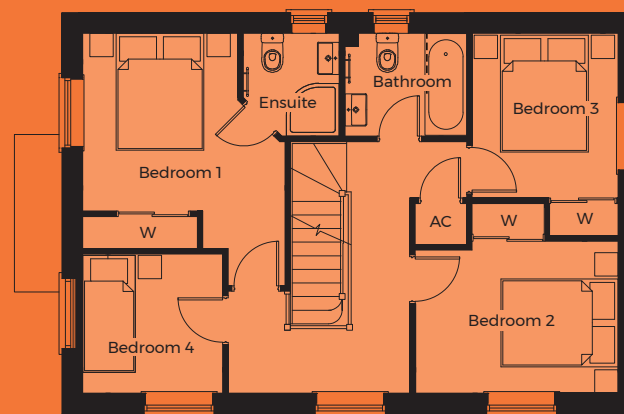


# The Cotheridge

4 bedroom home ~ plots 1-3, 12 & 13 (detached)



Ground floor



First floor

\*NB. Bay window to plots 1 & 2 only

## Perfect for family living

A large, well designed four-bedroom home with enough space and storage to grow with your family. The hub of the house, the kitchen and dining room, offers enough space for the largest of tables, and for the chefs among you to create some delights. The main reception, with double doors to the rear, offers plenty of light with plots 1 & 2 enjoying a bay window. Upstairs, there are three double bedrooms and one single. There are fitted wardrobes in bedrooms 1, 2 and 3 and an ensuite in bedroom 1.

### Ground floor

**Reception**  
6150 x 4040mm (20'2" x 13'3")  
**Dining**  
3400 x 2666mm (11'2" x 8'9")  
**Kitchen**  
3484 x 3400mm (11'5" x 11'2")  
**Utility**  
3484 x 3400mm (11'5" x 11'2")  
**Cloak Room**  
2050 x 1150mm (6'9" x 3'9")

### First floor

**Bedroom 1**  
3682 x 3457mm (12'1" x 11'4")  
**Ensuite**  
1760 x 1588mm (5'9" x 5'3")  
**Bedroom 2**  
3459 x 2597mm (11'4" x 8'6")  
**Bedroom 3**  
2817 x 2496mm (9'3" x 8'2")  
**Bedroom 4**  
2393 x 2375mm (7'10" x 7'10")  
**Bathroom**  
2076 x 1760mm (6'10" x 5'9")

### Total house size:

Plots 1 & 2: **1241 sq.ft.**

Plots 3, 12 & 13: **1228 sq.ft.**

Plots 1 & 2 include two parking spaces

Plots 3, 12 & 13 include a single garage and two parking spaces





# The Downton

4 bedroom home ~ plots 7 & 14 (detached)



Ground floor



First floor

## Ground floor

- Reception**  
5390 x 4311mm (17'8" x 14'2")
- Dining**  
3450 x 3300mm (11'4" x 10'10")
- Kitchen**  
3450 x 2090mm (11'4" x 6'10")
- Utility**  
2925 x 2115mm (9'7" x 6'11")
- Cloak Room**  
1900 x 1200mm (6'3" x 3'11")
- Garage**  
5524 x 2975mm (18'1" x 9'9")

## First floor

- Bedroom 1**  
4743 x 3475mm (15'7" x 11'5")
- Ensuite**  
2662 x 1702mm (8'9" x 5'7")
- Bedroom 2**  
4246 x 2982mm (13'11" x 9'9")
- Bedroom 3**  
3703 x 2957mm (12'2" x 9'8")
- Bedroom 4**  
3703 x 2382mm (12'2" x 7'10")
- Bathroom**  
3475 x 1909mm (11'5" x 6'3")

## Total house size:

**1470 sq.ft.**

Includes integrated garage plus two parking spaces

## Stunning living space

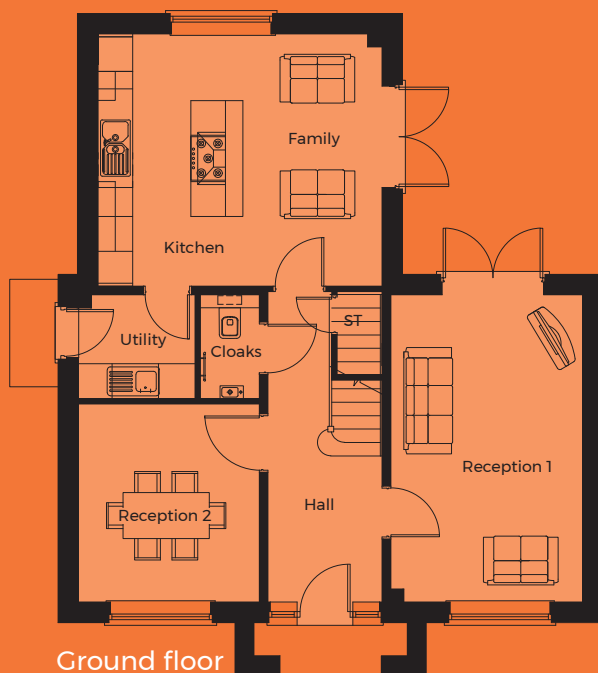
Light, airy and spacious, the Downton offers four great bedrooms and even better downstairs space. The loveliest of entrances leads right to a gorgeous reception with bay window. Alternatively, turning left takes you to the hub of the home, the large kitchen with space for a great dining table - also leading off to the useful utility room with direct access to the garage. Upstairs, three double bedrooms and one single, with bedroom 1 also benefitting from a fantastic ensuite. The large family bathroom, with separate shower, also includes a relaxing free-standing bath.





# The Denford

4 bedroom home ~ plots 8, 11, 16 & 17 (detached)



## Ground floor

- Reception 1**  
5300 x 3313mm (17'5" x 10'10")
- Reception 2**  
3417 x 3120mm (11'3" x 10'3")
- Kitchen**  
4350 x 2500mm (14'3" x 14'9")
- Family**  
4350 x 2400mm (14'3" x 7'10")
- Utility**  
2009 x 1790mm (6'7" x 5'10")
- Cloak Room**  
1790 x 1018mm (5'10" x 3'4")

## First floor

- Bedroom 1**  
4707 x 3397mm (15'5" x 11'2")
- Ensuite**  
2302 x 1410mm (7'7" x 4'8")
- Bedroom 2**  
3682 x 3370mm (12'1" x 11'1")
- Dressing Area**  
2316 x 1500mm (7'7" x 4'11")
- Bedroom 3**  
2959 x 2678mm (9'8" x 8'9")
- Bedroom 4**  
3239 x 2400mm (10'8" x 7'10")
- Bathroom**  
3133 x 2225mm (10'11" x 7'4")

## Making an impression

A house that just seems to go on and on. The impressive hallway, huge reception 1, separate reception 2 come study and large kitchen family room really showcase the downstairs space. Upstairs, there are three double bedrooms, one with an ensuite and another with a dressing area, plus a single room which could potentially be used as an office. The family bathroom includes a separate large shower and show stopping free-standing bath.

## Total house size:

**1533 sq.ft.**

Includes a detached double garage plus two parking spaces





# The Crofton

4 bedroom home ~ plot 15 (detached)



Ground floor

## Ground floor

- Reception 1**  
5361 x 4083mm (17'7" x 13'5")
- Reception 2**  
5550 x 3115mm (18'3" x 10'3")
- Kitchen**  
4668 x 2400mm (15'4" x 7'10")
- Breakfast**  
4668 x 2961mm (15'4" x 9'9")
- Utility**  
2084 x 1845mm (6'10" x 6'1")
- Larder**  
2173 x 1000mm (7'2" x 3'3")
- Cloak Room**  
1845 x 1145mm (6'1" x 3'9")
- Garage**  
5600 x 2750mm (18'4" x 9')

## First floor

- Bedroom 1**  
5432 x 3500mm (17'10" x 11'6")
- Ensuite**  
2555 x 1500mm (8'5" x 4'11")
- Dressing Area**  
3135 x 2764mm (10'3" x 9'1")
- Bedroom 2**  
5361 x 3812mm (17'7" x 12'6")
- Bedroom 3**  
3480 x 2881mm (11'5" x 9'5")
- Bedroom 4**  
3480 x 2288mm (11'5" x 7'10")
- Bathroom**  
2472 x 2441mm (8' x 8'1")

**Total house size:**  
**1929 sq.ft.**

Includes integrated garage  
plus two parking spaces



First floor

## A dream home

The Crofton is a really spacious family home. Downstairs there are two large reception rooms as well as an open plan kitchen/breakfast room featuring double doors to the garden, a useful utility with separate access and a handy larder room. Upstairs there are three double bedrooms and one single, as well as the family bathroom, but you will be most impressed by bedroom 1 with ensuite bathroom and a vast dressing area which really helps to deliver a wonderful home.





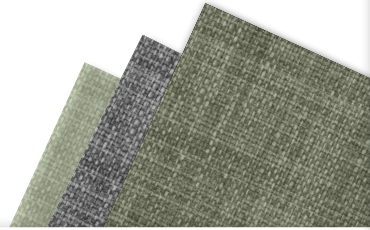


# Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors.  
The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.







Thoughtfully planned living spaces and stylish interiors.



### Energy efficiency features

- Photo-voltaic panels providing renewable electricity
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- Electric car charger
- All properties air leakage tested
- 10 year NHBC warranty



### Utility\*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



### Contemporary bathrooms and ensuites

- Sanitaryware by Villeroy and Boch with chrome Grohe fittings\*
- Vanity units in white\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitaryware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing or standard bath in the main bathroom\*
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located\*



### Heating, lighting, electrical and media

- Either a gas fired boiler or condensing combi boiler\*
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study, fibre broadband to all homes



### Stylish kitchen

- Individually designed kitchen with laminate worktops and upstands
- Electric fan assisted oven with integrated grill\*
- Four\* or five\* ring gas hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave\*
- Ceramic floor tiling in kitchen
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Preparation for integrated washing machine and tumble dryer plumbing and electrics\* (where no utility)



### External features

- Front door, low energy, PIR controlled light
- Wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Multi-use bike store (where no garage)



### Internal features

- White hand rail and square fluted newel posts to the stairs
- High performance composite front doors with chrome fittings
- Cottage style white internal doors with chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Woodwork painted in white gloss
- Ceilings and walls painted white
- Oversized skirting boards

\*Plot specific or where applicable. We reserve the right to change specifications of the items above.









# Peace of mind

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.



Registered









# NEWTON GRANGE

KERESLEY, COVENTRY

For more information about the new homes at Newton Grange please call our sales team on 01384 446200 or else scan the QR code below to visit our website and register your interest in this exclusive development near Coventry.







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kendrickhomes.co.uk



**NEWTON GRANGE**

**Newton Grange** Watery Lane,  
Keresley, Coventry CV7 8JA

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