

# THE MEADOWS

GALLEY COMMON

**Brookland Residential deliver market leading, quality new homes that inspire the people that choose to buy, live or invest there.**

# Brookland Residential

Whether we're creating a chic contemporary townhouse, a characterful country home or a classic residence, all of our homes share the Brookland name. The unique qualities and characteristics that ensure that elements of your home are truly distinctive.

We do this by the careful selection of the external finishes and internal specification, sometimes to provide an architectural contrast or statement, and sometimes to create a home that's sympathetic to its surroundings.







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**Well-connected countryside locations offer the best of both worlds, The Meadows provides rural charm without being remote, giving access to nature and green space, while still creating flexibility between working from home and going into the office.**

## **Well-connected rural charm**

A collection of stylish properties perfectly crafted and positioned to create a very special selection of fine four and five bedroom homes.

The development consists of seven homes, set on the edge of the village of Galley Common, surrounded by open countryside. The Meadows, gives you the opportunity to embrace rural living yet stay connected to all the necessary amenities offered in Nuneaton, and the wider transport network available in the local area.



# Location and connections



Galley Common is a suburb of Nuneaton, in the county of Warwickshire. Hinkley is situated 5 miles to the east, with Coventry and Leicester only 10 miles and 19 miles respectively.

Nuneaton railway station is just 4 miles away and is served by three railway lines; the Trent Valley section of the West Coast Main Line (direct trains to London

Euston), the Birmingham-Leicester-Peterborough Line and the Nuneaton to Coventry branch line.

Whilst the site is set within a rural setting, it is extremely well connected with the A5, M6, M42 and M69 within easy reach. Birmingham Airport is a short 30 minute drive south west of Galley Common, with East Midlands Airport only 27 miles to the north.



# Galley Common and around

## Education

Galley Common and Nuneaton have a selection of outstanding and good rated primary, secondary schools and colleges. Galley Common infant school is rated Outstanding by Ofsted, with the also Outstanding rated Higham Lane Secondary School only 4 miles away. Twycross House private school is a 15 minute drive to the north in the village of Twycross.

## Retail

The nearest retail centre is Nuneaton with is well served by most of the nation retailers. If you want something a little different then the Hoar Park Craft Village, with its range of specialist shops and arts and crafts maybe for you. Hoar Park is just outside Nuneaton some 4 miles from Galley Common.

## Entertainment

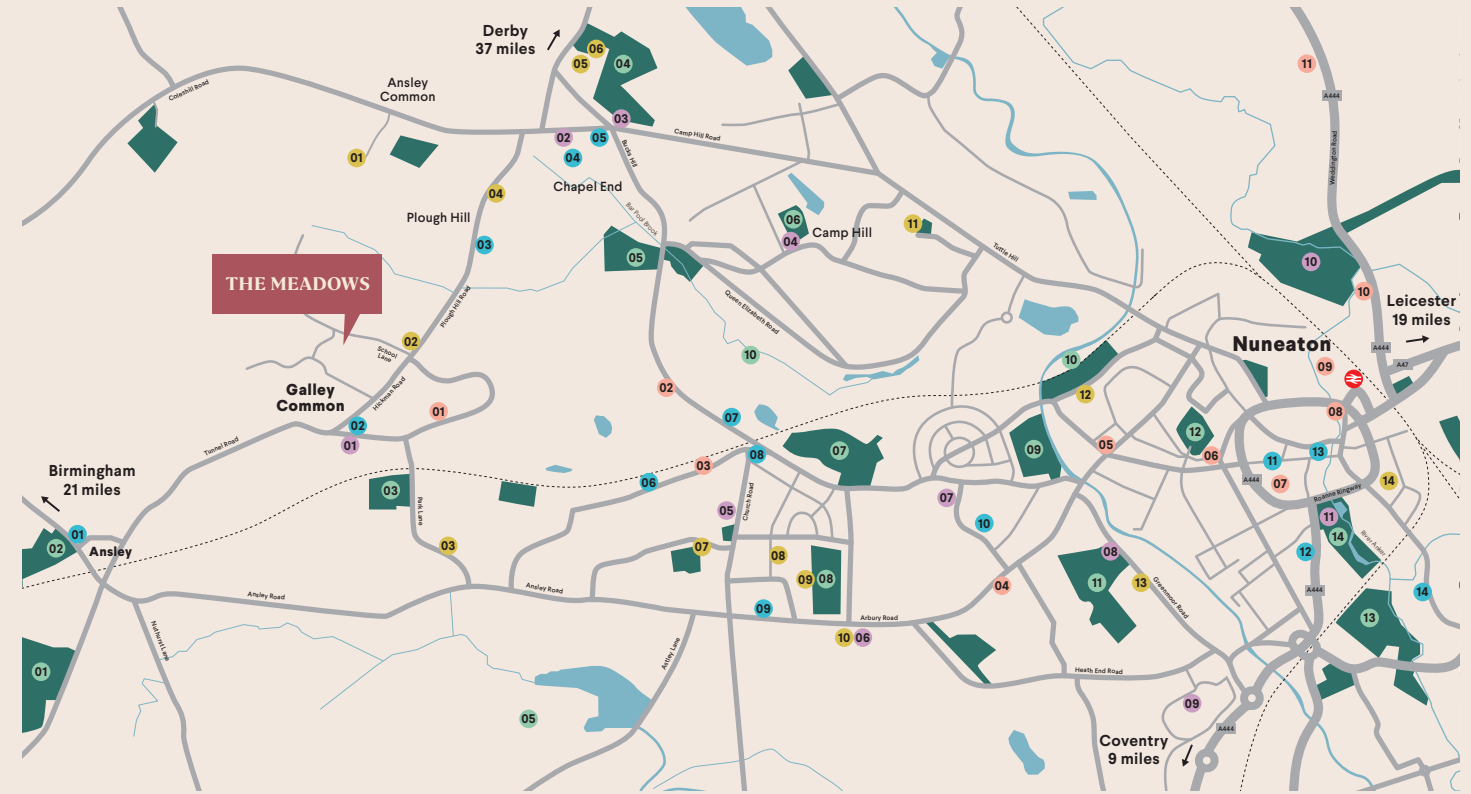
Nuneaton has a lot to offer when it comes to entertainment and leisure. There's an Odeon cinema, numerous pubs and restaurants, both within the town and in the surrounding villages which cater for all tastes and budgets. The Belfry Golf and Country Club is only 20 minutes by car.

## Employment

Nuneaton and Hinkley are home to numerous local and International companies, such as Triumph Motor Cycles, Domestic and General Insurance, Unipart, Sigma plus may more. The MIRA Technology Park is only 5 miles to the east, plus Magna Park with its huge distribution warehouses and manufacturing centres.

## Health

The George Elliot Hospital in Nuneaton is the main hospital serving Nuneaton and the surrounding villages. Galley Common has its own medical centre with the usual range of services.



### ● Parks/nature

- 01. Anasley Village Rec
- 02. Oakridge Golf Club
- 03. Haunchwood Rec
- 04. Snowhill Rec
- 05. Bucks Hill Cemetery
- 06. Stubbs Pool Play Area
- 07. Vale View Rec
- 08. Stockingford Rec
- 09. Tomkinson Road Rec
- 10. The Dumbles Nature Area
- 11. Jubilee Skate Park
- 12. Nuneaton Rec
- 13. Pingles Leisure Park
- 14. Riversley Park

### ● Shopping

- 01. Co-op Food
- 02. Co-op Food
- 03. Aldi
- 04. Tesco Express
- 05. Sainsbury's Local
- 06. Lidl
- 07. Ropewalk Shopping Centre
- 08. Abbeygate Shopping Centre
- 09. Asda Superstore
- 10. Aldi
- 11. The Oaks Nurseries

### ● Health/leisure

- 01. Galley Common Medical Centre
- 02. Chancery Lane Surgery
- 03. Chapel End Surgery
- 04. Camphill Health Centre
- 05. Savoy Gardens Hospital
- 06. Nuneaton Academy Sport Centre
- 07. Stockingford Medical Centre
- 08. Jubilee Sports Centre
- 09. George Elliot Hospital
- 10. Weddington Junior Football Club
- 11. Pingles Leisure Centre

### ● Food & drink

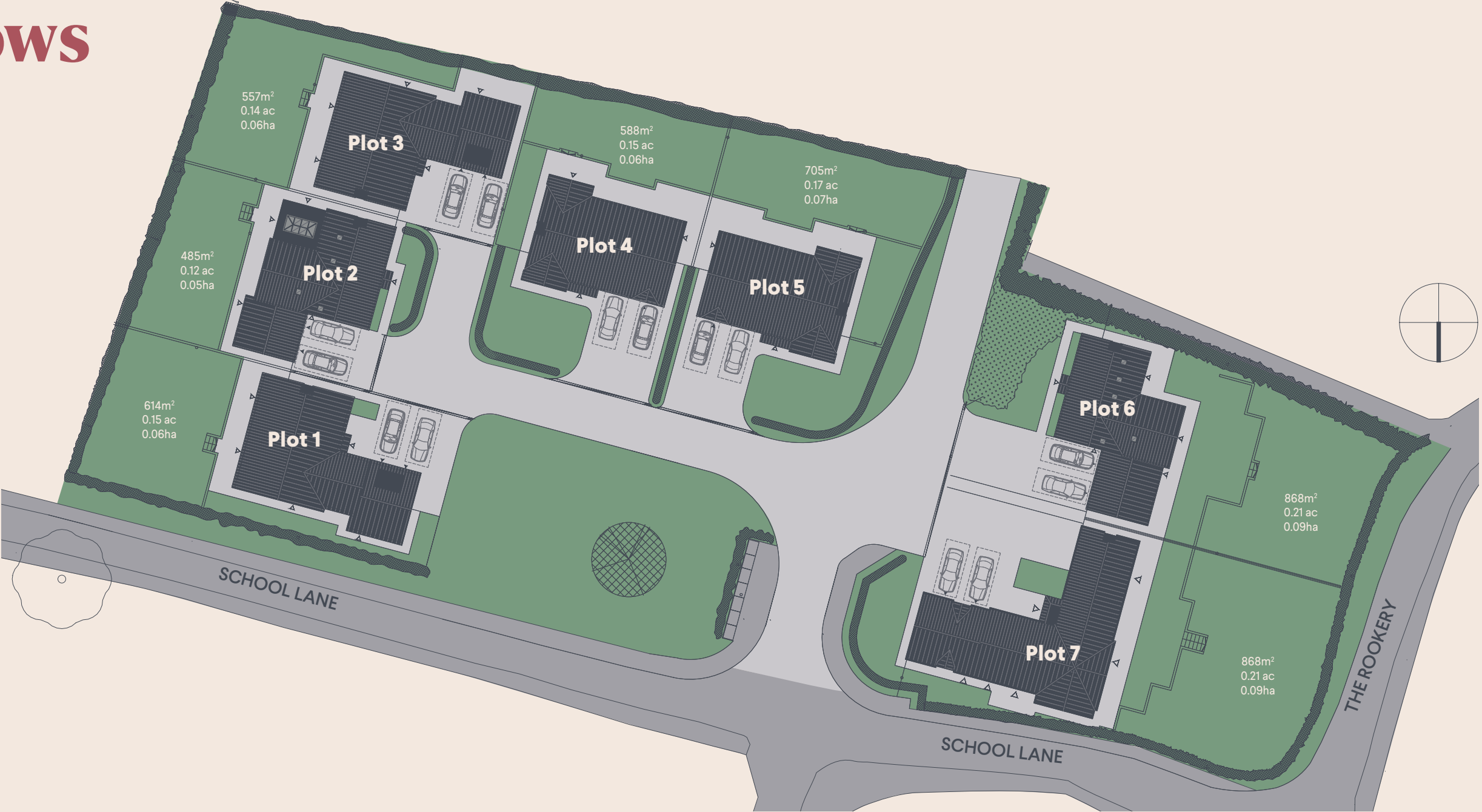
- 01. Lord Nelson Inn
- 02. Full of Beans Cafe
- 03. The Plough Inn
- 04. The Salutation Inn
- 05. New Oriental
- 06. The Kingswood Tavern
- 07. The Miner's Arms
- 08. The Lamb & Flag
- 09. Royal Oak
- 10. The Sunnyside Inn
- 11. MacDonald's
- 12. Rose Inn
- 13. The George Elliot
- 14. Fuzzy Duck Cocktail Bar

### ● Education

- 01. Acornwood Day Nursery
- 02. Galley Common Infant School
- 03. Park Lane Primary School/Nursery
- 04. Cheeky Monkeys Day Nursery
- 05. Nathaniel Newton Infant School
- 06. Hartshill Academy
- 07. St Paul's C of E Primary
- 08. Stockingford Academy
- 09. Values Academy
- 10. Nuneaton Academy
- 11. Camp Hill Primary School
- 12. Macintyre's Discovery Academy
- 13. St Thomas More Catholic School
- 14. King Edward VI College

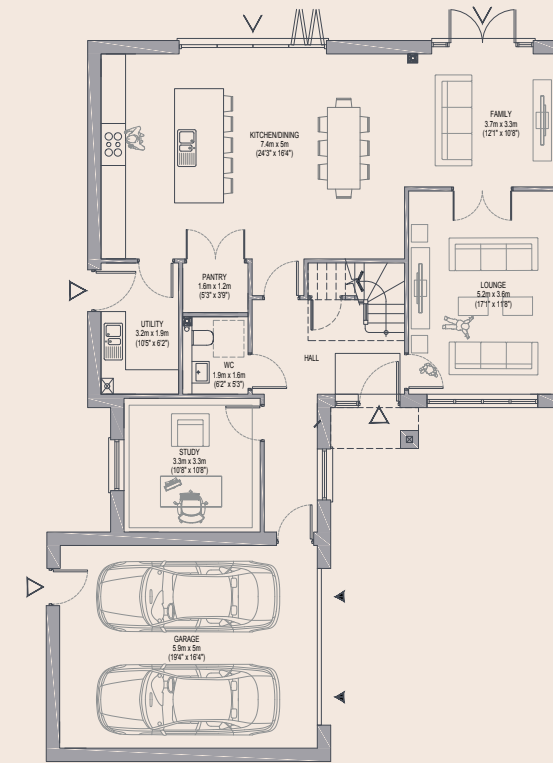


# The Meadows site plan



# Floorplans

## Plot 1 & 3



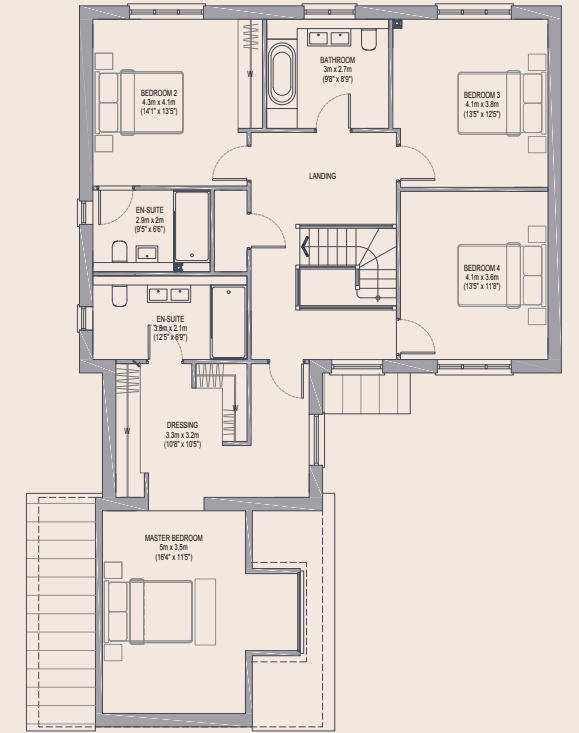
Ground floor plan

### Ground floor

Lounge:	5.2m x 3.6m (17'1" x 11'8")
Kitchen/dining:	7.4m x 5m (24'3" x 16'4")
Family:	3.7m x 3.3m (12'1" x 10'8")
Study:	3.3m x 3.3m (10'8" x 10'8")
Utility:	3.2m x 1.9m (10'5" x 6'2")
WC:	1.9m x 1.6m (6'2" x 5'3")
Pantry:	1.6m x 1.2m (5'3" x 3'9")
Garage:	5.9m x 5m (19'4" x 16'4")

### First floor

Master:	5m x 3.5m (16'4" x 11'5")
Ensuite:	3.8m x 2.1m (12'5" x 6'9")
Dressing:	3.3m x 3.2m (10'8" x 10'5")
Bedroom 2:	4.3m x 4.1m (14'1" x 13'5")
Ensuite:	2.9m x 2m (9'5" x 6'6")
Bedroom 3:	4.1m x 3.8m (13'5" x 12'5")
Bedroom 4:	4.1m x 3.6m (13'5" x 11'8")
Bathroom:	3m x 2.7m (9'8" x 8'9")

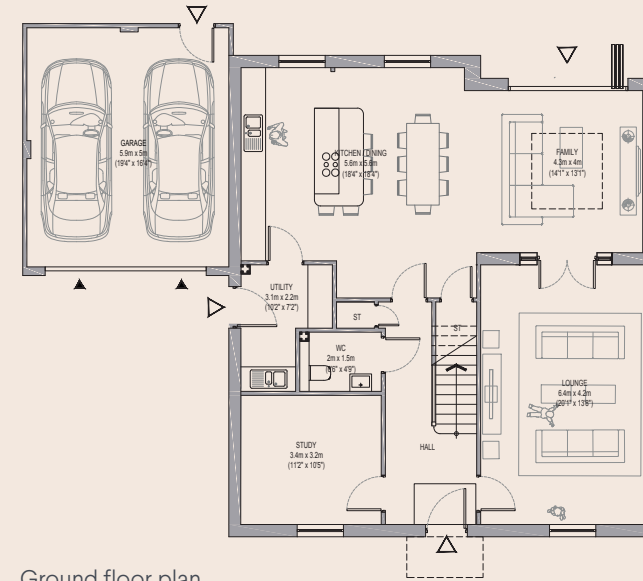


First floor plan



# Floorplans

## Plot 2



Ground floor plan

**Ground floor**

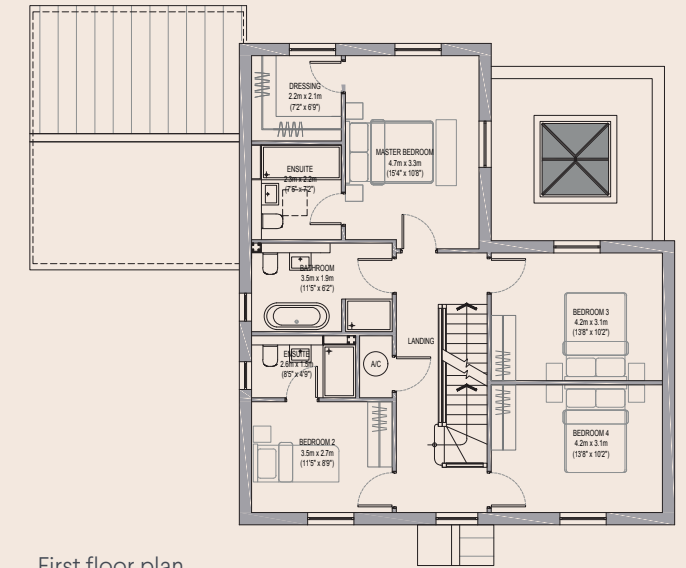
Lounge:	6.4m x 4.2m (20'1" x 13'8")
Kitchen/dining:	5.6m x 5.6m (18'4" x 18'4")
Family:	4.3m x 4m (14'1" x 13'1")
Study:	3.4m x 3.2m (11'2" x 10'5")
Utility:	3.1m x 2.2m (10'2" x 7'2")
WC:	2m x 1.5m (6'6" x 4'9")
Garage:	5.9m x 5m (19'4" x 16'4")

**First floor**

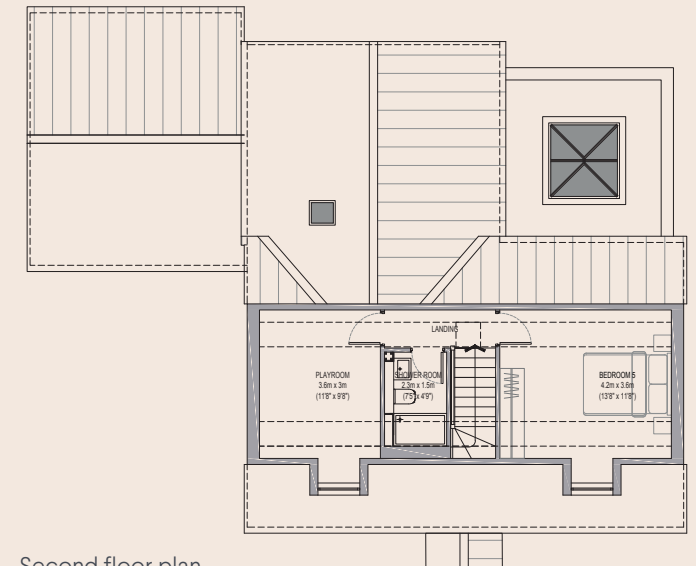
Master:	4.7m x 3.3m (15'4" x 10'8")
Ensuite:	2.3m x 2.2m (7'5" x 7'2")
Dressing:	2.2m x 2.1m (7'2" x 6'9")
Bedroom 2:	3.5m x 2.7m (11'5" x 8'9")
Ensuite:	2.6m x 1.5m (8'5" x 4'9")
Bedroom 3:	4.2m x 3.1m (13'8" x 10'2")
Bedroom 4:	4.2m x 3.1m (13'8" x 10'2")
Bathroom:	3.5m x 1.9m (11'5" x 6'2")

**Second floor**

Bedroom 5:	4.2m x 3.6m (13'8" x 11'8")
Playroom:	3.6m x 3m (11'8" x 9'8")
Shower room:	2.3m x 1.5m (7'5" x 4'9")



First floor plan

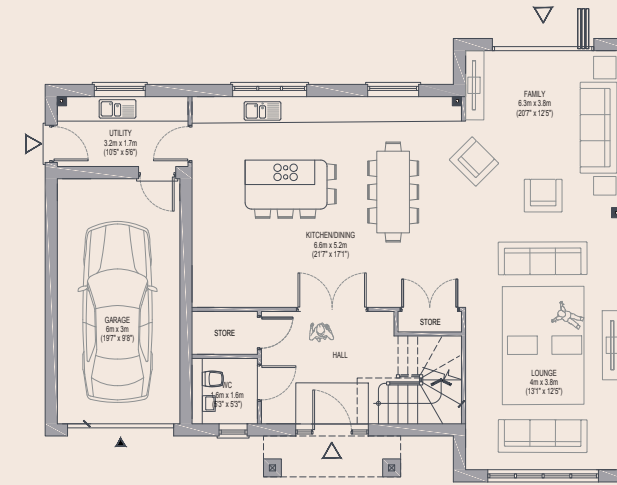


Second floor plan



# Floorplans

## Plot 4 & 5



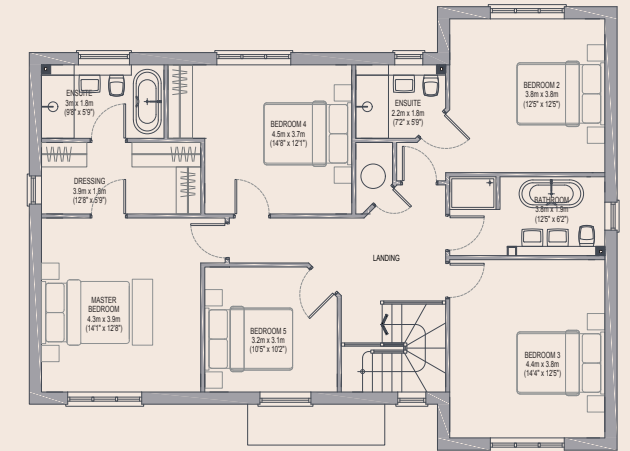
Ground floor plan

**Ground floor**

Lounge:	4m x 3.8m (13'1" x 12'5")
Kitchen/dining:	6.6m x 5.2m (21'7" x 17'1")
Family:	6.3m x 3.8m (20'7" x 12'5")
Utility:	3.2m x 1.7m (10'5" x 5'6")
WC:	1.6m x 1.6m (5'3" x 5'3")
Garage:	6m x 3m (19'7" x 9'8")

**First floor**

Master:	4.3m x 3.9m (14'1" x 12'8")
Ensuite:	3m x 1.8m (9'8" x 5'9")
Dressing:	3.9m x 1.8m (12'8" x 5'9")
Bedroom 2:	3.8m x 3.8m (12'5" x 12'5")
Ensuite:	2.2m x 1.8m (7'2" x 5'9")
Bedroom 3:	4.4m x 3.8m (14'4" x 12'5")
Bedroom 4:	4.5m x 3.7m (14'8" x 12'1")
Bedroom 5:	3.2m x 3.1m (10'5" x 10'2")
Bathroom:	3.8m x 1.9m (12'5" x 6'2")

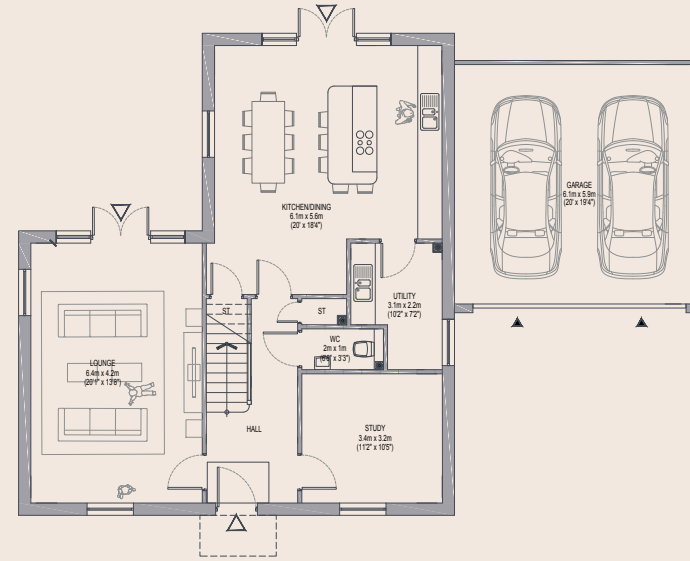


First floor plan

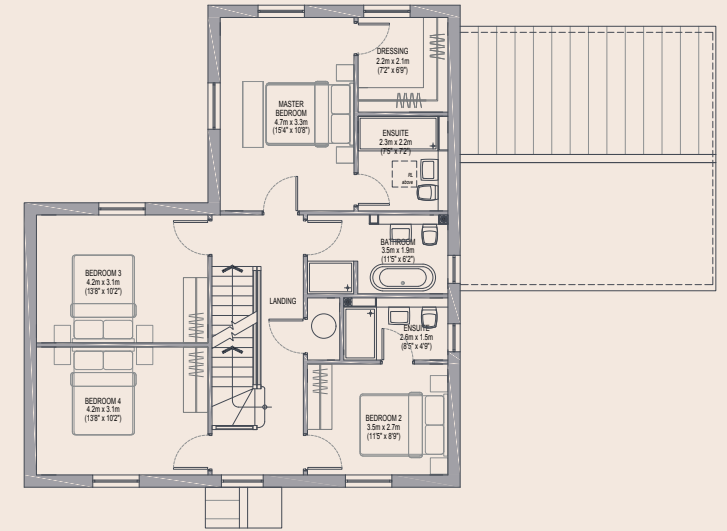


# Floorplans

## Plot 6



Ground floor plan



First floor plan

### Ground floor

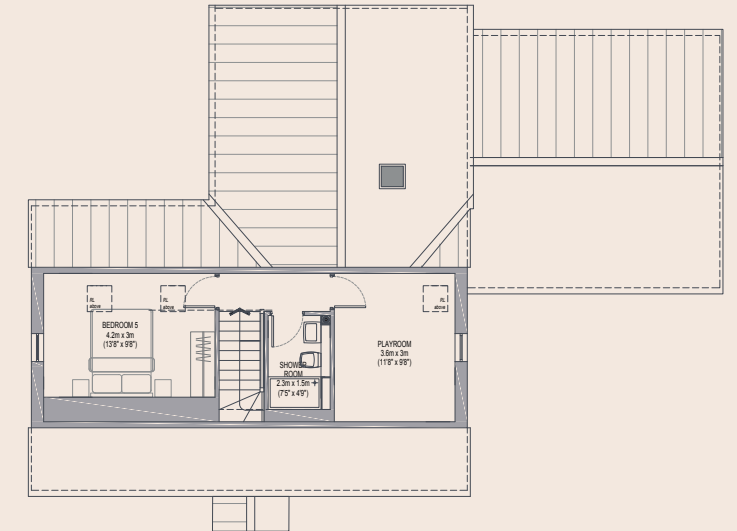
Lounge:	6.4m x 4.2m (20'1" x 13'8")
Kitchen/dining:	6.1m x 5.6m (20' x 18'4")
Family:	4.3m x 4m (14'1" x 13'1")
Study:	3.4m x 3.2m (11'2" x 10'5")
Utility:	3.1m x 2.2m (10'2" x 7'2")
WC:	2m x 1m (6'6" x 3'3")
Garage:	6.1m x 5.9m (20' x 19'4")

### First floor

Master:	4.7m x 3.3m (15'4" x 10'8")
Ensuite:	2.3m x 2.2m (7'5" x 7'2")
Dressing:	2.2m x 2.1m (7'2" x 6'9")
Bedroom 2:	3.5m x 2.7m (11'5" x 8'9")
Ensuite:	2.6m x 1.5m (8'5" x 4'9")
Bedroom 3:	4.2m x 3.1m (13'8" x 10'2")
Bedroom 4:	4.2m x 3.1m (13'8" x 10'2")
Bathroom:	3.5m x 1.9m (11'5" x 6'2")

### Second floor

Bedroom 5:	4.2m x 3m (13'8" x 9'8")
Playroom:	3.6m x 3m (11'8" x 9'8")
Shower room:	2.3m x 1.5m (7'5" x 4'9")

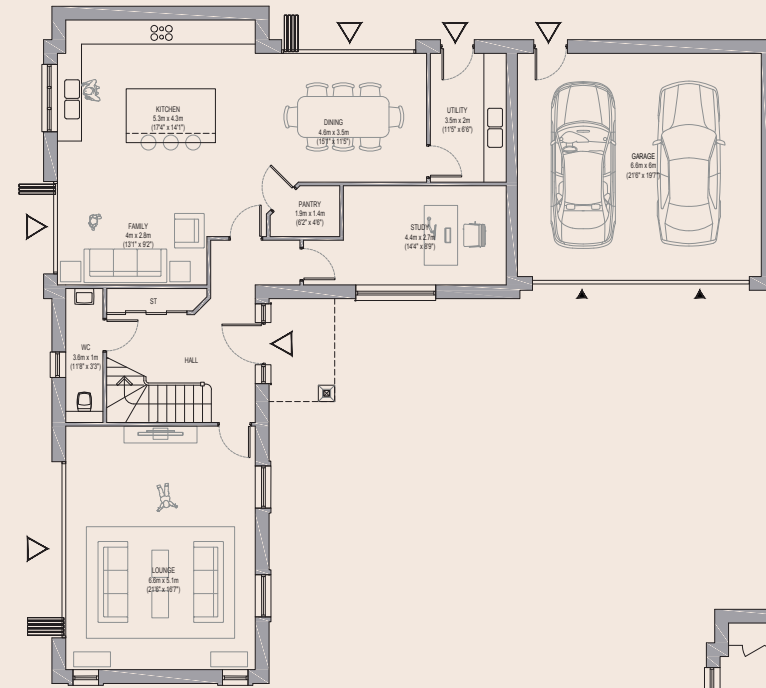


Second floor plan



# Floorplans

## Plot 7



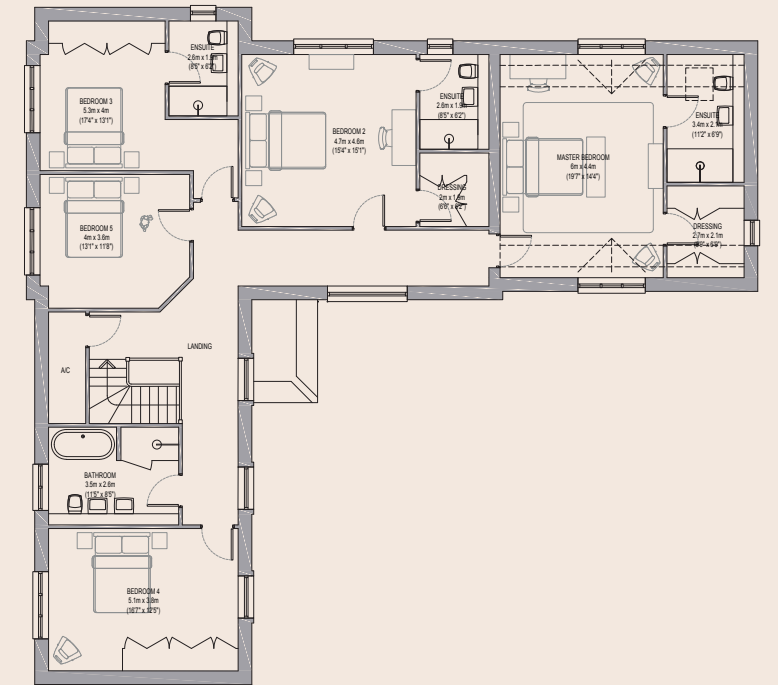
Ground floor plan

### Ground floor

Lounge:	6.6m x 5.1m (21'6" x 16'7")
Kitchen:	5.3m x 4.3m (17'4" x 14'1")
Dining:	4.6m x 3.5m (15'1" x 11'5")
Family:	4m x 2.8m (13'1" x 9'2")
Study:	4.4m x 2.7m (14'4" x 8'9")
Utility:	3.5m x 2m (11'5" x 6'6")
WC:	3.6m x 1m (11'8" x 3'3")
Pantry:	1.9m x 1.4m (6'2" x 4'6")
Garage:	6.6m x 6m (21'6" x 19'7")

### First floor

Master:	6m x 4.4m (19'7" x 14'4")
Ensuite:	3.4m x 2.1m (11'2" x 6'9")
Dressing:	2.7m x 2.1m (8'9" x 6'9")
Bedroom 2:	4.7m x 4.6m (15'4" x 15'1")
Ensuite:	2.6m x 1.9m (8'5" x 6'2")
Dressing:	2m x 1.9m (6'6" x 6'2")
Bedroom 3:	5.3m x 4m (17'4" x 13'1")
Ensuite:	2.6m x 1.9m (8'5" x 6'2")
Bedroom 4:	5.1m x 3.8m (16'7" x 12'5")
Bedroom 5:	4m x 3.6m (13'1" x 11'8")
Bathroom:	3.5m x 2.6m (11'5" x 8'5")



First floor plan



# The Meadows aerial view





# Quality interiors and finishes

## Kitchens - Omega Sheraton Range\*

- Shaker painted doors. Various colours to choose from.
- Various worktop options
- Integrated appliances including double oven and induction hob with hood, dishwasher and fridge/freezer
- Tiled or wooden flooring
- Recessed downlights

## Bathrooms\*

- Contemporary sanitary ware by ROCA
- Heated towel rail
- Mirrored cabinet to main bathroom and master ensuite
- Full height tiling to all walls with sanitary ware
- Full height tiling to showers
- Tiled flooring
- Recessed downlights

## Internal Finishes and Heating\*

- Underfloor heating
- Air source heat pumps
- Oak veneer doors
- Chrome or black door furniture and ironmongery
- Engineered timber or carpeting
- Oak veneer doors to main bedroom wardrobes

## Exterior Finishes and Features\*

- Oak framed porches or canopies
- Double glazed high performance hardwood casement windows
- Turfed lawns and paved patios and paths

## 10 year warranty

## Optional solar panels or solar tiles\*

\*Specification may differ on each plot



# THE MEADOWS

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