



**ELKIN WOODS**

Homes of Distinction





The Elkin Woods development is deep in the north Warwickshire countryside. It features 11 luxury, detached homes, each of between four and five bedrooms. Each property will have a spacious garden and parking spaces.

The development is in Corley, three miles away from a small but ecologically-rich, ancient woodland, Elkin Wood. The area is popular with dog walkers, families and nature enthusiasts. It is rich in wildlife, features a spectacular bluebell display in spring and has a wide range of paths through which this ancient woodland can be explored.

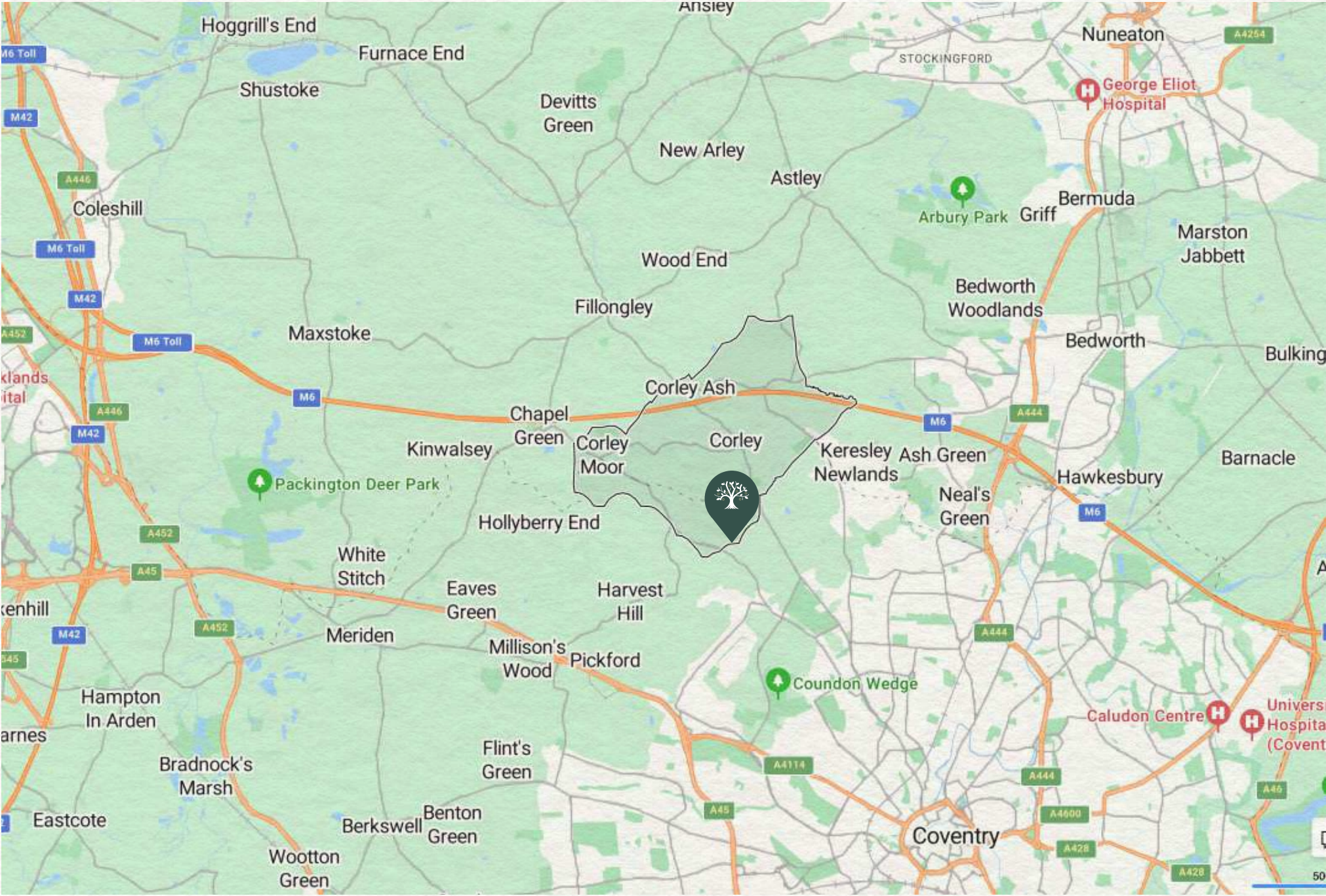
Located just west of Coventry, this modest 4.99 ha (12.3 acres) woodland near Corley Moor, is managed by the Woodland Trust and has a network of rights-of-way which connects it to neighbouring trails, including the Coventry Way and Heart of England Way.



Corley is a village and civil parish in north Warwickshire. It is located about 8.5 kilometres (5.3 mi) north west of Coventry and 3.25 kilometres (2.02 mi) south east of the village of Fillongley. The village is situated in the middle of the north Warwickshire countryside. Astley Castle and Corley Hall, built in the 16 century are close by as are the towns of Fillongley, Hampton in Arden and Berkswell. It is conveniently located near the M6 which allows access to larger cities such as Birmingham with further motorway connections to towns and cities in Leicestershire and north and south Warwickshire.







# Perfect location

For work life...



Coventry 3.07 miles  
Bedworth 3.97 miles  
Birmingham 11.5 miles



Coventry 5.6 mile  
Nuneaton 7.9 miles  
Hinkley 16.6 miles  
Birmingham 20.4 miles



Birmingham Airport 10 miles  
London Heathrow 101 miles



Coventry 18min  
Nuneaton 59min  
Bedworth 34min



...to social life



Popular Pub choices:  
Horse & Jockey,  
Bull & Butcher  
and Red Lion,  
with several more nearby



Corley Circular walk,  
Corley Rocks and  
Corley Moor are great for  
nature, photography  
and picnics



Corley is also home to a  
number of local amenities,  
including a post office,  
a village hall and a  
primary school.



Nearby Coventry:  
Enjoy culture at the Music  
Museum, Herbert Gallery  
and Warwick Arts Centre,  
explore FarGo Village, cheer  
on Coventry City FC or visit  
The Wave waterpark and  
Transport Museum.



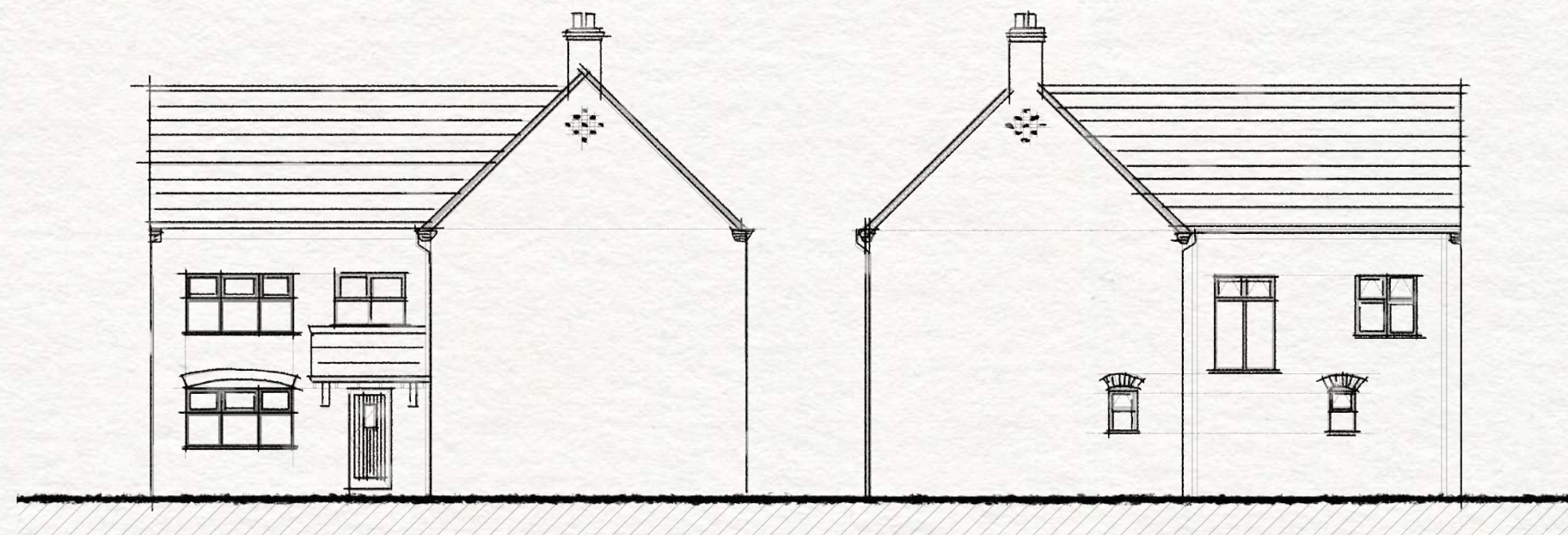




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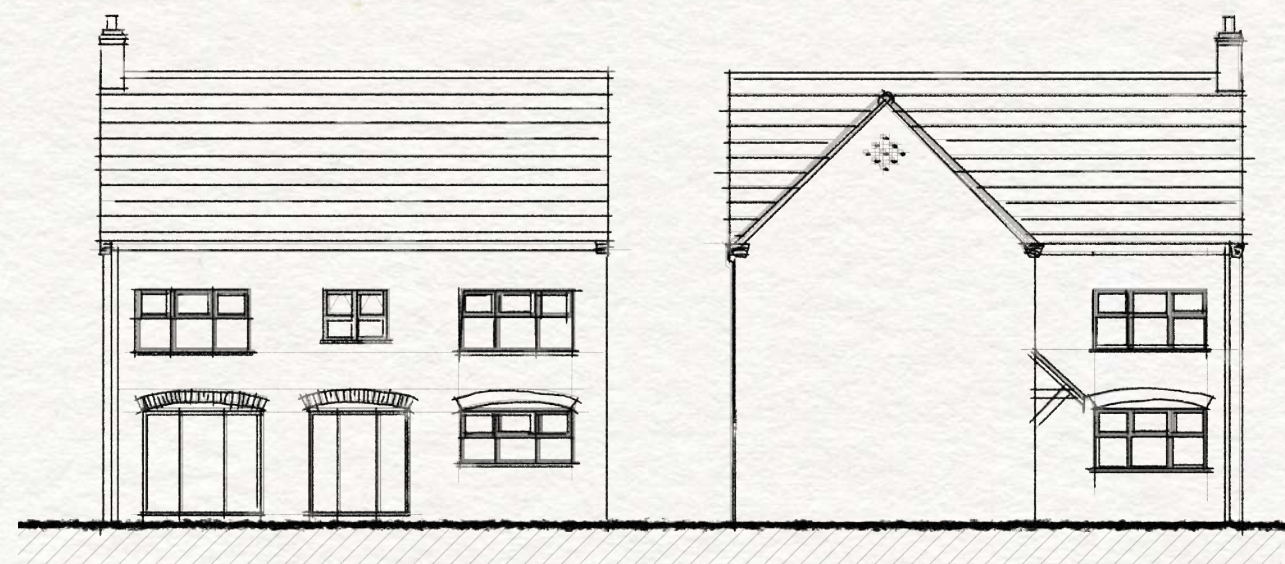






Front Elevation

Rear Elevation



Side Elevation

Side Elevation

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Set on a generous plot in a semi-rural setting, this light-filled property features a welcoming entrance hall with a striking stairway window and cloakroom. Double doors open to the spacious kitchen/dining/living area with bi-fold doors to the garden and a utility. A formal lounge with garden access, study and WC complete the ground floor.

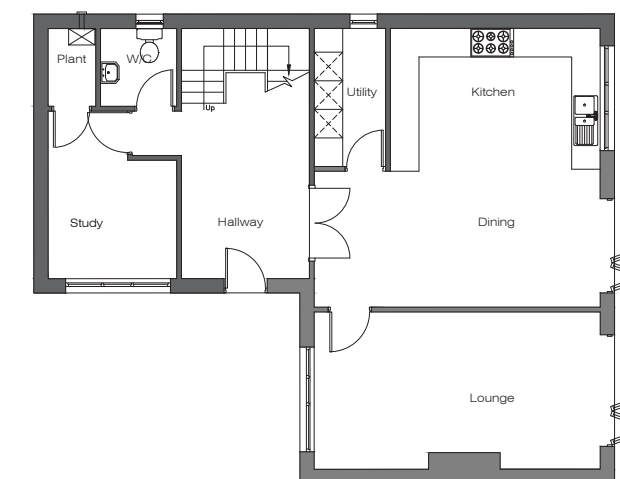
Upstairs offers four double bedrooms, including a dual-aspect master with en-suite, plus a family bathroom.

Outside is a rear garden, block-paved driveway and detached double garage.

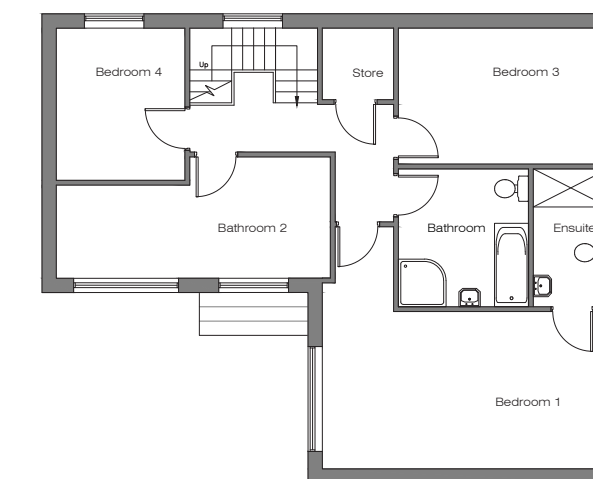
# Plot One

FOUR-BEDROOM PROPERTY

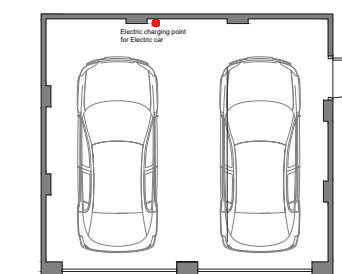
1,824 SQ FT



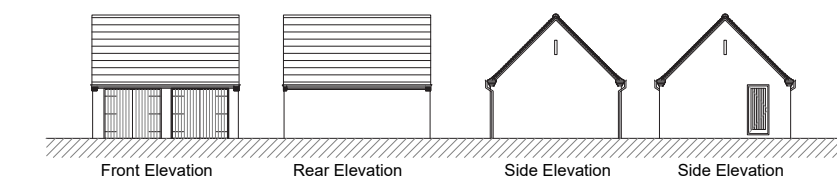
Ground Floor Layout.



First Floor Layout.



Garage Floor Layout



Front Elevation

Rear Elevation

Side Elevation

Side Elevation



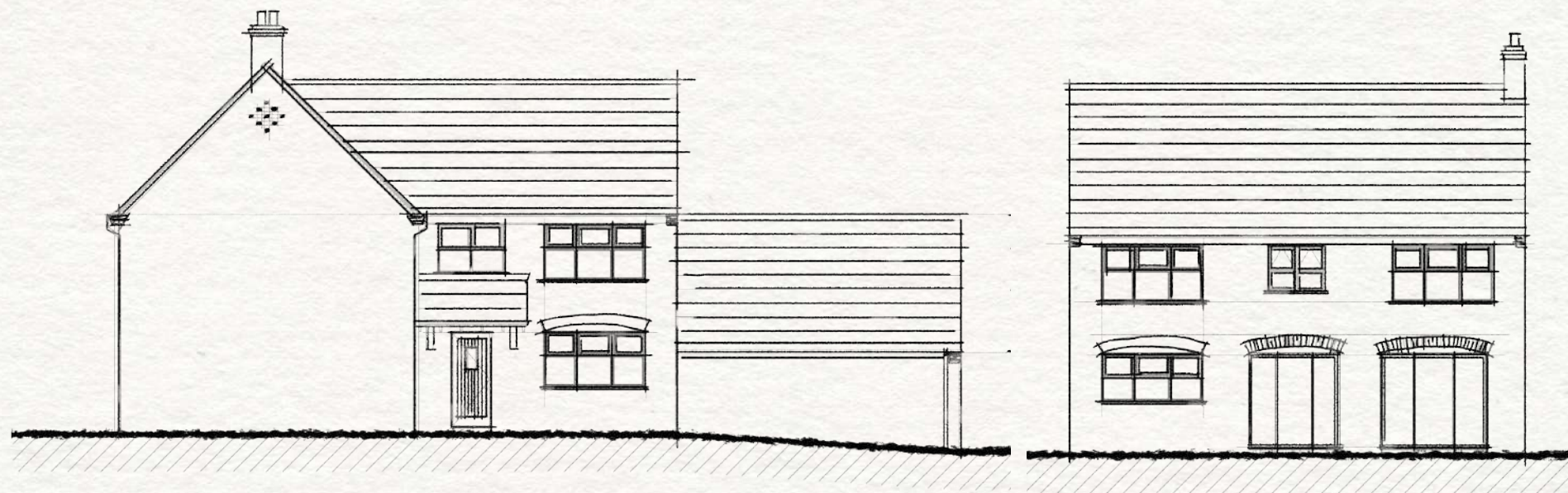
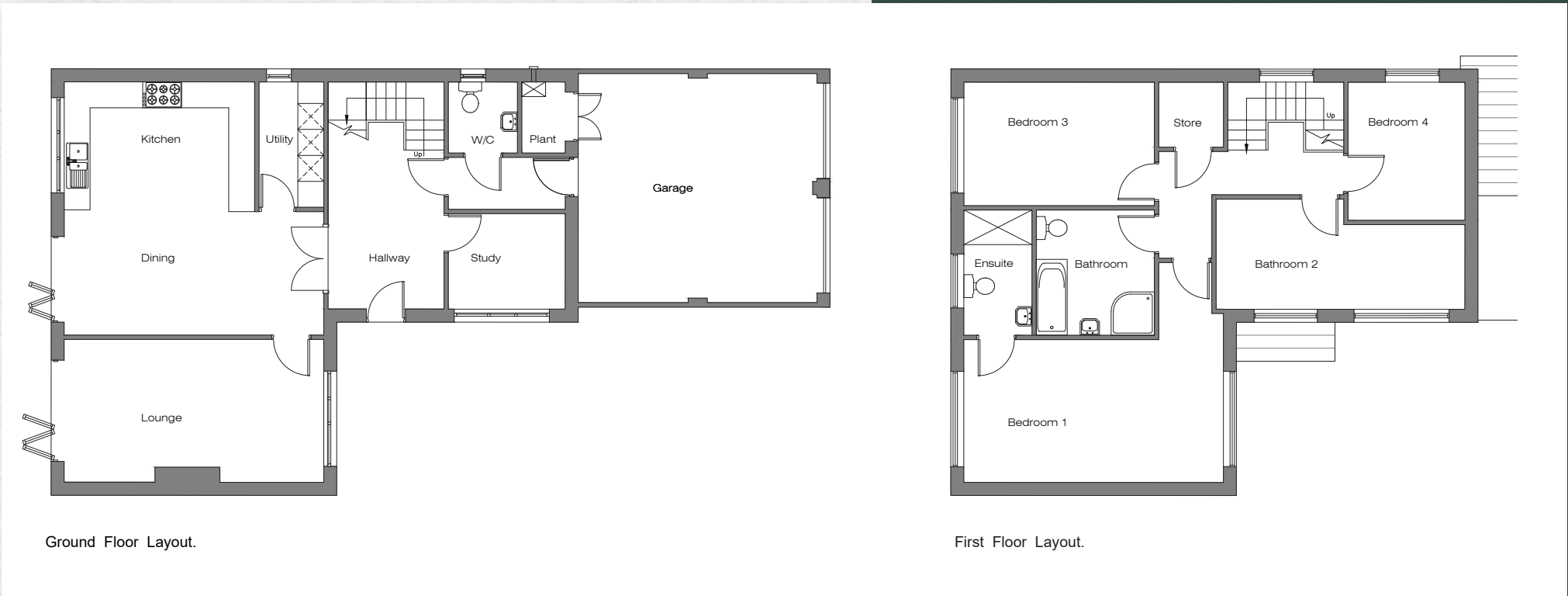
# Plot Two

FOUR-BEDROOM PROPERTY

1,816 SQ FT

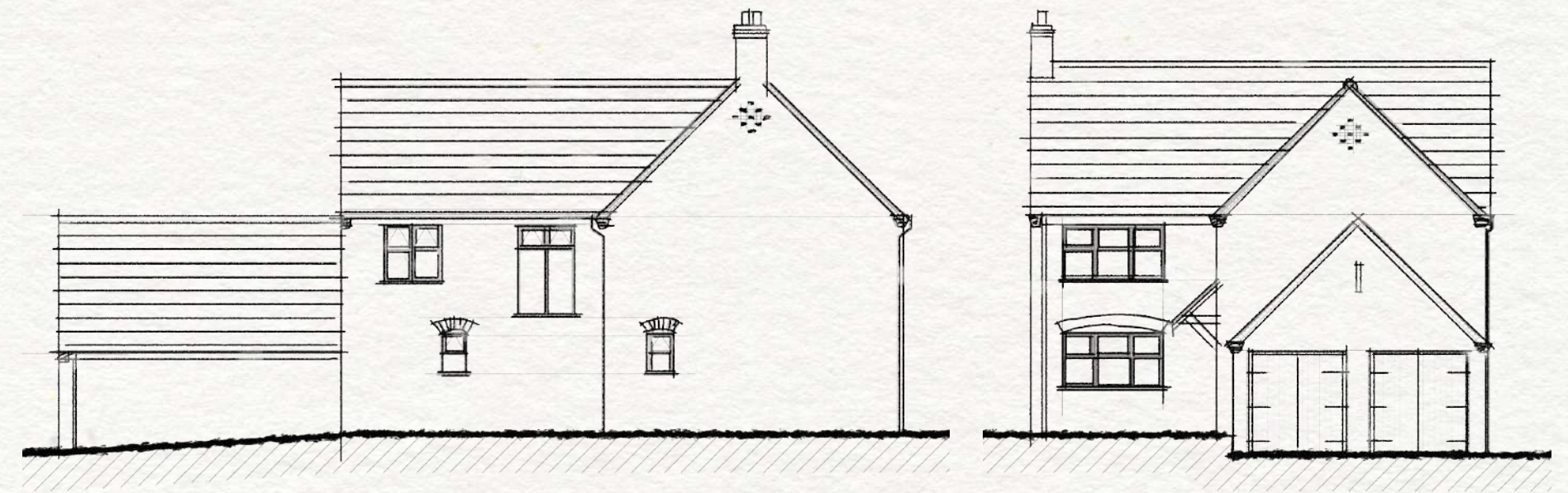
This property has countryside views and a bright, airy interior. The large entrance hall leads to a kitchen/dining/living space with garden access and utility. The dual-aspect lounge opens onto the garden, alongside a study and WC.

Upstairs are four double bedrooms, the master with en-suite and a family bathroom. A block-paved driveway leads to an attached double garage and good-sized rear garden.



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

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Front Elevation

Rear Elevation



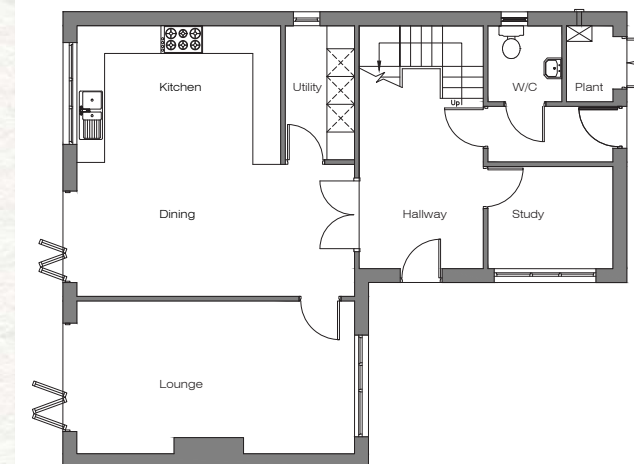
Side Elevation

Side Elevation

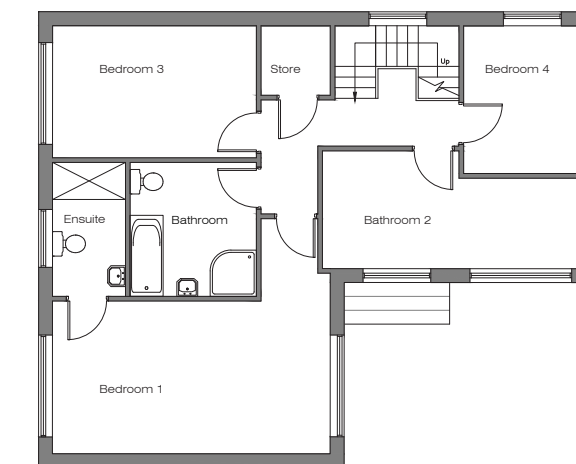
# Plot Three

## FOUR-BEDROOM PROPERTY

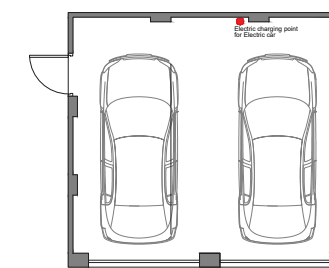
1,824 SQ FT



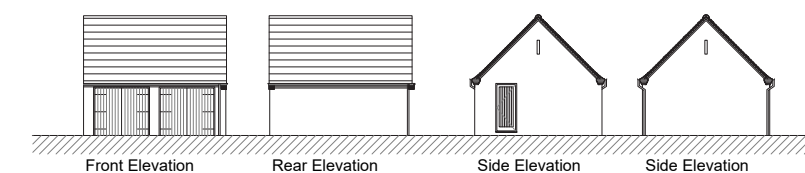
Ground Floor Layout.



First Floor Layout.



Garage Floor Layout



Front Elevation

Rear Elevation

Side Elevation

Side Elevation

Designed for modern family living, this home includes a spacious entrance hall, kitchen/ dining/living area with bi-fold doors and utility. The dual-aspect lounge also opens to the garden, with a study and WC completing the ground floor.

Upstairs are four double bedrooms, the master with en-suite, plus a family bathroom.

The property includes a rear garden, driveway and detached double garage.



# Plot Four

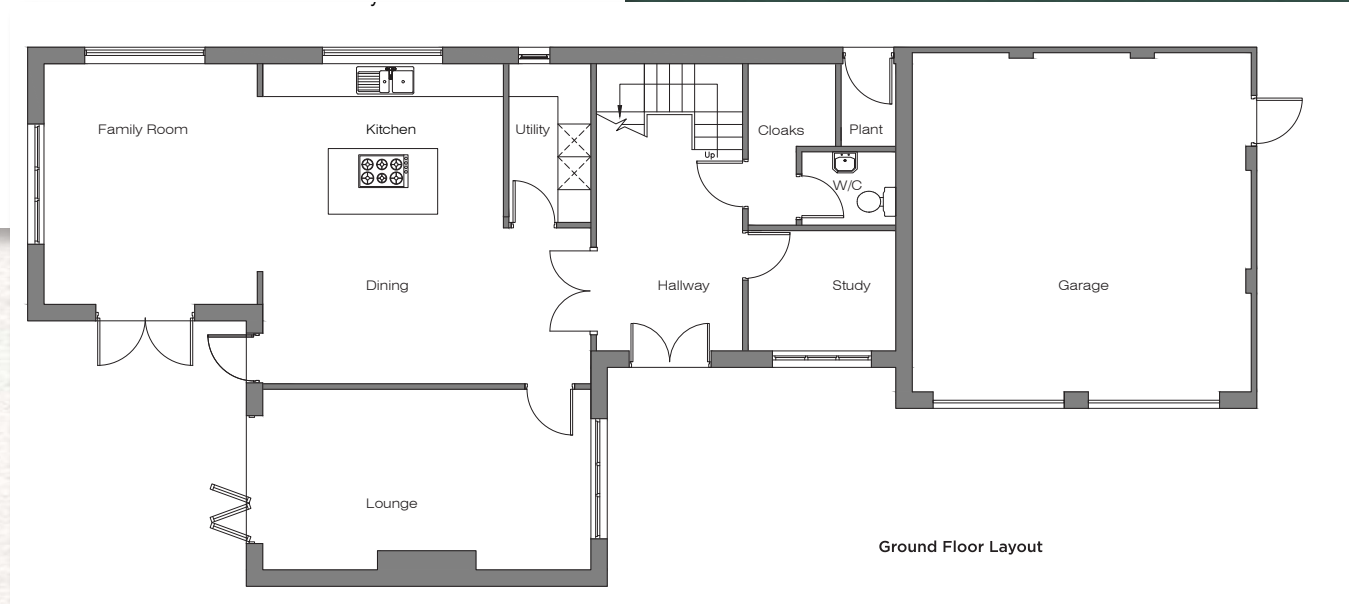
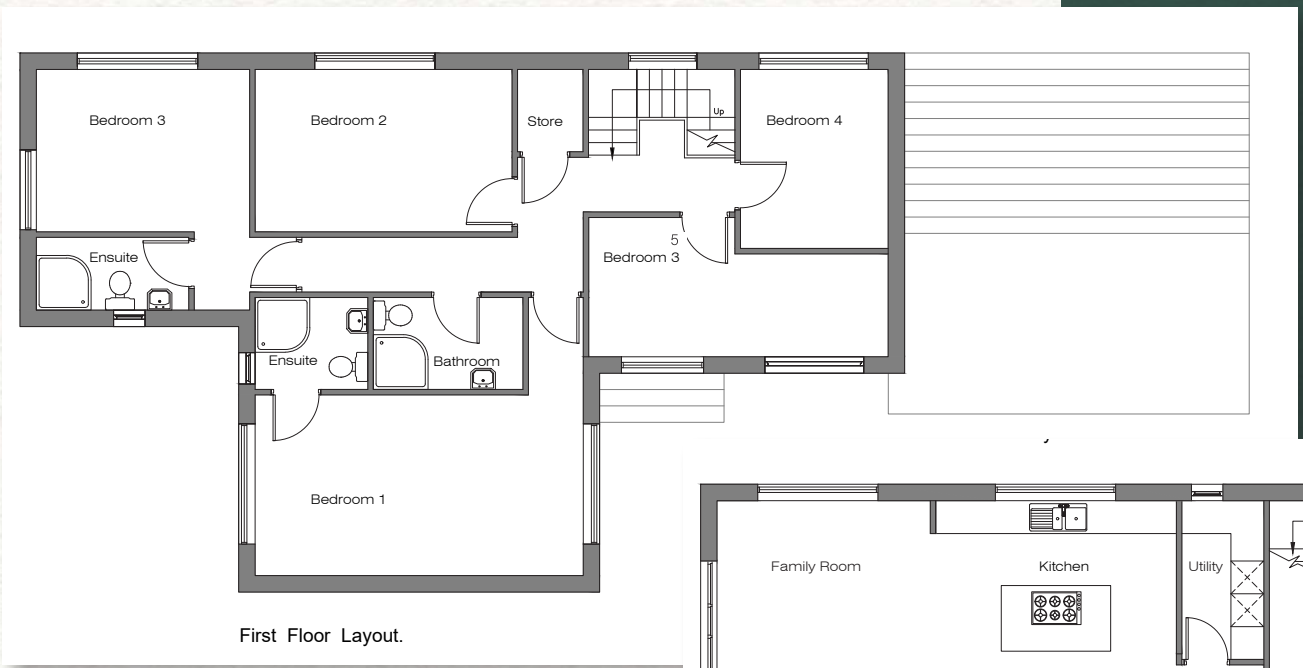
FIVE-BEDROOM PROPERTY

2,275 SQ FT

Set beside open countryside, this home offers a bright hallway leading to a kitchen/dining/living space with garden access and utility. The dual-aspect lounge overlooks the garden, while a study and WC complete the ground floor.

Upstairs are five bedrooms, the dual-aspect master and bedroom two both with en-suites, plus three further bedrooms and a family bathroom.

Outside is a back garden and a double garage.



Front Elevation

Side Elevation



Rear Elevation

Side Elevation

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## Kitchen

- > ULTIMA- Shaker style cupboards with handles
- > Kitchen cupboards and drawers soft-close hinges
- > Marble composite – Genisis
- > Marble composite – Genisis upstand and splashback
- > AEG integrated double oven, extractor, induction hob, dishwasher, and fridge/freezer
- > LVT flooring



## Heating

- > Air Source Heat Pump – Vaillant aroTHERM plus 7kw
- > Domestic Water Cylinder – Vaillant 250ltr heat pump cylinder
- > Controls – Vaillant sensoCOMFORT
- > Radiators throughout – Towelrad Compact white
- > Plots 7-11 – Underfloor heating downstairs. Radiators upstairs
- > Bathroom Towelrad – Pisa Anthracite Straight



## Bathroom & En-suites

- > Bath – Iflo Clyde 1700 x 700
- > Bath filler – Iflo Belaya
- > Shower -Iflo Ashby Thermostatic Mixer Shower
- > Vanity Units – Iflo Aliano
- > Vanity Basin – Iflo slimline gel coated
- > Iflo Belaya basin mixer tap
- > Iflo Rhea Back to Wall Rimless Pan, Iflo Rhea soft close seat
- > Iflo Aira shower screens
- > Iflo Ashby Thermostatic Mixer Shower
- > Wall tiling – Multipanel LBARKER Hydrolock – Calcatta Marble
- > LVT flooring



## Finishes & Features

- > Internal doors – Oak Mexicano PFIN Fire Check
- > Door furniture – Chrome / stainless steel
- > Skirting and architraves – MDF Pencil round
- > White double-glazed windows with trickle vents
- > Front entrance door – Composite
- > Front door furniture – security pack
- > Bi-fold doors – Aluminium
- > Handrail and newel caps – white
- > Walls – Brilliant white



## Electrical

- > External lights – Black Up/Down lights
- > Spotlights – JCC fireguard brushed chrome
- > TV and data points – Upstairs satin stainless black inserts. Downstairs white PVC
- > Sockets and switches – Downstairs Chrome eurolite. Upstairs White PVC



## Warranty & Aftercare

- > Provision of warranties by Advantage / AHCI



## External

- > Brickwork – brick Audley Antique
- > Driveway paving - Kilsaran Clima Pave Mellifoot
- > Patio – Concrete Paving
- > Fencing – Post and rail
- > Lawns to front and rear
- > Double brick-built garage with up and over door

# Details and Finishes

\* Specifications may vary across all units, or unexpected changes in specification may occur during the build. Therefore, please do seek further information regarding what will be included within your plot at the time of purchase. Such information will be confirmed via Solicitors. Sheldon Bosley Knight holds no liability over the specification.



# Plot Five

FIVE-BEDROOM PROPERTY

1,830 SQ FT

Occupying an elevated position, this property features a welcoming hallway, kitchen/dining/living area with garden access and utility. The dual-aspect lounge overlooks the garden, with a study and WC completing the layout.

Upstairs there are five bedrooms, the master with en-suite, four further bedrooms and a family bathroom.

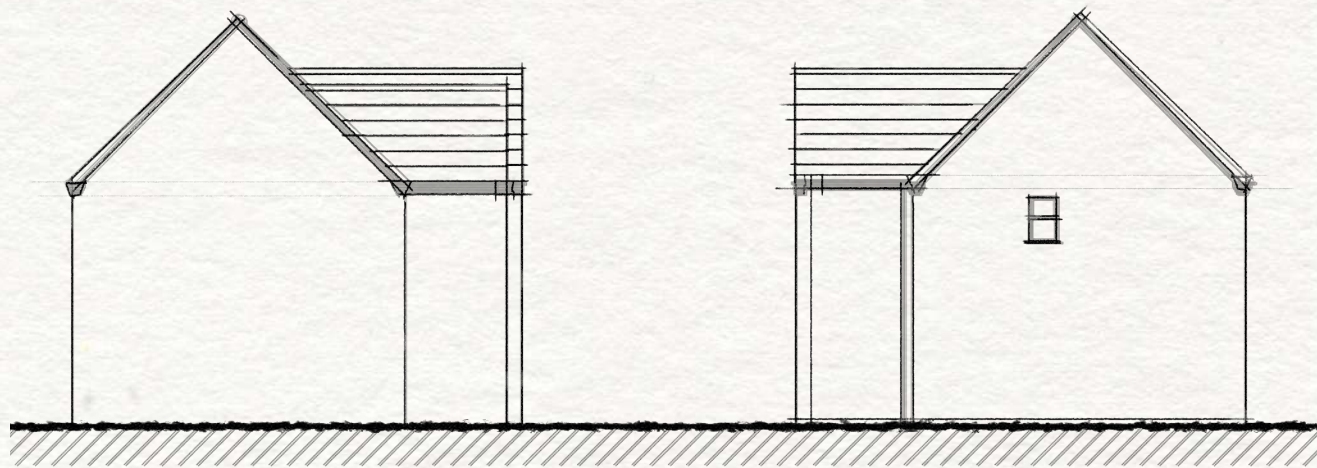
The home includes a rear garden, driveway and detached double garage.



Front Elevation

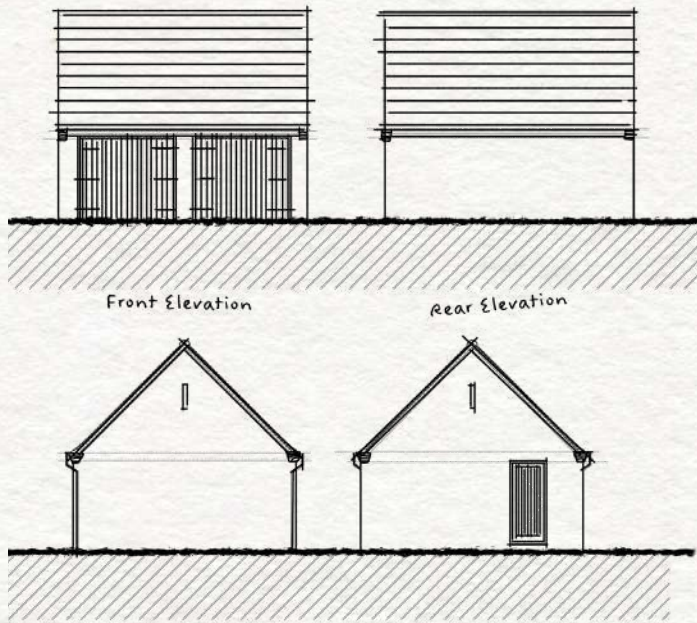
Rear Elevation

## Out buildings



Side Elevation

Side Elevation

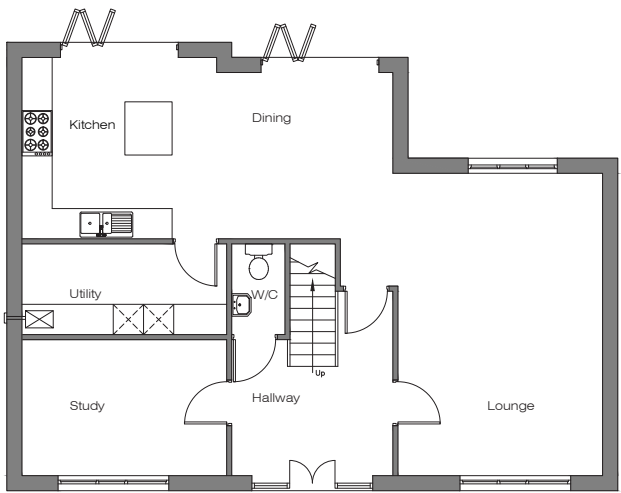


Front Elevation

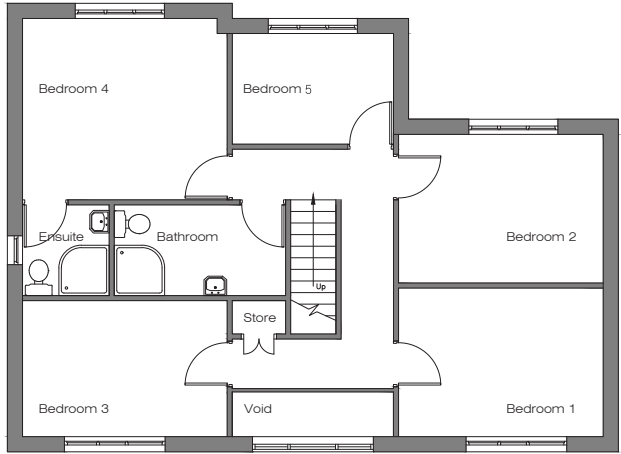
Rear Elevation

Side Elevation

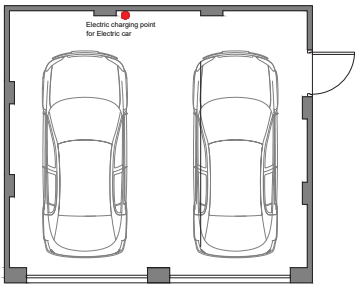
Side Elevation



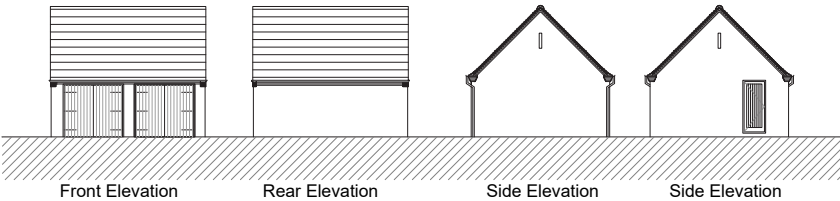
Ground Floor Layout.



First Floor Layout.



Garage Floor Layout



Front Elevation

Rear Elevation

Side Elevation

Side Elevation

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# Plot Six

FIVE-BEDROOM PROPERTY  
2,275 SQ FT

This impressive home is on an elevated setting with countryside views. The entrance hall leads to a kitchen/dining/ living space opening to the garden, with a utility, dual-aspect lounge, study and WC.

Upstairs are five bedrooms, including a dual-aspect master with en-suite, plus a family bathroom.

A block-paved driveway, attached double garage and rear garden complete the property.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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# Plot Seven

FOUR-BEDROOM PROPERTY

2,342 SQ FT

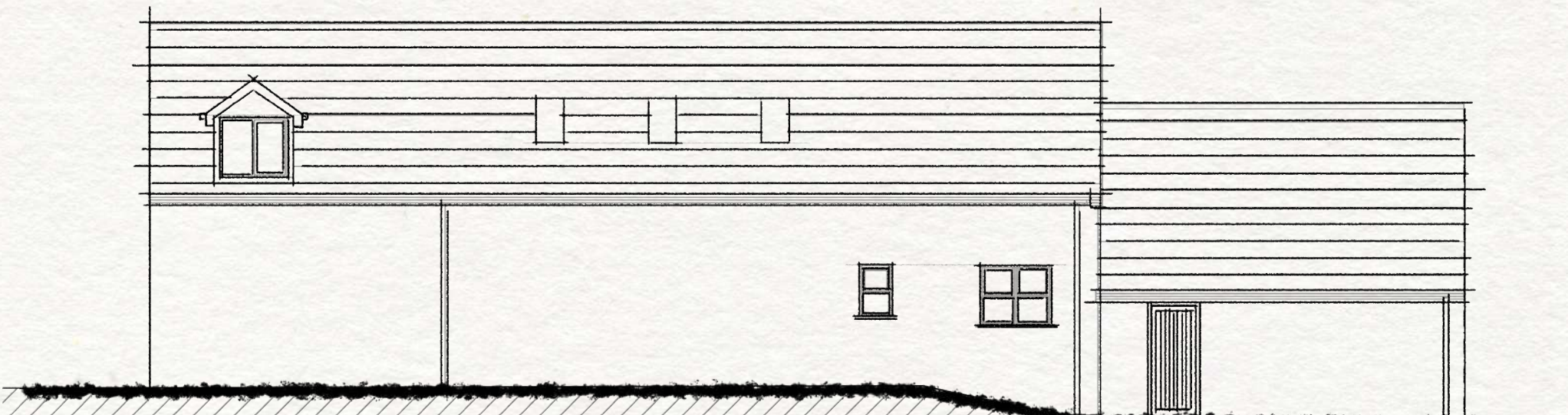
Blending character with modern living, this new barn sits next to open countryside. The entrance hall leads to a kitchen/dining/living area with garden access and utility. A dual-aspect lounge, study, WC and ground floor bedroom with en-suite complete the level.

Upstairs offers three further bedrooms, including a dual-aspect master with en-suite, plus a family bathroom.

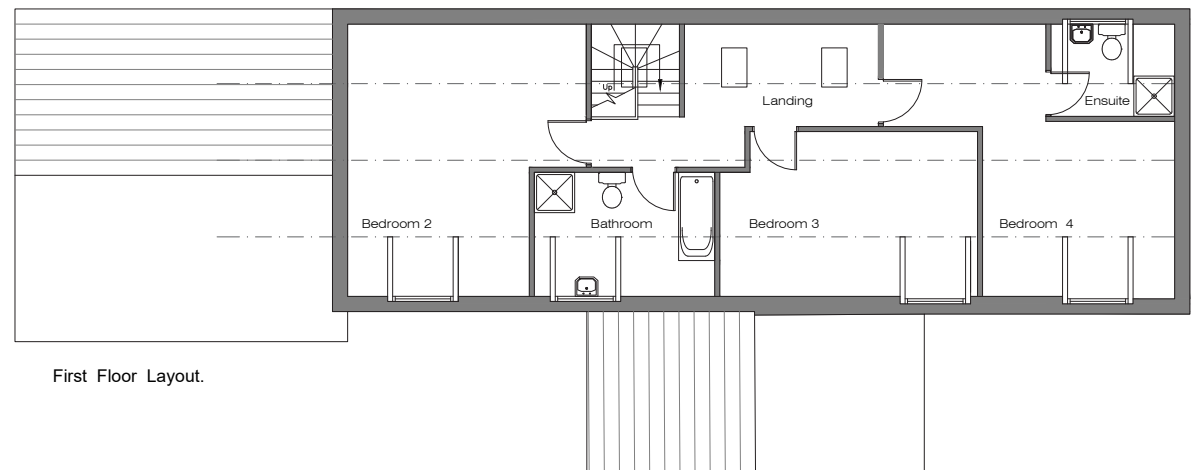
Externally, there is a rear garden, driveway and double garage.



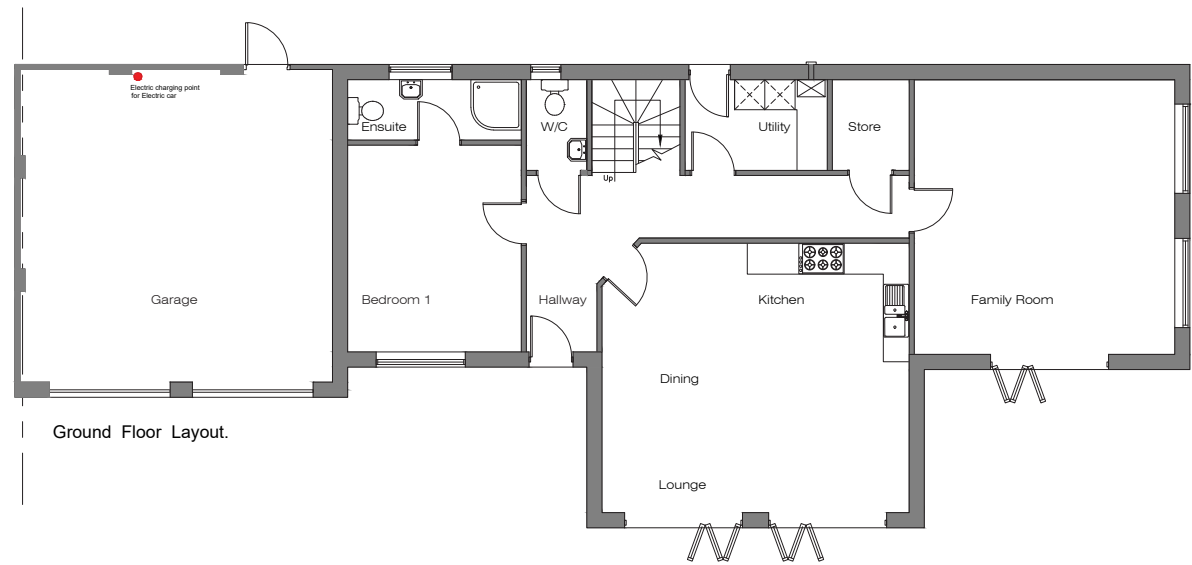
Front Elevation



Rear Elevation



First Floor Layout.



Ground Floor Layout.

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# Plot Eight

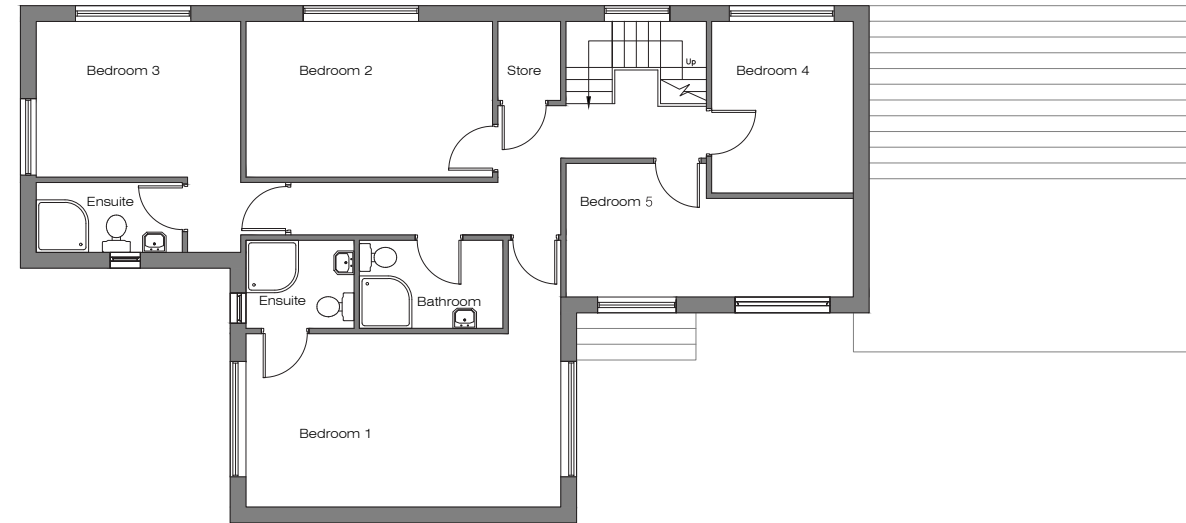
## FIVE-BEDROOM PROPERTY

2,275 SQ FT

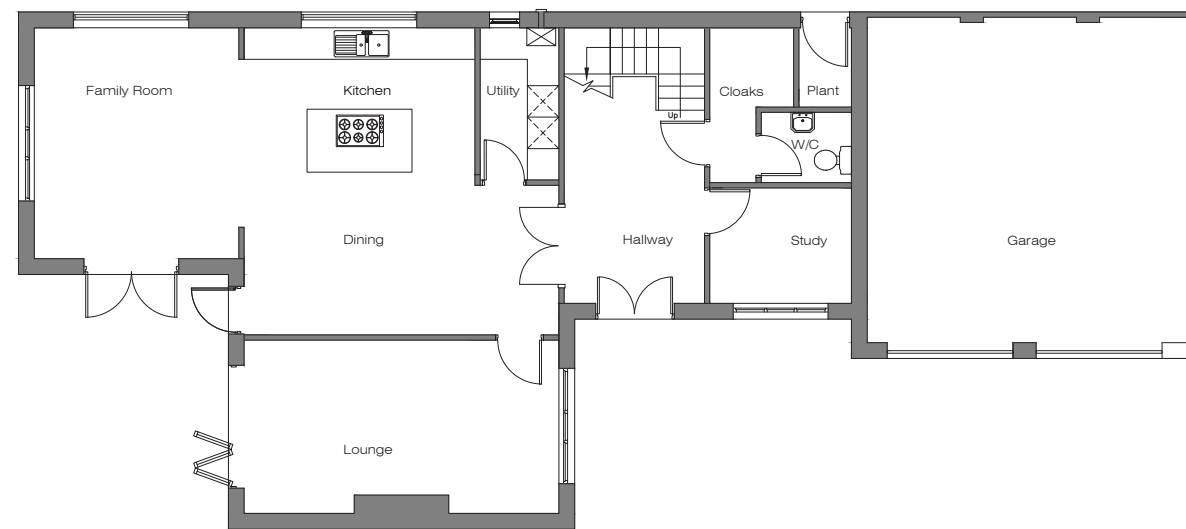
With countryside views and generous living space, this home features a large hallway, kitchen/dining/living area with garden access, utility, dual-aspect lounge, study and WC.

Upstairs there are five bedrooms, the master and bedroom two both with en-suites, plus three further bedrooms and a family bathroom.

Outside are a rear garden, driveway and double garage.



First Floor Layout.



Ground Floor Layout.



Front Elevation



Side Elevation



Rear Elevation



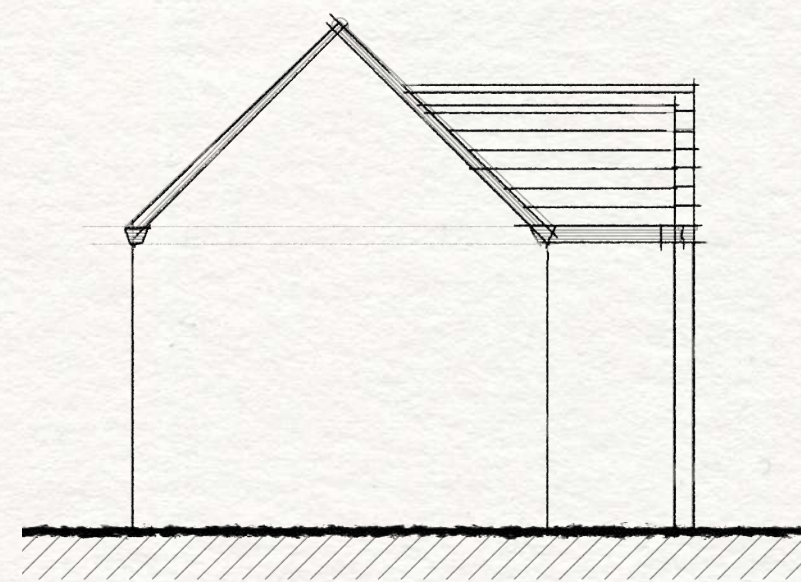
Side Elevation

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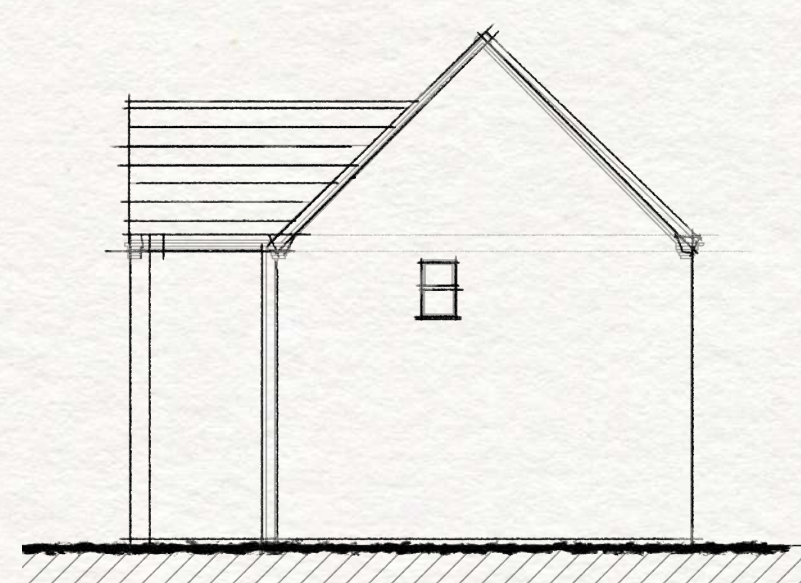
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

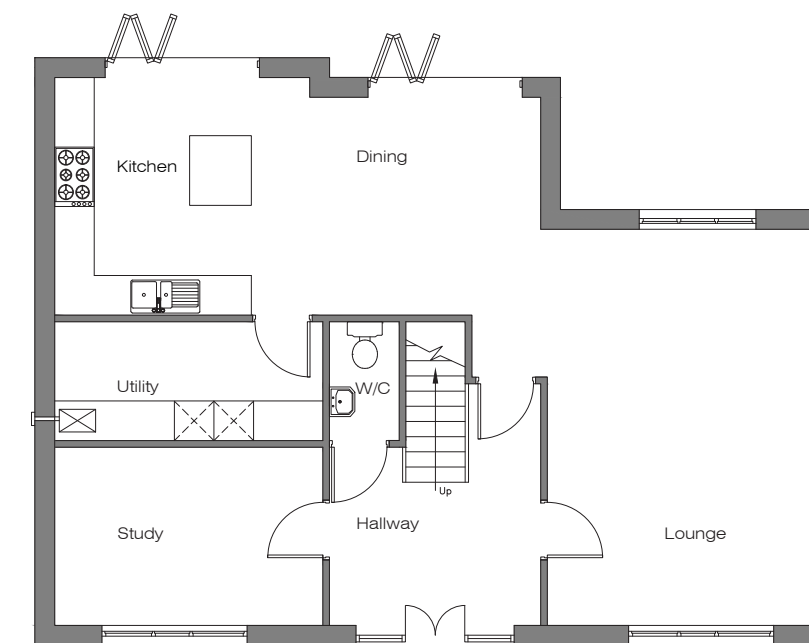
This light and spacious property offers a welcoming hallway, kitchen/ dining/living area with garden access, utility, dual-aspect lounge, study and WC. Upstairs includes five bedrooms, the master with en-suite, four further bedrooms and a family bathroom.

A rear garden and courtyard double garage complete the home.

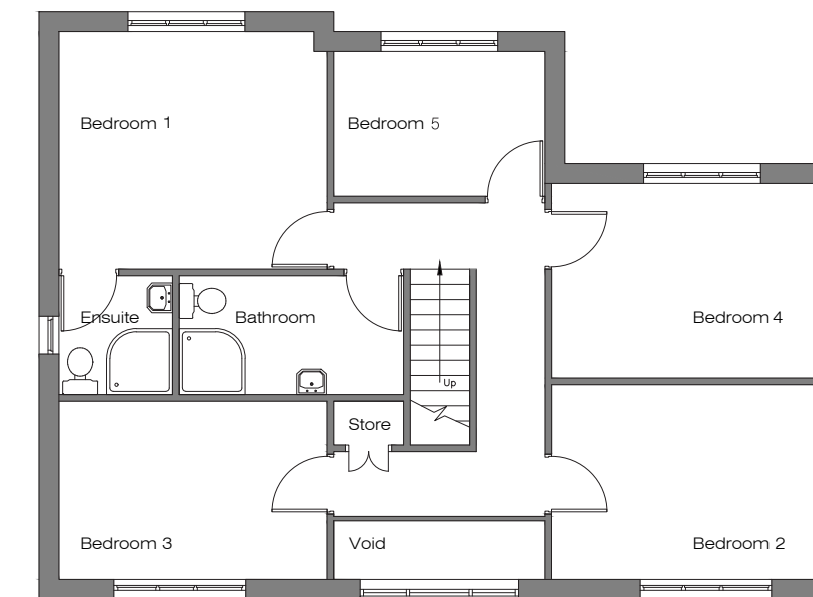
# Plot Nine

FIVE-BEDROOM PROPERTY

1,830 SQ FT



Ground Floor Layout.



First Floor Layout.

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# Plot Ten

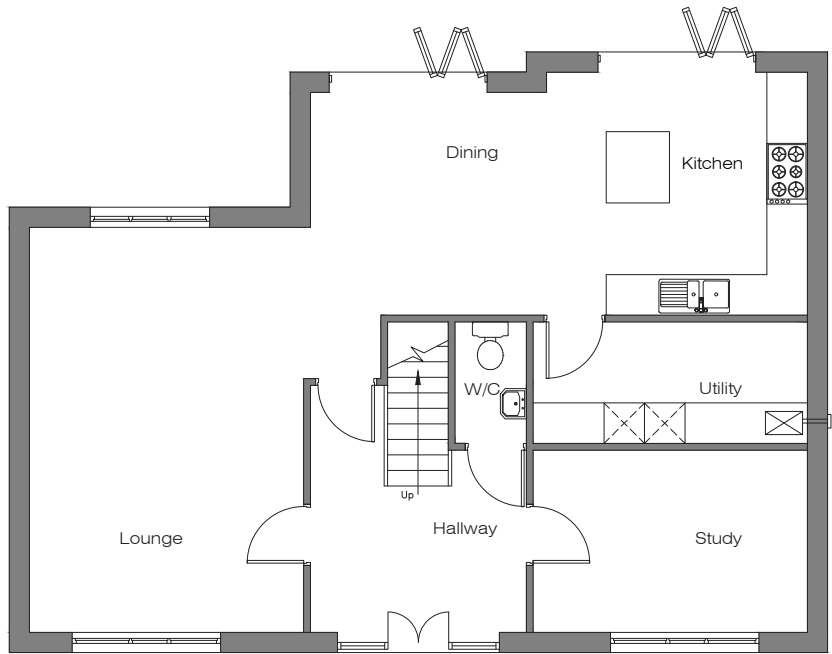
FIVE-BEDROOM PROPERTY

1,830 SQ FT

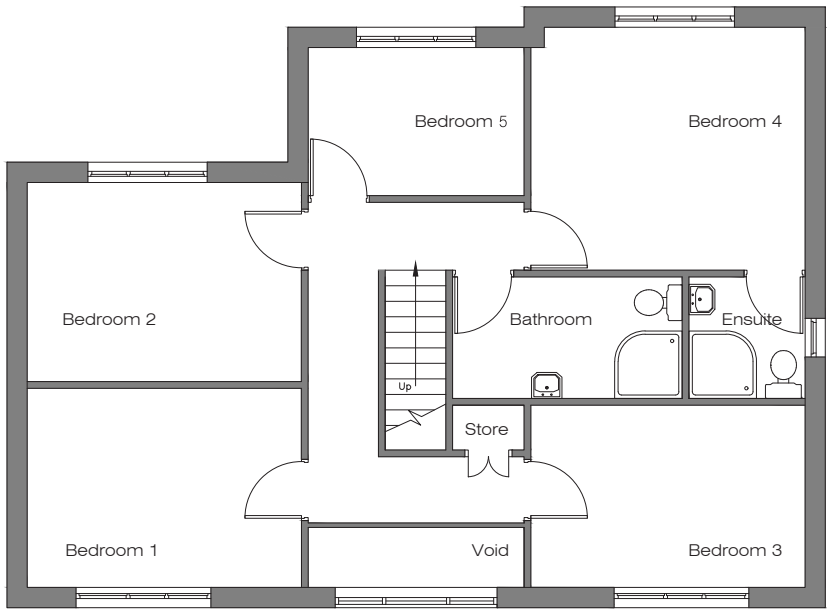
Overlooking open countryside, this home features a generous hallway, kitchen/dining/living space with garden access, utility, dual-aspect lounge, study and WC.

Upstairs are five bedrooms, including a master with en-suite, plus a family bathroom.

Outside is a rear garden and separate double garage within the courtyard.



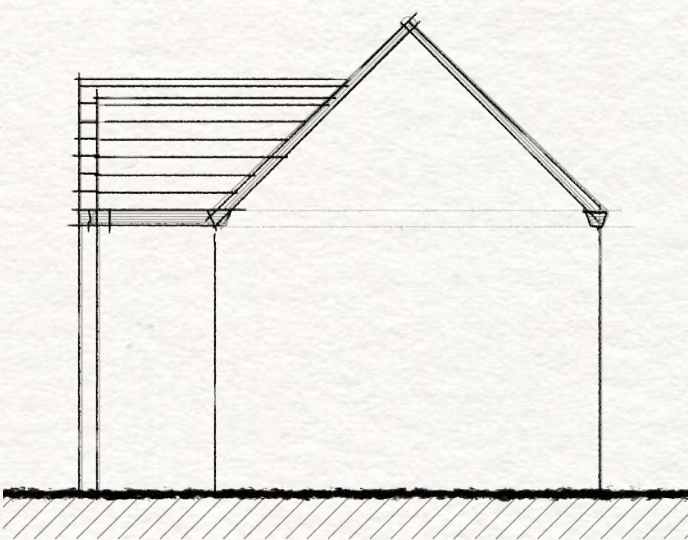
Ground Floor Layout.



First Floor Layout.



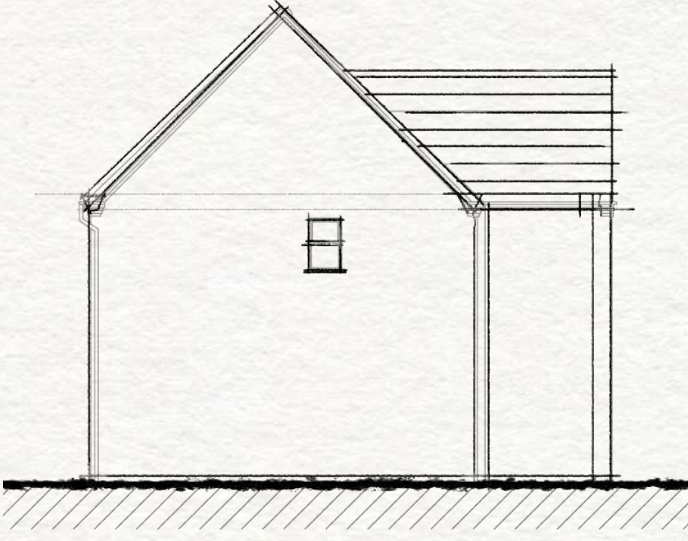
Front Elevation



Side Elevation



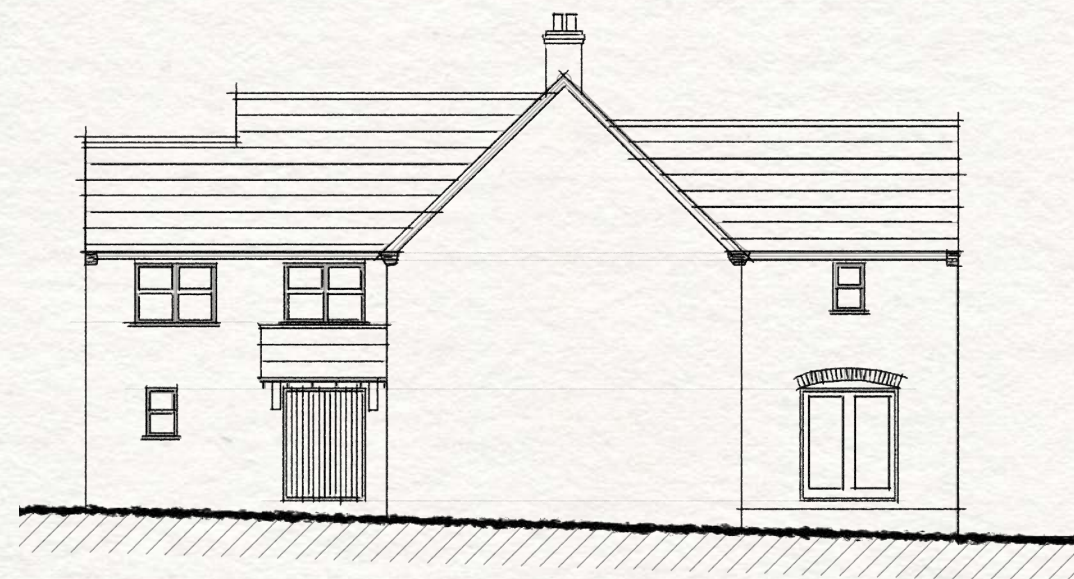
Rear Elevation



Side Elevation

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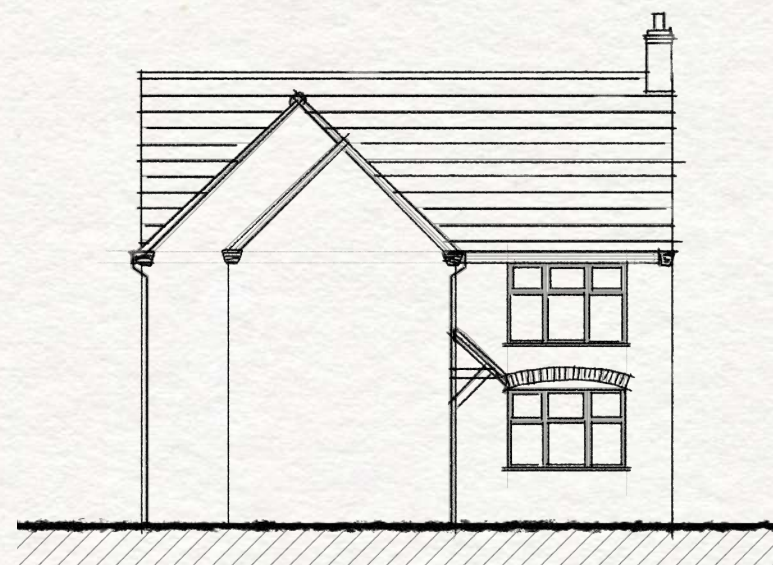
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

This spacious property combines countryside views with modern family living. The large hallway leads to a kitchen/dining/living area with garden access, utility, dual-aspect lounge, study and WC.

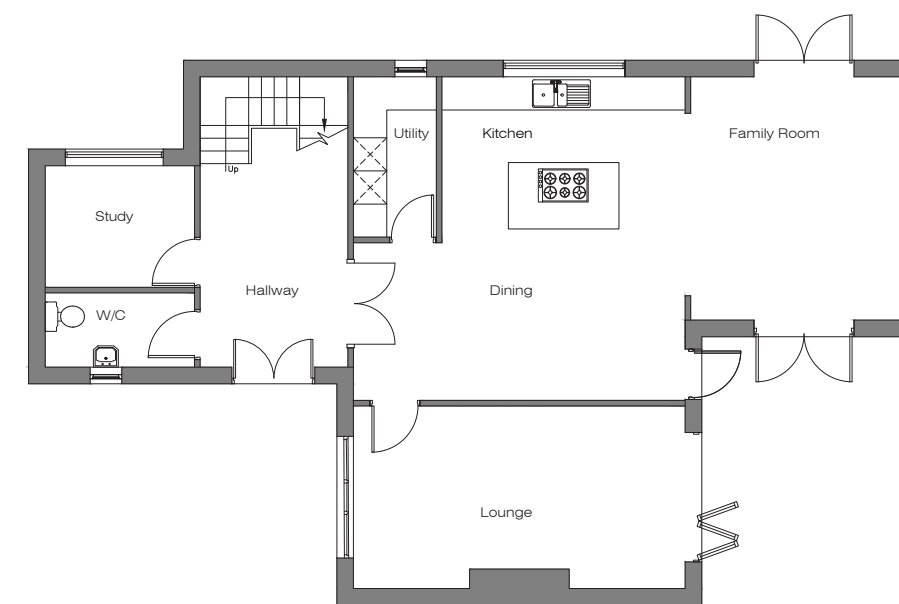
Upstairs are five bedrooms, the dual-aspect master and bedroom two both with en-suites, plus three additional bedrooms and a family bathroom.

Externally, there is a rear garden and separate double garage within the courtyard.

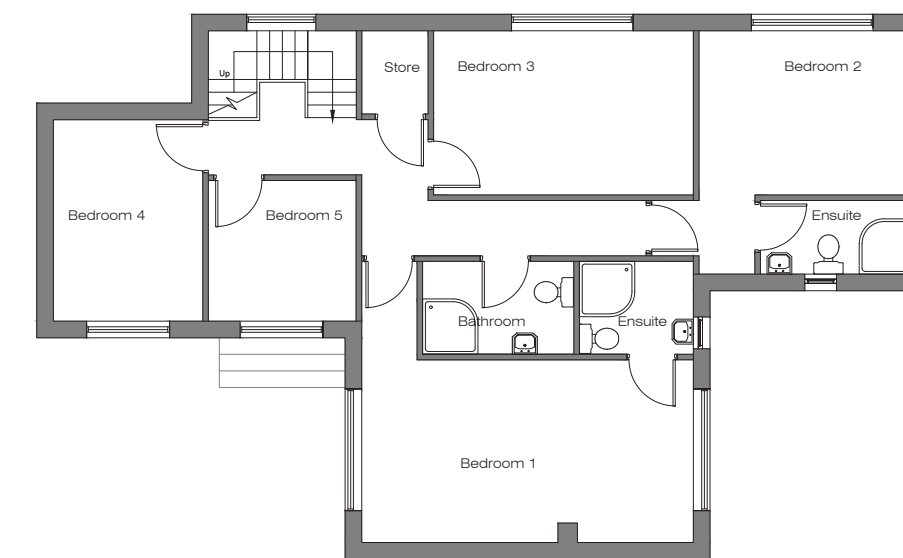
# Plot Eleven

FIVE-BEDROOM PROPERTY

2,107 SQ FT



Ground Floor Layout.



First Floor Layout.

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# Meet The Team

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage and longevity we do.

Our business has also grown and developed significantly since we started, into an estate, land and property agency, with a team of more than 250 and trusted by thousands of happy customers. In 2024, Sheldon Bosley Knight acquired Coventry-based Loveitts.

We now have 10 specialist departments, operating in offices across the Midlands and are proud to be embedded in the local communities we serve.



Nik Kyriacou  
MARLA  
ASSOCIATE DIRECTOR



Julie Hyde  
NEW HOMES CONSULTANT



Jack Richardson  
NEW HOMES MANAGER  
SHELDON BOSLEY KNIGHT

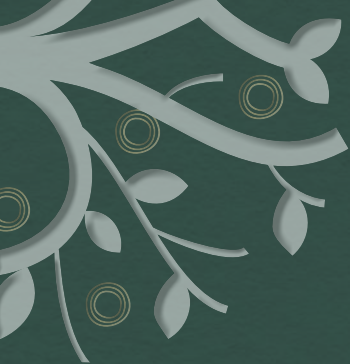


Fay Braithwaite  
NEW HOMES MANAGER  
LOVEITTS



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For more information please  
contact the New Homes Team



on 01789 333 466 or  
[newhomes@sheldonbosleyknight.co.uk](mailto:newhomes@sheldonbosleyknight.co.uk)



on 02476 527773 or  
[newhomes@loveitts.co.uk](mailto:newhomes@loveitts.co.uk)