

The Pavilions

Kenilworth



Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to The Pavilions

Our stunning development of brand new one to five bedroom family homes is enviably located next to Kenilworth Cricket Club on the sought after Warwick Road.

The Pavilions also enjoys beautiful countryside views whilst also being less than a mile to the centre of the modern market town of Kenilworth, one of the most desirable places to live in Warwickshire.

















A taste of local life

Kenilworth is a beautiful Warwickshire town surrounded by stunning countryside. Within the town is a real sense of local community, while the town sits at the foot of some of the most spectacular medieval castle ruins in England.

Location

Kenilworth is less than five miles from Coventry and just six miles from both Warwick and Leamington Spa. With junction 15 of the M40 just six miles away, and Junction 2 of the M6 just under 12 miles away; getting around for work or pleasure is a breeze.

Kenilworth railway station offers services to Coventry and Leamington Spa with journey times of around 10 minutes each. From these stations, connections to London and Birmingham can be taken with ease. For international destinations, Birmingham Airport is 15 miles away.

Entertainment and leisure

There are plenty of options for a family day out around Kenilworth. Why not take a step back in time at Kenilworth Castle to explore the Elizabethan Garden? For a relaxed afternoon, visit Abbey Fields where you'll find a large open park featuring swimming pools, tennis courts, a children's playground and a lake. Just a few miles away you can explore Hatton Adventure World and enjoy a day to remember. The town also has two theatres, The Talisman and The Priory ideal for an evening out.

When it comes to dining, locals are spoilt for choice. From the Michelin starred gastropub, The Cross, to a wide variety of bars and restaurants serving international cuisine. Not forgetting the many tea shops, coffee shops and patisseries catering for weary shoppers! Kenilworth is also well provided for when it comes to sport. The Pavilions is located next to Kenilworth Cricket Club, and just a couple of miles from both Warwickshire Golf and Country Club and Kenilworth Golf Club. For racquet sports, Kenilworth Tennis, Squash & Croquet Club has excellent sport and social facilities.

Educatio

There are several primary schools in Kenilworth with the nearest school to the development being St Johns Primary School. While for secondary and sixth form education, Kenilworth School and Sixth Form is located in the town centre. There are also several other local state and independent schools for children of all ages in Kenilworth and the surrounding area.

Development layout

The Pavilions boasts a stunning range of one to five bedroom homes each with unique views and aspects. Discover your dream home in Kenilworth today.



The Walton
1 bedroom bungalow



The Rowan
2 bedroom home



The Holly
2 bedroom home



The Beech
3 bedroom home



The Spruce
3 bedroom home



The Chestnut
3 bedroom home



The Cypress
3 bedroom home



The Willow
3 bedroom home



The Cedar
3 bedroom home



The Aspen
4 bedroom home



The Birch
5 bedroom home



The Lime
5 bedroom home



The Oak
5 bedroom home



The Pine
5 bedroom home



ps pumping station fc fibre cabinet

bcp bin collection point leap local equipped area of play

Please note: The trees shown are indicative, the planting may change.

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



The Pine

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	11.26 x 4.66	36' 11" x 15' 3"
Sitting room	6.23 x 4.07	20' 4" x 13' 3"
Study	4.18 x 4.13	13' 8" x 13' 6"

First floor

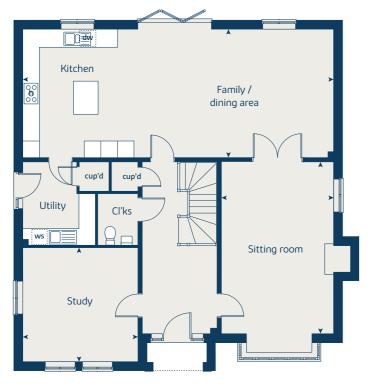
Bedroom 1	4.91 x 4.18	16' 1" x 13' 8"
Bedroom 2	4.14 x 3.80	13' 6" x 12' 5"
Bedroom 3	4.13 x 3.59	13' 6" x 11' 9"
Bedroom 4	4.18 x 3.81	13' 8" x 12' 6"
Bedroom 5	3.55 x 2.71	11' 6" x 8' 10"

The Pine | X523 P7 C0003 |

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wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	WS
		hot water cylinder	cyl

Ground floor



First floor





The Oak

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.28 x 5.10	27' 2" x 16' 8"
Sitting room	5.71 x 4.06	18' 8" x 13' 3"
Dining room	4.06 x 3.06	13' 3" x 10' 0"
Study	4.50 x 2.44	14' 9" x 8' 0"

Bedroom 1	4.66 x 4.09	15' 3" x 13' 5"
Bedroom 2	4.37 x 2.95	14' 4" x 9' 8"
Bedroom 3	4.13 x 3.16	13' 6" x 10' 4"
Bedroom 4	2.54 x 3.23	10' 7" x 8' 4"
Bedroom 5	3.20 x 2.51	10' 5" x 8' 2"

The Oak | X531 (F) P6 vt C0003 |
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h	hob	w	wardrob
dw	dishwasher	cup'd	cupboai
WS	washing machine space	< ≻	measuring poin
cyl	hot water cylinder		

Ground floor



First floor





The Lime

5 bedroom home

Ground floor	metres	teet / inches
Kitchen / family / dining area	7.69 x 4.23	25' 2" x 13' 10"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1'
Study	3.58 x 2.55	11' 8" x 8' 4'

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" × 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

The Lime | X520 (IF) P6 |
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h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
WS	washing machine space	< ≻	measuring points
cyl	hot water cylinder		

Ground floor First floor Family / Bedroom 2 Bedroom 1 Bedroom 3 Dining room Bedroom 5



The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	9.13 x 4.54	29' 11" x 14' 10"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 (IF) P5 C0003 |
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hot water cylinder	cyl	hob	h
wardrobe	w	dishwasher	dw
cupboard	cup'd	washing machine space	ws
measuring points	< ≻	larder	ldr

Ground floor



First floor







The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

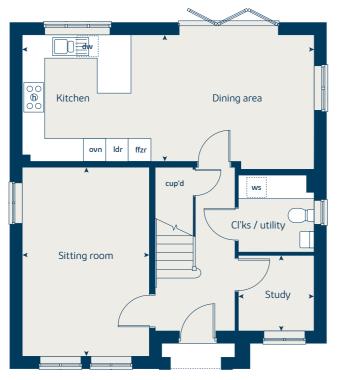
First floor

Bedroom 1	4.52 x 3.45	14' 9" x 11' 4"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

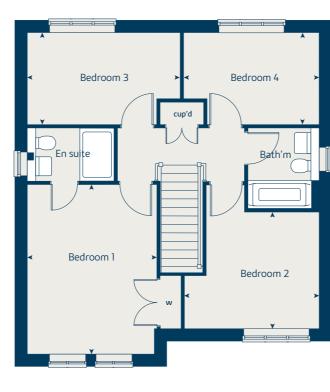
The Aspen | X414 (F) P6 C0003 |
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larder	ldr	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	WS
		fridge freezer	ffzr

Ground floor



First floor





The Willow

3 bedroom home

Ground floor	metres	feet / inche
Kitchen / dining room	5.97 x 4.06	19' 7" x 13' 4
Sitting room	4.11 x 3.22	13' 6" x 10'

First floor

Bedroom 2	6.03 x 4.93	19' 9" x 16' 2"
Bedroom 3	3.36 x 3.32	11' 0" x 10' 11"
Study area	4.13 x 2.56	13' 7" x 8' 5"

Second floor

Bedroom 1	4.34 x 4.04	14' 2" x 13' 3"

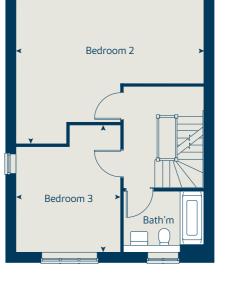
The Willow | X411 vt P4 C0003 |
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fridge freezer	ffzr	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	WS
		larder	ldr

Second floor



First floor





Ground floor

Sitting room

Kitchen /

dining room



The Chestnut

3 bedroom home

Ground floor metres feet / inches 4.03 x 3.04 13' 2" x 9' 11" Dining / family area 4.59 x 2.85 15' 0" x 9' 4" 4.98 x 3.40 16' 4" x 11' 1" Sitting room 3.40 x 1.81 11' 1" x 5' 11"

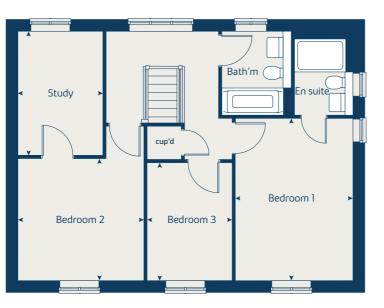
First floor

Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Studv	3.42 x 2.34	11' 3" x 7' 8"

The Chestnut | X413 vt P5 C0003 |
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fridge freeze	ffzr	oven	ovn
wardrob	w	hob	h
cupboar	cup'd	dishwasher	dw
measuring point	< ≻	washing machine space	WS
		larder	ldr

First floor



Ground floor





The Cedar 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.83 x 3.43	25' 8" x 11' 2'
Sitting room	5.04 x 3.39	16' 6" x 11' 1'
Study	2.05 x 2.06	6' 8" x 6' 9'

rirst floor

Bedroom 1	4.13 x 3.93	13' 6" x 12' 10"
Bedroom 2	3.55 x 3.14	11' 8" x 10' 3"
Redroom 3	6 14 x 3 05	20' 1" × 10' 0"

The Cedar | X3414 C0003 |

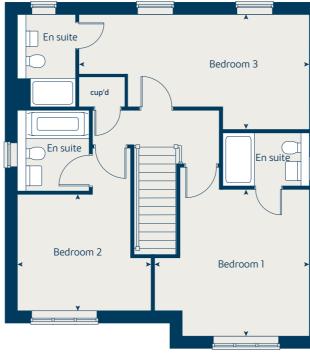
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larder	ldr	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	ws
		fridge freezer	ffzr

Ground floor



First floor





The Spruce 3 bedroom home

Ground floor metres feet / inches Kitchen 3.23 x 2.69 10' 7" x 8' 9" Dining area 3.14 x 2.30 10' 3" x 7' 6"

5.53 x 3.32

18' 1" x 10' 10"

First floor

Sitting room

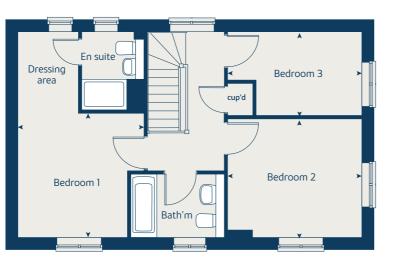
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) P6 C0003 |

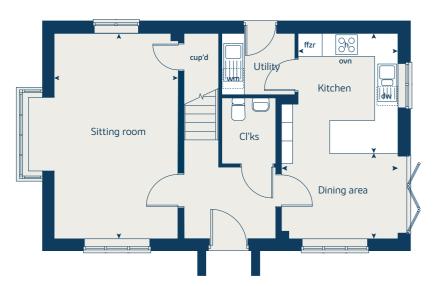
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are required, enquiries should be made to the sales advisor.

fridge freezer	ffzr	oven	ovn
cupboard	cup'd	hob	h
measuring points	< ≻	dishwasher	dw
		washing machine space	WS

First floor



Ground floor





The Beech 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7'
Sitting room	4.19 x 3.72	13' 9" x 12' 2'

First floor

Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor

Bedroom 1 4.74 x 4.06 15' 6" x 13' 3"

The Beech | X309 P5 |

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fridge freeze	ffzr	oven	ovn
cupboar	cup'd	hob	h
measuring poin	< ≻	dishwasher	dw
		washing machine space	WS

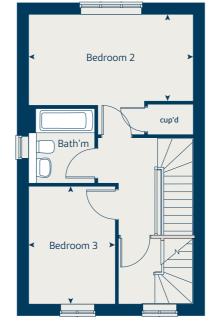
Second floor

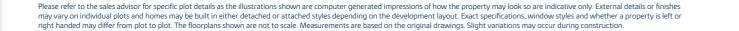


First floor

Ground floor

Sitting room







The Cypress 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"
First floor		
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"

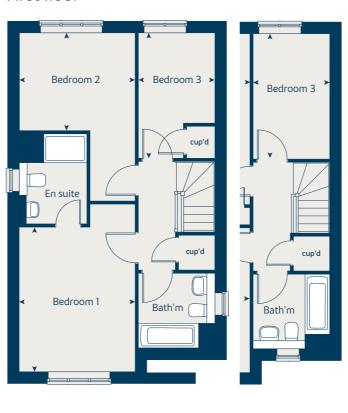
3.28 x 2.77 10' 9" x 9' 1" 3.54 x 2.16 11' 7" × 7' 1" Bedroom 3

The Cypress | X308 (IF) P7 C0003 |
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fridge freezer	ffzr	oven	ovn
cupboard	cup'd	hob	h
measuring points	< ≻	dishwasher	dw
		washing machine space	WS

Ground floor Dining area Dining area Sitting room

First floor







The Rowan

2 bedroom home

Ground floor	metres	feet / inche
Kitchen	2.85 x 2.46	9' 4" x 8' 1
Sitting / dining room	5.49 x 5.19	18' 0" x 17' C
First floor		
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0
Study area	3.58 x 2.13	11' 9" x 7' 0

The Rowan | X306 vt P4 C0003 |

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fridge freezer	ffzr	oven	ovn
cupboard	cup'd	hob	h
measuring points	∢ ≻	dishwasher	dw
		washing machine space	ws



First floor Bedroom 1 Study area Bedroom 2



^{*} Windows apply to selected plots only. Please see sales advisor for further details.

The Holly 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.00	15' 6" x 9' 10'
Sitting room	3.72 x 3.91	12' 2" x 12' 10'
First floor		
Bedroom 1	3.59 x 3.20	11' 9" x 10' 5'
Bedroom 2	4.74 x 3.39	15′ 6" x 11′ 1′

The Holly | X204 P6 C0003 |
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larder	ldr	oven	ovn
fridge freezer	ffzr	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	WS





^{*} Windows apply to selected plots only. Please see sales advisor for further details.

The Walton

1 bedroom bungalow

Ground floor	metres	feet / inches
Kitchen	4.06 x 3.12	13' 4" x 10' 3"
Dining area	2.34 x 2.31	7' 8" x 7' 7"
Sitting room	4.31 x 3.12	14' 2" x 10' 3"
Bedroom 1	3.79 x 3.03	12' 5" x 10' 0"

The Walton | PB01 C0003 |

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hot water cylinder	cyl	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< >	washing machine space	ws
		fridae freezer	ffzr

Ground floor Sitting room Dining area



Unique specification

All homes at The Pavilions include unique specification upgrades as standard. These finishing touches have been handpicked to ensure that your home is even more special with a number of upgrades only available at this development.

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales advisors will be happy to provide guidance every step of the way.

The Walton The Walton The Walton The Walton The Rowan The Spruce The Spruce The Clestnut The Cedar The Cedar The Chestnut The Beach The Beach The Beach The Beach The Chestnut The Chestnut The Codar The Daloe

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													Platinum Kitchen (5 bedroom homes)
-		•											Symphony Gallery range bespoke fitted kitchen with choice of traditional or contemporary finish
•	- -	-											Silestone / Granite worktops to kitchen and utility with matching upstands
•													Stainless steel underbowl sink and drainer (single and a half bowl in kitchen, single bowl in utility) with chrome mixer taps
-													Bosch 5-burner hob with built-in oven at high level, with glass splashback and stainless steel chimney hood
•		•											Bosch integrated microwave oven (combination)
-		•											Under kitchen-unit lighting
•		•											Integrated Bosch full height fridge and full height freezer
-		•											Integrated Bosch dishwasher
-		•											Integrated CDA wine cooler
•		-											Space for washing machine with plumbing and electrics in utility
] [7				Space for additional appliance with plumbing

emidif Ritcheff (1-4 Dedroom nomes)										
Choice of Symphony Premium range fitted kitchen	-		•	•	•	•		•	•	•
Premium laminate worktops to kitchen and utility including matching upstands	-	•	•	•	•	•	•	•	•	•
Stainless steel sink and drainer (single bowl)										

and electrics in utility

with chrome mixer tap

Premium Kitchen (1-/, hedroom homes)

Stainless steel sink and drainer (single and a

half bowl) with chrome mixer tap

•	•	١.	•	•	•	•	•	•	•		
•	•		•	•	•			•	•		
	•										
		•	•	•	•	•	•	•	-		

	1 bedroom	The Walton	2 bedroom	The Holly	The Rowan	3 bedroom	The Cypress	The Spruce	The Beech	The Cedar	The Chestnut	The Willow	4 bedroom	The Aspen	5 bedroom	The Birch	The Lime	The Pine	The Oak
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							•	•						•					
Indesit hob 4-burner with built-in single oven (high level or under) and chimney hood		•		•	•		•	•	•			•							
Indesit hob 5-burner with built-in double oven (high level or under) with glass splashback and chimney hood											•								
Integrated Indesit fridge freezer		•		-	•		•	•	•	•	•	•		•					
Integrated Indesit dishwasher		•		-	•		•	•	•	•	•	•		•					
Space for washing machine with plumbing and electrics in kitchen / utility				•				•	•		•								
Bathrooms and en suite(s)																			
Ideal Standard contemporary white sanitary ware suite		•		•	-			•	•										
Ideal Standard contemporary white sanitary ware suite with Aqua blade WC technology											•			•		•	•	•	-
Ideal Standard low profile shower tray with glass enclosure				•	•			•						•		•	•	•	-
Themostatic shower over bath with tiling and glass screen		•		•	•			•	•					•			•	•	-
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		•																	
Choice of premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*																-	-	-	•
Shaver socket / toothbrush charger to bathroom and main en suite (where applicable)		•		•	•		•	•	•	•	•	•		•		•	•	•	-
Chrome towel warmer in bathroom and en suite(s)											-	-		-		-	-	•	•

Built-in wardrobe(s) to bedroom 1 (with shelf and rail) Safety and security Front door with multi-point security locking system and security chain |-|-|-|-|-| • | • | • | • | PVCu double glazing to windows |-|-|-|-. Double glazed PVCu French doors Powder coated white aluminium double glazed bi-fold doors - | - | - | -Contemporary Oak Croft premium internal doors with chrome fittings |-|-|-|-|-. Mains wired security alarm system - | - | - | -|-|-|-|-Mains wired smoke detectors with battery back-up Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s) Gas central heating with wall mounted boiler and separate hot water - | - | - | cylinder, programme selector and room thermostat(s) Log burner flue installed (log burner and fire surround optional extra) |-|-|-General - indoors White painted walls and smooth white ceilings | • | • | • | • Chrome sockets and switches throughout Combined USB/double sockets in kitchen and bedroom 1 - | - | - | - | - | -| • | • | • | • White downlights to kitchen, bathroom and en suites (where applicable) - | - | - | - | - | -. Multi-media point in living room |-|-|-|-|-. TV point to bedroom 1 and family room (where applicable) | • | • | • | • | • |-|-|-|-General - outdoors |-|-|-|-|-. . . . Enclosed fenced rear garden, and garden gate (where applicable) Lawned front & rear gardens with outside tap to rear garden | • | • | • | • Additional paving outside French/bifold door |-|-|-|-|-|-- - - - -Power and lighting to 'on plot' garage (where applicable) | - | - | - | -|-|-|-|-|-|-|-|-|-Contemporary chrome light to front and rear of house Warranties NHBC Buildmark cover | • | • | • | • | • |-|-|-|-First two years' customer service support from Bovis Homes |-|-|-|-|-| • | • | • | •







The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales advisor.



Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at The Pavilions, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades. The availability of items is subject to the stage of build and house type, but our sales advisors will be happy to provide guidance so you can tailor your new home however you choose.

Pick up a **Select** brochure from your sales advisor today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Upgraded fridge freezer
- Upgraded dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

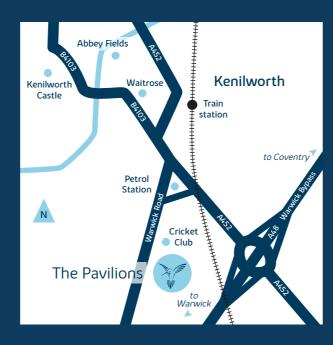
The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

Many of our properties include luxurious bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

The Pavilions

Kenilworth, Warwickshire CV8 1FE 01926 760 025

www.bovishomes.co.uk



The Pavilions is located just south of Kenilworth in the heart of Warwickshire. To find us, leave the A46 and take the A452 towards Kenilworth.

After just less than half a mile, bear left at the roundabout (with the petrol station on your right) and take the Warwick Road to Leek Wootton.

The Pavilions is less than half a mile on the left hand side immediately after Kenilworth Cricket Club.





