



**Emscote Old
Wharf**
at Warwick



WELCOME TO EMSCOTE WHARF

Built on the former site of Emscote Wharf and located on the fringes of Warwick and Royal Leamington Spa, stands a new development of 9 Town Houses built to the high standard that is typical of developers, Cotswold Oak.

Emscote Old Wharf is located on the Grand Union Canal enjoying views over the Canal. Delightful Riverside and canal-side walks are right on your doorstep, to both Royal Leamington Spa and Warwick. Head towards Leamington Spa and walk-through the beautiful Victoria Park with the Lawn Bowls Club and on into the Pump Room gardens or head towards Warwick past some wonderful Canalside eateries, The Cape of Good Hope being just one of them, serving traditional dishes and local beers.

For those interested in history, then a visit to Warwick Castle is a must, immerse yourself in the 1000-year history of Warwick Castle and take a walk around the beautiful grounds that the Earls Countess's of Warwick once enjoyed. Canalboat hire is available in Warwick enabling you to explore the historic canals further afield should you wish.

Emscote Old Wharf is located in an established location with an abundance of local amenities within easy reach and both junior and secondary schools are located close by.

All homes are covered by a 10 year warranty.





IN AND AROUND WARWICK

Warwick is a lively market town, sitting on the River Avon having extensive parks and gardens to enjoy. Having many historic buildings in the town centre to include The Lord Leycester Hospital almshouses, military museums, ancient town wall gates and the beautiful St Mary's church to name but a few. For those wishing to explore the beautiful canals, canal boats can be hired in Warwick to enjoy the wonderful waterways and scenery that run through Warwick and beyond and maybe drop into the many Public Houses along the way.

Warwick town has an abundance of places to eat and drink, coffee shops, traditional tea rooms, characterful old pubs, trendy restaurants and bars. There are also independent shops and boutiques as well as a weekly Saturday market. Warwick has many historic buildings, lovely parks and gardens, beautiful churches and the dramatic Warwick Castle which is perfectly preserved with over 1000 years of history and whose grounds were landscaped by Capability Brown

Secondary schools in Warwick include Warwick School, an independent day and boarding school for boys. The King's High School For Girls is also independent. Myton School and Aylesford School are state-run co-educational schools. Champion School and Trinity Catholic School in Leamington include parts of Warwick in their catchment areas. Warwick Preparatory School is an independent day school and nursery for boys and is part of the Warwick Independent Schools Foundation, together with King's High School and Warwick School. The nearest university is The University of Warwick.

Shakespeare's birthplace and home town, Stratford Upon Avon, is approximately 10 miles away and the Regency town of Royal Leamington Spa is approximately 3 miles away with its many eateries and boutique shops. The town has two railway stations, both on the Chiltern Main Line. Located a short distance north of the town centre is Warwick railway station, which has direct rail services to Leamington Spa, London, Birmingham and Stratford-upon-Avon. Leamington Spa train station runs the Chiltern Railways services to London's Marylebone station.





A LITTLE BIT ABOUT US

Since Cotswold Oak's formation in 2004, the company has grown and established itself as one of the most recognisable and successful construction companies in the Cotswolds area. Covering the counties of Worcestershire, Herefordshire, Gloucestershire, Oxfordshire and Warwickshire, the family run team have completed numerous new communities and housing developments to an extremely high standard of finish, which the company has built its reputation on.

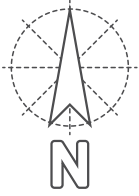
An experienced, dedicated and hardworking development team oversee all aspects of every development Cotswold Oak undertake. All trades and contractors are carefully managed by one of our friendly site managers, who are overseen by an experienced contracts manager and all developments are completed with the help of a diligent and conscientious finishing manager.

Cotswold Oak Ltd have won several prestigious awards for the standard of their construction and finishing from recognised bodies, including the LABC Building Excellence Awards.

At Cotswold Oak we constantly consider our approach to design and customer service to ensure that where and how our homebuyers live is perfectly in balance.

Creating new communities that grow and thrive is at the heart of everything we do.





TECHNICAL SITE PLAN

Two bedroom home

The Aire

Three bedroom homes

The Thames

The Severn

The Trent

The Avon

The Tweed

The Tay

The Wye

Four bedroom home

The Nene



THE THAMES

Three bedroom home

PLOT 1

This spacious three double bedroom semi detached town house enjoying views over the Grand Union Canal.

The accommodation extends over three floors to include, entrance hallway, cloaks, glorious open plan kitchen/living/dining with bi fold doors opening to the landscaped courtyard garden.

To the first floor there is an additional room, bathroom and bedroom overlooking the canal.

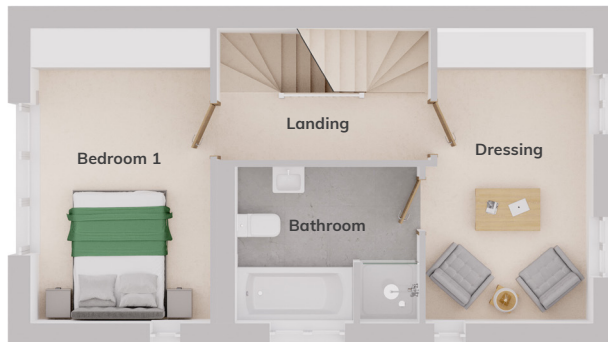
To the second floor, there are two further bedrooms, both with access to a Jack and Jill bathroom.

The Thames benefits from allocated parking for two vehicles.

Ground Floor



First Floor



Second Floor



Ground floor

	Sizes	
Entrance Hall	3.5m x 1.2m	11ft 6" x 3ft 11"
Kitchen / Dining / Living Room	9.4m x 4.5m	30ft 10" x 14ft 9"
Cloaks	1.6m x 0.9m	5ft 3" x 2ft 12"

First floor

	Sizes	
Landing	3.2m x 1.1m	10ft 6" x 3ft 7"
Bedroom 1	4.5m x 2.8m	14t 9" x 9ft 3"
Dressing	4.5m x 2.5m	13ft 1" x 8ft 2"
Bathroom	3m x 2.4m	7ft 7" x 5ft 7"

Second floor

	Sizes	
Landing	2.4m x 1.1m	7ft 10" x 3ft 7"
Bedroom 2	4.5m x 3.4m	14ft 9" x 11ft 2"
Bedroom 3 / Study	4.5m x 2.8m	14ft 9" x 9ft 3"
Bathroom	2.8m x 2.4m	9ft 3" x 7ft 10"

REV-B 22 - Emscote Old Wharf, at Warwick

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THE SEVERN

Three bedroom home

PLOT 2

A spacious three double bedroom semi detached town house offering views over the Grand Union Canal.

The accommodation extends over three floors to include, entrance hallway, large useful storage room, utility room, bedroom with ensuite shower room and door opening to the landscaped courtyard garden.

On the first floor you will find the living/dining room with stunning glazed balcony enjoying views over the Canal with a well appointed kitchen.

To the second floor there are two further double bedrooms, both having ensuite facilities. The plot further benefits from a covered car port driveway providing parking for two vehicles to the side.

Ground Floor



First Floor



Second Floor



Ground floor

Sizes

Entrance Hall	5.6m x 2.1m	18ft 4" x 6ft 9"
Bedroom 1	4.9m x 3.6m	16ft 1" x 11ft 10"
Ensuite	2.7m x 1.5m	8ft 10" x 4ft 11"
Utility	2.7m x 1.6m	8ft 10" x 5ft 3"
Storage	3.2m x 2.7m	10ft 6" x 8ft 10"

First floor

Sizes

Landing	3.2m x 1.1m	10ft 2" x 3ft 7"
Kitchen	3m x 4.9m	9ft 10" x 16ft 1"
Living / Dining	6.5m x 4.9m	21ft 4" x 16ft 1"

Second floor

Sizes

Landing	2.8m x 1.1m	9ft 3" x 3ft 7"
Bedroom 2	4.9m x 3.6m	16ft 1" x 11ft 10"
Ensuite	2.7m x 1.5m	8ft 10" x 4ft 11"
Bedroom 3	4.9m x 2.8m	16ft 1" x 9ft 3"
Ensuite	2.7m x 2m	8ft 10" x 6ft 7"

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THE TRENT

Three bedroom home

PLOT 3

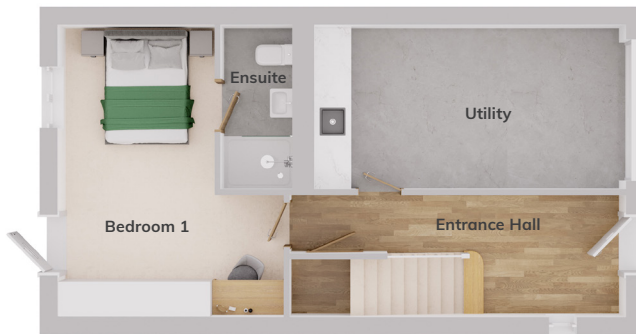
This spacious three double bedroom semi detached town house enjoys views over the Grand Union Canal.

The accommodation extends over three floors and comprises entrance hallway, utility area, bedroom with ensuite shower room and door opening onto the landscaped courtyard garden.

To the first floor you will find the main living/ dining room with stunning glazed balcony overlooking the canal and a well proportioned kitchen. On the second floor there are two further double bedrooms, both with ensuites.

The plot also benefits from a fore garden and covered car port driveway providing parking for two vehicles to the side.

Ground Floor



First Floor



Second Floor



Ground floor

Sizes

Entrance Hall	5.6m x 2.1m	18ft 4" x 6ft 9"
Bedroom 1	4.9m x 3.6m	16ft 1" x 12ft 6"
Ensuite	2.8m x 1.5m	9ft 3" x 4ft 11"
Utility	5.2m x 2.8m	17ft x 9ft 3"

First floor

Sizes

Landing	3.2m x 1.1m	10ft 2" x 3ft 7"
Kitchen	3m x 4.9m	9ft 10" x 16ft 1"
Living / Dining	6.5m x 4.9m	21ft 4" x 16ft 1"

Second floor

Sizes

Landing	3.2m x 1.1m	10ft 2" x 3ft 7"
Bedroom 2	4.9m x 3.8m	16ft 1" x 12ft 6"
Ensuite	2.7m x 1.5m	8ft 10" x 4ft 11"
Bedroom 3	4.2m x 2.9m	13ft 9" x 9ft 6"
Bathroom / Ensuite	2.2m x 2m	7ft 3" x 6ft 7"

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THE NENE

Four bedroom home

PLOT 4

The Nene is a deceptively spacious four double bedroom town house enjoying views over the Grand Union Canal.

The accommodation extends over three floors to include, entrance hallway, two double bedrooms one with Jack and Jill bathroom and the other with ensuite shower room and French doors opening to the landscaped courtyard garden.

The stairs lead to the first floor landing where you will find the open plan living/dining room with stunning glazed balcony overlooking the Canal and a well appointed kitchen, there is also the principal bedroom having the use of dressing room and ensuite shower room.

On the second floor there is a further double bedroom with ensuite facilities and a generous amount of storage split into three separate areas. The plot benefits from front fore garden and covered car port driveway for two vehicles to the side.

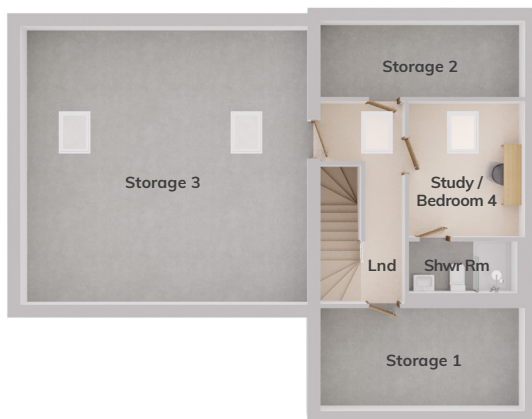
First Floor



Ground Floor



Second Floor



Ground floor

Sizes

Entrance Hall	5.5m x 2m	18ft 1" x 6ft 7"
Bedroom 1	3.7m x 3.5m	12ft 2" x 11ft 6"
Ensuite	3m x 0.9m	9ft 10" x 2ft 12"
Bedroom 2	3.4m x 2.9m	11ft 2" x 9ft 6"
Bathroom / Ensuite	2.6m x 2m	8ft 6" x 6ft 7"

First floor

Sizes

Landing	3.2m x 1.1m	10ft 2" x 3ft 7"
Kitchen	3.2m x 4.5m	10ft 2" x 14ft 9"
Living / Dining	5.7m x 4.5m	18ft 8" x 14ft 9"
Bedroom 3	6.3m x 4.7m	20ft 8" x 15ft 5"
Dressing	3m x 1.7m	9ft 10" x 5ft 7"
Ensuite	3.3m x 2.6m	10ft 10" x 8ft 6"

Second floor

Sizes

Landing	1.5m x 1.1m	4ft 11" x 3ft 7"
Study / Bedroom 4	4.9m x 3.8m	16ft 1" x 12ft 6"
Shower Room	2.5m x 1.2m	8ft 2" x 3ft 11"
Storage 1	4.5m x 2.5m	14ft 9" x 8ft 2"
Storage 2	4.5m x 2m	14ft 9" x 6ft 7"
Storage 3	6.3m x 6.3m	20ft 8" x 20ft 8"

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THE AVON

Three bedroom home

PLOT 5

The Avon is a spacious three double bedroom town house enjoying views over the Grand Union Canal.

The accommodation extends over three floors to include, entrance hallway, two double bedrooms one with Jack and Jill bathroom and the other with ensuite shower room and French doors opening to the landscaped courtyard garden.

The stairs lead to the first-floor landing where you will find the open plan living/dining area with stunning glazed balcony overlooking the canal and a well-appointed kitchen.

To the second floor a further double bedroom with ensuite bathroom. The property also benefits from a covered car port driveway with parking for two vehicles to the side.

Ground Floor



First Floor



Second Floor



Ground floor	Sizes	
Entrance Hall	5.6m x 2m	18ft 4" x 6ft 7"
Bedroom 1	4.9m x 3.6m	16ft 1" x 11ft 10"
Ensuite	3m x 0.9m	9ft 10" x 2ft 12"
Bedroom 2	3.8m x 2.6m	12ft 6" x 8ft 6"
Bathroom / Ensuite	2.6m x 2m	8ft 6" x 6ft 7"

First floor	Sizes	
Landing	3.2m x 1.1m	10ft 2" x 3ft 7"
Kitchen	3m x 4.9m	9ft 10" x 16ft 1"
Living / Dining	6.5m x 4.9m	21ft 4" x 16ft 1"

Second floor	Sizes	
Landing	2.4m x 1.1m	7ft 10" x 3ft 7"
Bedroom 3	4.9m x 4.5m	16ft 1" x 14ft 9"
Bathroom / Ensuite	2.6m x 2.2m	8ft 6" x 7ft 3"

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THE AIRE

Two bedroom home

PLOT 6

A brand new spacious, two-bedroom town house, with views over the Grand Union Canal and situated on an exclusive canal development of just nine homes built by highly regarded Messrs Cotswold Oak.

The accommodation, extending over three floors, comprises entrance hallway with stairs leading off, downstairs cloakroom, beautifully designed open plan living/dining/kitchen with double glazed French doors opening to the landscaped courtyard garden, allowing the space to seamlessly blend with the outside.

On the first floor you will find the master bedroom overlooking the canal, the first of two spacious double bedrooms with a Juliet balcony overlooking the canal and access to a Jack and Jill bathroom.

To the second floor is the second double bedroom, again with access to a Jack and Jill bathroom. The plot has a front fore garden and covered car port driveway providing parking for two vehicles.

Ground Floor



First Floor



Second Floor



Ground floor	Sizes	
Entrance Hall	2m x 2m	6ft 7" x 6ft 7"
Kitchen / Living / Dining	6.8m x 5.1m	22ft 4" x 16ft 8"
Cloaks	1.5m x 1.3m	4ft 11" x 4ft 3"

First floor	Sizes	
Landing	3.2m x 1.2m	10ft 6" x 3ft 11"
Bedroom 1	4.8m x 5.1m	15ft 9" x 16ft 8"
Bathroom / Ensuite	2.8m x 2m	9ft 3" x 6ft 7"

Second floor	Sizes	
Landing	3.2m x 1.2m	10ft 6" x 3ft 11"
Bedroom 2	4m x 5.1m	13ft 1" x 16ft 8"
Bathroom / Ensuite	2.8m x 2.8m	9ft 3" x 9ft 3"

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THE TWEED

Three bedroom home

PLOT 7

A brand new generous, three bedroom town house, enjoying views over the Grand Union Canal.

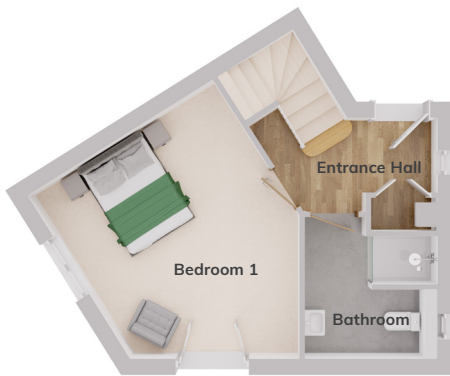
The accommodation which extends over three floors comprises on the ground floor, entrance hallway, storage cupboard, shower room and the first of the three double bedrooms with glazed French doors opening to the landscaped garden.

Stairs lead to the first floor landing where you will find the bright and airy open plan living/ dining room with French doors opening onto the stunning glazed balcony, overlooking the canal.

A door leads through to a useful room for those requiring a study, home office, snug or hobby space. Stairs lead up to the second floor where there are two further double bedrooms, one of which has access to a Jack and Jill bathroom and Juliet balcony again overlooking the canal.

Covered car port driveway provides parking for two vehicles which is located to the side.

Ground Floor



First Floor



Second Floor



Ground floor		Sizes
Entrance Hall	2.8m x 1.7m	9ft 3" x 5ft 7"
Bedroom 1	5.2m x 4.1m	17ft x 13ft 5"
Bathroom	2.6m x 2.5m	8ft 6" x 8ft 2"
First floor		Sizes
Landing	2m x 1m	6ft 7" x 3ft 3"
Kitchen / Living / Dining	7m x 4.3m	22ft 11" x 14ft 11"
Study	3.8m x 2.5m	12ft 6" x 8ft 2"
Second floor		Sizes
Landing	3.6m x 1.2m	11ft 10" x 3ft 11"
Bedroom 2	5.2m x 3m	17ft x 9ft 10"
Bathroom / Ensuite	3.2m x 2m	10ft 6" x 6ft 7"
Bedroom 3	6.5m x 2.5m	21ft 4" x 8ft 2"

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THE TAY

Three bedroom home

PLOT 8

The Tay is a spacious town house with three double bedrooms, enjoying views over the Grand Union Canal.

The accommodation extends over three floors offering flexible accommodation to include, entrance hallway, cloakroom, beautifully designed open plan living/dining/kitchen room with glazed bi fold doors opening onto the landscaped garden. Stairs lead up to the first floor landing where you will find the two double bedrooms both of which enjoy ensuite facilities.

Stairs lead up to the second floor where you will find a further double bedroom having access to a four piece Jack and Jill bathroom and a useful room which could be used as a home office, fourth bedroom, study, snug or hobby room.

The townhouse further benefits from a covered car port driveway providing parking for two vehicles across the courtyard.

Ground Floor



First Floor



Second Floor



Ground floor

	Sizes	
Entrance Hall	3m x 1.2m	9ft 10" x 3ft 11"
Kitchen / Living / Dining	11.3m x 4.7m	37ft x 15ft 5"
Cloaks	1.9m x 0.9m	6ft 3" x 2ft 12"

First floor

	Sizes	
Landing	3.2m x 1m	10ft 6" x 3ft 3"
Bedroom 1	4.7m x 3.6m	15ft 5" x 11ft 10"
Ensuite	2.6m x 1.4m	8ft 6" x 4ft 7"
Bedroom 2	4.7m x 2.6m	15ft 5" x 8ft 6"
Bathroom / Ensuite	2.6m x 2m	8ft 6" x 6ft 7"

Second floor

	Sizes	
Landing	2.3m x 1m	7ft 7" x 3ft 3"
Bedroom 3	4.7m x 3.6m	15ft 5" x 11ft 10"
Dressing / Study	4.7m x 1.9m	15ft 5" x 6ft 3"
Ensuite	3.3m x 2.6m	10ft 10" x 8ft 6"

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THE WYE

Three bedroom home

PLOT 9

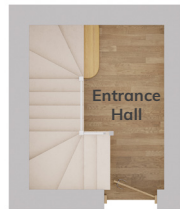
The Wye is a spacious town house offering three double bedrooms with views looking out over the Grand Union Canal.

The accommodation extends over three floors to include, entrance hallway with stairs rising to the first floor landing where you will find the beautifully designed kitchen with a door that leads through to the bright and airy open plan living/dining room with glazed bi fold doors opening to a stunning glazed balcony enjoying views over the canal.

On the second floor there are three double bedrooms with the principal bedroom enjoying an ensuite shower room.

The house further benefits from covered car port driveway providing parking for two vehicles.

Ground Floor



First Floor



Second Floor



Ground floor	Sizes	
Entrance Hall	2.8m x 2.3m	9ft 3" x 7ft 7"

First floor	Sizes	
Landing	2.8m x 1.5m	9ft 3" x 4ft 11"
Living	4.8m x 5.2m	15ft 9" x 17ft
Dining/Kitchen	5.2m x 5.3m	17ft 1" x 17t 5"

Second floor	Sizes	
Landing	5m x 2m	16ft 5" x 6ft 7"
Bedroom 1	3.8m x 3.7m	12ft 6" x 12ft 2"
Ensuite	2.3m x 1.4m	7ft 7" x 4ft 7"
Bedroom 2	4m x 4.2m	13ft 1" x 13ft 9"
Bedroom 3	3.3m x 3.2m	10ft 10" x 10ft 6"
Bathroom	2.3m x 1.8m	7ft 7" x 5ft 10"

REV-B 22 - Emscote Old Wharf, at Warwick

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (ie ± 75mm). Where described as 'maximum' this dimensions is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without responsibility on behalf of Cotswold Oak. PEA's show are typical approximate predictions for that housetype. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.

SPECIFICATION & FINISH

An outstanding development with a truly superior specification. From the individually designed kitchens in the heart of the home, to the bathrooms offering a sanctuary of calm, each individual property has premium quality features handpicked to reflect their magnificent surroundings.

Kitchen

- Fully fitted Symphony kitchen from the Gallery range
- Stone worktops with matching up-stand
- Glass Symphony splashback fitted behind hob
- Stainless steel 1.5 sink with chrome mixer tap
- Smeg, appliances
- Built in washing machine dryer
- Karndean flooring

Cloakroom, Bathrooms and Ensuites

- Roca semi pedestal or pedestal hand basin with contemporary Hansgrohe basin mixer to cloakroom
- Roca pedestal hand basin with contemporary Hansgrohe basin mixer to ensuites and bathrooms
- Roca toilets with soft-closing seat and cover
- Glass doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit, where no ensuite
- Roca Seville bath with panel and Hansgrohe thermostatic bath and wall mounted shower mixer, where applicable, or low-level handset
- Porcelanosa tiling including:
 - Splashback behind basin in cloakroom
 - Half-height tiling to wet walls
- Chrome heated towel rails to bathrooms and ensuite
- Karndean flooring

Electrics and Lighting

- Television points to living room, family room and bedroom one where applicable
- Telephone points to living room, study and hallway where applicable
- Data points to living room and bedroom one
- White downlighters to kitchen, WC and cloaks, bathrooms and ensuites
- Pendant lighting to feature in all other rooms

Interior and Exterior Details

- Radiators throughout
- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps, handrail and bottom step
- Ceilings and walls painted in Colour: Timeless
- External power socket
- External tap
- External lighting
- Additional enhancements

Customer Enhancements

(Subject to build stage)

- Induction hob
- Vanity units where possible
- Bedroom 2 fitted wardrobes where possible
- Carpets
- Wireless alarm
- Additional sockets
- Chrome downlighters
- EV Car charger