



CHARLES CHURCH



Kenilworth Gate

Kenilworth | Warwickshire



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery. Always by your side.

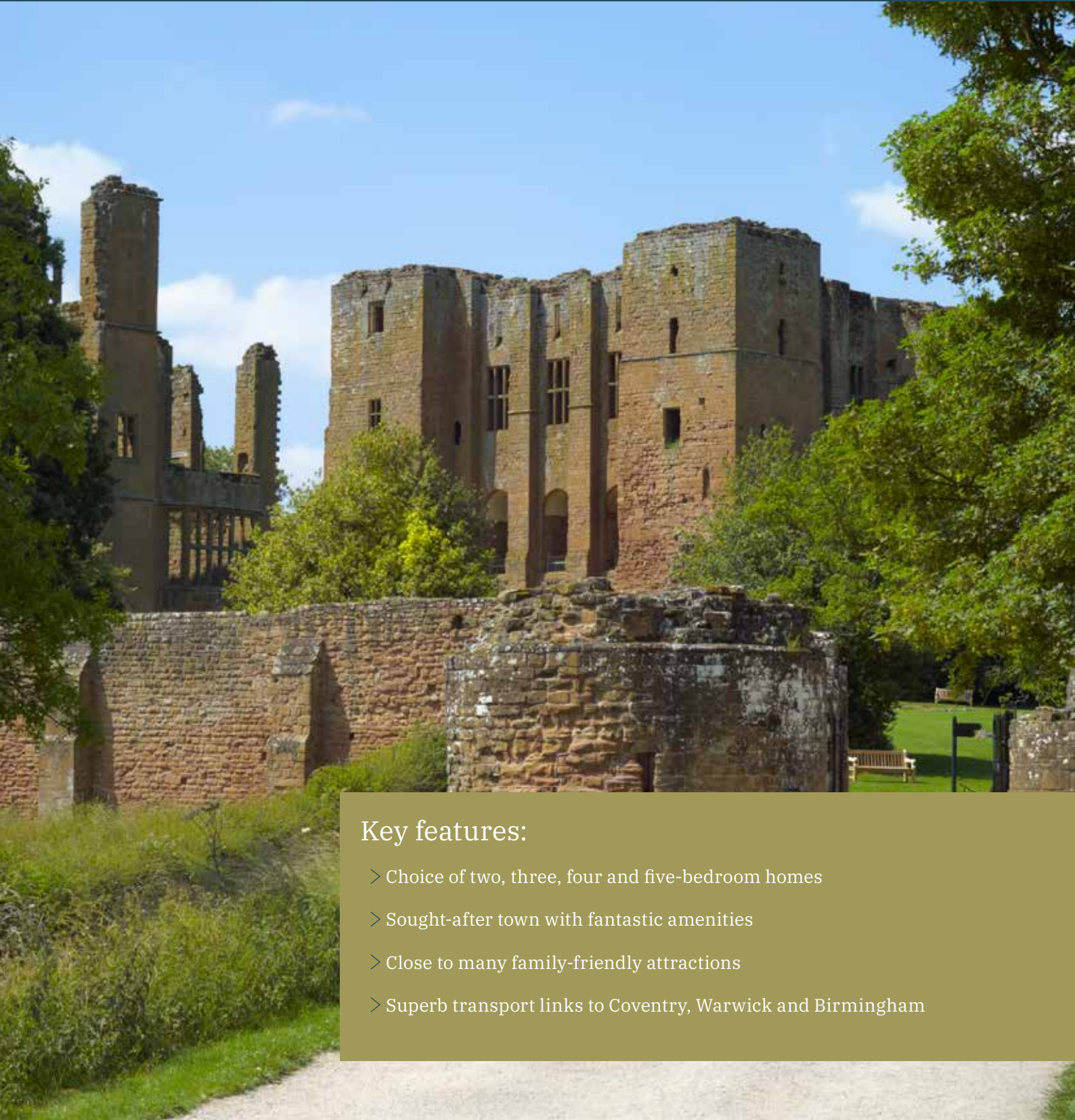
While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Kenilworth Gate

Kenilworth | Warwickshire



Key features:

- > Choice of two, three, four and five-bedroom homes
- > Sought-after town with fantastic amenities
- > Close to many family-friendly attractions
- > Superb transport links to Coventry, Warwick and Birmingham

A historic market town with so much to offer.

Romantic castle ruins, a well-equipped high street, a Michelin-starred restaurant, great schools...these are just some of the reasons why Kenilworth is such a popular place to live.

Kenilworth Gate sits within walking distance of the bustling main street, home to a great selection of pubs, bars, restaurants (including a Michelin-starred restaurant) and independently-owned shops, plus high street essentials including a post office, banks and a Waitrose. Continue north through the scenic Abbey Fields park, which hosts a swimming pool (currently undergoing a multi-million pound redevelopment) and you'll reach the historic part of town.

There are endless attractions and activities to explore in the surrounding area. In Kenilworth itself you can explore the romantic ruins of Kenilworth Castle and take a stroll round the Elizabethan Garden. Abbey Fields is a beloved local spot, offering large swathes of grassland, waterside walks, a lake and a play area. Magnificent Stoneleigh Abbey is well worth a visit, as are the peaceful surroundings of Thickthorn Wood. Hatton Adventure World will become a favourite with the kids, while those who like staying active will enjoy Castle Farm Recreation Centre, Kenilworth Golf Club and Meadow Community Sports Centre .

A good education for all. _____



Kenilworth Gate is a fantastic choice for families with children. St John's Primary School and Thorns Community Infant School (both rated 'Good' by Ofsted) and Clinton Primary School (rated Outstanding) are all located in Kenilworth, while the local secondary, Kenilworth School and Sixth Form, is also rated 'Outstanding'. For higher education, the University of Warwick is 3 miles away and ranked 10th in the UK.



Always in reach.

For anyone looking for easy access to the main centres in the Midlands, whether you're travelling for work or leisure, Kenilworth is an ideal location. The town is situated just off the A46 meaning Coventry, Warwick and Royal Leamington Spa can all be reached in 15 minutes or less by car, while Birmingham is a 40-minute drive away via the A452 and M6.



Approximate travel distance by car to:

- > Kenilworth town centre: 1.9 miles
- > Warwick: 5.1 miles
- > Royal Leamington Spa: 5.5 miles
- > Coventry: 8.6 miles
- > Stratford-upon-Avon: 13.9 miles
- > Birmingham: 23.9 miles

Kenilworth Gate

Site plan



KEY

- The Kingswood (2)
- The Barford (2)
- The Milverton (3)
- The Lighthorne (3)
- The Langley (3)
- The Lapworth (3)
- The Alcester (3)
- The Walton (4)
- The Hatton (4)
- The Loxley (3)
- The Walcote (4)
- The Alveston (3)
- The Ashow (3)
- The Whitchurch (4)
- The Woodcote (4)
- The Wellesbourne (4)
- The Rowington (5)
- The Wixford (5)
- Affordable Housing

(3) indicates number of bedrooms





Existing
Housing

Future
Development

Balancing
Pond

Balancing
Pond

Commercial
Land

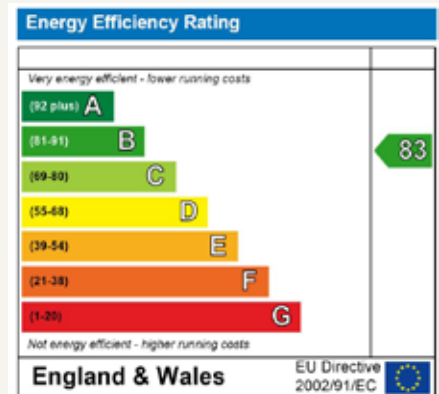
Leamington Road

The Kingswood

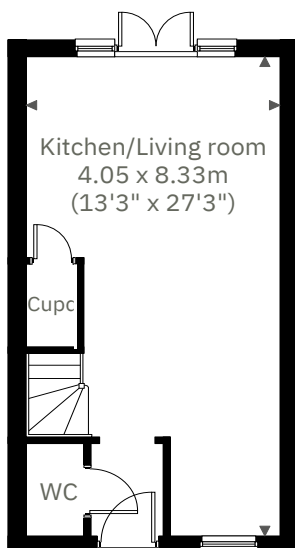


THE KINGSWOOD

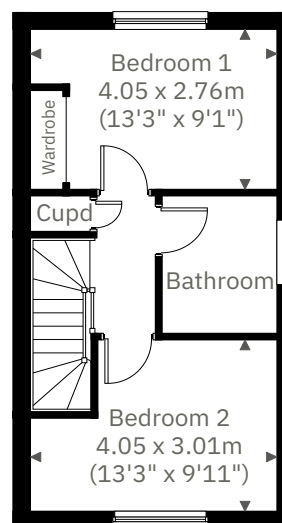
2 bedroom home



A beautifully proportioned two-bedroom home, the Kingswood is designed for modern living. Its features include an open plan kitchen/living room with French doors leading into the garden, and a downstairs WC. It's practical as well with two handy storage cupboards. Upstairs, there are two bedrooms and a good-sized family bathroom.



Ground floor



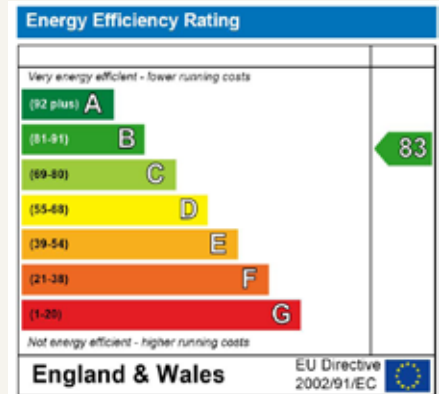
First floor

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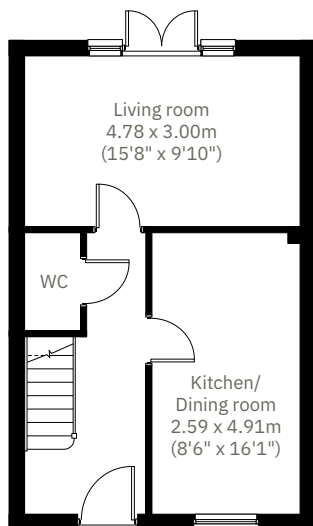
The Barford



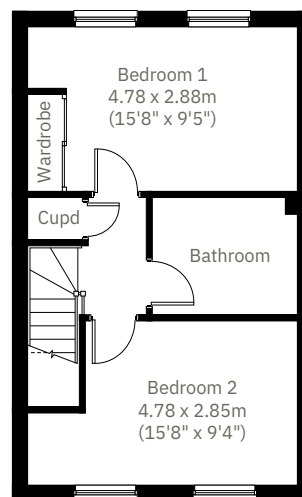
THE BARFORD
2 bedroom home



The Barford is a stunning two-bedroom home with an open plan kitchen/dining room and a spacious living room with French doors opening into the garden. On the first floor you will find the two bedrooms, bedroom one features a built in wardrobe, a family bathroom and a storage cupboard.



Ground floor



First floor

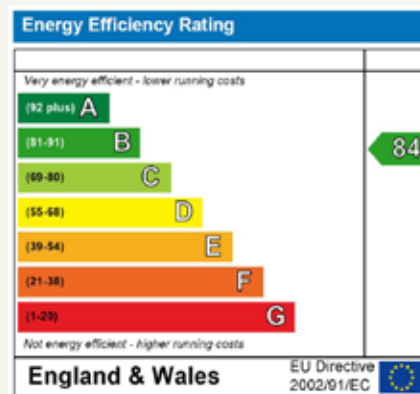
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The Milverton

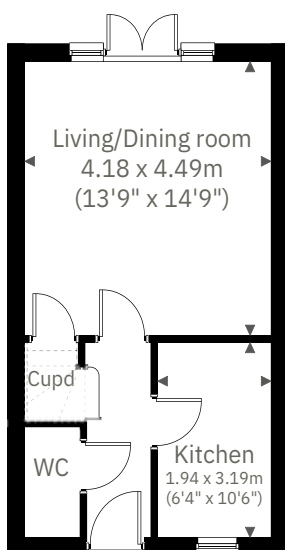


THE MILVERTON

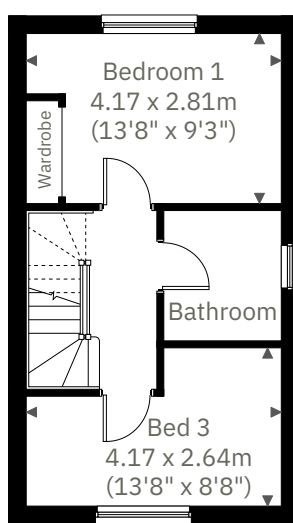
3 bedroom home



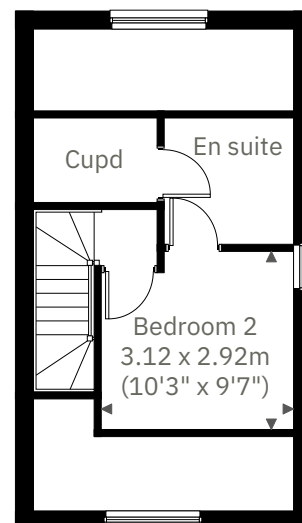
The Milverton ticks all the boxes. The modern and stylish open plan living/dining room is perfect for spending time as a family and entertaining. There's also a separate kitchen and a downstairs WC. The first floor benefits from two bedrooms and a good-sized bathroom. On the second floor is bedroom two with a storage cupboard and an en suite.



Ground floor



First floor



Second floor

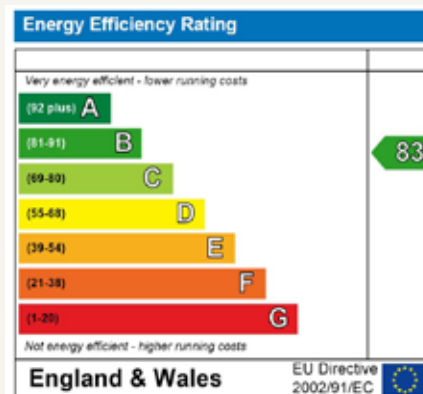
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The Lighthorne

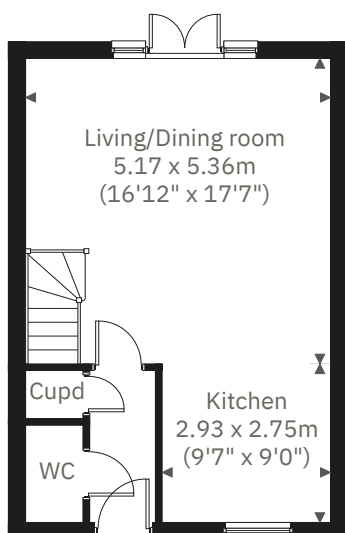


THE LIGHTHORNE

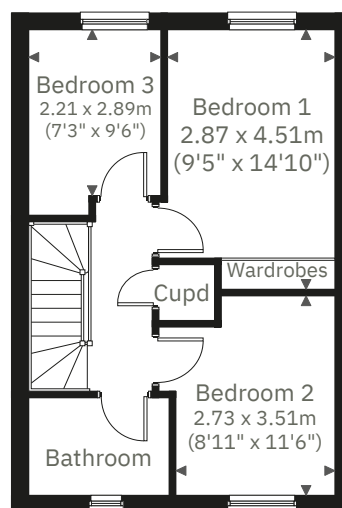
3 bedroom home



Stylish yet practical, the Lighthorne is a stunning three-bedroom home, with the ground floor featuring an open plan kitchen/living/dining room with French doors leading into the garden, a downstairs WC and two handy storage cupboards. Upstairs, there are three bedrooms, with a spacious bedroom one and a good-sized bathroom.



Ground floor



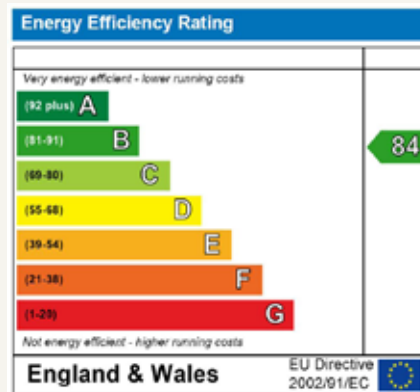
First floor

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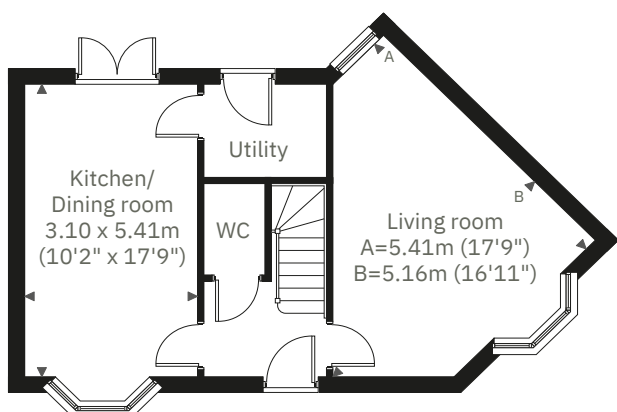
The Langley



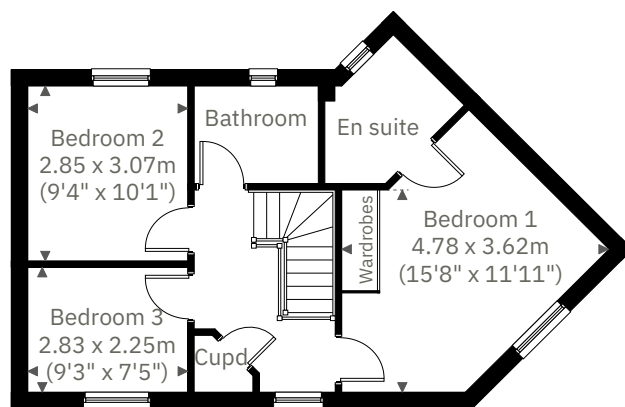
THE LANGLEY
3 bedroom home



An attractive family home, the Langley is a three-bedroom home with a front aspect living room, a spacious open plan kitchen/dining room, utility and a downstairs WC - ideal for family life and entertaining friends. There's a spacious bedroom one with an en suite and a roomy landing leading on to two further bedrooms, a storage cupboard and the main family bathroom.



Ground floor



First floor

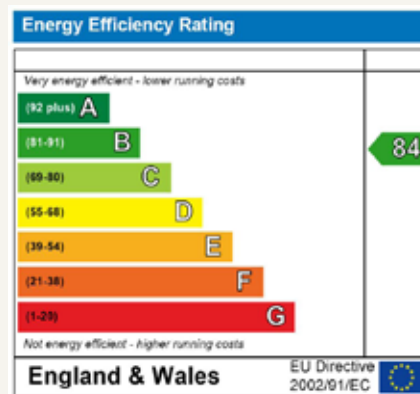
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The Lapworth

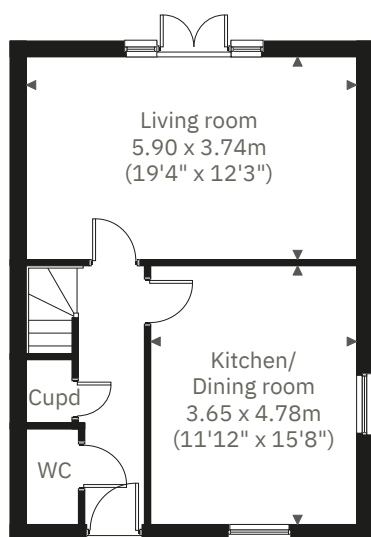


THE LAPWORTH

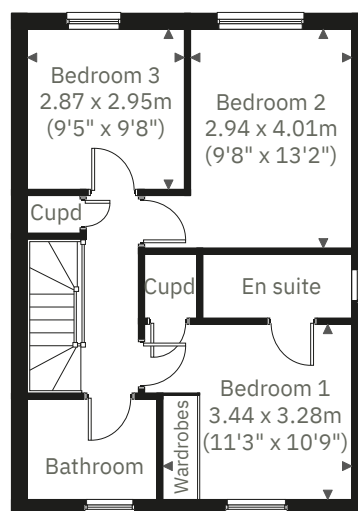
3 bedroom home



A popular family home, the Lapworth is a three-bedroom home perfectly designed for modern living. Its features include an open plan kitchen/dining room - ideal for entertaining friends and family - plus a spacious separate living room with French doors to the garden. Upstairs, bedroom one benefits from an en suite.



Ground floor



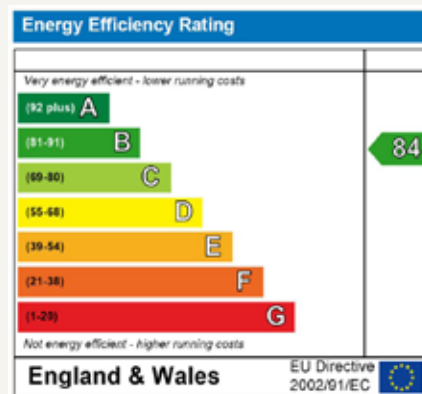
First floor

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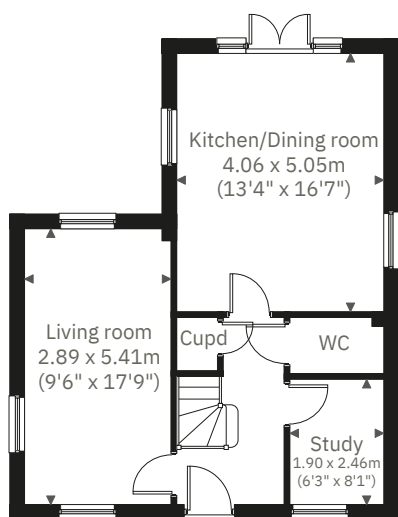
The Alcester



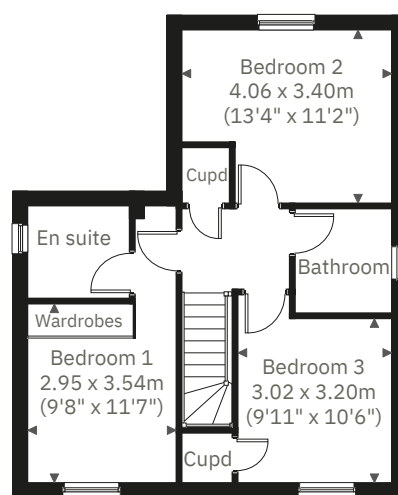
THE ALCESTER
3 bedroom home



An attractive three-bedroom family home, the Alcester is ideal for family living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. A separate front-aspect living room, a study, a storage cupboard and a downstairs WC complete the ground floor. Upstairs, there's an en suite to bedroom one, a further two bedrooms and two handy storage cupboards.



Ground floor



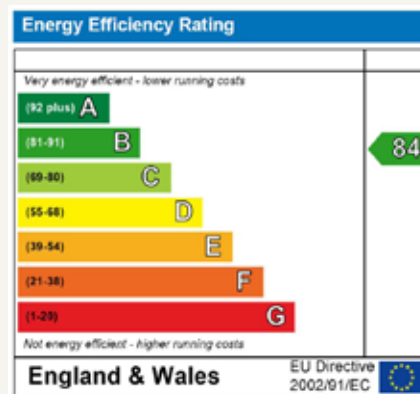
First floor

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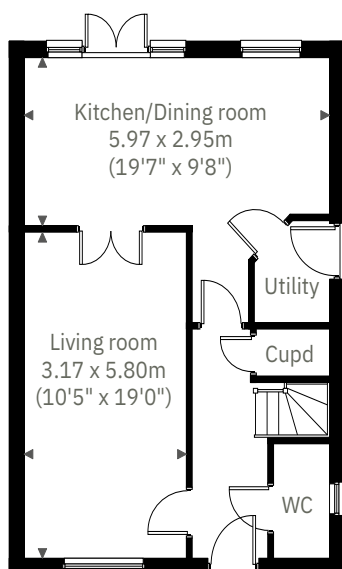
The Walton



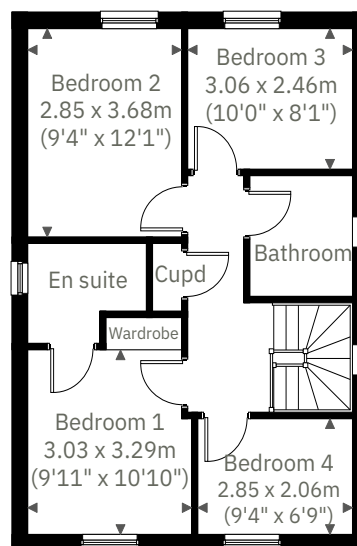
THE WALTON
4 bedroom home



Stylish yet practical, the Walton is a four-bedroom detached home featuring a bright front-aspect living room with French doors leading into the open plan kitchen/dining room and French doors leading into the garden - perfect for entertaining or family meals. To complete the ground floor there is a utility with outside access, storage cupboard and downstairs WC. Upstairs there are four bedrooms - bedroom one with an en suite - and a good-sized bathroom.



Ground floor



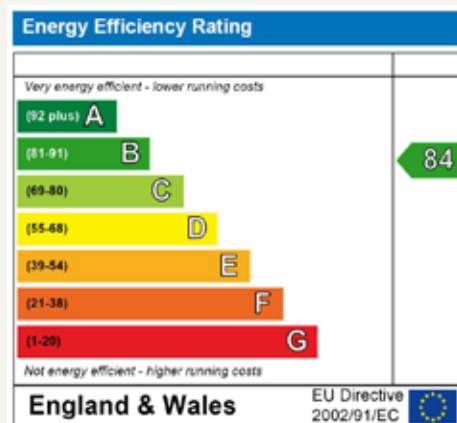
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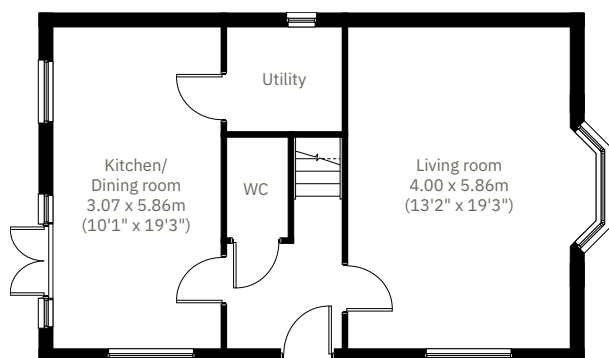
The Hatton



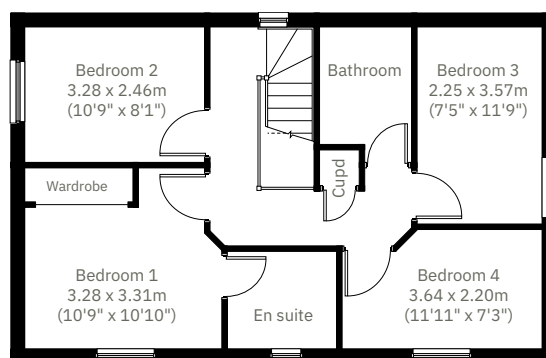
THE HATTON
4 bedroom home



The Hatton is a stunning four-bedroom home, appealing to a range of buyers. The ground floor features an impressive living room with a bay window, an open plan kitchen/dining room with French doors leading into the garden, a good-sized utility and a WC. On the first floor you will find four-bedrooms - bedroom one with an en suite - the main bathroom and a storage cupboard.



Ground floor



First floor

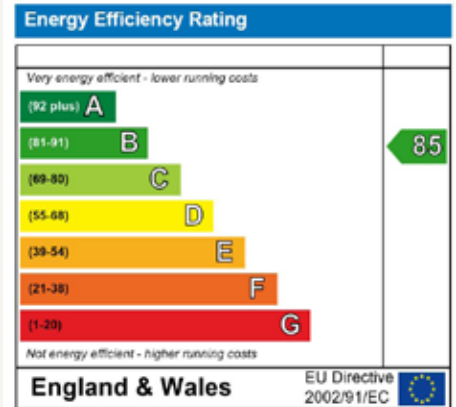
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The Loxley

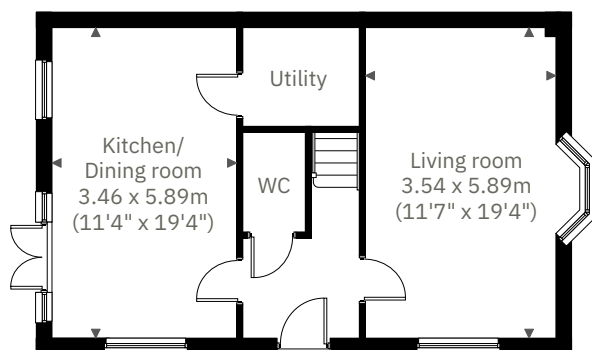


THE LOXLEY

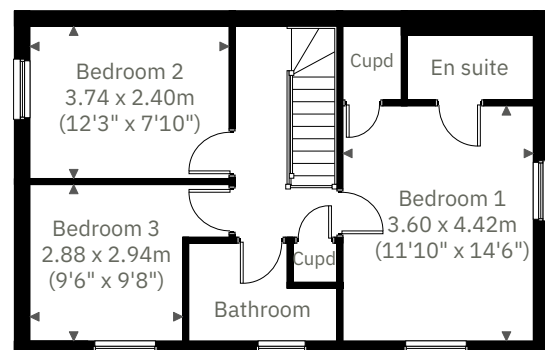
3 bedroom home



The Loxley is a beautifully-proportioned three-bedroom detached home. Its features include a dual-aspect living room with a bay window and open plan kitchen/dining room with French doors leading into the garden. It's practical as well with a spacious utility, downstairs WC and a handy storage cupboard. Upstairs, there are three bedrooms - bedroom one with an en suite - a storage cupboard and the main bathroom.



Ground floor



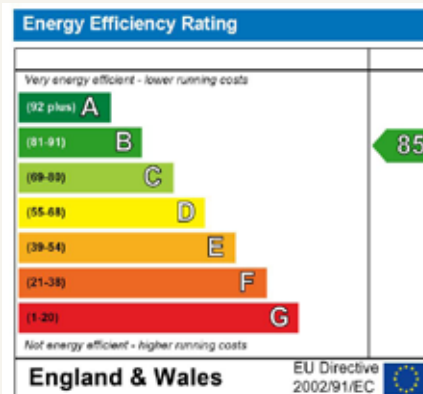
First floor

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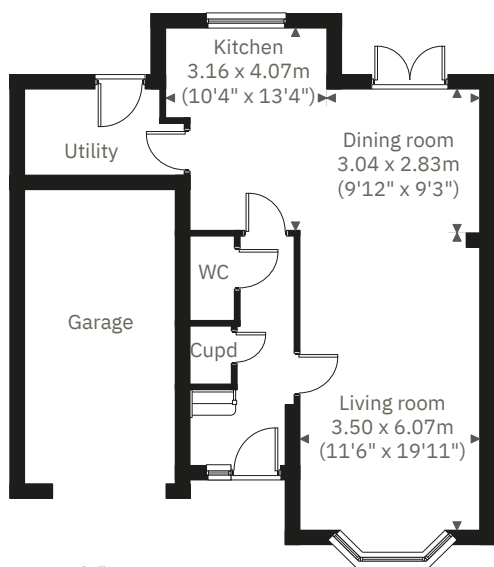
The Walcote



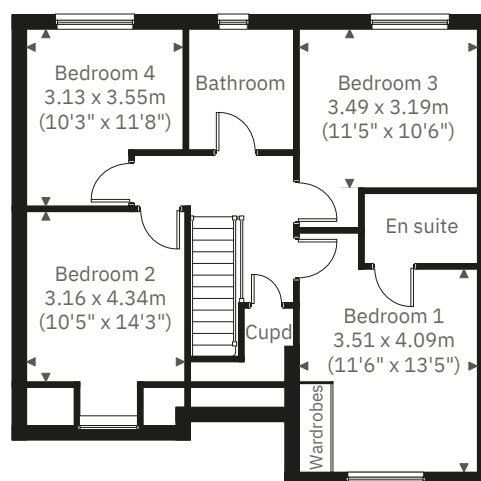
THE WALCOTE
4 bedroom home



Spacious, modern-living at its best, the Walcote is a four-bedroom home that comes complete with a downstairs WC, utility, front aspect living room and an open plan kitchen/dining room with French doors leading into the garden - the perfect place to entertain family and friends. Upstairs there are four bedrooms, a family bathroom and an en suite to bedroom one.



Ground floor



First floor

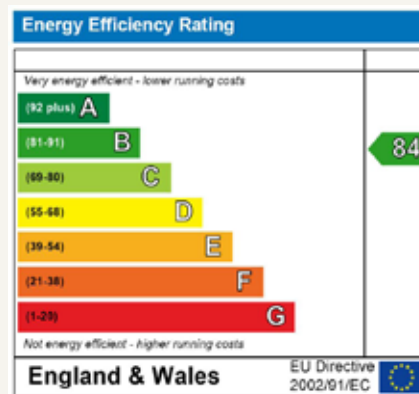
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The Alveston

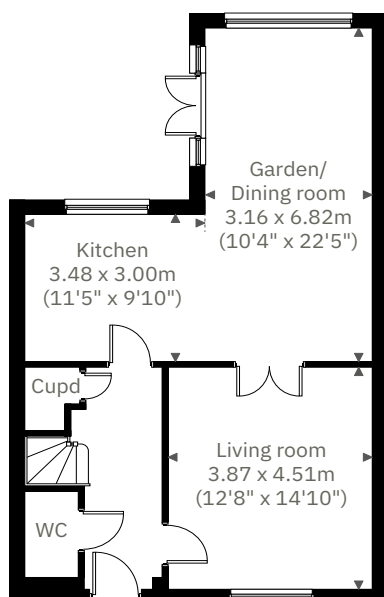


THE ALVESTON

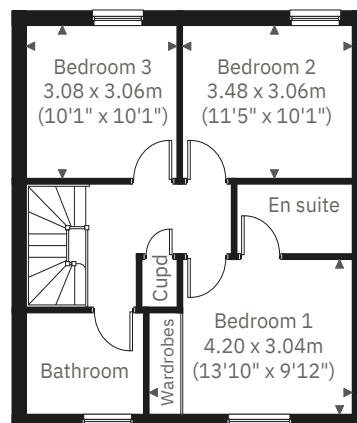
3 bedroom home



The Alveston is a stunning three-bedroom detached home. The front aspect living room leads through to the open plan, spacious kitchen and garden/dining room which has French doors leading to the garden. There's also a downstairs WC and useful storage cupboard. The first floor benefits from three bedrooms - bedroom one has an en suite - a large family-sized bathroom and another handy storage cupboard.



Ground floor



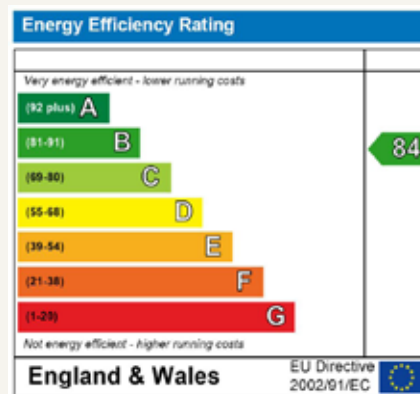
First floor

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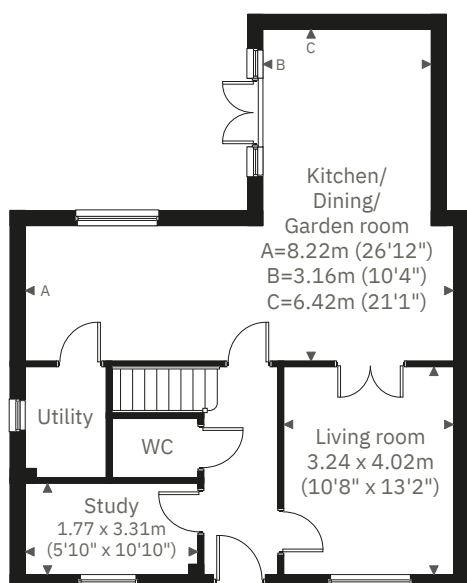
The Ashow



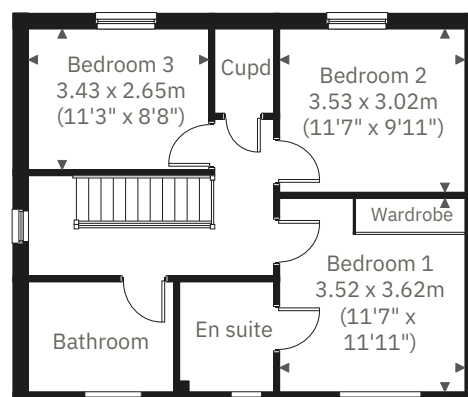
THE ASHOW
3 bedroom home



A popular family home, the Ashow is a three-bedroom detached home perfectly designed for modern living. Its features include an open plan kitchen/dining/garden room - ideal for entertaining friends and family - plus a bright front-aspect living room, separate study and en suite to bedroom one.



Ground floor



First floor

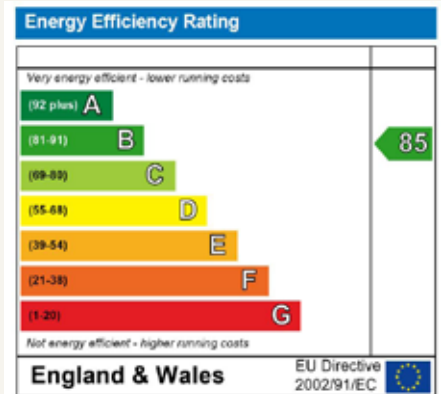
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The Whitchurch

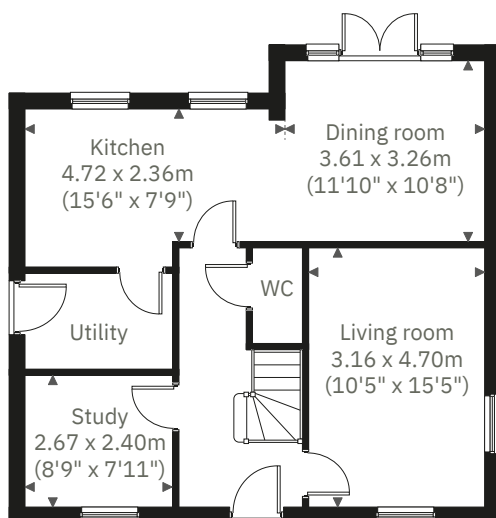


THE WHITCHURCH

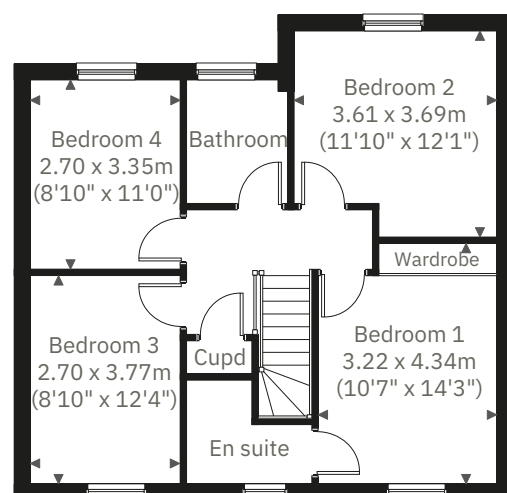
4 bedroom home



The Whitchurch is a thoughtfully-designed four-bedroom home that comes complete with a downstairs WC, front-aspect living room, utility with outside access and an open plan kitchen/dining room. Upstairs there are four good-sized bedrooms, a family bathroom, a handy storage cupboard and an en suite to bedroom one.



Ground floor



First floor

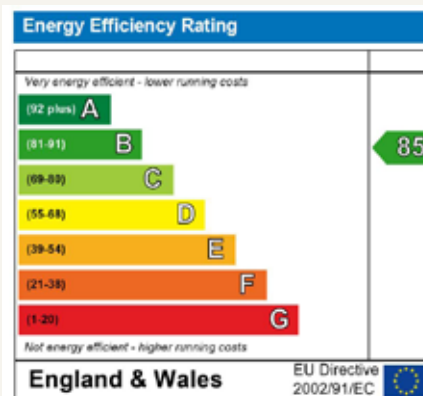
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The Woodcote

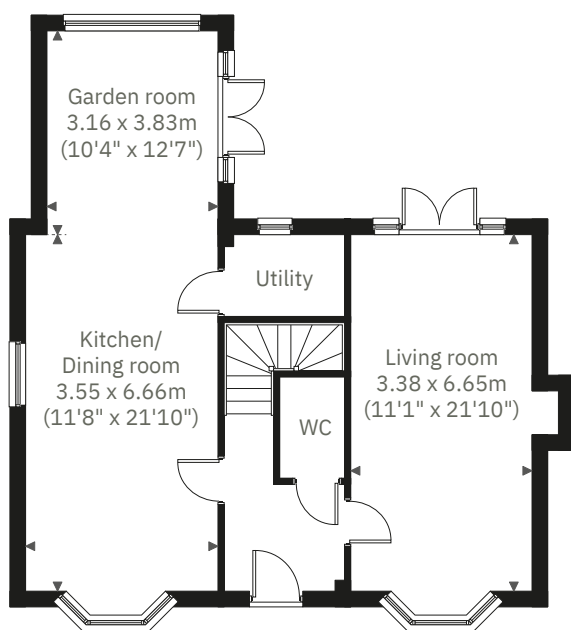


THE WOODCOTE

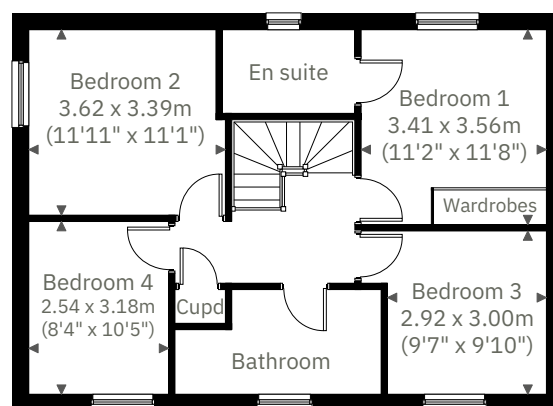
4 bedroom home



A superb detached family home, the Woodcote has a spacious dual-aspect living room with a bay window and French doors leading into the garden, an open plan kitchen/dining room and a garden room also featuring French doors leading into the garden. There's also a downstairs WC, separate utility and a handy storage cupboard. Upstairs there are four generously-sized bedrooms, one with an en suite, and a separate family bathroom.



Ground floor



First floor

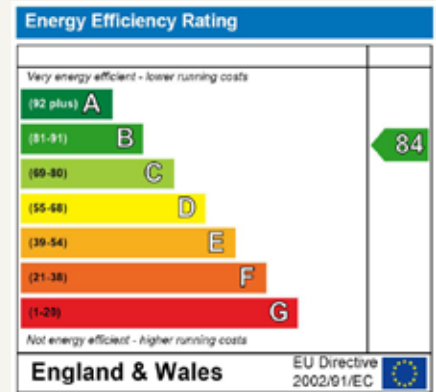
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The Wellesbourne

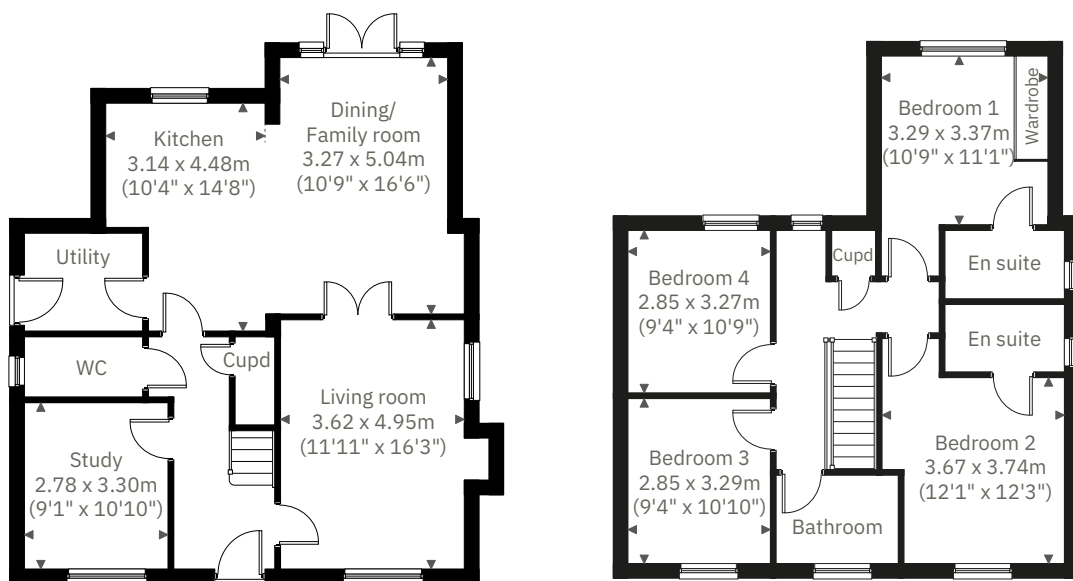


THE WELLESBOURNE

4 bedroom home



The Wellesbourne is a stunning four-bedroom home. On the ground floor, the kitchen/dining/family room features French doors leading out to the rear garden, there's a dual-aspect living room, separate study, utility with outside access, storage cupboard and a WC. The first floor features four generously-proportioned bedrooms, the family bathroom and another storage cupboard. Bedrooms one and two both benefit from en suites.



Ground floor

First floor

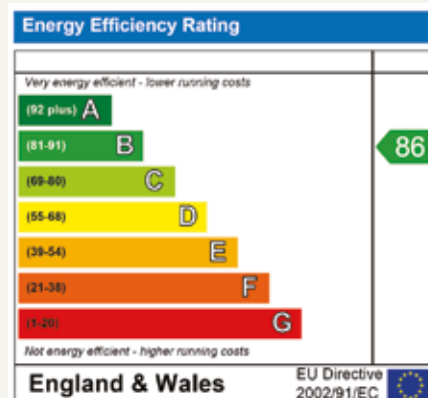
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The Rowington

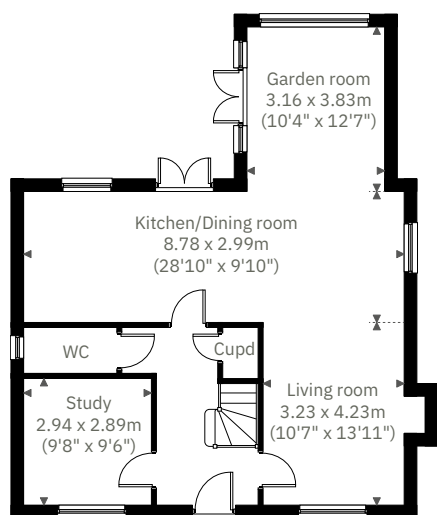


THE ROWINGTON

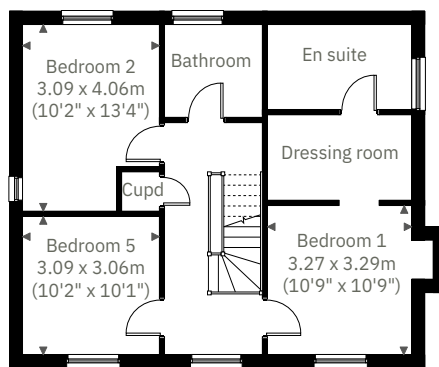
5 bedroom home



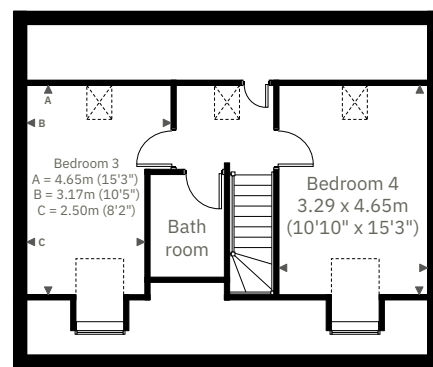
The Rowington is a stunning five-bedroom detached home. Its features include a bright family living room, an open plan kitchen/dining room, a garden room and a study. The first floor features three bedrooms - bedroom one with a spacious dressing room and an en suite. The second floor is home to two further bedrooms and the second bathroom.



Ground floor



First floor



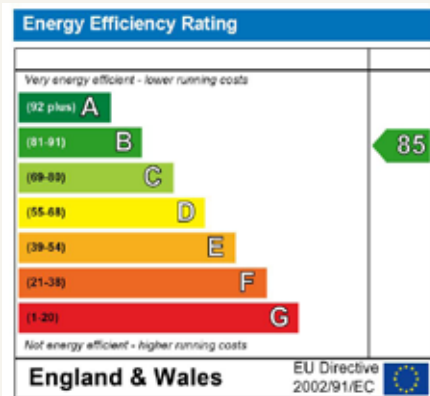
Second floor

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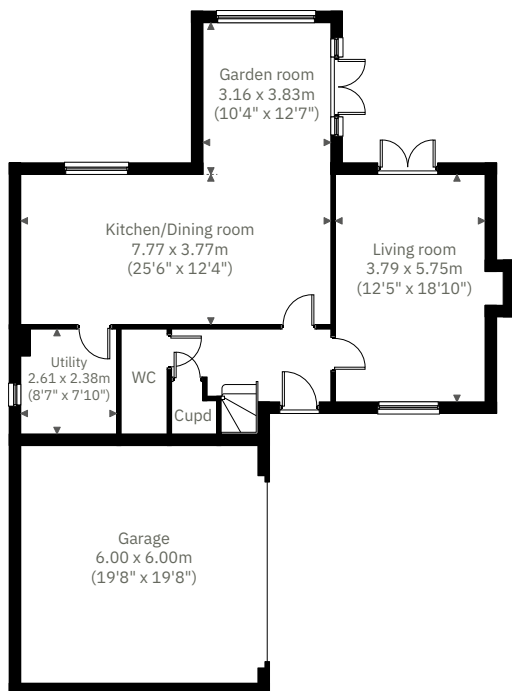
The Wixford



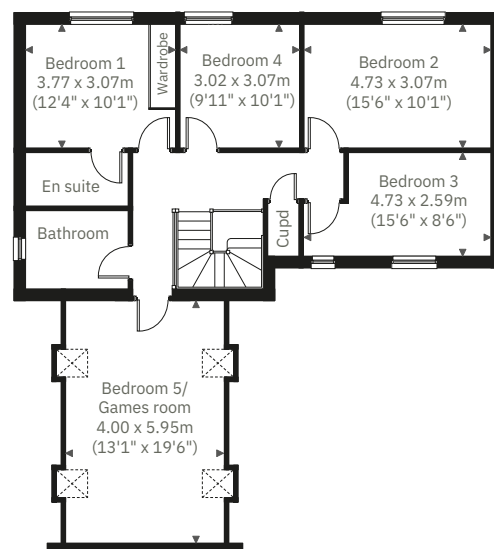
THE WIXFORD
5 bedroom home



The Wixford features a separate living room with French doors leading to the garden, an open plan kitchen/dining room and a garden room. There's a utility room, downstairs WC and a double integral garage. The first floor holds four bedrooms and a family bathroom. Bedroom one benefits from an en suite, whilst the fifth bedroom could also be used as a games room.



Ground floor



First floor

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Specifications

- ⊗ UPVC double glazed windows
- ⊗ Blocked paved drive
- ⊗ Wiring for external light to the rear
- ⊗ Smooth finish ceilings
- ⊗ Brushed stainless steel sockets and light switches downstairs (chrome alternative available subject to build stage)
- ⊗ Downlighters to kitchen, bathroom and ensuite(s)
- ⊗ White 5-panel doors
- ⊗ Gas central heating
- ⊗ UPVC double glazed windows
- ⊗ TV point to living room and bedroom one *
- ⊗ Pre-wired for digital TV *
- ⊗ External wall light to the front door
- ⊗ Telephone points to hallway *
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Glass splashback
- ⊗ Stainless steel single electric oven (double in detached homes) and induction hob
- ⊗ Integrated fridge freezer and washing machine (dishwasher to 3/4/5 bedroom houses)
- ⊗ Contemporary style sanitaryware (I Life Range)
- ⊗ Choice of wall tiling to bedroom en suite and WC's (dependent on build stage)
- ⊗ Mira shower to en suite(s)
- ⊗ Mira shower to bath (on housetypes exceeding 1250 sqft) in addition to en suite shower or where there is no en suite
- ⊗ Chrome towel radiators in main bathroom and en suite(s)
- ⊗ Thermostatic radiator valves to most rooms
- ⊗ Lockable windows
- ⊗ Smoke detectors to hall and landing
- ⊗ Power and light to garage (where garage is integral)
- ⊗ 1.8-metre high fence
- ⊗ 10 year new homes warranty
- ⊗ EV charging point

* As specified on house type drawings





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Kenilworth Gate

23 Devis Drive
Leamington Road
Kenilworth
CV8 2RE

t: 01926 967 075
e: kenilworthgate.cent@charleschurch.com
w: www.charleschurch.com/kenilworth-gate

Head office

Charles Church Central
Unit 6190 Knights Court
Solihull Parkway
Birmingham Buisness Park
B37 7YB

t: 0121 748 9820
e: cent.sales@charleschurch.com

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