



EXHALL

MEADOW

BEDWORTH

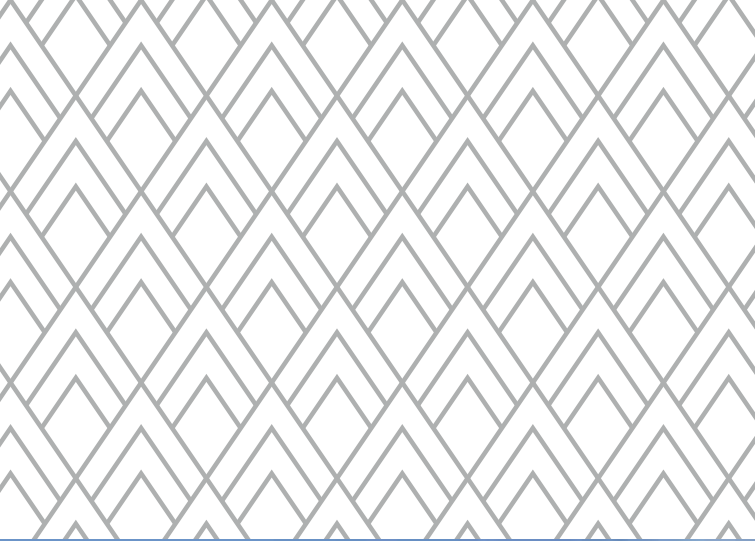
*Discover what
modern living
is all about*

keepmoat.com





WILSONS LANE, BEDWORTH, CV7 9FU

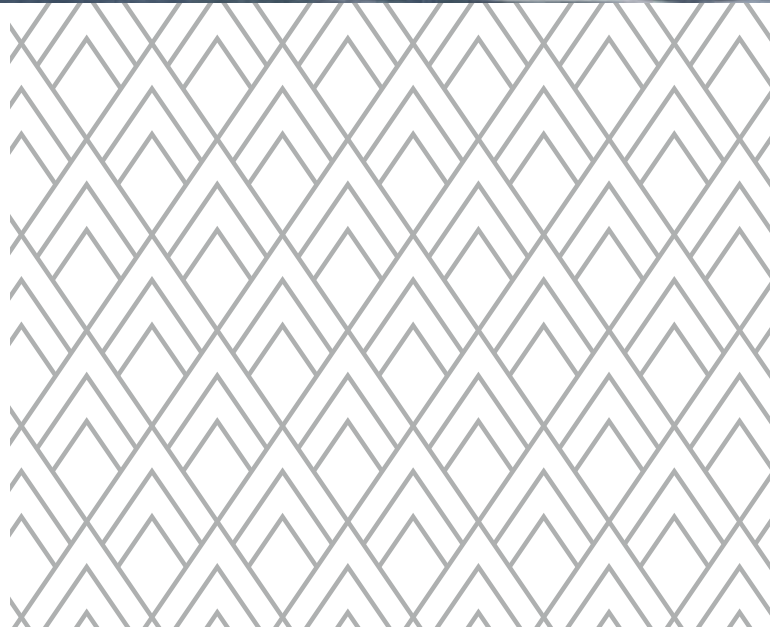


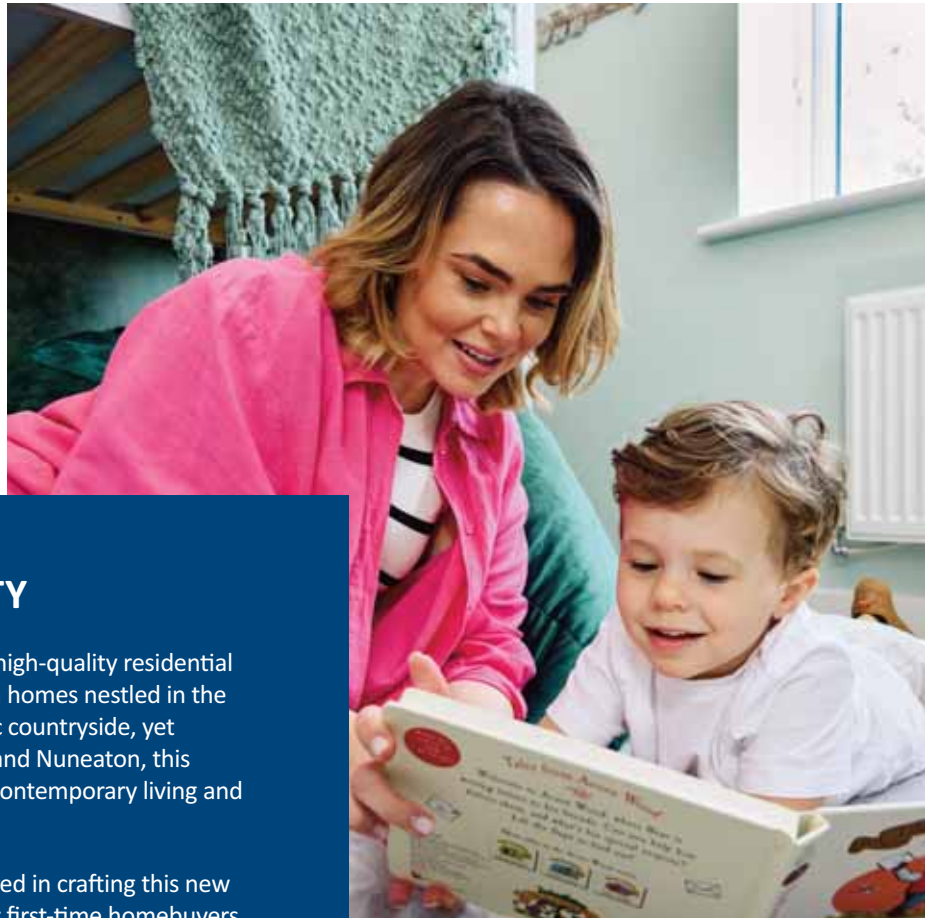
EXHALL
MEADOW

► WELCOME TO EXHALL MEADOW



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





A GROWING COMMUNITY

Introducing Exhall Meadow, a modern and high-quality residential development featuring 2, 3, and 4 bedroom homes nestled in the peaceful parish of Exhall. Overlooking idyllic countryside, yet conveniently close to Coventry, Bedworth, and Nuneaton, this development offers you the ideal blend of contemporary living and traditional village life in one.

Every detail has been meticulously considered in crafting this new community, making it the perfect choice for first-time homebuyers looking to embark on their property journey, growing families in search of spacious and flexible living, or those wanting to downsize without sacrificing on style. All homes are fitted with the latest solar PV panels and EV chargers, meaning your home is not only good for the environment, but good for your pocket too.

With its sought-after location and a superb selection of modern properties built to the highest standards, Exhall Meadow offers an unmissable opportunity for anyone looking to put down roots somewhere special.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



► LIFE IN BEDWORTH



Coombe Abbey Country Park ▲



Coventry Cathedral ▲

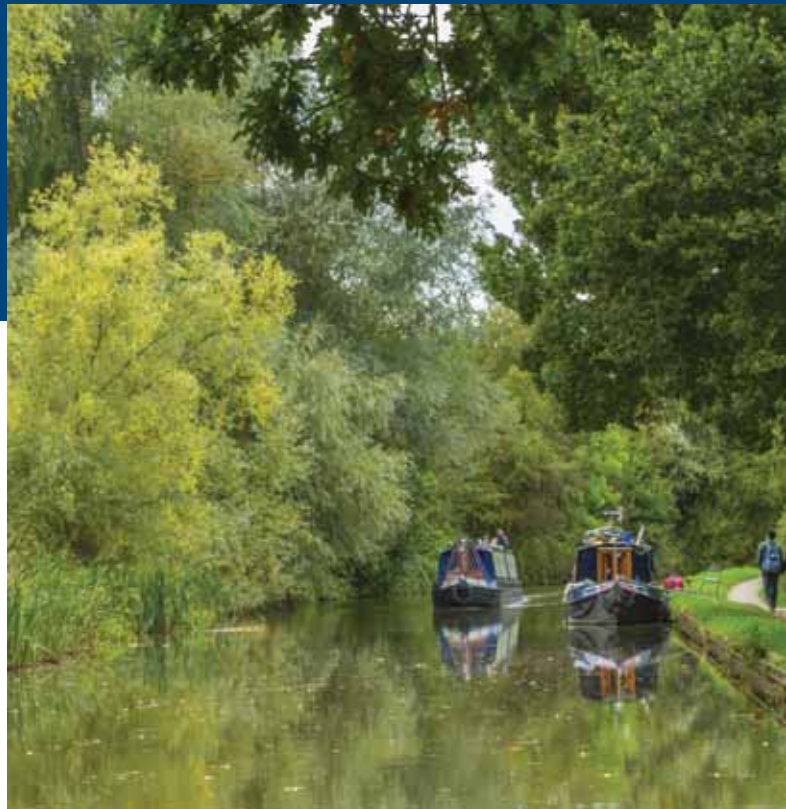
THE VILLAGE OF EXHALL GIVES YOU IT ALL

A welcoming community, you'll soon be enjoying popping to the local post office and shops, as well as friendly local pubs. If you fancy more choice, then Arena Shopping Park is just down the road where you'll find all the big high street names. Alternatively, the market towns of Bedworth and Nuneaton are a few miles away, as is the city of Coventry with its vast choice of shops, cafes, restaurants, bars and entertainment.

If you have children, then you're going to love the excellent choice of nearby schools to choose from. For younger pupils, there is Exhall Cedars Infant School & Nursery, St. Giles Junior School and Wheelwright Lane Primary School rated Good by Ofsted. Older students can go to Nicholas Chamberlaine Secondary School and Sixth Form, and The George Eliot Academy rated Good by Ofsted. (Please note that the catchment areas should be confirmed).

Exhall Meadow is also the ideal location for sports lovers and those who just like to get out and about. The nearby local park offers a playground, basketball court, football pitch, and playing fields. There's also Bedworth Leisure Centre just down the road. Or, if you're interested in local sports clubs, there's Bedworth Cricket Club, Bedworth United Football Club and Bedworth RFC all conveniently located nearby. And for those who prefer larger venues, there's the Coventry Building Society Arena, just over two miles away, where you can watch Coventry City FC.

When it comes to days out, Coventry is hard to beat as it offers a seemingly never ending choice of events, festivals, art galleries, theatres, concert halls and cinemas. If all that doesn't sound exciting enough, Drayton Manor Theme Park is less than a half-hour drive away. Or, for a more relaxing experience, Coombe Abbey Park beckons just a 15-minute drive away. Designed and landscaped by Capability Brown, you can enjoy 500 acres of stunning gardens, tranquil woodlands and relaxing lakeside walks.



Coventry Canal ▲

WELCOME

► LOCATION

TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

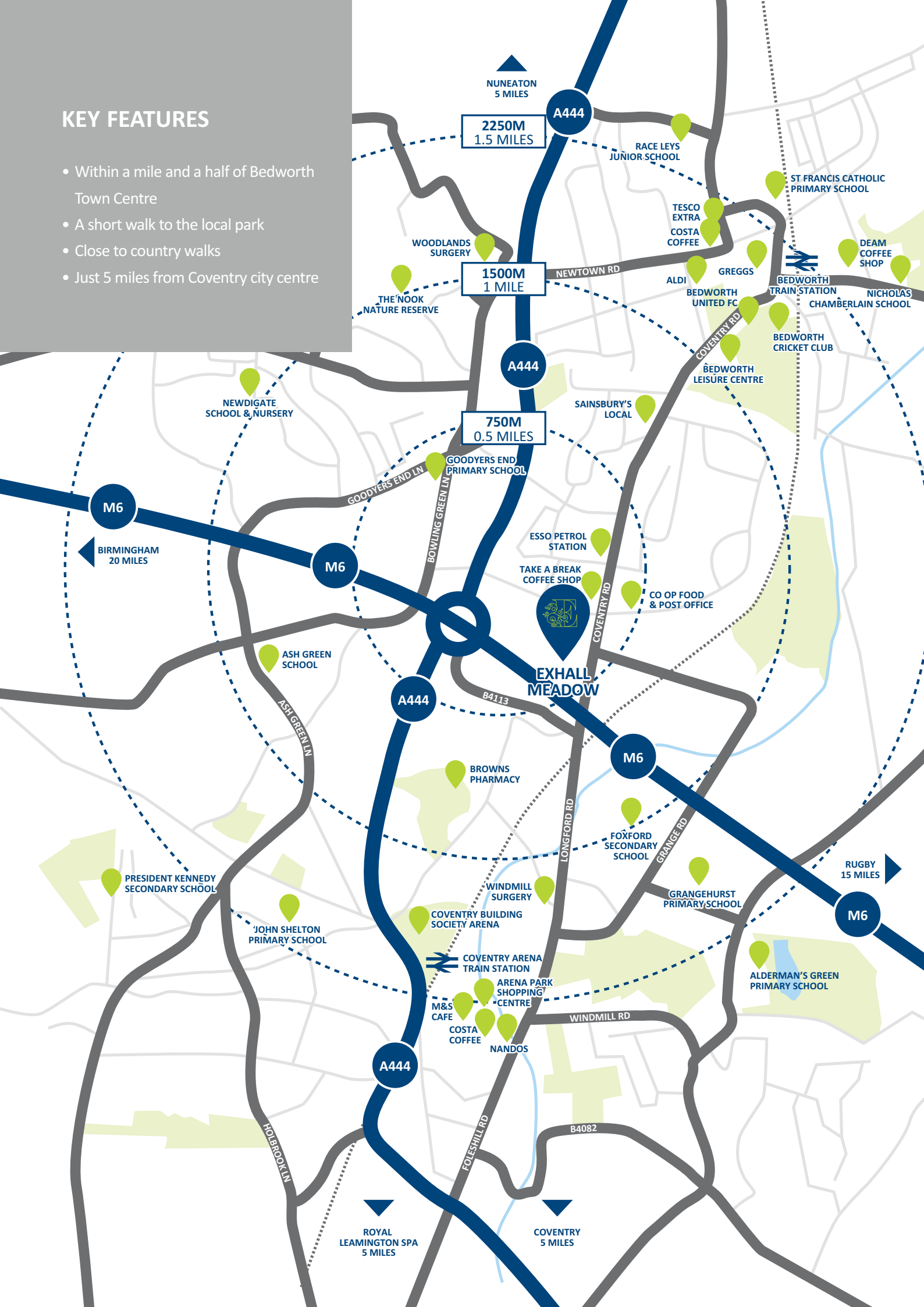
SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING

KEY FEATURES

- Within a mile and a half of Bedworth Town Centre
- A short walk to the local park
- Close to country walks
- Just 5 miles from Coventry city centre



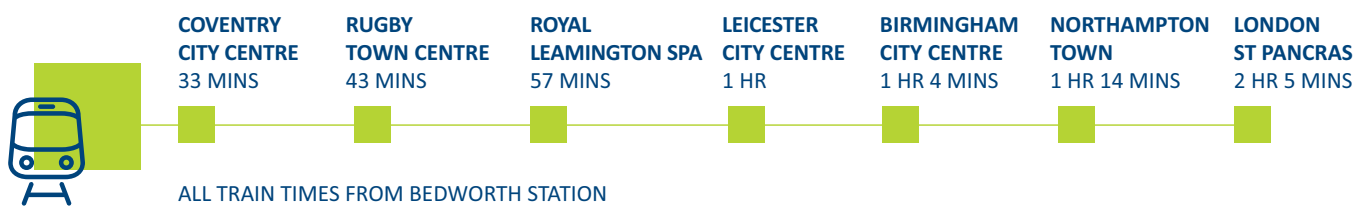
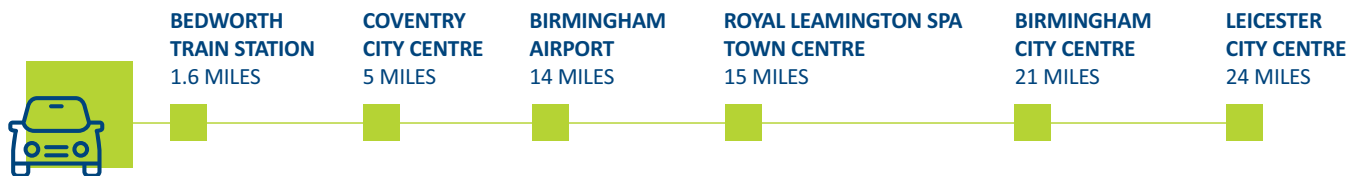
► TRAVEL LINKS

PERFECT FOR COMMUTING

Do you commute regularly to Coventry? Exhall Meadow is perfect for you as it's just a short 5-mile drive away. Even closer are both Nuneaton and Bedworth just down the road. If you prefer to hop on a train the nearest station in Bedworth provides a regular service between Leamington Spa and Nuneaton. Alternatively, there are a choice of bus stops along School Lane.

For longer journeys, the M6 is minutes away. This takes you west towards Birmingham, or east to the M1 from which you can travel up and down the country.

Birmingham Airport is also nearby. In just 20-minutes you can be checking-in and with flights from Amsterdam to Antalya and Zante to Zurich, the world's your oyster. Though wherever you're jetting off to, it won't be long before you're missing home at Exhall Meadow.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME
LOCATION

► TRAVEL LINKS

SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



► SITE PLAN

-  THE PADBURY
2 bedroom home
-  THE WESTBOURNE
3 bedroom home
-  THE FARLEY
3 bedroom home
-  THE DENTON
3 bedroom home
-  THE WALDON
3 bedroom home
-  THE STEETON
3 bedroom home
-  THE WALSHAW
4 bedroom home
-  THE LONGFORD
4 bedroom home
-  THE CLAYTON
4 bedroom home
-  SHARED OWNERSHIP
-  SOCIAL RENTED
-  VEHICLE CHARGING POINT
-  SALES INFORMATION CENTRE
PLOTS 3 & 4 GARAGES
-  SHOWHOMES
PLOTS 3 & 4

WELCOME
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► **SITE PLAN**
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This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.



► MAKE IT YOUR OWN



WELCOME

LOCATION

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SITE PLAN

► **MAKE IT YOUR OWN**

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION

	THE PADBURY 2 bedroom home 	THE WESTBOURNE 3 bedroom home 	THE FARLEY 3 bedroom home 	THE DENTON 3 bedroom home 
GENERAL				
Chrome plated ironmongery to internal doors.	✓	✓	✓	✓
Landscaped front garden.	✓	✓	✓	✓
1.8m close boarded fence / 2.0m high screen wall.	✓	✓	✓	✓
UPVC double glazed windows.	✓	✓	✓	✓
UPVC double glazed french doors.	✓	✓	✓	✓
2 zone programmable gas central heating system with thermostatic radiator valves.	✓	✓	✓	✓
Pendant light fittings.	✓	✓	✓	✓
DECORATING				
Almond white matt emulsion painted walls and ceilings.	✓	✓	✓	✓
White gloss paint to interior wood work.	✓	✓	✓	✓

WELCOME

LOCATION

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SITE PLAN

MAKE IT YOUR OWN

► **SPECIFICATION**

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30,000 HOMES & COUNTING

	THE WALDON 3 bedroom home	THE STEETON 3 bedroom home	THE WALSHAW 4 bedroom home	THE LONGFORD 4 bedroom home	THE CLAYTON 4 bedroom home
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓

KEY



INCLUDED



PLOT SPECIFIC



► SPECIFICATION

	THE PADBURY 2 bedroom home 	THE WESTBOURNE 3 bedroom home 	THE FARLEY 3 bedroom home 	THE DENTON 3 bedroom home 
KITCHEN / UTILITY				
Choice of kitchen units.	✓	✓	✓	✓
Choice of worktop with upstand.	✓	✓	✓	✓
Stainless steel conventional electric oven, gas hob.	✓	✓	✓	✓
Stainless steel splashback and integrated extractor hood.	✓	✓	✓	✓
Stainless steel single bowl sink.	✓	✓	✓	✓
Boiler housing.	✓	✓	✓	✓
BATHROOM				
Fitted white sanitaryware.	✓	✓	✓	✓
Choice of wall tiles to bathroom. Splashback to basin & around bath.	✓	✓	✓	✓
Bristan Frenzy Bath with Filler Tap.	✓	✓	✓	✓
Extractor fan to bathroom.	✓	✓	✓	✓
Moisture resistant dome flush light fitting.	✓	✓	✓	✓
Shower over bath.	✓			

WELCOME

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MAKE IT YOUR OWN

► SPECIFICATION

YOUR BUYING GUIDE

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[illegible]

KEY



INCLUDED



PLOT SPECIFIC



► SPECIFICATION

	THE PADBURY 2 bedroom home 	THE WESTBOURNE 3 bedroom home 	THE FARLEY 3 bedroom home 	THE DENTON 3 bedroom home 
EN-SUITE				
Fitted white sanitaryware.		✓	✓	✓
Choice of wall tiles. Splashback to basin & full height to en-suite shower enclosure.		✓	✓	✓
Bristan Zing mixer bar shower in the en-suite.		✓	✓	✓
Extractor fan to bathroom.		✓	✓	✓
Moisture resistant dome flush light fitting.		✓	✓	✓
ELECTRICAL				
White sockets and switches.	✓	✓	✓	✓
TV aerial socket to lounge.	✓	✓	✓	✓
BT socket to lounge.	✓	✓	✓	✓
Vehicle charging point.	✓	✓	✓	✓
Solar panels.	✓	✓	✓	✓
EV Chargers.	✓	✓	✓	✓
SAFETY & SECURITY				
Security latches to windows except fire egress.	✓	✓	✓	✓
Mains fed smoke detectors to hallway and landing.	✓	✓	✓	✓

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THE WALDON 3 bedroom home		THE STEETON 3 bedroom home		THE WALSHAW 4 bedroom home		THE LONGFORD 4 bedroom home		THE CLAYTON 4 bedroom home	
									
									
									
									
									
									
									
									
									
									
									
									
									
									

KEY



INCLUDED



PLOT SPECIFIC



► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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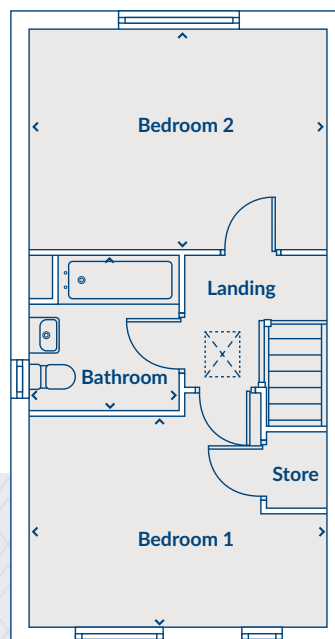
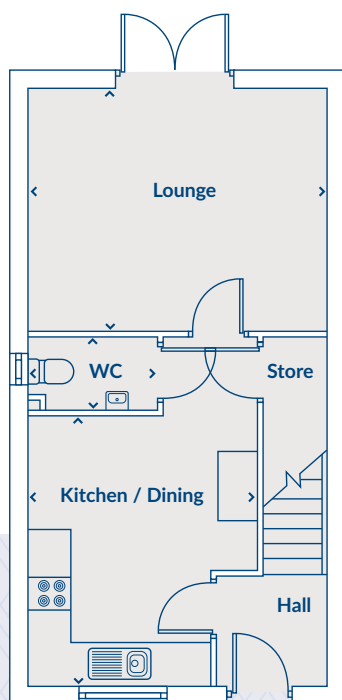
► **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life at
Exhall Meadow*



Artists impression, features may vary

THE PADBURY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3816 x 3251	12'6" x 10'8"
Lounge	3413 x 4199	11'2" x 13'9"
WC	1010 x 1838	3'4" x 6'0"

FIRST FLOOR

Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"
Bathroom	2168 x 2080	7'1" x 6'10"

➤ Longest measurement taken

PLEASE NOTE:

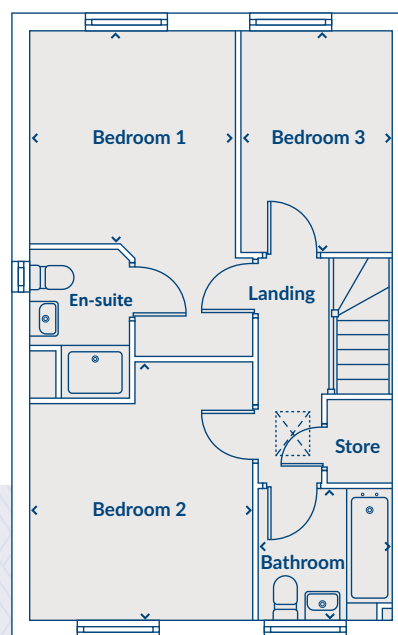
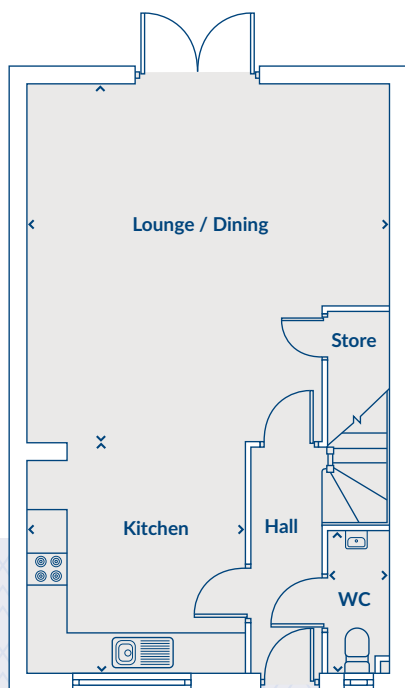
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THE WESTBOURNE 3 bedroom home



GROUND FLOOR

Kitchen	3431 x 3217	11'3" x 10'7"
Lounge / Dining	5367 x 5380	17'7" x 17'8"
WC	2090 x 903	6'10" x 3'0"

FIRST FLOOR

Bedroom 1	3185 x 2997	10'5" x 9'10"
En-suite	2169 x 1384	7'1" x 4'6"
Bedroom 2	3820 x 3277	12'6" x 10'9"
Bedroom 3	3306 x 2290	10'10" x 7'6"
Bathroom	1940 x 2010	6'4" x 6'7"

➤ Longest measurement taken

PLEASE NOTE:

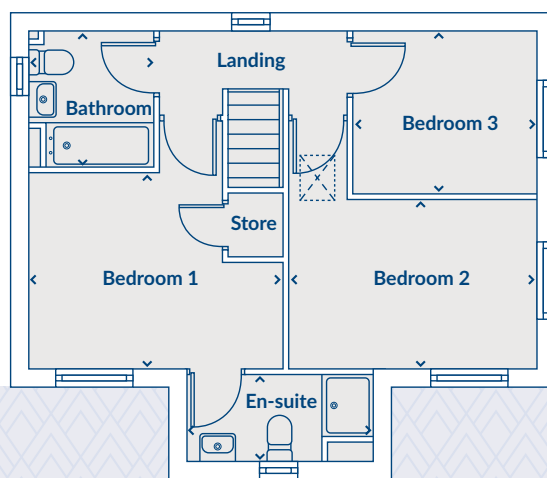
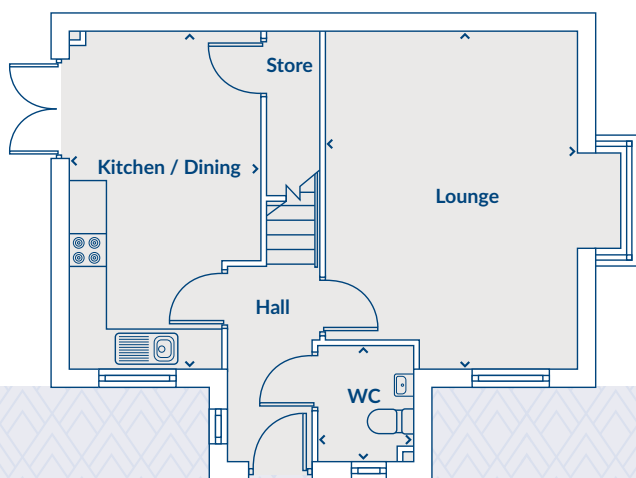
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THE FARLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

➤ Longest measurement taken

PLEASE NOTE:

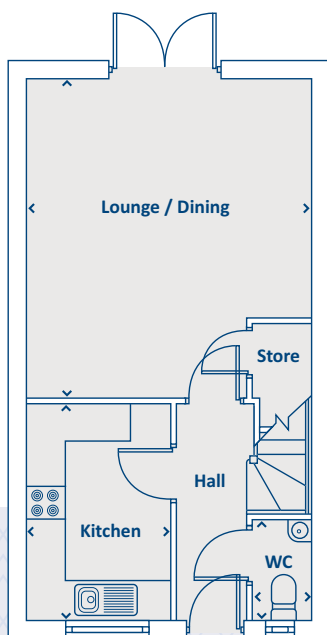
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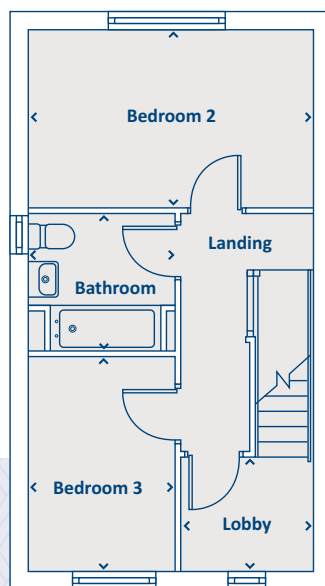
Artists impression, features may vary

THE DENTON 3 bedroom home



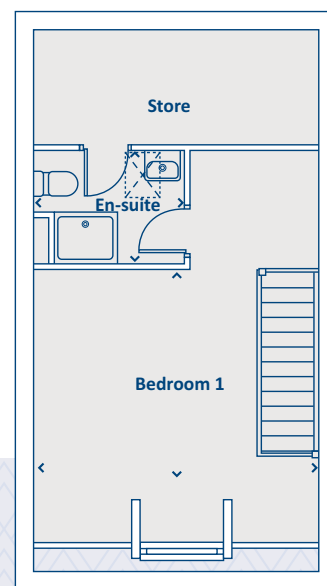
GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4424 x 4967	14'6" x 16'4"
WC	889 x 1573	2'11" x 5'2"



FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3350	7'7" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2308 x 2162	7'7" x 7'1"



SECOND FLOOR

Bedroom 1	4424 x 3286	14'6" x 10'9"
En-suite	2406 x 1772	7'11" x 5'10"

➤ Longest measurement taken

PLEASE NOTE:

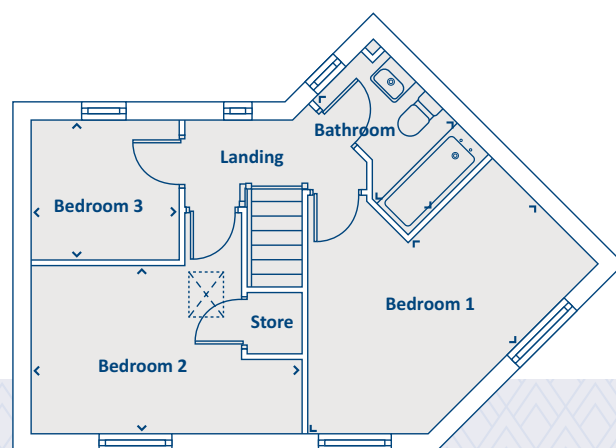
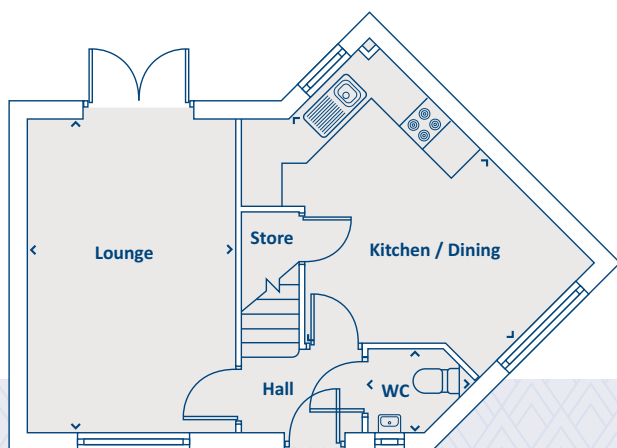
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THE WALDON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4082 x 4973	13'5" x 16'4"
Lounge	3197 x 4860	10'6" x 15'11"
WC	1432 x 1270	4'8" x 4'2"

FIRST FLOOR

Bedroom 1	5046 x 2337	16'7" x 7'8"
Bedroom 2	4202 x 2618	13'9" x 8'7"
Bedroom 3	2263 x 2150	7'5" x 7'1"
Bathroom	1711 x 2542	5'7" x 8'4"

➤ Longest measurement taken

PLEASE NOTE:

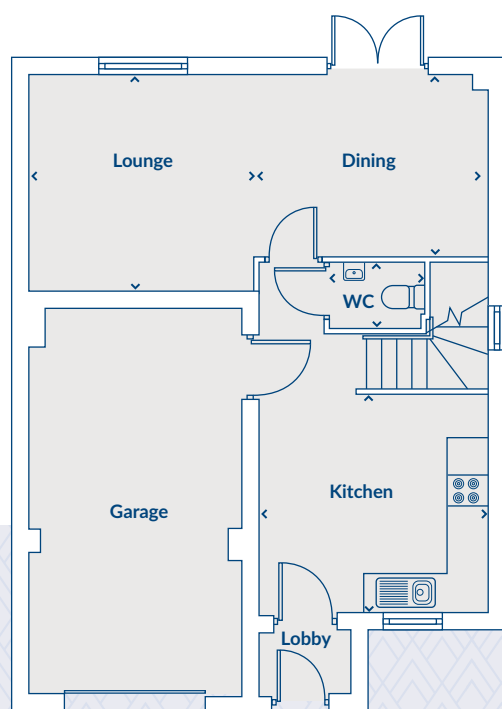
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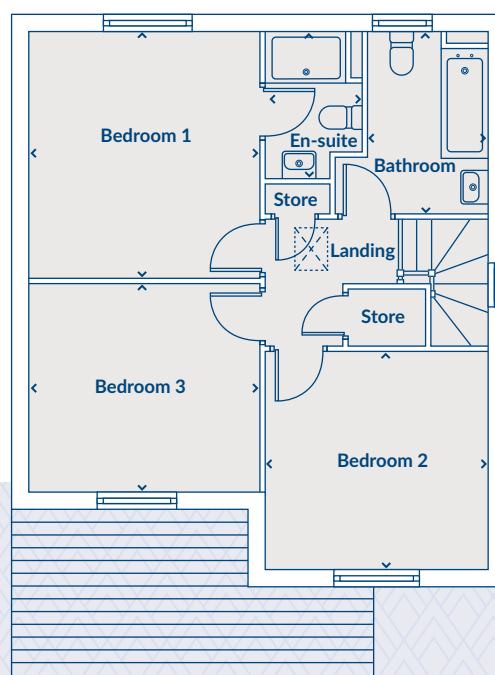
THE STEETON 3 bedroom home



GROUND FLOOR

Lounge	3338 x 3507	10'11" x 11'6"
Dining	2788 x 3491	9'2" x 11'5"
Kitchen	3302 x 3398	10'10" x 11'2"
WC	999 x 1456	3'3" x 4'9"

➤ Longest measurement taken



FIRST FLOOR

Bedroom 1	3763 x 3507	12'4" x 11'6"
En-suite	2245 x 1455	7'4" x 4'9"
Bedroom 2	3289 x 3398	10'9" x 11'2"
Bedroom 3	3130 x 3507	10'3" x 11'6"
Bathroom	2788 x 1850	9' 2" x 6'1"

PLEASE NOTE:

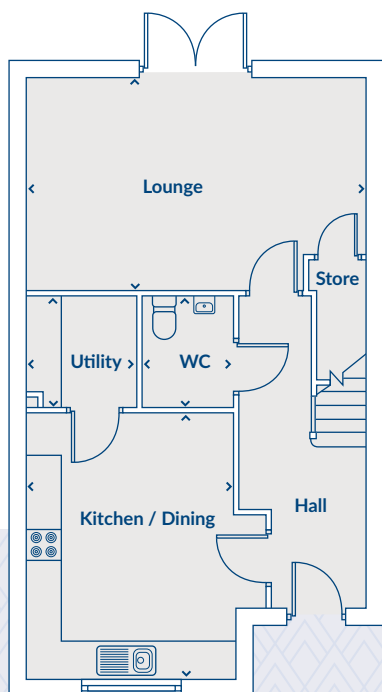
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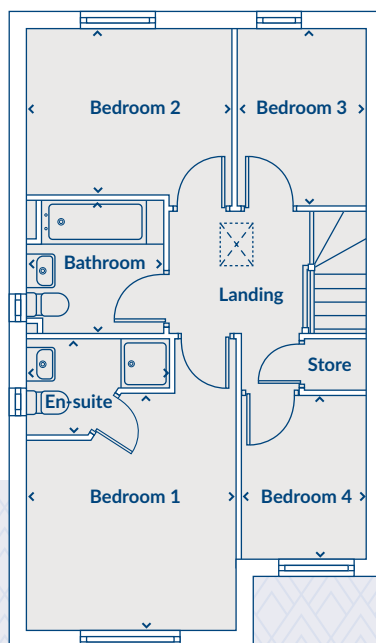
THE WALSHAW 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4300 x 3424	14'1" x 11'3"
Lounge	3475 x 5535	11'5" x 18'2"
Utility	1849 x 1800	6'1" x 5'11"
WC	1813 x 1495	5'11" x 4'11"

➤ Longest measurement taken



FIRST FLOOR

Bedroom 1	3843 x 3398	12'7" x 11'2"
En-suite	1593 x 2320	5'3" x 7'7"
Bedroom 2	2713 x 3350	8'11" x 11'0"
Bedroom 3	2900 x 2092	9'6" x 6'10"
Bedroom 4	2647 x 2045	8'8" x 6'8"
Bathroom	2172 x 2213	7'1" x 7'3"

PLEASE NOTE:

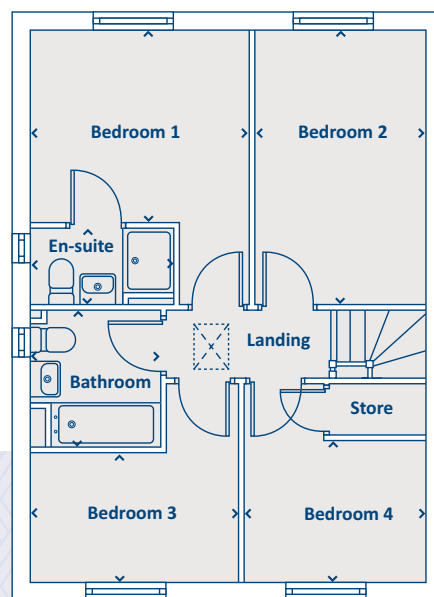
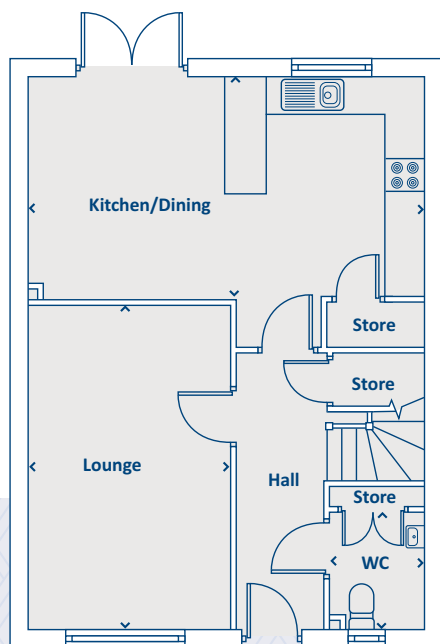
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE LONGFORD 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3475 X 6168	11'5" X 20'3"
Lounge	5060 X 3150	16'7" X 10'4"
WC	1830 X 1450	6'0" X 4'9"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3034 X 3400	9'11" X 11'2"
En-suite	1185 X 2206	3'11" X 7'3"
Bedroom 2	4312 X 2675	14'2" X 8'9"
Bedroom 3	2014 X 3215	6'7" X 10'7"
Bedroom 4	2232 X 2860	7'4" X 9'5"
Bathroom	2138 X 2000	7'0" X 6'7"

PLEASE NOTE:

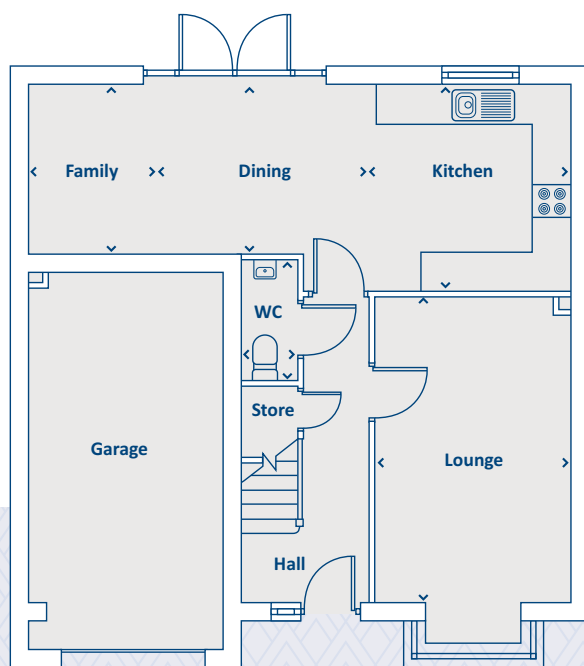
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Artists impression, features may vary

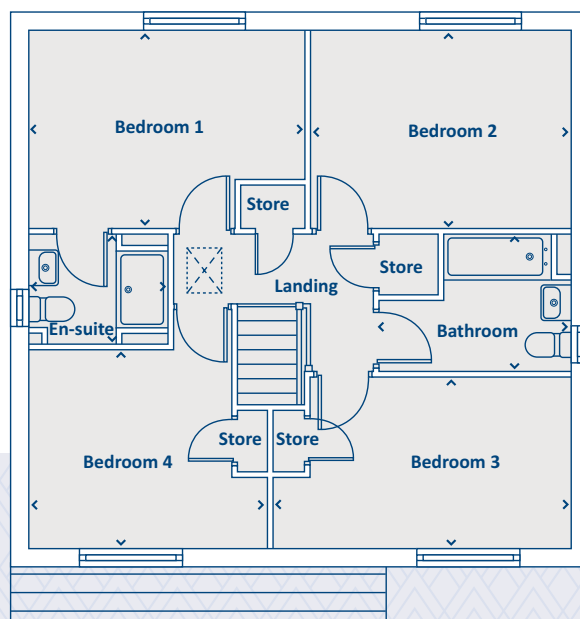
THE CLAYTON 4 bedroom home



GROUND FLOOR

Family	2693 x 1996	8'10" x 6'7"
Dining	2693 x 3259	8'10" x 10'8"
Kitchen	3200 x 3205	10'6" x 10'6"
Lounge	4773 x 3050	15'8" x 10'0"
WC	1790 x 895	5'10" x 2'11"

➤ Longest measurement taken



FIRST FLOOR

Bedroom 1	3113 x 4298	10'3" x 14'1"
En-suite	1712 x 2138	5'7" x 7'0"
Bedroom 2	3100 x 4045	10'2" x 13'3"
Bedroom 3	2700 x 4621	8'10" x 15'2"
Bedroom 4	3100 x 3721	10'2" x 12'2"
Bathroom	2124 x 2970	7'0" x 9'9"

PLEASE NOTE:

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EXHALL

MEADOW

BEDWORTH

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