

LINDLEY WALK
Higham on the Hill



Owl Homes

About Us

Owl Homes is a privately-owned, forward thinking home builder, specialised in producing sustainable, high quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

So, come and see us and discover your next move, we look forward to welcoming you home.

Image is for illustrative purposes only and may include optional upgrades and extras.







LINDLEY WALK HIGHAM ON THE HILL

If you're looking for a characterful, energy efficient new home in a well-connected, rural community, then it's time to make your move to Lindley Walk.

Located amid the beautiful Leicestershire countryside is the charming rural village of Higham on the Hill. Nestled on its western entrance is where you'll find Lindley Walk, a contemporary collection of two-, three- and four-bedroom homes. An excellent location for families, Higham on the Hill has a strong community including an Ofsted 'Good' rated primary school and Methodist church. A monthly village magazine ensures residents remain up to date with local events.

Homes at Lindley Walk are thoughtfully designed to appeal to house hunters from all lifestyles, whether you're looking for your first home, somewhere to grow with the family, or something easier to manage. This brand new community comprises 61 detached or semi-detached homes, each with a good size garden, electric vehicle charging point and private parking. Eight different house types, including some one-of-a-kind designs, create an attractive street

scene, while distinctive detailing such as rendering, porch canopies, bay windows and brick banding ensures individual kerb appeal.

Living in Higham on the Hill you'll discover much on the doorstep. The neighbouring village of Stoke Golding, just two miles away, has a farm shop, coffee shops, hairdressers, beautician, doctors' surgery, furniture store, and village hall with clubs including a drama & dance academy, scout group, toddler group and ladies voice choir.

For further amenities, the town centres of Hinckley and Nuneaton are both within a ten-minute drive of Lindley Walk. Here you'll find supermarkets, bars, restaurants, takeaways, banks, pharmacies, dentist, veterinarian, Odeon and Cineworld cinemas, leisure centres including swimming pool, private gyms, high street stores and independent boutiques.









Attractions

Keeping the family entertained couldn't be easier with plenty of attractions nearby Lindley Walk. For day trips, there's Twycross Zoo, nature reserve and play areas; the National Space Centre in Leicester; and Bosworth Battlefield Heritage Centre. For theatre fans, Hinckley's Concordia Theatre and Nuneaton's Abbey Theatre perform both amateur and professional productions. Petrolheads and motor enthusiasts will enjoy taking a factory tour at the Triumph Factory Experience and golfers will discover several courses within a half hour's drive, including The Belfry.

Eating Out

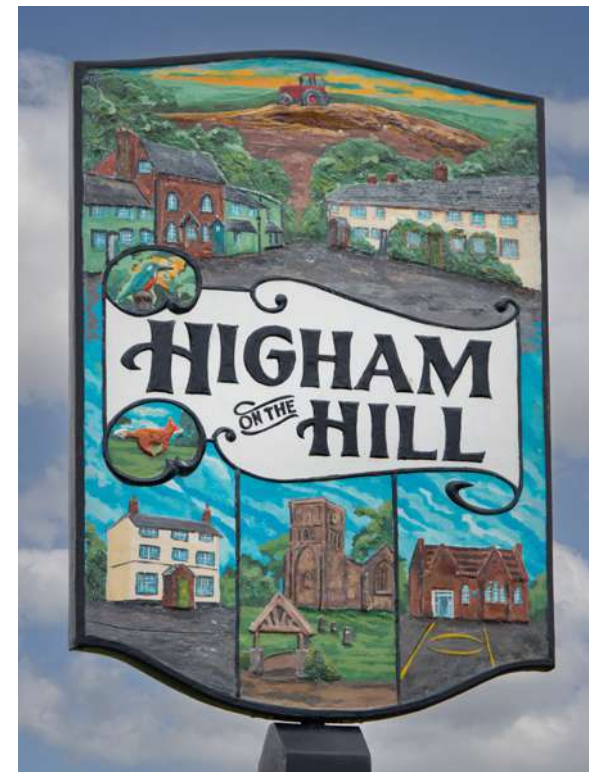
Two pubs cater for all tastes. The George & Dragon serves classic pub fare alongside a mix of live music, garden parties and coffee mornings, while its neighbour the Three Horseshoes shows live sport and has its own Indian restaurant and takeaway.

Education

Ideal for young and growing families, Higham on the Hill is home to an Ofsted 'Good' rated primary school, Higham on the Hill C of E Primary School. With just three classes, this exclusive school is an integral part of the village. Nearby secondary schools include Higham Lane, which accepts students aged 11-18 and is rated Ofsted 'Outstanding'. For apprenticeships, vocational courses and adult learning, North Warwickshire & South Leicestershire College is only 2.5 miles away.

Transport

Homes at Lindley Walk are well-positioned for road, rail and international travel. The A5 offers direct connections to the M42 and M69, while the A444 links with the M6. Both Hinckley and Nuneaton are accessible via a bus from within the village, and each has a train station enabling direct routes to Rugby, Birmingham, Leicester and Coventry as well as connections to London St Pancras and Euston. For international adventures, both East Midlands and Birmingham Airports are within a 35-minute drive.





Existing Residential
Housing

Existing Residential
Housing

Station Road

Wood Lane

Landscaped
SUDs area

Open countryside with
beautiful views

Open
countryside

LAP

N

Lindley Walk Development Layout



Hutton
2 Bedroom Home
Plots 11, 12, 19, 20, 21, 22, 31, 32,
35, 36 & 37



Barnes
3 Bedroom Home
Plots 33, 38 & 57



Heath
3 Bedroom Home
Plots 9, 10, 13, 14, 30, 34 & 58



Brinklow
2 Bedroom Home
Plots 24, 25, 27, 28, 47 & 48



Heather
3 Bedroom Home
Plots 8, 29 & 56



Essington
3 Bedroom Home
Plot 55



Cadeby
3 Bedroom Home
Plots 2, 3, 5, 6, 7, 23, 40, 41, 44,
45, 51 & 52



Sibson
4 Bedroom Home
Plot 26



Twycross
4 Bedroom Home
Plots 42, 46, 49, 59 & 61



Leamington
4 Bedroom Home
Plots 39, 43, 53 & 60



Upton
4 Bedroom Home
Plots 1, 4, 50 & 54



Affordable Rented

Key to plan:

-  - Post & 3 rail fence
-  - Knee high rail fence
-  - Timber Bollards
-  - EV Chargers
-  - Solar Panels
- BS - Bin Store

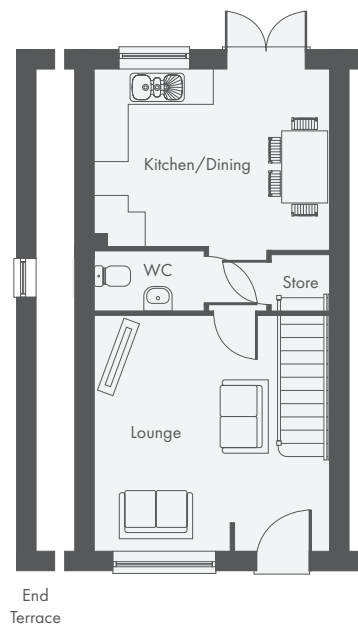
Hutton 2 Bedroom Home | Plots 11, 12, 19, 20, 21, 22, 31, 32, 35, 36 & 37



WE STILL HAPPY WITH LIFTED COPY?

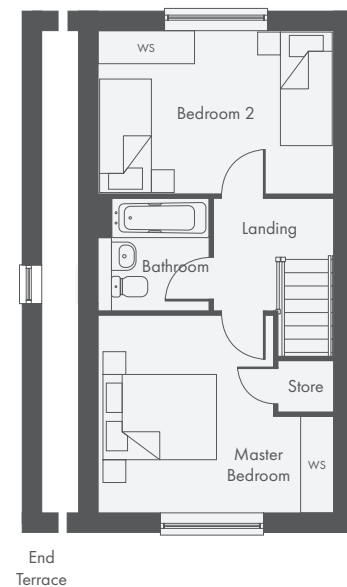
Perfect for first-time buyers or young couples, the Hutton is a charming two-bedroom home. The Hutton's ground floor comprises a generous living room, cloakroom and kitchen/diner with French doors leading out to the rear garden. On the first floor, two bright double bedrooms and a family bathroom make the Hutton the ideal starter home.

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Ground Floor

Kitchen/Dining	3.01m x 4.12m	9'11" x 13'6"
Lounge	4.12m x 4.12m	13'6" x 13'6"



First Floor

Master Bedroom	3.45m x 4.12m	11'4" x 13'6"
Bedroom 2	2.85m x 4.12m	9'4" x 13'6"
Bathroom	1.92m x 1.98m	6'4" x 6'6"

Key to plan: WS - Wardrobe Space

All dimensions are + or - 50mm and floor plans are not shown to scale.

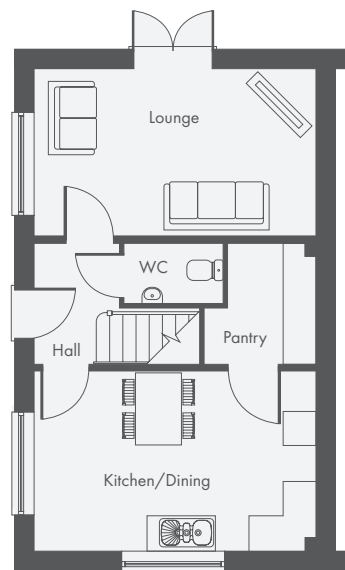
Barnes 3 Bedroom Home | Plots 33, 38 & 57



WE STILL HAPPY WITH LIFTED COPY?

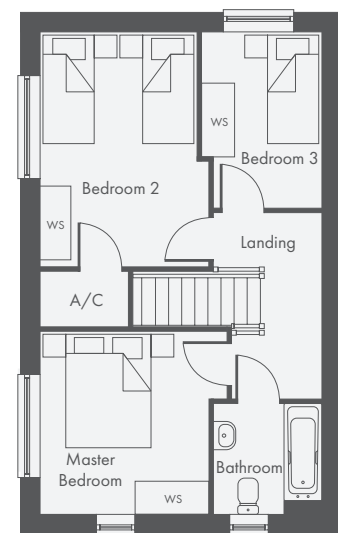
This classic three-bedroom, detached family home offers evenly proportioned and spacious living and dining spaces. A welcoming entranceway leads to a large lounge, which extends the full depth of the house and offers access to the outdoors through a set of French doors. On the opposite side of the ground floor, an open plan kitchen/diner offers a superb space for the family to unwind, with the added benefit of a walk in pantry. The first floor has a bright and airy master bedroom, alongside a family bathroom and two further bedrooms mean plenty of space for children and guests.

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Ground Floor

Kitchen/Dining	3.14m x 4.97m	10'4" x 16'4"
Pantry	2.16m x 1.99m (max)	7'1" x 6'6" (max)
Lounge	2.91m x 4.97m	9'7" x 16'4"



First Floor

Master Bedroom	3.20m x 3.27m	10'6" x 10'9"
Bedroom 2	4.11m x 2.95m	13'6" x 9'8"
Bedroom 3	3.07m x 2.13m	10'1" x 7'0"
Bathroom	1.93m x 1.93m	6'4" x 6'4"

Key to plan: WS - Wardrobe Space A/C - Airing Cupboard

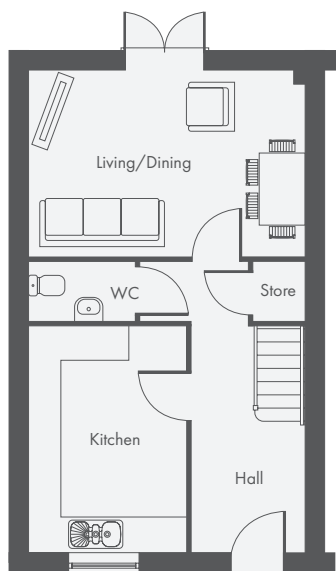
All dimensions are + or - 50mm and floor plans are not shown to scale.

Heath 3 Bedroom Home | Plots 9, 10, 13, 14, 30, 34 & 58



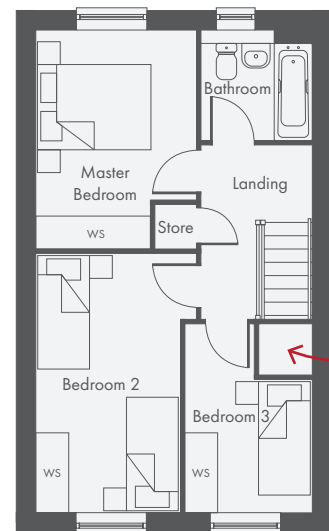
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Ground Floor

Kitchen	4.00m x 2.85m	13'1" x 9'4"
Living/Dining	3.31m x 4.97m	10'10" x 16'4"



**NO WARDROBE
POSITIONS SHOWN ON
DRAWING - POSITIONING
BASED ON EDUCATED
GUESSES - PLEASE CHECK**

**THINK THIS SPACE NEEDS
SOME CLARIFICATION FOR
CUSTOMER - IS IT A VOID
OR RAISED SECTION IN
BEDROOM?**

First Floor

Master Bedroom	3.87m x 2.89m	12'8" x 9'6"
Bedroom 2	4.57m x 2.89m (max)	15'0" x 9'6" (max)
Bedroom 3	3.33m (max) x 2.30m (max)	10'11" (max) x 7'7" (max)
Bathroom	1.96m x 2.02m	6'5" x 6'8"

Key to plan: WS - Wardrobe Space

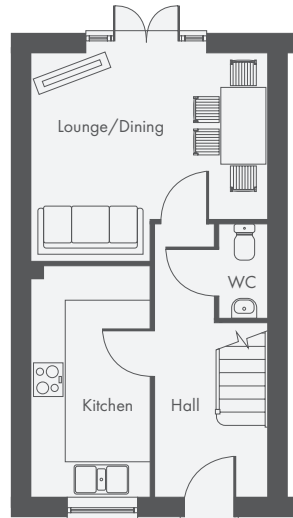
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Brinklow 2 Bedroom Home | Plots 24, 25, 27, 28, 47 & 48



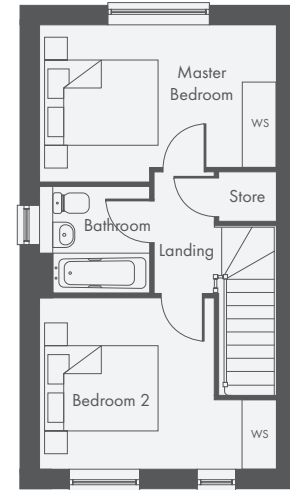
Ideal for first-time buyers or young couples, the Brinklow is a charming two-bedroom home. The ground floor features a spacious hallway, a cloakroom, and a kitchen, along with a lounge that boasts French doors leading to the rear garden. Upstairs, the Brinklow offers two double bedrooms and a family bathroom, making it the perfect starter home.

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Ground Floor

Lounge/Dining	4.17m (max) x 3.64m (max)	13'8" x 11'11"
Kitchen	2.10m x 4.05m	6'11" x 13'4"



First Floor

Master Bedroom	4.17m x 2.73m (max)	13'8" x 9'0"
Bedroom 2	4.17m (max) x 3.00m	13'8" x 9'10"
Bathroom	1.93m x 1.86m	6'4" x 6'2"

Key to plan: WS - Wardrobe Space

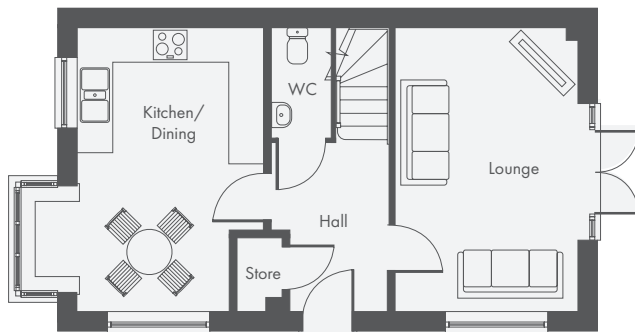
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Heather 3 Bedroom Home | Plots 8, 29 & 56



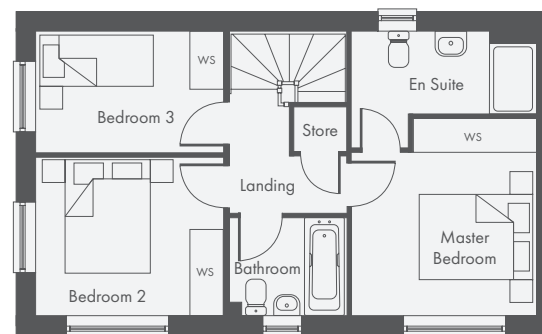
The Heather is a distinctive, three-bedroom, detached family home with a stunning ground floor layout. Off the spacious hallway is a lounge complete with French doors that open onto the garden. Opposite the hallway lies the centrepiece of the Heather: an expansive kitchen and dining area that spans the full depth of the house. Enhanced by large windows, this welcoming space benefits from abundant natural light. Upstairs, the first floor is equally impressive. The landing leads to two bedrooms and a family bathroom, as well as a luxurious master suite with an en suite shower room.

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Ground Floor

Kitchen/Dining	4.97m x 3.25m (max)	16'4" x 10'8"
Lounge	4.97m x 3.23m	16'4" x 10'7"



First Floor

Master Bedroom	3.23m x 3.45m	10'7" x 11'4"
En Suite	3.23m (max) x 2.03m (max)	10'7" x 6'8"
Bedroom 2	3.31m x 2.77m	10'10" x 9'1"
Bedroom 3	3.31m x 2.11m	10'10" x 6'11"
Bathroom	2.08m x 1.71m	6'10" x 5'7"

Key to plan: WS - Wardrobe Space

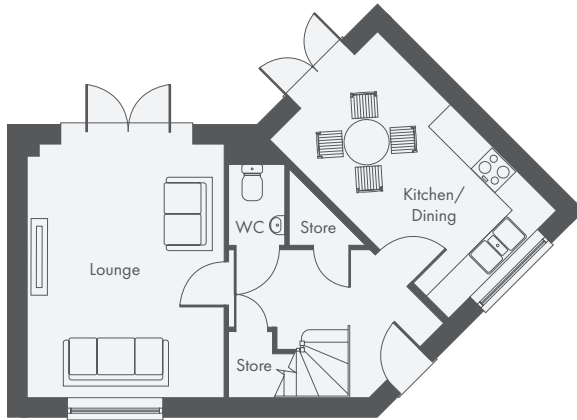
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Essington 3 Bedroom Home | Plot 55



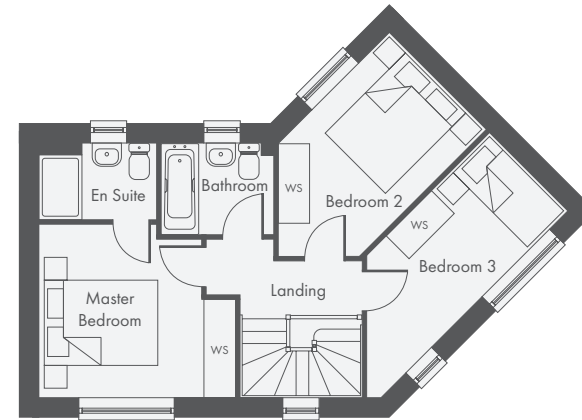
The Essington stands out with its unique layout, offering a beautiful three-bedroom family home. A bright entrance hall welcomes you into a cosy lounge, while across the hall, a contemporary open-plan kitchen and dining room feature French doors that lead to the rear garden. On the first floor, the spacious master bedroom offers a stylish en suite shower room, providing a perfect retreat from daily stresses. Two additional bedrooms and a family bathroom round off this delightful home.

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Ground Floor

Lounge	3.68m x 4.75m	12'1" x 15'7"
Kitchen/Dining	2.87m x 4.75m	9'5" x 15'7"



First Floor

Master Bedroom	3.68m (max) x 3.22m (max)	12'1" x 10'7"
En Suite	2.20m x 1.42m	7'3" x 4'8"
Bedroom 2	4.49m (max) x 2.57m	14'9" x 8'5"
Bedroom 3	5.17m (max) x 2.08m	17'0" x 6'10"
Bathroom	2.08m x 1.70m	6'10" x 5'7"

Key to plan: WS - Wardrobe Space

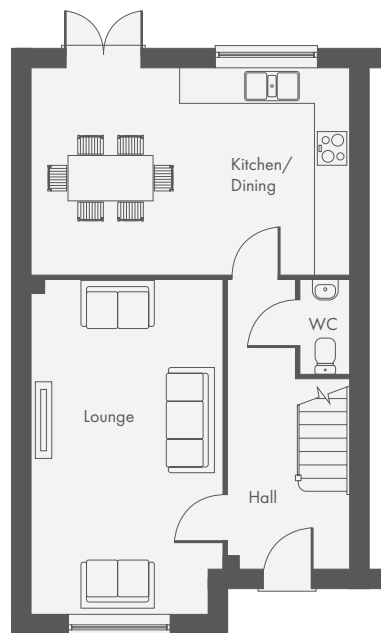
All dimensions are + or - 50mm and floor plans are not shown to scale.

Cadeby 3 Bedroom Home | Plots 2, 3, 5, 6, 40, 41, 44, 45, 51 & 52



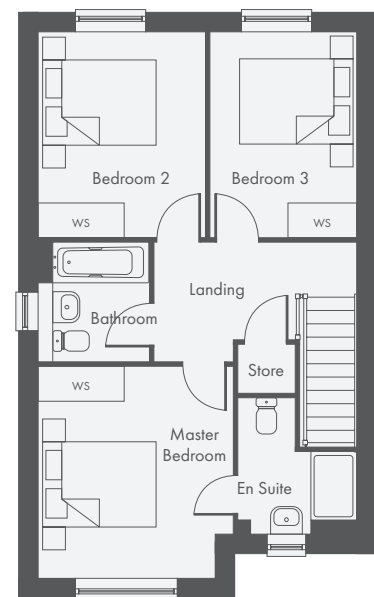
The Cadeby is a contemporary three-bedroom home designed for comfortable living. The ground floor features a cloakroom, lounge and an open-plan kitchen and dining area, which is complemented by French doors leading to the rear garden. On the first floor, the home impresses with a master bedroom that includes an en suite shower room. Two additional double bedrooms and a main bathroom round off the upstairs layout, making the Cadeby a well-balanced family home. Single garage to selected plots.

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Ground Floor

Kitchen/Dining	5.57m x 3.62m	18'4" x 11'11"
Lounge	3.35m x 5.86m	11'0" x 19'3"



First Floor

Master Bedroom	3.40m x 3.70m	11'2" x 12'2"
En Suite	2.07m x 2.36m	6'10" x 7'9"
Bedroom 2	2.91m x 3.59m	9'7" x 11'9"
Bedroom 3	2.56m x 3.59m	8'5" x 11'9"
Bathroom	1.93m x 2.10m	6'4" x 6'11"

Key to plan: WS - Wardrobe Space

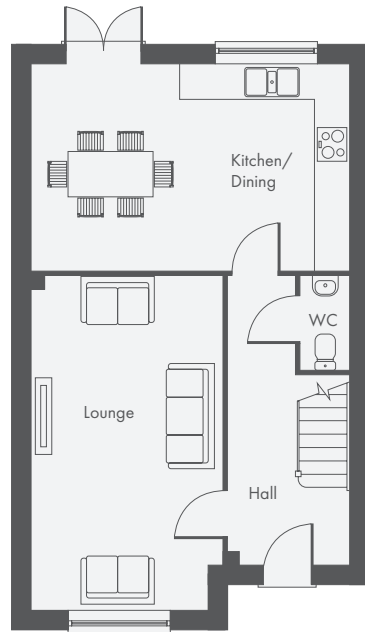
All dimensions are + or - 50mm and floor plans are not shown to scale.

Cadeby 3 Bedroom Home | Plots 7 & 23



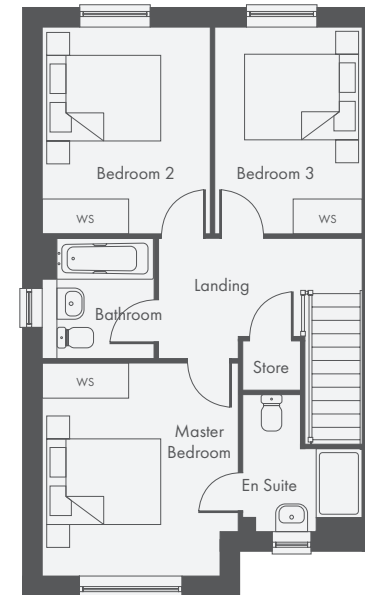
The Cadeby is a contemporary three-bedroom home designed for comfortable living. The ground floor features a cloakroom, lounge and an open-plan kitchen and dining area, which is complemented by French doors leading to the rear garden. On the first floor, the home impresses with a master bedroom that includes an en suite shower room. Two additional double bedrooms and a main bathroom round off the upstairs layout, making the Cadeby a well-balanced family home. Additionally both plots benefit from a single garage.

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Ground Floor

Kitchen/Dining	5.57m x 3.62m	18'4" x 11'11"
Lounge	3.35m x 5.86m	11'0" x 19'3"



First Floor

Master Bedroom	3.40m x 3.70m	11'2" x 12'2"
En Suite	2.07m x 2.36m	6'10" x 7'9"
Bedroom 2	2.91m x 3.59m	9'7" x 11'9"
Bedroom 3	2.56m x 3.59m	8'5" x 11'9"
Bathroom	1.93m x 2.10m	6'4" x 6'11"

Key to plan: WS - Wardrobe Space

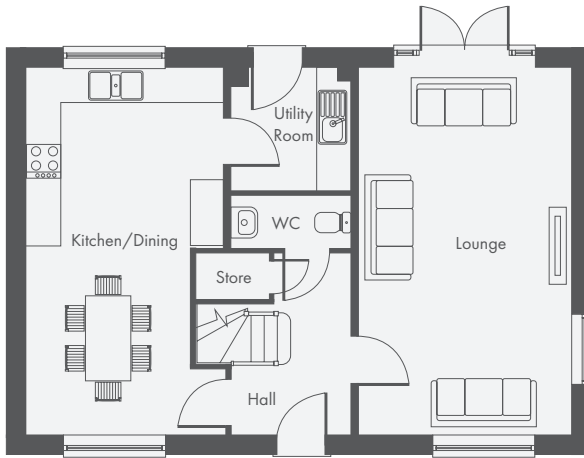
All dimensions are + or - 50mm and floor plans are not shown to scale.

Sibson 4 Bedroom Home | Plot 26



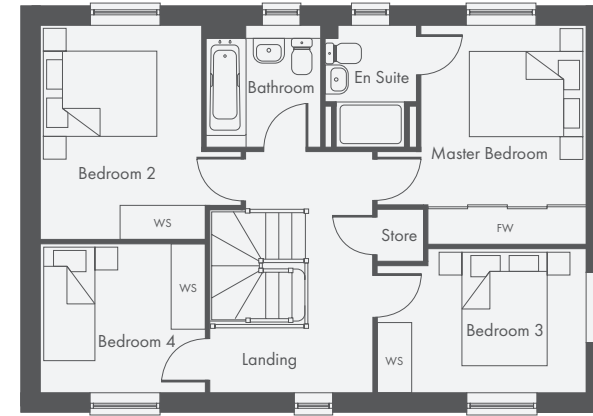
The Sibson is a distinctive four-bedroom, detached family home with a remarkable ground floor layout. From the spacious hallway, as well as a lounge complete with French doors that open onto the rear garden. The centrepiece of the Sibson is an expansive kitchen and dining area that spans the full depth of the house. Enhanced by large windows, this welcoming space is flooded with natural light and is complemented by a connecting utility room. Upstairs, the first floor is equally captivating. A galleried landing leads to three bedrooms, a family bathroom and a luxurious master suite featuring an en suite shower room. Each plot also benefits from a single garage.

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Ground Floor

Kitchen/Dining	3.51m (max) x 6.44m (max)	11'6" x 21'2"
Utility Room	2.11m x 2.15m	6'11" x 7'1"
Lounge	3.73m x 6.44m	12'3" x 21'2"



First Floor

Master Bedroom	3.66m (max) x 3.15m	12'1" x 10'4"
En Suite	1.60m x 2.13m	5'3" x 7'0"
Bedroom 2	3.51m (max) x 3.76m	11'6" x 12'4"
Bedroom 3	3.66m x 2.50m	12'1" x 8'2"
Bedroom 4	2.88m x 2.58m	9'5" x 8'6"
Bathroom	2.00m x 2.13m	6'7" x 7'0"

Key to plan: FW - Fitted Wardrobe WS - Wardrobe Space

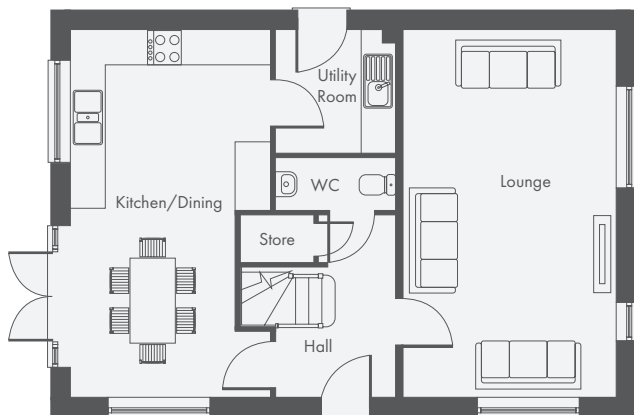
All dimensions are + or - 50mm and floor plans are not shown to scale.

Twycross 4 Bedroom Home | Plots 42, 46, 49, 59 & 61



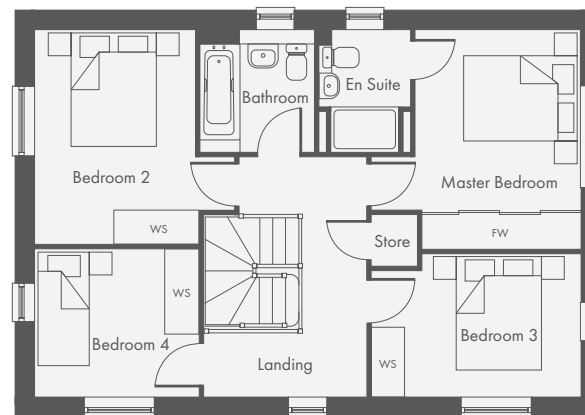
The Twycross is a distinctive four-bedroom, detached family home with an exceptional ground floor layout. From the spacious hallway is a WC and storage cupboard as well as a lounge brightened by large windows that let in ample natural light. Opposite the hallway lies the centrepiece of the home: an expansive kitchen and dining area that spans the full depth of the house. Enhanced by French doors that open onto the rear garden, this welcoming space also includes a connecting utility room. Upstairs is equally impressive, featuring a galleried landing that leads to three bedrooms, a family bathroom and a luxurious master suite with an en suite shower room. The Twycross also benefits from a single garage.

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Ground Floor

Kitchen/Dining	3.51m (max) x 6.44m	11'6" x 21'2"
Utility Room	2.11m x 2.15m	6'11" x 7'0"
Lounge	3.73m x 6.44m	12'3" x 21'2"



First Floor

Master Bedroom	3.66m (max) x 3.15m (max)	12'0" x 10'4"
En Suite	1.60m x 2.13m	5'3" x 7'0"
Bedroom 2	3.51m (max) x 3.76m	11'6" x 12'4"
Bedroom 3	3.66m x 2.50m	12'0" x 8'2"
Bedroom 4	2.88m x 2.58m	9'5" x 8'6"
Bathroom	2.00m x 2.13m	6'7" x 7'0"

Key to plan: FW - Fitted Wardrobe WS - Wardrobe Space

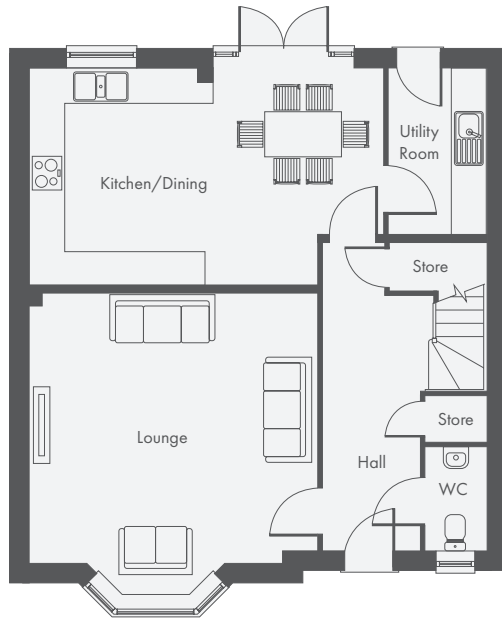
All dimensions are + or - 50mm and floor plans are not shown to scale.

Leamington 4 Bedroom Home | Plots 39, 43, 53 & 60



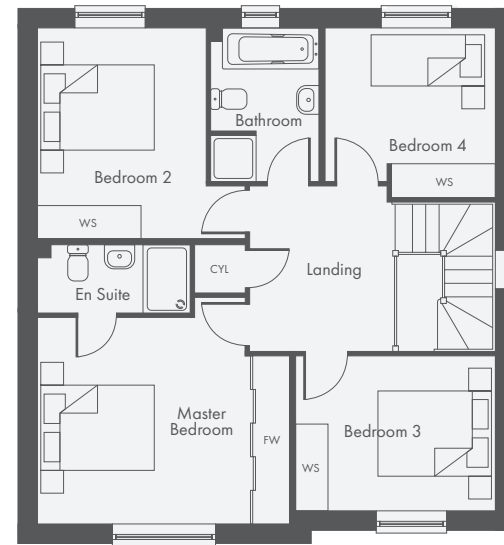
Designed for contemporary lifestyles, the Leamington is a stunning detached home featuring four generous bedrooms and ample living spaces. At the front of the property is a sizable lounge, while at the rear, a modern open-plan kitchen and dining area is complemented by a utility room and enhanced by French doors leading to the garden. The first floor is equally impressive, offering a luxurious master bedroom with an en suite shower room, as well as three additional bedrooms and a family bathroom equipped with both a bath and a separate shower. To top it off, this family home also comes with a standalone single garage.

This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.



Ground Floor

Kitchen/Dining	6.21m (max) x 3.80m (max)	20'5" x 12'6"
Utility Room	1.71m x 2.91m	5'7" x 9'7"
Lounge	5.30m (max) x 4.74m	17'5" x 15'7"



First Floor

Master Bedroom	3.96m (max) x 3.73m (max)	12'10" x 12'3"
En Suite	2.63m x 1.20m	8'8" x 3'11"
Bedroom 2	3.63m (max) x 3.71m	11'11" x 12'2"
Bedroom 3	3.51m x 2.70m	11'6" x 8'10"
Bedroom 4	2.96m (max) x 2.97m	9'9" x 9'9"
Bathroom	1.93m (max) x 2.68m	6'4" x 8'10"

Key to plan: FW - Fitted Wardrobe WS - Wardrobe Space CYL - Hot Water Cylinder

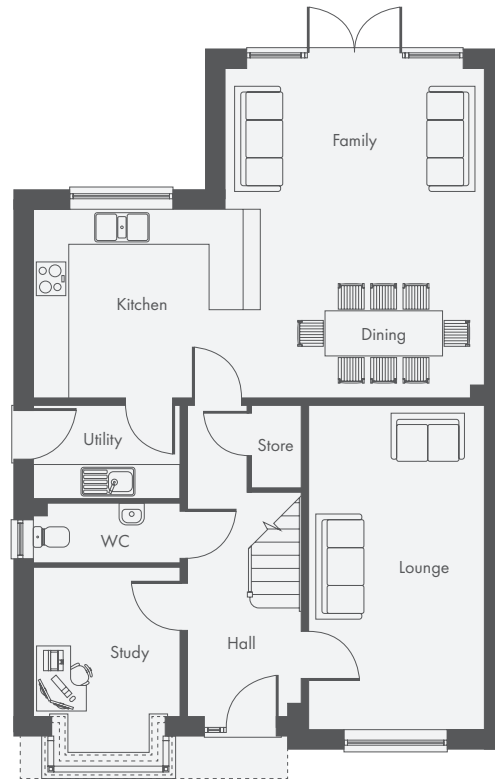
All dimensions are + or - 50mm and floor plans are not shown to scale.

Upton 4 Bedroom Home | Plots 1, 4, 50 & 54



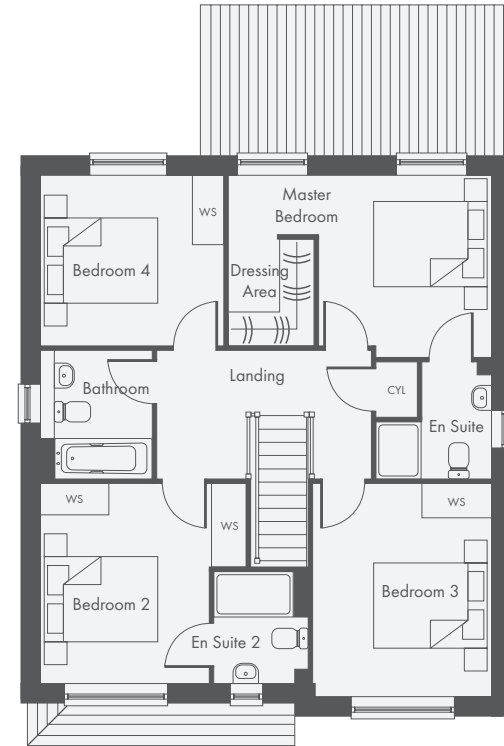
The Upton is an attractive, four bedroom family home. At the front of this detached property, you'll find the study with its beautiful bay window offering plenty of natural light. Across the hall is the spacious lounge and walking past the cloakroom leads you into the distinctive, L-shaped kitchen/diner/breakfast with utility room and doors to the rear garden. On the first floor the Upton's generous living space continues. The master bedroom features a private dressing area alongside an en suite shower room. Three further double bedrooms, one with en suite, and a stylish family bathroom make the ideal space for children and guests.

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Ground Floor

Kitchen/Dining/Family	7.90m x 5.76m	25'11" x 19'0"
Utility	2.55m x 1.63m	8'4" x 5'4"
Lounge	3.06m x 5.69m	10'1" x 18'8"
Study	2.55m x 2.61m	8'4" x 8'7"



First Floor

Master Bedroom	4.61m x 3.18m	15'2" x 10'5"
En Suite	2.00m x 2.06m	6'7" x 6'9"
Bedroom 2	3.45m x 3.59m	11'4" x 11'0"
En Suite 2	1.66m x 1.94m	5'5" x 6'4"
Bedroom 3	3.12m x 3.72m	10'3" x 12'3"
Bedroom 4	3.20m x 2.98m	10'6" x 9'10"
Bathroom	1.94m x 2.26m	6'5" x 7'5"

Key to plan: WS - Wardrobe Space CYL - Hot Water Cylinder

All dimensions are + or - 50mm and floor plans are not shown to scale.



Specification

Kitchens

- ◆ Thoughtfully designed kitchens with square edge worktops;
- ◆ Bosch integrated appliances to include;
- ◆ 70/30 low frost fridge freezer;
- ◆ 60 cm induction hob to 1, 2 and 3 bedroom homes;
- ◆ 80 cm induction hob to 4 bedroom homes;
- ◆ Single oven to 1, 2 and 3 bedroom homes;
- ◆ Double ovens to 4 bedroom homes;
- ◆ Chimney hood;
- ◆ Integrated dishwasher to 4 bedroom homes.

Bathrooms, En Suites and Cloakrooms

- ◆ White contemporary sanitaryware with polished chrome brassware by Bristan;
- ◆ Shaver socket to Master en suite and family bathroom.

Bedrooms

- ◆ Built-in wardrobes to Master Bedroom on 4 bedroom homes (excluding homes with dressing areas);
- ◆ Dressing areas to be fitted with shelf and chrome hanging rail;
- ◆ Slimline TV point to the Master Bedroom.

Electrical & Lighting

- ◆ LED downlights to kitchen, family bathroom and en suites;
- ◆ Gas central heating with dual zone temperature control.

Security & Peace of Mind

- ◆ 10 years NHBC warranty;
- ◆ Smoke and heat detectors.

External Details

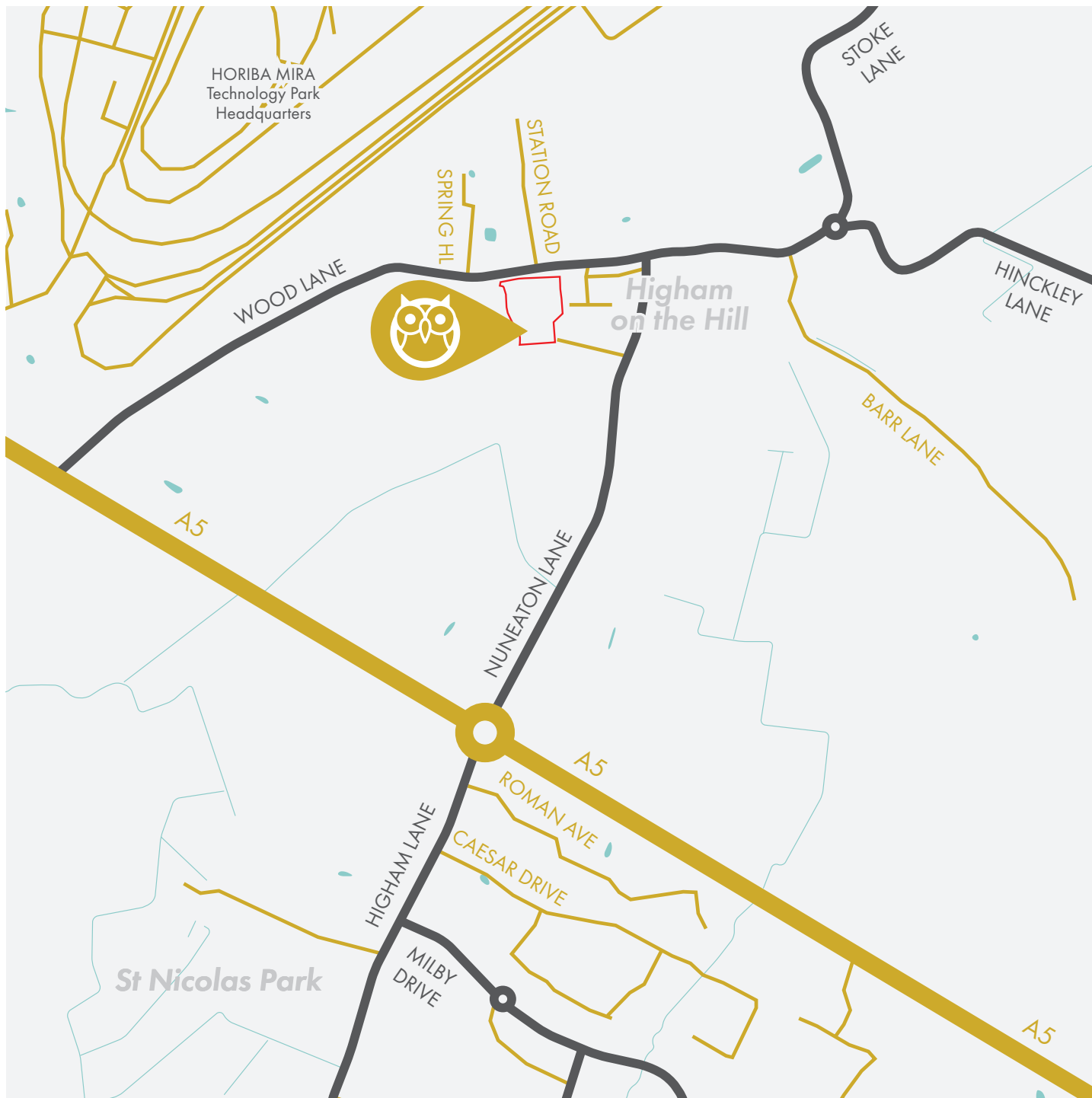
- ◆ Turfed front and rear gardens;
- ◆ External tap;
- ◆ External light to front;
- ◆ Light wiring point only to rear;
- ◆ Solar Panels;
- ◆ EV chargers Deta - Evolo eDock 7.4kW charger to all plots.

Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades; all of which will help make your home ready for your desired taste, from the day you move in.







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