



DISCOVER

The Mellows is an exclusive collection of four luxury townhouses in the heart of Warwick, located on Chapel Street (formerly Mellows Lane). This distinguished former King's High School science block, once home to master wood carver Thomas H Kendall, has been meticulously restored as the first phase of the Kings Quarter development.



HERITAGE

Blending heritage architecture with contemporary design, these three-storey homes (1,395 – 2,025 sq ft) feature grand proportions, premium finishes, and exceptional attention to detail, offering elegant town centre living in a truly historic setting.



THE MELLOWS



ENJOY WARWICK, THE HEART OF ENGLAND



Rich in history yet effortlessly connected, Warwick offers a lifestyle shaped by character, culture and convenience.

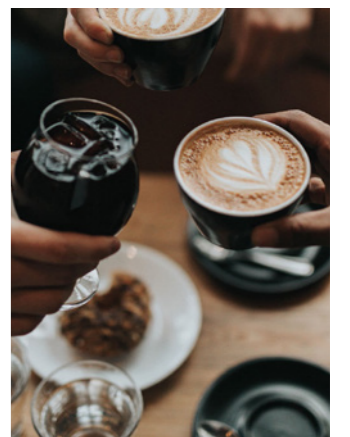
WARWICK



LIVING

From independent cafés and riverside walks to celebrated architecture and green open spaces, the town blends heritage with a contemporary pace of living. Excellent transport links, highly regarded schools and easy access to Birmingham, London and Oxford continue to make Warwick one of the Midlands' most desirable places to live and invest.

At the heart of the town, The Mellows offers contemporary living to one of England's most timeless settings.



PLOT 1
3 BEDROOM HOME

PLOT 2
4 BEDROOM HOME



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Bedroom 3	3.75 x 3.60	Kitchen	3.40 x 5.70
Bedroom 3 En-suite	1.22 x 2.35	Dining	4.80 x 2.20
Study	2.70 x 4.40	Lounge	2.40 x 2.20
WC	1.90 x 0.90		

Master Bedroom	5.70 x 3.20
Master En-suite	4.80 x 2.20
Bedroom 2	5.78 x 2.70
Bedroom 2 En-suite	2.00 x 2.18

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Bedroom 4	5.50 x 3.00
Bedroom 4 En-suite	2.90 x 1.40
Study	3.10 x 2.00

Kitchen/Lounge	8.20 x 5.80
Dining	1.80 x 2.85

Master Bedroom	4.05 x 3.15
Master En-suite	3.20 x 1.70
Bedroom 2	3.55 x 2.90
Bedroom 3	3.00 x 2.90
Bathroom	1.95 x 1.90

Floor plans and dimensions shown are for guidance only. Dimensions are in metres.

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PLOT 3
3 BEDROOM HOME



GROUND FLOOR

Bedroom 3	3.75 x 2.85
Bathroom	2.20 x 1.55
Study	4.10 x 2.45

FIRST FLOOR

Kitchen/Dining	8.00 x 6.65
Lounge	4.76 x 2.75

SECOND FLOOR

Master Bedroom	4.85 x 2.90
Master En-suite	2.60 x 1.70
Bedroom 2	4.85 x 2.60
Bedroom 2 En-suite	2.35 x 1.60

Floor plans and dimensions shown are for guidance only. Dimensions are in metres.



PLOT 4
3 BEDROOM HOME



GROUND FLOOR

Bedroom 3	4.20 x 2.80
Bedroom 3 En-suite	2.20 x 1.60
Study	3.25 x 1.90

FIRST FLOOR

Kitchen/Lounge	7.75 x 4.75
Dining	1.55 x 2.60

SECOND FLOOR

Master Bedroom	4.80 x 2.95
Master En-suite	2.30 x 2.60
Bedroom 2	4.80 x 2.65
Bedroom 2 En-suite	2.65 x 1.40

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SPECIFICATION

KITCHENS

- Individually crafted and designed Porcelanosa kitchens in a timeless and versatile Shaker style with all kitchens having Islands
- Sleek quartz worktops
- Integrated Miele appliances
- Stacked washing machine and dryer in ground floor utility cupboards

BATHROOMS & EN-SUITES

- High-quality Porcelanosa wall and floor tiles
- Shaver sockets
- High quality White sanitary ware
- Black ironmongery
- Anti-fog, touch sensor LED wall mirrors

GENERAL

- Ground to first floor aritco compact home lift
- Timber sash windows and French doors leading to terrace
- Brass ironmongery in keeping with local aesthetic
- Open plan kitchen and living space
- EPC rating high B
- Environmental rating high A
- Concrete floor and party walls
- Herringbone hard flooring in all areas except bedrooms and bathrooms
- Carpets in bedrooms
- Tiled bathrooms
- Elegant cornicing
- 10 year building warranty

HEATING

- Air source heat pumps
- Heating and cooling system
- Underfloor heating on all floors

ELECTRICAL & LIGHTING

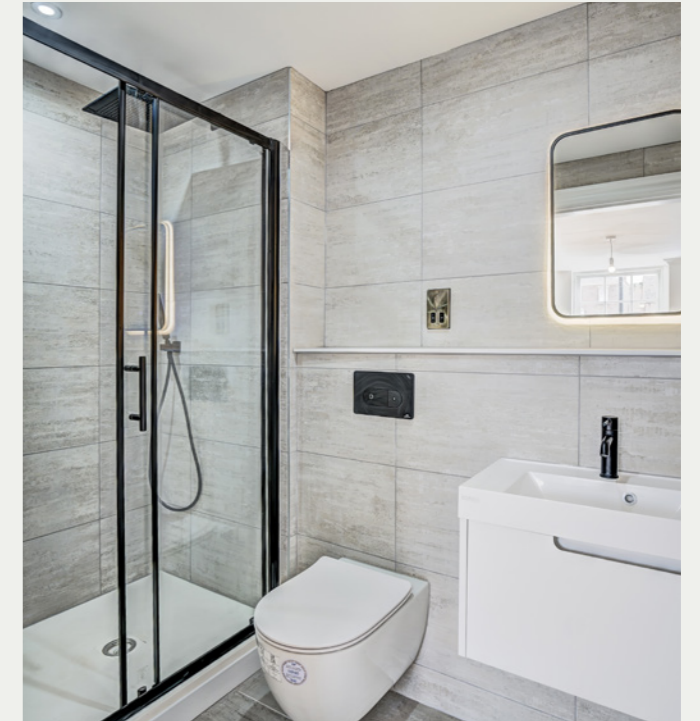
- Security alarm systems
- Smart controls linked to mobile phones
- Secure electric access towards rear
- External lighting
- EV Charging points
- Ring wired doorbells

EXTERIOR

- Large porcelain tiled terrace garden at first floor level with flower beds and planting areas
- Power and water points provided

EXTERNALS

- Private electric sliding gate
- Two spaces per home
- EV charging points
- Cycle store
- Bin store
- Private driveway in from priory road
- External lighting
- Ring doorbell
- Black royal fencing on Chapel Street facing façade



THE LOCATION



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