ABBEY GRANGE

BINLEY WOODS





WELCOME TO ABBEY GRANGE Binley Woods

With a selection of 1, 2, 3 & 4 bedroom homes in a choice of 16 different designs, Abbey Grange has something to suit nearly everyone. Located just off the Rugby Road, to the north of Binley Woods, the development is just over 5 miles from the centre of Coventry. There is a large public open space with a dedicated play area and the development backs onto ancient woodland, making Abbey Grange perfect for family life.

The generous specification of the homes at Abbey Grange means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by a NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.











EDUCATION

For those coming to Abbey Grange with young children, the development is just a few minutes walk from Binley Woods Primary School. Nearby Coventry offers a good choice of secondary schools and Sixth form colleges, together with the independent King Henry VII and Bablake Schools. The city has two Universities, the city centre-based Coventry University and The University of Warwick.

SHOPPING

For everyday essentials, the One Stop Binley Woods convenience store is a few minutes away on foot and is open daily from 7am till 10pm. Binley Woods also has a small parade of shops just half a mile from the development, where you'll find a chemists, a butchers and a Premier Express convenience store. Marks and Spencer, Morrisons and Lidl are all just over a mile away in Binley. The city of Coventry has several indoor shopping centres, a pedestrian shopping area and an IKEA store.

LEISURE FACILITIES

From enjoying a walk through the neighbouring woodland to enjoying a game of rugby at the nearby Broadstreet RFC, Abbey Grange is perfectly placed for enjoying your leisure time. The Coombe Abbey and the 500 acre Park is just a couple of miles to the north of Abbey Grange and has stunning formal gardens and a wonderful lake. Coventry has a wide range of leisure facilities including two theatres, an arts centre and the Xcel Leisure centre.

Around and Abou

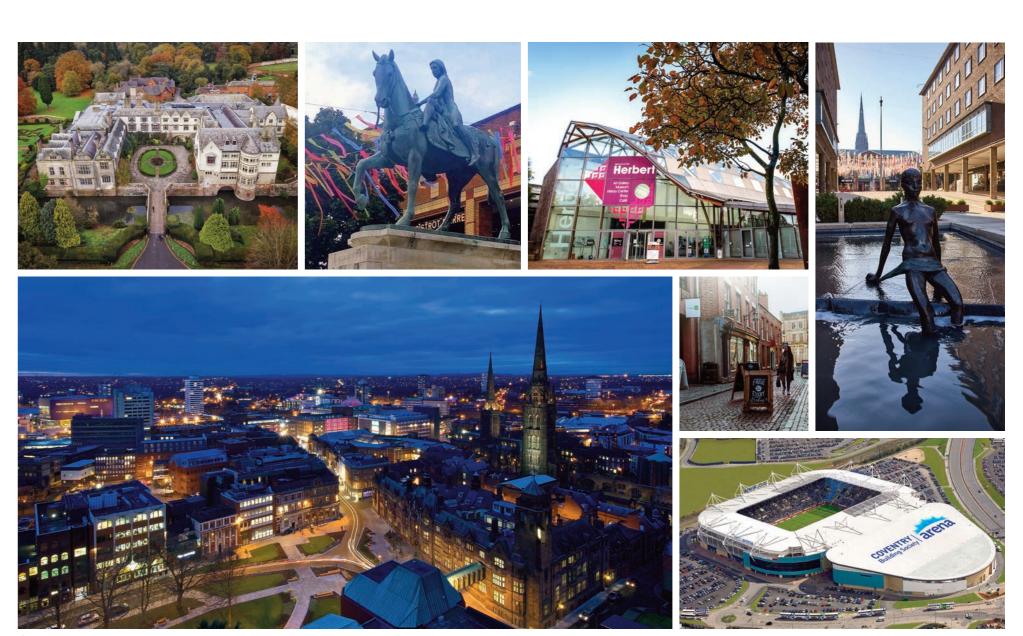
Abbey Grange is almost equidistant from the M6 and the A45, with the A46 Coventry Eastern Bypass less than a mile away. The centre of Coventry and Coventry railway station are both less than fifteen minutes away by car. There are regular trains from Coventry to Birmingham, Rugby, London and Southampton. The fastest trains to London take approximately 80 minutes. The nearest bus stops are just a short distance away along the Rugby Road, with regular buses to both Coventry and Rugby.



ABBEY GRANGE LOCAL AMENITIES



Times are approximate and sourced from National Rail and Google Maps.



Coventry and surrounding area photography

SPECIFICATION

The Acorn, Alder, Almond, Ash, Aspen, Camelia, Cherry, Clematis, Hawthorn, Hazel, Laurel, Redbud & Rowan

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Symphony fitted kitchen with soft close hinges/drawers

Worktop upstand with stainless steel splashback behind hob

Bosch Stainless steel oven. 4 burner gas hob

Bosch 60cm chimney extractor hood

60cm space for fridge/freezer

60cm space with plumbing for washing machine (where house has no utility)

Removable kitchen unit with plumbing for dishwasher

Leisure Albion stainless steel 1.5 bowl sink with chrome mixer tap

IJTIIITY (where applicable)

Symphony fitted units with soft close hinges

Worktop upstands

60cm space with plumbing for washing machine

60cm space for tumble dryer (where available)

Leisure Albion 1.0 bowl with mixer tap (where applicable)

BATHROOM

Ideal Standard bath, basin and taps

Ideal Standard WC

Tiled splash back to basin, half height tiling to bath

Shaver socket

EN-SUITE

Ideal Standard basin & tap

Ideal Standard WC

Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure

Tiled splash back to basin with full height tiling to shower

Shaver socket

CLOAKROOM

Ideal Standard basin & tap

Ideal Standard WC

ELECTRICAL

White electrical switches and sockets

1 Double USB socket in kitchen above worktop

BT & TV Sockets to lounge and master bedroom

Low energy lighting

Mains doorbell

External PIR lighting to front and rear elevations

HEATING

Gas fired zoned central heating with thermostatic control

Heating/hot water programmer

Compact radiators with thermostatic control

Provision of electric fused spur for future fire (fire not provided)

WINDOWS & DOORS

White PVCu double glazed windows/french doors (where specified)

Black composite front door

Black steel garage up & over door (where applicable)

White painted 4 panel internal doors with chrome furniture

White painted softwood staircase

DECORATION

White emulsion to all walls & ceilings & white painted woodwork

SECURITY

Multi point locking system to front/rear doors

Smoke & carbon monoxide detectors to Building Regulation requirements

Through door viewer and door chain

EXTERNAL

Black PVCu gutter and downpipes

Front garden graded and turfed/planted

Rear fencing - 1.8m close boarded fencing where applicable

Paths and paving as indicated on site layout

Tarmac or block paved access drive/hardstanding as indicated on site layout

SPECIFICATION

Symphony fitted kitchen with soft close hinges/drawers

Built In Bosch stainless steel single oven & Integrated Microwave

Bosch 5 burner gas hob with 90cm chimney extractor hood

Hotpoint integrated washer/dryer (where house has no utility)

Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer

Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)

Mira Minimal ERD thermostatic shower. Mira Flight shower tray with silver enclosure.

Half height wall tiling to all walls with full height tiling to shower

Ideal Standard vanity unit with chrome monobloc tap and tiled splashback

Worktop upstand with Glass Splashback

Hotpoint integrated fridge/freezer

Hotpoint integrated dishwasher

UTILITY (where applicable)

Worktop upstands

BATHROOM

Chrome towel rail

Ideal Standard basin & tap

Shaver socket

EN-SUITE

Shaver socket

CLOAKROOM

Symphony fitted units with soft close hinges

60cm space with plumbing for washing machine

Leisure Albion stainless steel 1.0 bowl with mixer tap

60cm space for tumble dryer (where available)

Ideal Standard bath, basin and taps

Ideal Standard WC with soft close seat

Ideal Standard WC with soft close seat

Ideal Standard WC with soft close seat

KITCHEN

ELECTRICAL

Brushed chrome switches & sockets to kitchen & utility with white to the rest of the house

The Cedar, Linden & Maple

1 Double USB socket in kitchen above worktop in brushed chrome

BT & TV Sockets to lounge and master bedroom

Low energy lighting throughout. LED down lighters to Kitchen, Bathroom, En-suite & WC

Chrome mains doorbell

External PIR lighting to front and rear elevations

HEATING

Gas fired zoned central heating with compact radiators with thermostatic control

Digital heating/hot water programmer

Provision of electric fused spur for future fire (fire not provided)

WINDOWS & DOORS

White PVCu double glazed windows/french doors (where specified)

Black composite front door

Black steel garage up & over door (where applicable)

Oak internal single doors & oak glazed double doors with brushed chrome furniture

White painted softwood staircase with oak handrail and newel posts

DECORATION

White emulsion to all walls & ceilings & white painted woodwork

SECURITY

Multi point locking system to front/rear doors

Smoke & carbon monoxide detectors to Building Regulation requirements

Through door viewer and door chain

EXTERNAL

Outside cold water tap to rear of property

Black PVCu gutter and downpipes

Front garden graded and turfed/planted

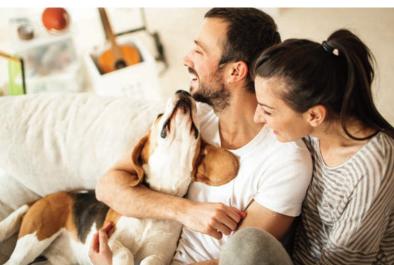
Rear fencing - 1.8m close boarded fencing where applicable

Paths and paving as indicated on site layout

Tarmac or block paved access drive/hardstanding as indicated on site layout

ELECTRICA







LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



Where everyone feels at home



Rugby Road, Binley Woods, Warwickshire, CV3 2AX 03332 400 850 abbeygrange@lioncourthomes.com

www.lioncourthomes.com