

An exclusive development of just four 4 bedroom detached executive homes

Pears Close, Kenilworth, CV8 1BS

www.rowanplace.com





Welcome to Rowan Place

Rowan Place is a delightful development of just four detached houses in a quiet culde-sac close to the Old Town in Kenilworth. Each home has a garage and a private garden to the rear. The ground floor comprises a combined kitchen, dining and family room, a utility leading to an integral garage, a separate living room and a study. On the first floor, there are four good-sized bedrooms, two with en-suites, all leading off a generous landing.



Stoneleigh Abbey in Warwickshire

Kenilworth is surrounded by history, and local attractions include Kenilworth Castle, Elizabethan Gardens, Warwick Castle and Stoneleigh Abbey. The High Street has many period properties and is a wonderful mix of smaller locally owned shops and well-known High Street names. There are also many places to relax with pubs, smaller eateries and popular brand restaurants. For families, there are many good schools in the area, with a choice of public or private education for children of all ages. Warwick University is just 2.3 miles away, and Coventry University is 6.5 miles.

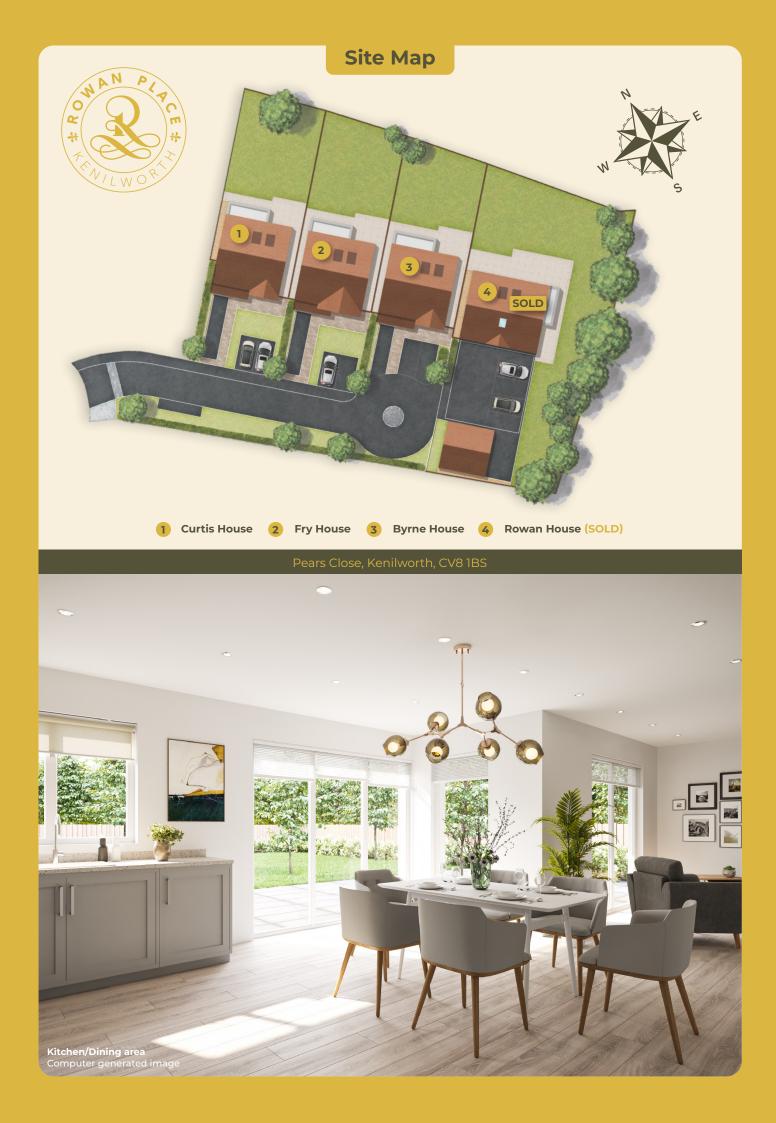
Kenilworth also has lots to offer sports enthusiasts, with a swimming pool, tennis courts, several golf clubs and a recreation centre which offers fitness classes. The development has everything you need locally and provides a peaceful and relaxing environment for everyone.



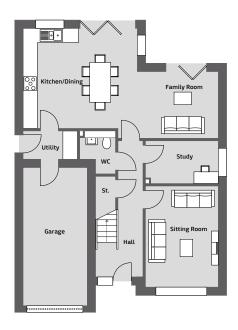
Clarendon Arms, Castle Hill, Kenilworth



The ruins of Kenilworth Castle





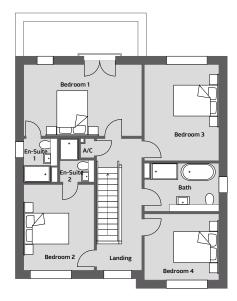


Ground Floor

Kitchen/Dining/Family Room

Х	4.51m		17'4"	Х	14'9"		
Sitting Room							
Х	4.54m		10'9"	Х	14'10"		
Family Room Area							
Х	3.00m		11'5"	Х	9'10"		
Х	1.92m		10'9"	Х	6'3"		
	000 X 000 X	x 4.54m toom Area x 3.00m	x 4.54m x 4.54m x 3.00m	oom x 4.54m 10'9" oom Area x 3.00m 11'5"	x 4.54m 10'9" x		

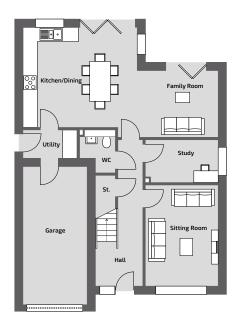
Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



First Floor

Bedroom 1							
5.32m	Х	3.34m		17'5"	Х	10'11"	
Bedroom 2							
3.18m	Х	3.86m		10'5"	Х	12'8"	
Bedroom 3							
3.38m	Х	4.35m		10'1"	Х	14'3"	
Bedroom 4							
3.38m	Х	3.00m		ר׳רר"	Х	9'10"	
Bathroom							
3.38m	Х	2.16m		ר'רר"	Х	7'1"	



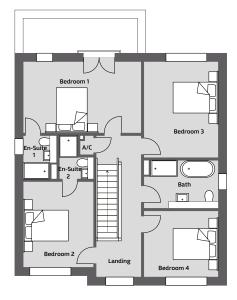


Ground Floor

Kitchen/Dining/Family Room

5.30m	Х	4.51m		17'4"	Х	14'9"	
Sitting Room							
3.29m	Х	4.54m		10'9"	Х	14'10"	
Family Room Area							
3.49m	Х	3.00m		11'5"	Х	9'10"	
Study							
3.29m	Х	1.92m		10'9"	Х	6'3"	

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



First Floor

Bedroom 1							
5.32m	Х	3.34m		17'5"	Х	10'11"	
Bedroom 2							
3.18m	Х	3.86m		10'5"	Х	12'8"	
Bedroom 3							
3.38m	Х	4.35m		10'1"	Х	14'3"	
Bedroom 4							
3.38m	Х	3.00m		ר'רר"	Х	9'10"	
Bathroom							
3.38m	Х	2.16m		ר'רר"	Х	7'1"	

Specification

Windows and Doors

- Dark grey triple-glazed casement windows
- Dark grey Aluminium doubleglazed bifold doors to kitchen/ dining/family room
- Dark grey contemporary design front entrance door

Heating & Plumbing

- Gas fired system boiler for heating and hot water with *Heatmiser* Smart Home[®] heating controls
- Zoned underfloor heating to the ground floor
- Radiators to first floor
- Plumbing for washing machine and tumble drier in utility room
- Premium sanitaryware, chrome bathroom fittings, mains supply thermostatic showers, glass screens to shower enclosures, Freestanding bath in the family bathroom
- Outside tap

Electrics

- LED down-lighting to hall, kitchen/dining/family room, utility, study, sitting room, cloakroom, 1st floor landing, bathroom and en suites
- Dedicated lamp sockets in sitting room
- Low-energy pendant light fittings to bedrooms

- *Lightwave*[©] smart lighting controls to the hall, kitchen/ dining/family room and sitting room. Optional upgrade available in other rooms.
- Florescent lighting to garage
- Satin chrome switches and sockets
- Heated bathroom mirror with integrated light and power socket in family bathroom and master en suite
- TV aerial points to kitchen/family room, living room and bedrooms
- Mains operated smoke detectors
- Front doorbell
- Outside lighting to front entrance canopy, side entrance and rear elevation
- Outside power socket
- Electric car charging point
- Electric garage door
- 2 x solar PV panels

Kitchen

- Premium Fitted kitchen with quartz worktops and upstands 1.5 bowl stainless steel sink with waste disposal unit
- Neff Appliance's comprising double electric oven/integrated microwave, choice of gas or induction 5-ring hob, extractor hood, integrated dishwasher and integrated fridge/freezer

Utility

Quartz worktop and upstands, wall cupboards with space below for washing machine and tumble drier

Internal Finishes

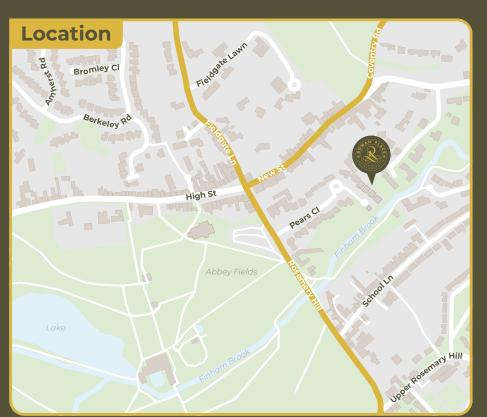
- Staircase with oak features
- and glass panel balustrade
 Oak veneer internal doors with
 - satin chrome ironmongery
 - Porcelain floor tiling to hall, utility and kitchen/dining/family room
- Porcelain tiled floors and fully tiled walls to family bathroom, en-suites and cloakroom
- Matt emulsion paint finish to walls and ceilings
- Satinwood paint finish to woodwork

Security

- Yale Smart Lock[®] to
- front entrance door
- Yale Smart Home Alarm[®]

Outside

- Patio area to rear
- Timber fencing to
- garden boundariesPlanting and turf to front
- and rear gardens





To arrange a viewing or for sales enquiries please contact Payne Associates T. 01676 937 777

E. newhomes@payne-cov.com

Oakwood Residential give notice to prospective purchasers that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither Oakwood residential nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Computer Generated Images are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property.