

MERYNTON PLACE

NEWBOLD-ON-AVON, NR RUGBY

A COLLECTION OF 3 & 4 BEDROOM HOMES

BENFIELD
HOMES

Building beautiful homes
across the Midlands since 1933



www.benfieldhomes.co.uk



Welcome to Merynton Place...

Introducing Merynton Place, a beautiful development of new homes situated in the Warwickshire village of Newbold-on-Avon near Rugby.

Newbold-on-Avon offers a village community where we are creating just 14, three-and four-bedroom new homes at our Merynton Place development.

There are a variety of designs, all created for today's lifestyle.

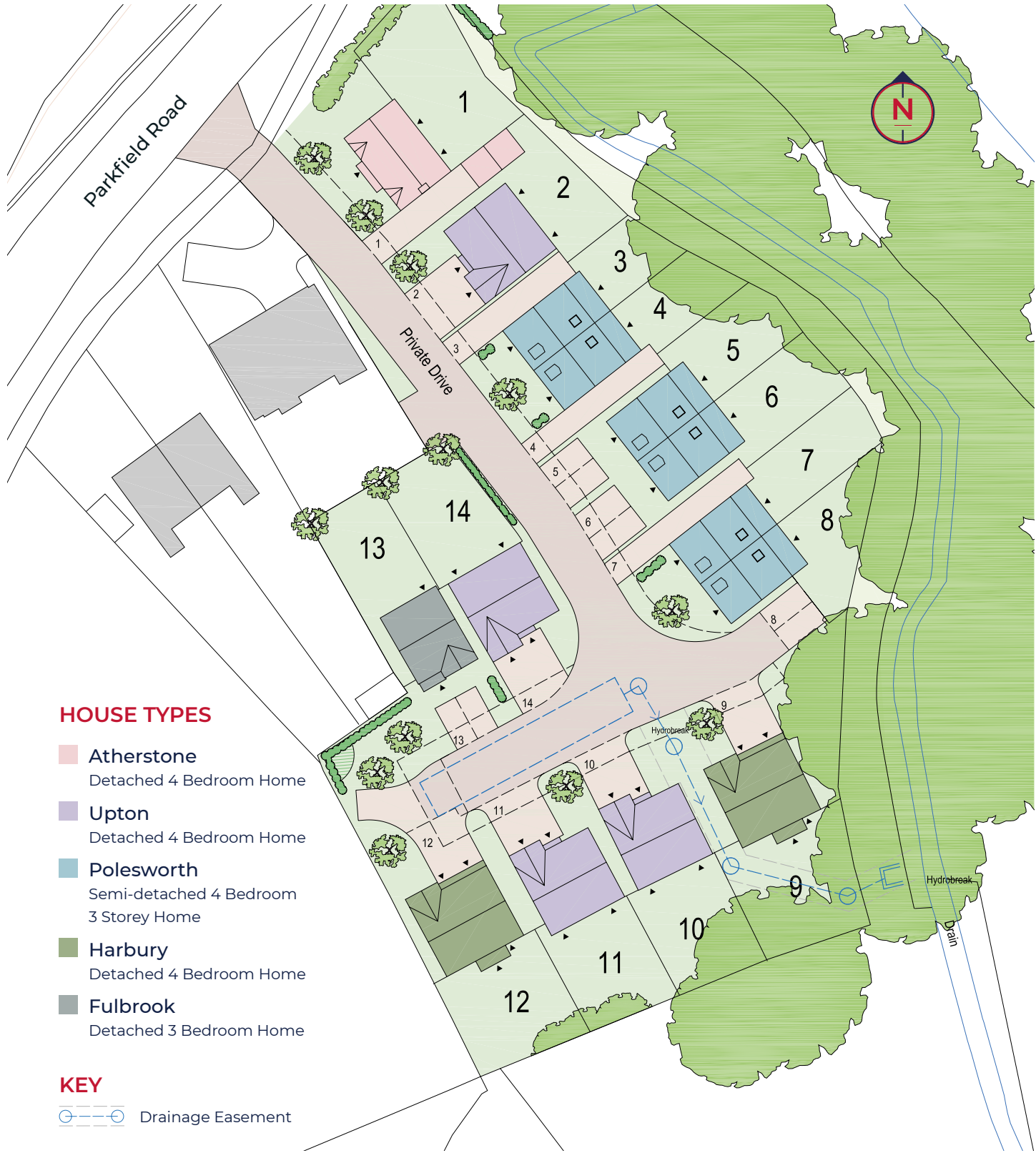
BH



St Botolph's Newbold
& St John's Long Lawdord

14 beautiful homes

Merynton Place, Newbold-on-Avon, Nr Rugby, CV21 1EW



Welcome to Newbold-on-Avon in historic Warwickshire

Approximately 2 miles north west from the town centre of Rugby, lies the ancient parish of Newbold-on-Avon. Surrounded by countryside, Newbold – as it is locally known – benefits from riverside and canal walks and a wealth of local amenities.

There is much to see and do in the village and surrounding areas. Have fun exploring the Green Flag Award-winning Centenary Park and nearby Draycote Water Country Park. Further afield enjoy Warwickshire's historical background, stunning castles and great walks. The Cotswolds are also close by.

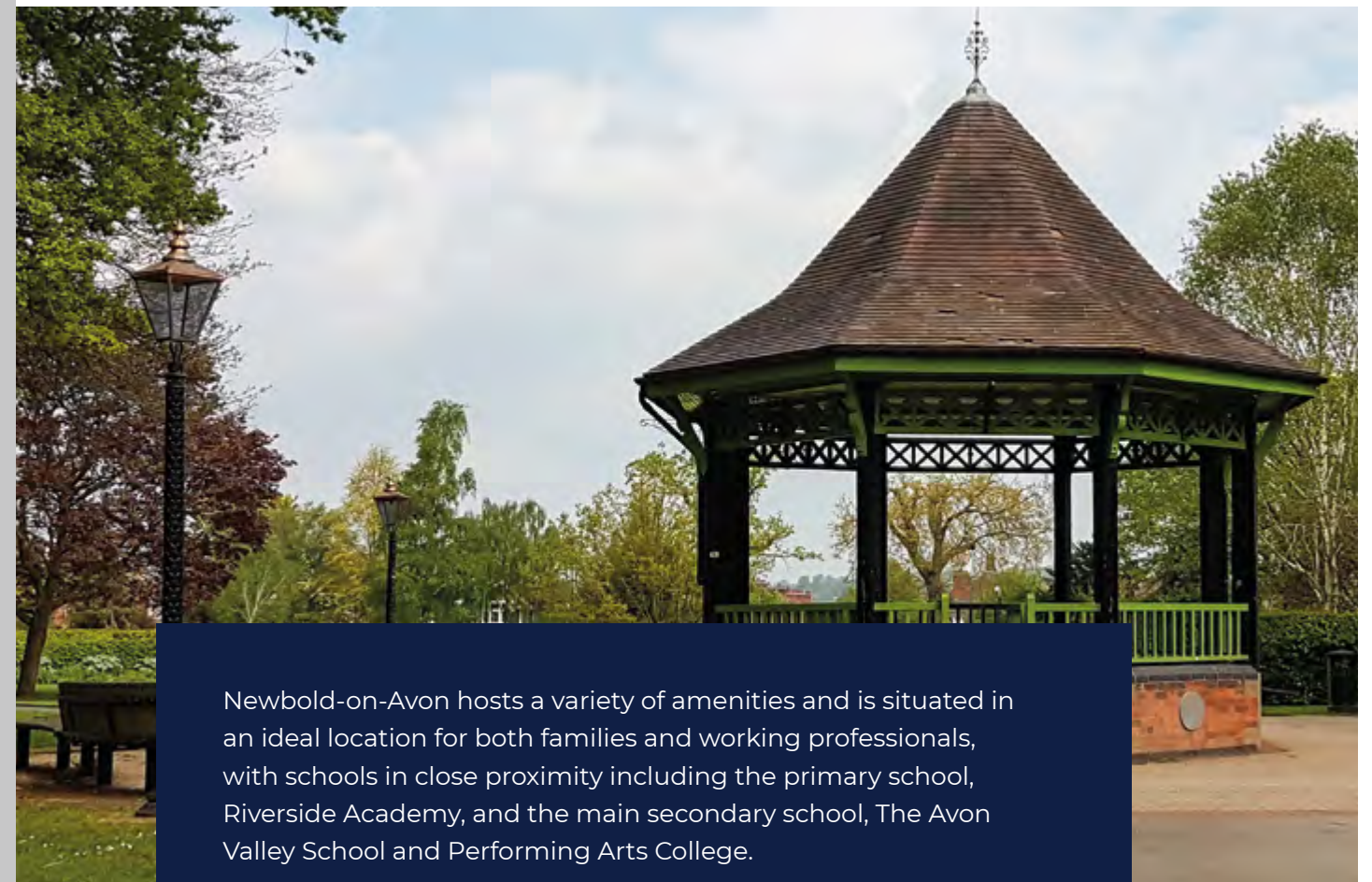


1.6 miles from Rugby (7 mins)
15 miles from Coventry (28 mins)
21 miles from Leicester (37 mins)
25 miles from Northampton (37 mins)
33.5 miles from Birmingham (44 mins)

(Times and distances are approximate)

Sat Nav purposes CV21 1EW

Merynton Place is less than 2 miles from Rugby town centre and just (1.5) miles from Rugby rail station. Rugby is a market town filled to the brim with culture and heritage. Holding the unique title as the birthplace of rugby football, the town, people and events in the area have been shaped by the origins of the sport since 1823.



Newbold-on-Avon hosts a variety of amenities and is situated in an ideal location for both families and working professionals, with schools in close proximity including the primary school, Riverside Academy, and the main secondary school, The Avon Valley School and Performing Arts College.

As well as great train links to London, Birmingham and Coventry, there is easy access for the M1, M6 and M45 as well as close access to Birmingham Airport.

Rugby is a modern town, with close proximity to Warwick and Coventry. Its prime location provides a wide range of services and amenities including the prestigious Rugby School, one of England's oldest and most sought-after public schools. Rugby also has excellent train links to London (taking just 50 minutes), Birmingham, Stafford and Crewe.

In the town centre and the Clock Towers shopping centre, you can find a variety of high street shops including independent retailers. The town centre boasts an open-air market, which plays host to local traders. Additionally, you can find Elliot's Field Retail Park nearby with popular businesses and shops including Debenhams, Marks & Spencer and Caffé Nero. Bars and restaurants can also be found in the town centre, making for a lively atmosphere with restaurants such as Prezzo and Nipa Thai.

MERYNTON PLACE

Fulbrook

PLOT 13

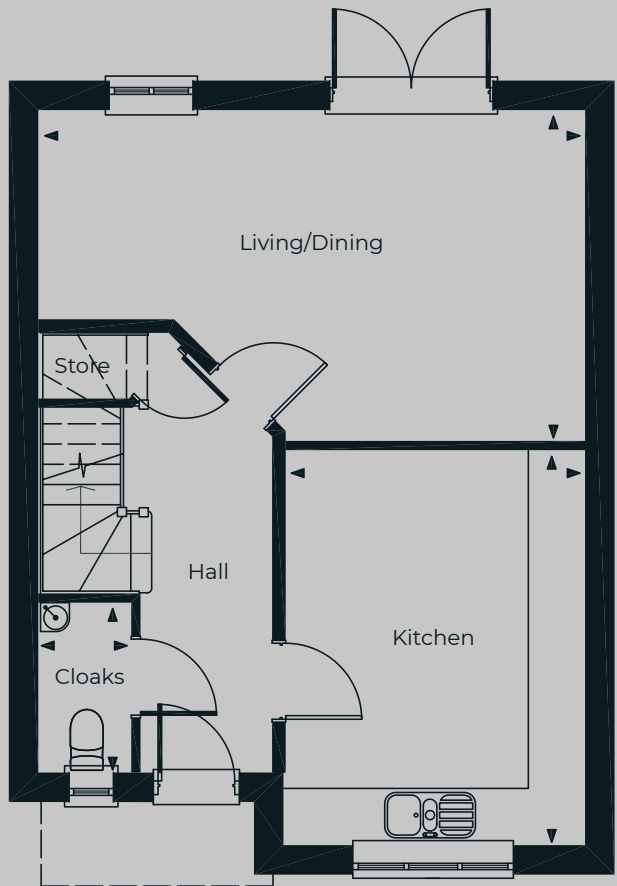


The Fulbrook is an idyllic home perfectly suited to every stage of your life. Designed for modern living, the Fulbrook is a place you will want to call home.

Although the Fulbrook is one of our smaller homes by square footage, it still manages to provide the additional storage you need, offering practicality and a brilliant floorplan. On the ground floor you'll find a magnificent open plan living and dining space that fills the width of the home. Here you'll also find double French doors that open out to the family-sized rear garden and indulge the space with beautiful, natural light. A well-designed, large kitchen is ideal for a busy, growing family and a storage cupboard and cloakroom completes the downstairs design.

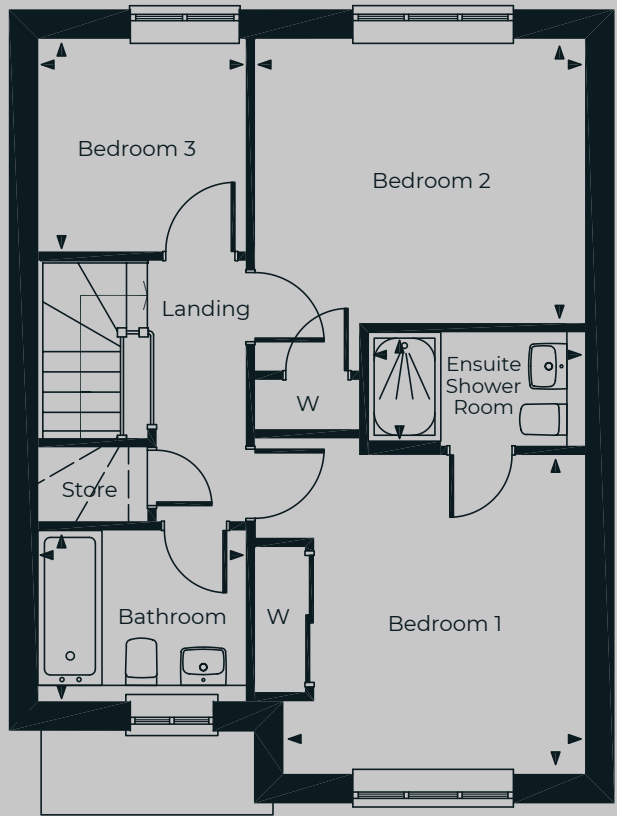
As you make your way upstairs, you'll find three well-sized bedrooms. Bedroom one is complimented with a built-in wardrobe and ensuite shower room. Bedroom two is similarly sized, with wardrobe space, but sized perfectly for a double bedroom. Bedroom 3 is ideal perhaps as a study or nursery and bedrooms two and three share a main bathroom. The first floor is accompanied by a cupboard for increased storage and the home is accompanied by driveway parking. For specific plots, please refer to our development site plan. Property type is sq. ft. 725.

Building beautiful homes in Warwickshire since 1933



GROUND FLOOR

- Living/Dining**
5.90m x 3.55m (19'4" x 11'8")
- Kitchen**
3.18m x 4.25m (10'5" x 13'11")
- Cloaks**
0.95m x 1.78m (3'1" x 5'10")



FIRST FLOOR

- Bedroom 1**
3.23m x 3.36m (10'7" x 11")
- Ensuite Shower Room**
2.29m x 1.08m (7'6" x 3'7")
- Bedroom 2**
3.56m x 3.00m (11'8" x 9'10")
- Bedroom 3**
2.22m x 2.26m (7'4" x 7'5")
- Family Bathroom**
2.24m x 1.80m (7'4" x 5'11")

MERYNTON PLACE

Polesworth

PLOTS 3, 4, 5, 6, 7 & 8

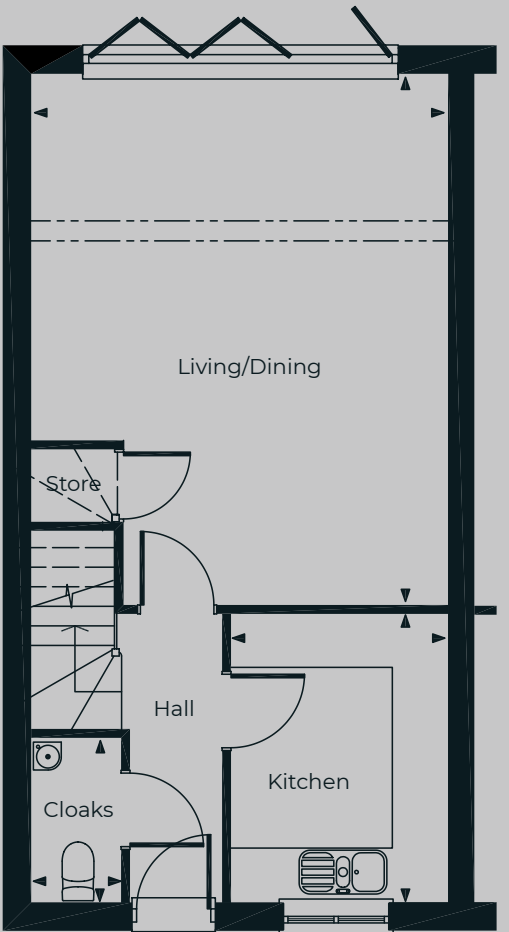


Artist Illustration

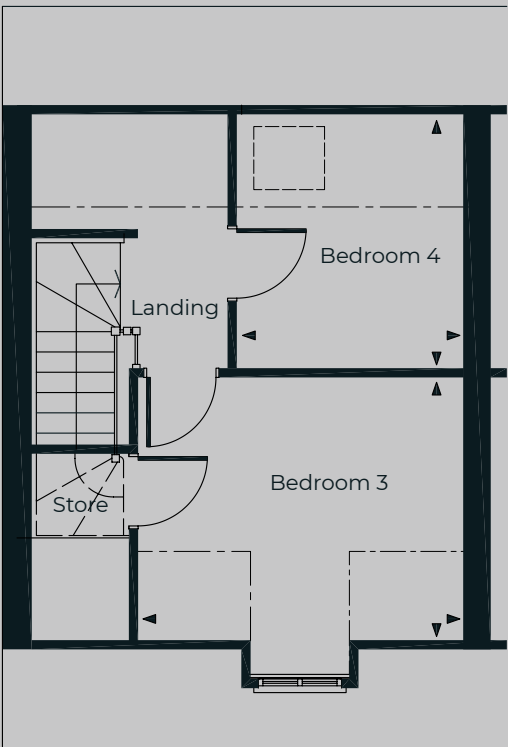
The Polesworth is a semi-detached four-bedroom town house that boasts a contemporary design with the perfect amount of living space.

This leads through to the large living room and dining room area, enhanced with bi-fold doors to the rear garden, allowing daylight to brighten the room.

Leading off the hallway are the stairs to the first floor, where you will find two large bedrooms, one with a sliding wardrobe, a storage cupboard and the main bathroom. The master bedroom is also complimented with an ensuite shower room. As you make your way to the top floor, you'll find bedrooms three and four, both of which boast adequate space with an additional storage cupboard also located on this floor. For specific plots, please refer to our development site plan. Property type is sq. ft. 1095.



Structural Beam



Restricted Headroom

GROUND FLOOR

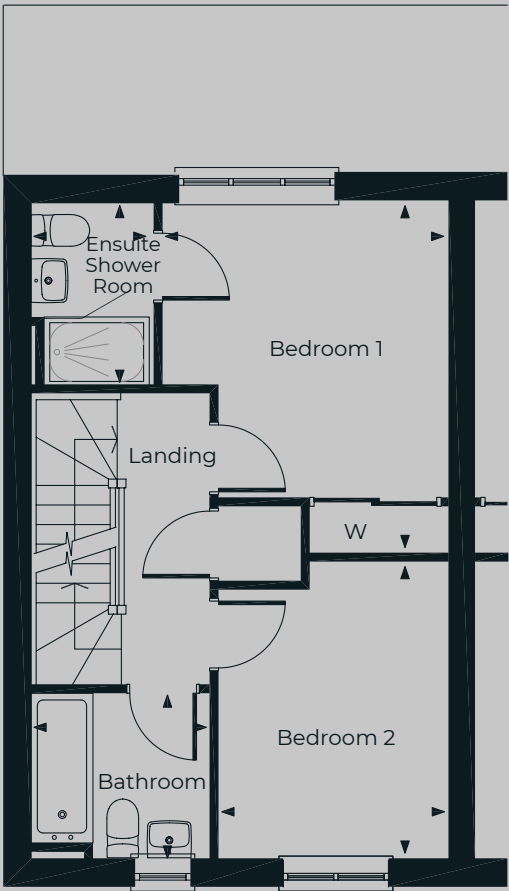
- Living/Dining**
4.67m x 5.98m (15'4" x 19'7")
- Kitchen**
2.42m x 3.27m (7'11" x 10'9")
- Cloaks**
1.00m x 1.83m (3'3" x 6'0")

SECOND FLOOR

- Bedroom 3**
3.49m x 2.79m (11'5" x 19'2")
- Bedroom 4**
2.39m x 2.68m (7'10" x 8'1")

FIRST FLOOR

- Bedroom 1**
3.18m x 3.90m (10'5" x 12'9")
- Ensuite Shower Room**
1.28m x 2.02m (4'2" x 6'7")
- Bedroom 2**
2.54m x 3.27m (8'4" x 10'9")
- Family Bathroom**
1.97m x 1.86m (6'5" x 6'1")



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MERYNTON PLACE

Atherstone

PLOT 1

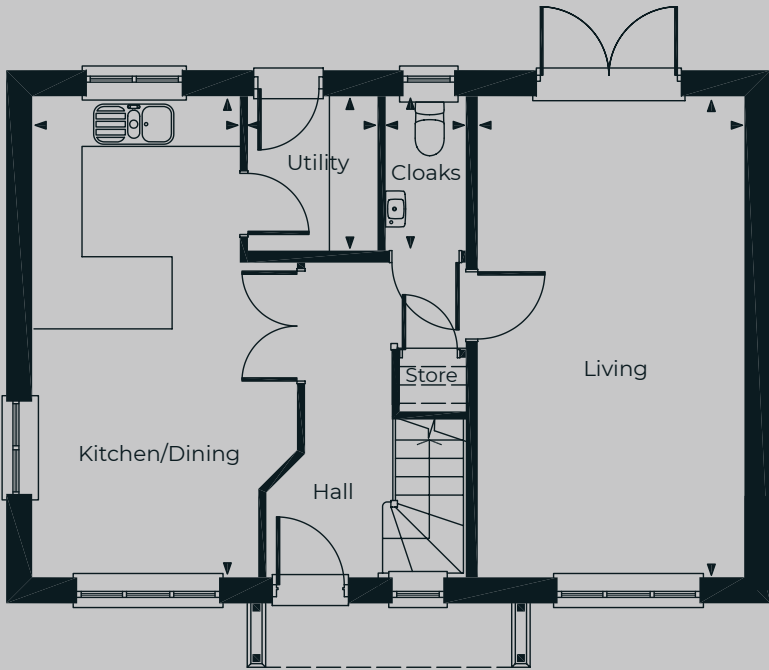


This deluxe four-bedroom home is a perfect family home, offering plentiful space in a stunning design.

From the moment you enter the Atherstone, you are greeted with beautiful space and light, which leads through to the open plan kitchen and dining room area. The kitchen is designed for growing families, with a separate, adjoining utility room.

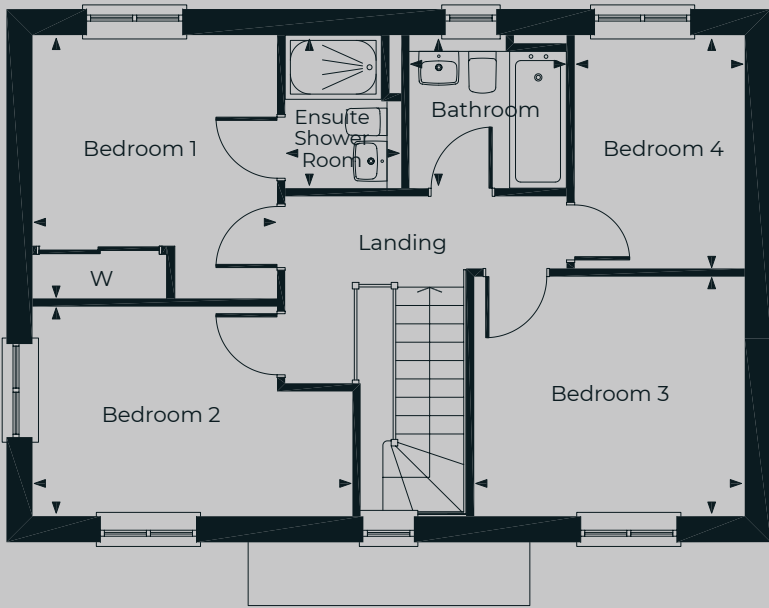
The living room runs the full length of the house, with a large window that overlooks the front garden. The living room is enhanced with French double doors that lead out to a spacious rear garden. Downstairs is also complimented with a cloakroom WC.

Upstairs you will find an expansive landing, with three double bedrooms, a fourth bedroom and a family bathroom. The master bedroom is fitted with an ensuite shower room and fitted wardrobes for extra storage space. Bedrooms two, three and four have access to the main bathroom. This property is accompanied with a garage and driveway. For specific plots, please refer to our development site plan. Property type is sq. ft. 1132.



GROUND FLOOR

- Living**
3.28m x 5.92m (10'9" x 19'5")
- Kitchen/Dining**
2.53m x 5.93m (8'4" x 19'5")
- Utility**
1.59m x 1.87m (5'3" x 6'2")
- Cloaks**
0.97m x 1.87m (3'2" x 6'2")



FIRST FLOOR

- Bedroom 1**
3.01m x 3.23m (9'11" x 10'7")
- Ensuite Shower Room**
1.41m x 1.82m (4'7" x 6'0")
- Bedroom 2**
3.95m x 2.56m (13'0" x 8'5")
- Bedroom 3**
3.32m x 2.94m (10'11" x 9'8")
- Bedroom 4**
1.98m x 2.85m (6'6" x 9'4")
- Family Bathroom**
1.93m x 1.82m (6'4" x 6'0")

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MERYNTON PLACE

Upton

PLOTS 2, 10, 11 & 14

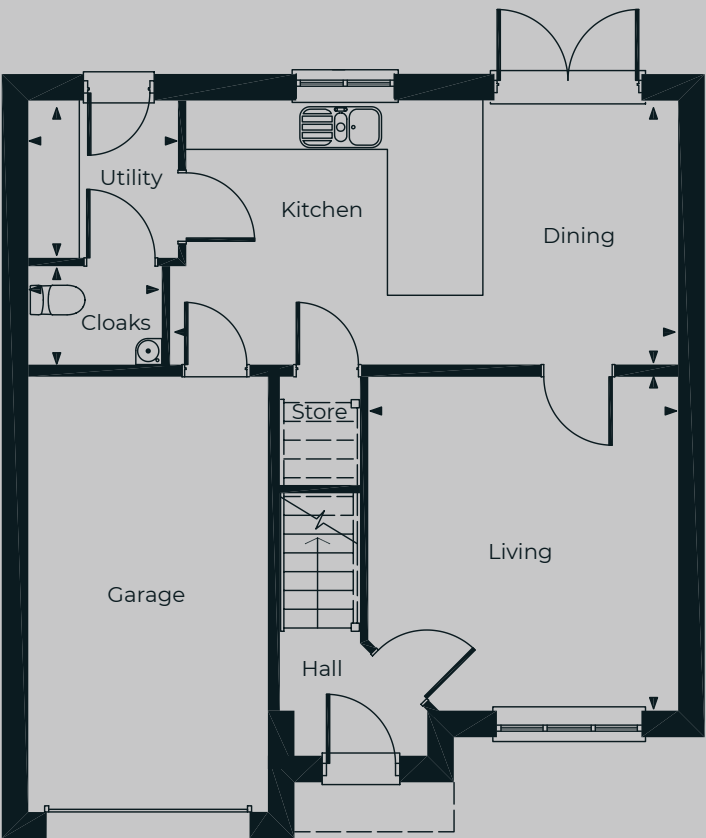


Artist Illustration

One of our most popular four-bedroom homes, the Upton holds a remarkable reputation for its classic, yet spacious design.

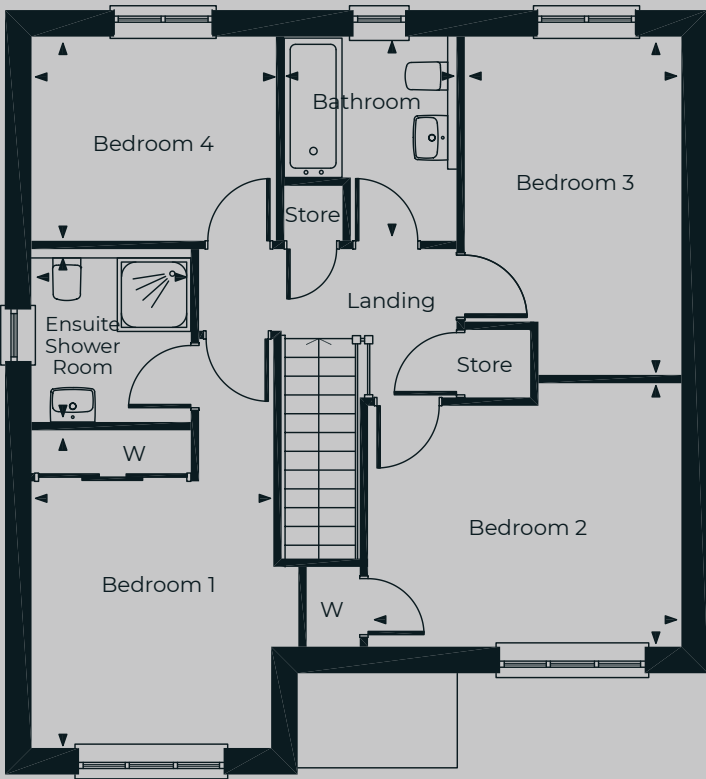
Designed for a family lifestyle, the Upton boasts a magnificent open plan kitchen and dining area, enhanced with French double doors that lead out to a large back garden. A separate utility room provides a large storage space downstairs – perfect for growing families! A spacious living room, cloakroom and integral garage complete the ground floor.

Heading upstairs, spread across a large landing you'll find four spacious bedrooms and a family sized bathroom. Bedroom one has a stylish ensuite shower room. Bedroom two is the perfect size for a double bed, whereas bedroom three is well suited to a large single bedroom layout. Bedroom four provides the ideal space for a bedroom, study or nursery. For specific plots, please refer to our development site plan. Property type is sq. ft. 1168.



GROUND FLOOR

- Living**
3.75m x 4.07m (12'4" x 13'4")
- Kitchen/Dining**
6.13m x 3.12m (20'1" x 10' 3")
- Utility**
1.81m x 1.81m (5'11" x 5'11")
- Cloaks**
1.58m x 1.18m (5'2" x 3'10")



FIRST FLOOR

- Bedroom 1**
2.88m x 3.76m (9'5" x 12'4")
- Ensuite Shower Room**
1.83m x 1.94m (6'0" x 6'4")
- Bedroom 2**
3.70m x 3.16m (12'2" x 10'4")
- Bedroom 3**
2.54m x 4.03m (8'4" x 13'3")
- Bedroom 4**
2.93m x 2.38m (9'7" x 7'10")
- Family Bathroom**
2.05m x 2.38m (6'9" x 7'10")

MERYNTON PLACE

Harbury

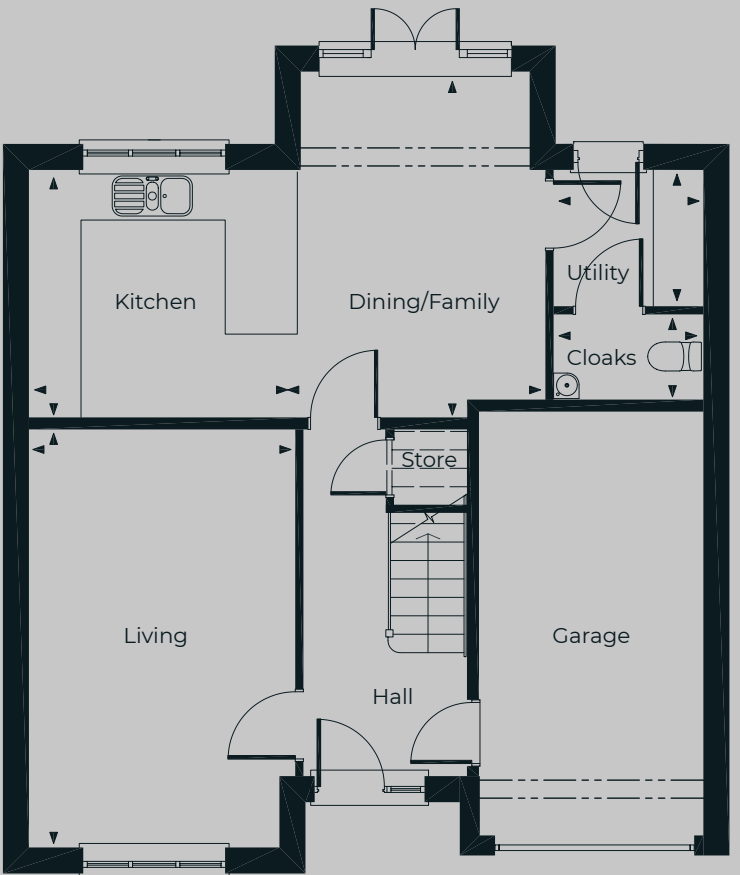
PLOTS 9 & 12



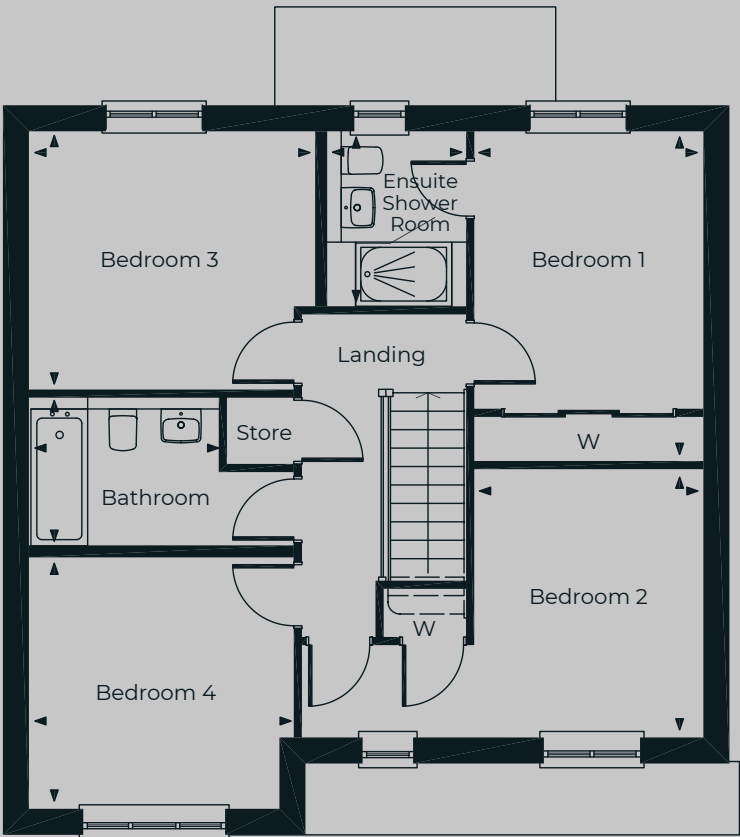
The Harbury is the perfect family home, designed for modern living and packed with generous space for a home your family can grow with.

As you walk through the front door you are greeted by a spacious hallway that connects all of your main living areas. The rear of the home hosts a magnificent open plan kitchen, dining and family room, with French double doors that lead to the rear garden. Downstairs you'll also find a utility room, cloakroom and storage cupboard.

Heading upstairs you'll find four generously sized bedrooms – all of which are perfectly sized to fit a double bed. Bedroom one is complimented with a luxurious ensuite shower room and built-in wardrobes. Bedrooms two, three and four all have access to the main bathroom. In bedroom two, you will also find wardrobe space, with additional storage on the landing. Our bedrooms in the Harbury are large and spacious – the choices and options for use are endless. This home has an integral garage. For specific plots, please refer to our development site plan. Property type is sq. ft. 1302.



Structural Beam



GROUND FLOOR

- Living**
3.22m x 5.12m (10'7" x 16'9")
- Dining/Family**
3.16m x 4.16m (10'4" x 13'8")
- Kitchen**
3.16m x 2.96m (10'4" x 9'8")
- Cloaks**
1.72m x 0.98m (5'8" x 3'3")
- Utility**
1.75m x 1.58m (5'9" x 5'2")

FIRST FLOOR

- Bedroom 1**
2.73m x 3.96m (8'11" x 13'0")
- Ensuite Shower Room**
1.61m x 2.06m (5'3" x 6'9")
- Bedroom 2**
2.73m x 3.15m (8'11" x 10'4")
- Bedroom 3**
3.44m x 3.10m (11'3" x 10'2")
- Bedroom 4**
3.20m x 2.97m (10'6" x 9'9")
- Family Bathroom**
2.30m x 1.76m (7'6" x 5'9")

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Merynton Place Specification

HOUSE TYPES

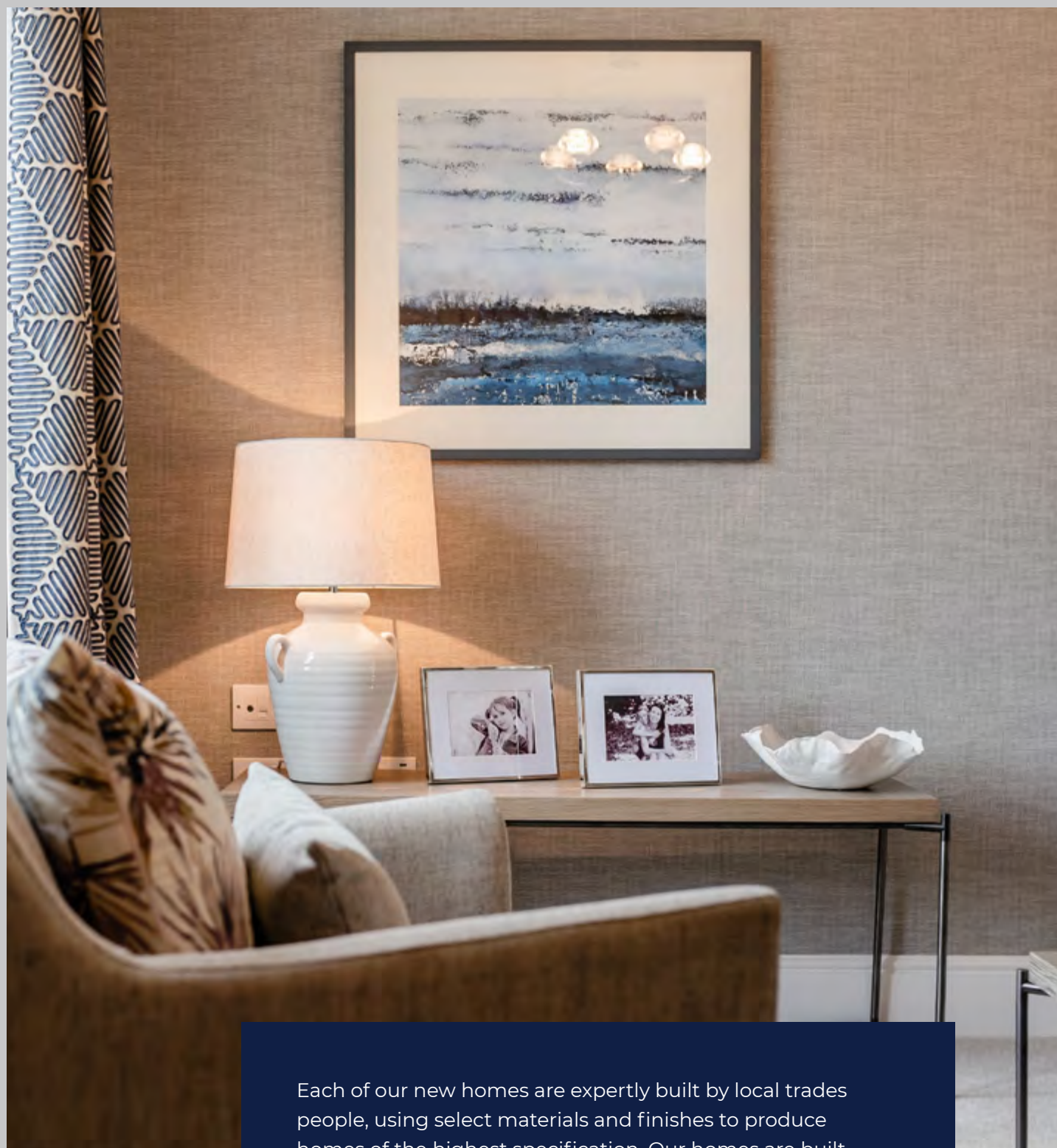
	FULBROOK	POLESWORTH	ATHERSTONE	UPTON	THE HARBURY
Kitchen & Utilities (where applicable)					
Choice of Roundel Banwell, Barry, Beaulley kitchen units with laminate work surfaces and upstands, smooth door closers, cutlery tray and stainless steel splash back to hob – subject to design (available up to certain stage of build)	✓	✓			
Choice of Roundel Banwell, Barry, Beaulley or Carnoch kitchen units with laminate work surfaces and upstands, smooth door closers, cutlery tray and stainless steel splash back to hob – subject to design (available up to certain stage of build)			✓	✓	✓
Choice of Johnsons wall tiles to window cill (available at certain stage of build)	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink to kitchen (1 bowl sink to utility where applicable)	✓	✓	✓	✓	✓
Stainless steel electric single fan oven	✓	✓			
Stainless steel electric double fan oven			✓	✓	✓
Integrated microwave oven					✓
60cm stainless steel 4 burner gas hob with hood	✓	✓			
75cm stainless steel 5 burner gas hob with hood			✓	✓	✓
Integrated 50/50 fridge/freezer			✓	✓	✓
Integrated fridge/freezer housing (appliance not provided)	✓	✓			
Integrated 12 place setting dishwasher			✓	✓	✓
Space for dishwasher with plumbing and electrics	✓	✓			
Space for washing machine with plumbing and electrics	✓	✓	✓	✓	✓
Space for tumble drier with electrics			✓	✓	✓
Chrome LED downlights (to kitchen only)	✓	✓	✓	✓	✓
Base unit plinth lighting (to kitchen only)			✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
Main Bathroom					
Wall hung white finish wash basin with chrome mixer tap Wall hung white finish WC with soft close lid. Square finished bath with thermostatically controlled shower/bath filler and bath screen	✓	✓	✓	✓	✓
Choice of Johnsons ceramic wall tiles to wet areas (available at certain stage of build)	✓	✓	✓	✓	✓
Heating – chrome towel radiator	✓	✓	✓	✓	✓
Chrome – LED downlights	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
Ensuite Shower Room					
Wall hung wash basin with chrome mixer tap Wall hung WC with soft close lid Thermostatically controlled shower	✓	✓	✓	✓	✓
Choice of Johnsons ceramic wall tiles to wet areas (available at certain stage of build)	✓	✓	✓	✓	✓
Heating – chrome towel radiator	✓	✓	✓	✓	✓
Chrome LED downlights	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓

HOUSE TYPES

	FULBROOK	POLESWORTH	ATHERSTONE	UPTON	THE HARBURY
Cloakroom					
Wash hand basin with chrome tap and WC with soft close lid	✓	✓	✓	✓	✓
Vinyl floor covering (from our selection)	✓	✓			
Luxury vinyl tile covering (from our selection)			✓	✓	✓
Heating					
Worcester Bosch gas central heating boilers with thermostatically controlled radiators	✓	✓	✓	✓	✓
Internal					
All homes are ready to be connected to the Openreach network, for your chosen telephone and broadband service provider Power supply, TV aerial & cabled internet data points are provided Additionally the homes are hardwired to allow for connection to Virgin Media, subject to home owners wishing to use Virgin as a service provider (Speeds are dependent upon your chosen service provider)					
Living Room – TV aerial, phone point, broadband point	✓	✓	✓	✓	✓
Additional broadband internet data sockets – bedroom 1, bedroom 2	✓	✓	✓	✓	✓
Additional broadband internet data socket – bedroom 4		✓			
USB charger incorporated into power sockets to kitchen, bedroom 1 and bedrooms 2	✓	✓	✓	✓	✓
Coaxial lead for TV aerial provided to roof space – for connection by your TV engineer	✓	✓	✓	✓	✓
Electrical sockets/switch plates – white switch socket plates throughout	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓
Extractor fans to kitchens, cloaks, utility & ensuite – where applicable	✓	✓	✓	✓	✓
Walls and ceilings white emulsion paint	✓	✓	✓	✓	✓
Doors white gloss paint finish	✓	✓	✓	✓	✓
Door furniture – polished chrome design	✓	✓	✓	✓	✓
Staircase – white newel posts, stringers and balustrades with oak handrails & caps to posts	✓	✓	✓	✓	✓
Architrave and skirting boards painted white gloss	✓	✓	✓	✓	✓
Wardrobes – please refer to the individual house type leaflet - please ask the selling agents/sales department					
External					
Each home has Solar PV roof units to assist in achieving a 10% carbon omission reduction for the whole development Please note: The roof units do not provide 100% electricity to each home	✓	✓	✓	✓	✓
Rainwater goods – Black uPVC gutters and down pipes	✓	✓	✓	✓	✓
Munster windows – uPVC with sealed double glazing	✓	✓	✓	✓	✓
Munster French doors – uPVC with sealed double glazing (see applicable rooms)	✓	✓	✓	✓	✓
Front door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓
Rear door – GRP with polished chrome door furniture	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓
Internal power and lighting to garage (where garage accommodation is provided)			✓	✓	✓
Steel wood effect garage door (where garage accommodation is provided)			✓	✓	✓
Rear gardens turfed	✓	✓	✓	✓	✓
Rear gardens fenced	✓	✓	✓	✓	✓
Tarmaced driveways and parking areas	✓	✓	✓	✓	✓

A Management Company will be appointed to look after the drainage, private driveways and development estate roadway – please ask for further information.

The NHBC 10 year building warranty is provided to all homes.



Each of our new homes are expertly built by local trades people, using select materials and finishes to produce homes of the highest specification. Our homes are built with your future in mind, with stylish, lasting design, and contemporary layouts that help you create a home; as demonstrated throughout with modern interior, electrical and technology specification. The range of homes available at Merynton Place cater for first-time homeowners, growing families, retiree's and downsizers. We take enormous pride in making every Benfield home, a home for life.

Our homes are built with your future in mind, with stylish, lasting design, and contemporary layouts that help you create a home





Benfield Homes considers your safety and well being of your family, of paramount importance. A building site can be a dangerous place, especially for children, who often see it as an adventure playground.

- Comply with the advice given by our Sales Representatives.
- Wear the safety helmet provided.
- Keep clear of any moving plant and any scaffold or excavations.
- For your safety you may not be permitted to enter homes under construction. Please confirm access with your Sales Representative.
- Ensure that children are under control and not allowed to play on the site whilst you are here or after your visit.

Thank you for helping to keep this a safe site. If you would like further information please ask your Sales Representative.

The Consumer Code for Home Builders gives protection and rights to purchasers of new homes

We ensure customer care is our highest priority and we do everything possible to make the experience as enjoyable and efficient as possible. To make sure we deliver on our promises, we follow a strict code of practice. The consumer code for home builders gives protection and rights to purchasers of new homes, ensuring that all new homebuyers are treated fairly and are fully informed about their purchase before and after they sign the contract. We are proud to say the feedback we receive is exceptionally positive!

WHAT IS THE CONSUMER CODE?

The Code is a scheme that ensures new home buyers are fully informed about their purchase before and after they sign the contract. It also requires all new Home Buyers to be treated fairly.

THE AIM OF THE CODE IS FOR ALL NEW HOME BUYERS TO:

- Be treated fairly
- Know what levels of service to expect
- Be given reliable information about their purchase and their consumer rights before and after they move in
- Know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

More information can be found at www.consumercode.co.uk

Please Note:

Every Benfield Homes development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choicer are available from the selling agents/sales department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in the brochure has been prepared for guidance only and does not form part of an offer of contract or warranty. All floor plans, artists impressions and images are only intended as a guide and should not be relied upon for accurate measurements. All descriptions and dimensions are indicative and should not be used on the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Benfield Homes operate a policy of continual improvement and reserve the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor.



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www.benfieldhomes.co.uk

KB Benfield Holdings Ltd trading as Benfield Homes

