Hawkesbury Lakes

Everyday, done better.

TILIA HOMES

Everyday, *done better.*



Where everyday life finds its space.

At Hawkesbury Lakes, being outside is simply part of how the day unfolds.

Set in the village of Hawkesbury between Coventry and Bedworth, these 3 and 4 bedroom homes sit alongside walking routes, open views and natural surroundings, where fresh air and room to move become everyday essentials.

Screens Down. *Bikes Out.*

Big days out don’t need planning when they start at your front door.

Open green space, play areas and low-traffic streets mean there’s room to run, ride and explore close to home, whether they’re five or fifteen.

A BMX track and games areas turn bikes, scooters and footballs into part of the everyday soundtrack. It’s the kind of place where screens give way to fresh air.

For parents, that means fewer organised trips and more of life happening naturally, right outside the front door.

On-site BMX track and games areas, with paths designed for bikes, scooters and everyday adventures.

Weekends, *sorted*.







Designed around green space.

Hawkesbury Lakes sits alongside established green corridors, with water forming part of the wider setting, giving the neighbourhood a softer edge from the start.

Footpaths weave through the development and link directly to the canal towpath, where you can walk to Hawkesbury Junction and the historic lock flight, or follow the greenway towards the Miners Welfare Park.

Public art inspired by the site's coal mining heritage is integrated into key landscape spaces, with sculptural seating and golden elm trees marking points along the route.

Whether it's a quiet morning walk, an evening stroll or a longer weekend loop, the setting makes it easy to spend time outdoors without needing to travel far.



Five water features across the site with looped walking routes throughout.

Where Daily Life *Just Works.*

Everything close to hand.

A Co-op nearby covers everyday essentials, while Arena Shopping Park brings together Tesco Extra, Marks & Spencer and other big names for the weekly shop.

Coventry city centre offers high street brands, cafés and places to eat, with Bedworth town centre adding local shops and services. From quick errands to a slower wander, everything is within easy reach.

Life admin, sorted.



Schools *Close By.*

Families at Hawkesbury Lakes have a good choice of schools and colleges nearby, helping keep the school run simple and supporting children through every stage.

Bedworth Heath Nursery School

This outstanding nursery is a 7-minute drive away and is a long standing pillar of the local community, having been around since the 1950s. It provides 'chances to explore, discover and grow' to children aged 2 to 5.

Grangehurst Primary School

Only 4 minutes away by car, for pupils aged from 4–11 years old, Grangehurst Primary School offers a calm and stimulating environment where 'everyone is valued'. Their core values of growth, pride and safety are at the heart of everything they do.

Foxford Community School

Located a 20-minute walk away, this secondary school and sixth form is part of the Multi Academy Castle Phoenix Trust and provides education to students between the ages of 11 and 18, aiming to 'nurture their talents, interests and aspirations'.

Coventry College

Located in the heart of Coventry city centre, and under 5 miles away, Coventry College is easily accessible by both car and public transport. From entry-level and Further Education qualifications to university-level and professional programmes, there is something for everyone – whatever your aims and ambitions.

Although the schools listed above are nearby, we cannot guarantee admission.









Things to do in *Hawkesbury.*

Life in Hawkesbury.

At the meeting point of the Coventry and Oxford canals, Hawkesbury has grown around its waterways since the late 18th century. Hawkesbury Junction and its historic lock flight remain central to the area's character, with narrowboats still passing through each day.

The Greyhound Inn overlooks the water, while local convenience shops and takeaways serve the surrounding streets. The canal paths stretch in both directions, used daily by walkers, cyclists and boaters.

It is a part of Coventry with its own identity, shaped by water, heritage and a long established community.

Connections.

Good transport links to nearby towns, cities and further afield.

Destinations by car

16 min	Coventry 4 miles
34 min	Royal Leamington Spa 15.2 miles
42 min	Leicester 24.7 miles

Destinations by train
Bedworth Railway Station

30 min	Birmingham International
1 hr 21 min	London Euston
1 hr 30 min	Oxford

Travel.

Your nearest transport links.

- Bedworth station
- M6
- Birmingham Airport

Up to 2 Miles

1. Hawkesbury Visitor Moorings – Coventry Canal
2. The Greyhound Inn
3. Grangehurst Primary School
4. Capitol Gym

Up to 5 Miles

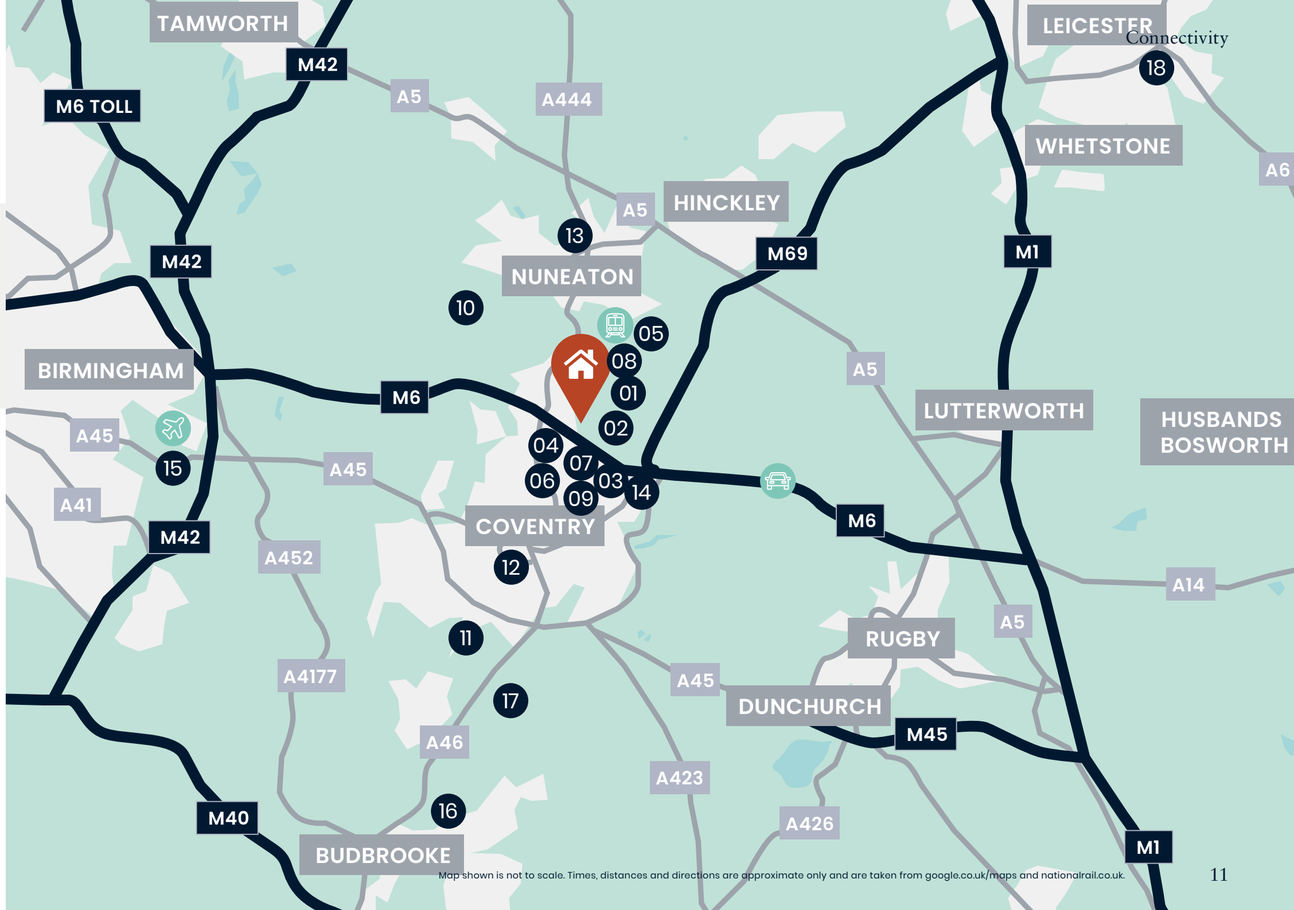
5. Bedworth Station
6. Coventry Building Society Arena
7. Arena Shopping Park
8. Bedworth Leisure Centre
9. Tesco Extra

Up to 10 Miles

10. Oakridge Golf Club
11. University of Warwick
12. Planet Ice Coventry
13. Riversley Park
14. University Hospital Coventry & Warwickshire
15. Birmingham International Airport

Up to 25 Miles

16. Warwick Castle
17. Stoneleigh Abbey
18. Leicester Racecourse



Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Computer generated image is for illustrative purposes only and is intended to provide an artist's impression of the development. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change: properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details.

Life at Hawkesbury Lakes.

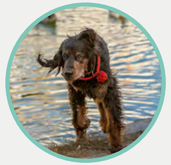
3 Bedroom Homes

- The Marwood
- The Scotswood
- The Thurlwood
- The Queenswood

4 Bedroom Homes

- The Cromford
- The Ashleworth
- The Langford
- The Rensford
- The Sandford

– Affordable Homes



Nature & water

- Multiple lakes across the development
- Direct access to canal towpath
- Landscaped walking routes and green corridors



Play & activity

- Community park with green gym
- Multi use games area
- Grass kickabout space
- Dedicated BMX track loop
- LEAP play area
- Teenage shelter



Social & relaxation

- Picnic seating areas
- Sculptural seating and public art
- Visitor parking throughout



Homes *Designed* Around Real Life.

Every home at Hawkesbury Lakes has been designed around the way people live today.

Sociable kitchen spaces, flexible rooms for working from home, and layouts that balance openness with privacy create homes that feel easy to live in from day one.

Modern construction methods, high levels of insulation and air source heat pumps help keep homes comfortable and energy efficient throughout the year.





Designed to adapt over time.

Homes at Hawkesbury Lakes are designed with everyday practicality in mind, including features that help make living easier for a wider range of people.

Some homes are built to enhanced accessibility standards, with step free access to the front and rear, wider internal circulation and thoughtfully planned layouts that allow space to move comfortably through the home.

Ground floor layouts allow for the potential addition of an accessible shower room in the future, while reinforced walls allow for the installation of grab rails if ever required. Wider parking bays and easy to reach windows further support comfortable, adaptable living.

These details help ensure homes can support changing needs over time, making them practical for families today and flexible for the years ahead.

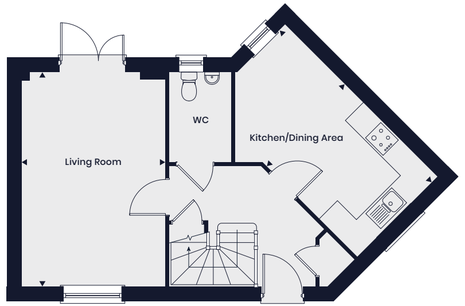


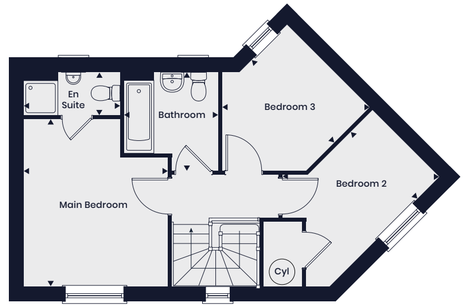
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The Marwood

3 Bedroom Home

Total Area 943 sq. ft.





Ground Floor

Kitchen/Dining Area	5.02m x 2.66m | 16'5" x 8'8"
Living Room	5.02m x 3.37m | 16'5" x 11'0"

First Floor

Main Bedroom	3.93m x 3.37m | 12'10" x 11'0"
En Suite	2.26m x 1.00m | 7'5" x 3'3"
Bedroom 2	3.67m x 2.21m | 12'0" x 7'3"
Bedroom 3	3.49m x 2.72m | 11'5" x 8'11"
Bathroom	2.30m x 1.90m | 7'7" x 6'3"

WC – Cloakroom Cyl - Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive.

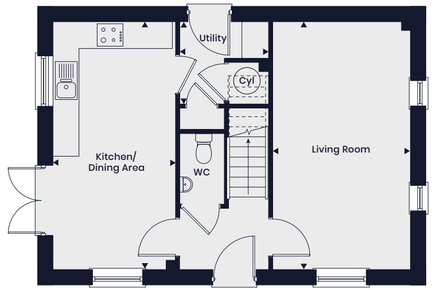


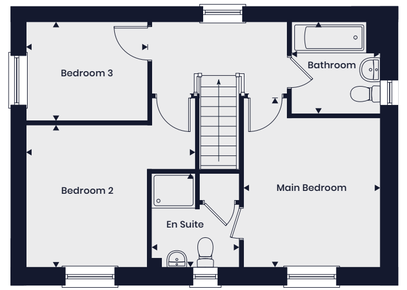
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The Scotswood

3 Bedroom Home

Total Area 969 sq. ft.





Ground Floor

Kitchen/Dining Area	5.58m x 2.76m | 18'3" x 9'1"
Living Room	5.58m x 3.10m | 18'3" x 10'2"
Utility	2.00m x 1.86m | 6'7" x 6'1"

First Floor

Main Bedroom	3.84m x 3.10m | 12'7" x 10'2"
En Suite	2.14m x 2.00m | 7'0" x 6'7"
Bedroom 2	3.84m x 3.23m | 12'7" x 10'7"
Bedroom 3	2.77m x 2.26m | 9'1" x 7'5"
Bathroom	2.10m x 2.10m | 6'10" x 6'11"

WC – Cloakroom Cyl - Hot Water Cylinder

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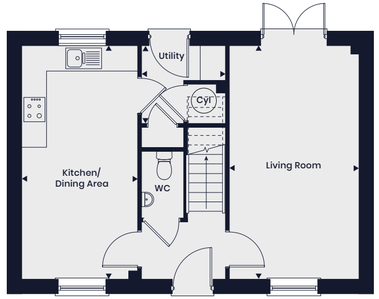


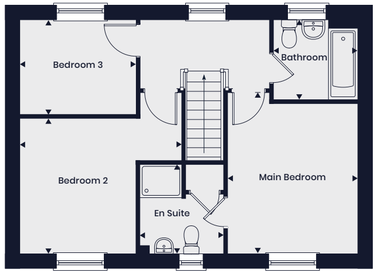
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The Thurlwood

3 Bedroom Home

Total Area 969 sq. ft.





Ground Floor

Kitchen/Dining Area	5.58m x 2.76m | 18'3" x 9'1"
Living Room	5.58m x 3.10m | 18'3" x 10'2"
Utility	2.00m x 1.86m | 6'7" x 6'1"

First Floor

Main Bedroom	3.84m x 3.10m | 12'7" x 10'2"
En Suite	2.14m x 2.00m | 7'0" x 6'7"
Bedroom 2	3.84m x 3.23m | 12'7" x 10'7"
Bedroom 3	2.77m x 2.26m | 9'1" x 7'5"
Bathroom	2.10m x 2.10m | 6'10" x 6'11"

WC – Cloakroom Cyl - Hot Water Cylinder

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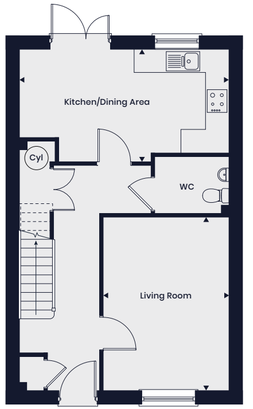


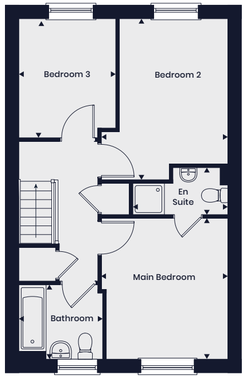
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The Queenswood

3 Bedroom Home

Total Area 1,008 sq. ft.





Ground Floor

Kitchen/Dining Area	5.36m x 2.87m | 17'7" x 9'5"
Living Room	4.42m x 3.22m | 14'6" x 10'6"

First Floor

Main Bedroom	3.61m x 3.24m | 11'10" x 10'4"
En Suite	2.43m x 1.19m | 7'11" x 3'11"
Bedroom 2	4.14m x 3.24m | 13'7" x 10'4"
Bedroom 3	3.06m x 2.48m | 10'0" x 8'1"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"

WC – Cloakroom Cyl - Hot Water Cylinder

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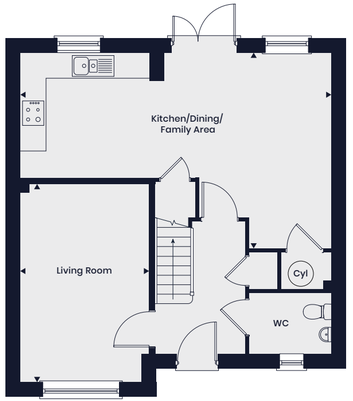


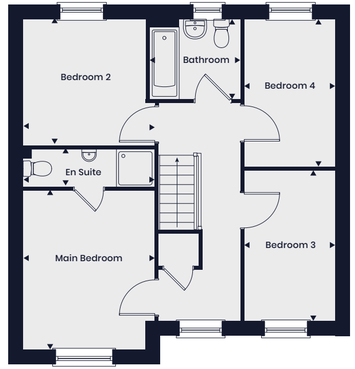
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The Cromford

4 Bedroom Home

Total Area 1,181 sq. ft.





Ground Floor

Kitchen/Dining/ Family Area	7.38m x 4.65m | 24'2" x 15'3"
Living Room	4.74m x 3.05m | 15'7" x 10'0"

First Floor

Main Bedroom	3.74m x 3.10m | 12'3" x 10'2"
En Suite	3.11m x 0.90m | 10'2" x 2'11"
Bedroom 2	3.10m x 3.11m | 10'2" x 10'2"
Bedroom 3	3.56m x 2.15m | 11'8" x 7'0"
Bedroom 4	3.50m x 2.15m | 11'4" x 7'0"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"

WC – Cloakroom Cyl - Hot Water Cylinder

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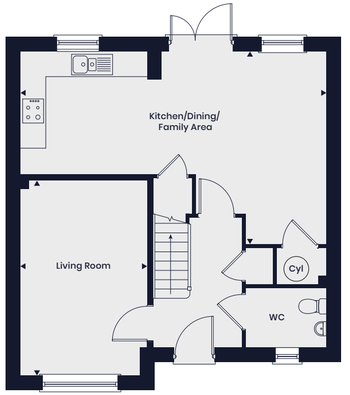


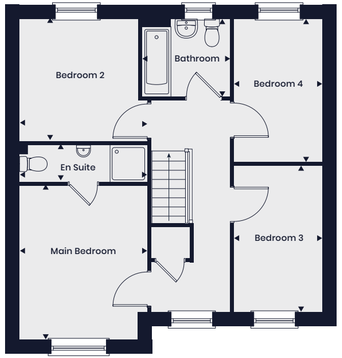
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The Ashleworth

4 Bedroom Home

Total Area 1,249 sq. ft.





Ground Floor

Kitchen/Dining Area	6.70m x 3.45m | 22'0" x 11'4"
Living Room	6.70m x 3.35m | 22'0" x 11'0"
Utility	2.08m x 1.72m | 6'10" x 5'8"

First Floor

Main Bedroom	3.89m x 3.50m | 12'9" x 11'6"
En Suite	2.01m x 1.96m | 6'7" x 6'5"
Bedroom 2	3.44m x 2.85m | 11'3" x 9'4"
Bedroom 3	3.07m x 2.26m | 10'1" x 7'5"
Bedroom 4	2.48m x 2.16m | 8'2" x 7'1"
Bathroom	2.07m x 1.96m | 6'9" x 6'5"

WC – Cloakroom Cyl - Hot Water Cylinder

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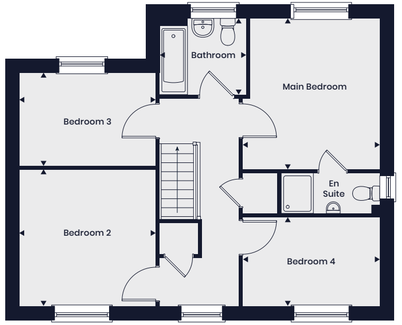
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The Langford

4 Bedroom Home

Total Area 1,249 sq. ft.





Ground Floor

Kitchen/Dining Area	5.47m x 2.96m | 17'11" x 9'8"
Living Room	5.81m x 3.33m | 19'1" x 10'11"
Study	3.30m x 2.21m | 10'10" x 7'3"
Utility	1.80m x 1.76m | 5'11" x 5'9"

First Floor

Main Bedroom	3.76m x 3.41m | 12'4" x 11'2"
En Suite	2.44m x 1.00m | 8'0" x 3'3"
Bedroom 2	3.40m x 3.39m | 11'2" x 11'2"
Bedroom 3	3.39m x 2.31m | 11'2" x 7'7"
Bedroom 4	3.39m x 2.21m | 11'2" x 7'3"
Bathroom	2.15m x 1.90m | 7'0" x 6'3"

WC – Cloakroom Cyl - Hot Water Cylinder

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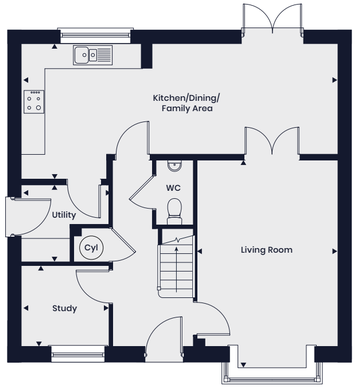


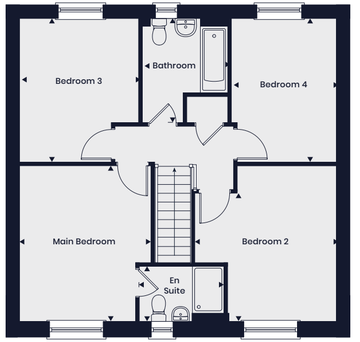
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The Rensford

4 Bedroom Home

Total Area 1,351 sq. ft.





Ground Floor

Kitchen/Dining/ Family Area	8.06m x 3.46m | 26'5" x 11'4"
Living Room	5.31m x 3.58m | 17'5" x 11'9"
Study	2.23m x 2.06m | 7'3" x 6'9"
Utility	2.23m x 1.96m | 7'3" x 6'5"

First Floor

Main Bedroom	3.96m x 3.34m | 12'11" x 10'11"
En Suite	2.15m x 1.40m | 7'0" x 4'7"
Bedroom 2	3.96m x 3.58m | 12'11" x 11'9"
Bedroom 3	3.67m x 3.03m | 12'0" x 9'11"
Bedroom 4	3.67m x 2.51m | 12'0" x 8'3"
Bathroom	2.66m x 2.18m | 8'8" x 7'1"

WC – Cloakroom Cyl - Hot Water Cylinder

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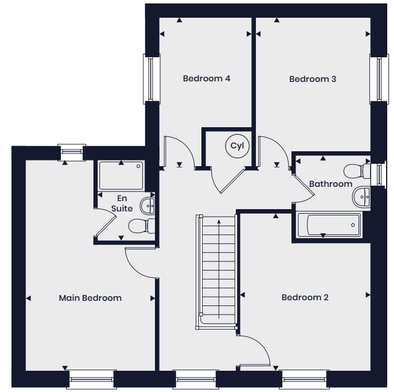
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The Sandford

4 Bedroom Home

Total Area 1,424 sq. ft.





Ground Floor

Kitchen/Dining Area	5.36m x 3.50m | 17'7" x 11'6"
Living Room	5.36m x 3.22m | 17'7" x 10'7"
Family Room	3.96m x 3.31m | 13'0" x 10'10"
Utility	2.58m x 1.64m | 8'5" x 5'4"

First Floor

Main Bedroom	5.36m x 3.27m | 17'7" x 10'8"
En Suite	2.06m x 1.43m | 6'9" x 4'8"
Bedroom 2	4.00m x 3.31m | 13'1" x 10'10"
Bedroom 3	3.76m x 2.92m | 12'4" x 9'7"
Bedroom 4	3.76m x 2.33m | 12'4" x 7'8"
Bathroom	2.11m x 1.91m | 6'11" x 6'3"

WC – Cloakroom Cyl - Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive.

Specification.

		3 bedrooms	4 bedrooms
Kitchen	Choice of kitchen units with soft-close drawers and doors*	✓	✓
	Choice of 40mm worktops with matching upstand to kitchen & utility room*	✓	✓
	Stainless steel single bowl sink with mixer tap*	✓	
	Stainless steel single bowl with half sink drainer with mixer tap*		✓
	Ceramic hob	✓	✓
	Stainless steel under-counter single oven	✓	
	Stainless steel under-counter double oven		✓
	Stainless steel 60cm chimney cooker hood	✓	✓
Electrical	TV point† (location – refer to working drawing)	✓	✓
	BT telephone point (location – refer to working drawing)	✓	✓
	Ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓
	Pendant light fittings with LED bulbs to all other areas	✓	✓
	Extractor fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓
	Energy-efficient Air Source Heat Pump – Vaillant aroThERM Plus Outdoor Heat Pump and Vaillant uniSTOR heat pump with cyclinder OR Ideal HP290 Air	✓	✓
	Monobloc with HP290 Pre-plumbed cylinder as per house type heating layout	✓	✓
	EV Charging Point – Ohme Epod or Rolec Qubev domestic 7.5kW car charger	✓	✓
Bathroom & En Suite	Choice of wall tiles to sink, bath and shower areas*	✓	✓
	White sanitaryware from our approved range	✓	✓
	Thermostatic shower with riser and handset (where applicable)	✓	✓
	Standard mixer taps to baths and basins*	✓	✓
	Shaver socket	✓	✓
Internal Features	All ceilings and walls finished in white matt emulsion	✓	✓
	All woodwork finished in white satinwood	✓	✓
	Four-panel smooth finish internal doors with chrome lever latch	✓	✓
	All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓
Windows & Doors	White double-glazed uPVC windows, utility doors and double doors	✓	✓
	Black front door in various styles, double glazed with chrome-effect door furniture*	✓	✓
	Garage door (where applicable) – standard vertical steel up and over garage door	✓	✓
	White utility door (where applicable)	✓	✓
External Features	Welcoming front path to main entrance	✓	✓
	Patio area – paving slabs	✓	✓
	Front gardens – landscaped to planning requirements	✓	✓
	Close board fencing – 1.8m high panel	✓	✓
	Turfed rear garden	✓	✓
	External lighting on front of house	✓	✓
	Outside taps	✓	✓

8-year warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. Photography is indicative only.

About Tilia.

"The development is in a great location, close to my family and friends, and the property prices were reasonable. The flexible buying incentives meant we even had flooring installed before we got the keys, which was a huge help."

- Tilia homeowner

Building homes, not just houses.

As 'Tilia' you'll have seen us around for a while, but we actually have over 70 years of experience in the construction industry to deliver well designed, energy efficient new homes across England.

Now part of untypical, alongside Hopkins Homes, Tilia combines national strength with a strong regional focus. The ambition is simple: to build sustainable, inclusive communities where people feel proud to live.

Every home is carefully planned with design, functionality and long term value in mind. From modern kitchens and bathrooms to generous gardens and practical storage, spaces are created for real life.

Buying new with Tilia also means peace of mind. Homes come with a comprehensive warranty, high energy efficiency standards and a dedicated customer care team to support you from reservation through to moving in and beyond.

With no onward chain and a range of buying incentives available, owning a Tilia home is straightforward, transparent and built around you.







The *benefits* of buying new.

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.

Energy-efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.

No chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.

Great schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.

Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.

Low maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year warranty to cover structural defects.

It's brand new

Be the first to live in the property. It's brand new – and all yours!

Moving schemes.

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price - and we'll pay the estate agent's fees.

Deposit paid

We can top up your deposit by up to 5% to help make owning your dream home a reality.

Stamp duty paid

We'll cover the Stamp Duty on your new home, helping you move with less to worry about.

Customer commitment.

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home - we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process - and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

NEW HOMES QUALITY BOARD

NEW HOMES OMBUDSMAN SERVICE

Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details.

Sustainability.

Modern homes. Thoughtfully designed.

Air source heat pumps

Each home is fitted with an energy-efficient air source heat pump from leading manufacturers including Vaillant or Ideal. Rather than burning gas, it captures heat from the outside air to warm your home and hot water.

This all-electric system produces lower carbon emissions, removes the risk of carbon monoxide and is designed to provide reliable, efficient heating throughout the year.

Electric vehicle charging

Homes are equipped with a dedicated electric vehicle charging point, making it easy to charge your car overnight at home.

Home charging is typically more convenient and more cost effective than public charging stations, supporting the transition to electric vehicles while helping make everyday travel simpler.

Energy-efficient homes

Built to modern construction standards, the homes are designed to be significantly more energy efficient than many older properties.

With an average SAP rating of around 83 and an EPC rating of B, they are built to help reduce energy use, improve comfort and keep running costs lower over time.

Designed for people and wildlife

The landscape has been carefully designed to support both everyday life and local ecology. Existing ponds, trees and drainage swales are retained and enhanced, helping manage rainwater naturally while creating habitats for birds, bats and pollinators.

Features such as hedgehog highways and new planting help wildlife move safely through the neighbourhood.







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