THE GREENS @ HAWKESBURY

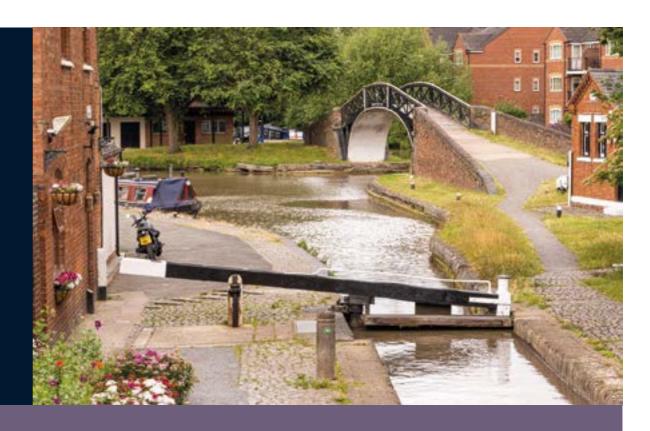
COVENTRY

A STUNNING COLLECTION OF 3 & 4 BEDROOM HOMES



Welcome to The Greens @ Hawkesbury

A delightful collection of three and four bedroom homes, nestled between Coventry and Bedworth in the charming village of Hawkesbury. The Greens is a carefully designed community inspired by its surroundings and built using quality materials and methods, offering comfort and improved energy-efficiency.



Education

The Greens @ Hawkesbury gives you the access to education that's essential for any great family home.

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.



Connections

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



16 min

Coventry

4 miles

Royal Leamington Spa

15.2 miles

Leicester

24.7 miles

Destinations by train

Destinations by car

Bedworth Railway Station

30

Birmingham International

London Euston

Oxford



Your nearest transport links



Bedworth station





Birmingham Airport

Up to 2 Miles

- 01. Hawkesbury Visitor Moorings -Coventry Canal
- 02. The Greyhound Inn
- 03. Grangehurst Primary School
- 04. Capitol Gym

Up to 5 Miles

- 05. Bedworth Station
- 06. Coventry Building Society Arena
- 07. Arena Shopping Park
- 08. Bedworth Leisure Centre
- 09. 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

Up to 25 Miles

- 15. Warwick Castle
- 16. Stoneleigh Abbey
- 17. Leicester Racecourse



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 NHBC 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.

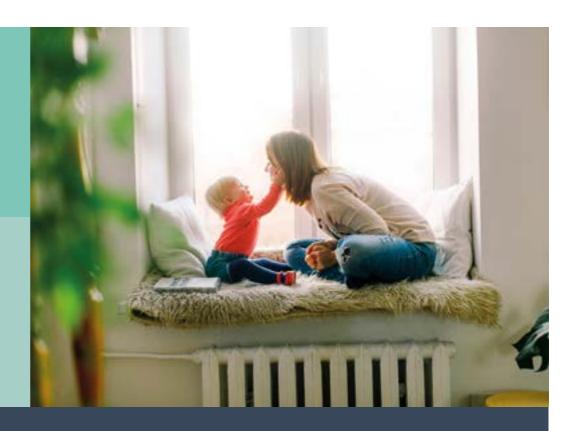


If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



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.



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.







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. June 2025.



3 Bedroom Homes

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

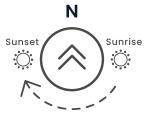
4 Bedroom Homes

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

- Affordable Homes
- Bollards

LEAP - Local Equipped Area for Play

V – Visitor Parking



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. October 2025.







A delightful three bedroom home featuring a kitchen/dining area and a living room with double doors leading out to the garden on the ground floor.

Upstairs is the main bedroom with an en suite, two further bedrooms and the family bathroom.





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"

HOMES

QUALITY











This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

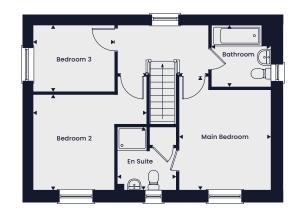


The Scotswood

A lovely three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a utility and separate living room to the ground floor.

Upstairs, the main bedroom with an en suite can be found alongside two further bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area Living Room Utility

5.58m x 2.76m | 18'3" x 9'1" 5.58m x 3.10m | 18'3" x 10'2" 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





QUALITY









A spacious three bedroom home featuring an open-plan kitchen/dining area and a living room with double doors leading to the garden.

Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.

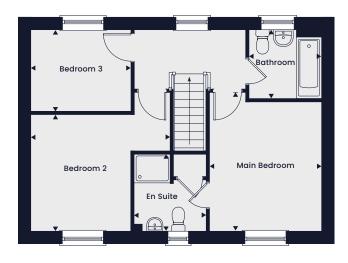


Ground Floor

 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"













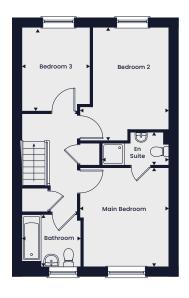
A modern three bedroom home featuring an open-plan kitchen/dining area with double doors to the garden and a separate living room.

Upstairs is the main bedroom with an en suite, two further bedrooms and the family bathroom.



Ground Floor

Kitchen/Dining Area Living Room 5.36m x 2.87m | 17'7" x 9'5" 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"













A four bedroom home featuring a living room and spacious open-plan kitchen/dining/family area with double doors leading out to the garden.

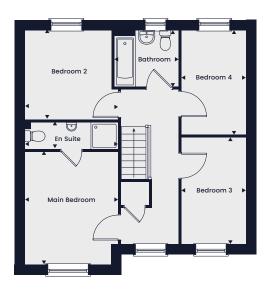
Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area Living Room

7.38m x 4.65m | 24'2" x 15'3" 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"







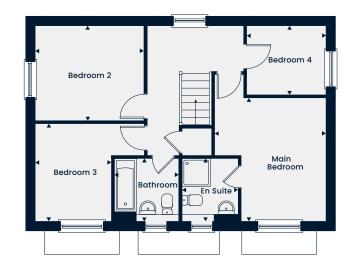






A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.





Ground Floor

Kitchen/Dining Area Living Room Utility

6.70m x 3.45m | 22'0" x 11'4" 6.70m x 3.35m | 22'0" x 11'0" 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"











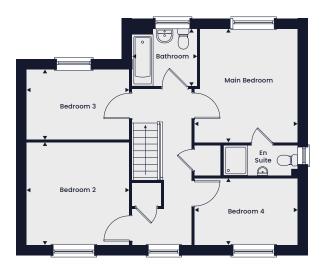


This four bedroom home has a living room and a modern open-plan kitchen/dining area, both leading to the garden via double doors. Additionally, the ground floor features a utility room and study. Upstairs, the main bedroom benefits from an en suite, while three further bedrooms and a family bathroom complete the first floor.



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"





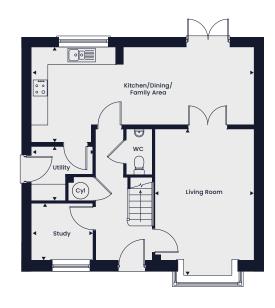


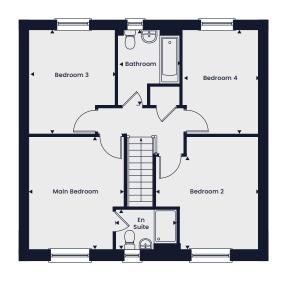






A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.





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"







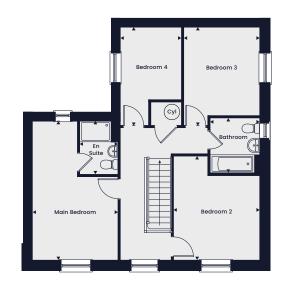






A well-proportioned four bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a separate family room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.





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"









THE GREENS @ HAWKESBURY

Details that make the difference













For more information visit: tiliahomes.co.uk





Specifications

specific		3 bedrooms	4 bedrooms
	Choice of kitchen units with soft-close drawers and doors*	✓	/
	Choice of 40mm worktops with matching upstand to kitchen and utility room*	1	/
	Stainless steel single bowl sink with mixer tap*	✓	
	Stainless steel single bowl with half sink drainer with mixer tap*		✓
	Ceramic hob	✓	
Kitchen	Stainless steel under-counter single oven	✓	
	Stainless steel under-counter double oven		
	Stainless steel 60cm chimney cooker hood	/	1
	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		
Electrical	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	1	/
	Choice of wall tiles to sink, bath and shower areas*	,	,
	White sanitaryware from our approved range	✓	
Bathroom & En Suite	Thermostatic shower with riser and handset (where applicable)	✓	✓
	Standard mixer taps to baths and basins*		
	Shaver socket	1	✓
	All ceilings and walls finished in white matt emulsion	,	/
	All woodwork finished in white satinwood	✓	/
Internal	Four-panel smooth finish internal doors with chrome lever latch	1	/
Features	All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	1	/
	White double-glazed uPVC windows, utility doors and double doors	,	/
Windows	Black front door in various styles, double glazed with chrome-effect door furniture*	1	/
& Doors	Garage door (where applicable) – standard vertical steel up and over garage door	✓	✓
	White utility door (where applicable)	/	✓
	Welcoming front path to main entrance	,	/
	Patio area – paving slabs	✓	/
External	Front gardens – landscaped to planning requirements	✓	/
Features	Close board fencing – 1.8m high panel (unless planning requirements are different)	✓	

Turfed rear garden

External lighting on front of house

The Greens @ Hawkesbury
Sephton Drive
Coventry
West Midlands
CV6 6QY

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