

THE GREENS @ HAWKESBURY

COVENTRY

A STUNNING COLLECTION OF
3 & 4 BEDROOM HOMES



TILIA
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.

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



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

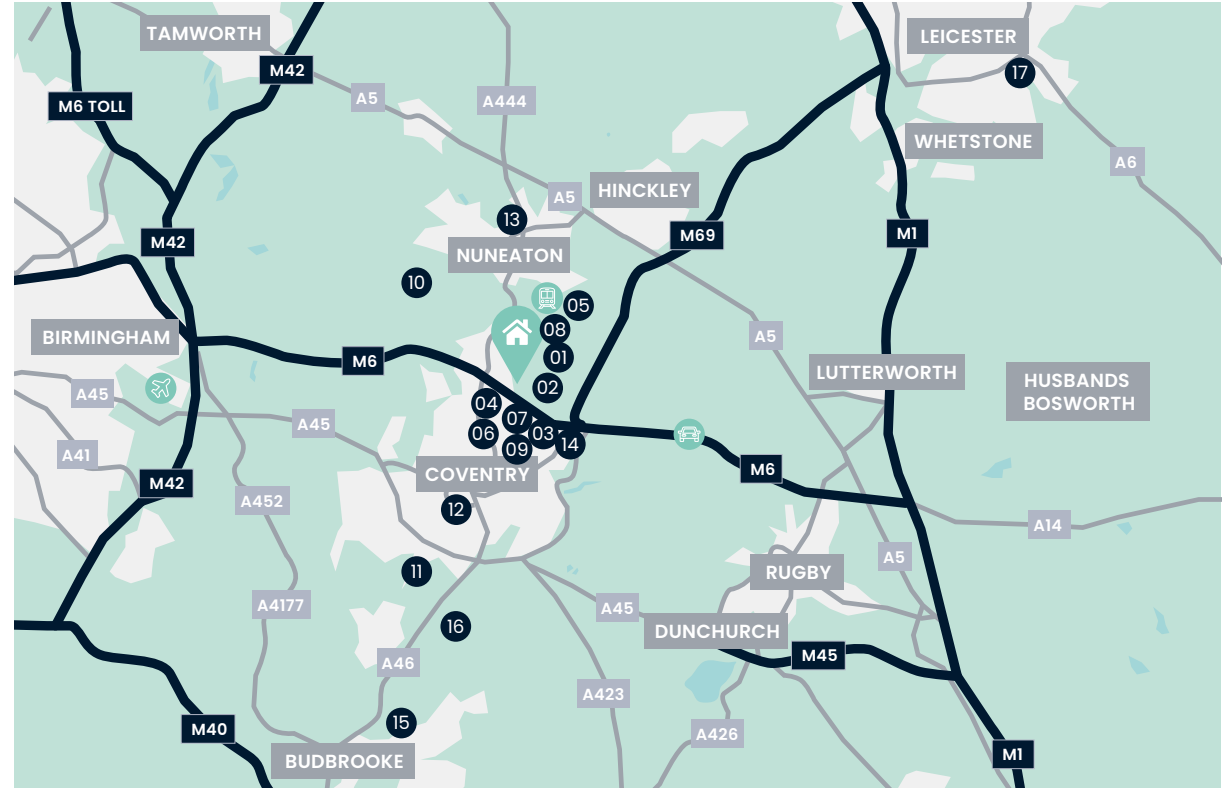
Birmingham International

1 21
hr min

London Euston

1 30
hr min

Oxford



Your nearest transport links



Bedworth station



M6



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

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). May 2025.



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.



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.



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](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.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.



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. May 2025.

The Marwood

3 Bedroom Home



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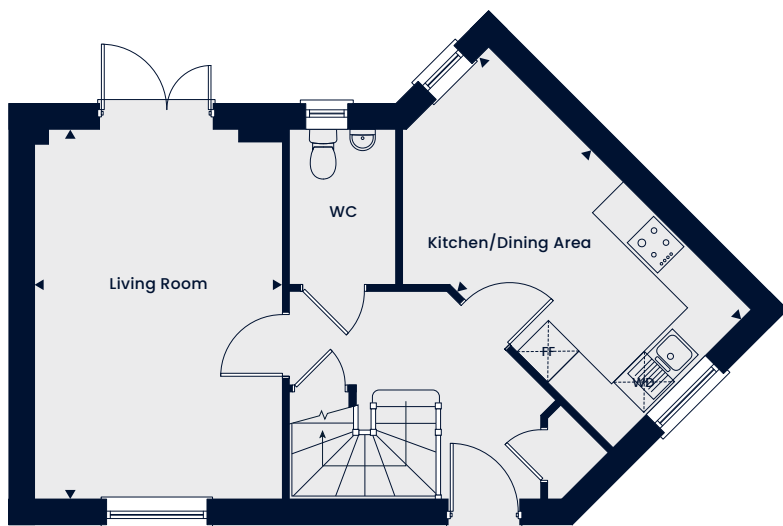


The Marwood

3 Bedroom Home

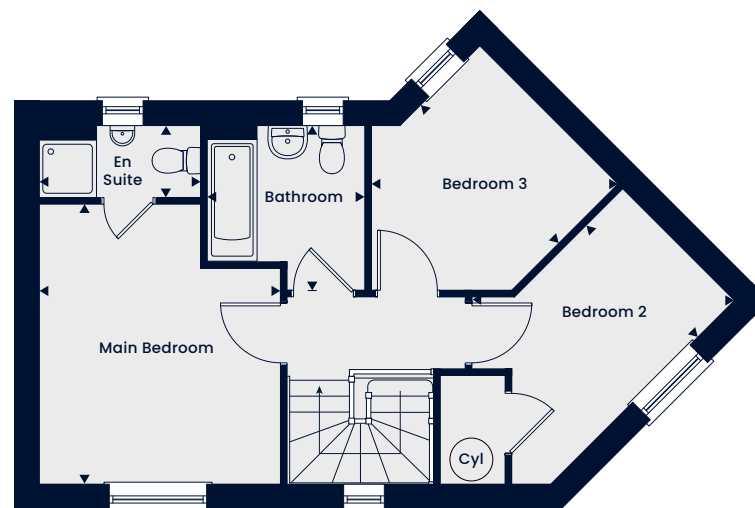
Total Area 943 sq. ft.

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"

WC – Cloakroom FF – Fridge Freezer WD – Washer Dryer 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. May 2025.



The Scotswood

3 Bedroom Home



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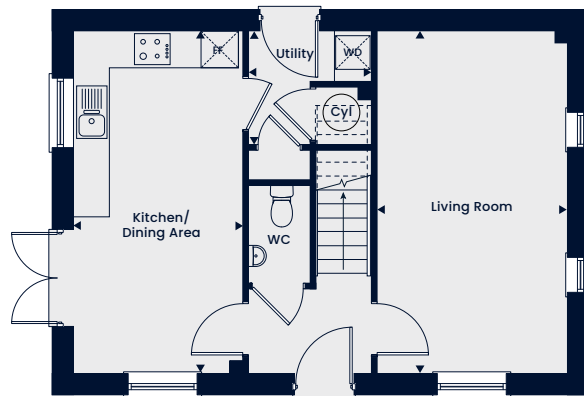


The Scotswood

3 Bedroom Home

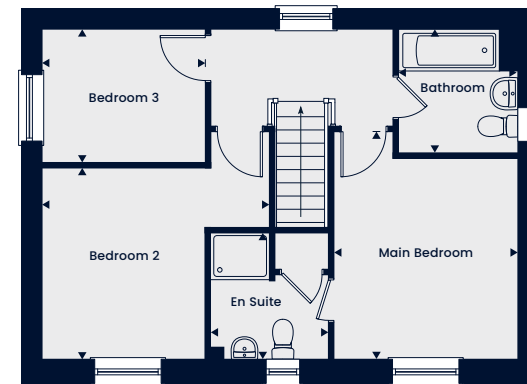
Total Area 969 sq. ft.

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	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 FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Thurlwood

3 Bedroom Home



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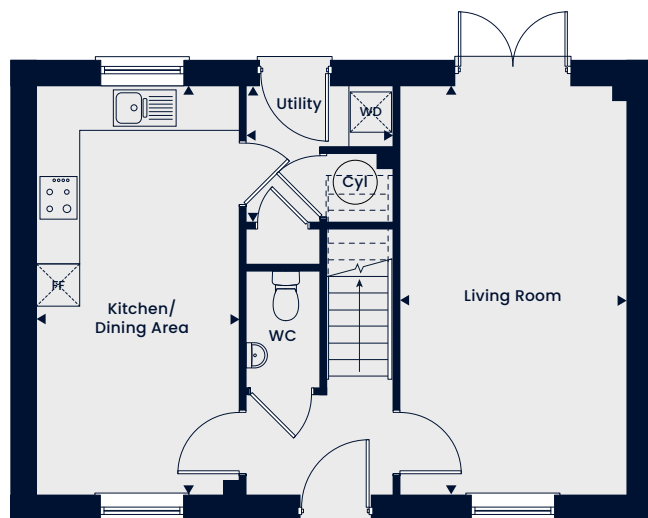


The Thurlwood

3 Bedroom Home

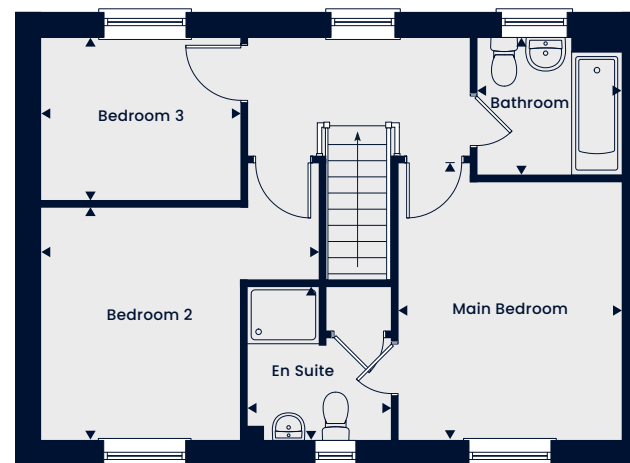
Total Area 969 sq. ft.

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"

WC – Cloakroom FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Queenswood

3 Bedroom Home



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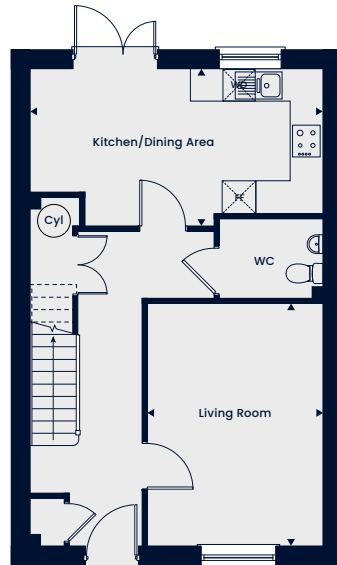


The Queenswood

3 Bedroom Home

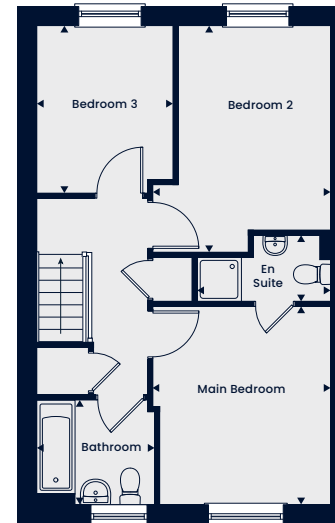
Total Area 1,008 sq. ft.

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	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 FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Cromford

4 Bedroom Home



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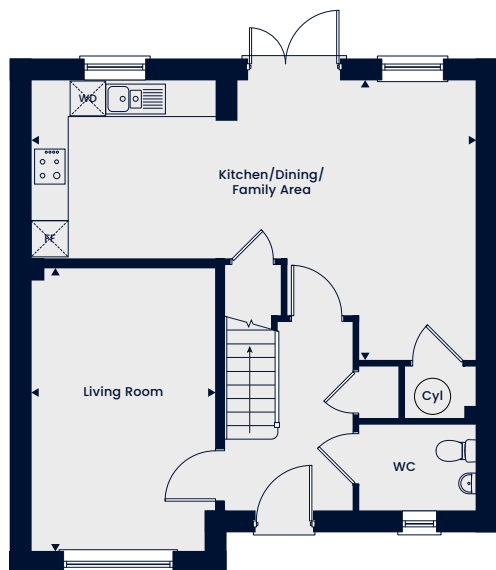


The Cromford

4 Bedroom Home

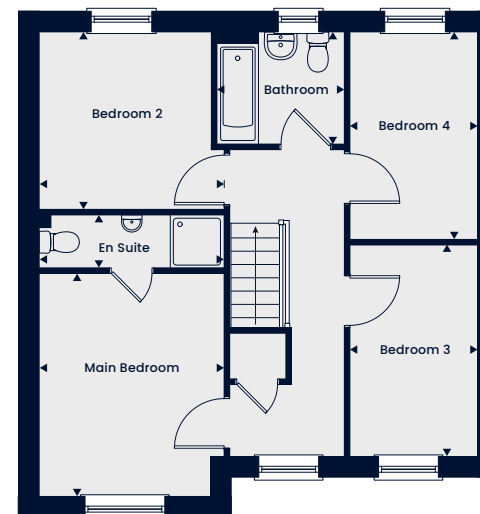
Total Area 1,181 sq. ft.

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	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 FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Ashleworth

4 Bedroom Home



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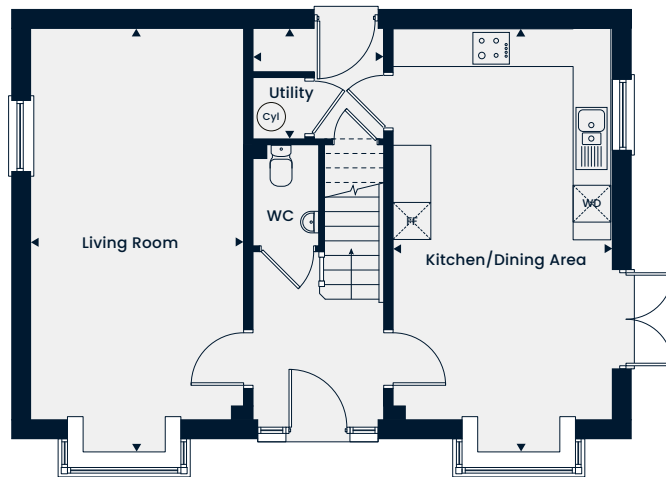


The Ashleworth

4 Bedroom Home

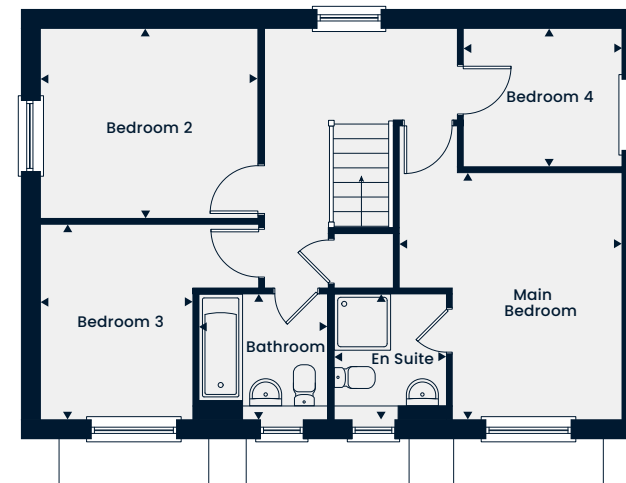
Total Area 1,249 sq. ft.

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	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 FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Langford

4 Bedroom Home



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The Langford

4 Bedroom Home

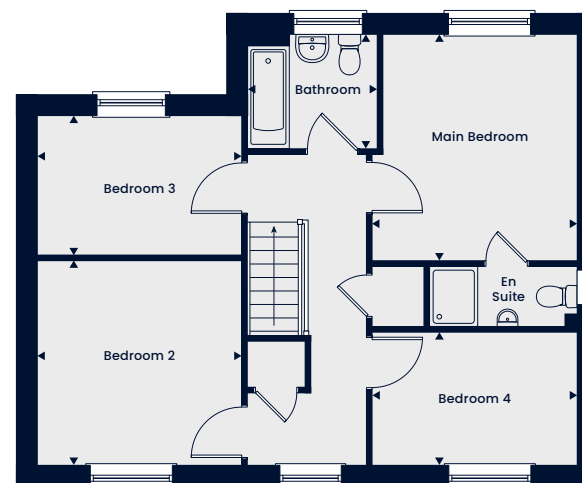
Total Area 1,280 sq. ft.

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"

WC – Cloakroom FF – Fridge Freezer WD – Washer Dryer Cyl – Hot Water Cylinder

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The Rensford

4 Bedroom Home



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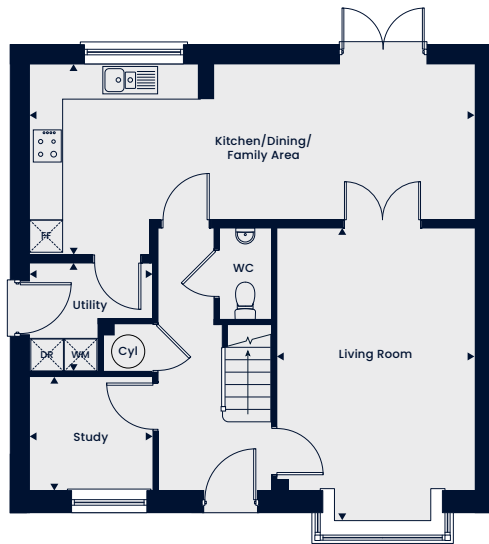


The Rensford

4 Bedroom Home

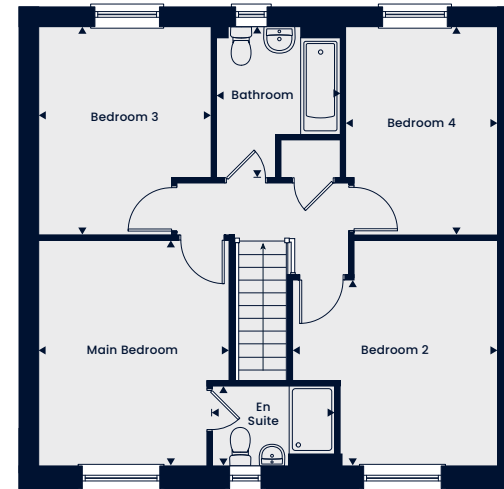
Total Area 1,351 sq. ft.

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"

WC – Cloakroom DR – Dryer FF – Fridge Freezer WM – Washing Machine Cyl – Hot Water Cylinder

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The Sandford

4 Bedroom Home



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The Sandford

4 Bedroom Home

Total Area 1,424 sq. ft.

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"

WC – Cloakroom DR – Dryer FF – Fridge Freezer WM – Washing Machine Cyl – Hot Water Cylinder

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



TILIA
HOMES

Specifications

Kitchen	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*	✓	✓
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 double oven in tall housing		
Stainless steel 60cm chimney cooker hood	✓	✓
Boiler housing (where applicable)	✓	✓
Integrated fridge freezer and dishwasher*		
Electrical		
TV point [†] (location – refer to working drawing)	✓	✓
BT telephone point (location – refer to working drawing)	✓	✓
Bulkhead ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓
Bathroom & En Suite		
Choice of wall tiles to sink, bath and shower areas*	✓	✓
White sanitaryware from the Tilia approved range	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓
Standard mixer taps to baths and basins*	✓	✓
Internal Features		
All ceilings and walls finished in white matt emulsion	✓	✓
All woodwork finished in white gloss	✓	✓
Four-panel smooth finish internal doors	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓
Valiant Aerotherm Air Source Heat Pump heating system with hot water cylinder	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓
Windows & Doors		
Double-glazed uPVC windows, utility doors and double doors	✓	✓
Front door in various styles and colours, double glazed with chrome-effect door furniture*	✓	✓
Garage door (where applicable) – standard vertical steel up and over garage door		✓
External Features		
Front path to main entrance, 900mm wide paving slabs	✓	✓
Patios – paving slabs providing an area of 1800mm x 1800mm	✓	✓
Front gardens – landscaped to planning requirements	✓	✓
Fencing – 1.8m high panel (unless planning requirements are different)	✓	✓
Rear gardens – rotavated and graded	✓	✓
Private drive (where applicable) – finished to planning requirements	✓	✓

10-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. [‡]Including the 3 bedroom Verwood. Photography is indicative only. May 2025.

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

Find us using what3words
///drops.charmingly.doing

02477 180 410
thegreensathawkesburysales@tiliahomes.co.uk
tiliahomes.co.uk

