



**CREST**  
NICHOLSON

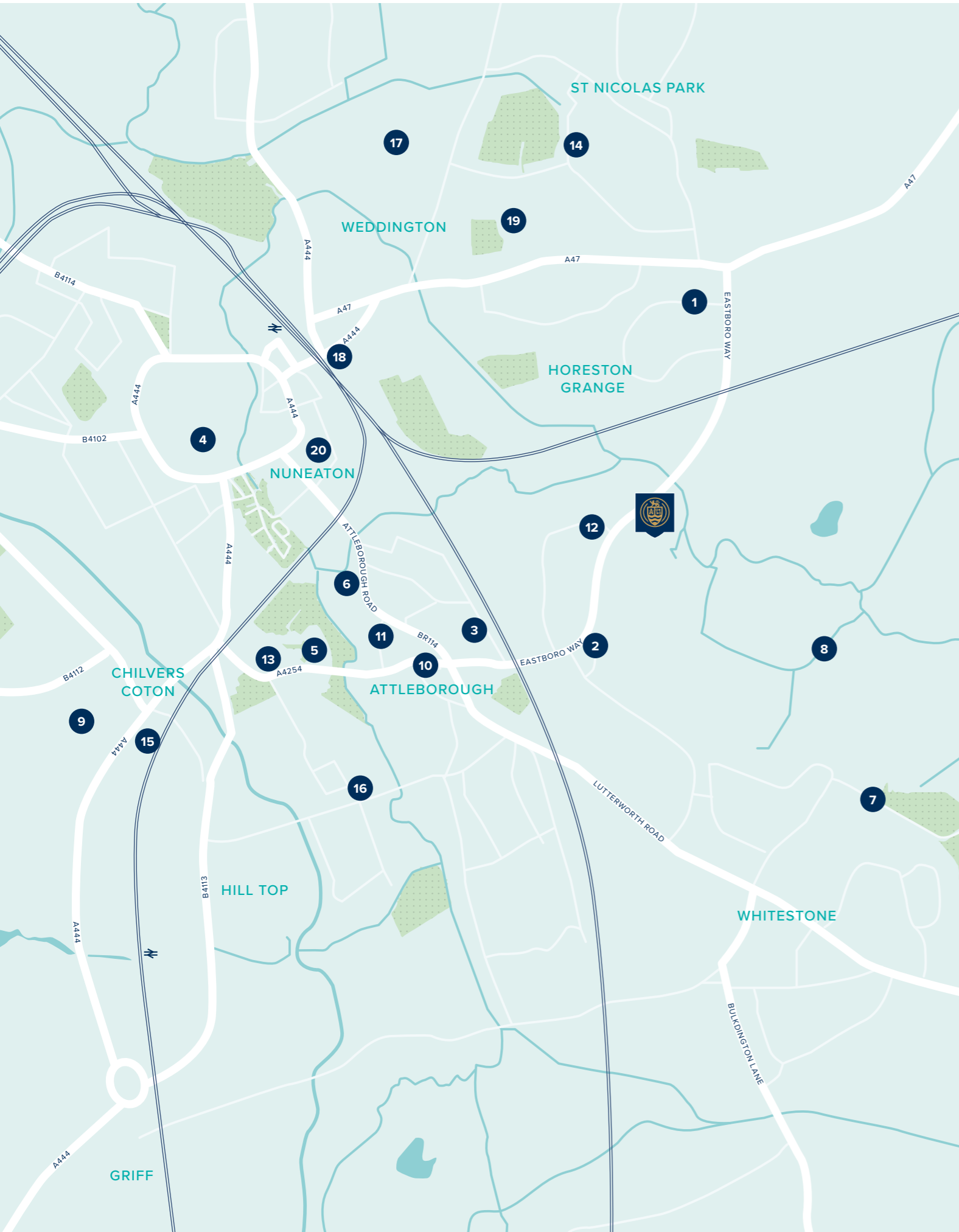
# SKETCHLEY GARDENS

NUNEATON • WARWICKSHIRE

Situated on the outskirts of Nuneaton, Sketchley Gardens is within easy walking distance of the River Anker and expansive countryside, offering a tranquil location.

3, 4, & 5 BEDROOM HOMES





WELCOME TO LIFE IN SKETCHLEY GARDENS

Ideally placed for the Midlands road network, but with easy access to the town's amenities and pleasant countryside, Sketchley Gardens has it all.

On your doorstep

Nestled on the edge of a bustling market town with all the shops, gyms, pubs and restaurants you could ask for, but also close to the open countryside.

- 1 Co-op Food - Nuneaton
- 2 Crowhill Costcutter
- 3 Attleborough Post Office
- 4 Ropewalk Shopping Centre
- 5 Ego at The Cedar Tree
- 6 The Fuzzy Duck Cocktail Bar & Gastro Kitchen
- 7 Nuneaton Golf Club
- 8 Attleborough Fields Walk
- 9 George Eliot Hospital
- 10 The Chaucer Surgery







Education

Close to Sketchley Gardens there is a good choice of nurseries, primary and secondary schools, as well as a further education college.

- 11 Ducklings Day Nursery
- 12 Willow Brooke Day Nursery
- 13 Wembrook Primary School
- 14 St Nicolas CofE Academy
- 15 Middlemarch Junior School
- 16 Oak Wood Primary and Secondary School
- 17 Higham Lane Secondary School
- 18 Etone College
- 19 North Warwickshire and South Leicestershire (Nuneaton Campus) College
- 20 King Edward VI College

Travel

Nuneaton has excellent access to major road links, being close to the M6, M1, M69 and A5. Birmingham city centre and the airport are around 30 minutes by train making this an ideal location for anyone who wants to travel for either business or pleasure.

-  Nuneaton train station to London Euston – 75 minutes
-  Nuneaton train station to Birmingham New Street – 32 minutes
-  Nuneaton – 2 miles
-  Hinckley – 4.5 miles
-  Coventry – 10 miles
-  Nuneaton train station – 2.5 miles





## SKETCHLEY GARDENS

Eastboro Way, Nuneaton,  
Warwickshire, CV11 6WZ

For all enquiries please call

**02477 287 081**

**[crestnicholson.com/developments/  
warwickshire/sketchley-gardens](https://crestnicholson.com/developments/warwickshire/sketchley-gardens)**

### CONNECTED AND CONVENIENT MODERN DAY LIVING

Sketchley Gardens brings together a range of quality 3, 4 and 5 bedroom homes situated on the edge of a busy market town, with plenty of green spaces nearby to explore.

Sketchley Gardens is a dream location for anyone who likes to explore new places. It is located in central England and near major motorways and trunk roads, making it an excellent base for anyone wanting to visit all four corners of Britain. It is also just a 30-minute drive from major Midlands cities, Birmingham, Coventry and Leicester.

Just two miles away is Nuneaton, a busy town with a market that takes place twice a week and dates back to the 13th century. As well as the must-have delights packing the busy market stalls, the town

also boasts plenty of national and independent stores. Visitors can buy some lunch and take a stroll to the attractive public park, which is in the middle of town. For a touch of tranquillity walkers can head to the Coventry Canal, which runs through the town centre and offers a gentle taste of a bygone era.

Anyone who loves outdoor life, will be thrilled to find that a short stroll from Sketchley Gardens brings them to Attleborough Fields Walk. Online reviews say it is 'simply lovely' and visitors can expect to see 'kingfishers, yellowhammers

and skylarks'. Just a 10-mile drive away is the site of one of the most important battles in British history. Bosworth Battlefield Heritage Centre and Country Park is a fantastic day out, with information about the starting point of the all-powerful Tudor dynasty.

With so much to see and do, Sketchley Gardens is the perfect base to go exploring, both near and far.





**CREST  
NICHOLSON**

**SKETCHLEY GARDENS**

# DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes situated on the outskirts of Nuneaton, Warwickshire.

2, 3, 4 & 5 BEDROOM HOMES





**1 BEDROOM HOMES**  
 \* Affordable Rent

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**2 BEDROOM HOMES**  
 The Cromer  
 \* Affordable Rent  
 Shared Ownership

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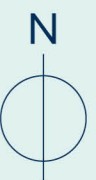
**3 BEDROOM HOMES**  
 The Chesham  
 The Evesham  
 The Redgrave  
 The Seaton  
 \* Affordable Rent  
 Shared Ownership

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**4 BEDROOM HOMES**  
 The Dartford  
 The Filey  
 The Romsey  
 The Winkfield  
 The Winslow  
 \* Affordable Rent

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**5 BEDROOM HOMES**  
 The Buckingham  
 The Windsor  
 SS Sub Station





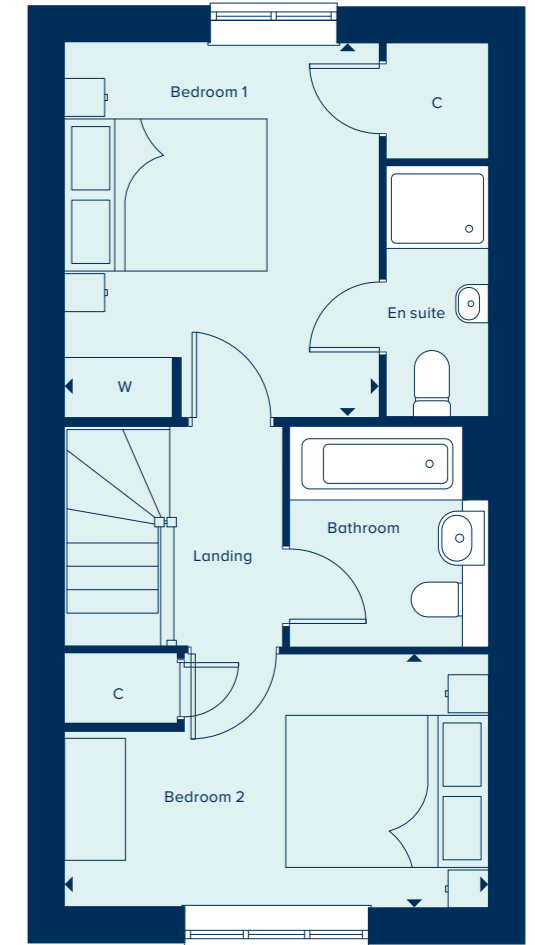
**THE CROMER**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.85m x 2.11m      15'11" x 6'11"

#### LIVING ROOM

4.17m x 3.56m      13'8" x 11'8"

### FIRST FLOOR

#### BEDROOM 1

3.68m x 3.08m      12'1" x 10'1"

#### BEDROOM 2

4.17m x 2.49m      13'8" x 8'2"

C Cupboard    W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME

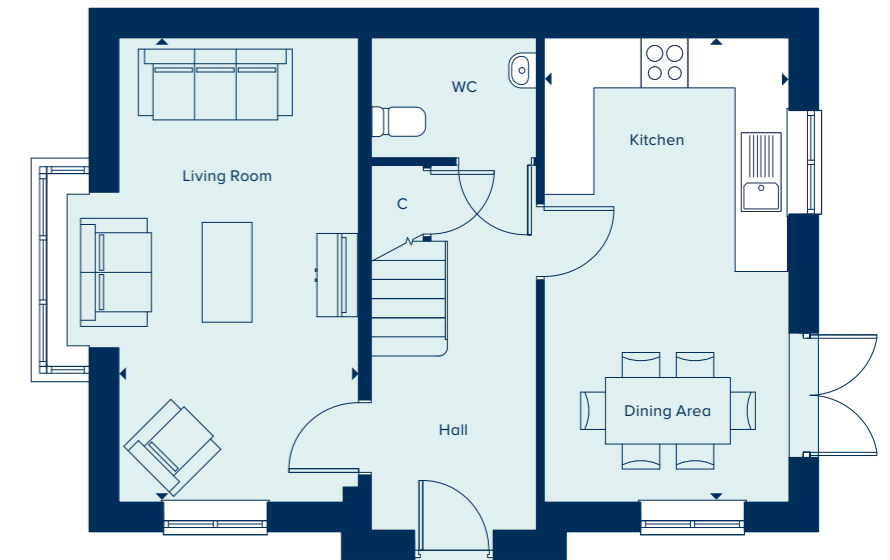


**THE CHESHAM**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

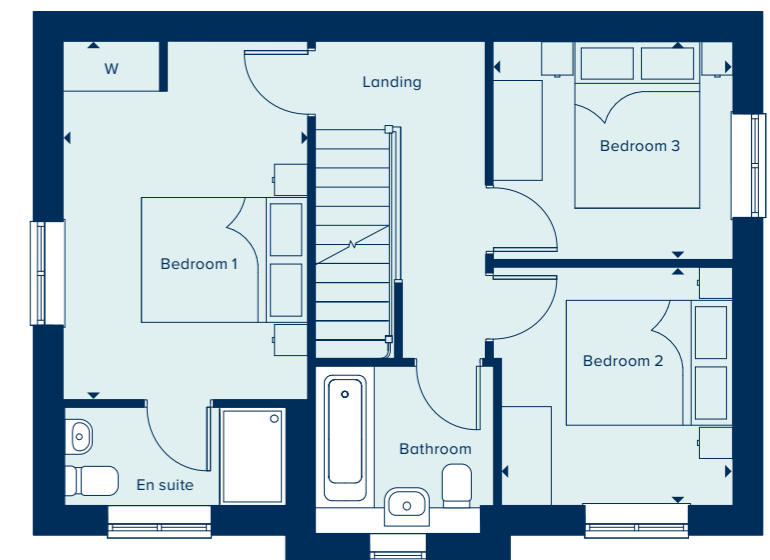
### GROUND FLOOR

KITCHEN / DINING AREA		
5.63m x 2.98m		18'5" x 9'8"
LIVING ROOM		
5.63m x 2.94m		18'5" x 9'6"



### FIRST FLOOR

BEDROOM 1		
4.35m x 2.98m		14'3" x 9'8"
BEDROOM 2		
2.91m x 2.82m		9'5" x 9'3"
BEDROOM 3		
2.66m x 2.92m		8'7" x 9'6"



C Cupboard W Wardrobe

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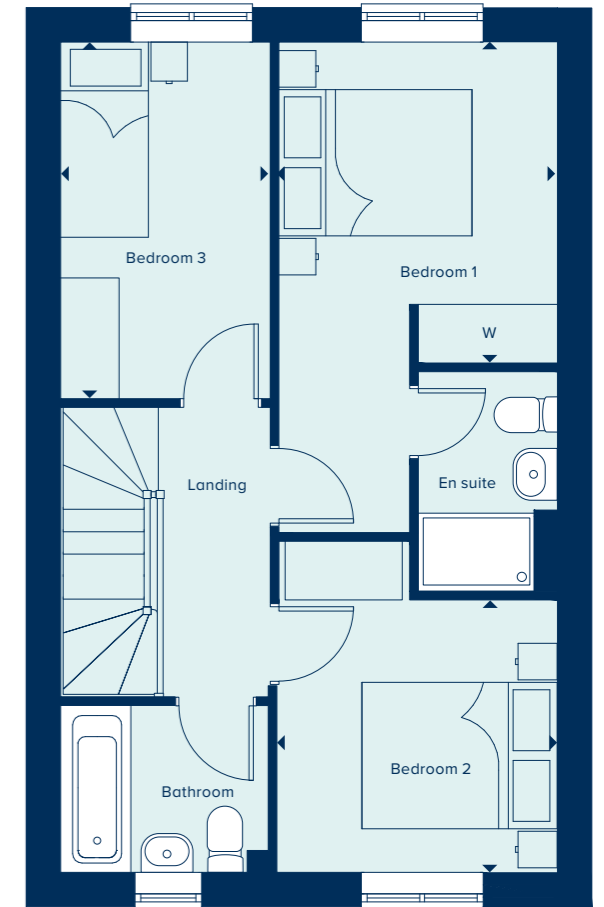
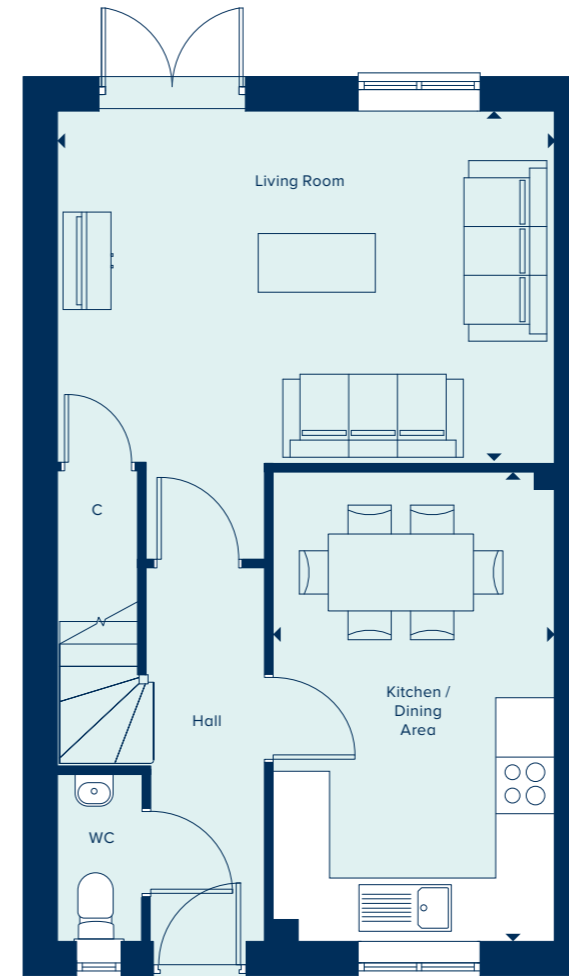
**THE EVESHAM**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE EVESHAM

The Evesham is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.83m x 2.89m      15'10" x 9'6"

#### LIVING ROOM

5.09m x 3.59m      16'8" x 11'9"

### FIRST FLOOR

#### BEDROOM 1

3.28m x 2.85m      10'9" x 9'4"

#### BEDROOM 2

3.40m x 2.85m      11'2" x 9'4"

#### BEDROOM 3

3.66m x 2.15m      12'0" x 7'1"

C Cupboard    W Wardrobe

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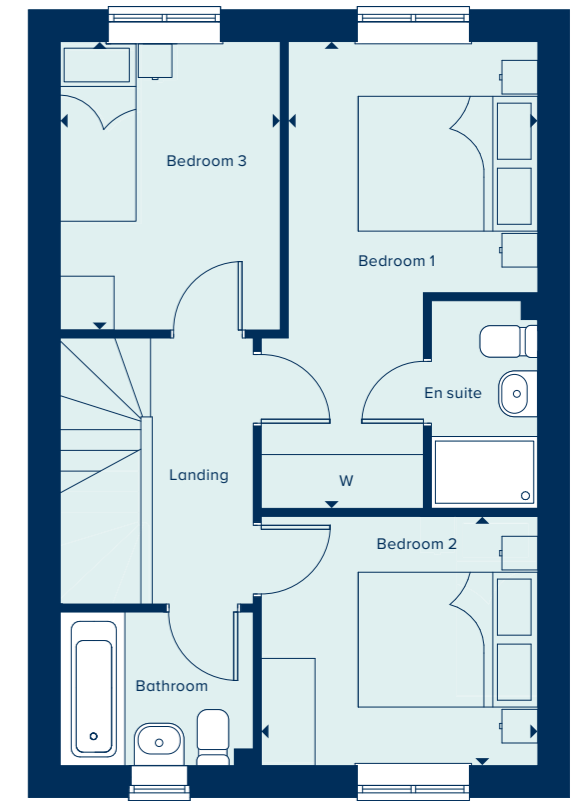
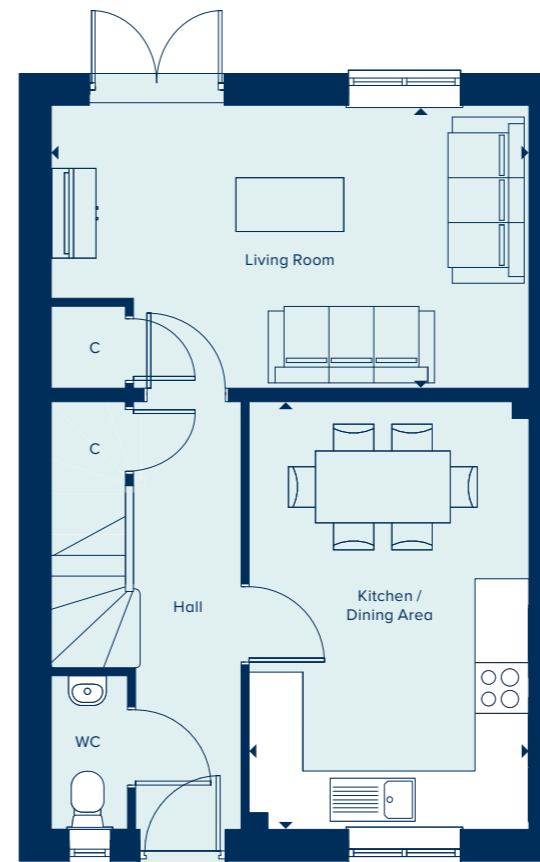
**THE REDGRAVE**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE REDGRAVE

The Redgrave is a thoughtfully designed two storey, three bedroom home which features a spacious open kitchen and dining area in addition to a separate living room which features French doors to the rear garden. Bedroom one benefits from a built-in wardrobe and en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.75m x 3.11m      15'7" x 10'3"

#### LIVING ROOM

5.31m x 3.15m      17'5" x 10'4"

### FIRST FLOOR

#### BEDROOM 1

5.19m x 2.77m      17'0" x 9'1"

#### BEDROOM 2

3.07m x 2.77m      10'1" x 9'1"

#### BEDROOM 3

3.21m x 2.45m      10'6" x 8'1"

C Cupboard    W Wardrobe

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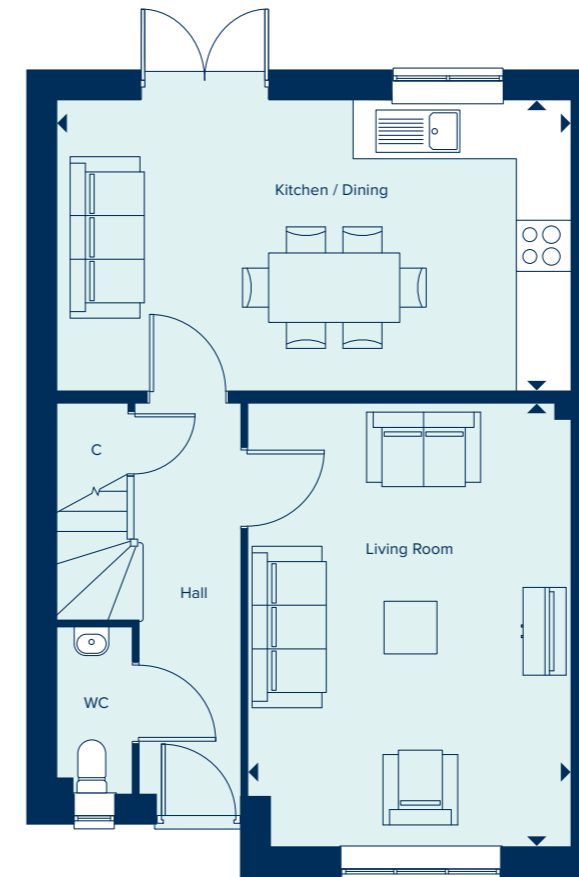
**THE SEATON**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen and dining room which provides direct access to the garden – and consequently views and natural light. Another is the generous bedroom one, which benefits from an en suite and built-in wardrobe. Each of the three double bedrooms are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



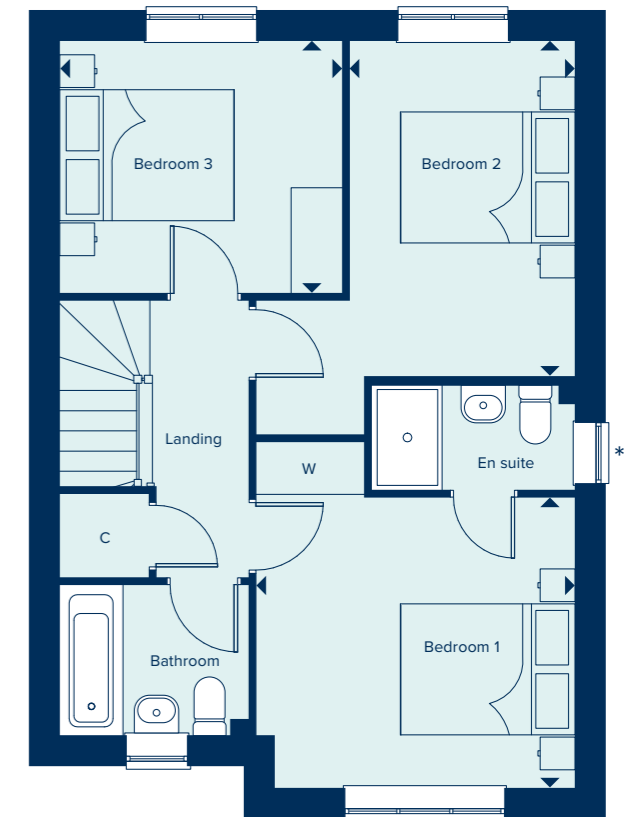
### GROUND FLOOR

#### KITCHEN / DINING

5.87m x 3.31m      19'3" x 10'10"

#### LIVING ROOM

5.05m x 3.68m      16'7" x 12'1"



### FIRST FLOOR

#### BEDROOM 1

3.63m x 3.31m      11'11" x 10'10"

#### BEDROOM 2

3.82m x 2.56m      12'6" x 8'5"

#### BEDROOM 3

3.22m x 2.87m      10'7" x 9'5"

C Cupboard   W Wardrobe   \* Window to selected plots only

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**THE DARTFORD**

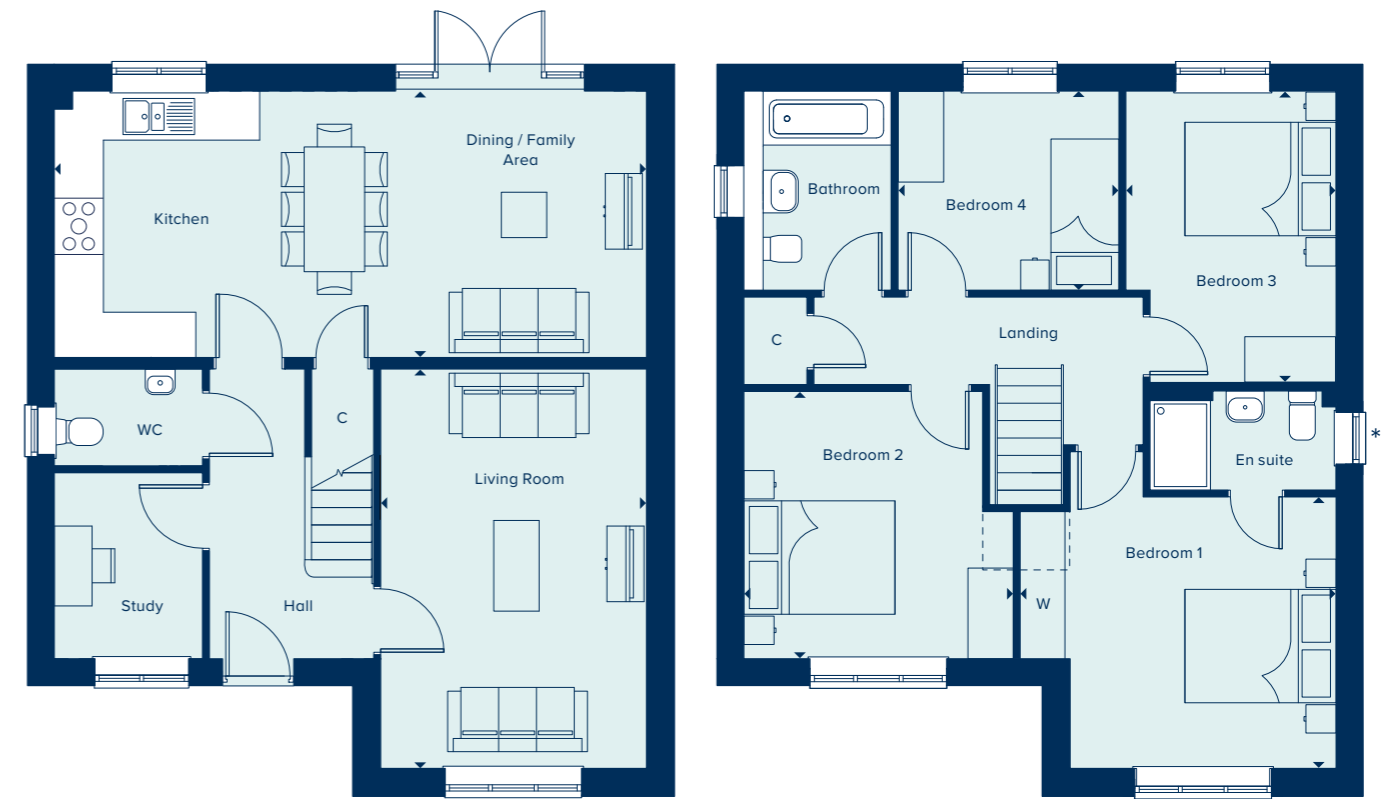
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a study. With a large, open plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with bedroom one having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

7.83m x 3.53m      25'8" x 11'7"

**LIVING ROOM**

5.28m x 3.52m      17'4" x 11'7"

**STUDY**

2.46m x 1.96m      8'1" x 6'5"

**FIRST FLOOR**

**BEDROOM 1**

4.18m x 3.59m      13'9" x 11'9"

**BEDROOM 2**

3.57m x 3.54m      11'9" x 11'7"

**BEDROOM 3**

3.85m x 2.78m      12'8" x 9'2"

**BEDROOM 4**

2.92m x 2.67m      9'7" x 8'9"

C Cupboard   W Wardrobe   --- Bulkhead   \* Window omitted to plot 61   ● Specification

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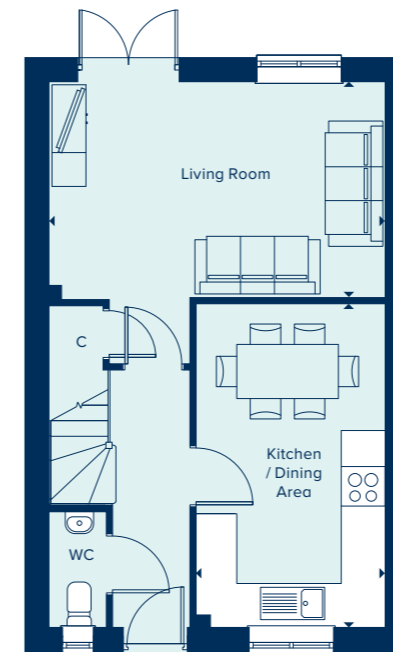
**THE FILEY**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE FILEY

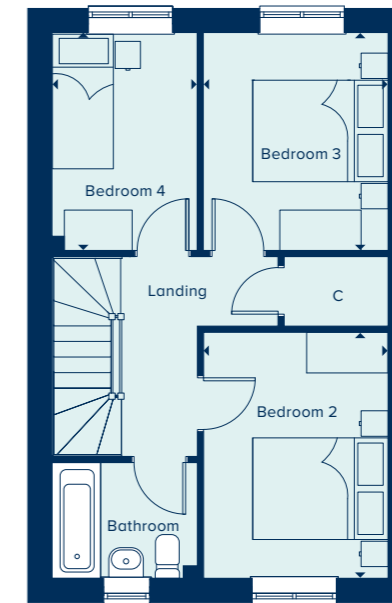
A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



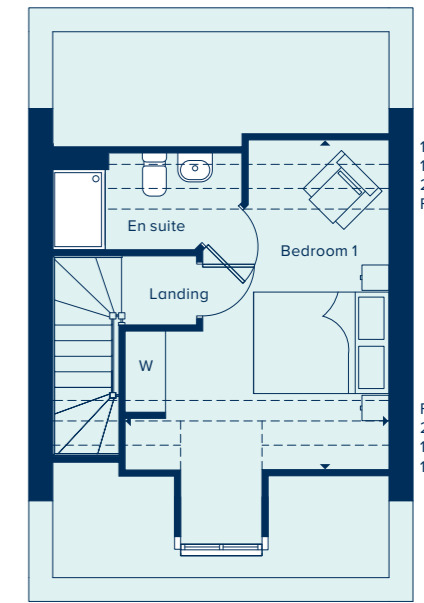
### GROUND FLOOR

<b>KITCHEN / DINING AREA</b>	4.78m x 2.79m	15'8" x 9'2"
<b>LIVING ROOM</b>	4.97m x 3.19m	16'3" x 10'5"



### FIRST FLOOR

<b>BEDROOM 2</b>	3.64m x 2.73m	11'11" x 8'11"
<b>BEDROOM 3</b>	3.22m x 2.73m	10'7" x 8'11"
<b>BEDROOM 4</b>	3.22m x 2.15m	10'7" x 7'0"



### SECOND FLOOR

<b>BEDROOM 1</b>	4.87m x 3.85m	16'0" x 12'8"
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C Cupboard W Wardrobe ● Specification

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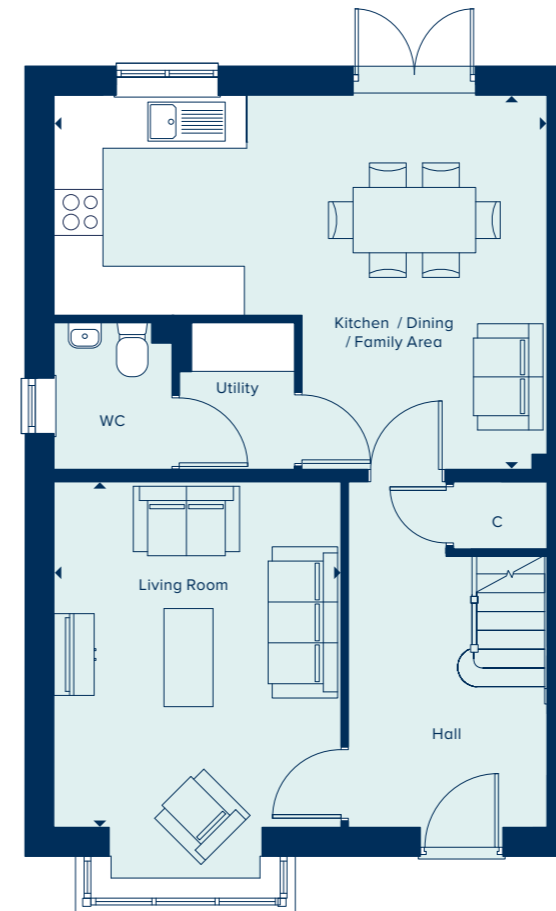
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

# THE ROMSEY

With flexible open plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile open plan kitchen and dining area provides ample space for relaxation or play and is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite shower room). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



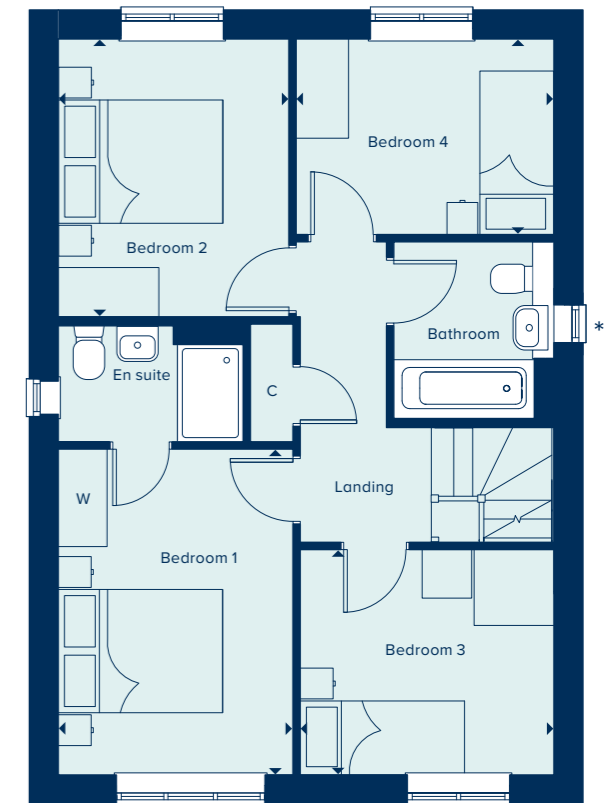
**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

6.03m x 4.58m      19'9" x 15'0"

**LIVING ROOM**

4.23m x 3.51m      13'11" x 11'6"



**FIRST FLOOR**

**BEDROOM 1**

3.97m x 2.90m      13'0" x 9'7"

**BEDROOM 2**

3.38m x 2.80m      11'1" x 9'2"

**BEDROOM 3**

3.04m x 2.74m      10'0" x 9'0"

**BEDROOM 4**

3.13m x 2.38m      10'3" x 7'10"

C Cupboard   W Wardrobe   \* This window is omitted on plots 6, 12, 15 and 25   ● Specification

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**THE WINKFIELD**  
4 Bedroom Home

crestnicholson.com

# THE WINKFIELD

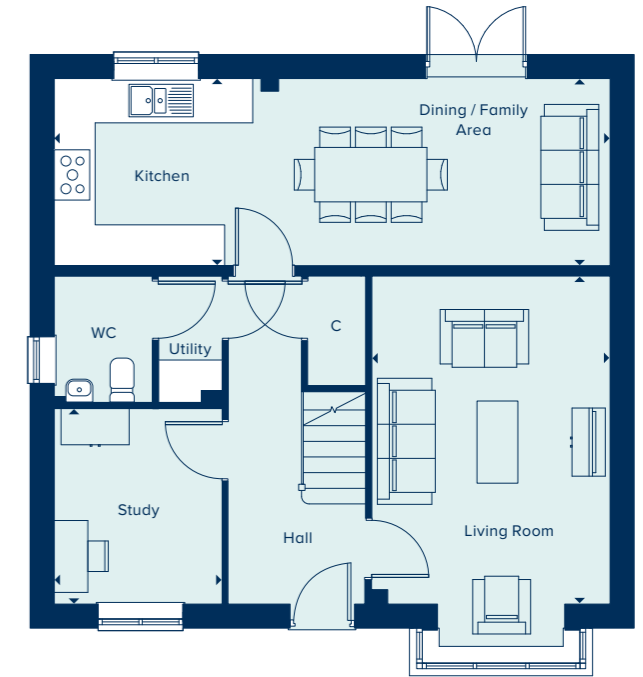
Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open plan kitchen and dining area, in addition to a generously-sized living room and a separate study. Upstairs, each of the four bedrooms are well proportioned with the large bedroom one featuring an en suite shower room.

4 BEDROOM HOME



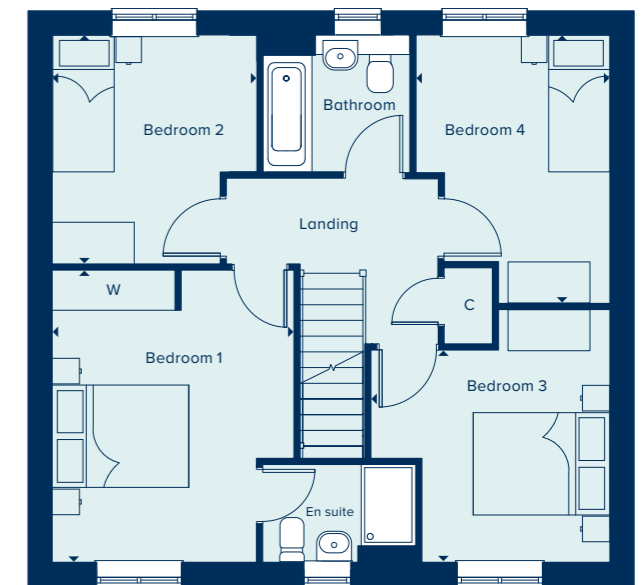
**GROUND FLOOR**

<b>KITCHEN / DINING / FAMILY AREA</b>	8.17m x 2.75m	26'9" x 9'0"
<b>LIVING ROOM</b>	4.82m x 3.50m	15'10" x 11'6"
<b>STUDY</b>	2.83m x 2.46m	9'3" x 8'1"



**FIRST FLOOR**

<b>BEDROOM 1</b>	4.27m x 3.54m	14'0" x 11'7"
<b>BEDROOM 2</b>	3.35m x 2.99m	11'0" x 9'10"
<b>BEDROOM 3</b>	3.50m x 3.10m	11'6" x 10'2"
<b>BEDROOM 4</b>	3.93m x 2.84m	12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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# THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive open plan kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, dining room and utility room. Upstairs, bedroom one benefits from built-in wardrobes and an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



## THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

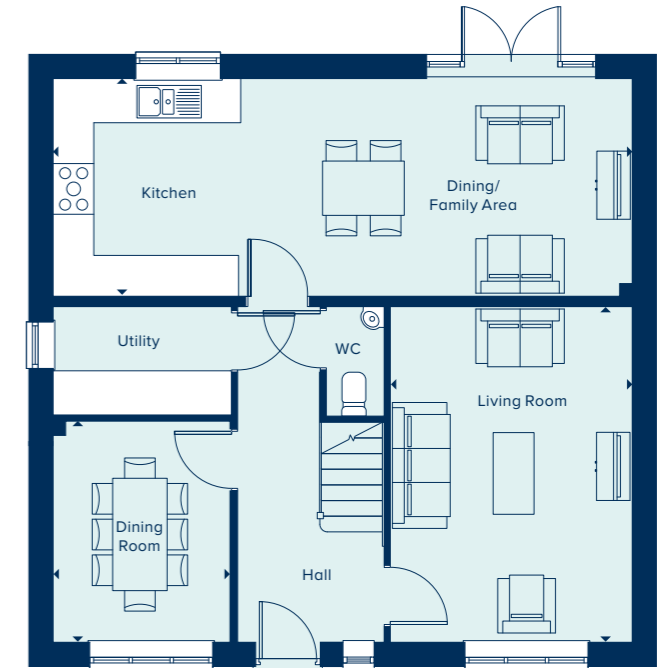
8.51m x 3.20m 27'1" x 10'6"

#### LIVING ROOM

4.94m x 3.56m 16'3" x 11'8"

#### DINING ROOM

3.25m x 2.60m 10'8" x 8'6"



### FIRST FLOOR

#### BEDROOM 1

4.24m x 3.78m 13'11" x 12'5"

#### BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

#### BEDROOM 3

3.53m x 2.66m 11'7" x 8'9"

#### BEDROOM 4

4.00m x 2.43m 13'2" x 8'0"

#### BEDROOM 5

3.07m x 2.48m 10'1" x 8'2"



C Cupboard W Wardrobe

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# THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME



**THE WINDSOR**  
5 Bedroom Home

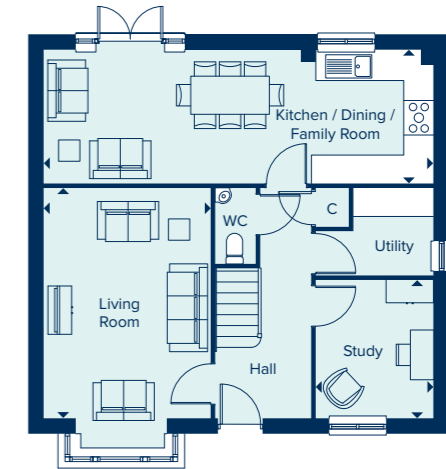
[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

**KITCHEN / DINING / FAMILY ROOM**  
8.22m x 2.74m      26'11" x 9'0"

**LIVING ROOM**  
4.83m x 3.50m      15'10" x 11'6"

**STUDY**  
2.89m x 2.47m      9'6" x 8'1"

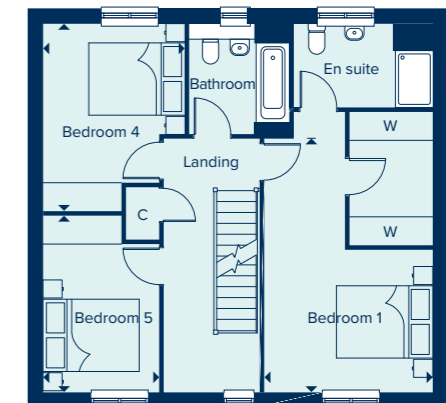


### FIRST FLOOR

**BEDROOM 1**  
5.33m x 3.53m      17'6" x 11'7"

**BEDROOM 4**  
3.93m x 2.96m      12'11" x 9'9"

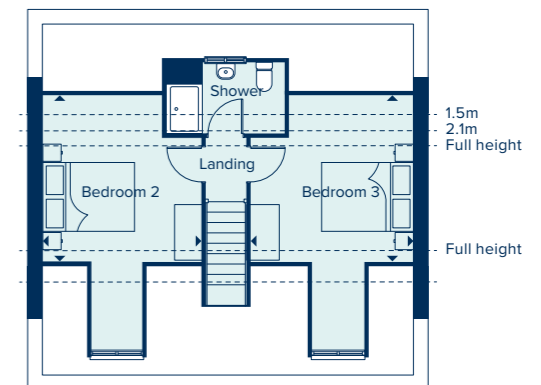
**BEDROOM 5**  
3.70m x 2.43m      12'2" x 8'0"



### SECOND FLOOR

**BEDROOM 2**  
3.50m x 3.39m      11'5" x 11'1"

**BEDROOM 3**  
3.54m x 3.39m      11'7" x 11'1"



C Cupboard W Wardrobe --- Ceiling Heights

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SKETCHLEY GARDENS

# SPECIFICATION FOR PLOTS 1 TO 119

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>		•	•	
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 1/2 oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>		•	•	
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows Premier Guarantee guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011013/July 2023





## SKETCHLEY GARDENS

Eastboro Way, Nuneaton,  
Warwickshire, CV11 6WZ

For all enquiries please call

**02477 287 081**

**[crestnicholson.com/developments/sketchley-gardens](https://crestnicholson.com/developments/sketchley-gardens)**



[dance.forest.shades](https://dance.forest.shades)



### House Type Illustration

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### Development Map/Site Plan

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