



THE OLD SAW MILL



AN EXCLUSIVE GATED DEVELOPMENT
OF 8 INDIVIDUAL PROPERTIES

Loveitts^{est. 1843}
LAND & NEW HOMES

29 WARWICK ROW, COVENTRY, WEST MIDLANDS CV1 1DY
TEL: 024 7622 8111 LOVEITTS.CO.UK

Comprising one 3-bedroom bungalow, five single storey 3-bedroom conversions and two 2 storey 4-bedroom conversions

OPEN PLAN LIVING

Scenic views

The Old Saw Mill development is in a delightfully rural setting, converted from an award winning chairmakers workshop.

Many of these units have been sympathetically and imaginatively designed to retain a host of character architectural features and to take in the wonderful far-reaching countryside views. Each beautiful unit is named after a different wood used to produce the chairmaker's furniture.



Ideally LOCATED

Situated between Allesley and Meriden (identified as the Centre of England as early as 1829), this central location provides easy commuter links. By car, the A45 connects in minutes to the M6 and M42 and rail from Birmingham International or Coventry is less than 1 hour to London. Birmingham Airport is also on your doorstep too.



Positioned away from the hustle and bustle, this is a location where you can truly enjoy the surrounding countryside and is a haven for cyclists and walkers alike. The nearby village of Allesley provides all you need for modern day convenience, including shops, a post office, pub, and golf course.

For those looking for high street shopping, Solihull is close by offering boutique individual shops and the ultimate entertainment experience at The Resorts World NEC.



THE ELMS
Plot 1
Two-storey
4 bedroom conversion

THE CEDARS
Plot 2
Two-storey
4 bedroom conversion

MAPLE TREE BARN
Plot 3
Single-storey
3 bedroom conversion

TIGER OAK BARN
Plot 4
Single-storey
3 bedroom conversion

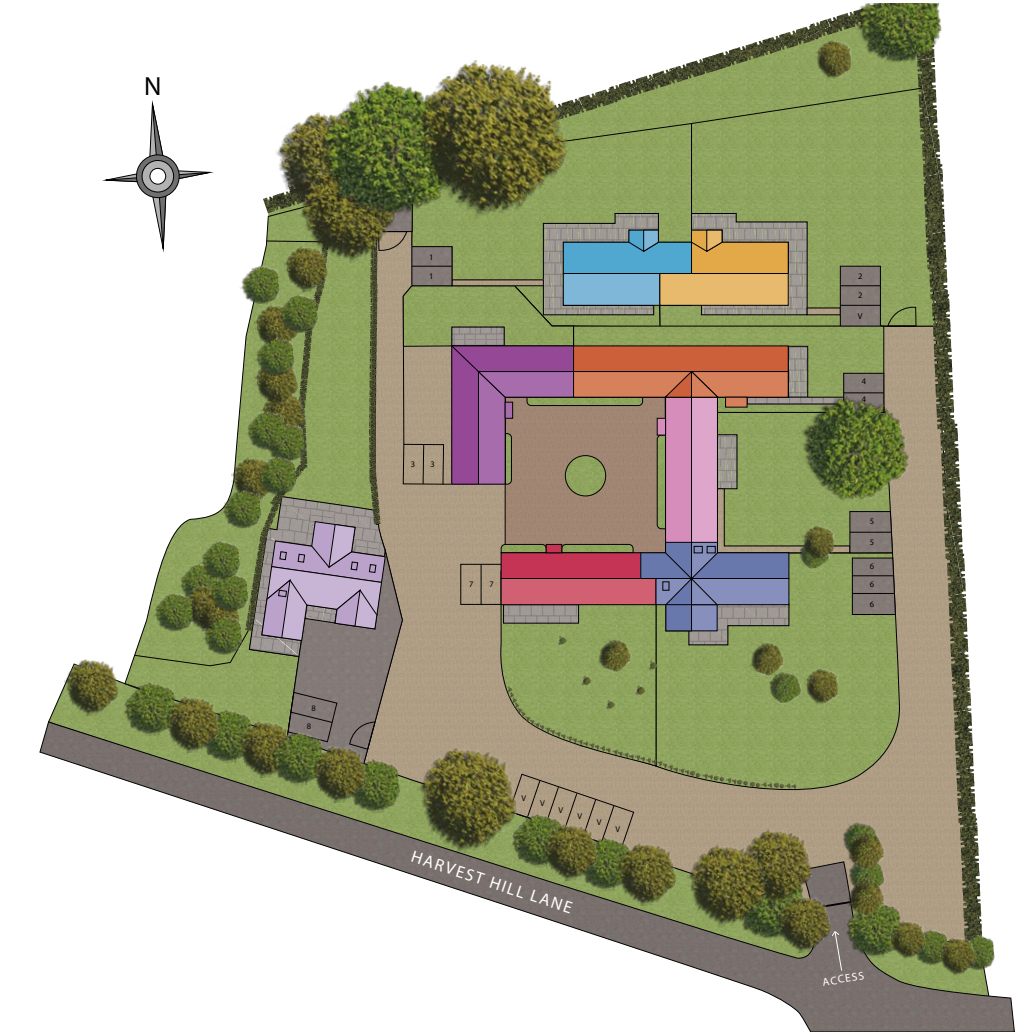
CHERRY TREE COTTAGE
Plot 5
Single-storey
3 bedroom conversion

OLIVE ASH BARN
Plot 6
Single-storey
3 bedroom conversion

BURR WALNUT COTTAGE
Plot 7
Single-storey
3 bedroom conversion

THE BEECHES
Plot 8
3 bedroom bungalow

Welcome to THE OLD SAW MILL





THE ELMS

Plot 1

A 2-storey 4 bedroom barn conversion with private rear garden

The Elms is a well-proportioned, four-bedroom conversion, perfect for family life. The feature porch, offers generous lighting, leading into an open-plan kitchen, dining space as the centre of the home. The living room features bi-folding doors leading through to the rear garden. Upstairs, the en-suite master bedroom has built in wardrobe space with a further three double bedrooms sharing a modern family bathroom. A separate utility room acts a practical side entrance to the property.

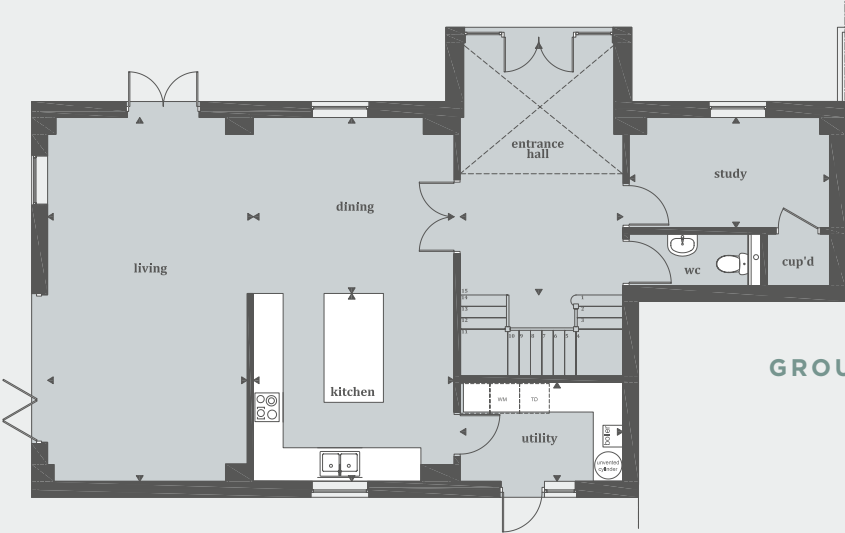
GROUND FLOOR

Entrance Hall	3290 x 5260mm	10'10" x 17'3"
Living Room	4035 x 7350mm	13'3" x 24'2"
Dining/Family Room	4180 x 3555mm	13'9" x 11'8"
Kitchen	4055 x 3795mm	13'4" x 12'6"
Utility	3290 x 2000mm	10'10" x 6'7"
Study	4050 x 2230mm	13'4" x 7'4"

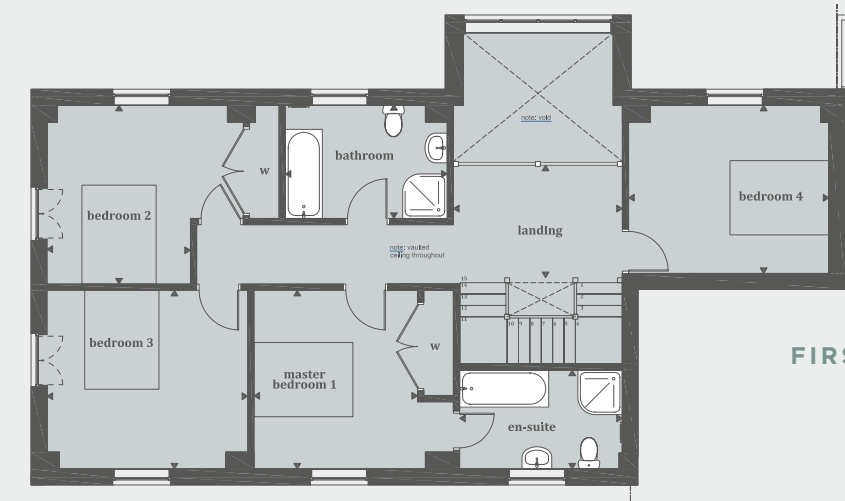
FIRST FLOOR

Bedroom 1	3305 x 3610mm	10'10" x 11'10"
En-suite	3290 x 2000mm	10'10" x 6'7"
Bedroom 2	2900 x 3615mm	9'6" x 11'10"
Bedroom 3	4055 x 3610mm	13'4" x 11'10"
Bedroom 4	4050 x 3400mm	13'4"x 11'2"
Bathroom	3285 x 2290mm	10'9" x 7'6"

TOTAL AREA 2,217 SQ FT | 206 SQ M



GROUND FLOOR



FIRST FLOOR

Floorplans shown are approximate measurements only. Exact layouts and sizes may vary.





THE CEDARS Plot 2

THE CEDARS

Plot 2

A 2-storey 4 bedroom barn conversion with private rear garden

The Cedars is an exclusive, four-bedroom, two storey home offering generous family space. The entrance hall leads through into a modern, open plan, dining-kitchen as the centre of the home. The large living room features bi-folding doors leading through to the rear garden. Downstairs also boasts a separate, dedicated study as well as a utility room which acts as a practical side entrance to the property. Upstairs, the en-suite master bedroom has built in wardrobe space with a further two double bedrooms and one single, sharing a modern family bathroom.

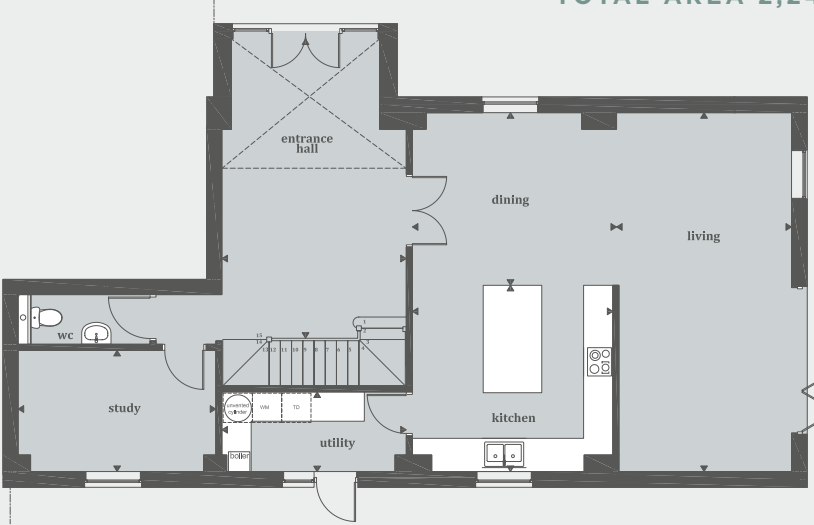
GROUND FLOOR

Entrance Hall	3800 x 6245mm	12'6" x 20'6"
Living Room	3585 x 7350mm	11'9" x 24'2"
Dining/Family Room	4110 x 3535mm	13'6" x 11'7"
Kitchen	4110 x 3815mm	13'6" x 12'6"
Utility	3780 x 1630mm	12'5" x 5'4"
Study	4050 x 2480mm	13'4" x 8'2"

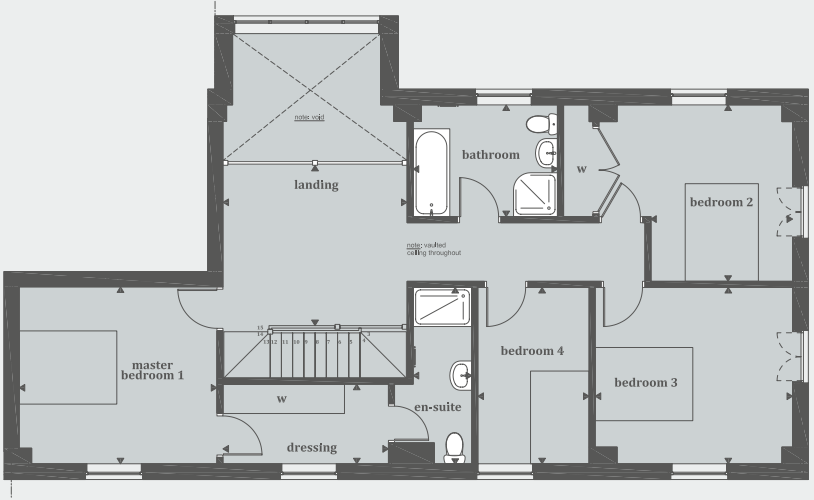
FIRST FLOOR

Bedroom 1	4050 x 3625mm	13'4" x 11'11"
Dressing Area	3390 x 1630mm	11'2" x 5'4"
En-suite	1200 x 3610mm	3'11" x 11'10"
Bedroom 2	2900 x 3625mm	9'6" x 11'11"
Bedroom 3	4045 x 3610mm	13'3" x 11'10"
Bedroom 4	2280 x 3610mm	7'6" x 11'10"
Bathroom	2955 x 2290mm	9'8" x 7'6"

TOTAL AREA 2,242 SQ FT | 208 SQ M



GROUND FLOOR



FIRST FLOOR

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THE COURTYARD

MAPLE TREE BARN

Plot 3

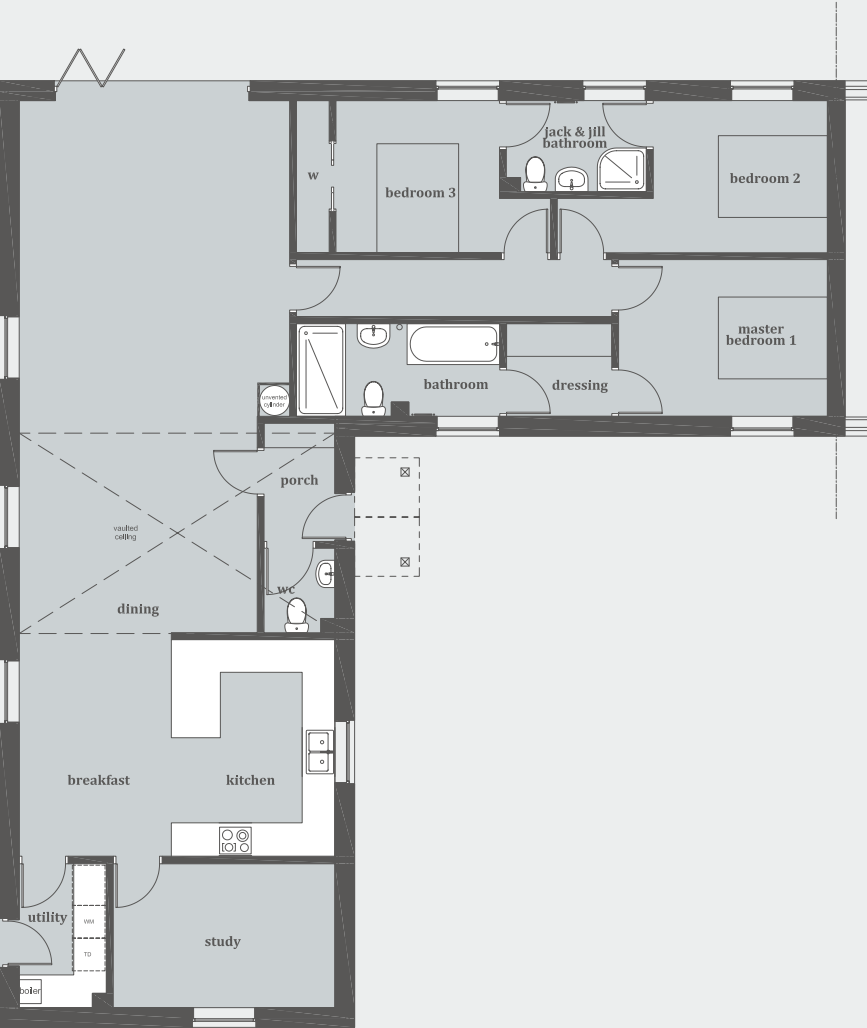
A 3 bedroom single-storey conversion with private rear garden

Maple Tree barn is a generously proportioned home, perfect for family life. The porch leads into a vaulted ceiling dining space with exposed beams adjacent to a large open living space offering direct access to garden via feature bi-fold doors. A modern open plan, breakfast kitchen leads way to a private study area and utility. Boasting three bedrooms, with en-suite in the master and a dressing room and the second and third bedroom sharing a modern Jack and Jill bathroom.

GROUND FLOOR

Living Room	4960 x 6100mm	16'3" x 20'0"
Dining/Family Room	4365 x 3675mm	14'4" x 12'1"
Kitchen	5790 x 4085mm	19'0" x 13'5"
Utility	1600 x 2640mm	5'3" x 8'8"
Study	4065 x 2640mm	13'4" x 8'8"
Bedroom 1	3830 x 2875mm	12'7" x 9'5"
Dressing Area	1930 x 1700mm	6'4" x 5'7"
En-suite	3730 x 1700mm	12'3" x 5'7"
Bedroom 2	3195 x 2790mm	10'6" x 9'2"
Bedroom 3	3000 x 2790mm	9'10" x 9'2"
Bathroom	2570 x 1670mm	8'5" x 5'6"

TOTAL AREA 1,600 SQ FT | 148 SQ M



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TIGER OAK BARN

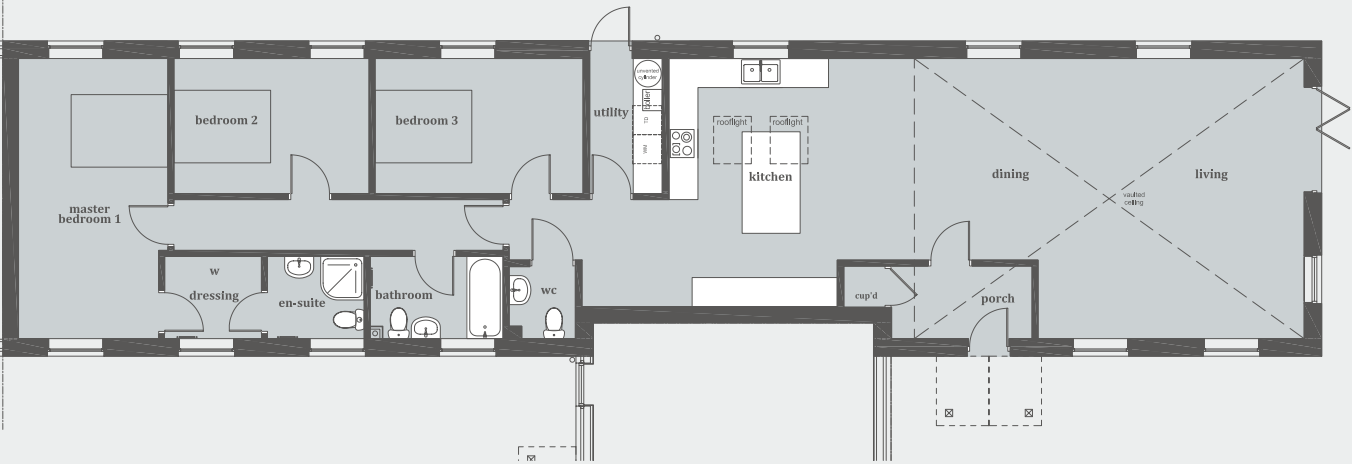
Plot 4

A 3 bedroom single-storey conversion with private rear garden

With a welcoming porch that leads directly in the homes generous dining, living space - Tiger Oak Barn is an exclusive, three bedroom conversion. Centre to the home is a modern, open plan kitchen and separate utility space which also offers a practical side entrance to the property. The master bedroom boasts an en-suite and dressing room, whilst bedrooms two and three share a modern family bathroom and separate w/c.

GROUND FLOOR

Living Room	5515 x 5790mm	18'1" x 19'0"
Dining/Family Room	4320 x 4165mm	14'2" x 13'8"
Kitchen	3300 x 5130mm	10'10" x 16'10"
Utility	1500 x 2790mm	4'11" x 9'2"
Bedroom 1	3090 x 5790mm	10'2" x 19'0"
Dressing Area	2000 x 1700mm	6'7" x 5'7"
En-suite	2000 x 1700mm	6'7" x 5'7"
Bedroom 2	4035 x 2790mm	13'3" x 9'2"
Bedroom 3	4300 x 2790mm	14'1" x 9'2"
Bathroom	2750 x 1700mm	9'0" x 5'7"



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CHERRY TREE COTTAGE

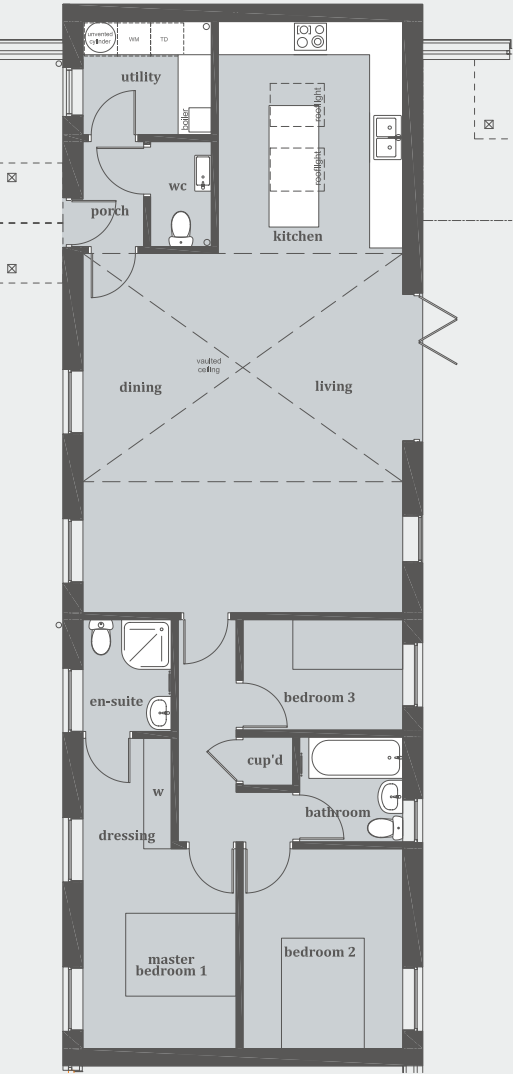
Plot 5

A 3 bedroom single-storey conversion with private rear garden

Cherry Tree Cottage is an exclusive, three bedroom conversion offering generous family space. The welcoming porch leads directly in the homes generous dining, living space offering views of the rear garden through bi-folding doors. With a modern kitchen and separate utility space this home is designed with family living in mind. The master bedroom boasts an en-suite and dressing room, whilst bedrooms two and three share a modern family bathroom.

GROUND FLOOR

Living Room / Dining	5790 x 6505mm	19'0" x 21'4"
Kitchen	3340 x 4200mm	11'0" x 13'9"
Utility	2325 x 2050mm	7'8" x 6'9"
Bedroom 1	2775 x 3605mm	9'1" x 11'10"
Dressing Area	1600 x 1995mm	5'3" x 6'7"
En-suite	1600 x 2000mm	5'3" x 6'7"
Bedroom 2	2890 x 3620mm	9'6" x 11'11"
Bedroom 3	2890 x 2000mm	9'6" x 6'7"
Bathroom	1865 x 1900mm	6'2" x 6'3"



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OLIVE ASH BARN

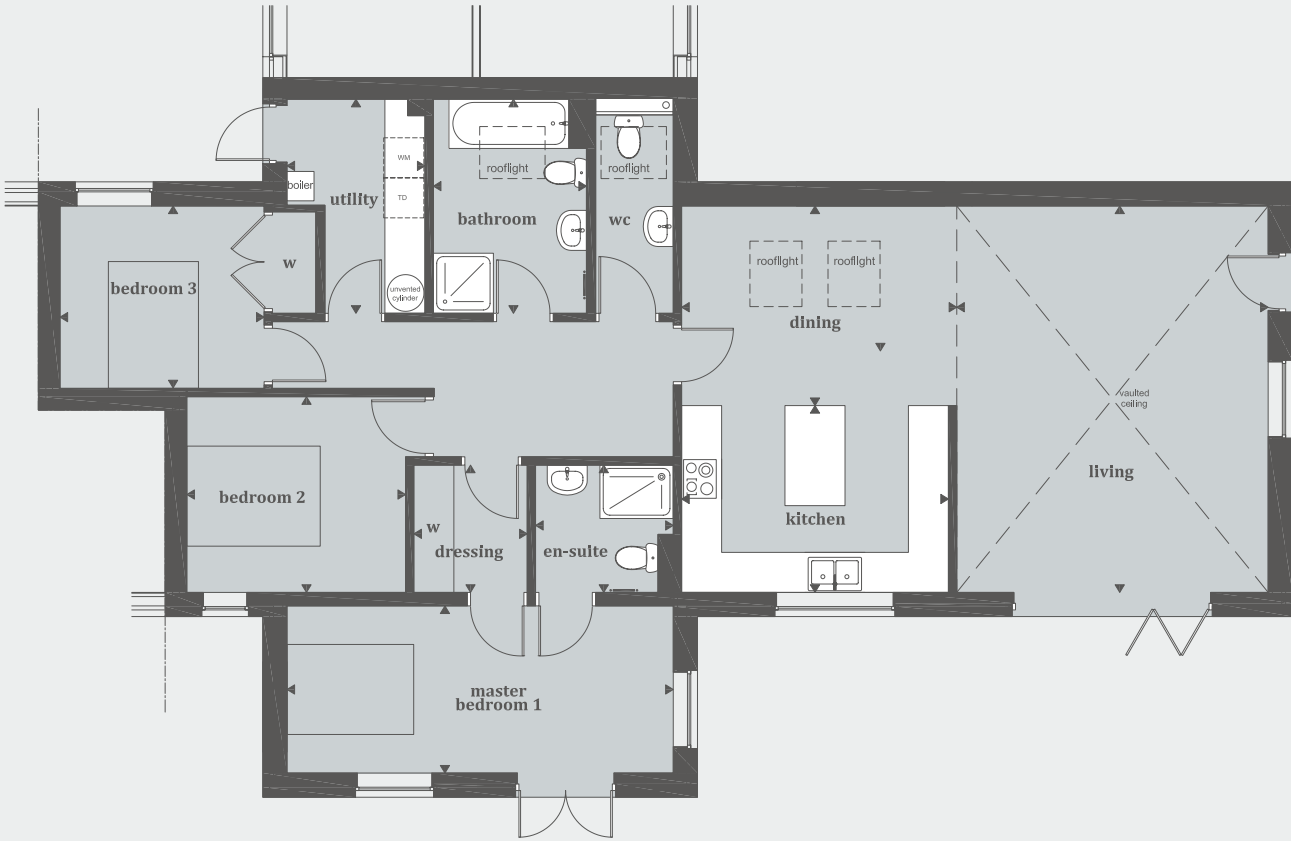
Plot 6

A 3 bedroom single-storey conversion with private rear garden

Olive Ash Barn is a generously proportioned, three bedroom conversion perfect for family life. A large open living room offers views of the garden through bi-folding doors. Leading way to a bright, modern open plan kitchen and dining space. The en-suite master bedroom offers a separate dressing room as a well as feature french doors whilst bedrooms two and three share a modern family bathroom and separate w/c. To the rear of the property a separate utility acts as a practical side entrance.

GROUND FLOOR

Living Room	4665 x 5790mm	15'4" x 19'0"
Dining/Family Room	4125 x 2990mm	13'7" x 9'10"
Kitchen	4000 x 2810mm	13'2" x 9'3"
Utility	1500 x 3210mm	4'11" x 10'6"
Bedroom 1	5790 x 2505mm	19'0" x 8'3"
Dressing Area	1700 x 1910mm	5'7" x 6'3"
En-suite	2065 x 1910mm	6'9" x 6'3"
Bedroom 2	3280 x 2935mm	10'9" x 9'8"
Bedroom 3	3060 x 2735mm	7'6" x 10'6"
Bathroom	2295 x 3210mm	9'0" x 5'7"



TOTAL AREA 1,335 SQ FT | 124 SQ M



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BURR WALNUT COTTAGE

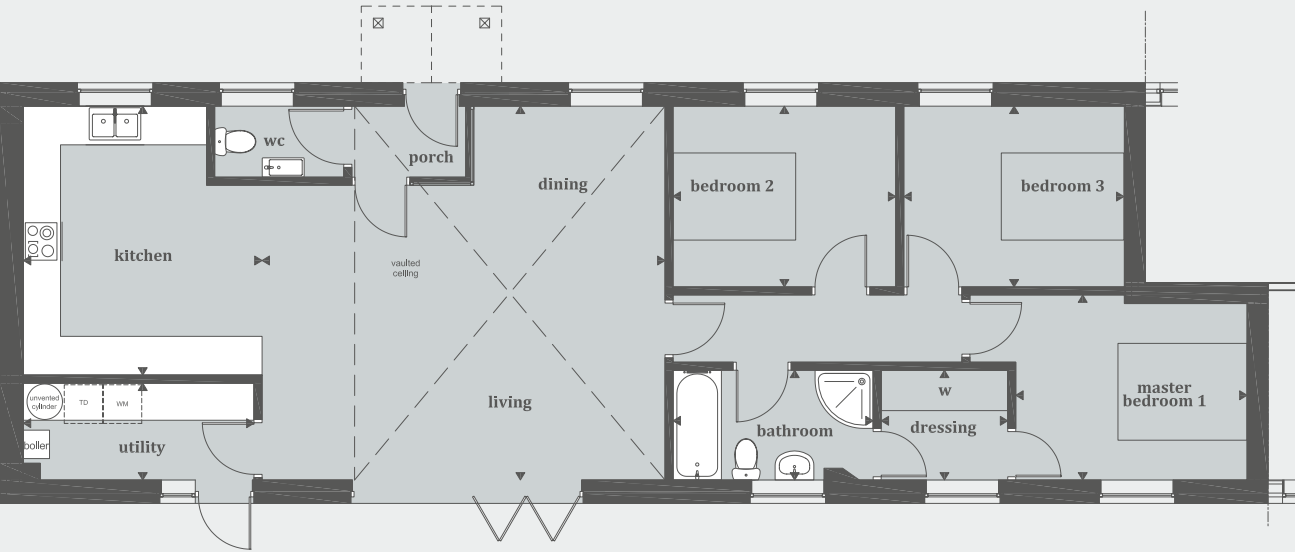
Plot 7

A 3 bedroom single-storey conversion with private rear garden

Burr Walnut Cottage is an exclusive, three-bedroom conversion offering generous space. The porch leads into a large open living space, dining room, a modern open plan kitchen and separate utility acting as a practical side entrance. The living room offers views of the garden through bi-folding doors. The en-suite master bedroom offers a separate dressing room, whilst bedrooms two and three share a modern family bathroom.

GROUND FLOOR

Living Room/Dining	6240 x 5790mm	20'6" x 19'0"
Kitchen	3700 x 4165mm	12'2" x 13'8"
Utility	3575 x 1500mm	11'9" x 4'11"
Bedroom 1	3585 x 2865mm	11'9" x 9'5"
Dressing Area	1960 x 1700mm	6'5" x 5'7"
Bedroom 2	3450 x 2800mm	11'4" x 9'2"
Bedroom 3	3415 x 2800mm	11'3" x 9'2"
Bathroom	3100 x 1700mm	10'2" x 5'7"



TOTAL AREA 1,119 SQ FT | 104 SQ M



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THE BEECHES Plot 8

THE BEECHES

Plot 8

A 3 bedroom detached bungalow with private rear garden

The Beeches is a well-proportioned, three-bedroom bungalow. A welcoming hallway leads way to a bright and open plan family area, comprising of a large living space and a modern dining, kitchen that leads through to bi-fold doors into the garden. Housing three bedrooms and an impressive master bedroom with a modern en-suite and feature french doors.

GROUND FLOOR

Living Room	4610 x 4040mm	15'2" x 13'3"
Dining/Family Room	4180 x 3060mm	13'9" x 10'1"
Kitchen	4180 x 4040mm	13'9" x 13'3"
Utility	3015 x 1250mm	9'1" x 4'1"
Bedroom 1	4515 x 3955mm	14'10" x 13'0"
En-suite	3015 x 1625mm	9'11" x 5'4"
Bedroom 2	4350 x 3015mm	14'3" x 9'11"
Bedroom 3	4405 x 2960mm	14'5" x 9'9"
Bathroom	3015 x 7900mm	9'11" x 6'3"

TOTAL AREA 1,421 SQ FT | 132 SQ M





SPECIFICATION

FINISHING Touches

With an enviable specification as standard, we carefully select the finest fixtures and fitting for each and every home we build.

KITCHEN

- Professionally designed Burbidge kitchen from the Fenton range
- Stainless steel 1 and 1/2 bowl sink with mixer taps (under mounted)
- Neff induction hob
- Double ovens
- Integrated kitchen appliances including fridge freezer and dishwasher
- AG Quartz worktops
- Under cabinet lighting

BATHROOMS

- Towel Rails: Ultraheat Chelmsford Straight Ladder towel rails - 5 year manufacturing warranty
- Controls: Honeywell 7-day, 2-channel (hot water/towel rails)
- Showers: Hansgrohe HG5 Crometta S240 1 Jet Showerpipe Chrome 27267000 HG5 - 5 year manufacturing warranty
- Taps: Hansgrohe Focus 70 basin mixer, Hansgrohe Focus bath mounted deck mixer - 5 year manufacturing warranty
- Shower enclosures: LAKES Showering Spaces - lifetime warranty
- Bathroom suites: VITRA S50 basin/vanity units (cloakroom, ensuite, main), VITRA Sento WC's, VITRA Neon Bathtub
- Stone resin MX shower tray with thermostatic shower with fixed and loose head and fully tiled shower cubicle

- Tiling to Bathroom and ensuite
- Heated towel rail
- Basin with Vanity Unit under

HEATING

- Boiler: Vaillant ecoTEC Exclusive Green IQ 27Kw System Boiler - 10 year parts and labour warranty (subject to an annual service)
- Underfloor Heating: Polypipe In-screen clip track system - 50 year warranty on the system pipework (12 months on controls and other components)
- Hot water cylinder: Telford Tempest Stainless Steel - lifetime manufacturing warranty on inner container (2 year on other components)
- Heating and hot water provided by Vaillant Green IQ system boiler and Telford Tempest pressurised hot water tank
- Polypipe under floor heating throughout

ELECTRICAL

- TV sockets and data points to all principle rooms
- Aerial cables installed to TV areas terminates at roof space, excludes TV installation
- Cat 5 cabling, data points
- Under cabinet lighting to kitchen cupboards

INSIDE YOUR HOME

- Oak veneered doors
- Nickel finish ironmongery
- White emulsion to walls and white to ceilings
- Satin white paint finish to architrave and skirting
- Satin white painted window cills
- Flooring main living areas Ambience flooring, bedroom areas carpet
- Down lighters in kitchen, hall, bathrooms and en-suites

OUTSIDE

- Outside tap
- Residence 7 triple glazed windows and French doors, secure by design
- Composite front door with glazed aperture and multi point locking
- Aluminium Shüco Bi-Fold doors
- Turf and planting to front and rear gardens
- Textured paved patio areas
- External electrical point
- External car charge infrastructure to all homes
- Fully alarmed Security to each individual unit
- Main Entrance - electric gate entry via smart phone (mobile) or keypad.
- External lighting to front and rear elevations on dusk to dawn sensors
- External security light on PIR
- ICW 10-year warranty
- Local Authority Building control compliance and sign off

We operate a policy of continuous product development and may vary this from time to time. Consequently this information should be treated as general guidance only and cannot be relied upon. Nor do they constitute a contract, part of a contract or a warranty.

LOCATION

HOW TO Find Us

The Old Saw Mill is a unique gated development comprising one 3-bedroom bungalow, five single storey 3-bedroom conversions and two 2 storey 4-bedroom conversions.

The development is situated between Allesley and Meriden, its central location providing easy commuter links.



THE OLD SAW MILL,
HARVEST HILL LANE, COVENTRY CV5 9DD



CGIs throughout this brochure are for illustrative purposes only.