



# The Townhouses

ARDEN LAWN, HENLEY-IN-ARDEN

CONTEMPORARY HOMES SET IN STUNNING GROUNDS



A place to flourish



THE TOWNHOUSES

# Welcome to Arden Lawn

We are proud to present a boutique collection of luxury homes comprising stylish large character townhouses and later living apartments situated alongside apartments set within a Grade II listed building.

This stunning development is nestled in extensive private grounds, accessed through a private drive and secure electric gates.

Located just a short walk from the picturesque market town of Henley-in-Arden, Arden Lawn offers easy access to Stratford-upon-Avon, Solihull, Warwick, Royal Leamington Spa and Birmingham, with Birmingham Airport just a short 20-minute drive away.



Computer generated image. Details may vary.



ARDEN LAWN

# Magnificent grounds meet modern living

Arden Lawn's elegant homes perfectly complement the wonderful natural backdrop of expansive lawns and mature trees.

Immerse yourself in nature, with lush landscapes and meandering footpaths ideal for wandering throughout the grounds. Take time to relax amidst vibrant flora, wildflowers, lovely planters and flower beds arranged around the development.

Thoughtful consideration has gone into incorporating natural materials and colours, ensuring that the beautiful surroundings harmonise with the architectural design of the buildings. Feel at home amidst the verdant greenery, with newly planted hedges framing many of the homes, and details such as feature brick walls, stylish fencing, hand-made roof tiles and unique sandstones, adding character to the paths and outdoor spaces.

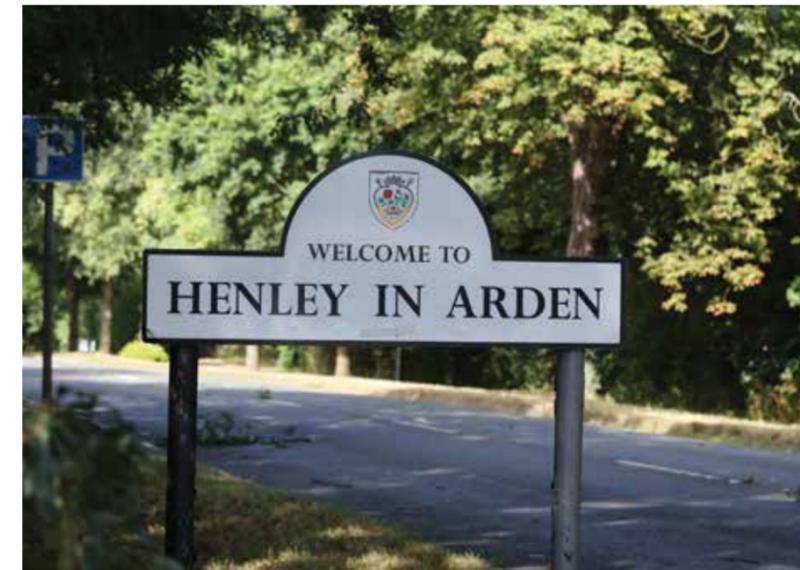


HENLEY-IN-ARDEN

# Heritage & charm



Henley-in-Arden is regarded as one of the most picturesque market towns in England. This delightful area is home to historic architecture and excellent local attractions.



A charming English market town dating back to the 12th century, with its mile-long High Street inviting visitors to step into history with captivating medieval, Tudor, Georgian and Victorian architecture, including the 15th Century Guild Hall.

For those who enjoy the outdoors, the town offers various scenic walks such as a 6-mile stretch of the Millennium Way, starting in the centre of town, winding through the scheduled ancient monument of The Mount and Beaudesert Castle, a pleasant stroll along the river Alne, and many fabulous views of the Warwickshire's charming countryside. After a day of exploration, why not unwind at one of the towns welcoming coffee shops or highly regarded pubs, there is plenty of choice.

With its own train station and just a few minutes from the M40, Henley-in-Arden offers excellent transport links. It's perfectly situated for quick trips to Stratford-upon-Avon, Solihull or Birmingham, as well as convenient access to London or the North.



## HENLEY-IN-ARDEN

# Local delights

Arden Lawn is conveniently located within a short walk of the High Street with its fantastic selection of independent shops, delightful cafés, and delicious restaurants.

For a small town, Henley-in-Arden is home to an impressive selection of top-notch restaurants. Whether you're in the mood for a cosy coffee shop, a traditional gastro pub, contemporary cuisine or classic fish and chips, you'll always find plenty of options for breakfast, lunch, or dinner. If you fancy venturing slightly further afield, there is a wealth of gastronomic delights, such as the award-winning Boot Inn at Lapworth, only 5-miles away.

Everything you could need is located nearby in the 'Henley mile', from a medical centre and dental clinic to hairdressers and beauty therapists.

# On your doorstep



Arden Lawn is conveniently located within walking distance of a fantastic range of everyday essentials. You can find a dental clinic, medical centre, three schools, veterinary clinic, supermarkets, a Post Office, a pharmacy, and opticians. The area also features a florist, delicatessen, hair salon, beauty clinic, osteopath, podiatrist, and physiotherapist. Planning to travel further? A local taxi company and petrol station are just around the corner.

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| 1 ARDEN LAWN                        | 7 Medical centre                  |
| 2 Henley-in-Arden train station     | 8 Henley-in-Arden Baptist Church  |
| 3 Harts Homes                       | 9 Church of St. John the Baptist  |
| 4 Henley-in-Arden School            | 10 The Guild Hall                 |
| 5 Henley-in-Arden Primary School    | 11 The Heritage Centre and Museum |
| 6 St Mary's Catholic Primary School |                                   |





ARDEN LAWN

# Close to home



A little further afield a wealth of activities awaits you.

Whether you're a nature lover, history buff, tennis player, golfer, angler, rambler, or a fan of theatre, everything you need is close by. Within a short drive, you'll find five golf courses to choose from. Then afterwards why not visit Ardencote Manor, offering a luxurious spa and leisure club to help you unwind.



For history enthusiasts, there are several remarkable historic properties nearby, including the National Trust's Packwood House and Coughton Court, the stunning Kenilworth Castle surrounded by Elizabethan gardens, and the awe-inspiring Warwick Castle, rich in medieval history. Baddesley Clinton, a romantic moated manor house set in beautiful gardens is particularly stunning in spring, when its vibrant display of tulips and hyacinths adds to the charm of the surroundings.

Not forgetting Stratford-upon-Avon where the world-famous Royal Shakespeare Company Theatre sits on the banks of the beautiful River Avon, which meanders through the historic town centre.

ARDEN LAWN

# Perfectly placed



Arden Lawn's prime location in the heart of England, combined with Henley-in-Arden's train station and excellent travel links, makes exploring the area easy and convenient.

Situated close to Solihull, Stratford-upon-Avon, Warwick, Worcester, and just a 35-minute drive from Birmingham, one of the UK's top shopping hubs.

Birmingham Airport is just a 20-minute drive away, offering direct flights to over 130 destinations worldwide.

**By car**

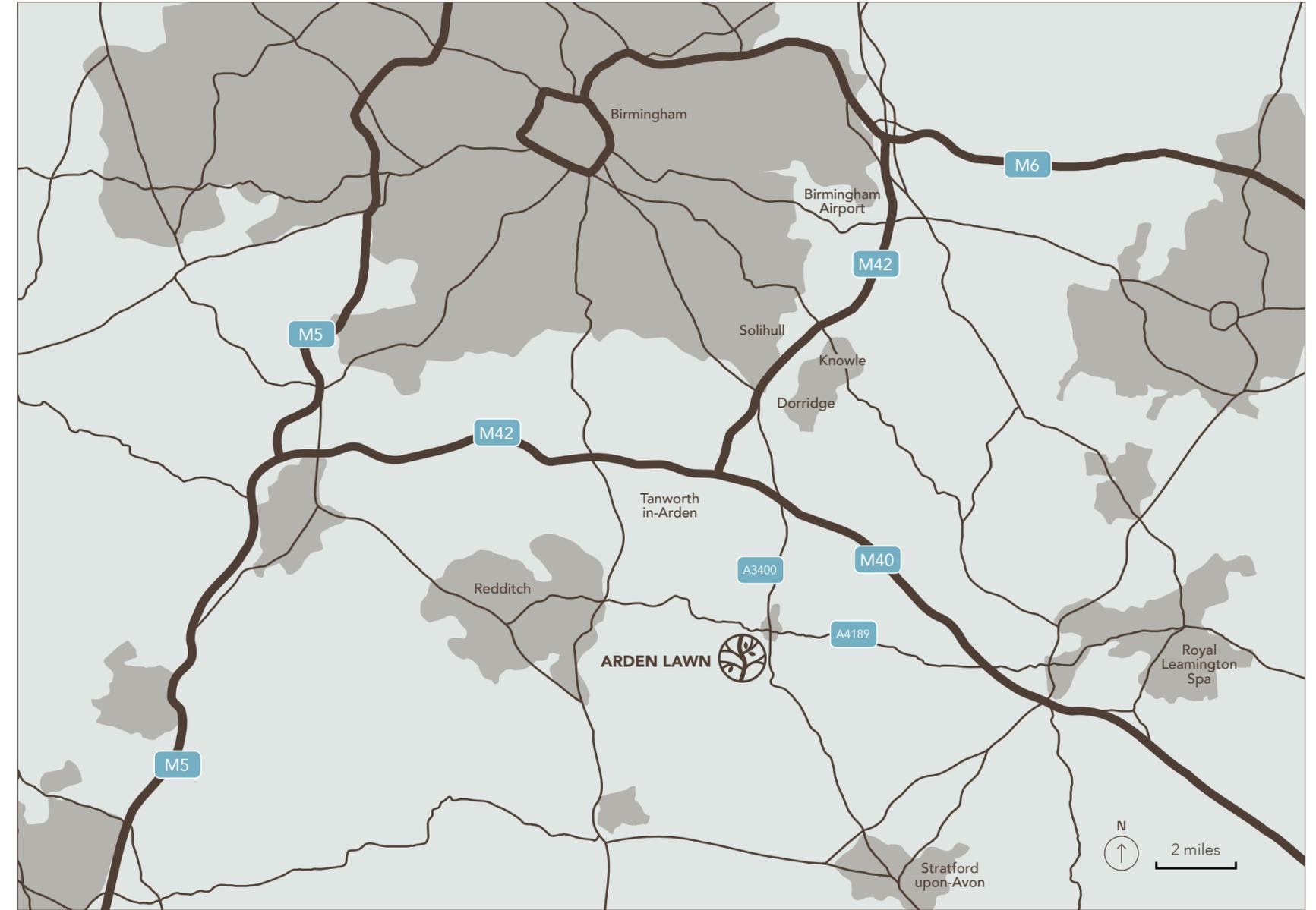
|                      |         |
|----------------------|---------|
| Tanworth-in-Arden    | 10 mins |
| Dorridge             | 12 mins |
| Knowle               | 15 mins |
| Redditch             | 17 mins |
| Solihull             | 17 mins |
| Stratford-upon-Avon  | 20 mins |
| Royal Leamington Spa | 28 mins |
| Birmingham           | 35 mins |

Source: Google Maps 2025

**By train**

|   |             |
|---|-------------|
| Stratford-upon-Avon                           | 16 mins     |
| Birmingham (Moor Street)                      | 38 mins     |
| London Euston<br>(from Birmingham New Street) | 1hr 16 mins |

Source: Trainline 2025





Computer generated image. Details may vary.

THE TOWNHOUSES

# Designed for living



**Contemporary, sophisticated homes offering flexible rooms over three floors.**

Whether you are a growing family or a discerning downsizer, The Townhouses offer a well-proportioned adaptable home that will suit your every need. With a wealth of modern, yet historically inspired features, including carefully considered brick detailing combined with much sought-after sash windows, imbuing an air of elegance.

In a variety of styles, the accommodation offers large living spaces, with the convenience of a separate study to allow you to work from home or simply hide all that day-to-day paperwork. The high quality specification reflects the overall ambience of the scheme with stylish German kitchens, high quality integrated appliances and stone worktops. Some of the properties enjoy the benefit of a separate utility room, and all kitchens and dining/living rooms include integrated speaker systems.

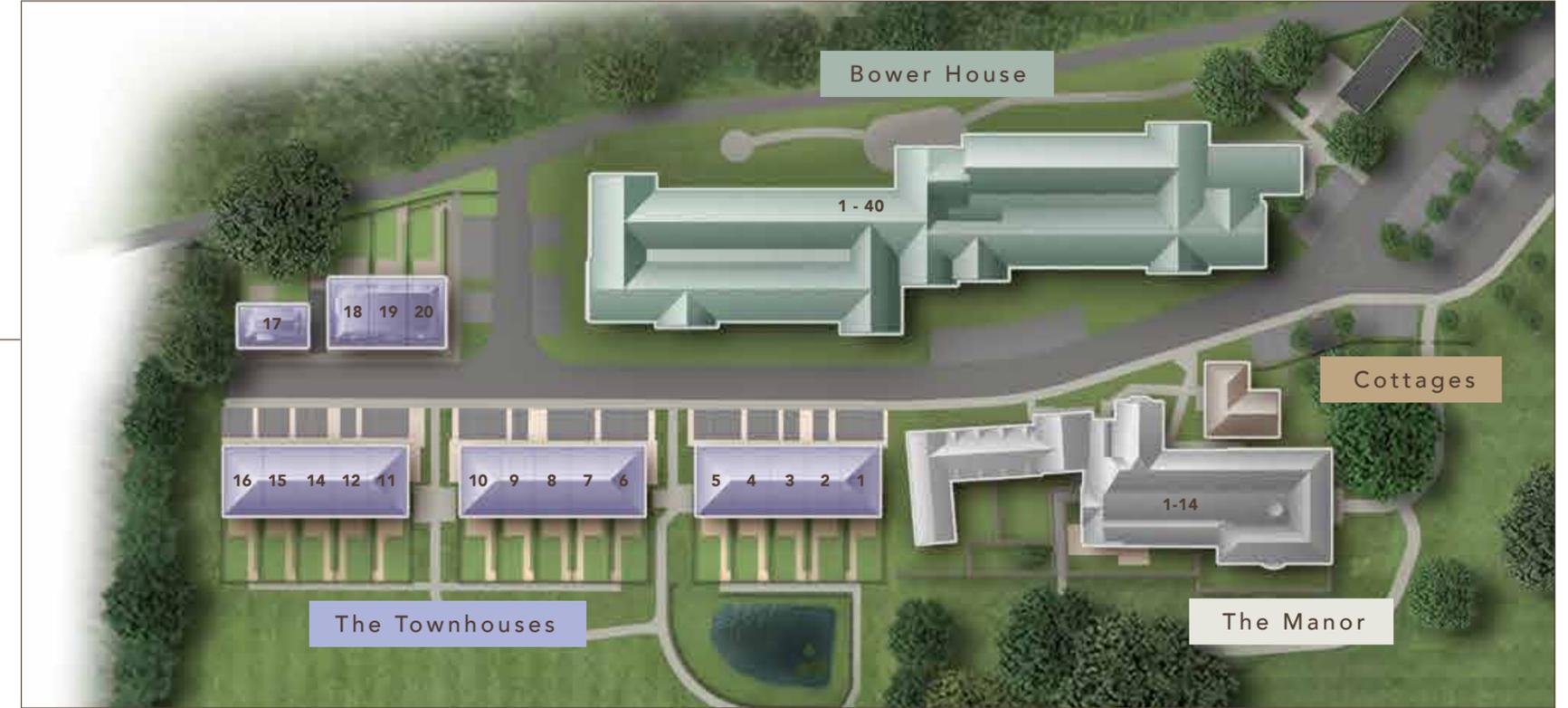
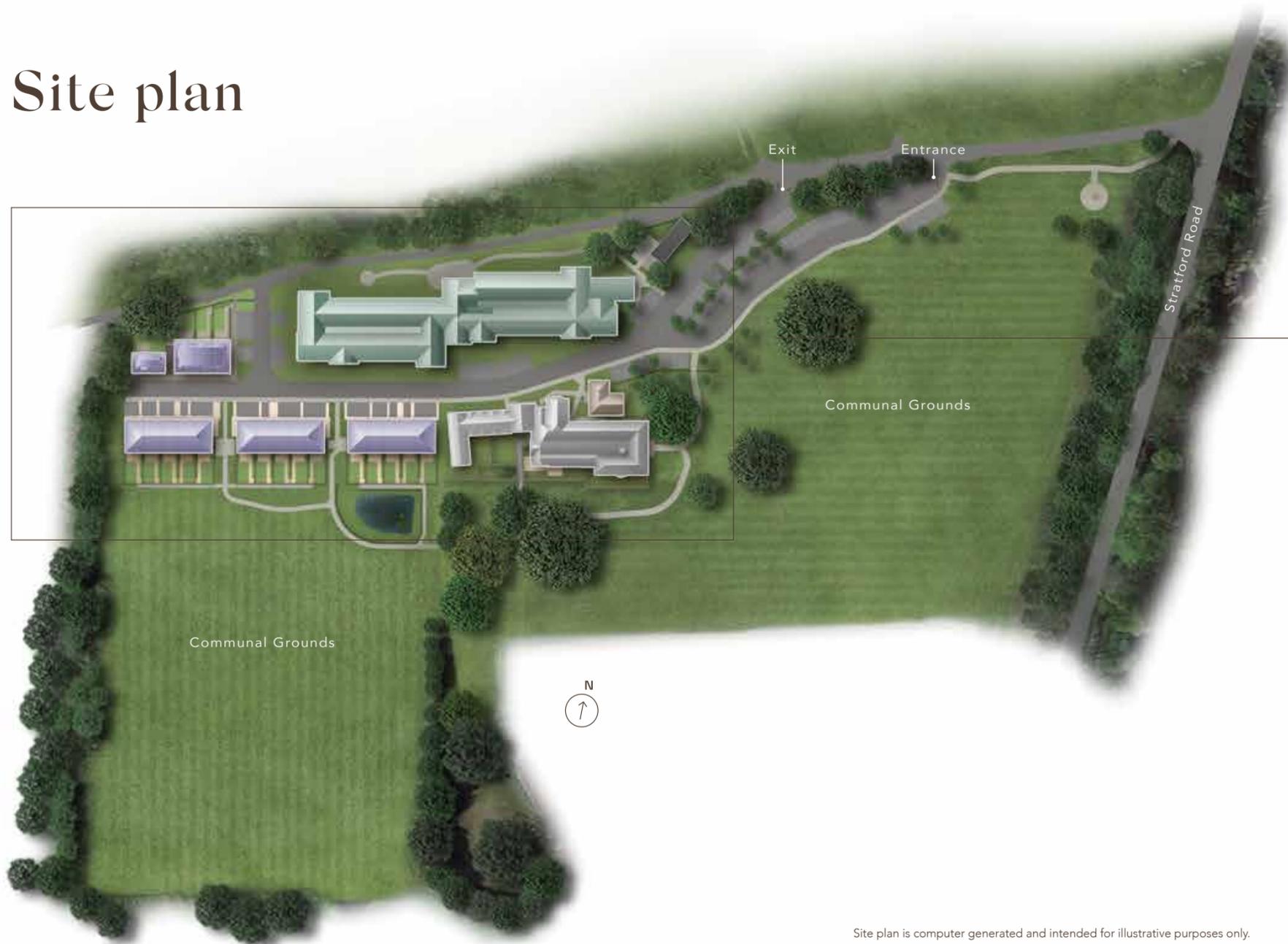
All of the bedrooms are generously proportioned, with some houses having a stunning top floor master bedroom suite with private south facing roof balcony, from which you can enjoy glorious morning views.

For the eco conscious, high efficiency air source heat pumps supply the heating and hot water, and electric vehicle charging points are provided to every home. For those who like to keep their cars clean, we have even included a front tap to every property.

With private gardens, two private parking spaces and freehold tenure these homes have enough space to entertain friends, with the added benefit of being part of a community enjoying the extensive lawns and stately home ambience.



# Site plan



## The Townhouses

LARGE CHARACTER TOWNHOUSES

## Bower House

MODERN 1, 2 & 3 BEDROOM LATER LIVING APARTMENTS

## The Manor

LUXURY 1 & 2 BEDROOM APARTMENTS IN A GRADE II LISTED BUILDING

**COTTAGES**  
UPPER GARDENER'S COTTAGE AND LOWER GARDENER'S COTTAGE

Site plan is computer generated and intended for illustrative purposes only.



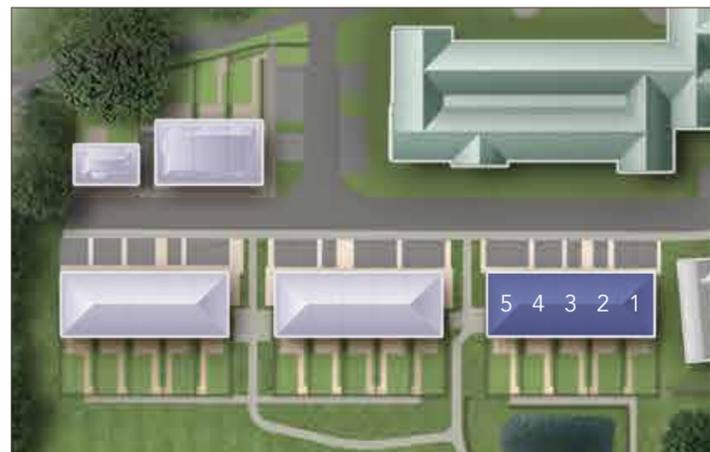
# Luxury townhouses

TOWNHOUSES 1-5 | 153.1 M<sup>2</sup> | 1,648 FT<sup>2</sup>

# Three bedroom townhouse

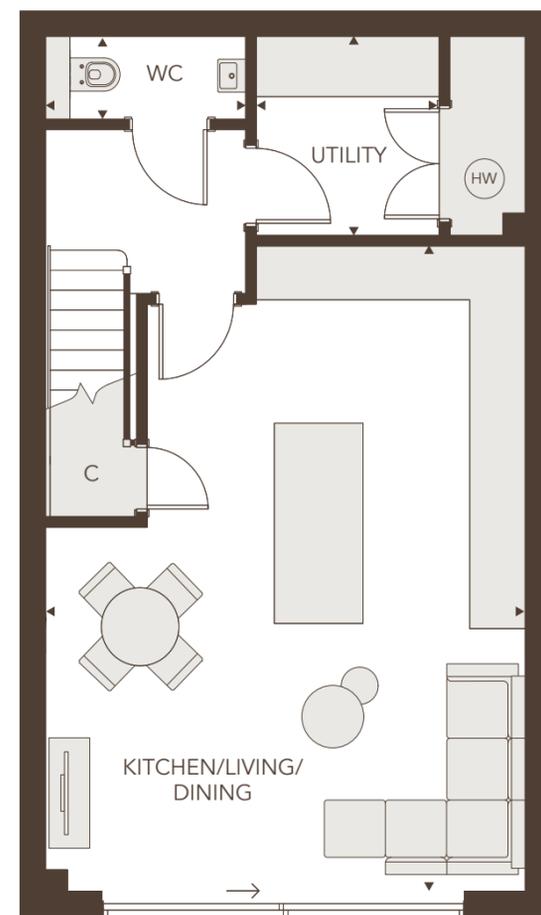
## KEY

- C Cupboard
- HW Hot water cylinder



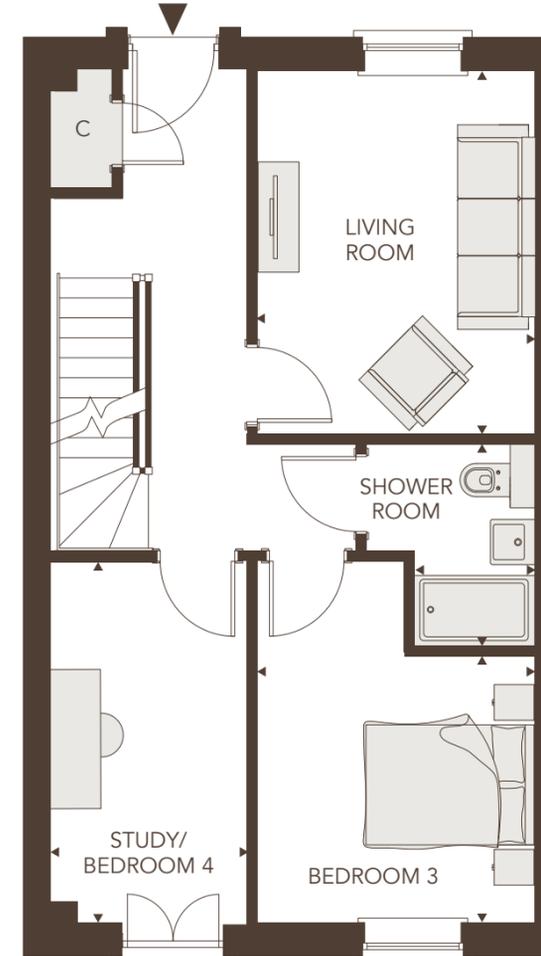
Townhouses 1 & 2 are handed. Please speak to a Sales Advisor for more information.

## LOWER GROUND



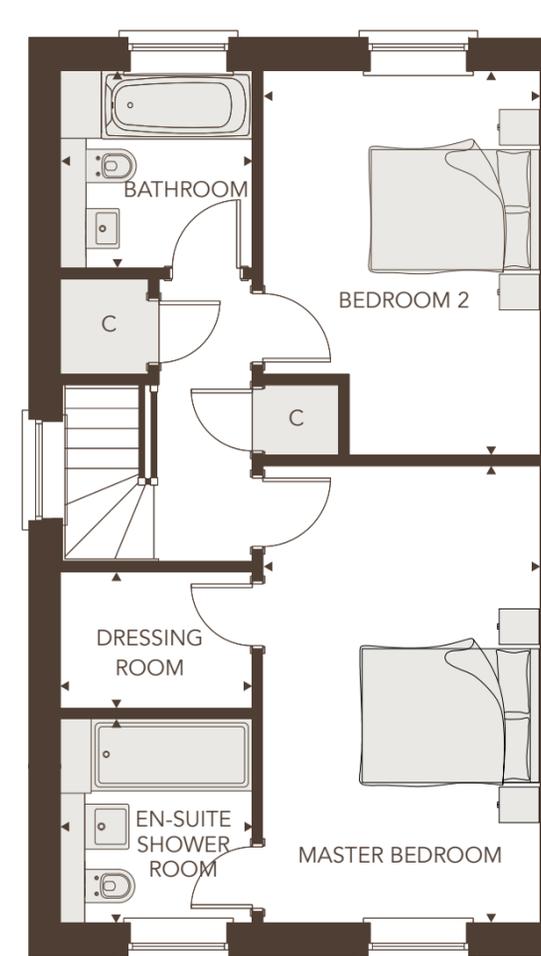
| DIMENSIONS            | MM          | FT & IN         |
|-----------------------|-------------|-----------------|
| KITCHEN/LIVING/DINING | 7190 X 5350 | 23' 7" X 17' 7" |
| UTILITY               | 2190 X 2050 | 7' 2" X 6' 9"   |
| WC                    | 1950 X 900  | 6' 5" X 2' 11"  |

## GROUND FLOOR



| DIMENSIONS      | MM          | FT & IN         |
|-----------------|-------------|-----------------|
| LIVING ROOM     | 4170 X 3090 | 13' 8" X 10' 2" |
| BEDROOM 3       | 3370 X 3090 | 11' 1" X 10' 2" |
| SHOWER ROOM     | 1860 X 2230 | 6' 1" X 7' 4"   |
| STUDY/BEDROOM 4 | 3910 X 2130 | 12' 10" X 7' 0" |

## FIRST FLOOR



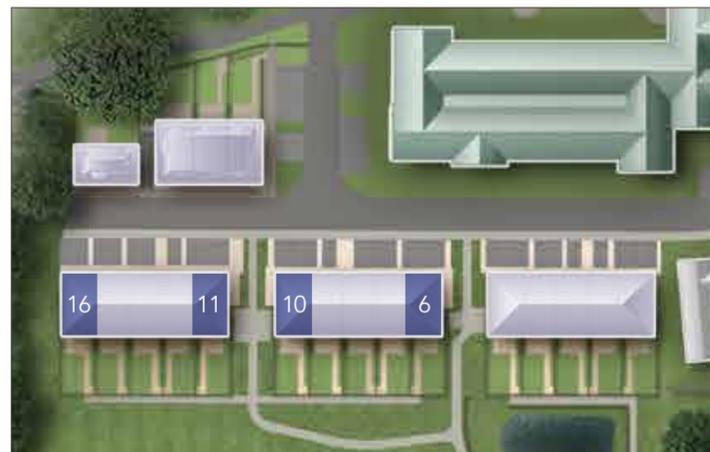
| DIMENSIONS           | MM          | FT & IN         |
|----------------------|-------------|-----------------|
| MASTER BEDROOM       | 5100 X 3090 | 16' 9" X 10' 2" |
| EN-SUITE SHOWER ROOM | 2130 X 2260 | 7' 0" X 7' 5"   |
| DRESSING ROOM        | 2130 X 1530 | 7' 0" X 5' 0"   |
| BEDROOM 2            | 4280 X 3090 | 14' 1" X 10' 2" |
| BATHROOM             | 2200 X 2130 | 7' 3" X 7' 0"   |

TOWNHOUSES 6, 10, 11 & 16 | 130.7 M<sup>2</sup> | 1,406.8 FT<sup>2</sup>

# Three bedroom townhouse

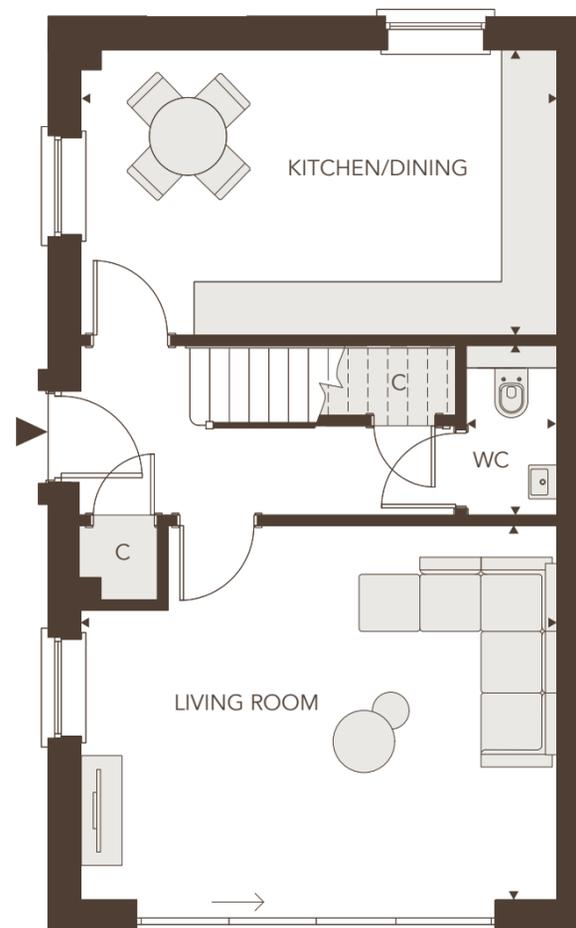
## KEY

- C Cupboard
- HW Hot water cylinder
- W Wardrobe
- - - Restricted head height



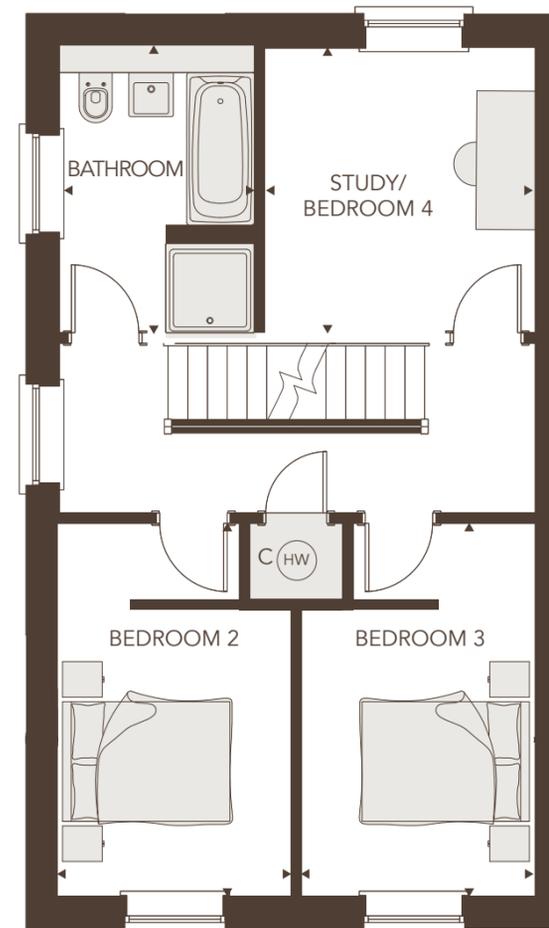
Townhouses 6 & 11 are handed. Please speak to a Sales Advisor for more information.

## GROUND FLOOR



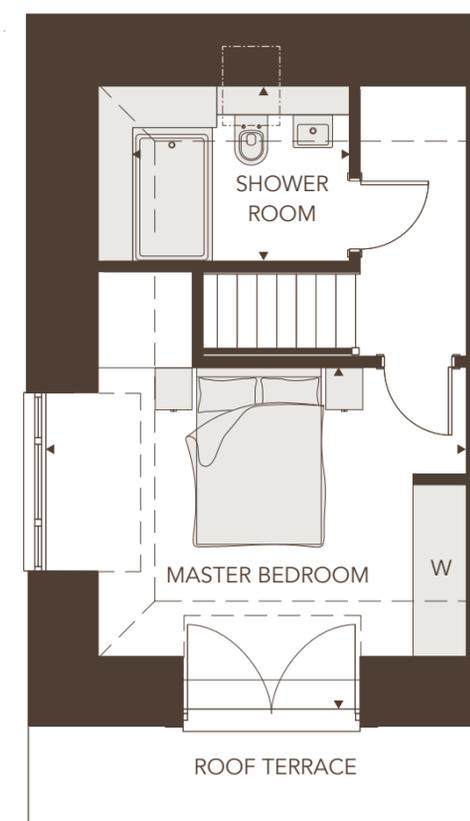
| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| LIVING ROOM    | 5350 X 4165 | 17' 7" X 13' 8" |
| KITCHEN/DINING | 5350 X 3195 | 17' 7" X 10' 6" |
| WC             | 1900 X 1000 | 6' 3" X 3' 3"   |

## FIRST FLOOR



| DIMENSIONS      | MM          | FT & IN         |
|-----------------|-------------|-----------------|
| BEDROOM 2       | 4165 X 2610 | 13' 8" X 8' 7"  |
| BEDROOM 3       | 4165 X 2610 | 13' 8" X 8' 7"  |
| STUDY/BEDROOM 4 | 3195 X 3025 | 10' 6" X 9' 11" |
| BATHROOM        | 3195 X 2200 | 10' 6" X 7' 3"  |

## SECOND FLOOR



| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| MASTER BEDROOM | 4700 X 3820 | 15' 5" X 12' 6" |
| SHOWER ROOM    | 2440 X 1955 | 8' 0" X 6' 5"   |

TOWNHOUSES 7, 8, 9, 12, 14 & 15 | 137.5 M<sup>2</sup> | 1,480 FT<sup>2</sup>

# Three bedroom townhouse

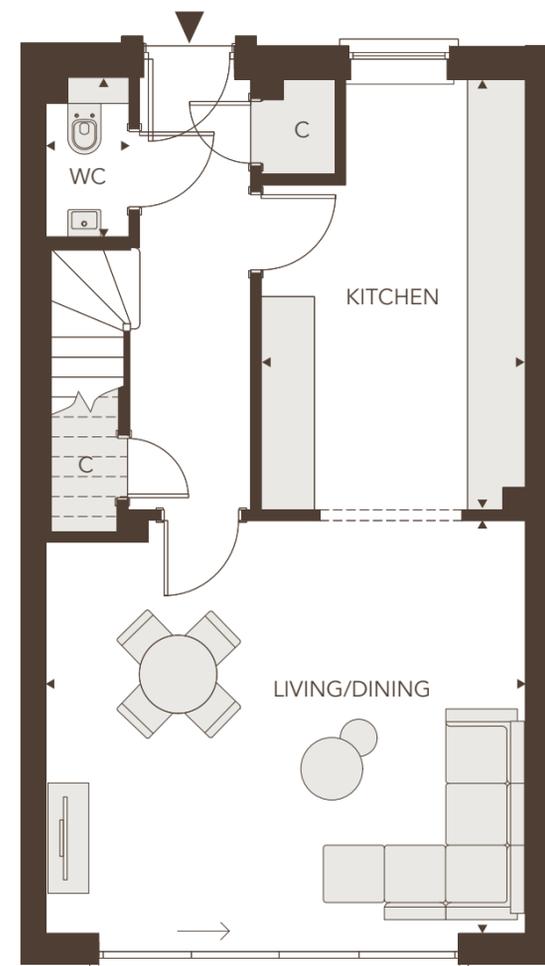
## KEY

- C Cupboard
- HW Hot water cylinder
- - - Restricted head height



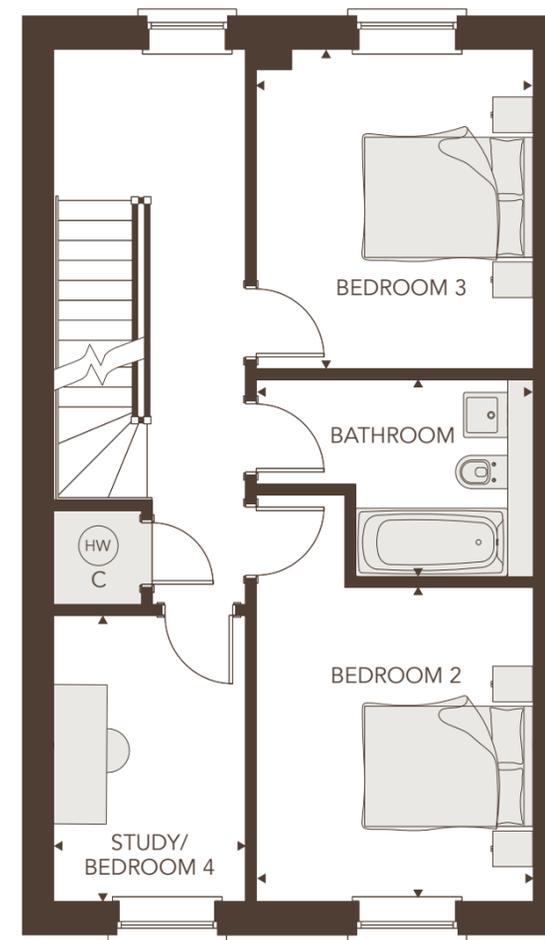
Townhouses 7 & 12 are handed. Please speak to a Sales Advisor for more information.

## GROUND FLOOR



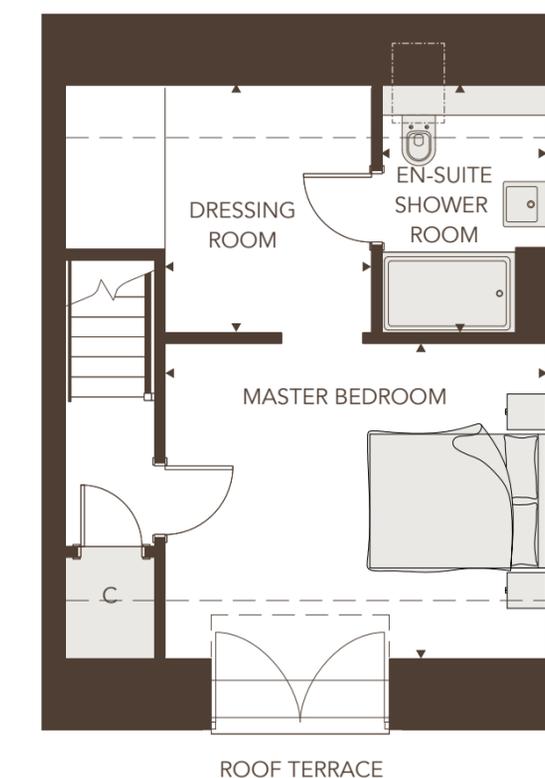
| DIMENSIONS    | MM          | FT & IN         |
|---------------|-------------|-----------------|
| LIVING/DINING | 5350 X 4580 | 17' 7" X 15' 0" |
| KITCHEN       | 4800 X 2940 | 15' 9" X 9' 8"  |
| WC            | 1750 X 900  | 5' 9" X 2' 11"  |

## FIRST FLOOR



| DIMENSIONS      | MM          | FT & IN         |
|-----------------|-------------|-----------------|
| BEDROOM 2       | 3500 X 3090 | 11' 6" X 10' 2" |
| BEDROOM 3       | 3560 X 3090 | 11' 8" X 10' 2" |
| STUDY/BEDROOM 4 | 3190 X 2130 | 10' 6" X 7' 0"  |
| BATHROOM        | 3560 X 3090 | 11' 8" X 10' 2" |

## SECOND FLOOR



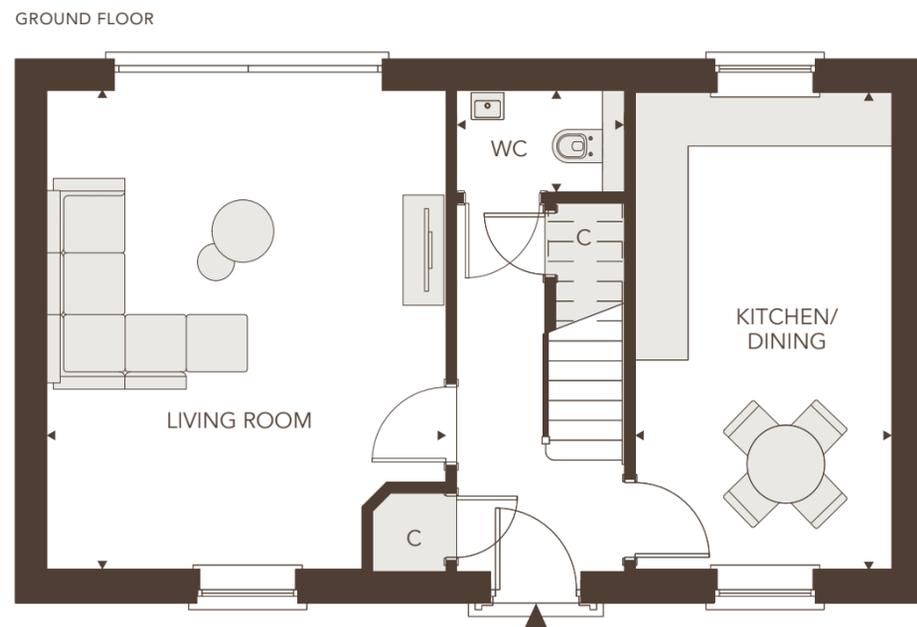
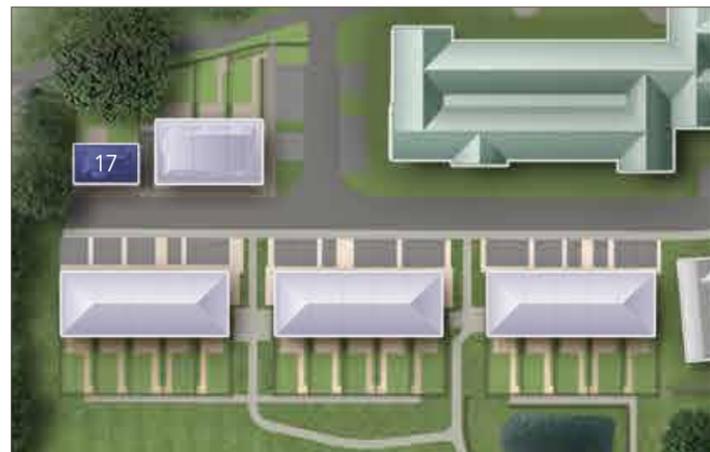
| DIMENSIONS           | MM          | FT & IN         |
|----------------------|-------------|-----------------|
| MASTER BEDROOM       | 4260 X 4100 | 14' 0" X 13' 5" |
| EN-SUITE SHOWER ROOM | 2760 X 1840 | 9' 1" X 6' 0"   |
| DRESSING ROOM        | 2760 X 2300 | 9' 1" X 7' 7"   |

TOWNHOUSE 17 | 130.2 M<sup>2</sup> | 1,401.5 FT<sup>2</sup>

# Three bedroom townhouse

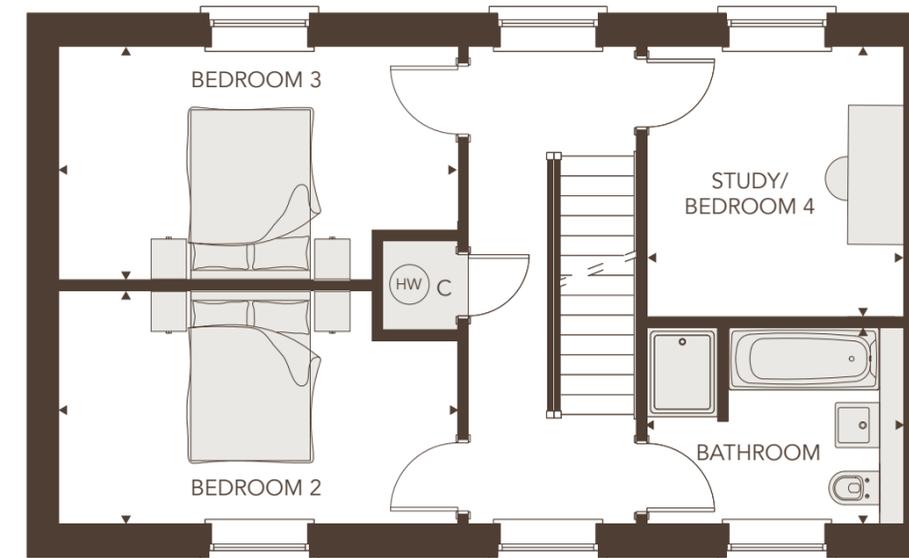
## KEY

- C Cupboard
- HW Hot water cylinder
- W Wardrobe
- - - Restricted head height



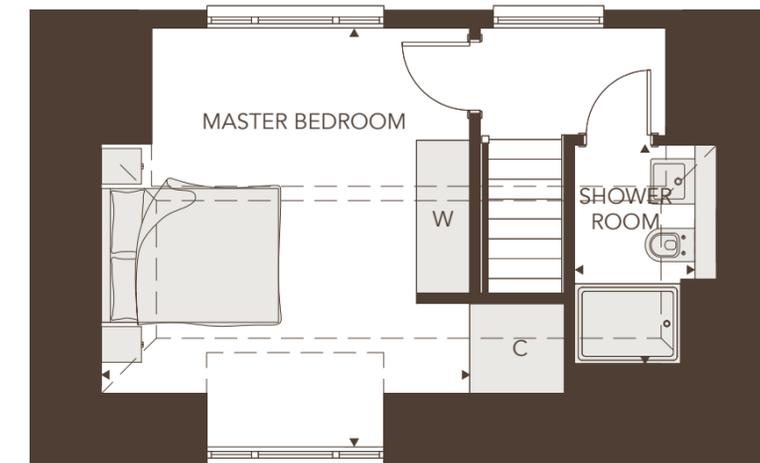
| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| KITCHEN/DINING | 5340 X 4485 | 17' 6" X 14' 9" |
| LIVING ROOM    | 5340 X 2875 | 17' 6" X 9' 5"  |
| WC             | 1900 X 1000 | 6' 3" X 3' 3"   |

## FIRST FLOOR



| DIMENSIONS | MM          | FT & IN        |
|------------|-------------|----------------|
| BEDROOM 2  | 4485 X 2610 | 14' 9" X 8' 7" |
| BEDROOM 3  | 4485 X 2610 | 14' 9" X 8' 7" |
| STUDY      | 3025 X 2875 | 9' 11" X 9' 5" |
| BATHROOM   | 2875 X 2195 | 9' 5" X 7' 2"  |

## SECOND FLOOR



| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| MASTER BEDROOM | 4670 X 4165 | 15' 4" X 13' 8" |
| SHOWER ROOM    | 2450 X 1595 | 8' 0" X 5' 3"   |

TOWNHOUSES 18 & 20 | 133 M<sup>2</sup> | 1,431.6 FT<sup>2</sup>

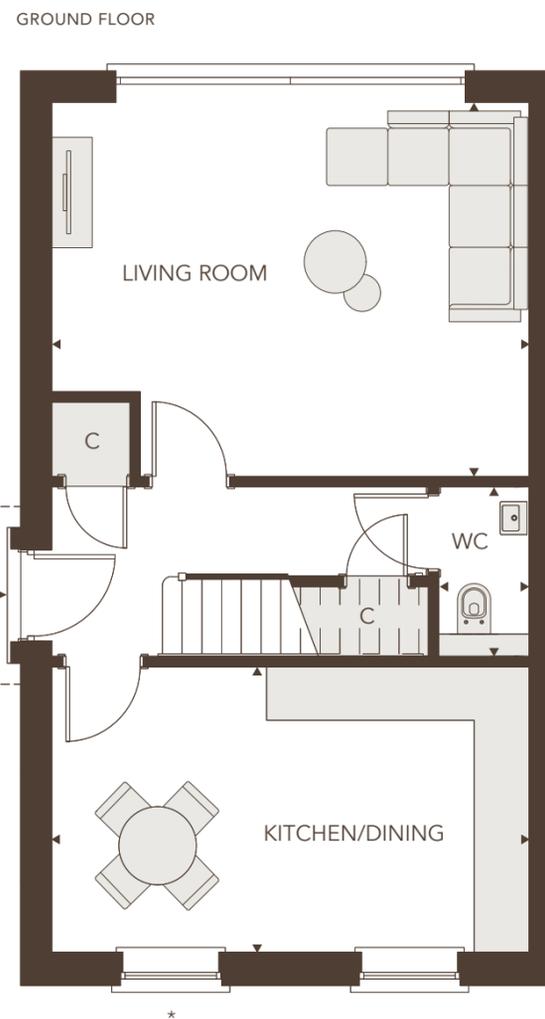
# Three bedroom townhouse

## KEY

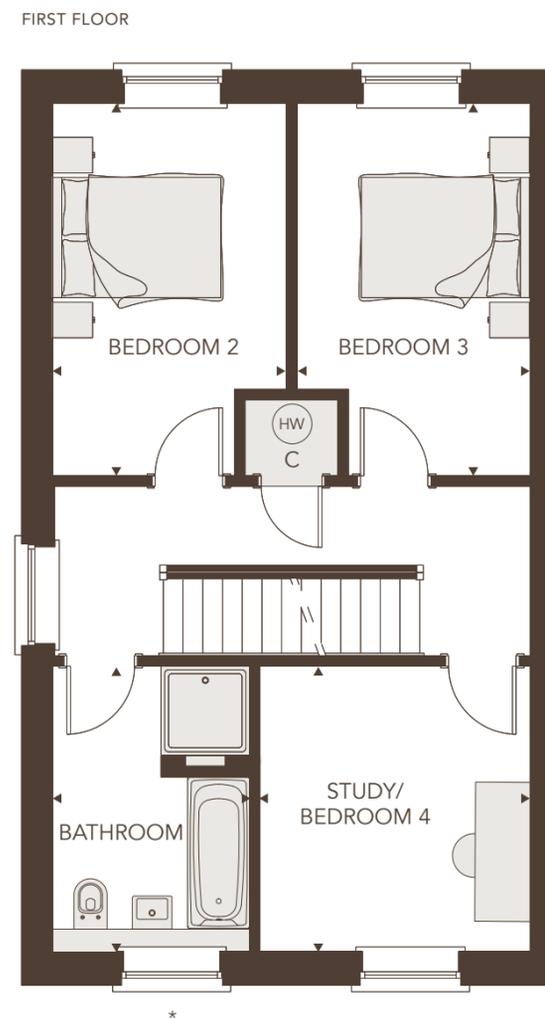
- C Cupboard
- HW Hot water cylinder
- W Wardrobe
- - - Restricted head height



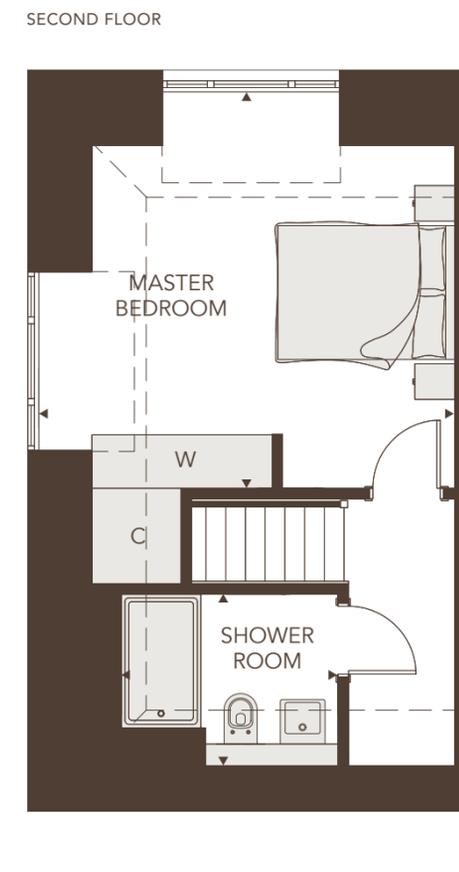
\*Townhouse 20 is handed and window configurations differ. Please speak to a Sales Advisor for more information.



| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| KITCHEN/DINING | 5340 X 4165 | 17' 6" X 13' 8" |
| LIVING ROOM    | 5340 X 3195 | 17' 6" X 10' 6" |
| WC             | 1900 X 995  | 6' 3" X 3' 3"   |



| DIMENSIONS      | MM          | FT & IN         |
|-----------------|-------------|-----------------|
| BEDROOM 2       | 4165 X 2610 | 13' 8" X 8' 7"  |
| BEDROOM 3       | 4165 X 2610 | 13' 8" X 8' 7"  |
| STUDY/BEDROOM 4 | 3195 X 3025 | 10' 6" X 9' 11" |
| BATHROOM        | 3195 X 2195 | 10' 6" X 7' 2"  |



| DIMENSIONS     | MM          | FT & IN         |
|----------------|-------------|-----------------|
| MASTER BEDROOM | 4670 X 4445 | 15' 4" X 14' 7" |
| SHOWER ROOM    | 2450 X 1925 | 8' 1" X 6' 4"   |

TOWNHOUSE 19 | 141.9 M<sup>2</sup> | 1,527.4 FT<sup>2</sup>

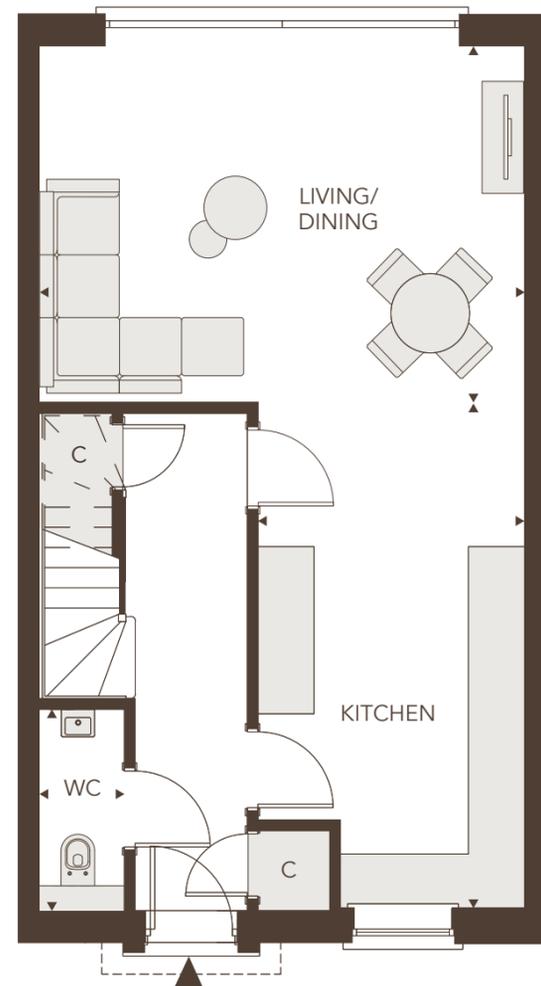
# Three bedroom townhouse

## KEY

- C Cupboard
- HW Hot water cylinder
- - - Restricted head height

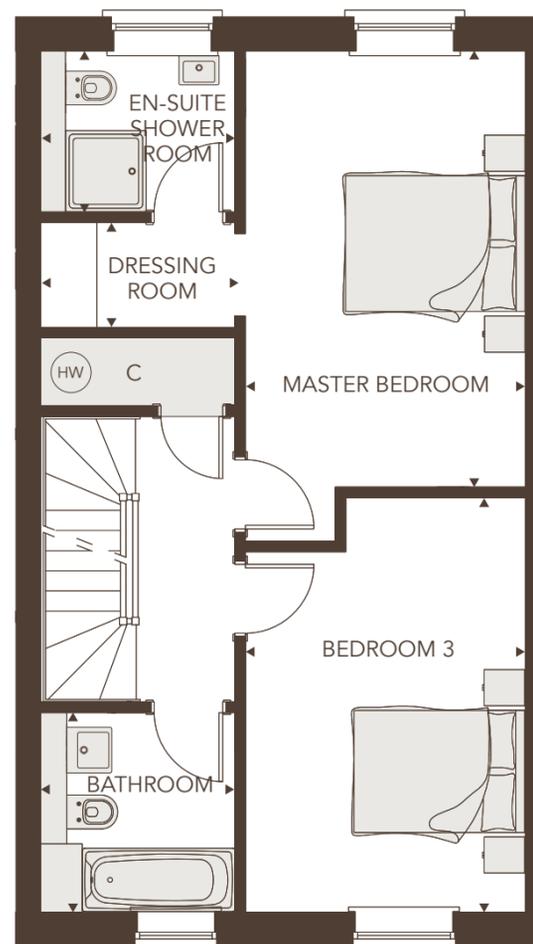


GROUND FLOOR



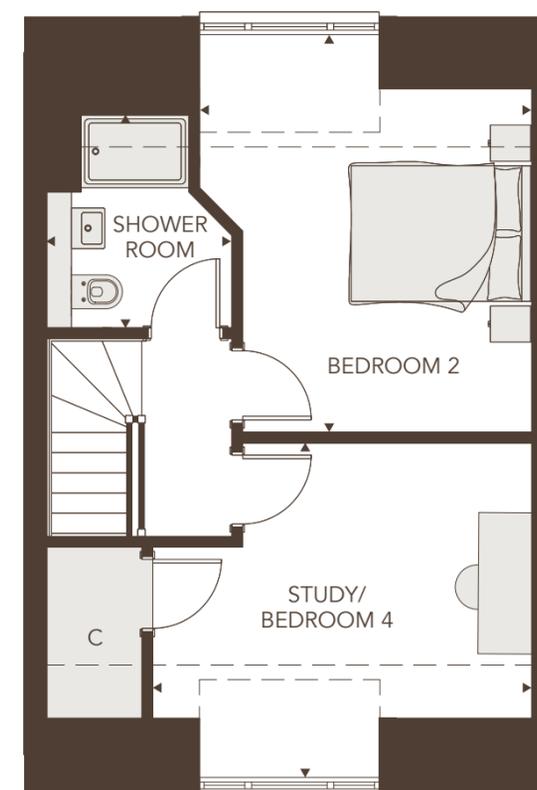
| DIMENSIONS    | MM          | FT & IN          |
|---------------|-------------|------------------|
| LIVING/DINING | 5340 X 3910 | 17' 6" X 12' 10" |
| KITCHEN       | 5585 X 2940 | 18' 4" X 9' 8"   |
| WC            | 2195 X 910  | 7' 2" X 3' 0"    |

FIRST FLOOR



| DIMENSIONS           | MM          | FT & IN         |
|----------------------|-------------|-----------------|
| MASTER BEDROOM       | 4810 X 3090 | 15' 9" X 10' 2" |
| EN-SUITE SHOWER ROOM | 2130 X 1770 | 7' 0" X 5' 10"  |
| DRESSING ROOM        | 2130 X 1154 | 7' 0" X 3' 9"   |
| BEDROOM 3            | 4570 X 3090 | 15' 0" X 10' 2" |
| BATHROOM             | 2195 X 2130 | 7' 2" X 7' 0"   |

SECOND FLOOR



| DIMENSIONS      | MM          | FT & IN          |
|-----------------|-------------|------------------|
| BEDROOM 2       | 4390 X 3670 | 14' 5" X 12' 1"  |
| STUDY/BEDROOM 4 | 4190 X 3640 | 13' 9" X 11' 11" |
| SHOWER ROOM     | 2350 X 2030 | 7' 9" X 6' 8"    |



## SPECIFICATION

# Little things matter

## Kitchen

- Bespoke range of Nolte shaker style cabinets with soft close doors and traditional brass or chrome handles
- Composite stone worktops with undermount sink
- Island units in houses 1 to 5
- Bosch multi-function oven
- Bosch induction hob
- Bosch integrated combination microwave/oven
- Bosch integrated dishwasher
- Bosch integrated frost-free fridge freezer
- Bosch integrated washer/dryer in houses 6 to 20
- Built in wine cooler in houses 1 to 5
- Utility room in houses 1 to 5 with connections for purchasers own washing machine and tumble dryer
- Karndean oak style flooring

## Bathrooms and En-suites

- Porcelanosa floor and wall tiles
- Villeroy & Boch white WC with concealed cistern and soft close seat
- Hansgrohe showers and taps in chrome finish
- Baths with remote lbox control
- Basin with vanity unit
- Electric underfloor heating to en-suites
- Chrome dual fuel towel rail
- Motion activated low level recessed guide lighting
- Recessed ceiling spotlights
- Illuminated mirror with demister

## Interior Finishes

- Traditional hand painted panelled doors
- Karndean oak style flooring laid in herringbone pattern with feature border to living/dining rooms
- Karndean oak style flooring planks to all other areas of the ground floor in houses 6 to 20, and lower ground floor in houses 1 to 5
- Extra large panoramic sliding patio doors to the garden
- Heritage style sliding sash windows

## Heating, Electrical and Lighting

- Air source heat pump central heating
- Heatmiser smart heating hub enabling remote control of heating
- Underfloor heating to living room, kitchen and hallway, with radiators throughout the rest of the house
- Electric underfloor heating to en-suites
- Fibre provided to all properties for ultra-high speed broadband (subject to purchaser subscription with their chosen provider) with data sockets to living room
- TV points to living room and bedrooms ready for terrestrial TV and connection for Sky Q (purchaser subscription required)
- Zuma Wi-fi enabled and voice activated ceiling speakers to living/dining rooms and kitchens
- 5-amp lighting circuit to living rooms and master bedroom
- Weather-proof power sockets and wall lights to rear patio

## Security

- Security system to all ground and lower ground floor areas
- Fire detection system
- Fob operated automatic gates on all vehicle entrances

## Exterior

- Two private parking spaces
- Private electric vehicle charging point
- Private rear garden
- Roof terrace to the master bedroom of houses 6 to 16
- Footpaths to the estate in sandstone flags and 'National Trust' type self binding gravel
- Outside taps at front and rear

## Peace of Mind

- A 10-year structural warranty is provided on all properties
- All houses are sold with a Freehold interest



# Building quality. Building trust. Creating value.



Gr8Space Group is a family-owned business with an ambitious vision. Having grown from its roots, the company is now a multi-award-winning specialist contractor, developer, and provider of high-quality later living properties.

Gr8Space Developments excels in the restoration of listed buildings whilst also creating innovative, modern homes. The contracting division not only undertakes construction projects for external clients but also handles the development of their own properties, delivering exceptional results across both sectors.

With their passion for property, extensive knowledge of the market and over 25-years of expertise, Gr8Space Group are unparalleled in their ability to create your perfect future home.



Developer



[www.gr8space.net](http://www.gr8space.net)

Selling Agents



01564 791111  
[info@harts-homes.co.uk](mailto:info@harts-homes.co.uk)



0121 200 4567  
[BirminghamRDS@savills.com](mailto:BirminghamRDS@savills.com)

#### IMPORTANT NOTICE

These particulars are not an offer or contract, nor part of one. Any information about price or value contained in these particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. Text, images and plans are for guidance only and are not necessarily comprehensive. Nothing in this brochure should be taken as substitute for your own enquiries, inspections or legal advice. Prospective purchasers must get their solicitor to check the plans and specification within their contract.

#### Floor plans, areas and measurements

Floor plans are indicative and may differ in the as-built property. All quoted areas and measurements are approximate and based on information at date of publication. They should not be used to purchase items such as furniture and flooring.

#### Images

Some images have been computer generated, they are intended to give an artist's impression of the design and are indicative only. Details are based on information available at the time of creation and may vary in the as-built property. Furniture, soft furnishings etc shown are not part of the listed specification.

Photography is a mixture of commissioned and stock and may be used as example imagery.

All images are not intended to be an accurate representation of a specific property, building or location.

#### Specification

Specification may change and will be substituted with brands of a similar quality.

#### Journey Times

Journey times are taken from information available at the time of publication and sources have been shown.

All details have been prepared prior to build completion and may vary in the as-built properties.

Information correct at time of publication June 2025.

