



# Bower House

ARDEN LAWN, HENLEY-IN-ARDEN

MODERN 1, 2 & 3 BEDROOM LATER LIVING APARTMENTS

A photograph of a man and a woman walking away from the camera in a grassy field. The man is on the right, wearing a light-colored shirt and trousers, and is pushing a bicycle with a basket on the front. The woman is on the left, wearing a dark jacket and light-colored pants. They are walking towards a line of trees in the background. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The sun is visible through the trees on the right, creating a lens flare effect.

# A place to flourish

BOWER HOUSE

# Welcome to Arden Lawn

We are proud to present a boutique collection of luxury homes comprising later living apartments situated alongside stylish, large character townhouses, and 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.





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.

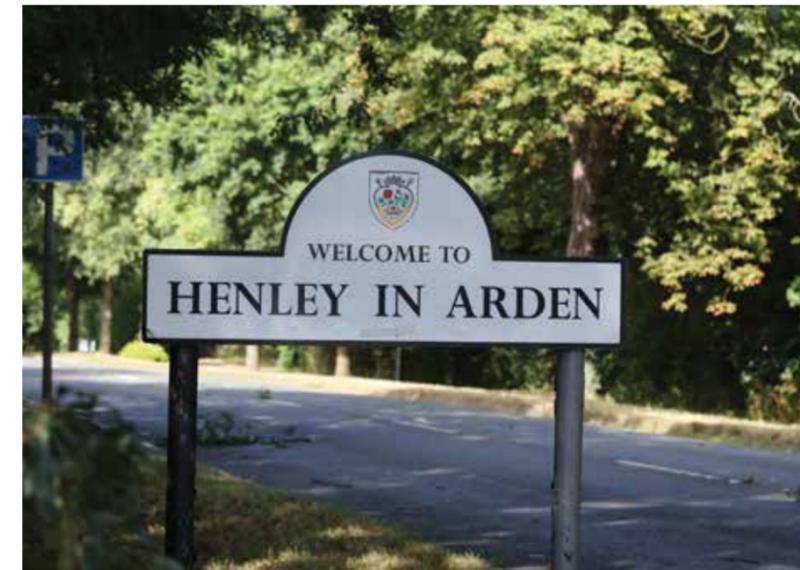


HENLEY-IN-ARDEN

# 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**

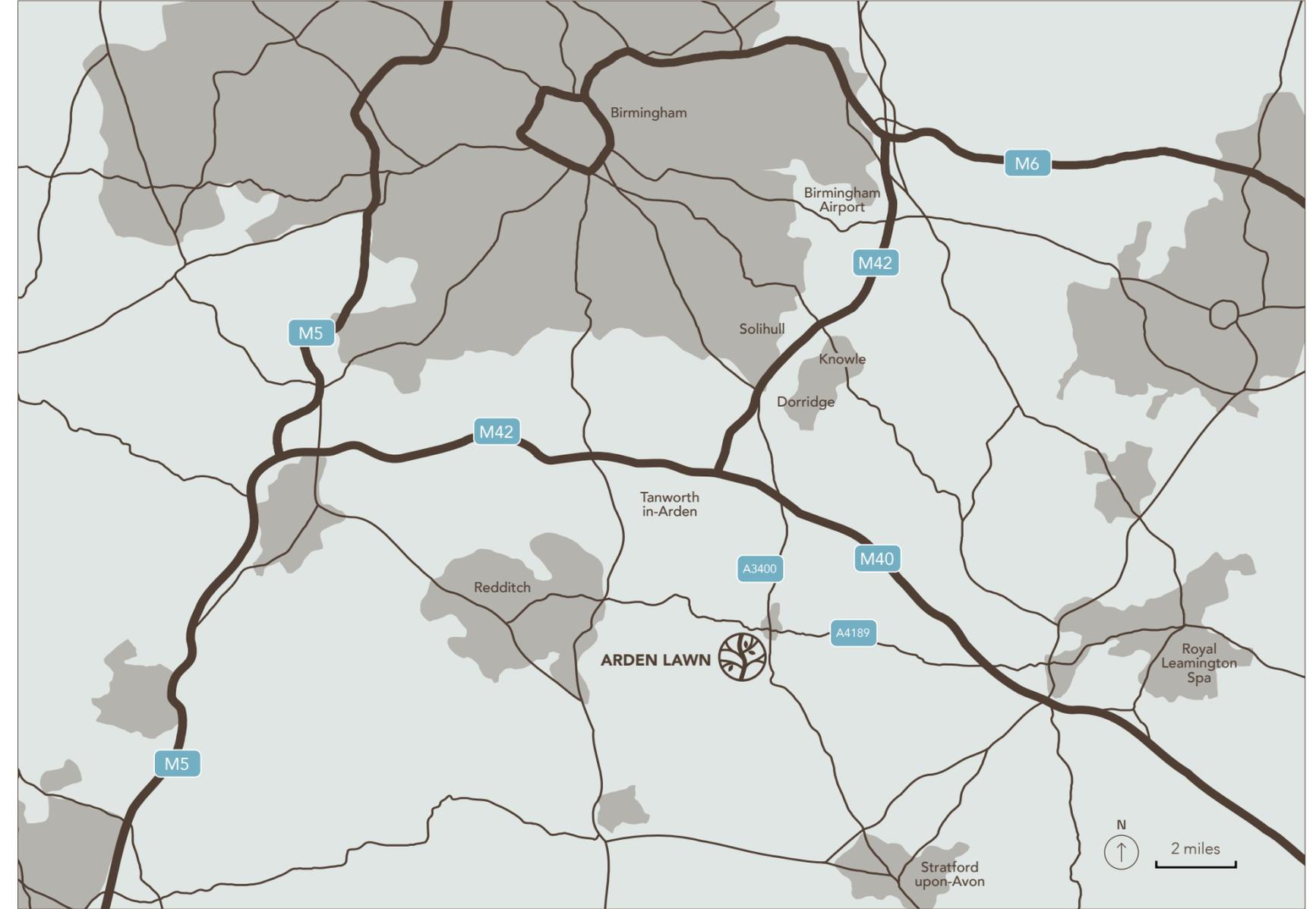
Tanworth-in-Arden	10 mins
Dorridge	12 mins
Knowle	15 mins
Redditch	17 mins
Solihull	17 mins
Stratford-upon-Avon	20 mins
Royal Leamington Spa	28 mins
Birmingham	35 mins

Source: Google Maps 2025

**By train**

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

Source: Trainline 2025



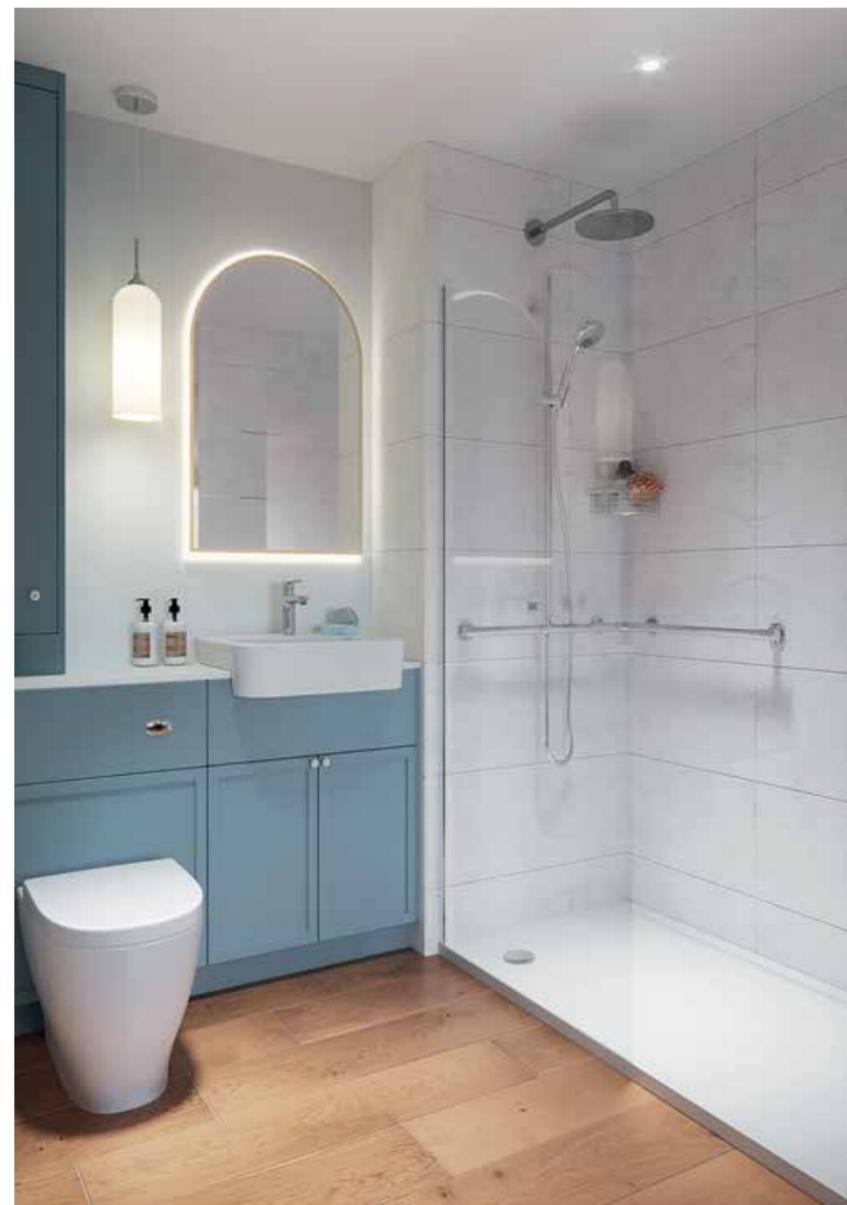


BOWER HOUSE

# Designed for living



Computer generated images. Details may vary.



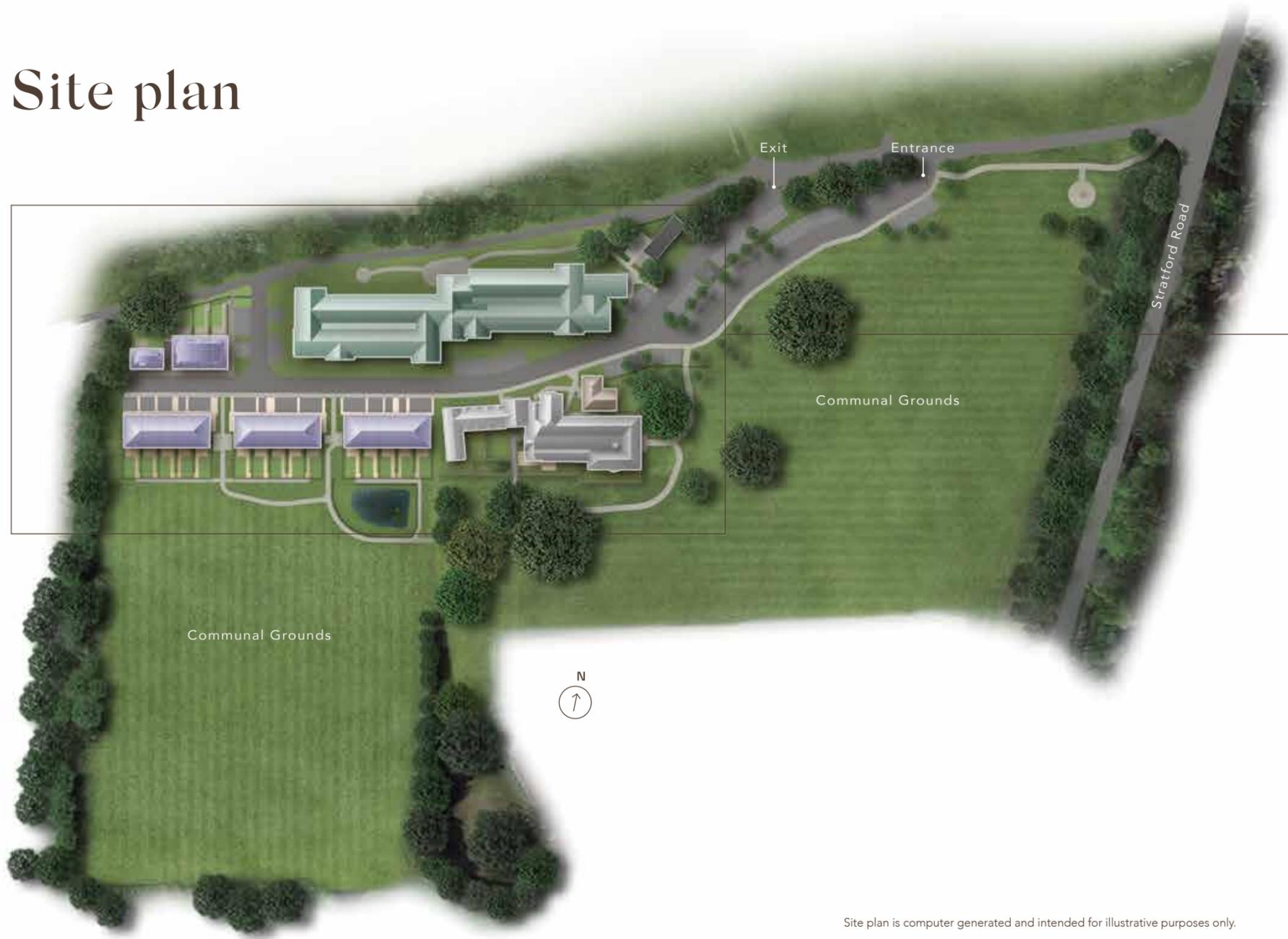
**Introducing Bower House, a luxury collection of comfortable, contemporary, and well-appointed one, two, and three bedroom apartments, perfect for the next chapter of your life; plan for your future with worry-free homeownership.**

Each newly built property is designed with entertaining in mind, featuring beautifully crafted shaker-style kitchens and smart appliances. With modern central heating and premium flooring throughout, the homes offer comfort and style. The luxury bathrooms, complete with Villeroy & Boch sanitaryware and Porcelanosa tiles, create a serene space to relax and unwind.

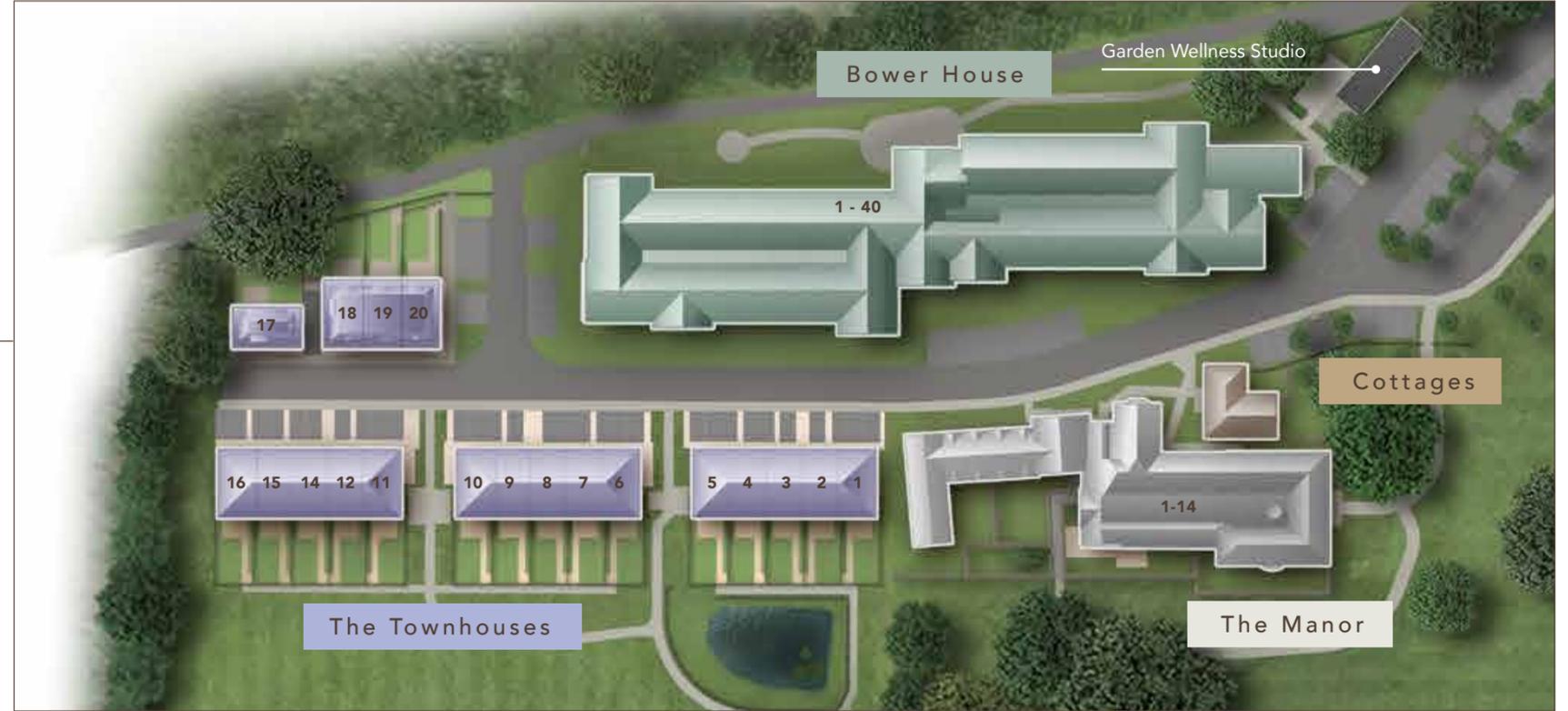
The apartments also include various safety and security systems integrated seamlessly and unobtrusively to help older people live more independently and with an improved quality of life. Completely discreet, yet always there in times of need.

Many properties feature a balcony or private terrace, allowing you to fully appreciate the peaceful surroundings and natural beauty. With the added convenience of secure on-site parking, you are ideally positioned for both everyday errands and local outings.

# Site plan



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



## Bower House

MODERN 1, 2 & 3 BEDROOM LATER LIVING APARTMENTS

## The Townhouses

LARGE CHARACTER TOWNHOUSES

## The Manor

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

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

BOWER HOUSE

# Carefree comfort



## FIRST FLOOR



### KEY

- Guest suite
- Lift

## GROUND FLOOR



### KEY

- Post
- Lift
- WC
- Entrance lobby
- Office
- Residents' lounge
- Bin / mobility scooter store
- Garden wellness studio

Socialise in the inviting residents' lounge, with cosy seating, a real log fire and French doors that open onto the gardens, perfect for enjoying a glass of wine on the terrace.



Computer generated image. Details may vary.

Just steps away, the communal garden studio provides a tranquil space for wellness activities and events, while the private Bower House gardens serve as a calming retreat featuring pleached fruit trees and a raised herb garden.



BOWER HOUSE

# Guest suite

For added convenience, an on-site host is available five days a week, ensuring you're always well taken care of. Stay connected with Wi-Fi throughout the communal spaces, and when it's time to welcome friends or family, our accommodating guest suite is an ideal place for their stay.

Whether you're enjoying quiet moments or spending quality time with loved ones, everything you need for a relaxed and sociable lifestyle is right on your doorstep.

# One bedroom apartments



APARTMENTS 2, 9, 11, 12, 20, 22 & 40 | 60.4 M<sup>2</sup> | 650.1 FT<sup>2</sup>

## One bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN	2940 X 2500	9' 8" X 8' 2"
LIVING/DINING	5600 X 3900	18' 5" X 12' 10"
MASTER BEDROOM	5370 X 3470	17' 7" X 11' 5"
SHOWER ROOM	2500 X 2050	8' 2" X 6' 9"

### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



GROUND FLOOR



FIRST FLOOR

Apartments 9, 11 and 12 are handed. Window, door and outdoor space configurations vary. Please speak to a Sales Advisor for more information.

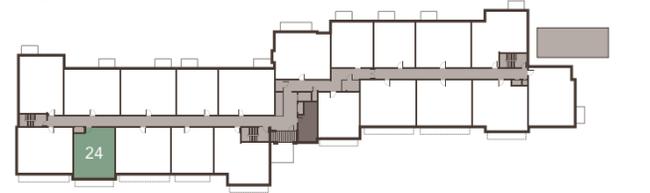
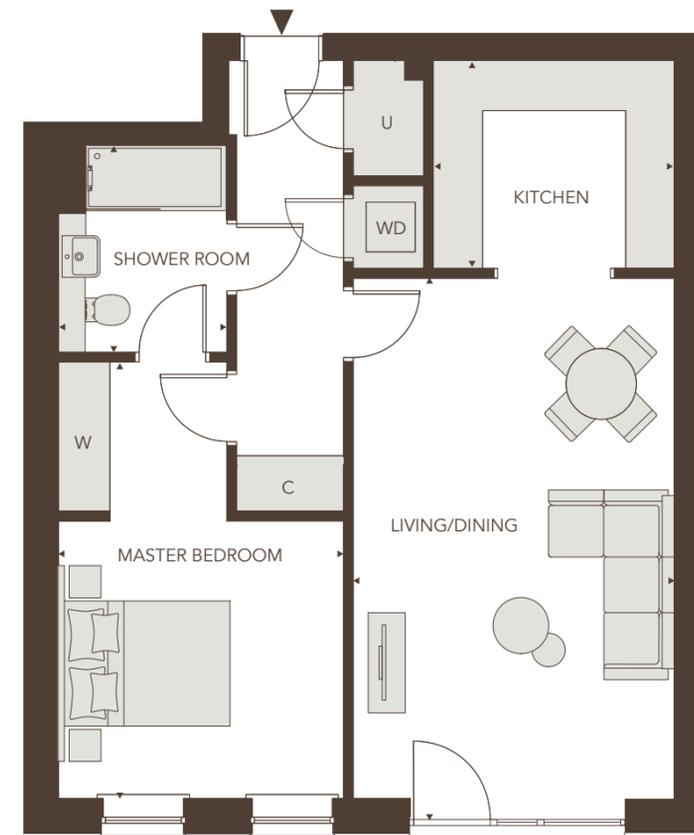
APARTMENTS 4 & 24 | 65.1 M<sup>2</sup> | 700.7 FT<sup>2</sup>

## One bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN	2940 X 2500	9' 8" X 8' 2"
LIVING/DINING	6270 X 3900	20' 7" X 12' 10"
MASTER BEDROOM	5280 X 3470	17' 4" X 11' 5"
SHOWER ROOM	2500 X 1950	8' 2" X 6' 5"

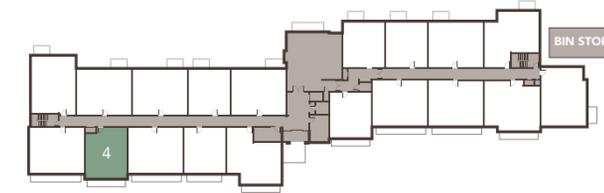
### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



FIRST FLOOR

Door configurations vary. Please speak to a Sales Advisor for more information.



GROUND FLOOR

# Two bedroom apartments



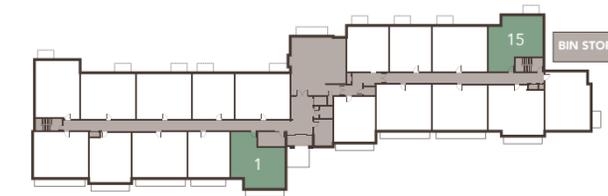
APARTMENTS 1, 15, 21 & 35 | 80.6 M<sup>2</sup> | 867.6 FT<sup>2</sup>

## Two bedroom apartment

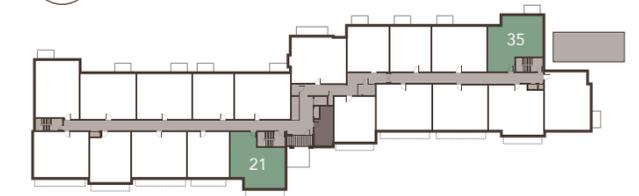
DIMENSIONS	MM	FT & IN
KITCHEN	3480 X 2520	11' 5" X 8' 3"
LIVING/DINING	4940 X 3960	16' 3" X 13' 0"
MASTER BEDROOM	5470 X 2990	17' 11" X 9' 10"
EN-SUITE SHOWER ROOM	2400 X 2150	7' 11" X 7' 1"
BEDROOM 2	3420 X 3390	11' 3" X 11' 1"
SHOWER ROOM	2400 X 1850	7' 11" X 6' 1"

### KEY

- U Utility cupboard
- C Cupboard
- W Wardrobe
- WD Washer dryer



GROUND FLOOR



FIRST FLOOR

Apartments 15 and 35 are handed. Window, door and outdoor space configurations vary. Please speak to a Sales Advisor for more information.

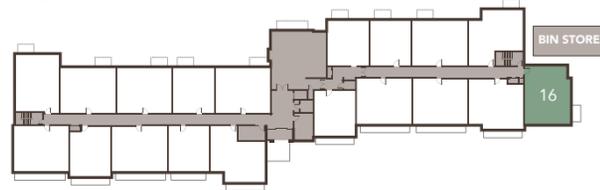
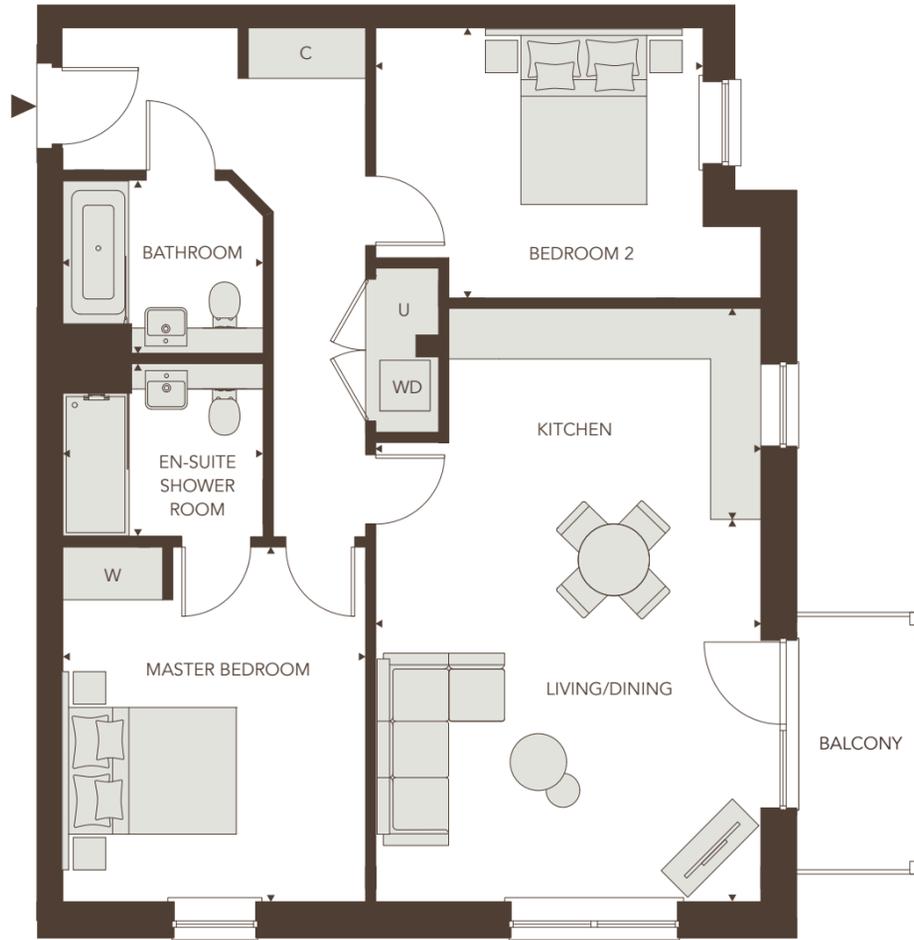
APARTMENTS 16 & 36 | 80 M<sup>2</sup> | 861.1 FT<sup>2</sup>

## Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN	4590 X 2500	15' 1" X 8' 2"
LIVING/DINING	4590 X 4520	15' 1" X 14' 10"
MASTER BEDROOM	4200 X 3620	13' 9" X 11' 11"
EN-SUITE SHOWER ROOM	2400 X 2050	7' 11" X 6' 9"
BEDROOM 2	3900 X 3200	12' 10" X 10' 6"
BATHROOM	2400 X 2050	7' 11" X 6' 9"

### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



GROUND FLOOR



FIRST FLOOR

Door and outdoor space configurations vary. Apartment 16 has a balcony and Apartment 36 features a Juliet balcony. Please speak to a Sales Advisor for more information.

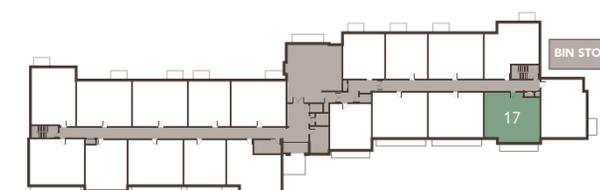
APARTMENTS 17 & 37 | 84.1 M<sup>2</sup> | 905.2 FT<sup>2</sup>

## Two bedroom apartment

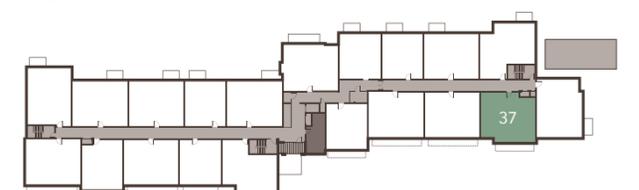
DIMENSIONS	MM	FT & IN
KITCHEN	2950 X 2400	9' 8" X 7' 11"
LIVING/DINING	5740 X 3950	18' 10" X 13' 0"
MASTER BEDROOM	5720 X 3000	18' 9" X 9' 10"
EN-SUITE SHOWER ROOM	2310 X 2150	7' 7" X 7' 1"
BEDROOM 2	4670 X 2800	15' 4" X 9' 2"
BATHROOM	2150 X 2050	7' 1" X 6' 9"

### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



GROUND FLOOR



FIRST FLOOR

Door and outdoor space configurations vary. Please speak to a Sales Advisor for more information.

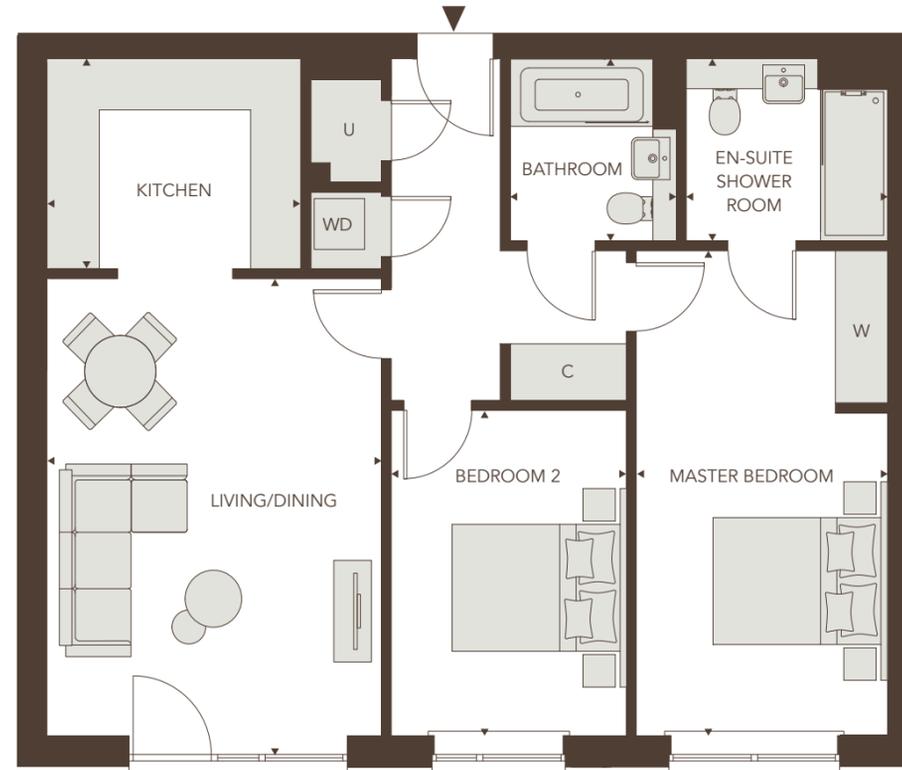
APARTMENTS 3, 7, 8, 10, 14, 18, 19, 23, 27, 28, 38 & 39 | 80.4 M<sup>2</sup> | 865.4 FT<sup>2</sup>

## Two bedroom apartment

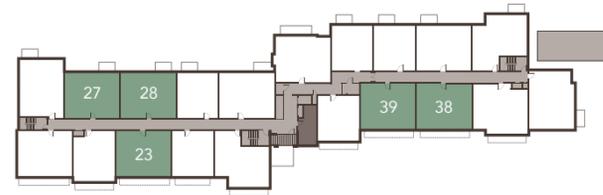
DIMENSIONS	MM	FT & IN
KITCHEN	3000 X 2500	9' 10" X 8' 2"
LIVING/DINING	5600 X 3950	18' 5" X 13' 0"
MASTER BEDROOM	5720 X 3000	18' 9" X 9' 10"
EN-SUITE SHOWER ROOM	2310 X 2150	7' 7" X 7' 1"
BEDROOM 2	3820 X 2800	12' 6" X 9' 2"
BATHROOM	2150 X 2050	7' 1" X 6' 9"

### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



GROUND FLOOR



FIRST FLOOR

Apartments 7, 8, 10, 14, 27 and 28 are handed. Window, door and outdoor space configurations vary. Please speak to a Sales Advisor for more information.

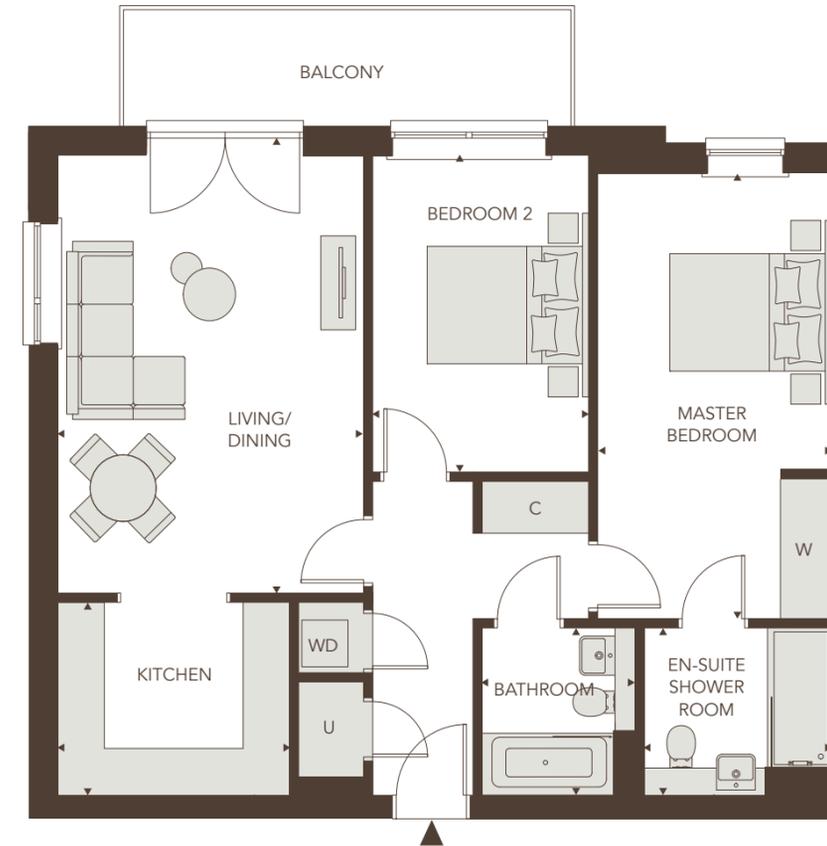
APARTMENT 31 | 82 M<sup>2</sup> | 882.6 FT<sup>2</sup>

## Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN	3000 X 2500	9' 10" X 8' 3"
LIVING/DINING	5825 X 3950	19' 1" X 13' 0"
MASTER BEDROOM	5720 X 3000	18' 9" X 9' 10"
EN-SUITE SHOWER ROOM	2310 X 2150	7' 7" X 7' 1"
BEDROOM 2	4040 X 2800	13' 3" X 9' 2"
BATHROOM	2150 X 2050	7' 1" X 6' 9"

### KEY

U	Utility cupboard
C	Cupboard
W	Wardrobe
WD	Washer dryer



FIRST FLOOR

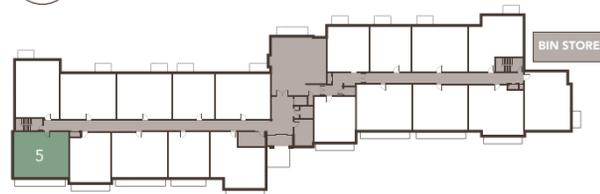
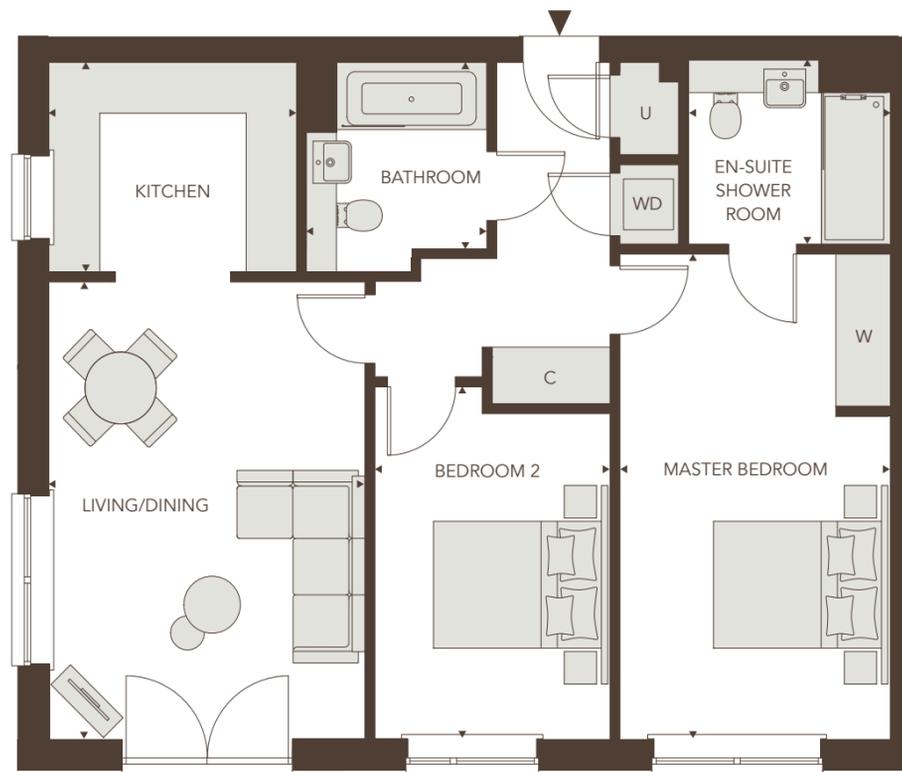
APARTMENTS 5 & 25 | 80.4 M<sup>2</sup> | 865.4 FT<sup>2</sup>

## Two bedroom apartment

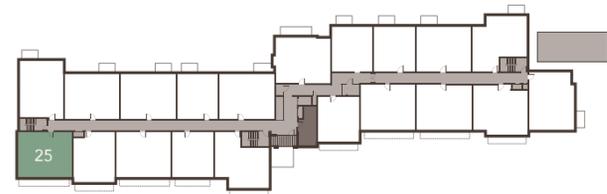
DIMENSIONS	MM	FT & IN
KITCHEN	2950 X 2500	9' 8" X 8' 2"
LIVING/DINING	5370 X 2770	17' 7" X 9' 1"
MASTER BEDROOM	3820 X 3180	12' 6" X 10' 5"
EN-SUITE SHOWER ROOM	2300 X 2150	7' 7" X 7' 1"
BEDROOM 2	4080 X 2800	13' 5" X 9' 2"
BATHROOM	2150 X 2150	7' 1" X 7' 1"

### KEY

- U Utility cupboard
- C Cupboard
- W Wardrobe
- WD Washer dryer



GROUND FLOOR



FIRST FLOOR

Window and outdoor space configurations vary. Please speak to a Sales Advisor for more information.

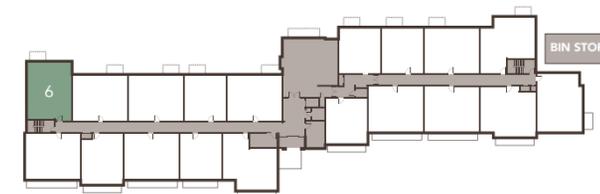
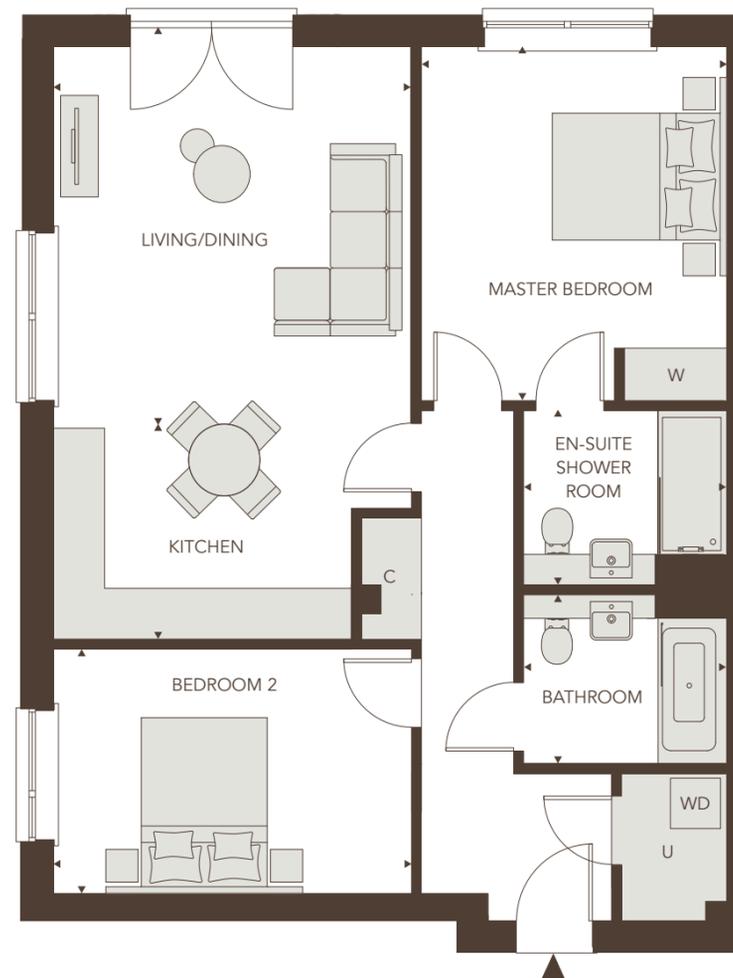
APARTMENTS 6 & 26 | 81.3 M<sup>2</sup> | 875.1 FT<sup>2</sup>

## Two bedroom apartment

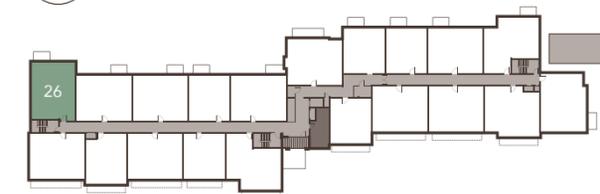
DIMENSIONS	MM	FT & IN
KITCHEN	4250 X 2500	13' 11" X 8' 2"
LIVING/DINING	4750 X 4250	15' 7" X 13' 11"
MASTER BEDROOM	4200 X 3620	13' 9" X 11' 11"
EN-SUITE SHOWER ROOM	2400 X 2050	7' 11" X 6' 9"
BEDROOM 2	4250 X 2850	13' 11" X 9' 4"
BATHROOM	2400 X 2050	7' 11" X 6' 9"

### KEY

- U Utility cupboard
- C Cupboard
- W Wardrobe
- WD Washer dryer



GROUND FLOOR



FIRST FLOOR

Outdoor space configurations vary. Please speak to a Sales Advisor for more information.



Computer generated image. Details may vary.

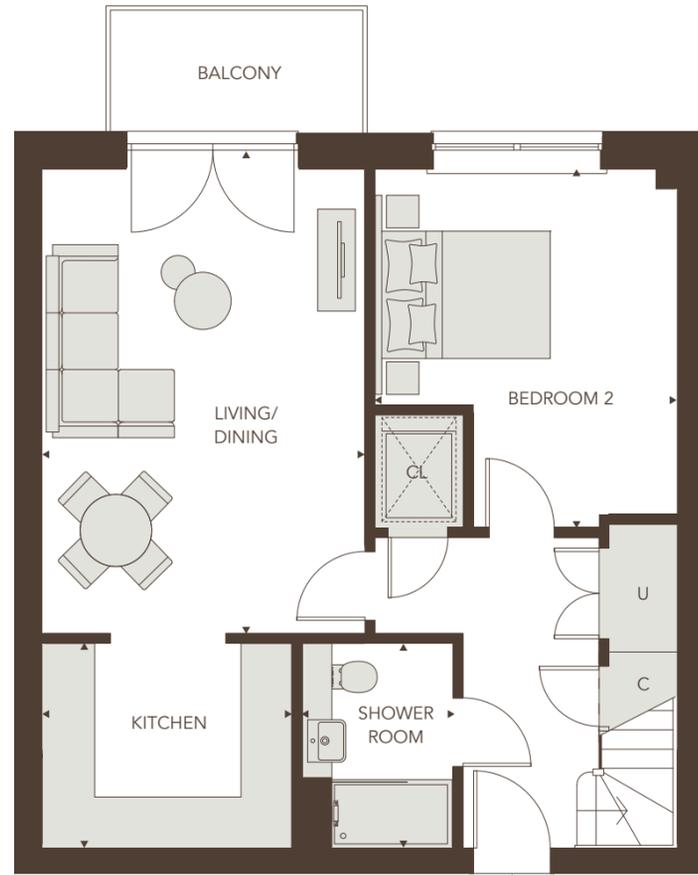
# Two & three bedroom duplex apartments

## Two bedroom duplex apartment

DIMENSIONS	MM	FT & IN
KITCHEN	2940 X 2400	9' 8" X 7' 11"
LIVING/DINING	5700 X 3800	18' 8" X 12' 6"
BEDROOM 2	4230 X 3570	13' 11" X 11' 9"
SHOWER ROOM	2400 X 1800	7' 11" X 5' 11"

### KEY

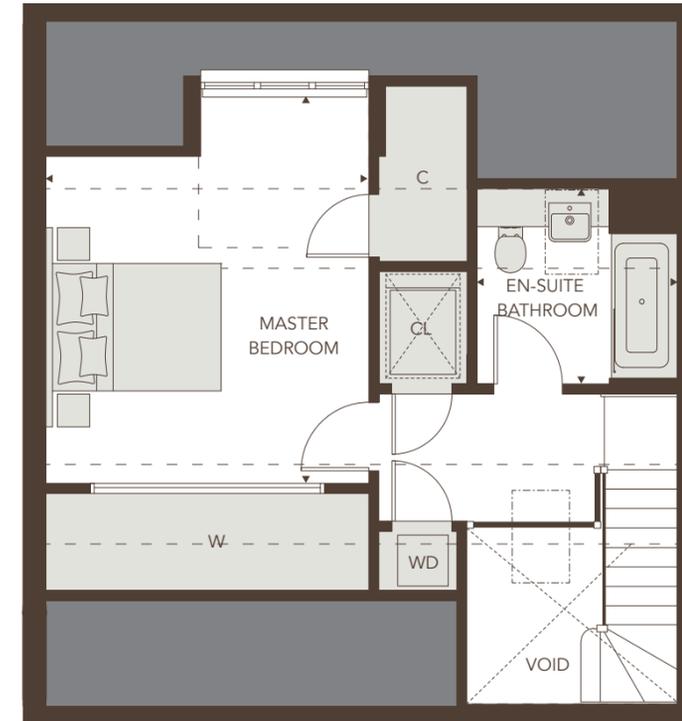
U	Utility cupboard
C	Cupboard
CL	Cupboard pre-prepared for installation of a private lift



FIRST FLOOR



FIRST FLOOR

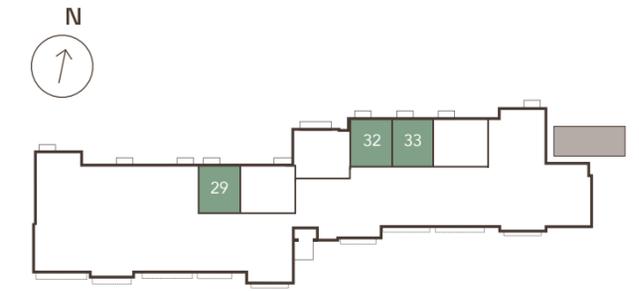


SECOND FLOOR

DIMENSIONS	MM	FT & IN
MASTER BEDROOM	4690 X 3800	15' 5" X 12' 6"
EN-SUITE BATHROOM	2400 X 2320	7' 11" X 7' 7"

### KEY

C	Cupboard
W	Wardrobe
WD	Washer dryer
CL	Cupboard pre-prepared for installation of a private lift
- - - - -	Roof light
- - -	Restricted head height



SECOND FLOOR

# Three bedroom duplex apartment

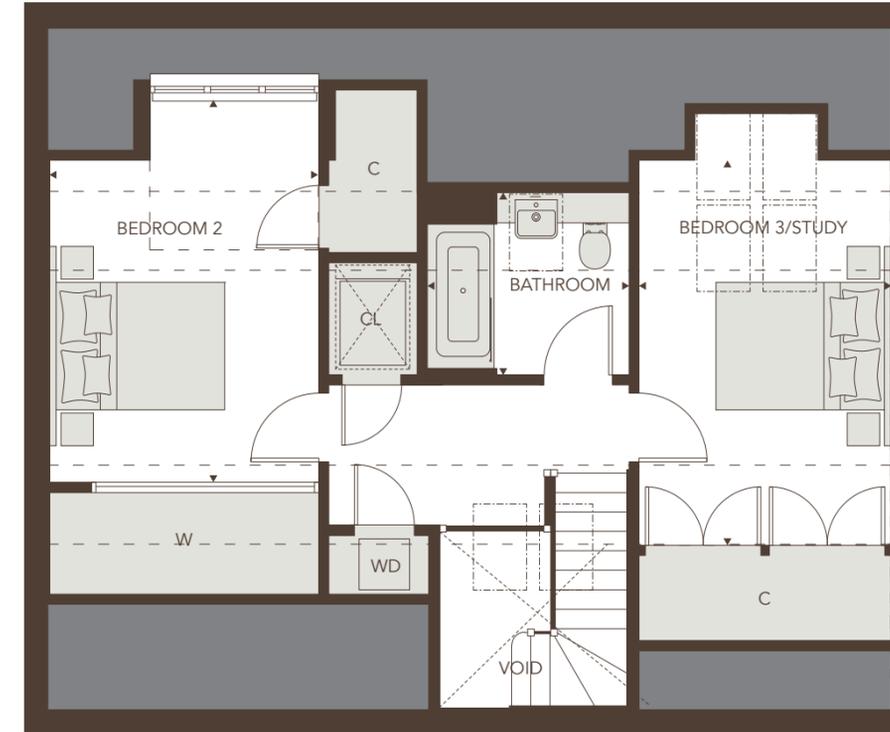
DIMENSIONS	MM	FT & IN
KITCHEN	3000 X 2750	9' 10" X 9' 0"
LIVING/DINING	5500 X 5120	18' 1" X 16' 10"
MASTER BEDROOM	5370 X 4370	17' 7" X 14' 4"
EN-SUITE SHOWER ROOM	2500 X 2150	8' 2" X 7' 1"

### KEY

- U Utility cupboard
- C Cupboard
- W Wardrobe
- CL Cupboard pre-prepared for installation of a private lift



FIRST FLOOR

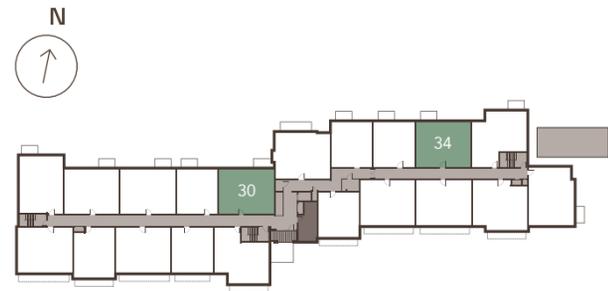


SECOND FLOOR

DIMENSIONS	MM	FT & IN
BEDROOM 2	4690 X 3190	15' 5" X 10' 6"
BEDROOM 3/STUDY	4250 X 3000	13' 11" X 9' 10"
BATHROOM	2370 X 2160	7' 9" X 7' 1"

### KEY

- C Cupboard
- W Wardrobe
- WD Washer dryer
- CL Cupboard pre-prepared for installation of a private lift
- - - - - Roof light
- - - - - Restricted head height



FIRST FLOOR



SECOND FLOOR

Apartment 34 is handed. Outdoor space configurations vary. Please speak to a Sales Advisor for more information.

## SPECIFICATION

# Little things matter



Computer generated image. Details may vary.

## General

- Communal lounge with bespoke carved stone fireplace, real log fire and cosy seating areas
- Communal garden wellness studio
- Communal garden for Bower House residents only
- Wi-fi available to all residents in the communal areas
- Guest suite available to book for visiting friends and family
- All ground floor apartments come with a terrace accessed from the living room, and all first floor rear garden elevation apartments benefit from a balcony.
- Some apartments benefit from loft space

## Kitchen

- Bespoke range of shaker style cabinets with soft close doors, traditional handles and Silestone worktops
- Bosch multi-function oven
- Bosch ceramic hob
- Bosch integrated combination microwave oven
- Integrated dishwasher
- Integrated frost-free fridge freezer
- Washer dryer (installed in the utility cupboard)

## Bathrooms and En-suites

- Porcelanosa floor and wall tiles
- Villeroy & Boch white WC with concealed cistern and soft close seat
- Showers with rainfall shower head and separate handset shower in chrome finish
- Baths with showers above and glass shower screens
- Large walk-in showers in en-suites
- Vanity units to bathrooms and en-suites
- Motion activated low level recessed guide lighting
- Chrome dual fuel towel rail
- Recessed ceiling spotlights
- Illuminated mirror with demister

## Interior Finishes

- Luxury Karndean flooring in kitchens, living rooms and hallway
- Premium carpet to bedrooms
- Hand painted solid timber doors
- Fitted wardrobe in the master bedroom

## Heating, Electrical and Lighting

- Air source heat pump hot water system
- Electric radiators with central whole home heating control
- Electric underfloor heating to en-suites
- TV points to living room and bedrooms ready for terrestrial TV plus connection to Sky Q (purchaser subscription required)
- Fiber provided to all properties for ultra-high speed broadband (purchaser subscription required) with data sockets to the living room and utility cupboard

## Security and Safety

- Reception office at building entrance
- Host on site 5 days a week
- Touchscreen operated assistance call system in all properties and throughout Bower House which is monitored 24 hrs a day and includes personal pendant assistance button
- Video door entry system linked to each property
- Automatic gates on all entrances
- CCTV on all entrances to Bower House and car park
- Security system in all ground floor properties
- Fire detection system throughout

## Exterior

- Electric vehicle charging stations available for the use of all Arden Lawn residents
- Extensive private grounds with mature cedar and oak trees
- Footpaths in sandstone flags and 'National Trust' style self binding gravel
- Private garden areas to several properties with sandstone patios and low level hedges
- Cycle storage room
- Electric buggy store with charging points

## Peace of Mind

- A 10-year structural warranty is provided on all properties
- 999-year leases on all apartments

# 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



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#### 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

