

Lodge Farm

LODGE FARM | WESTWOOD
HEATH ROAD



Lets set the scene...

We are excited to announce this stunning and highly exclusive development, which will feature two executive five-bedroom detached houses in the prosperous suburb of Westwood Heath. These new high-tech and high-spec luxury residences sit on large plots with private landscaped gardens with scope for fully plumbed and wired outbuildings.

You'll find Lodge Farm just off Westwood Heath Road, tucked away down a long driveway. Electric gates will reveal a pair of secluded gabled red-brick homes, where generously sized driveways combine with integral double garages to provide ample parking for family and friends.



Come on In...

Inside, an array of immaculate living spaces flooded with natural light fill the ground floor, while upstairs, you'll discover five bedrooms (two en suite) with lots of integrated storage and a family bathroom.

From a cosy log burner and underfloor heating fed by an air source heat pump to a Control 4 smart home system and luxury fixtures, fittings, and detailing wherever you look, it's clear that no expense will be spared in crafting these amazing family homes.

Triple-glazed windows will ensure a peaceful and welcoming atmosphere as you step through the double doors into an expansive entrance hallway. Each house will share a range of notable features, beginning with cloakroom storage, a downstairs WC, and a study adjoining the hall.

The surrounding reception rooms will have bi-fold doors and bespoke handmade details such as beautiful wall panelling and ceiling coffers, as well as high-end Ambiance vinyl floor tiles. Large windows, including a canted bay to the sitting room, will pair with recessed downlights to create the right mood no matter the time of day.





British-made bespoke dining kitchens are a core tenet of the development's design. Expect to find shaker-style cabinetry and a gorgeous breakfast island topped with granite, plus a range of in-built Neff appliances, a Quooker hot water tap, and Franke sinks to the kitchen and separate utility. With the family living area opening to the terrace, the space is perfectly designed for entertaining or spending quality time with your loved ones.



Upstairs, a landing to match the hallway connects to four double bedrooms and a good-sized single with soft light grey carpets, fitted wardrobes, and big windows. Both en suite shower rooms and the four-piece family bathroom feature Villeroy & Boch sanitaryware and Porcelanosa tiles.





Al fresco...

Outside, a wrap-around terrace meets bi-fold doors for an easy flow ideal for summer parties and barbeques or just keeping an eye on the kids playing on the wide lawn. Screening trees, shrubbery and flower borders will enclose the garden, which also comes with the option to add a studio, summerhouse, or home office with plumbing and an electricity supply.



Location, location, location...

Westwood Heath is a desirable suburb lying on the outskirts of Coventry. While rural Warwickshire expands to the south, the area is served by a plethora of amenities found in the city and nearby Kenilworth, including the Xcel Leisure Centre and Warwick University, which is only five minutes by car. The campus also offers a public state-of-the-art sport and wellness hub and a recently transformed multi-venue arts centre.

Take a short stroll to find Hickory's barbeque restaurant and a conveniently close nursery and out-of-school club.

Several well-rated local schools can be reached within a few minutes' drive of the house. Meanwhile, Warwick and Coventry Universities offer excellent higher education opportunities for young adults and mature students alike.

Just up the road and with free parking, Tile Hill station allows for an easy commute by train to Birmingham (c. 25 minutes) and London Euston in under an hour and a half. The development also benefits from fast access to the A45 and A452, which link to Birmingham and Coventry, while the M6 and M40 connect to Manchester and London.

Ground floor layouts...

Westwood View

Double garage with storage and access to garden | Hallway with turning staircase to first floor | Adjoining storage cupboard, cloakroom, and WC | Front-facing study | Rear corridor to playroom and snug with bi-fold doors to garden | Front-facing triple-aspect sitting room with bi-fold doors to terrace | Large open plan dining kitchen & family room. Separate utility with workspace & access to rear.

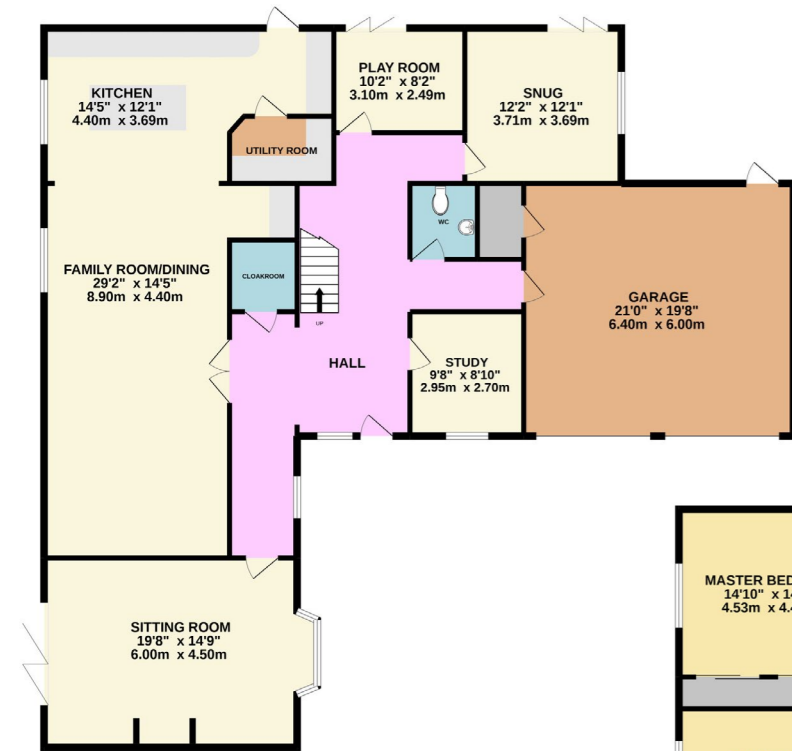


Crackley View

Double garage with storage, workshop area, and access to garden | Hallway with turning staircase to first floor | Adjoining storage cupboard, cloakroom, and WC | Front-facing study | Rear playroom with bi-fold doors | Front-facing dual-aspect sitting room | Connecting dual-aspect summer room opening to terrace | Large open plan dining kitchen & family room | Separate utility with workspace & access to rear.

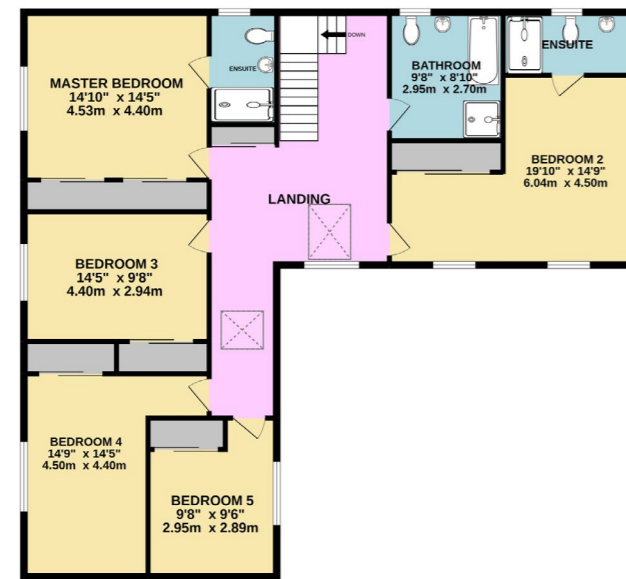


GROUND FLOOR
2282 sq.ft. (212.0 sq.m.) approx.



Westwood View

1ST FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 3724 sq.ft. (346.0 sq.m.) approx.
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*Photos and plans could be subject to change during the build.

Specs at...

- Five bedrooms
- Master & guest en suites
- Family bathroom & WC
- Multiple reception rooms
- Air source heat pump
- Underfloor heating throughout
- Exquisite contemporary décor
- Bespoke character features
- Beautifully landscaped garden
- Private plot just outside Coventry

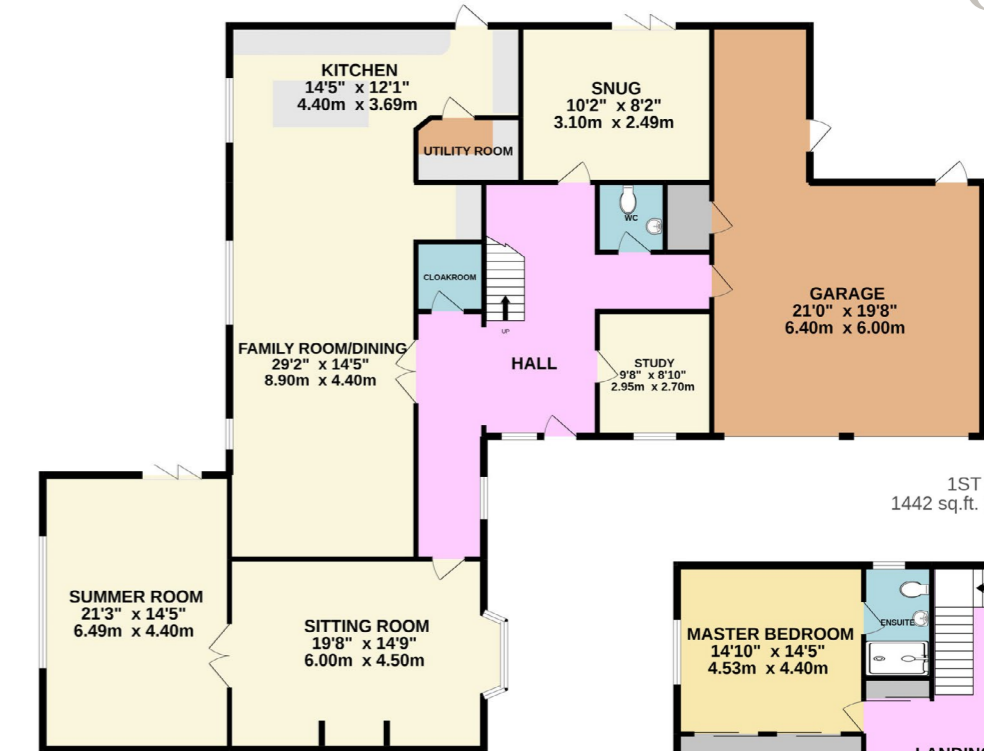
Aesthetic

- Handmade bespoke ceiling features
- Handmade bespoke panelling (ground floor)
- Ambiance luxury vinyl tiles
- Grohe/Hansgrohe/Vado fixtures
- Fitted grey carpets to bedrooms

- **Kitchens & Bathrooms**
- Handmade British kitchen with separate utility
- Granite worktops
- Franke sinks to kitchen and utility
- Quooker hot water tap
- Neff integrated appliances
- Villeroy & Boch sanitaryware
- Porcelanosa tiled bathrooms
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- **Heating & Home**
- Control 4 smart home system
- Samsung air source heat pump
- Underfloor heating throughout
- Wood-burning stove to sitting room
- Triple-glazed windows
- Bi-fold doors to multiple rooms
- Hörmann garage doors

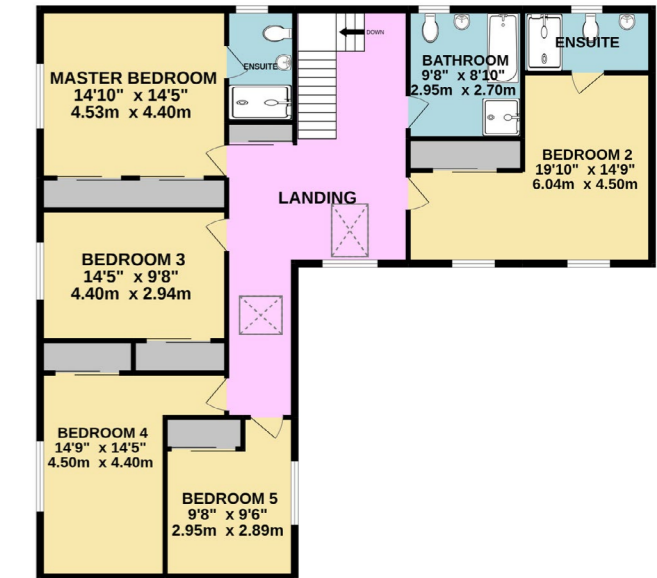
... a glance

GROUND FLOOR
2454 sq.ft. (228.0 sq.m.) approx.



Crackley View

1ST FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 3897 sq.ft. (362.0 sq.m.) approx.
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