



# witherley gardens

WITHERLEY

*An exclusive collection of luxury  
3, 4, 5 & 6 bedroom homes*

**Cartwright**  
HOMES

WITHERLEY GARDENS



witherley  
gardens  
WITHERLEY

*Discover refined village living in the tranquil  
Leicestershire countryside. Comprising five  
distinguished 3, 4, 5 & 6 bedroom detached homes,  
Witherley Gardens is situated in a location with rich  
heritage and picturesque surroundings. Welcome to your  
sanctuary where modern comfort meets timeless style.*





## EXPERIENCE

*countryside living with effortless connectivity*

*Welcome to Witherley Gardens, where elegance meets serenity.  
This luxurious five plot development offers the harmonious  
balance of beautiful rural living and seamless convenience.*

Set in the heart of the Leicestershire countryside, this exquisite range of homes captures the essence of rustic charm paired with modern sophistication. Located in Witherley, enjoy the stunning natural beauty, timeless character, all within reach of nearby towns and major cities.

Every residence at Witherley Gardens is meticulously crafted to excellent standards, delivering comfort, quality and refinement. Discover a welcoming community created for ultimate bliss and contemporary living.





*Our commitment to excellence shines through in every detail, making Cartwright Homes synonymous with quality craftsmanship, superior design and enduring value.*



Cartwright Homes is a third-generation housebuilder who have been building homes in the Nuneaton area for 50 years.

We understand that we're doing more than simply building a house, we're crafting a sanctuary where lives are lived and memories are made. From the layout to the finishing touches, we meticulously design spaces that foster connection and a sense of belonging, because to us, building a home means sculpting the setting for life's most precious moments.

*The Cartwright*  
**DIFFERENCE**

# DISCOVER

*your perfect home*

*Witherley Gardens is an exclusive collection of five generously sized luxury 3, 4, 5 & 6 bedroom detached homes, shaped for flexible living options to complement modern lifestyles.*



Defined by traditional architecture and refined craftsmanship, these premium homes blend classic exterior character with contemporary interiors, designed to elevate everyday living perfect for family life.

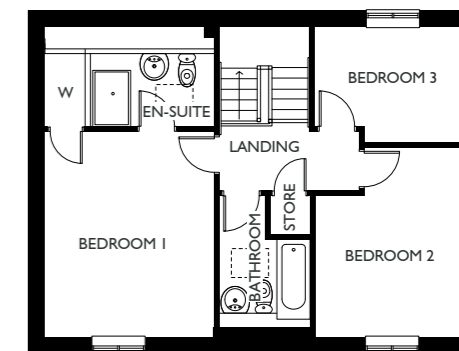
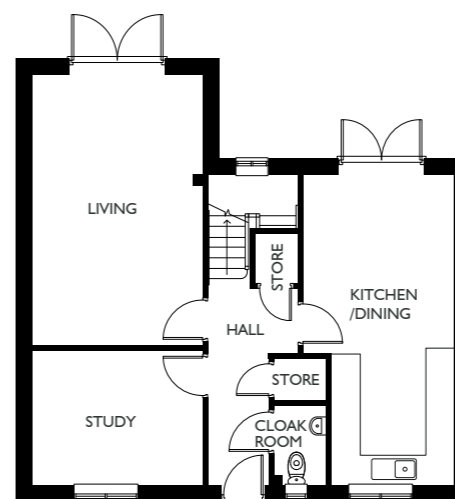


- *Plot 1 – The Willow*  
3 bedroom home
- *Plot 2 – The Maple*  
4 bedroom home
- *Plot 3 – The Birch*  
5 bedroom home
- *Plot 4 – The Cedar*  
5 bedroom home
- *Plot 5 – The Oak*  
6 bedroom home





PLOT 1 - THE WILLOW  
3 bedroom home



PLOT 1 - THE WILLOW

3 bedroom home

*From light-filled spaces to elegant arched windows, this three-bedroom home is designed elevate the everyday with quality finishes.*

Ground floor

Kitchen	2564 x 2748mm	8'5" x 9'0"
Dining	3200 x 3809mm	10'5" x 12'6"
Study	3597 x 2803mm	11'9" x 9'2"
Lounge	3585 x 5730mm	11'9" x 18'9"
WC	1100 x 1651mm	3'7" x 5'5"
Garage	6100 x 3150mm	20'0" x 10'4"

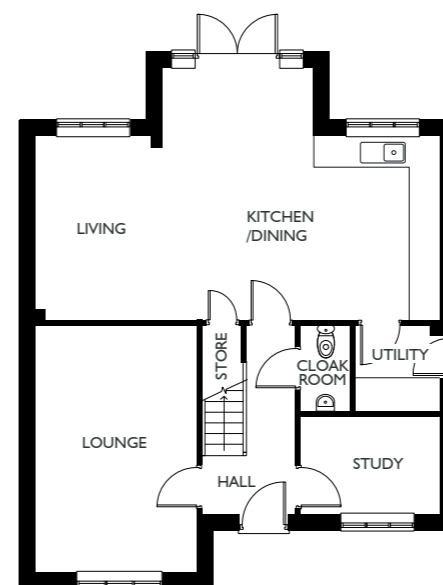
First floor

Bedroom 1	3585 x 4346mm	11'9" x 14'3"
En-suite 1	2655 x 1539mm	8'8" x 5'0"
Bedroom 2	3190 x 3995mm	10'5" x 13'1"
Bedroom 3	3190 x 2431mm	10'5" x 7'11"
Bathroom	1900 x 2508mm	6'2" x 8'2"

Floor plans are intended to give a general indication of the proposed floor layout. Dimensions are accurate to within a + or - of 50mm, but should not be used for flooring sizes, furnishings, appliance spaces or furniture. Individual features such as plot handing, windows, bricks, other materials and colours may vary, as may drainage, heating and electrical layouts. Please speak with our Sales Team for individual plot details. Images, photographs and dimensions are not intended to form any part of any contract or warranty unless specifically incorporated into the written contract. Plans are correct at the time of going to press but may vary during construction.



PLOT 2 - THE MAPLE  
4 bedroom home



PLOT 2 - THE MAPLE  
4 bedroom home

*Blending contemporary layout with classic design features, this four-bedroom home offers the best in modern living.*

*Ground floor*

Kitchen / Dining	5125 x 5100mm	16'9" x 12'8"
Living Room	3600 x 3872mm	11'9" x 12'8"
Lounge	3397 x 5225mm	11'1" x 17'1"
Study	2987 x 2085mm	9'9" x 6'10"
Utility	1777 x 1802mm	5'9" x 5'10"
WC	1110 x 1802mm	3'7" x 5'10"
Garage	6100 x 3150mm	20'0" x 10'4"

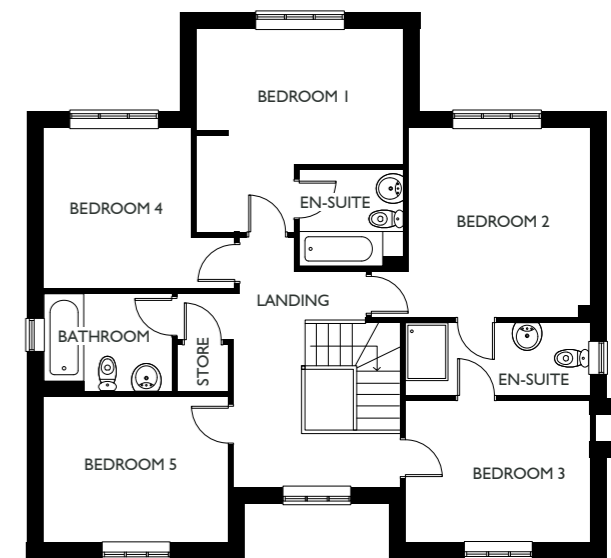
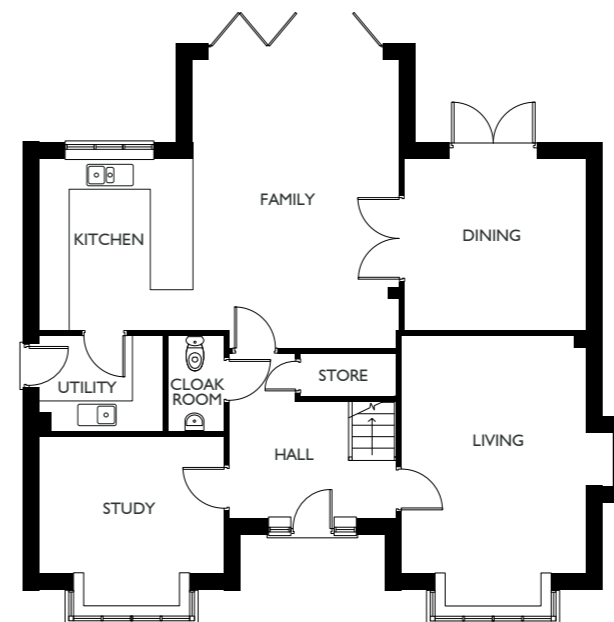
*First floor*

Bedroom 1	3100 x 3450mm	10'2" x 11'3"
Dressing Area	2400 x 1890mm	7'10" x 6'2"
En-suite 1	1462 x 2417mm	4'9" x 7'11"
Bedroom 2	2980 x 3512mm	9'9" x 11'6"
En-suite 2	2980 x 1514mm	9'9" x 4'11"
Bedroom 3	3447 x 3520mm	11'3" x 11'6"
Bedroom 4	2980 x 2783mm	9'9" x 9'1"
Bathroom	2700 x 1702mm	8'10" x 5'7"

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PLOT 3 - THE BIRCH  
5 bedroom home



PLOT 3 - THE BIRCH

5 bedroom home

*Characterised by spacious interiors and its timeless gabled silhouette, this five-bedroom home provides the perfect retreat for all lifestyles.*

*Ground floor*

Kitchen	3148 x 3490mm	10'3" x 11'5"
Family Room	4185 x 5870mm	13'8" x 19'3"
Dining	3675 x 3490mm	12'0" x 11'5"
Living Room	3735 x 5515mm	12'3" x 18'1"
Study	3735 x 3464mm	12'3" x 11'4"
Utility	2483 x 1900mm	8'1" x 6'2"
WC	1100 x 1900mm	3'7" x 6'2"
Garage	6300 x 6100mm	20'8" x 20'0"

*First floor*

Bedroom 1	4185 x 4145mm	13'8" x 13'7"
En-suite 1	2120 x 1970mm	6'11" x 6'5"
Bedroom 2	3720 x 3890mm	12'2" x 12'9"
Jack and Jill En-suite	3780 x 1470mm	12'4" x 4'9"
Bedroom 3	3780 x 2890mm	12'4" x 9'5"
Bedroom 4	3045 x 3270mm	9'11" x 10'8"
Bedroom 5	3735 x 2960mm	12'3" x 9'8"
Bathroom	2610 x 2020mm	8'6" x 6'7"

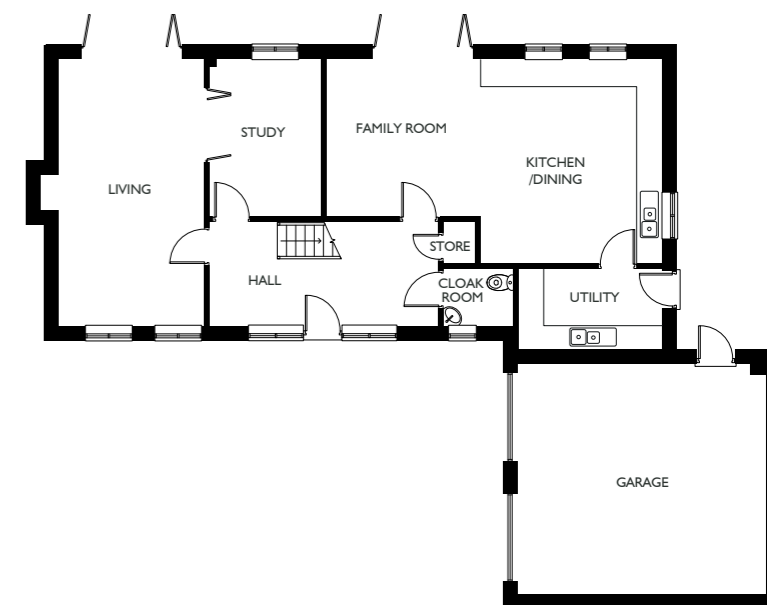
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PLOT 4 - THE CEDAR  
5 bedroom home

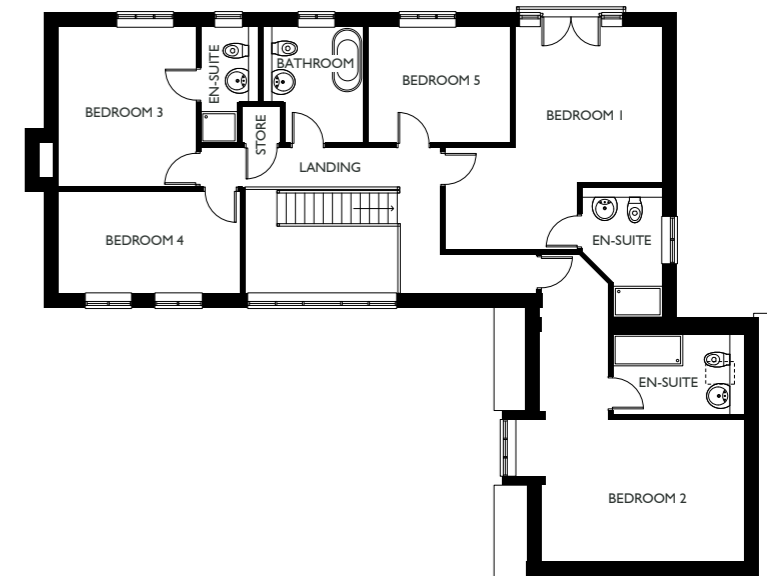
Ground floor

Kitchen / Dining	4422 x 4947mm	14'6" x 16'2"
Family Room	3725 x 3800mm	12'2" x 12'5"
Study	2700 x 3800mm	8'10" x 12'5"
Living Room	3500 x 6435mm	11'5" x 21'1"
Utility	3477 x 1927mm	11'4" x 6'3"
WC	1669 x 1337mm	5'5" x 4'4"
Garage	6045 x 5595mm	19'9" x 18'4"



First floor

Bedroom 1	5272 x 5395mm	17'3" x 17'8"
En-suite 1	1950 x 3152mm	6'4" x 10'4"
Bedroom 2	4921 x 3472mm	16'1" x 11'4"
En-suite 2	2854 x 1972mm	9'4" x 6'5"
Bedroom 3	3332 x 3872mm	10'11" x 12'8"
En-suite 3	1415 x 2822mm	4'7" x 9'3"
Bedroom 4	4395 x 2462mm	14'5" x 8'0"
Bedroom 5	3500 x 2822mm	11'5" x 9'3"
Bathroom	2450 x 2822mm	8'0" x 9'3"



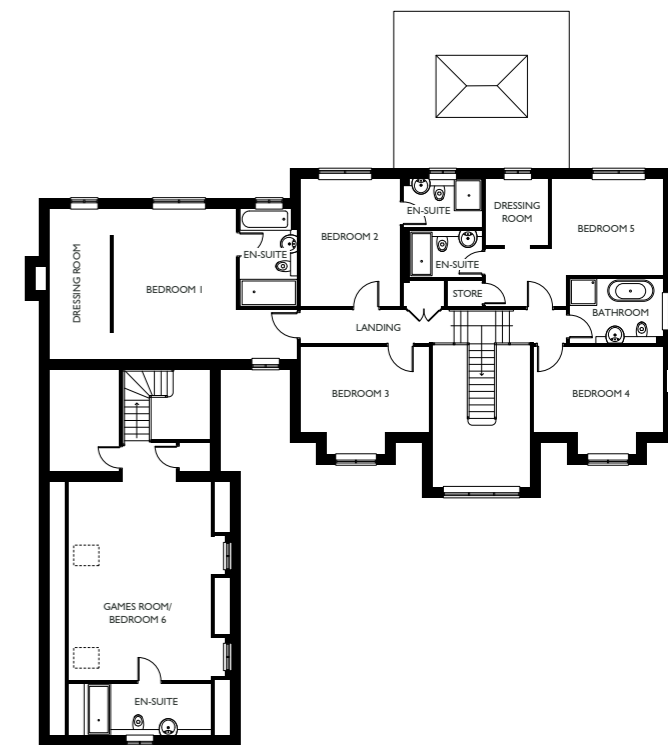
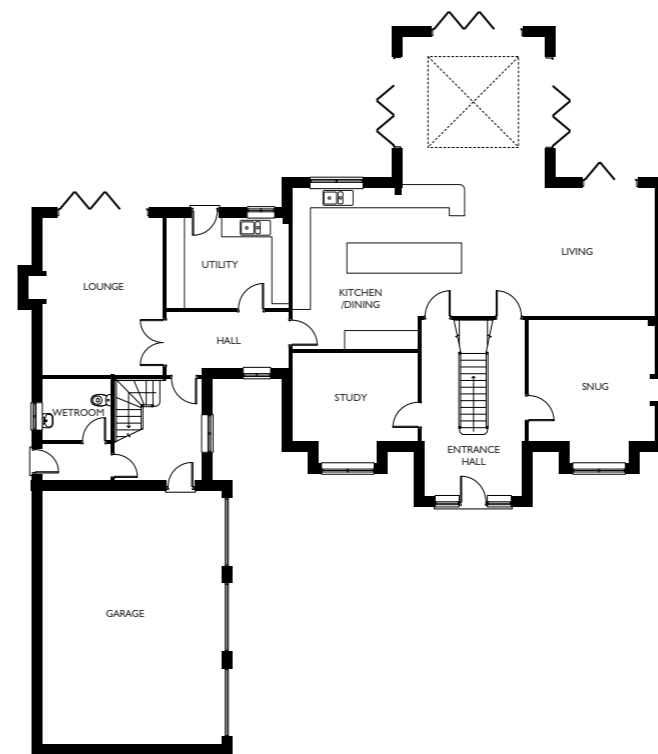
PLOT 4 - THE CEDAR  
5 bedroom home

Anchored by its impressive full-height glass atrium and sweeping frontage, this five-bedroom home embodies modern luxury, offering light, space and refined design at every turn.

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PLOT 5 - THE OAK  
6 bedroom home



Ground floor

Kitchen	4608 x 5272mm	15'1" x 17'3"
Dining	7337 x 4174mm	24'0" x 13'8"
Living Room	4645 x 5000mm	15'2" x 16'4"
Snug	4124 x 4720mm	13'6" x 15'5"
Study	4121 x 3621mm	13'6" x 11'10"
Utility	4007 x 2975mm	13'1" x 9'9"
Lounge	3975 x 5166mm	13'0" x 16'11"
WC / Wetroom	2250 x 2012mm	7'4" x 6'7"
Garage	5945 x 8397mm	19'6" x 27'6"

First floor

Bedroom 1	6130 x 4913mm	20'1" x 16'1"
En-suite 1	1901 x 3212mm	6'2" x 10'6"
Dressing 1	1986 x 4913mm	6'6" x 16'1"
Bedroom 2	3268 x 4186mm	10'8" x 13'8"
En-suite 2	2578 x 1557mm	8'5" x 5'1"
Bedroom 3	4261 x 3532mm	13'11" x 11'7"
Bedroom 4	4261 x 3532mm	13'11" x 11'7"
Bedroom 5	5860 x 4186mm	19'2" x 13'8"
En-suite 5	2369 x 1500mm	7'9" x 4'11"
Dressing 5	2088 x 2154mm	6'10" x 7'0"
Bathroom	3065 x 2113mm	10'0" x 6'11"
Games Room / Bedroom 6	4707 x 6522mm	15'5" x 21'4"
En-suite (Games Room / Bedroom 6)	4045 x 1700mm	13'3" x 5'6"



PLOT 5 - THE OAK

6 bedroom home

Offering a perfect blend of traditional excellence with a versatile contemporary layout, this six-bedroom home is the ideal family home.

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# specification designed for MODERN LIVING

## KITCHENS

- Cupboards and units available in a variety of colours to suit your style and preferences.
- Selection of worktops available.
- Stainless sink with a one-and-a-half bowl configuration.
- Brushed chrome finish Hansgrohe taps complementing the kitchen fixtures.
- Bosch built-in microwave and double oven with a combination grill.
- Bosch induction hob with touch controls.
- Bosch stainless steel canopy extractor.
- Bosch integrated fridge and freezer.
- Bosch integrated dishwasher.
- Option to include a CDA or Lenovo wine cooler or additional 300mm storage.
- Brushed chrome finish downlights.
- Contemporary brushed chrome finish on all sockets and light switches.
- Sockets above worktop to be USBC.
- Under wall cabinet lights.

## UTILITY ROOMS

- Selection of work tops available.
- Brushed chrome finish downlights.
- Brushed chrome finish Hansgrohe taps.

## BATHROOMS & EN-SUITES

- Villeroy Boch sanitaryware with soft-close seat.
- Brushed chrome finish Hansgrohe taps
- Half height Porcelanosa tiling to all walls.
- Brushed chrome finish downlights.
- Heated towel rail.
- Shaver and toothbrush point.
- Thermostatic controlled shower.

\*Please ask about our extensive list of home additions and upgrades.

## ELECTRICAL & LIGHTING

- White sockets and switches.
- USBC to selected sockets.
- Media socket to lounge and bed 1.
- Telephone socket – main socket only from outside.
- Power and lighting to the garage.
- Mains operated smoke alarms.

## INTERNAL FEATURES

- Zoned heating to each floor with programmers.
- Underfloor heating system to ground floor with zones (plot specific).
- Thermostatic valve to radiators - where applicable.
- Air source heat pump.
- Water lime scale remover.
- Double glazed windows.
- Double glazed French door(s)/Bi-fold rear door - where applicable.
- Composite entrance door - where applicable.
- Semi solid oak veneer doors available.
- Fitted wardrobes by Hammonds - to the master bedroom.
- Burglar alarm.

## EXTERNAL FEATURES

- Block paved driveway.
- Divisional close board panel fencing.
- Turfing to front gardens and landscaping.
- Turfing to rear garden.
- Outside tap.
- External bollard light.
- External PIR light to entrance door.
- EV power point (for electric car charging)
- Doorbell.
- Large patio area to rear.
- External paving to access rear garden - where applicable.
- Electrically operated garage door.





WITHERLEY GARDENS

THE BEST  
*of both worlds*

*Witherley Gardens is perfectly placed on the border of Leicestershire and Warwickshire, in the Hinckley and Bosworth district.*



*By car from Witherley Gardens*

<b>0.2</b> MILES	<b>0.4</b> MILES	<b>2.4</b> MILES	<b>6.7</b> MILES	<b>7.0</b> MILES	<b>17</b> MILES
Church Of England Primary School	Blue Lion Village Pub	Waitrose at Dobbies Garden Centre	Twycross Zoo	Bosworth Battlefield Heritage Centre & Country Park	Resorts World Birmingham



*By train from Atherstone station\**

<b>15</b> MINS	<b>35</b> MINS	<b>42</b> MINS	<b>74</b> MINS	<b>80</b> MINS
Nuneaton	Birmingham	Leicester	Sheffield	London Euston

\*Atherstone train station is a 5-minute drive from Witherley Gardens (2 miles)

The charming village of Witherley embodies blissful countryside living with plenty of local amenities whilst having easy access to major urban areas with modern convenience.

## WITHERLEY GARDENS



*Nestled in an idyllic village setting,  
Witherley Gardens stands as the  
perfect haven for families seeking  
their true belonging.*



Located amidst scenic landscapes and beautiful village surroundings of Witherley, embrace the peace and tranquillity of rural living without compromising the convenience of modern amenities. Witherley Gardens is perfectly positioned to offer seamless connectivity across the Midlands and beyond with key road links, rail services and major transport hubs all within easy reach.

Witherley Gardens blends timeless rural charm with excellent accessibility, catering to the diverse needs and aspirations to suit all modern-day lifestyles.







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[www.cartwrighthomes.co.uk](http://www.cartwrighthomes.co.uk)