



FAIRLANDS
P A R K



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The Natural place to live ...

Fairlands Park is an exclusive collection of just three substantial detached family homes situated just off the exclusive and highly rated Kenilworth Road.

Classically designed but with superb contemporary specification, each beautiful home features five bedrooms.

This semi-rural setting between Coventry and Kenilworth is secluded and tranquil, whilst maintaining convenient links with the regional road network.

A selection of excellent schools can be found within a few miles' radius, including the independent King Henry VIII and Bablake schools. The highly regarded Finham Park School and Bishop Ullathorne Catholic School are both less than two miles away.

Each home will be built to O'Flanagan Homes award winning standards, have striking elevations, brick pier entrance, luxury specification and excellent space optimisation. This is truly a unique chance to own a stunning new home in one of Coventry's premier addresses.







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O'Flanagan Homes

O'Flanagan Homes is a family run business specialising in building quality homes in the Coventry and Warwickshire area.

Our philosophy has always been to build homes rather than houses. That means paying particular attention to the details of importance to you. A house isn't necessarily a home, it's about finding the little details that a home owner is after and creating an atmosphere that buyers can imagine themselves living in.

Now recognised as being amongst the best homes in Warwickshire, we strive to build homes in which innovative design, quality of construction and attention to detail is the rule. Building with a high specification throughout we create the quality homes buyers have come to expect – we only use materials and craftsmen which allows us to achieve a level of design and finish that far surpasses our nearest rival.

When it comes to designing homes our vision starts with the needs of the family that will ultimately live in one of our properties. Today, families want more than just living space, they want to be able to enjoy their home from day one and express themselves in a way that is unique to them. In pursuit of this goal, we listen very carefully to feedback from our buyers and work closely with the UK's finest material suppliers to design homes that continually push boundaries. It's this approach that allows our developments to evolve and redefine excellence.



Development Layout

Plot 1 - Circa 2,420sq.ft

Plot 2 - Circa 2,420sq.ft

Plot 3 - Circa 2,420sq.ft





Plots 1 & 2

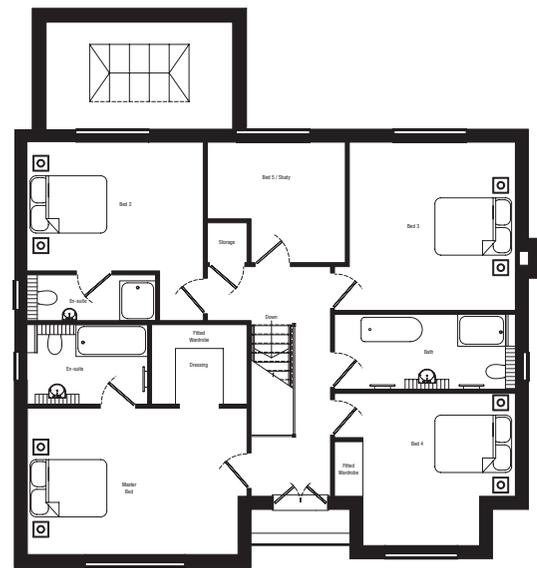


Circa 2,420sq.ft



Ground Floor

Living	5110 x 4547.5mm
Kitchen / Family	7520 x 5525mm
Dining	4925 x 4547.5mm
Garage	5550 x 5297.5mm



First Floor

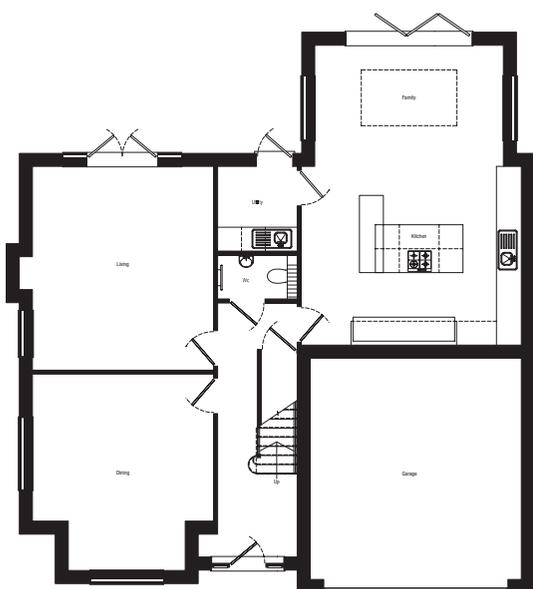
Master Bed	5525 x 3677.5mm
Bed 2	4482.5 x 4425mm
Bed 3	4547.5 x 4225mm
Bed 4	4547.5 x 3825mm
Bed 5	3472.5 x 3025mm
Bath	4547.5 x 1885mm



Plot 3



Circa 2,420sq.ft



Ground Floor

Living	5110 x 4547.5mm
Kitchen / Family	7520 x 5525mm
Dining	4925 x 4547.5mm
Garage	5550 x 5297.5mm



First Floor

Master Bed	5525 x 3677.5mm
Bed 2	4482.5 x 4425mm
Bed 3	4547.5 x 4225mm
Bed 4	4547.5 x 3825mm
Bed 5	3472.5 x 3025mm
Bath	4547.5 x 1885mm



Specification

KITCHENS

- Contemporary bespoke painted kitchen with a combination of solid and natural surfaces
- 2 Neff 'Slide & Hide' single ovens • Neff combination microwave • Neff steam oven
- 1.5 bowl inset sink • Integrated full height fridge • Integrated full height freezer
- Integrated Neff dishwasher • Kitchen to feature an island for food preparation and entertaining
 - Soft close doors • 600mm wine cooler • 5 Burner gas hob
 - Pop-up downdraft extractor and motor • LED down lighters • Feature lighting

BATHROOM, EN -SUITES & CLOAKROOM

- Villeroy & Boch sanitaryware • Villeroy & Boch wall hung furniture
- Villeroy & Boch illuminated mirror • Hansgrohe shower and taps
- LED lighting • Heated chrome towel rail • Porcelanosa tiles to floor and walls

LOUNGE

- T.V and B.T. point • 5 amp points • Charlton and Jenrick 880 FL gas fire with limestone surround

MASTER BEDROOM

- T.V and B.T. point • Fitted walk-in wardrobes with LED lighting

GARDENS

- Private landscaped gardens with mature trees and hedging (walled garden to Plots 2&3)
 - Patios and paths in natural stone
 - External tap to rear of property

OTHERS

- Gas central heating with underfloor heating to ground floor and radiators to first floor
 - External LED lighting to perimeter of house operated via dusk to dawn sensors
 - Oak veneer doors • Glass staircase with oak handrail • Alarms fitted as standard
- Automated garage doors • Chrome ironmongery and electrical fittings throughout
 - PVCU argon filled double glazing • 10 year NHBC buildmark guarantee



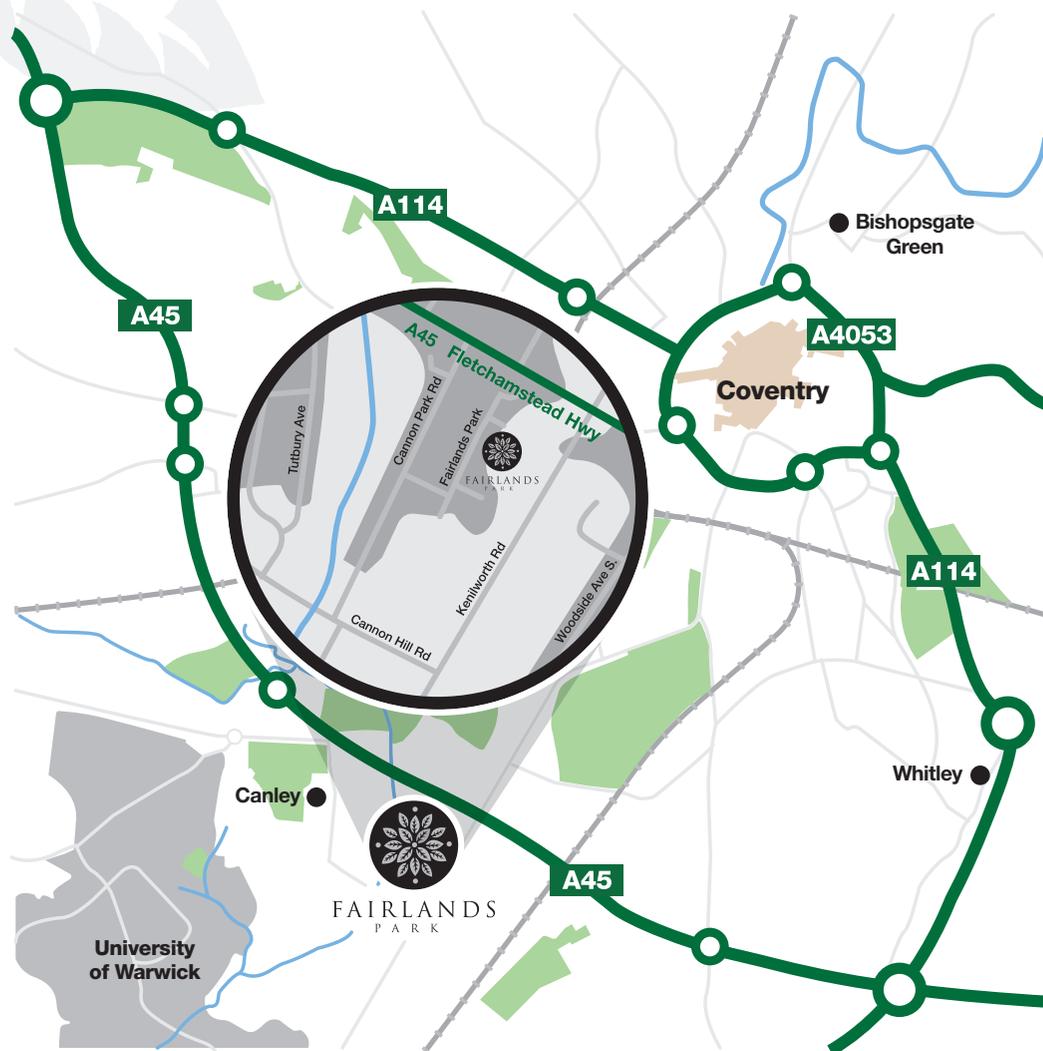
PORCELANOSA







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Selling Agents:



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