

William Davis Homes

Scholars' Court

Exclusive



living.

Discover award-winning
craftsmanship at one of
Coventry's best addresses

Design excellence.

Scholars' Court is our prestigious development, ideally situated in one of Coventry's most premier locations. Each one of the 22 four-bedroom homes is designed with exceptional specification and attention to detail that promises discerning buyers a superior finish throughout.

Quality, design and energy efficiency are held in high regard at Scholars' Court, with features that set these homes apart and make sure they are as comfortable as they are desirable.

With excellent access to Coventry and the rest of the Midlands, including Kenilworth, Leamington Spa, Stratford-upon-Avon, Warwick and Birmingham, Scholars' Court is a unique development and an exciting opportunity for buyers seeking something special.

Unrivalled



In an unrivalled location in one of the most affluent areas of Coventry, residents of Scholars' Court will have excellent access to everything this vibrant city has to offer.

At the same time, you'll be residing in a picturesque, secluded development close to the countryside, ancient woodland and landscaped university grounds.

Explore ancient bluebell woods, wander through wonderful parks, stroll around historic towns and find your new favourite golf course, knowing the superb shopping and dining experiences of Coventry and Birmingham aren't far away.



location.



The quality
you expect.



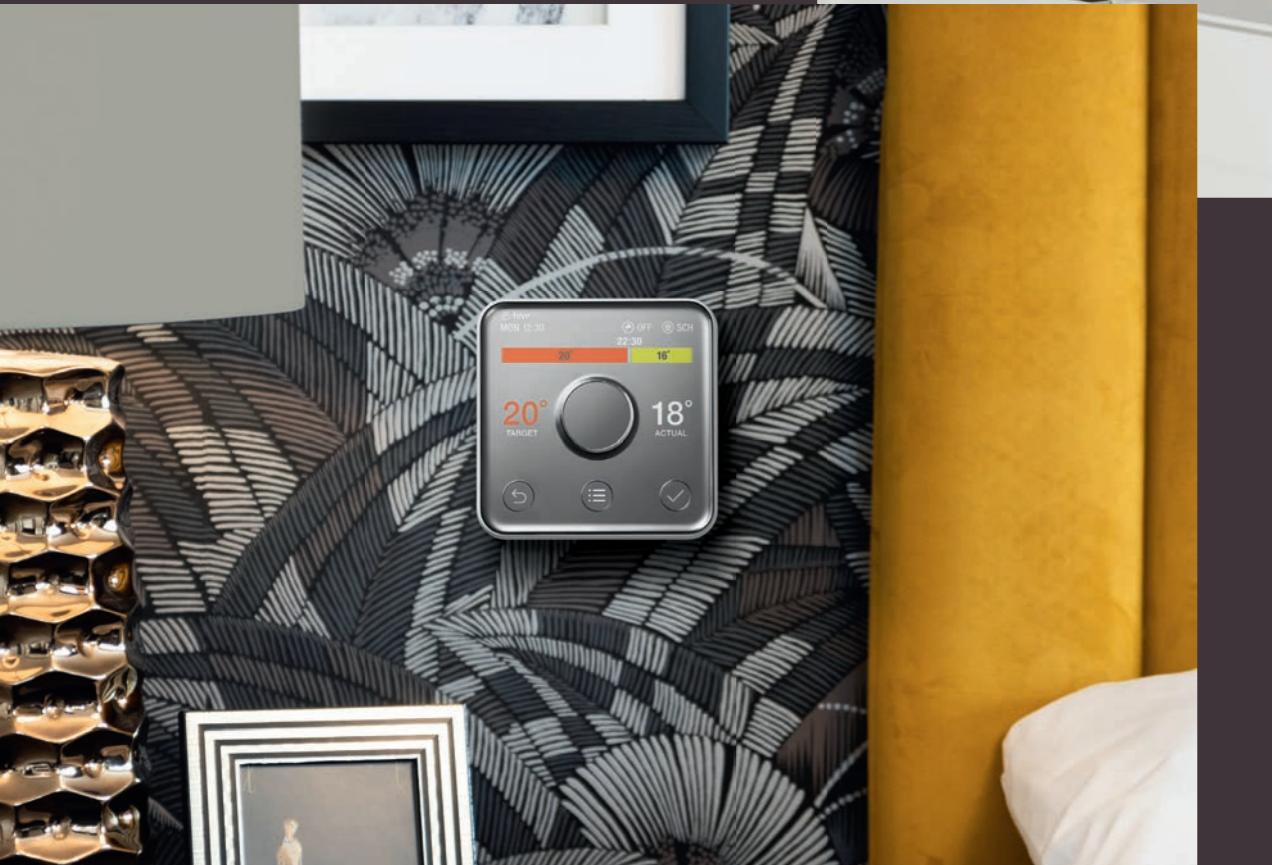
**Superior craftsmanship,
elegantly finished**



Precision is the order of the day at Scholars' Court because we know it's the little things that make a home truly special.

That's why we pay such close attention to detail, and why quality materials and excellent finishes are built into every aspect of every home by our craftspeople.

**Perfectly designed,
inside and out**



For Scholars' Court, we've carefully selected the extra special details these exclusive homes deserve, partnering with premium brands to ensure an exceptional look and feel throughout. They include appliances and finishes from prestigious names such as **Smeg**, **Symphony**, **Porcelanosa** and **Roca**. In fact, it's the specification of our homes that really sets us apart.

All of our homes feature a Smeg gas hob, either a single or double oven, an integral dishwasher, a wine cooler, luxurious **Silestone kitchen worktops**, **oak internal doors**, utility room, **CCTV security cameras** and effortless electric garage doors. In our most spacious Scholars' Court bathrooms, you'll find modern showers with **Drench shower heads**, making your master bathroom or en-suite even more indulgent. Outside, you'll find turfed gardens with generous patio areas, perfect for entertaining.

Our homes are also designed with energy efficiency in mind – from the walls, glazing, floors and roofs to energy efficient boilers and state-of-the-art HIVE smart systems.

Upgrades and options

Make your home a place that's perfectly, uniquely yours with our range of personalisation options. Depending on the build stage, you'll be able to choose kitchen units and worktops you love, in a choice of traditional and contemporary styles, or pick out tiles for your brand new, fully tiled bathroom.

If you'd like to find out more about personalising your new home, our sales team will be more than happy to help.

*not available in all bathrooms.

The Blyth

4 bedroom detached home

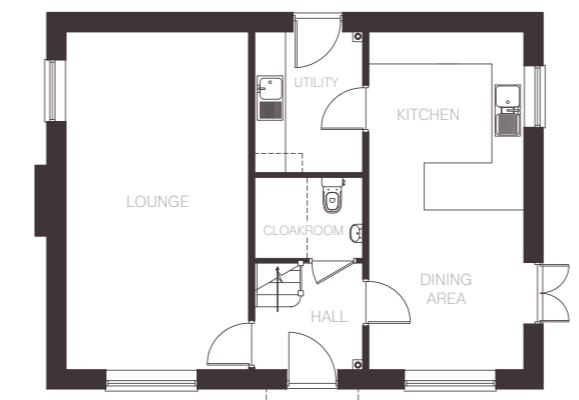


CGI image may not reflect final exterior finishes. Talk to the sales advisor for more details.

Features

Family life is made simple in The Blyth, a traditional-looking home with a practical layout. The lounge, utility room, hall and cloakroom make up the ground floor, along with the combined kitchen and dining area, which has French doors opening out to a beautifully turfed garden. Upstairs, three bedrooms share a family bathroom with bathtub, while the large master bedroom benefits from its own en-suite shower and wardrobe.

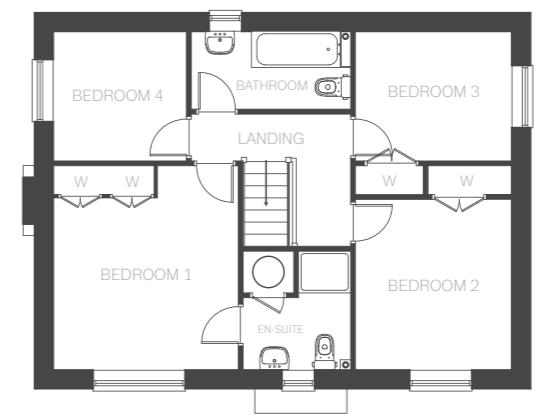
- Total square footage 1231ft²
- Open-plan kitchen and dining area looking out onto rear garden
- Cloakroom, family bathroom and master bedroom en-suite
- Separate lounge overlooking front garden
- Private turfed garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes
- HIVE smart home system
- Single garage



The handing of the CGI image may not reflect the floor plan.

Ground

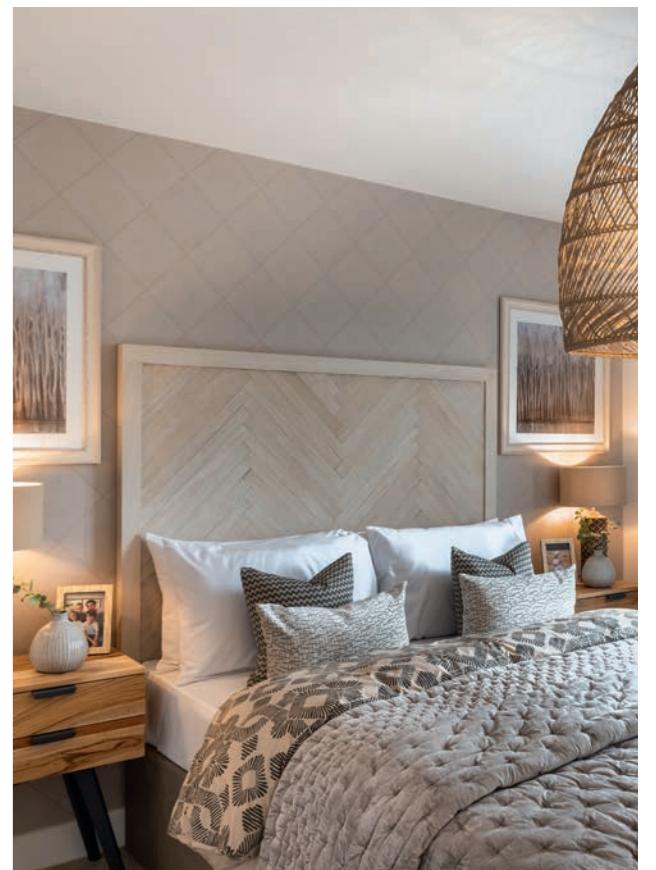
Lounge	6450 x 3470mm / 21'1" x 11'4"
Dining/ Kitchen	6450 x 2942mm / 21'1" x 9'7"
Utility	2680 x 2038mm / 8'9" x 6'8"
Cloakroom	1540 x 2038mm / 5'0" x 6'8"



First

Bedroom 1	3522(max) x 3889(max)mm / 12'9" x 11'6"
	3273(min)mm 10'7"
En-suite	2053 x 2233(max)mm / 6'8" x 7'4"
	1360(min)mm 4'5"
Bedroom 2	3246(min) x 2969mm / 10'7" x 9'8"
Bedroom 3	2970 x 2458mm / 9'8" x 8'0"
Bedroom 4	2458 x 2529mm / 8'0" x 8'3"
Bathroom	3045 x 1465mm / 9'11" x 4'9"

Family life
made simple.



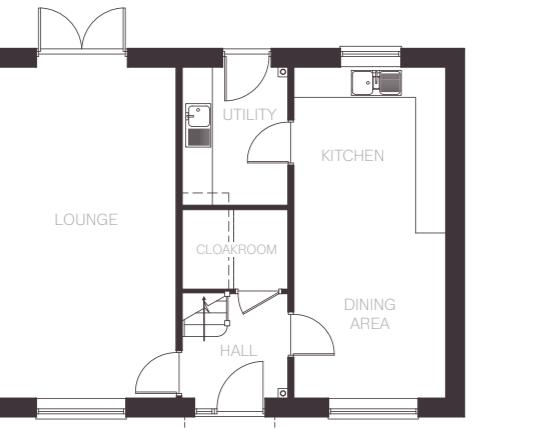
The Solent

4 bedroom detached home

The Solent is a contemporary home with a traditional exterior and practical layout. The utility room, hall and cloakroom make up the ground floor, along with the combined kitchen and dining area, and the separate lounge, which has French doors opening out to a beautifully turfed garden. Upstairs, three bedrooms share a family bathroom with bathtub, while the large master bedroom benefits from its own en-suite and built-in wardrobe.

Ground

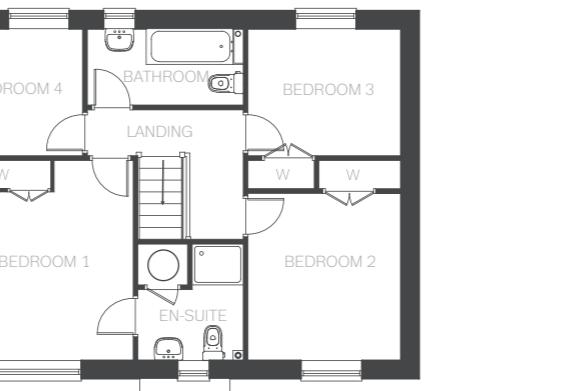
Lounge	6450 x 3470mm / 21'1" x 11'4"
Dining/ Kitchen	6450 x 2942mm / 21'1" x 9'7"
Utility	2680 x 2038mm / 8'9" x 6'8"
Cloakroom	1540 x 2038mm / 5'0" x 6'8" (with part sloping ceiling)



The handing of the CGI image may not reflect the floor plan.

First

Bedroom 1	3522(max) x 3889(max)mm / 11'6" x 12'9"
	3273(min)mm 10'8"
En-suite	2052(max) x 2253(max)mm / 6'8" x 7'4"
	1360(min)mm 4'5"
Bedroom 2	3246(min) x 2970mm / 10'7" x 9'8"
Bedroom 3	2970 x 2458mm / 9'8" x 8'0"
Bedroom 4	2458 x 2529mm / 8'0" x 8'3"
Bathroom	3045 x 1465mm / 9'11" x 4'9"



Features

- Total square footage 1231ft²
- Open-plan kitchen and dining area
- Separate spacious lounge looking out onto rear garden
- Cloakroom, family bathroom with bathtub, and master bedroom with en-suite shower
- Private garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes in three rooms
- HIVE smart home system
- Garage



Distinct, generously proportioned, perfect.

The Denwick

4 bedroom detached home

A traditional exterior meets a contemporary open living space in The Denwick. With four bedrooms, a spacious lounge and a combined kitchen and dining area, there's plenty of room for everyone to grow, while a separate study, en-suite bathroom and turfed garden, all offer quiet spots for you to escape.



Features

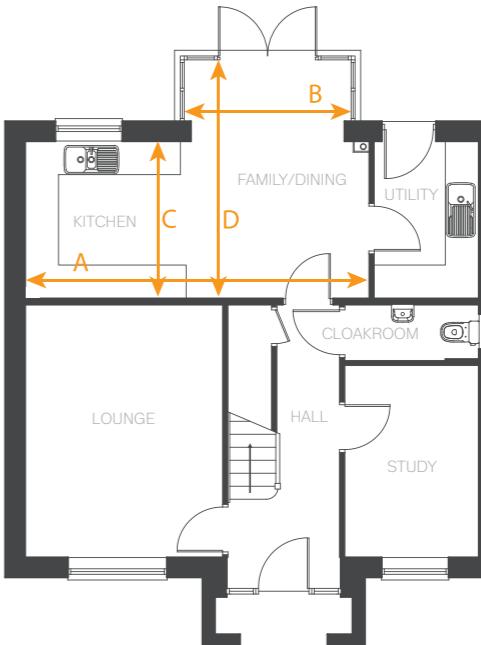
- Total square footage 1348ft²
- Open-plan kitchen and family dining area
- Cloakroom, family bathroom and master bedroom en-suite
- Spacious lounge and separate study
- Private turfed garden reached through French doors
- High quality Smeg kitchen appliances
- HIVE smart home system
- Single garage



Tradition meets contemporary.

Ground

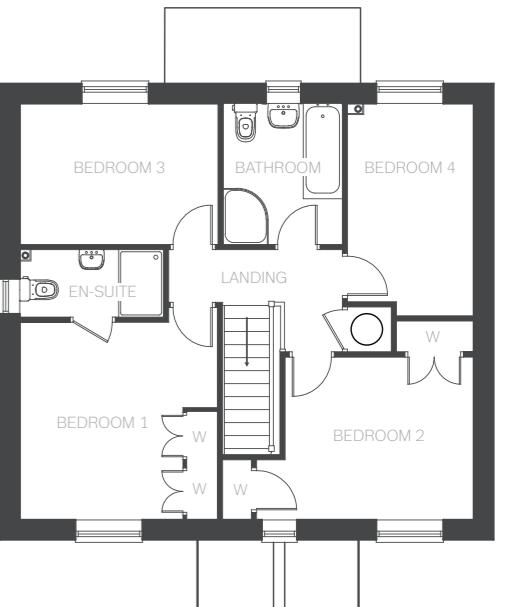
Lounge	4468 x 3497mm / 14'7" x 11'5"
Kitchen/	A - 6107mm / 20'0"
Family/Dining	B - 2970mm / 9'8"
	C - 2762mm / 9'0"
	D - 4227mm / 13'10"
Utility	2762 x 1840mm / 9'0" x 6'0"
Study	3395 x 2364mm / 11'1" x 7'9"
Cloakroom	2364 x 970 mm / 7'9" x 3'2"



The handing of the CGI image may not reflect the floor plan.

First

Bedroom 1	3497 x 3497(max)mm / 11'5" x 11'5"
	2881(min)mm 9'5"
En-suite	2534 x 1190mm / 8'3" x 3'10"
Bedroom 2	3497(min) x 2875mm / 10'11" x 9'5"
Bedroom 3	3507 x 2487mm / 11'6" x 8'1"
Bedroom 4	3759(max) x 2223mm / 12'4" x 7'3"
Bathroom	2487 x 2114mm / 8'1" x 6'11"



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The Beamish

4 bedroom detached home

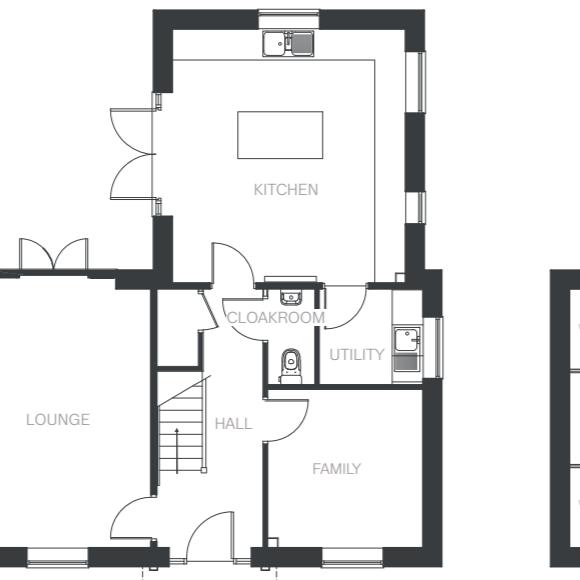
In The Beamish, an open-plan kitchen and dining area and a separate lounge ensure there's plenty of space for everyone. The home also has the added benefit of an extra family room, which is ideal whether you want another area to relax or space for the perfect home office. Make the most of the useful utility room, cloakroom and storage cupboards on the ground floor, then on warm days, open up the French doors in the lounge or kitchen and step out into the garden. On the second floor, you'll find three bedrooms and the luxurious master bedroom, complete with en-suite shower room and built-in wardrobe.

Features

- Total square footage 1425ft²
- Open-plan kitchen and dining area
- Separate lounge and family/study room
- Cloakroom, family bathroom and master bedroom en-suite
- Private garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes
- HIVE smart home system

Ground

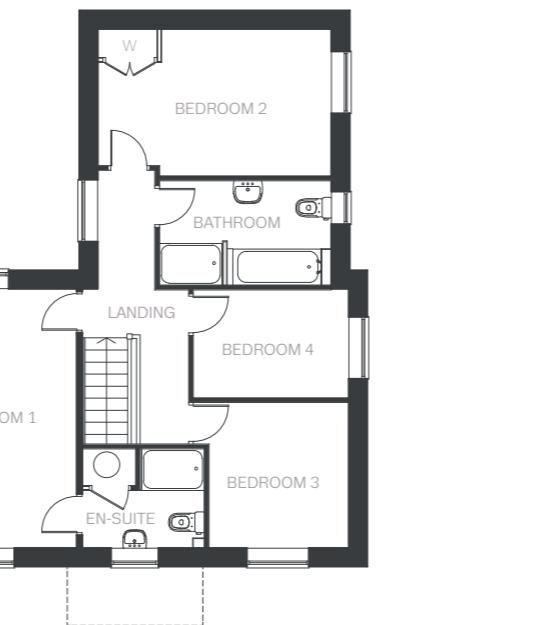
Lounge	3420 x 4900mm / 11'2" x 16'
Kitchen/ Dining	4400 x 4820mm / 14'5" x 15'9"
Utility	1946 x 1795mm / 6'4" x 5'10"
Family	2939 x 3002mm / 9'7" x 9'10"
Cloakroom	870 x 1795mm / 2'10" x 5'10"



The handing of the CGI image may not reflect the floor plan.

First

Bedroom 1	3420 x 4900(max)mm / 11'2" x 16'0"(max)
En-suite	1995 x 1859(max)mm / 6'6" x 6'1"(max)
Bedroom 2	4400x 2495(max)mm / 14'5" x 8'2"(max)
Bedroom 3	2939 x 2752mm / 9'7" x 9'0"
Bedroom 4	2939 x 2045mm / 9'7" x 6'8"
Bathroom	3252 x 2259(max)mm / 10'8" x 7'4"(max)



Spacious,
luxurious,
relaxing.



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The Severn

4 bedroom detached home



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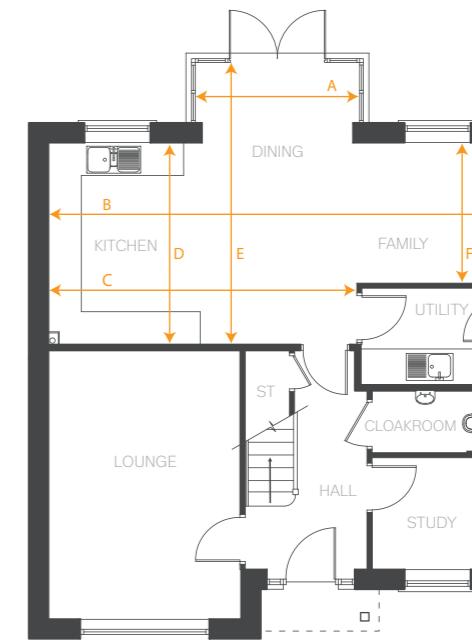
Features

The Severn has an impressive exterior. Step inside to find a generous entrance hall, spacious lounge, study, downstairs cloakroom and open-plan kitchen, dining and family area, with the added benefit of a separate utility room. The spacious and contemporary open-plan kitchen space also features French doors that open onto the rear garden. Three bedrooms share a family bathroom with bathtub, while the master bedroom has an en-suite shower room.

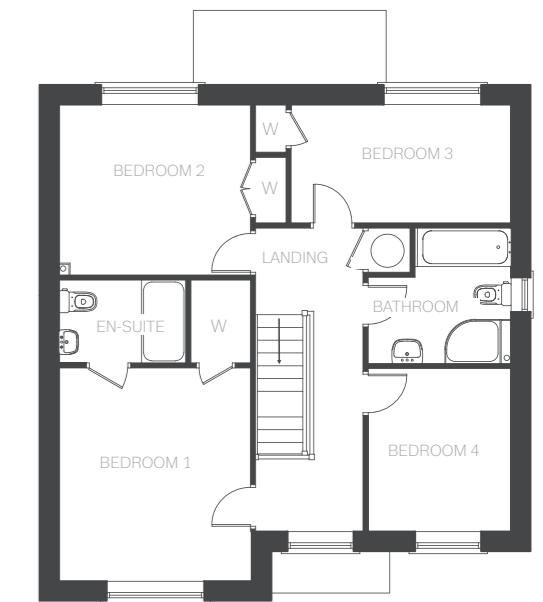
Total square footage 1481ft²
Open-plan kitchen, dining and family area looking out onto rear garden
Spacious lounge
Separate utility room
Cloakroom, family bathroom with bathtub, and master en-suite shower
Private garden reached through French doors
High quality Smeg kitchen appliances
HIVE smart home system
Garage



Impressive, spacious, contemporary.



The handing of the CGI image may not reflect the floor plan.



Ground

Lounge	4830 x 3445mm / 15'10" x 11'3"
Kitchen/	A - 2970mm / 9'8"
Family/Dining	B - 8150mm / 26'8" C - 5565mm / 18'3" D - 3620mm / 11'10" E - 5089mm / 16'8" F - 2522mm / 8'3"
Utility	2482 x 1727mm / 8'1" x 5'8"
Study	2297 x 2000mm / 7'6" x 6'6"
Cloakroom	2297 x 1095mm / 7'6" x 3'7"

First

Bedroom 1	3840 x 3445mm / 12'7" x 11'3"
En-suite	2270 x 1490mm / 7'5" x 4'10"
Bedroom 2	3445 x 3064mm / 11'3" x 10'0"
Bedroom 3	3959 x 2120mm / 12'11" x 6'11"
Bedroom 4	2928 x 2563mm / 9'7" x 8'4"
Bathroom	2563 x 2446mm / 8'4" x 8'0"

The Lydden

4 bedroom detached home



A stunning
family home.

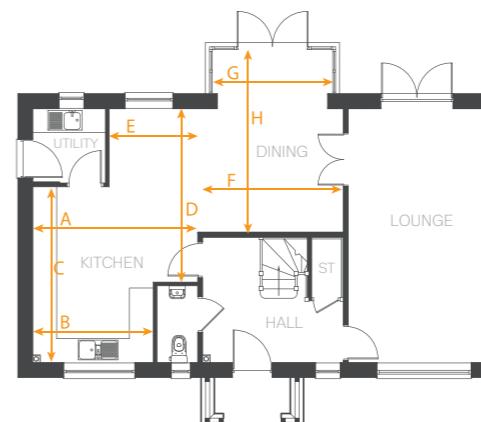
The Lydden is a stunning family home with an attractive traditional look. The open-plan kitchen and dining area opens out onto the back garden, as does the large separate lounge. On the first floor, three bedrooms share a family bathroom, while the master bedroom enjoys its own en-suite shower and views onto the garden.

Features

- Total square footage 1592ft²
- Open-plan kitchen and dining area opening out onto garden
- Cloakroom, family bathroom and master en-suite shower room
- Turfed garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes in some bedrooms
- Double garage

Ground

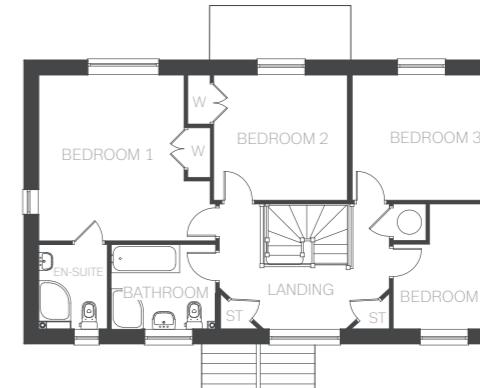
Lounge	6250 x 3550mm / 20'6" x 11'7"
Kitchen	A - 4050mm / 13'3" B - 2958mm / 9'8" C - 4327mm / 14'2" D - 4277mm / 14'0" E - 2170mm / 7'1"
Dining	F - 3450mm / 11'3" G - 2970mm / 9'8" H - 4540mm / 14'10"
Utility	1820 x 1777mm / 5'11" x 5'10"
Cloakroom	1870 x 989mm / 6'1" x 3'2"



The handing of the CGI image may not reflect the floor plan.

First

Bedroom 1	4082(min) x 3570(min)mm / 13'4" x 11'8"
En-suite	2065 x 1672mm / 6'9" x 5'5"
Bedroom 2	3324 x 3077mm / 10'10" x 10'1"
Bedroom 3	3607 x 3077mm / 11'10" x 10'1"
Bedroom 4	3070(max) x 2597(max)mm / 10'0" x 8'6"
Bathroom	2578 x 2065mm / 8'5" x 6'9"



The Medway

4 bedroom detached home



CGI image may not reflect final exterior finishes. Talk to the sales advisor for more details.

Features

A driveway bordered by a neat lawn leads to the double garage of The Medway, providing ample off-street parking for this traditional-looking home. Inside the house, a front-facing study, open-plan kitchen and dining area, and a large lounge with French doors to the garden provide lots of space for the family to spend time together. Up on the first floor, there's a family bathroom and four bedrooms, including a master bedroom with its own en-suite shower.

- Total square footage 1629ft²
- Open-plan kitchen and dining area
- Separate lounge opening out onto garden
- Cloakroom, family bathroom with bathtub, and master en-suite shower
- Turfed garden reached through French doors
- Additional front facing study
- High quality Smeg kitchen appliances
- Built-in wardrobes in some bedrooms
- Double garage

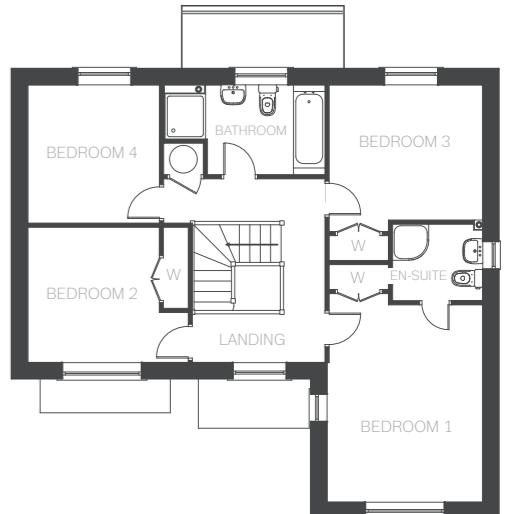
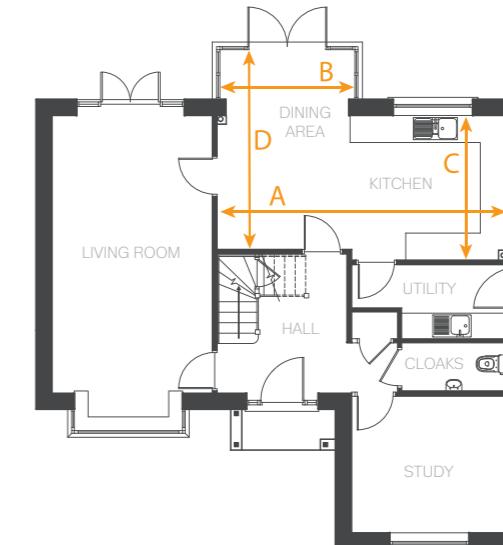
Spend time together.

Ground

Lounge	6115(+ bay) x 3510mm / 20'0" x 11'6"
Kitchen/ Dining	A - 6394mm / 20'11" B - 2970mm / 9'8" C - 3161mm / 10'4" D - 4420mm / 14'6"
Utility	2314(min) x 1616mm / 7'7" x 5'3"
Study	3407 x 3002mm / 11'2" x 9'10"
Cloakroom	2314 x 1050mm / 7'7" x 3'6"

First

Bedroom 1	4349 x 3407mm / 14'3" x 11'2"
En-suite	1970 x 1690mm / 6'5" x 5'6"
Bedroom 2	2975 x 2934mm / 9'9" x 9'7"
Bedroom 3	3382 x 2970mm / 11'1" x 9'8"
Bedroom 4	3037 x 2927mm / 9'11" x 9'7"
Bathroom	3539(max) x 1963(max)mm / 11'7" x 6'5" 2596(min) 8'6"



The handing of the CGI image may not reflect the floor plan.



The Seaton

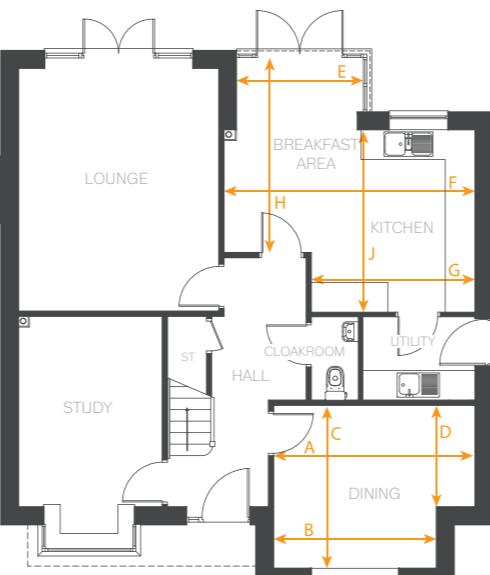
4 bedroom detached home



Features

The Seaton is great for busy families, with lots of living space on the ground floor. At the front of the house is a study and dining room, and at the back a separate lounge and kitchen with breakfast area. In the hall at the centre of the house are the stairs up to the first floor, which has a family bathroom and four bedrooms, including a master bedroom with en-suite shower room and two built-in wardrobes.

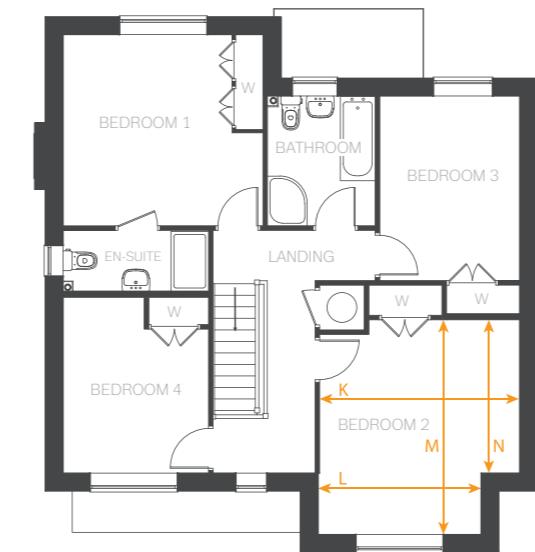
- Total square footage 1748ft²
- Open-plan kitchen with breakfast area looking out onto rear garden
- Spacious 15ft lounge with French doors
- Separate dining room and study
- Cloakroom, family bathroom with bathtub, and master bedroom en-suite shower
- Private garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes in some bedrooms
- HIVE smart home system
- Double garage



The handing of the CGI image may not reflect the floor plan.

Ground

Lounge	4844 x 3990mm / 15'10" x 13'1"
Dining	A - 4010mm / 13'1" B - 3233mm / 10'7" C - 3237mm / 10'7" D - 2000mm / 6'6"
Kitchen /Breakfast	E - 2528mm / 8'3" F - 5010mm / 16'5" G - 3250mm / 10'7" H - 3902mm / 12'9" J - 3647mm / 11'11"
Utility	2230 x 1650mm / 7'3" x 5'4"
Study	3793(+bay) x 2850mm / 12'5" x 9'4"
Cloakroom	1650 x 917mm / 5'4" x 3'0"



First

Bedroom 1	3821(max) x 3990(max)mm / 12'6" x 13'1" 3392(min)mm 11'1"
En-suite	2902 x 1213mm / 9'6" x 3'11"
Bedroom 2	K - 4001mm / 13'1" L - 3233mm / 10'7" M - 4297mm / 14'1" N - 3060mm / 10'0"
Bedroom 3	3689 x 2789mm / 12'1" x 9'1"
Bedroom 4	3515(max) x 2902(max)mm / 11'6" x 9'6"
Bathroom	2584 x 2158mm / 8'5" x 7'0"

Perfect for
busy families.

The development

Find your perfect home



- BT – Blyth
- SV – Severn
- ST – Solent
- LN – Lydden
- DK – Denwick
- ME – Medway
- BM – Beamish
- SN – Seaton
- SC – Sales centre
- Proposed tree
- Street lighting
- Knee rail
- Rumble strip
- Show home

The location



A place for

Scholars' Court brings you the perfect mix of tranquillity, vibrancy and ultimate convenience. Explore local walks and trails, dine in the superb array of local restaurants, and take advantage of the excellent travel links, which provide easy access to everything this energetic city and its surrounding towns have to offer.



everything.



Catering for your family's every need



You can feel confident that you and your family's needs are met – with an excellent choice of schools, highly rated medical services and a whole array of other vital everyday amenities, right on your doorstep.

Schools and nurseries

Westwood Day Nursery 2.2 miles

An Ofsted Outstanding-rated nursery for babies, toddlers and pre-schoolers with a great enclosed garden and a Green Flag award for its commitment to environmental projects.

Field House Day Nursery & Pre-School 3.2 miles

An award-winning nursery for babies, toddlers and pre-schoolers with a lovely garden, soothing sleep spaces and an Ofsted Good rating.

Cannon Park Primary School 2.7 miles

A thriving community primary school for boys and girls aged 4 to 11 years old, with a Good Ofsted rating, a caring ethos and a large, leafy outdoor play area.

The Westwood Academy 1.7 miles

A comprehensive school and sixth form for boys and girls aged 11 to 18 years old, rated by Ofsted as Good, with many Outstanding features.

Finham Park School 2.1 miles

A popular secondary school and sixth form for boys and girls aged 11 to 18, with an Ofsted Outstanding rating and strong international links.

Finham Primary School 2.6 miles

A vibrant local primary and nursery school for boys and girls aged 3 to 11, with an Ofsted Good rating, great outside spaces and close links to Finham Park secondary school.

Bishop Ullathorne Catholic School 2.1 miles

A local catholic secondary school for boys and girls aged 11 to 18 years old, with an Ofsted Good rating and a welcoming, family feel.

University of Warwick 0.5 miles

A highly respected university ranked 6th in the UK, 61st in the world, and in the top 10 for the highest graduate earnings in over 11 subjects, five years after graduation.

Medical services

A local doctor's surgery, as well as a dental practice that welcomes private and NHS patients, is located just a few minutes away from the development. It's also good to know you're just under 10 minutes from Warwick Hospital and just under 20 minutes from University Hospital Coventry and Warwickshire.



You can find out more about local GPs and other services on the NHS website: www.nhs.uk/service-search

Local landmarks



Explore,
discover,
experience.



You'll find your new home at Scholars' Court in an enviable location, perfectly situated to reach these notable local landmarks within 30 minutes by car.

The William Davis difference

Building
beautiful
homes

For more than 85 years, the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference. You'll see this in everything from our stunning interior design to the excellent finishes we add to make each house a home.

But most of all, you'll see it in our service. So, whether you'd like to know more about the local area of our latest development, or the different buying options available, our expert consultants will support you every step of the way.

for over
85 years.

Five-star quality and
award winning new homes



You can just relax.

Going above and beyond is ingrained. You can experience it through our brilliant customer care and you can see it in our NHBC accreditation and work with the Home Builders Federation.



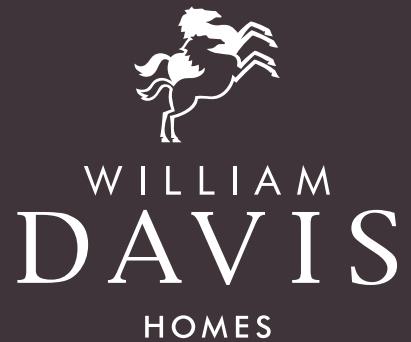
Every one of our homes is covered by the National House Building Council's (NHBC) Buildmark standard, which offers ten whole years of protection for your home. We've also been rated a five-star developer six years in a row in the annual Home Builders Federation survey. That means more than 90% of our customers are extremely happy with their home and the William Davis experience.

And we're compliant with the Consumer Code for Home Builders, which is a code of conduct that ensures the home buying process is always fair and transparent for our buyers. We'll continue to use this scheme until the new Code and New Homes Ombudsman has been introduced. So, when you buy from William Davis, you can always expect to find the highest standards, be kept well informed, and be treated with consideration.

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we've mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don't form part of any contract or warranty. If you'd like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

Head Office: William Davis Homes, Forest Fields, Forest Road,
Loughborough LE11 3NS. Call us on 01509 231181.

**Scholars' Court**

An exclusive development of 22 stunning new homes in Coventry,
offering the very best of town and country living.

William Davis Homes, Scholars' Court, Little Cryfield,
Off Cryfield Heights, Coventry CV4 7LB. Call us on 07710 998494.
www.williamdavis.co.uk