



**CANALSIDE**  
ANSTY





*Computer generated image*







## ENJOY THE VILLAGE LIFE... BUT STAY WELL CONNECTED



*Canalside is just two beautiful new detached homes tucked away  
by the Oxford canal in the village of Ansty.*

Living here will give you countryside views and a waterside lifestyle. You'll be perfectly placed for a brisk morning jog or a relaxing evening stroll along the towpath.

Yet you'll also be minutes from the motorways and major roads that will whisk you to nearby cities and towns such as Coventry, Birmingham and Royal Leamington Spa.

### **Flexible layouts to suit you**

These two homes share a luxurious specification and the same footprint. Offering adaptable layouts over three floors, they give you the flexibility to make the space work for you.

They can be configured as a four-bedroom house or a two-bedroom, with a home office.

### **An opportunity for local people**

While Plot 1 is available to all buyers, Plot 2 must be first occupied by someone who meets one of the following criteria:

- » You already live in the Ansty parish or an adjoining parish and have done for a combined total of five years or more in the last twenty years
- » You need to live close to someone who meets the above criteria because you have to give them frequent care or attention due to age, ill health or infirmity
- » You have to live close to your work in the Ansty parish or an adjoining parish.

# EASY ACCESS TO EVERYWHERE

Ansty is just five miles north of Coventry city centre and within half an hour of Birmingham, Leicester and Royal Leamington Spa. You have a glittering array of opportunities for work and play, all within easy reach.

In Ansty itself there's a cosy local pub, the Rose and Castle, for a quiet drink or a hearty meal. Also the Shilton Restaurant at Ansty Hall for gourmet dining and if you like to play a few rounds, Ansty Golf Centre is just a mile away.



## By Rail

Coventry station is 5.7 miles away (around an 18-minute drive). From there, typical journey times are:

- Birmingham New Street**  
21 mins
- London Euston**  
58 mins

## By Road

The M6 and M69 are just one mile away, giving you great connections to fast routes, both locally and across the country. Typical journey times are:

- Birmingham**  
30 mins
- Leicester**  
30 mins
- Northampton**  
43 mins

## By Air

Whether you're getting away for business or pleasure, typical driving times to your local airports are:

- Birmingham airport**  
24 mins
- East Midlands airport**  
37 mins

Source: [www.thetrainline.com](http://www.thetrainline.com)

SAT NAV: CV7 9JE



# STYLE AND SPACE

*The specifications for Canalside have been carefully considered to give a sophisticated backdrop for modern living with luxurious touches throughout. There's plenty of contemporary character built in, but you'll have a blank canvass to create your own look.*

## Outside

- » First floor balcony
- » Buff patio to rear gardens
- » Integral garage with power and lighting and a grey painted door
- » Grey PVCU windows
- » Black Velux roof lights
- » Grey painted rafters, and grey gutters and downpipes
- » Marshalls Grey slabs by entrance door
- » External lighting to front and rear doors
- » External power point
- » 1.8m close board fencing

## Inside

- » Gas central heating radiators
- » Oak finished staircase and glass balustrades
- » White Premdor ladder moulded doors
- » Chrome ironmongery
- » White slimline electrical accessories
- » Cat 6 cabling throughout
- » TV, landline and USB charging points in most rooms
- » Mains-wired smoke detectors with battery backup

## Cloakroom

- » White Porcelanosa sanitaryware
- » Porcelanosa chrome taps
- » Porcelanosa Madagascar Natural ceramic flooring
- » Porcelanosa Nara Natural tiles behind the WC
- » Recessed white downlighters

## Kitchen

- » Symphony Woodbury white high gloss units
- » Galaxy Star granite work surface
- » Bosch 5-burner gas hob and canopy hood
- » Integrated Bosch dishwasher, double oven, column fridge freezer and microwave
- » Porcelanosa Madagascar Natural ceramic flooring
- » Recessed white downlighters

## Bathroom

- » White Porcelanosa sanitaryware
- » Porcelanosa chrome taps and shower
- » Porcelanosa Rodano Acerdo flooring
- » Porcelanosa Mosaica Rodano Acerdo tiles on an accent wall
- » Porcelanosa Rodano Acerdo tiles on a side wall
- » Chrome towel rail
- » Recessed white downlighters

## En-suite

- » White Porcelanosa sanitaryware
- » Porcelanosa chrome taps and shower
- » Porcelanosa Madagascar Natural ceramic flooring
- » Porcelanosa Ona Natural tiles on an accent wall
- » Porcelanosa Madagascar Natural tiles on the side walls
- » Chrome towel rail
- » Recessed white downlighters

## General

- » NHBC Buildmark cover



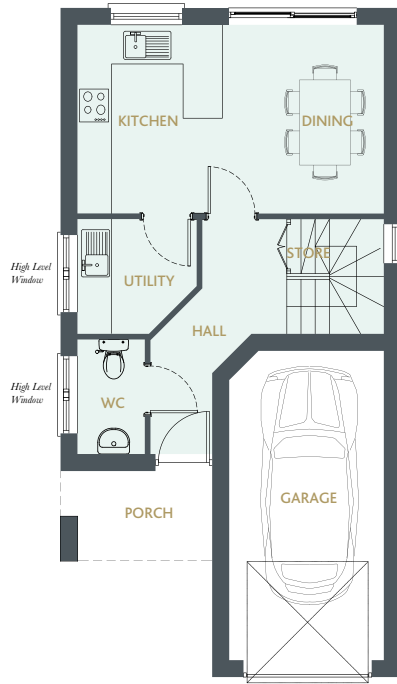


# CANALSIDE

## PLOT 1

Total Area 1,407ft<sup>2</sup> (130.73 m<sup>2</sup>)

4 BED



### GROUND FLOOR

#### KITCHEN/DINING

5.34m x 3.30m (17' 6" x 10' 9")

#### UTILITY

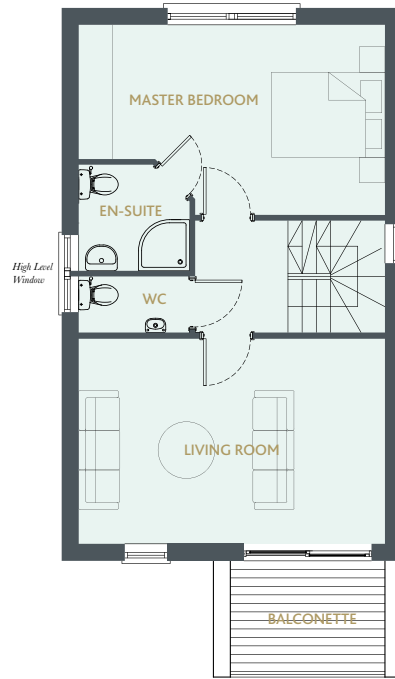
2.08m x 2.02m (6' 9" x 6' 7")

#### WC

1.99m x 1.17m (6' 9" x 3' 10")

#### GARAGE

2.67m x 5.40m (8' 9" x 17' 8")



### FIRST FLOOR

#### MASTER BEDROOM

5.34m x 3.30m (17' 6" x 10' 9")

#### EN-SUITE

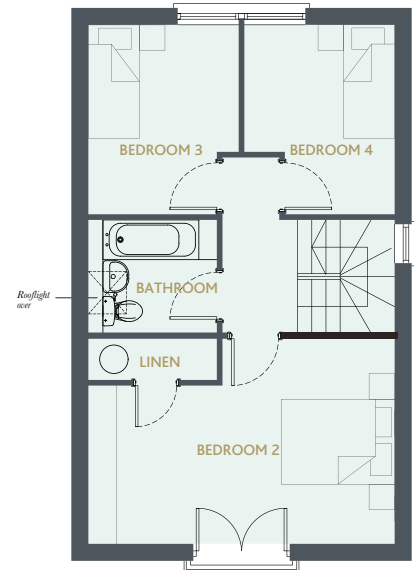
1.94m x 1.89m (6' 4" x 6' 2")

#### WC

1.94m x 1.02m (6' 4" x 3' 4")

#### LIVING ROOM

3.57m x 5.34m (11' 8" x 17' 6")



### SECOND FLOOR

#### BEDROOM 2

5.36m x 3.60m (17' 7" x 11' 9")

#### BEDROOM 3

2.63m x 3.32m (8' 7" x 10' 10")

#### BEDROOM 4

2.63m x 3.32m (8' 7" x 10' 10")

#### BATHROOM

2.25m x 2.02m (7' 4" x 6' 7")



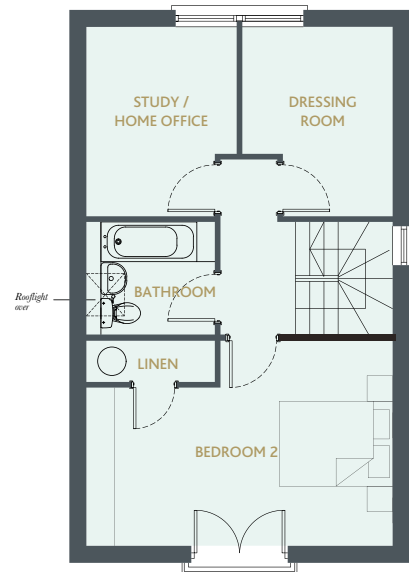
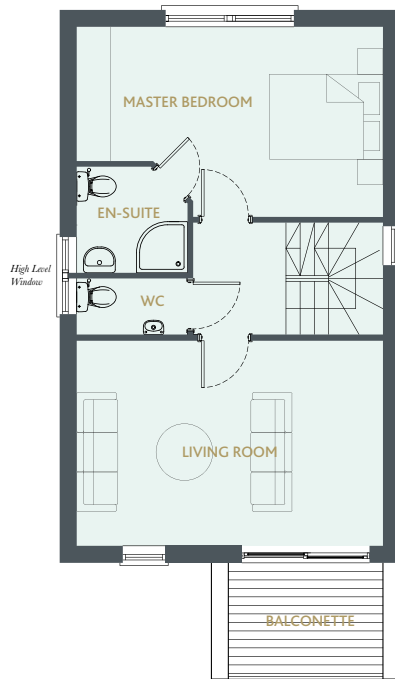
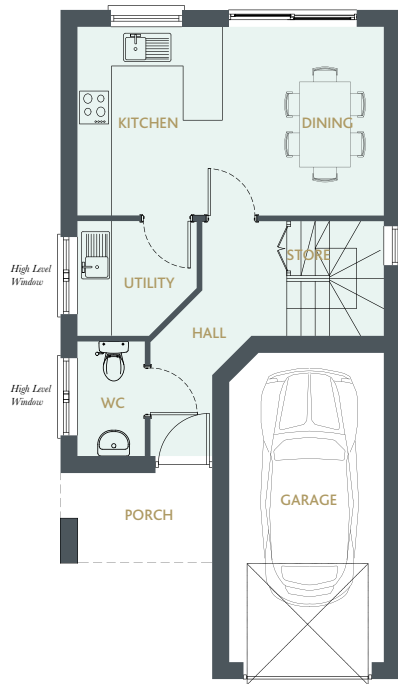
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PLOT 2

Total Area 1,407ft<sup>2</sup> (130.73 m<sup>2</sup>)

2 BED



GROUND FLOOR

- KITCHEN/DINING**  
5.34m x 3.30m (17' 6" x 10' 9")
- UTILITY**  
2.08m x 2.02m (6' 9" x 6' 7")
- WC**  
1.99m x 1.17m (6' 6" x 3' 10")
- GARAGE**  
2.67m x 5.40m (8' 9" x 17' 8")

FIRST FLOOR

- MASTER BEDROOM**  
5.34m x 3.30m (17' 6" x 10' 9")
- EN SUITE**  
1.94m x 1.89m (6' 4" x 6' 2")
- WC**  
1.94m x 1.02m (6' 4" x 3' 4")
- LIVING ROOM**  
3.57m x 5.34m (11' 8" x 17' 6")

SECOND FLOOR

- STUDY/ HOME OFFICE**  
2.63m x 3.32m (8' 7" x 10' 10")
- DRESSING ROOM**  
2.63m x 3.32m (8' 7" x 10' 10")
- BATHROOM**  
2.25m x 2.02m (7' 4" x 6' 7")
- BEDROOM 2**  
5.36m x 3.60m (17' 7" x 11' 9")



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# TO ARRANGE A VIEWING

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PLEASE CALL US ON  
024 7655 3093

**Connells**

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*Hinton Cook*

8 Linford Forum  
Milton Keynes  
MK14 6LY



*NHBC House*

Davy Avenue  
Milton Keynes  
MK5 8FP

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