



# DEER'S LEAP

HENLEY-IN-ARDEN

A RARE COLLECTION OF HOMES SET WITHIN  
THE HISTORIC TOWN OF HENLEY-IN-ARDEN





DEER'S LEAP

# Live a life of seamless simplicity.

Steeped in royal history, Deer's Leap offers a rarely seen opportunity to live amidst the sought-after, pretty town of Henley-in-Arden. Set in the very heart of the town, Deer's Leap perfectly balances relaxed living with the everyday, allowing for a seamless simplicity to life.

With a limited number of homes available, Lockley Homes brings to the collection a wealth of expertise in craft and tradition, creating something as unrivalled in opportunity as it is in beauty.



1

DEER'S LEAP BY LOCKLEY HOMES

MODERN LIVING

# Balancing tradition with modern design.



PLOTS 2-6

PLOT 1

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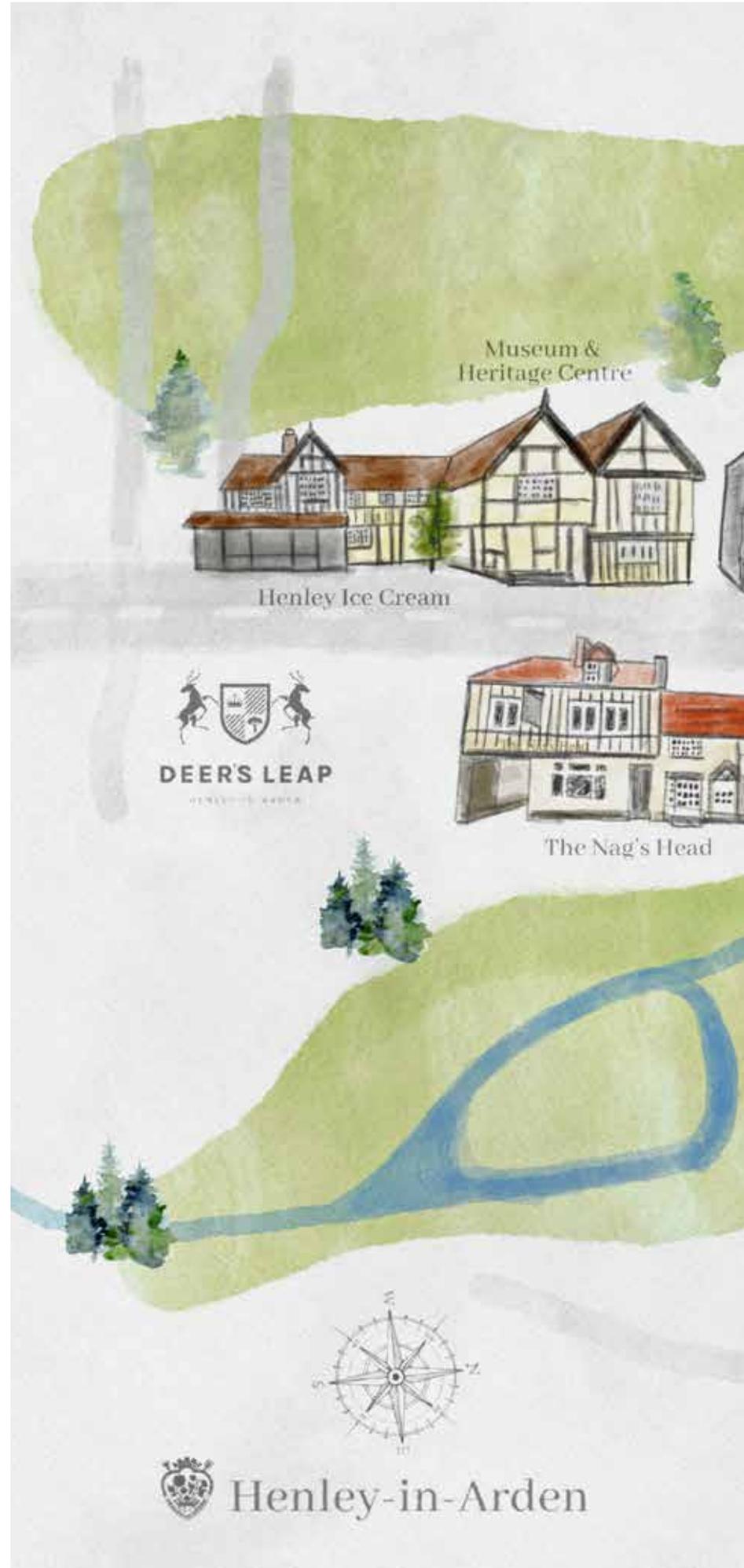
Lockley Homes is a company with Warwickshire roots, and we always respect local sensitivities when designing our developments. At Deer's Leap, we have borne in mind the picturesque High Street, with its many listed buildings, to create a collection of new homes which is a seamless fit with the historic properties close by. Internally, the homes at Deer's Leap have all the elements of contemporary luxurious comfort that we know discerning buyers expect.



HISTORIC TOWN

# It's all on your doorstep.

Deer's Leap is unique in having direct access to Henley-in-Arden's beautiful High Street. It means that, in a matter of minutes, you can stroll from your home for convenient food shopping, a chat over coffee, or a get together with friends in one of the highly-regarded village restaurants or pubs. A number of medical centres and dentists are also within a short walk of these beautiful homes.



Images:  
Top: Henley Ice Cream.  
Bottom: The Bluebell.



THE SITE

# Blending accessibility with privacy.

Live just off the High Street but enjoy the privacy and seclusion of a private courtyard. There is gated access on two sides, with landscaping and mature trees.

Each home has its own garage in a separate building. As well as space for the car, there is plenty of room for other possessions in the storage rooms. These are situated above the garages and accessed via an external staircase.

## Over-garage storage



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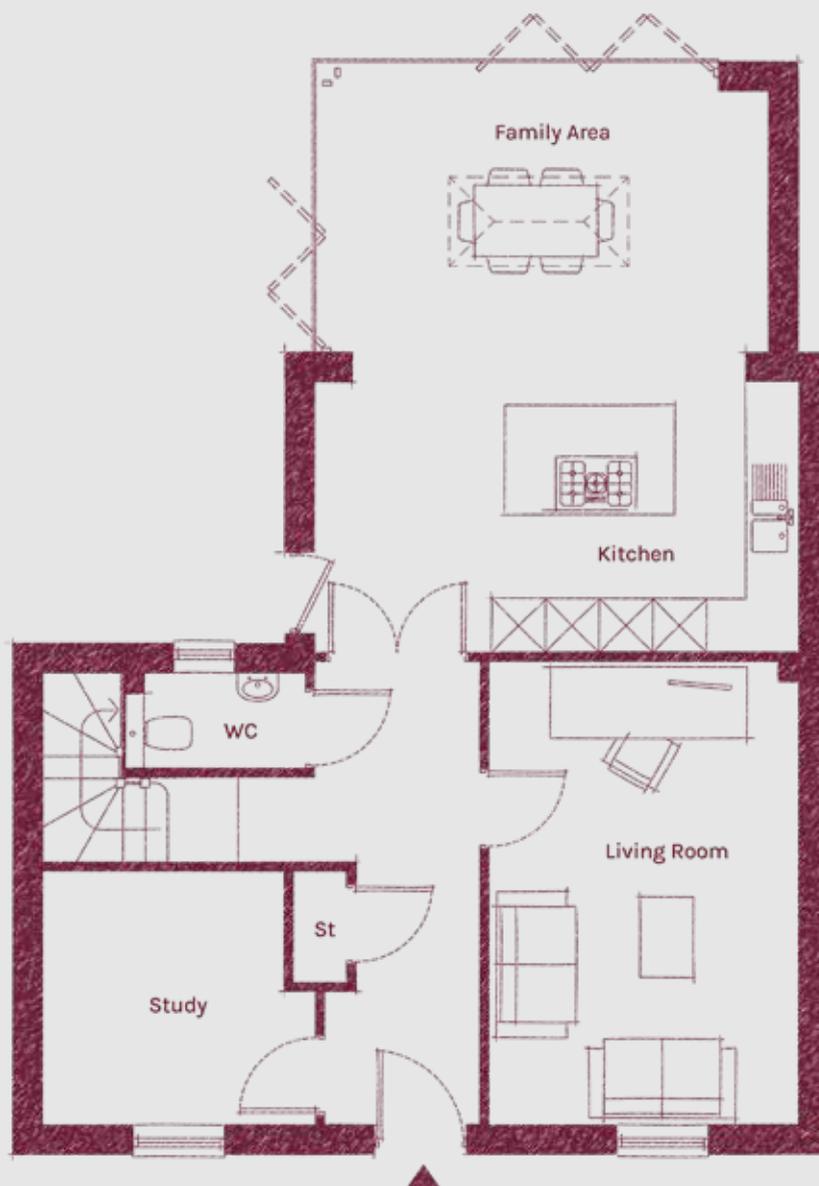


//////// PLOT ONE – PRE-SOLD

## 3 bedroom house with garage

Total 1,474 sq ft / 137 sq m

### GROUND FLOOR

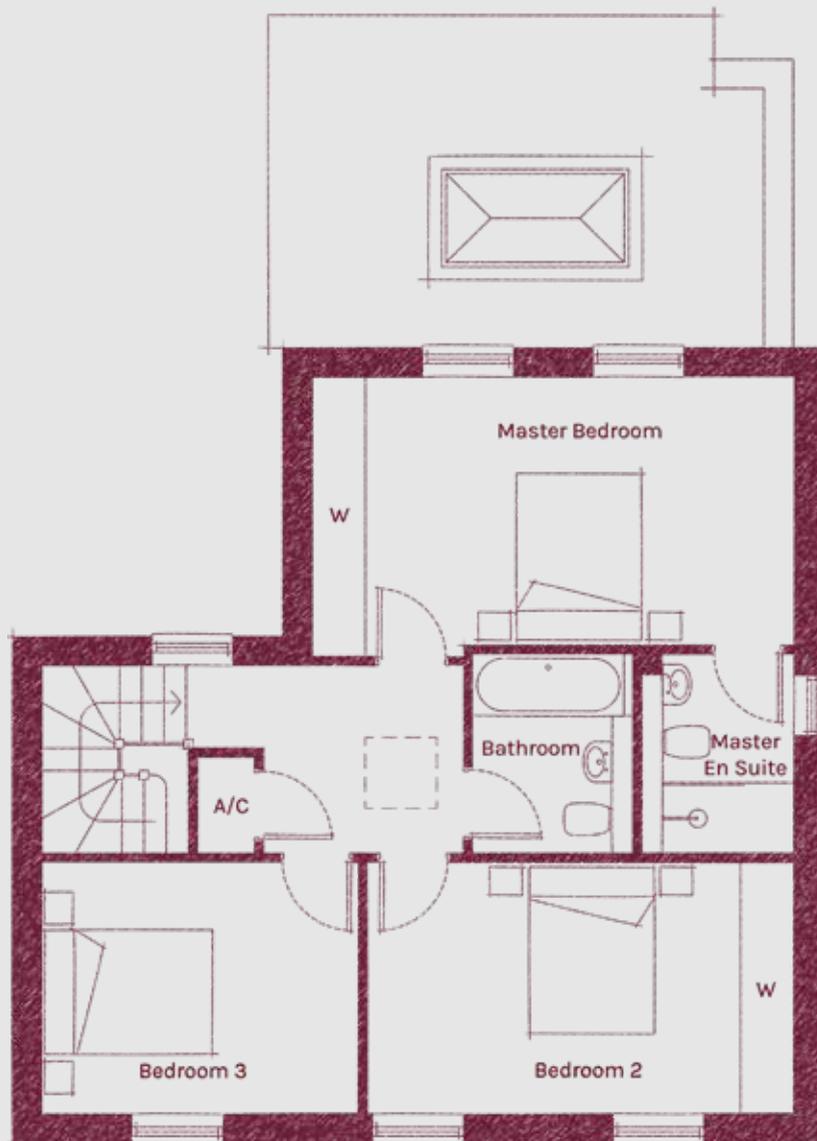


<b>Kitchen</b>	5.4m x 3.0m	17' 7" x 9' 8"
<b>Family Area</b>	4.5m x 3.3m	14' 7" x 10' 8"
<b>Living Room</b>	5.2m x 3.5m	17' 0" x 11' 5"
<b>Study</b>	3.0m x 2.8m	9' 8" x 9' 2"

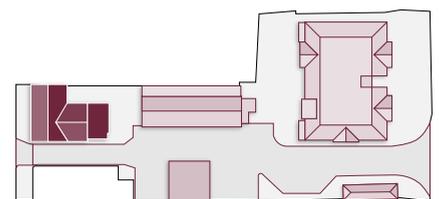
**KEY** St Storage    W Wardrobe    A/C Airing cupboard

An exquisite property in a traditional style, whose ground floor includes a kitchen and family area with dual aspect full height sliding glass doors, a living room and study. The master bedroom has a luxurious en suite shower room, and there is useful storage space in the loft.

## FIRST FLOOR



<b>Master Bedroom</b>	5.4m x 3.3m	17' 7" x 10' 8"
<b>Bedroom 2</b>	4.9m x 2.8m	16' 1" x 9' 2"
<b>Bedroom 3</b>	3.5m x 2.8m	11' 5" x 9' 2"



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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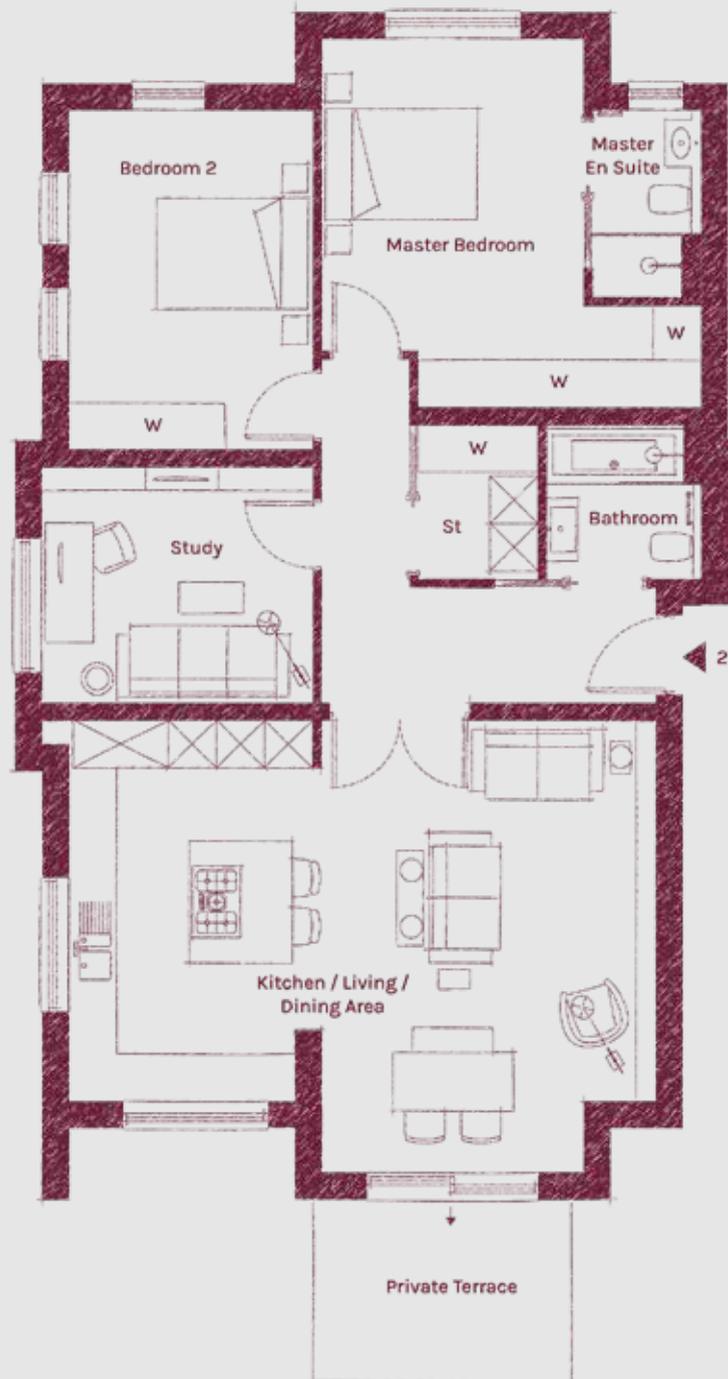


**PLOT TWO**

# 2 bedroom apartment with garage

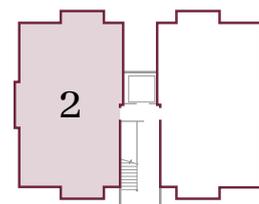
Ground Floor ~ Total 1,098 sq ft / 102 sq m

Set on the ground floor of the building, this beautiful apartment has direct outdoor access via sliding glazed doors from the kitchen/living/dining area. The spacious master suite includes a dressing area.



<b>Kitchen / Living / Dining Area</b>	7.3m x 5.7m	24' 0" x 18' 7"
<b>Master Bedroom</b>	3.9m x 3.3m	12' 8" x 10' 8"
<b>Bedroom 2</b>	4.3m x 3.0m	14' 0" x 9' 8"
<b>Study</b>	3.4m x 3.0m	11' 2" x 9' 8"

**KEY** St Storage      W Wardrobe

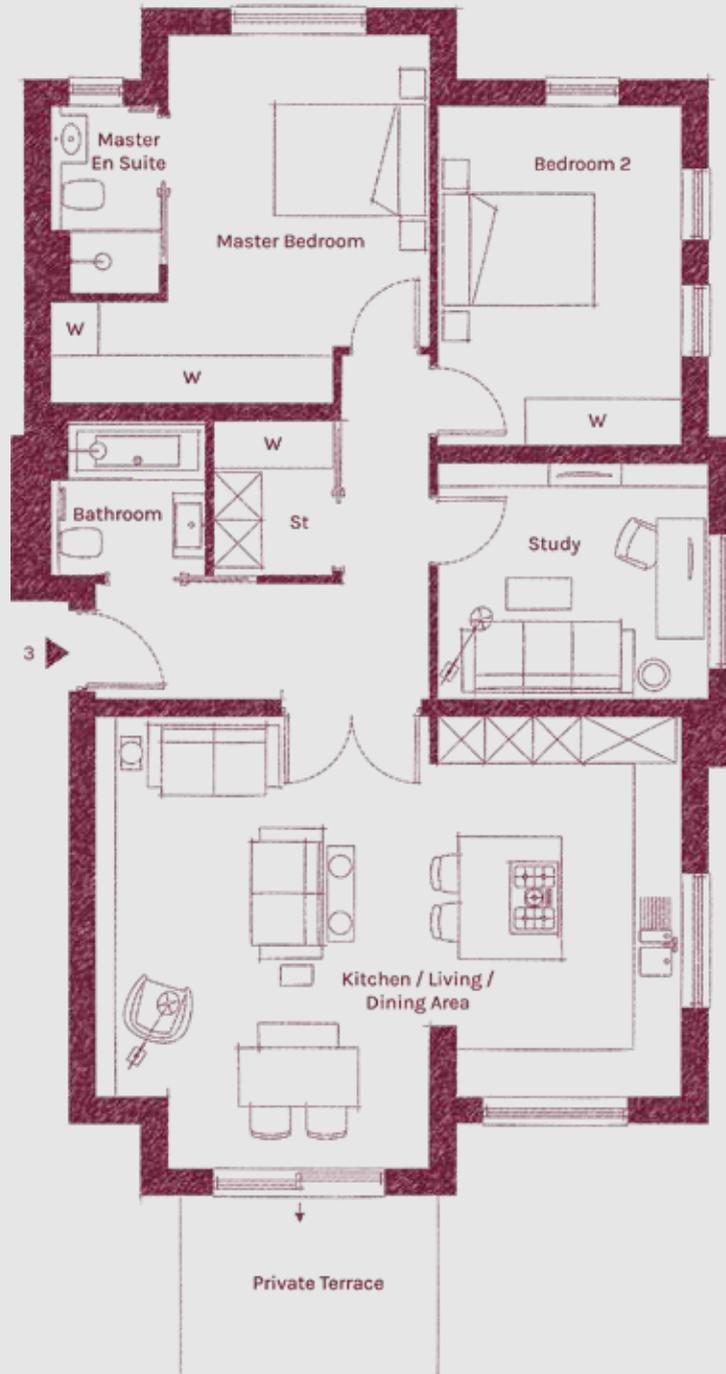


**PLOT THREE**

# 2 bedroom apartment with garage

Ground Floor ~ Total 1,098 sq ft / 102 sq m

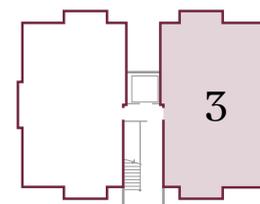
You can slide back the glazed doors and step straight outside from the open-plan kitchen/living/dining area in this highly desirable apartment. Enjoy the luxury of a dressing area in the spacious master suite.



13

DEER'S LEAP BY LOCKLEY HOMES

<b>Kitchen / Living / Dining Area</b>	7.3m x 5.7m	24' 0" x 18' 7"
<b>Master Bedroom</b>	3.9m x 3.3m	12' 8" x 10' 8"
<b>Bedroom 2</b>	4.3m x 3.0m	14' 0" x 9' 8"
<b>Study</b>	3.4m x 3.0m	11' 2" x 9' 8"



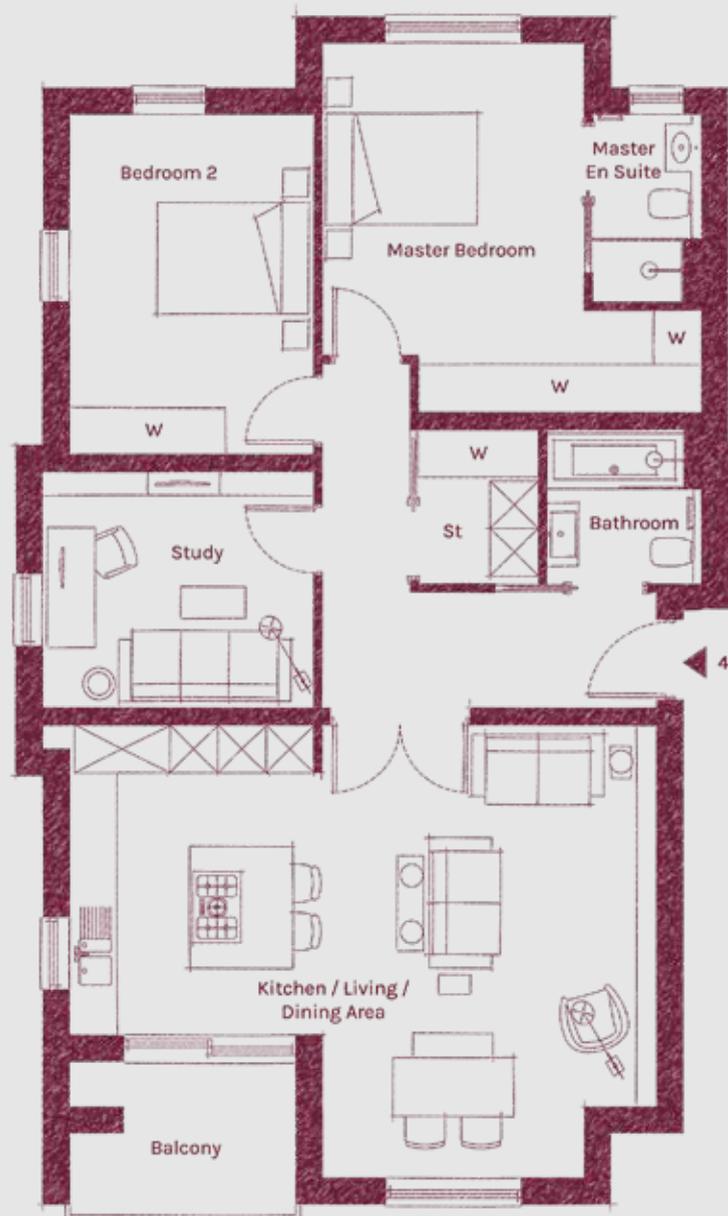
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////// PLOT FOUR

## 2 bedroom apartment with garage

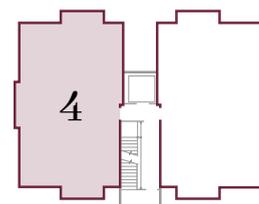
First Floor ~ 1,066 sq ft / 99 sq m

A marvellous apartment whose open-plan kitchen / living / dining area opens onto a balcony with glazed balustrades. The master bedroom has a dressing area and bathroom with walk-in shower.



<b>Kitchen / Living / Dining Area</b>	7.3m x 5.7m	24' 0" x 18' 7"
<b>Master Bedroom</b>	3.9m x 3.3m	12' 8" x 10' 8"
<b>Bedroom 2</b>	4.3m x 3.0m	14' 0" x 9' 8"
<b>Study</b>	3.4m x 3.0m	11' 2" x 9' 8"

**KEY** St Storage W Wardrobe

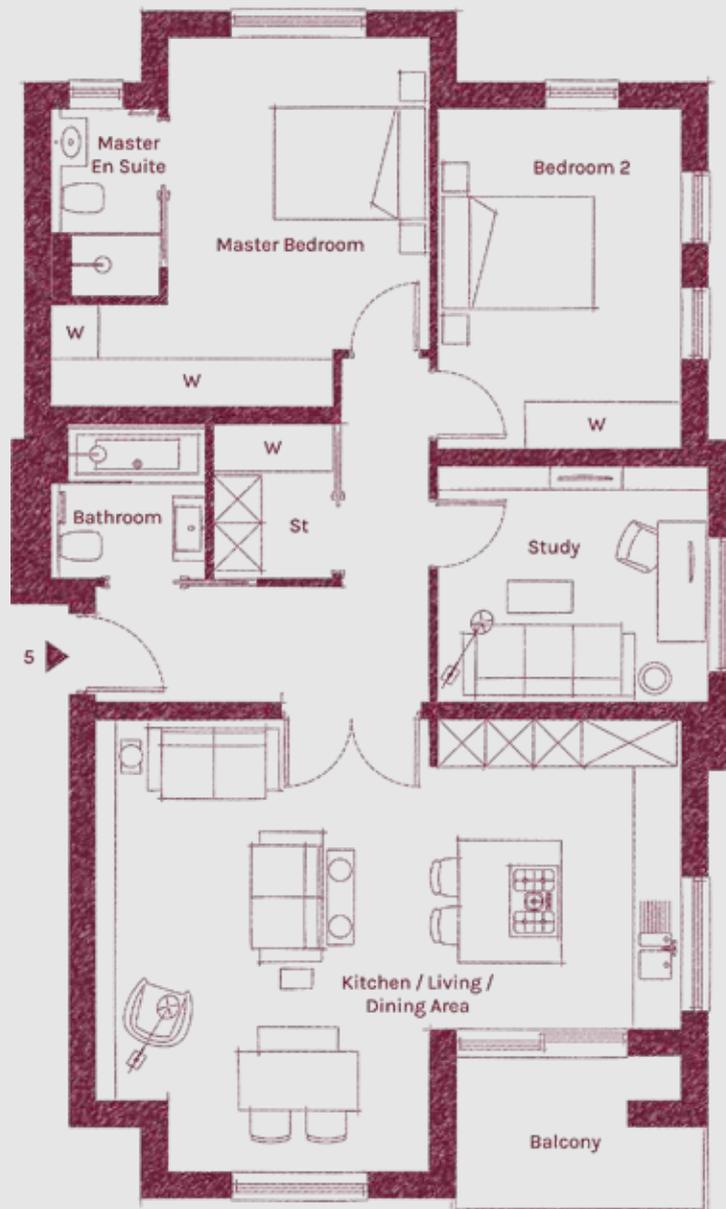


**PLOT FIVE**

# 2 bedroom apartment with garage

First Floor ~ Total 1,066 sq ft / 99 sq m

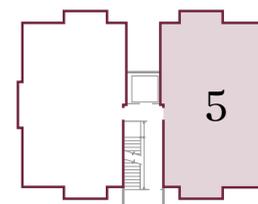
A private balcony, accessed from the open-plan kitchen / living / dining area, is one of the chief delights of the apartment. It also benefits from an en suite shower room and dressing area in the master bedroom.



15

DEER'S LEAP BY LOCKLEY HOMES

<b>Kitchen / Living / Dining Area</b>	7.3m x 5.7m	24' 0" x 18' 7"
<b>Master Bedroom</b>	3.9m x 3.3m	12' 8" x 10' 8"
<b>Bedroom 2</b>	4.3m x 3.0m	14' 0" x 9' 8"
<b>Study</b>	3.4m x 3.0m	11' 2" x 9' 8"



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//// PLOT SIX – PRE-SOLD

## 2 bedroom penthouse with garage

Second Floor ~ Total 1,582 sq ft / 147 sq m

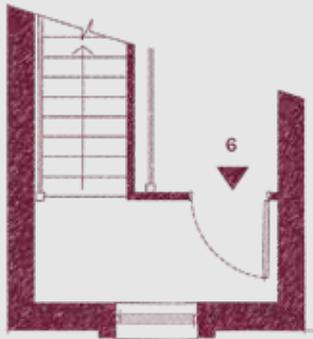


<b>Kitchen / Living / Dining Area</b>	9.8m x 6.7m	32' 2" x 22' 0"
<b>Master Bedroom</b>	4.6m x 3.6m	15' 1" x 11' 8"
<b>Bedroom 2</b>	5.9m x 3.4m	19' 4" x 6' 6"
<b>Study</b>	3.0m x 2.5m	9' 8" x 8' 2"

**KEY** St Storage W Wardrobe

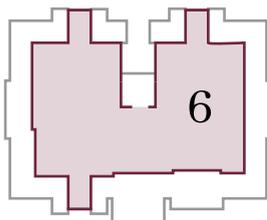
A truly spectacular apartment which occupies the entire second floor of the building. One side is given over to the expansive kitchen/living/dining area, which opens onto a balcony. Both bedrooms are en suite, the master bedroom having a bathroom with a bath and walk-in shower, as well as a dressing area.

### ENTRANCE ON FIRST FLOOR



19

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//// LUXURY FINISHES

# Bespoke features and desirable details.

Combining craftsmanship and traditional architecture, all of the homes at Deer's Leap benefit from Lockley Homes' sumptuous level of design and high specification.





### Kitchen

- Bespoke range of painted floor and wall Shaker-style soft-close cabinets complemented by stone worktops
- Siemens stainless steel multi-function oven with Bora induction hob
- Siemens integrated combination microwave oven
- Siemens integrated fridge / freezer (Larder fridge, freezer where applicable)
- Siemens integrated dishwasher
- Ceramic under-mount sink with Quooker three-in-one hot water tap
- Karndean flooring to kitchen and hallways
- Bi-fold doors to the kitchen / family area in plot 1
- French doors to the kitchen / living / dining area in plots 2-6

### Bathroom, en suites and WC

- Villeroy & Boch white sanitaryware and bespoke vanity units
- Towel ladder radiators in a chrome finish
- Bespoke fitted mirrors
- Shaver sockets in a chrome finish
- Marble wall tiles and porcelain floor tiles

### Heating, electrical and lighting

- Worcester Bosch combination boiler (mains gas)
- Wet underfloor heating throughout apartments
- Wet underfloor heating throughout ground floor and traditional radiator system on first floor of plot 1
- LED recessed downlighters fitted throughout with pendant lights to living room and bedrooms
- TV points pre-wired throughout to enable purchaser connection and subscription to SkyQ
- Master telephone point fitted to all plots

### Interior finishes

- Smooth plaster finish with emulsion paint to all internal walls
- Bespoke fitted wardrobes to master bedrooms and second bedrooms
- Bespoke painted feature TV wall to all apartments
- Chrome door furniture, light switches and sockets
- Hand-painted / varnished internal doors to complement the interior paint finishes
- The staircase in plot 1 features a stained American white oak handrail, hand-painted newel posts and spindles in complementary colours

### Exterior finishes

- Private single garage with power, light, and remote-controlled garage doors to plots 1-5
- Private double garage with power, light, and remote-controlled garage doors to plot 6
- Communal landscaped garden
- Private garden with terrace to plot 1
- An external tap and weather-proof power socket to plot 1
- Electric vehicle charging points for all plots

### Security

- High security front entrance door with multi-point locking system
- Hard-wired intruder alarm system
- Fire detection and fire alarm system incorporating detectors in all circulation spaces
- A mains operated smoke detector with battery back-up fitted to the landings and a heat detector to the kitchen
- External lighting to front and rear with communal street lighting, gated entrances and lift access for apartments

### Warranty and aftercare

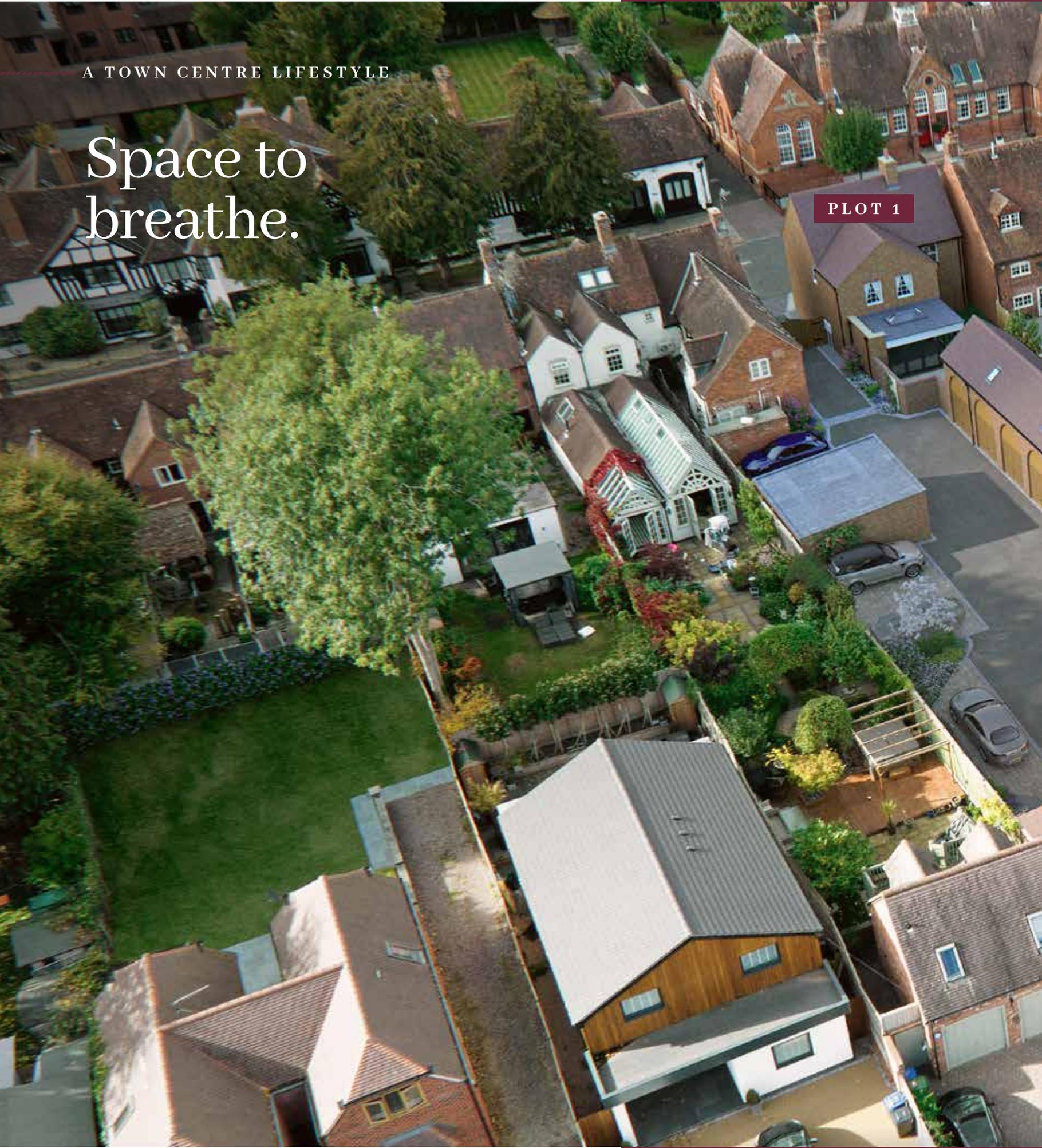
- For your peace of mind your new home comes with a two-year Lockley Homes Customer Care period
- During the course of construction, Premier Guarantee independently survey the property and, upon satisfactory structural completion issue a ten-year Premier Warranty



A TOWN CENTRE LIFESTYLE

Space to  
breathe.

PLOT 1





PLOTS 2-6

Computer enhanced image is for indicative purposes only.





Above: Henley-in-Arden High Street.



LOCAL AREA

# Discover traditional village charm.

Known to be one of the prettiest villages in Warwickshire, with Shakespearean and royal connections, Henley-in-Arden offers its fortunate residents a beguiling choice of shops, dining, heritage and community events. The High Street is almost like a film set, a scene of lovingly preserved buildings from Medieval, Tudor, Georgian and Victorian times.



Nearby are many other desirable locations. Villages such as Tanworth-in-Arden, Knowle and Dorridge compete with Henley-in-Arden for period charm; and Stratford upon Avon needs no description. Larger centres such as Solihull and Redditch may not have the same historic character but do offer a great deal in the way of modern shopping centres, supermarkets and sports facilities.



EXCEPTIONAL DINING

# A world of gastronomic delights.

For a small town, Henley-in-Arden has a high proportion of very good restaurants, many located along the 'Henley Mile' of the High Street. From cosy coffee shops to upmarket eateries and gastropubs, from inventive modern cooking to classic fish and chips, you will never be at a loss for somewhere to go - for breakfast, lunch or dinner. The award-winning Boot Inn at Lapworth, and Henry's Restaurant at the luxurious Wroxall Abbey Hotel and Spa are two further examples of local gastronomic excellence.



## Cheal's of Henley

[chealsofhenley.co.uk](http://chealsofhenley.co.uk)

Established in 2015, Cheal's is a local independent restaurant offering Michelin star standard dining. The chef, Matt Cheal, who earned his star as head chef at one of Birmingham's best restaurants, is now developing his own style of modern British cuisine, based on local, quality ingredients, some of which are grown on the restaurant's own allotment. It is a true family enterprise, with Matt's parents and brother all part of the team.

- 
- ~ 2018 Best Fine Dining Restaurant Award
  - ~ 2017 Judges' Choice, Midlands Food and Drink Hospitality Awards
  - ~ No. 1 restaurant in Warwickshire on Trip Advisor out of 1,000+ restaurants





**Henley Ice Cream** – 174 ft  
Over 50 tempting flavours



**Naya Restaurant** – 190 ft  
Authentic Indian and Bangladeshi dishes



**The Nags Head** – 0.1 miles  
Classic pub food in an historic setting



**The White Swan** – 0.2 miles  
Henley-in-Arden's oldest pub, est. 1550



**Henley Kitchen and Bakery** – 0.2 miles  
Bakery and deli selling homemade produce



**The Three Tuns** – 0.3 miles  
Cosy traditional pub and dining room



**Cheal's of Henley** – 0.3 miles  
Modern cuisine by Michelin  
starred chef Matt Cheal



**The Bluebell** – 0.3 miles  
Eclectic menu and an Egyptian  
themed dining room



**The Mount** – 0.3 miles  
New pub venture from Michelin  
star chef Glynn Purnel



**La Dolce Piazza** – 0.4 miles  
All the Italian favourites



SPORTS AND LEISURE

# Outdoor pursuits for everyone.

Nature lovers, garden fans, history buffs, golfers, anglers and walkers will all feel perfectly at home around Henley-in-Arden. The Millennium Way starts in the town and is a great way to stretch your legs along a six-mile circuit, taking in the high point of The Mount. The serene green space of the Riverlands is another perfect spot for a local stroll.

A little further away, Earlswood Lakes provides opportunities for fishing, bird-watching and waterside rambles. Umberslade Estate has themed walks, clay pigeon shooting, and plenty to interest younger visitors. The nearest golf course is the highly regarded Ladbroke Park, just over five miles away.



There are several outstanding historic properties close by, which include the Tudor gems Packwood House and Coughton Court; Kenilworth Castle in its Elizabethan garden setting; or awe-inspiring Warwick Castle, the scene of much medieval power-brokering. Baddesley Clinton is a romantic moated manor house, whose gardens are a particular delight in spring, when tulips and hyacinths put on a spectacular display.

Ragley Hall Park and Gardens stages many festivals and shows, offering another way to enjoy outdoor life.

Not forgetting Stratford upon Avon where the world famous Royal Shakespeare Company Theatre sits on the banks of the beautiful River Avon, which meanders through the historic town centre.

**Images:**  
Top: Golf at Ladbroke Park.  
Bottom: Packwood House.  
Opposite: Birmingham city centre.

CONNECTIONS

# Travel at your leisure.

Seamlessly simple living also means being able to travel further afield with ease. Henley-in-Arden station is five minutes' walk, and your starting point for a quick journey to Birmingham or Stratford upon Avon. Deer's Leap is also just a few minutes from Junction 16 of the M40, so it is well connected to the larger towns and cities of the region.

All road journeys are from Deer's Leap and rail travel is from Henley-in-Arden. Travel times are approximate and are taken from [google.com/maps](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk)

## Road

- Tanworth-in-Arden  
4.6 miles (10 minutes)
- Dorridge  
6.5 miles (12 minutes)
- Knowle  
8.1 miles (15 minutes)
- Redditch  
8.9 miles (17 minutes)
- Solihull  
10 miles (18 minutes)
- Stratford upon Avon  
8.5 miles (20 minutes)
- Royal Leamington Spa  
12 miles (28 minutes)
- Birmingham  
20 miles (45 minutes)

## Rail

- Stratford upon Avon  
17 minutes
- Birmingham Snow Hill  
42 minutes
- London Euston (via Birmingham)  
Approximately 2.5 hours



////// LUXURY LIVING

# Timeless, beautifully crafted homes.

**Lockley Homes is a luxury house builder in Worcestershire and Warwickshire reputed for our exacting standards in design. Our exclusive developments combine modern, luxury living with the classic, timeless feel of a scheme that has matured within its surroundings. As a premium house builder, Lockley Homes places the utmost importance on being authentic and design-led.**

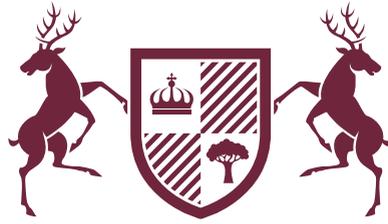
Our focus is on seeking out the most desirable sites, optimising planning and designing with a passion to create traditional architecture alongside state of the art technology. We pride ourselves on our exemplary quality of finish and attention to detail.



**LOCKLEY  
HOMES**

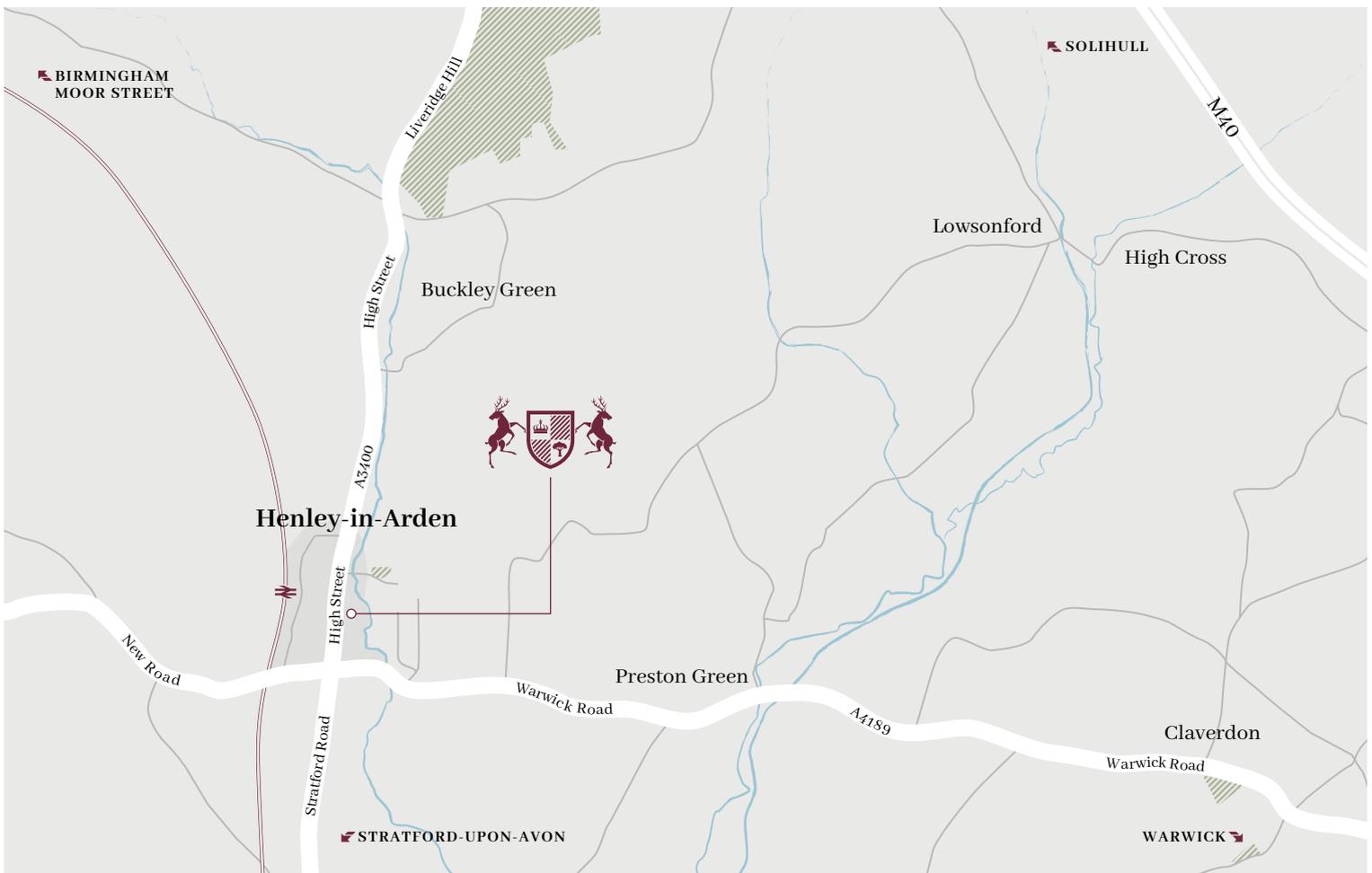






# DEER'S LEAP

High Street, Henley-in-Arden, Warwickshire B95 5BG.



**LOCKLEY  
HOMES**

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**HARTS**  
AGENTS FOR FINE HOMES

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