



# The Manor

ARDEN LAWN, HENLEY-IN-ARDEN

LUXURY 1 & 2 BEDROOM APARTMENTS IN A GRADE II LISTED BUILDING





A place to flourish

THE MANOR

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# Welcome to Arden Lawn

We are proud to present a boutique collection of luxury homes comprising spacious character apartments within a Grade II listed building alongside stylish large townhouses and later living apartments.

This stunning development is nestled in extensive private grounds, accessed through a private drive and secure electric gates.

Located just a short walk from the picturesque market town of Henley-in-Arden, Arden Lawn offers easy access to Stratford-upon-Avon, Solihull, Warwick, Royal Leamington Spa and Birmingham, with Birmingham Airport just a short 20-minute drive away.











ARDEN LAWN

# Magnificent grounds meet modern living

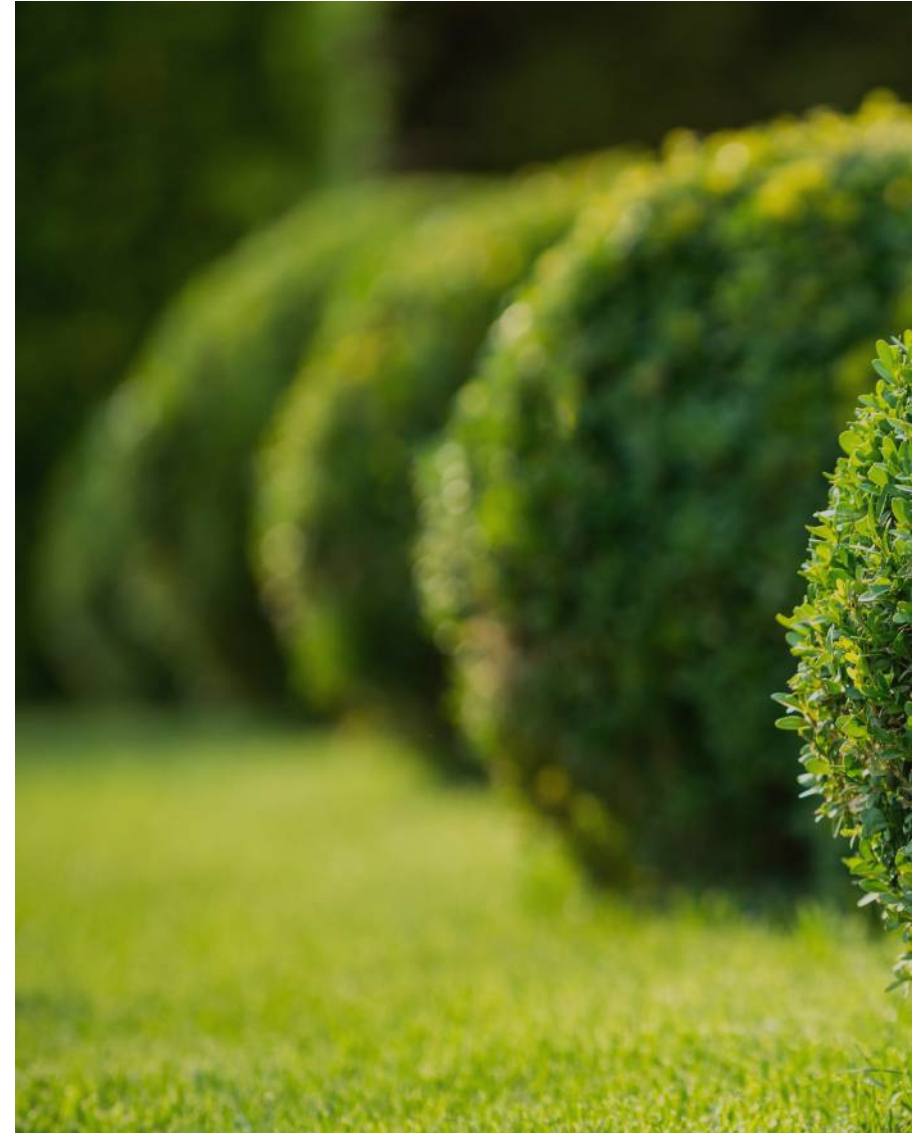




Arden Lawn's elegant homes perfectly complement the wonderful natural backdrop of expansive lawns and mature trees.

Immerse yourself in nature, with lush landscapes and meandering footpaths ideal for wandering throughout the grounds. Take time to relax amidst vibrant flora, wildflowers, lovely planters and flower beds arranged around the development.

Thoughtful consideration has gone into incorporating natural materials and colours, ensuring that the beautiful surroundings harmonise with the architectural design of the buildings. Feel at home amidst the verdant greenery, with newly planted hedges framing many of the homes, and details such as feature brick walls, stylish fencing, hand-made roof tiles and unique sandstones, adding character to the paths and outdoor spaces.





HENLEY-IN-ARDEN

# Heritage & charm





Henley-in-Arden is regarded as one of the most picturesque market towns in England. This delightful area is home to historic architecture and excellent local attractions.



A charming English market town dating back to the 12th century, with its mile-long High Street inviting visitors to step into history with captivating medieval, Tudor, Georgian and Victorian architecture, including the 15th Century Guild Hall.

For those who enjoy the outdoors, the town offers various scenic walks such as a 6 mile stretch of the Millennium Way, starting in the centre of town, winding through the scheduled ancient monument of The Mount and Beaudesert Castle, a pleasant stroll along the river Alne, and many fabulous views of the Warwickshire's charming countryside. After a day of exploration, why not unwind at one of the towns welcoming coffee shops or highly regarded pubs, there is plenty of choice.

With its own train station and just a few minutes from the M40, Henley-in-Arden offers excellent transport links. It's perfectly situated for quick trips to Stratford-upon-Avon, Solihull or Birmingham, as well as convenient access to London or the North.









## HENLEY-IN-ARDEN

# Local delights

Arden Lawn is conveniently located within a short walk of the High Street with its fantastic selection of independent shops, delightful cafés, and delicious restaurants.

For a small town, Henley-in-Arden is home to an impressive selection of top-notch restaurants. Whether you're in the mood for a cosy coffee shop, a traditional gastro pub, contemporary cuisine or classic fish and chips, you'll always find plenty of options for breakfast, lunch, or dinner. If you fancy venturing slightly further afield, there is a wealth of gastronomic delights, such as the award-winning Boot Inn at Lapworth, only 5-miles away.

Everything you could need is located nearby in the 'Henley mile', from a medical centre and dental clinic to hairdressers and beauty therapists.

HENLEY-IN-ARDEN

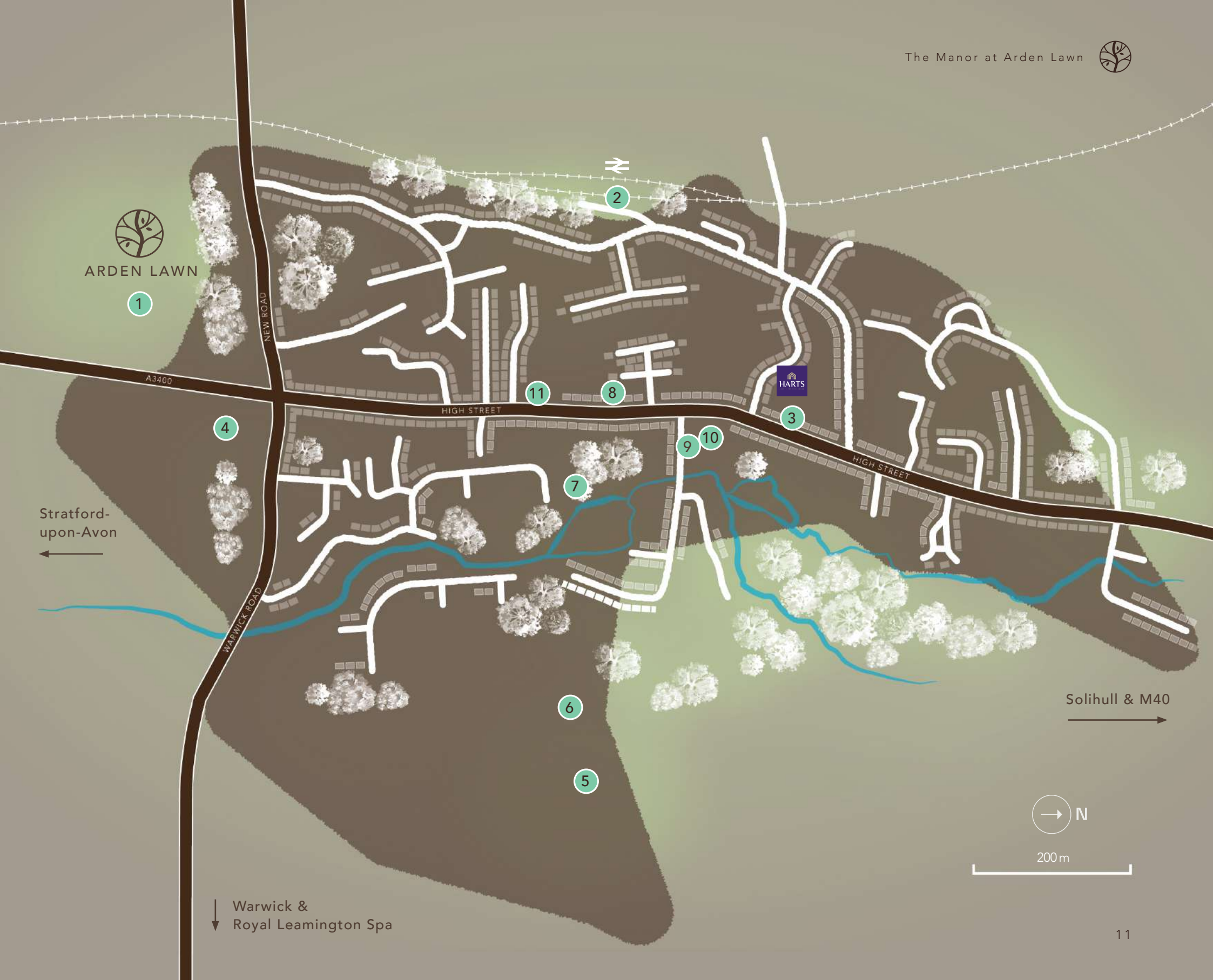
# On your doorstep

Arden Lawn is conveniently located within walking distance of a fantastic range of everyday essentials. You can find a dental clinic, medical centre, three schools, veterinary clinic, supermarkets, a Post Office, a pharmacy, and opticians. The area also features a florist, delicatessen, hair salon, beauty clinic, osteopath, podiatrist, and physiotherapist. Planning to travel further? A local taxi company and petrol station are just around the corner.



- |   |                                   |    |                                |
|---|-----------------------------------|----|--------------------------------|
| 1 | ARDEN LAWN                        | 7  | Medical centre                 |
| 2 | Henley-in-Arden train station     | 8  | Henley-in-Arden Baptist Church |
| 3 | Harts Homes                       | 9  | Church of St. John the Baptist |
| 4 | Henley-in-Arden School            | 10 | The Guild Hall                 |
| 5 | Henley-in-Arden Primary School    | 11 | The Heritage Centre and Museum |
| 6 | St Mary's Catholic Primary School |    |                                |





  
ARDEN LAWN  
1

2

  
3

11

8

4

9

10

7

6

5

Stratford-upon-Avon  
←

Solihull & M40  
→

↓ Warwick &  
Royal Leamington Spa

→ N

200m

ARDEN LAWN

# Close to home







## A little further afield a wealth of activities awaits you.

Whether you're a nature lover, history buff, tennis player, golfer, angler, rambler, or a fan of theatre, everything you need is close by. Within a short drive, you'll find five golf courses to choose from. Then afterwards why not visit Ardencote Manor, offering a luxurious spa and leisure club to help you unwind.

For history enthusiasts, there are several remarkable historic properties nearby, including the National Trust's Packwood House and Coughton Court, the stunning Kenilworth Castle surrounded by Elizabethan gardens, and the awe-inspiring Warwick Castle, rich in medieval history. Baddesley Clinton, a romantic moated manor house set in beautiful gardens is particularly stunning in spring when its vibrant display of tulips and hyacinths adds to the charm of the surroundings.

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.



ARDEN LAWN

# Perfectly placed

Arden Lawn’s prime location in the heart of England, combined with Henley-in-Arden’s train station and excellent travel links, makes exploring the area easy and convenient.

Situated close to Solihull, Stratford-upon-Avon, Warwick, Worcester, and just a 35-minute drive from Birmingham, one of the UK’s top shopping hubs.

Birmingham Airport is just a 20-minute drive away, offering direct flights to over 130 destinations worldwide.



By car

Tanworth-in-Arden	10 mins
Dorridge	12 mins
Knowle	15 mins
Redditch	17 mins
Solihull	17 mins
Stratford-upon-Avon	20 mins
Royal Leamington Spa	28 mins
Birmingham	35 mins

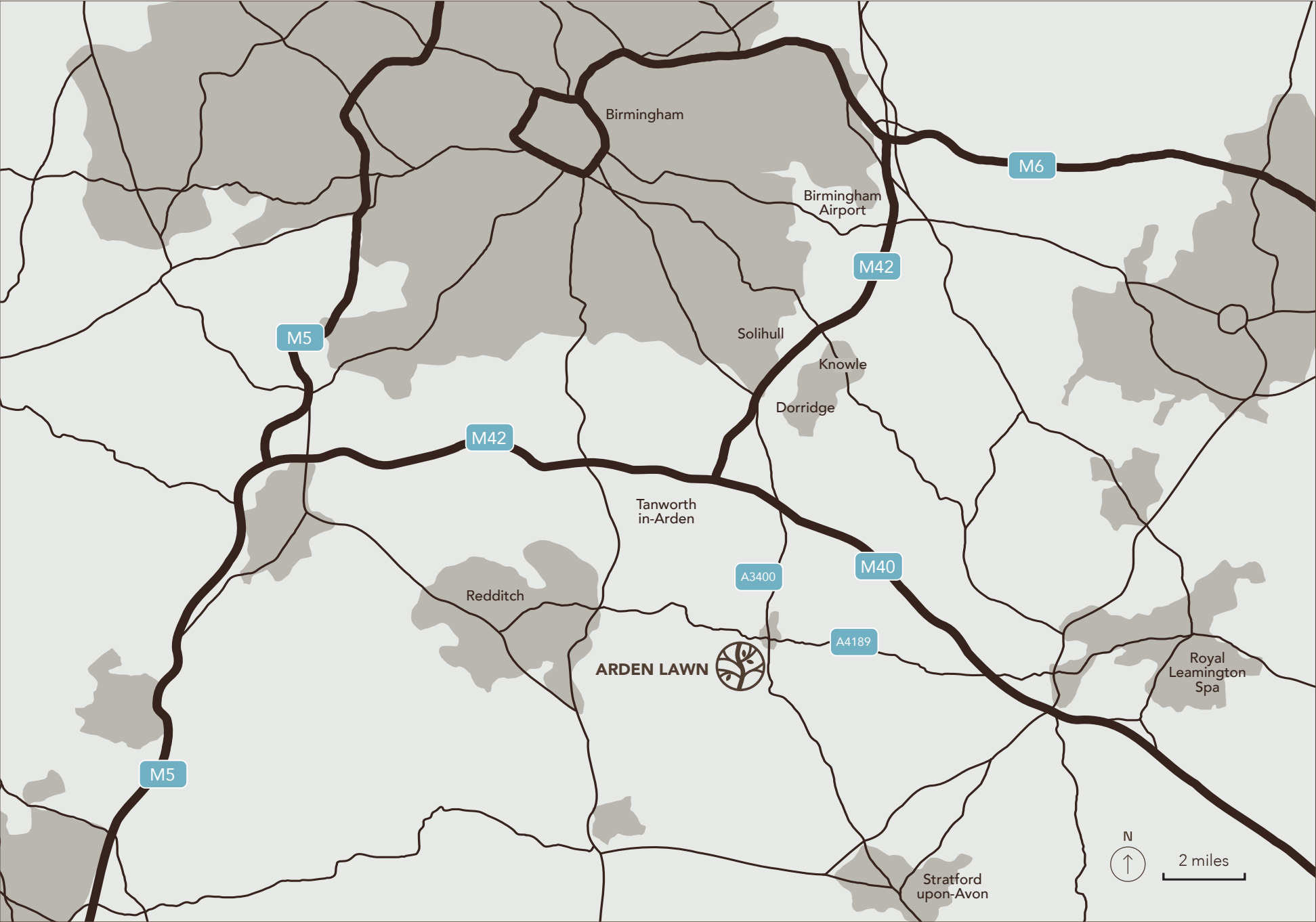
Source: Google Maps 2025

By train

Stratford-upon-Avon	16 mins
Birmingham (Moor Street)	38 mins
London Euston (from Birmingham New Street)	1hr 16 mins

Source: Trainline 2025





THE MANOR

# Designed for living





**Set in its own parkland with a wealth of ancient trees, The Manor is a handsome Grade II listed building that has been sensitively restored and converted to form a collection of elegant one and two bedroom apartments.**

This fantastic conversion has preserved the historic integrity of the building whilst successfully incorporating new internal features to provide outstanding homes for comfortable modern living.

The elegant main entrance hall with a beautifully restored roof light and atmospheric Jim Lawrence lights, creates an imposing approach to some of the apartments.

Each home provides contemporary accommodation with many benefitting from restored original features such as oak panelling, deep cornicing and refurbished sash windows. Old and new merge, with wooden shaker style kitchen cabinets, bespoke skirtings, architraves and doors enhanced by traditional column radiators to many rooms controlled by a smart Hive system. Making these exquisite homes grand but homely at the same time.

The high level of finish and specification includes sanitary ware from Villeroy & Boch, tiles from Porcelanosa and quality Karndean flooring to the kitchens and hallways. Whether accessed from a communal hallway or from its own private entrance door, each and every apartment oozes character and quality with spacious welcoming rooms.

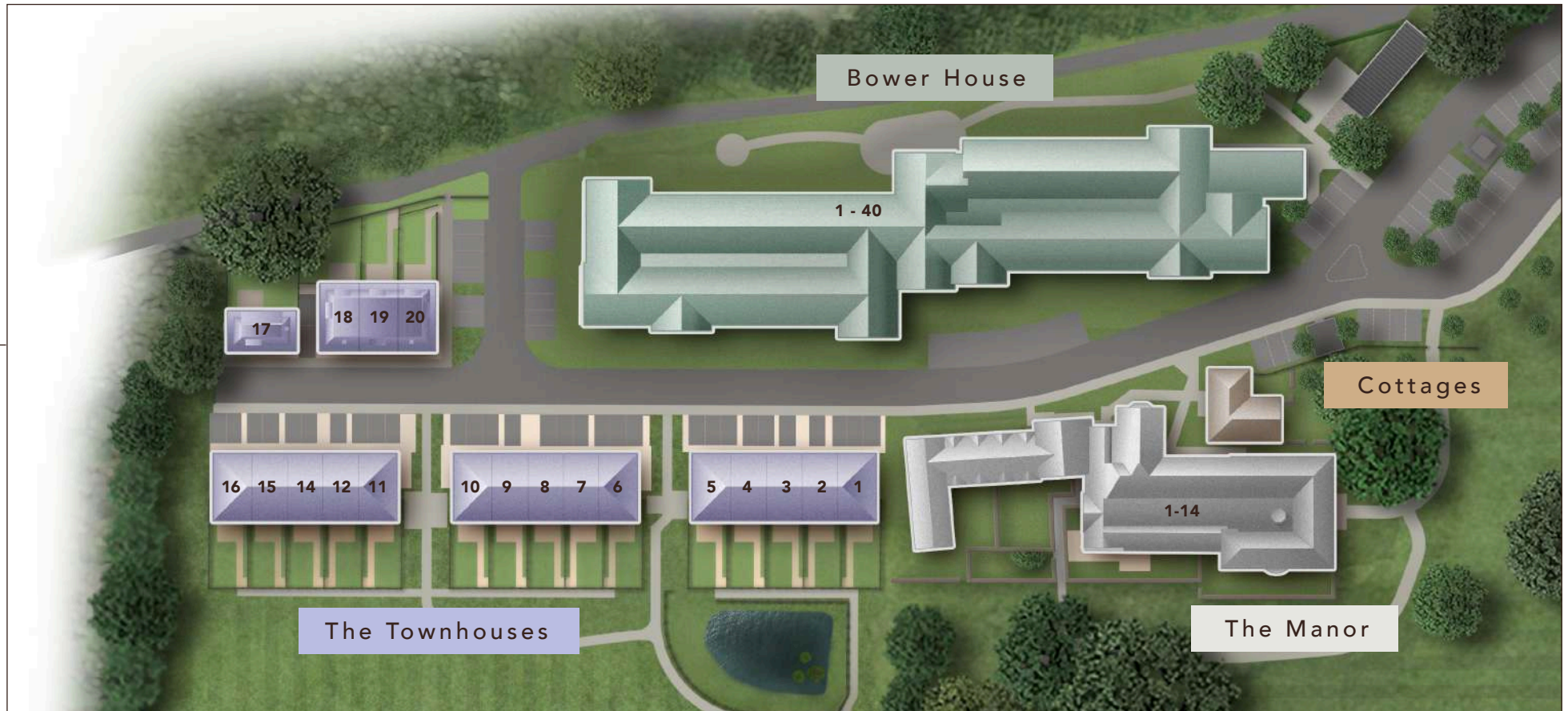
Gated allocated parking in the private grounds offers security and convenience, although with the centre of Henley just a 10-minute walk from The Manor, car outings can be reserved for those longer journeys.

# Site plan



Site plan is computer generated and intended for illustrative purposes only.





## The Manor

LUXURY 1 & 2 BEDROOM APARTMENTS  
IN A GRADE II LISTED BUILDING

## COTTAGES

UPPER GARDENER'S COTTAGE AND  
LOWER GARDENER'S COTTAGE

## The Townhouses

LARGE CHARACTER TOWNHOUSES

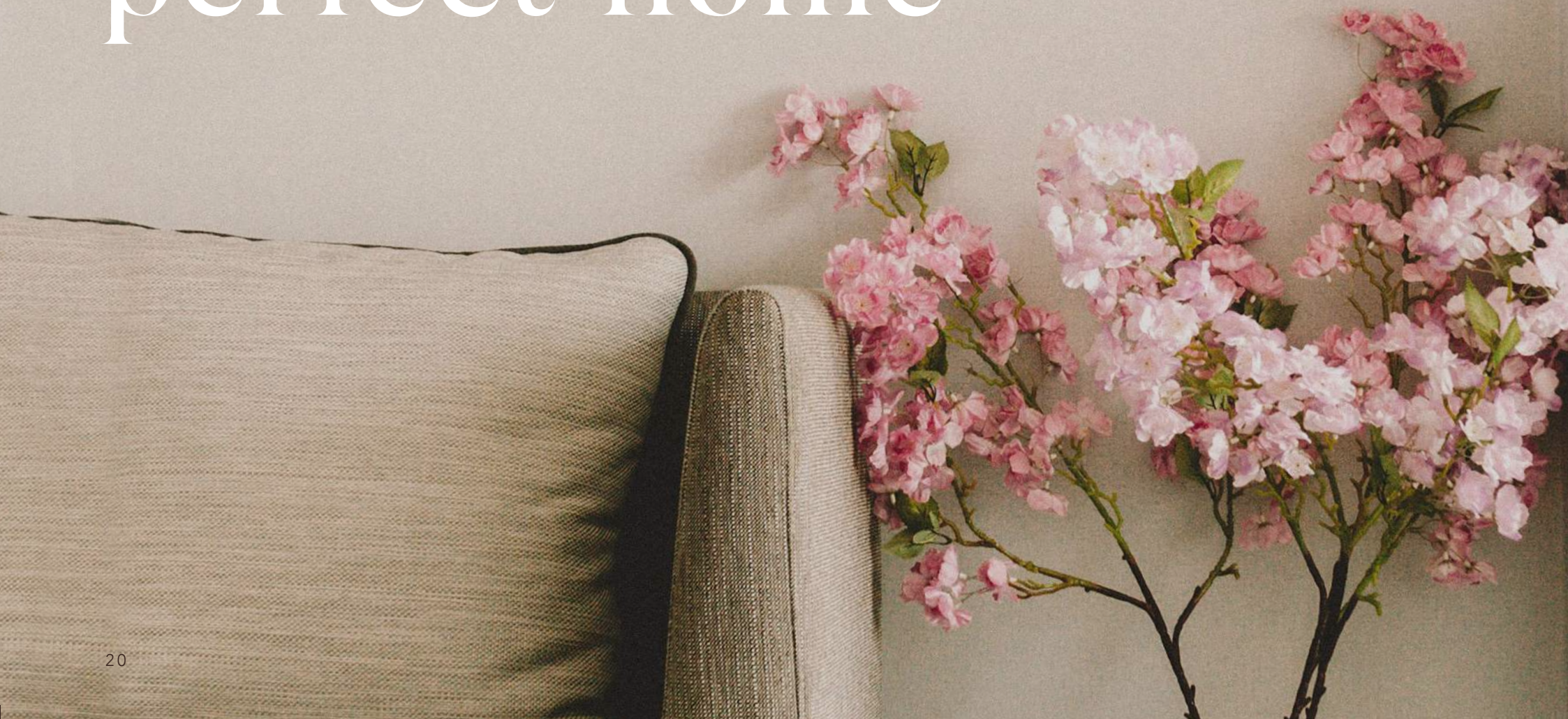
## Bower House

MODERN 1, 2 & 3 BEDROOM LATER  
LIVING APARTMENTS



THE MANOR

# Find your perfect home





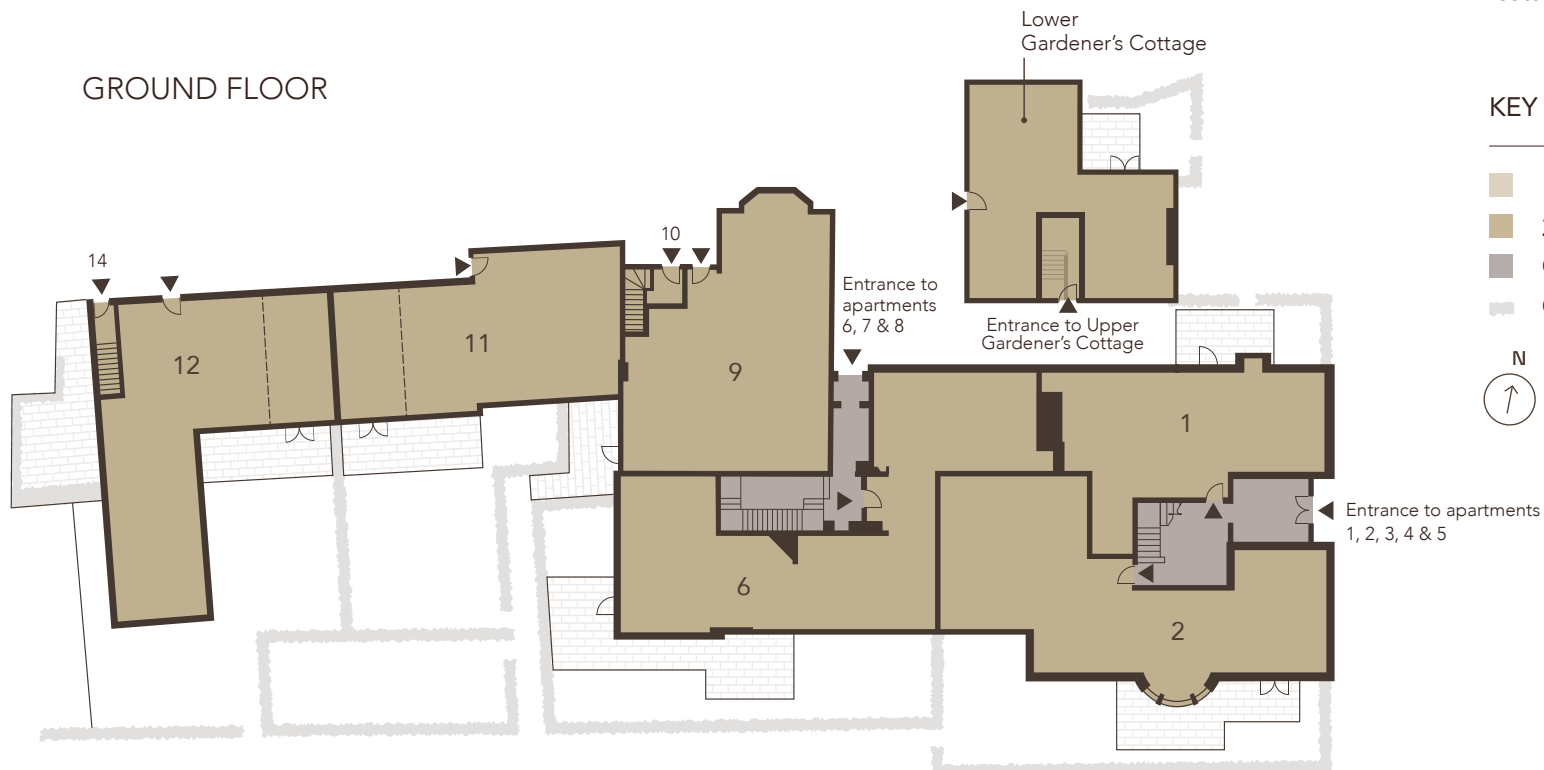
## FIRST FLOOR






Arden Lawn presents a carefully curated selection of apartments, each designed to accommodate a variety of lifestyles while featuring exceptional amenities. With a diverse range of layouts, these homes combine classic charm with modern-day living.

Choose from ground and first-floor properties or apartments over both floors. With select apartments in both The Manor and Gardener's Cottage featuring a private front entrance.

## GROUND FLOOR



### KEY

-  1 bedroom
-  2 bedroom
-  Communal
-  Garden hedges



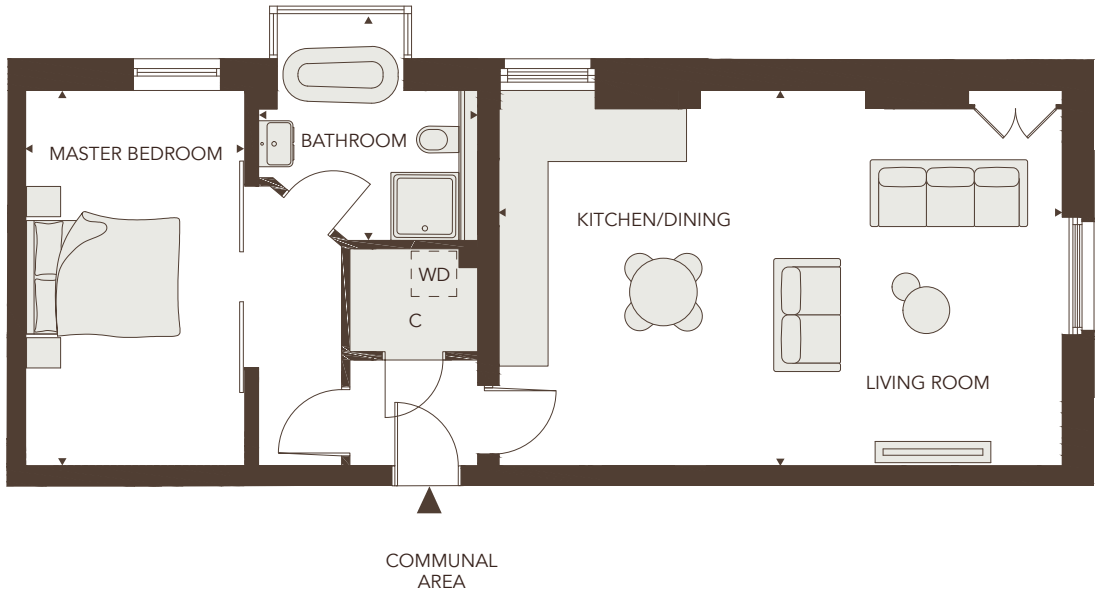


# One bedroom apartment



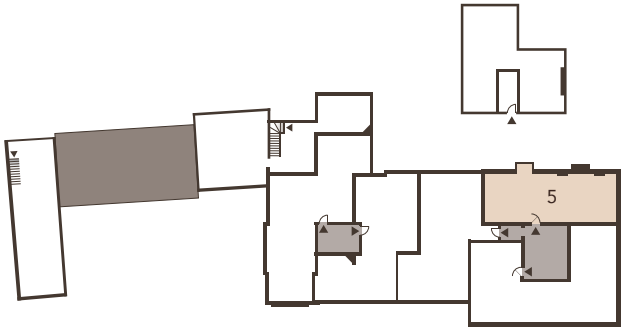
# One bedroom apartment

FIRST FLOOR



DIMENSIONS	MM	FT & IN
KITCHEN/DINING/LIVING	7400 X 4930	24' 3" X 16' 2"
MASTER BEDROOM	4900 X 2850	16' 1" X 9' 4"
BATHROOM	2900 X 2600	9' 6" X 8' 6"

KEY	
C	Cupboard
WD	Space for washer dryer



FIRST FLOOR

# Two bedroom apartments

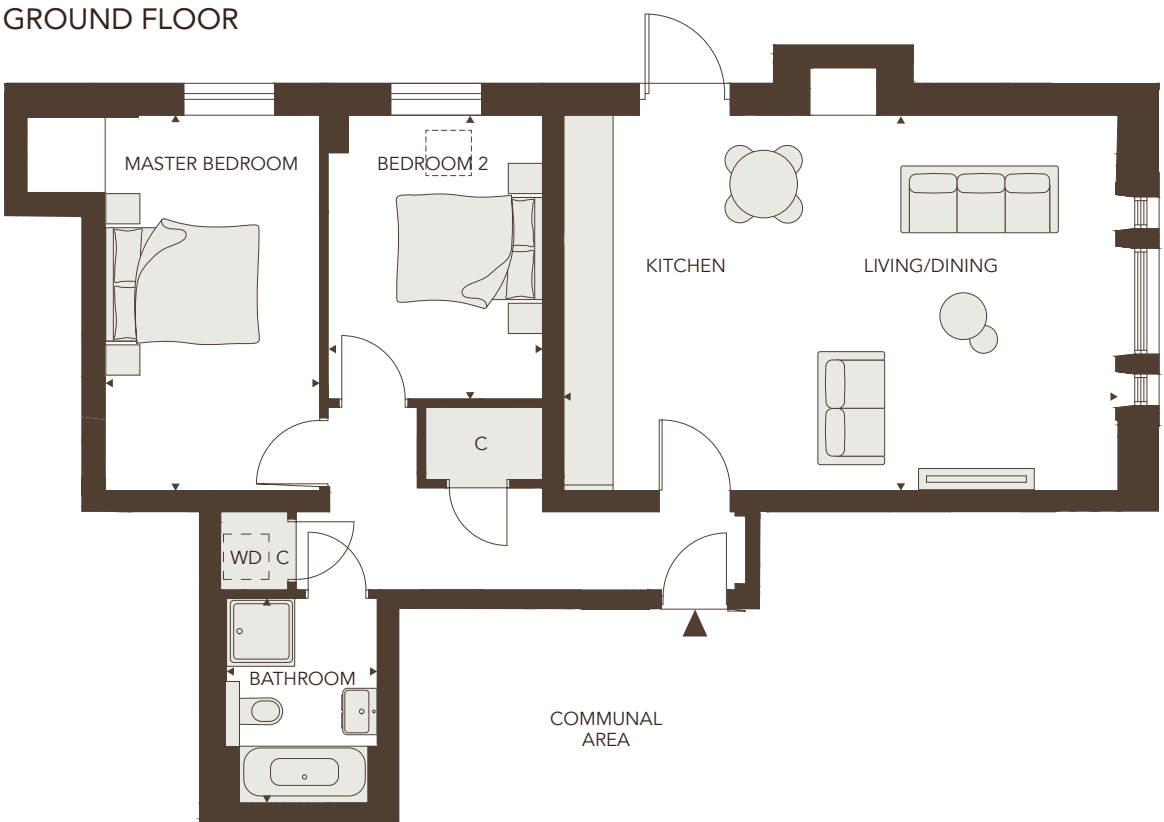






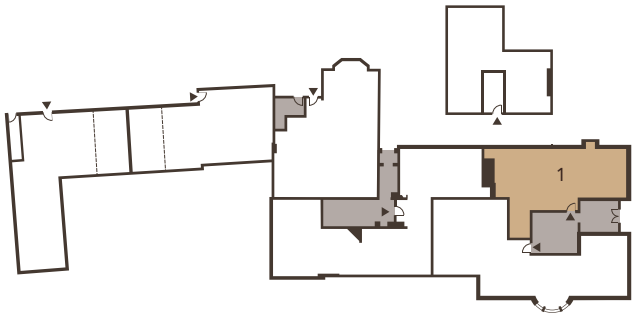
APARTMENT 1 | 81 M<sup>2</sup> | 871.9 FT<sup>2</sup>

# Two bedroom apartment



DIMENSIONS	MM	FT & IN
KITCHEN/LIVING/DINING	7320 X 4950	24' 0" X 16' 3"
MASTER BEDROOM	4840 X 2820	15' 11" X 9' 3"
BEDROOM 2	3650 X 2820	12' 0" X 9' 3"
BATHROOM	2700 X 1980	8' 10" X 6' 6"

KEY	
C	Cupboard
WD	Space for washer dryer
----	Floor hatch to cellar



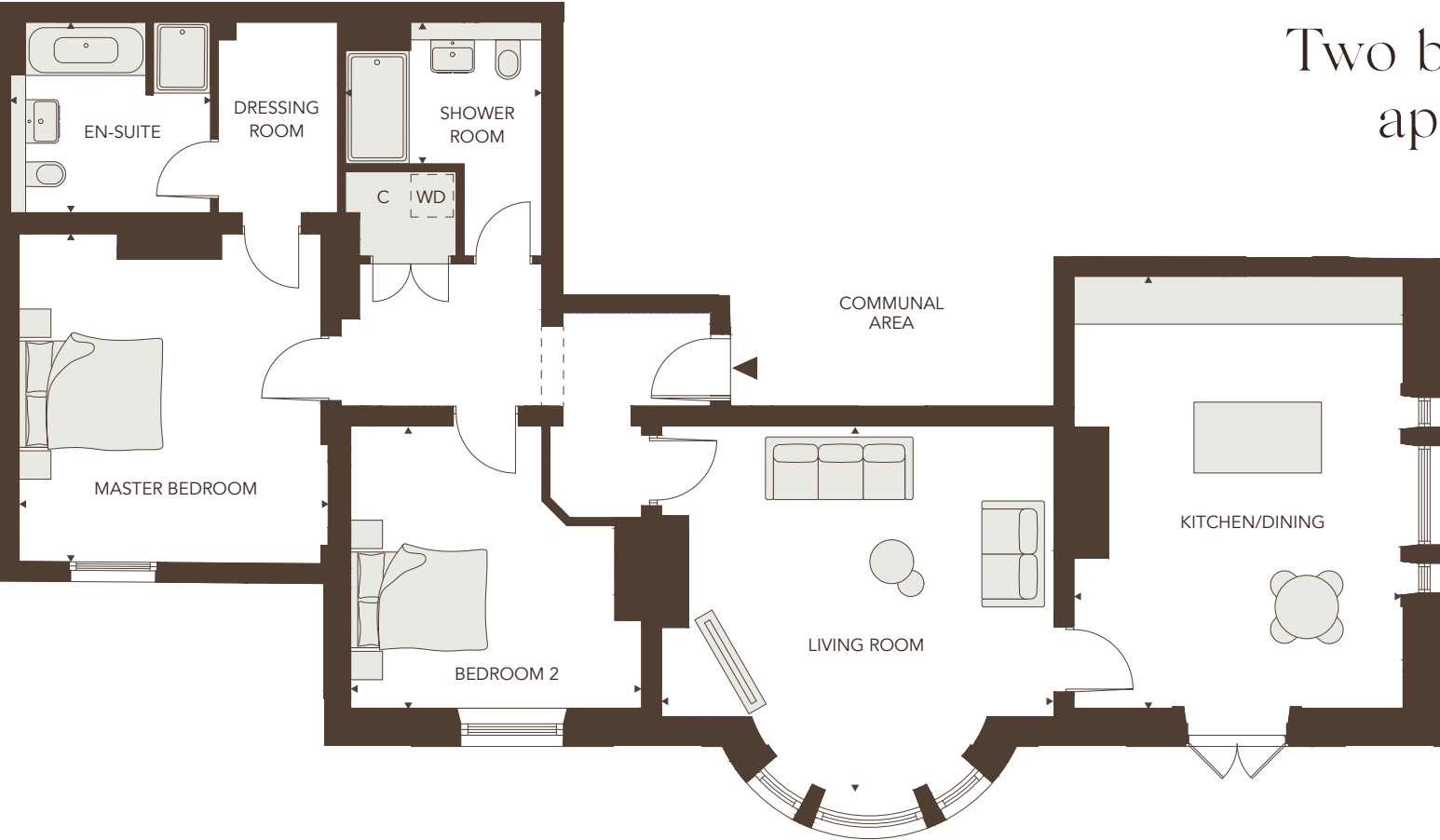
Comes with additional basement space but not shown.  
Please speak to a Sales Advisor for more information.



GROUND FLOOR

APARTMENT 2 | 127 M<sup>2</sup> | 1,367 FT<sup>2</sup>

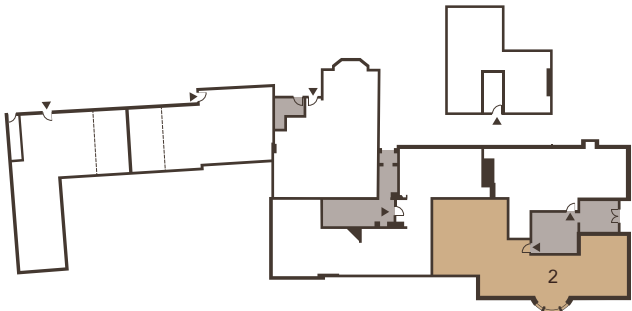
Two bedroom  
apartment



DIMENSIONS	MM	FT & IN
KITCHEN/DINING	6080 X 4630	19' 11" X 15' 2"
LIVING ROOM	5520 X 5240	18' 1" X 17' 2"
MASTER BEDROOM	4610 X 4240	15' 2" X 13' 11"
EN-SUITE	2830 X 2650	9' 3" X 8' 8"
DRESSING ROOM	2650 X 1650	8' 8" X 5' 5"
BEDROOM 2	4100 X 3970	13' 5" X 13' 1"
SHOWER ROOM	2760 X 1980	9' 1" X 6' 6"

KEY	
C	Cupboard
WD	Space for washer dryer

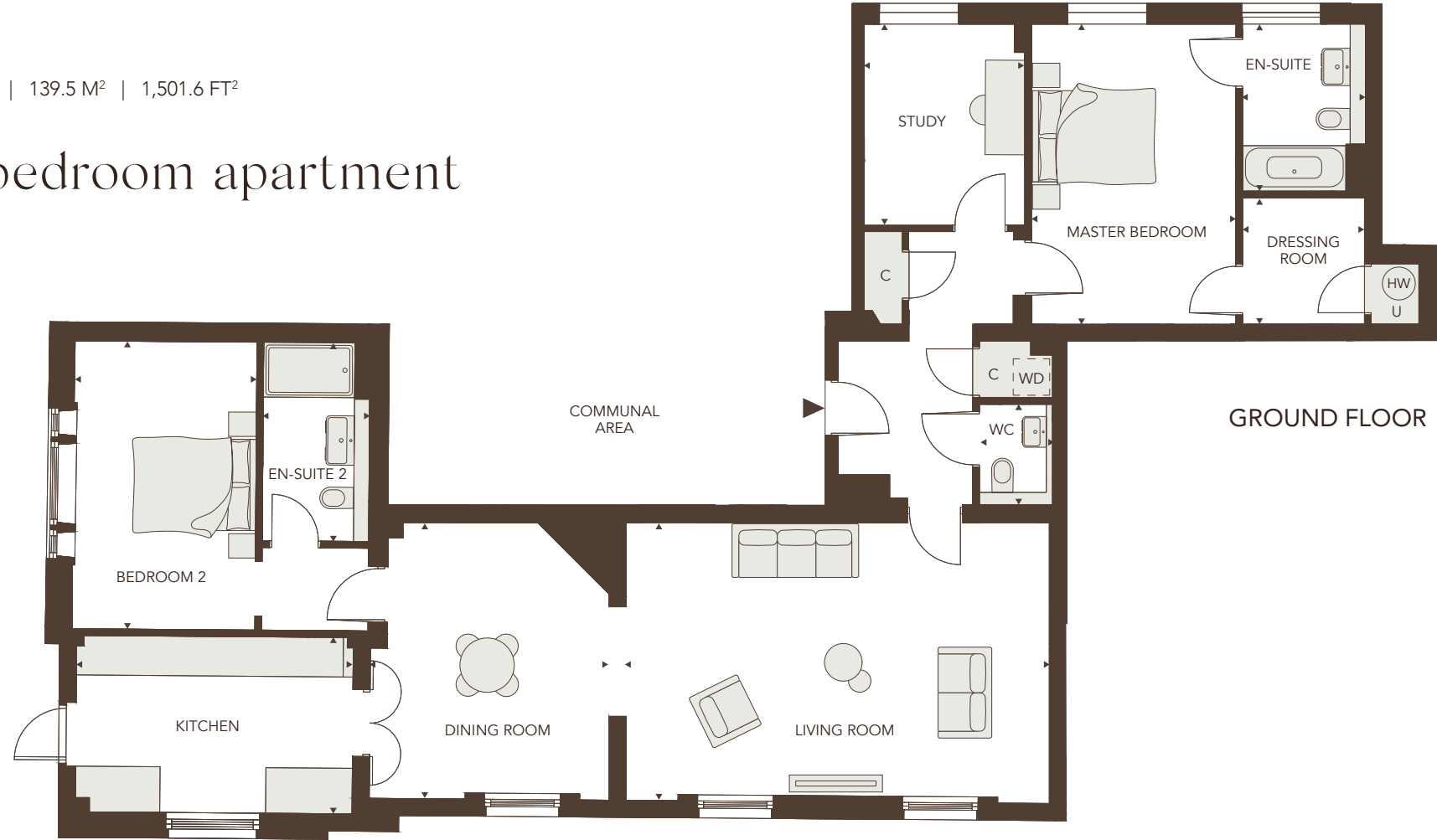
Comes with additional basement space but not shown.  
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GROUND FLOOR

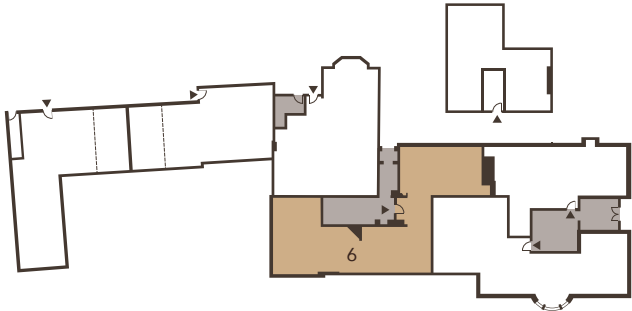
APARTMENT 6 | 139.5 M<sup>2</sup> | 1,501.6 FT<sup>2</sup>

# Two bedroom apartment



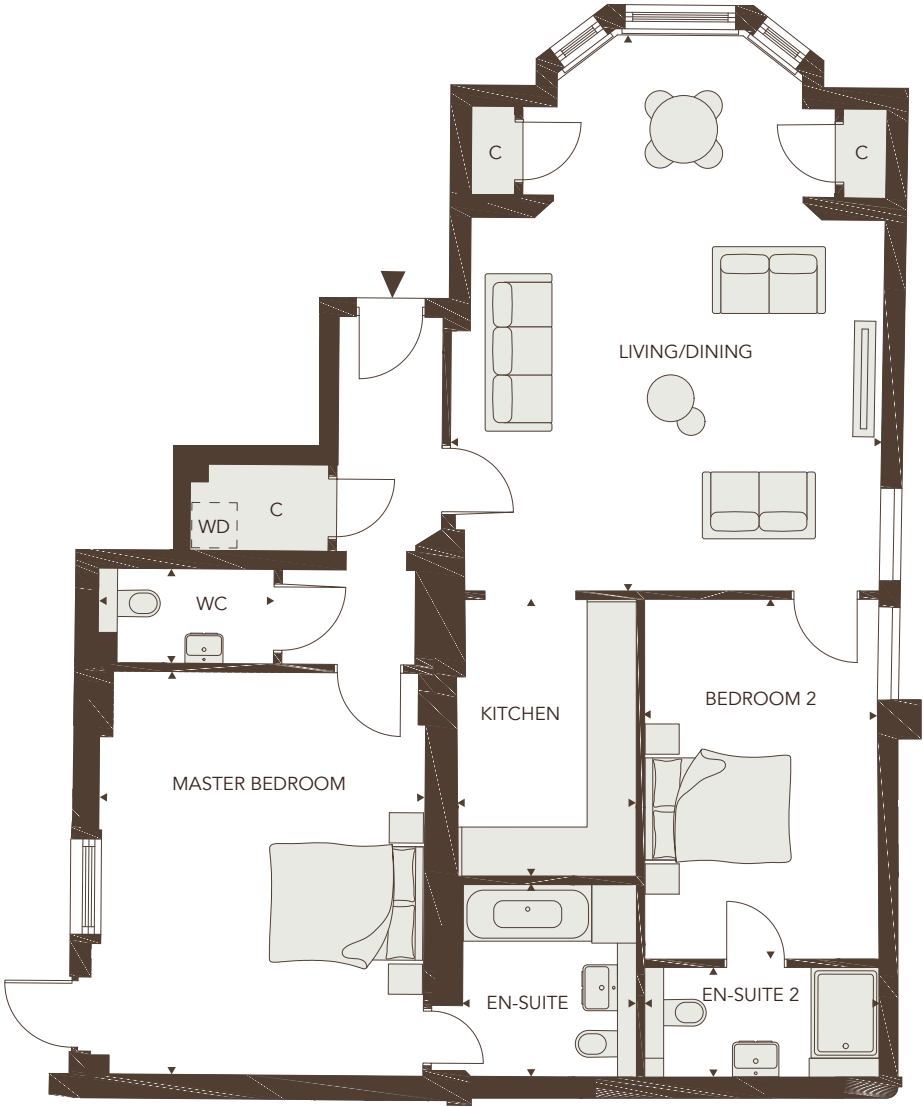
DIMENSIONS	MM	FT & IN
KITCHEN	4500 X 2800	14' 9" X 9' 2"
DINING ROOM	4490 X 3880	14' 9" X 12' 9"
LIVING ROOM	6890 X 4490	22' 7" X 14' 9"
MASTER BEDROOM	4850 X 3350	15' 11" X 11' 0"
EN-SUITE	2650 X 2000	8' 8" X 6' 7"
DRESSING ROOM	2050 X 2000	6' 9" X 6' 7"
BEDROOM 2	4700 X 2970	15' 5" X 9' 9"
EN-SUITE 2	3230 X 1750	10' 7" X 5' 9"
STUDY	3300 X 2600	10' 10" X 8' 6"
WC	1650 X 1100	5' 5" X 3' 7"

KEY	
C	Cupboard
WD	Space for washer dryer
U	Utility cupboard
HW	Hot water cylinder





# Two bedroom apartment

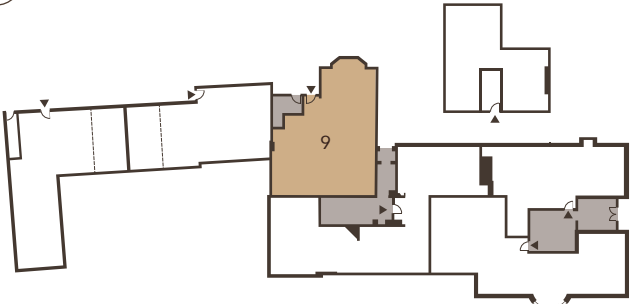


GROUND FLOOR

DIMENSIONS	MM	FT & IN
KITCHEN	3650 X 2300	12' 0" X 7' 7"
LIVING/DINING	7300 X 5500	23' 11" X 18' 1"
MASTER BEDROOM	5280 X 4250	17' 4" X 13' 11"
EN-SUITE	2500 X 2280	8' 2" X 7' 6"
BEDROOM 2	4750 X 3000	15' 7" X 9' 10"
EN-SUITE 2	3000 X 1450	9' 10" X 4' 9"
WC	2300 X 1250	7' 7" X 4' 1"

## KEY

- C Cupboard
- WD Space for washer dryer



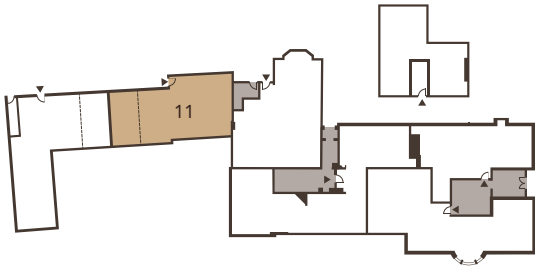
GROUND FLOOR

# Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN/LIVING/DINING	6950 X 6130	22' 10" X 20' 1"
MASTER BEDROOM	5300 X 3280	17' 5" X 10' 9"
EN-SUITE	2600 X 1970	8' 6" X 6' 6"
BEDROOM 2	3870 X 3400	12' 8" X 11' 2"
EN-SUITE 2	2220 X 1950	7' 3" X 6' 5"
WC	1700 X 1300	5' 7" X 4' 3"
STUDY	3600 X 3250	11' 10" X 10' 8"

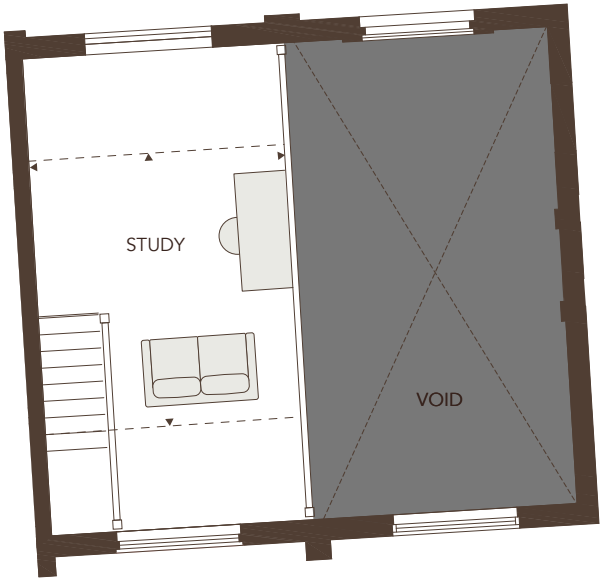
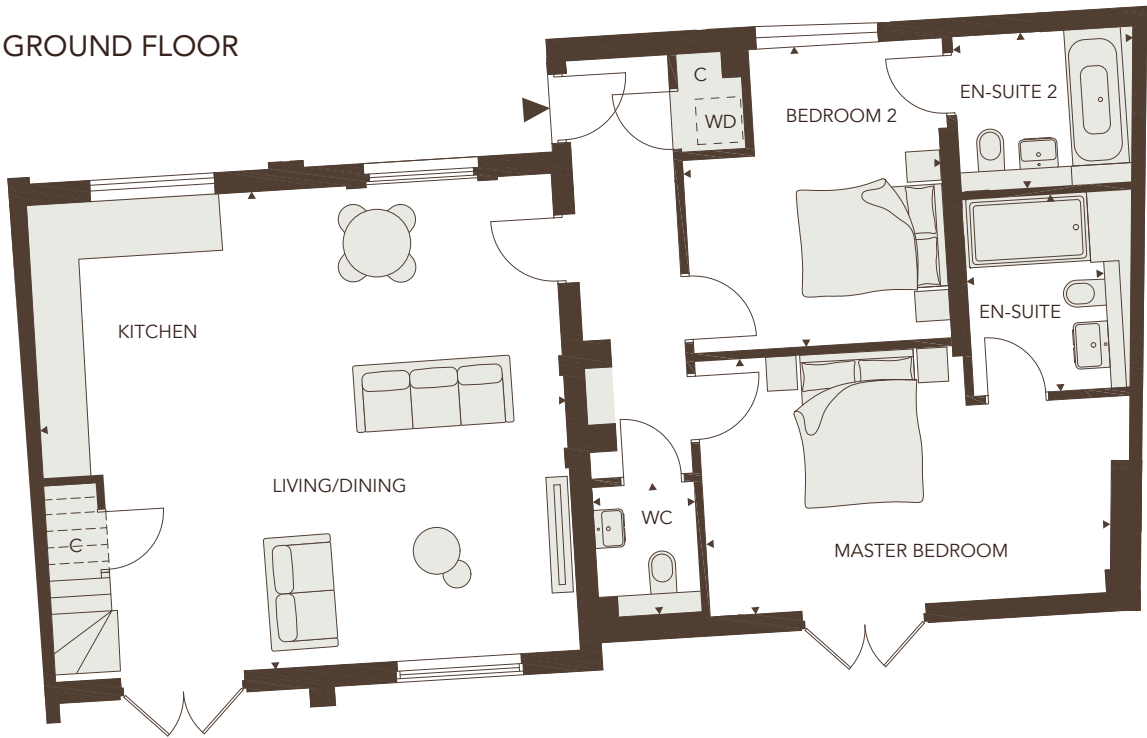
## KEY

- C Cupboard
- WD Space for washer dryer
- - - Restricted head height



GROUND FLOOR

GROUND FLOOR



MEZZANINE LEVEL



GROUND FLOOR



MEZZANINE LEVEL

APARTMENT 12 | 122 M<sup>2</sup> | 1,313.2 FT<sup>2</sup>

Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN/LIVING/DINING	6950 X 6130	22' 10" X 20' 1"
MASTER BEDROOM	4370 X 3610	14' 4" X 11' 10"
EN-SUITE	2200 X 2000	7' 3" X 6' 7"
BEDROOM 2	4010 X 3250	13' 2" X 10' 8"
BATHROOM	2300 X 1890	7' 7" X 6' 2"
STUDY	3600 X 3250	11' 10" X 10' 8"

KEY	
C	Cupboard
WD	Space for washer dryer
- - -	Restricted head height



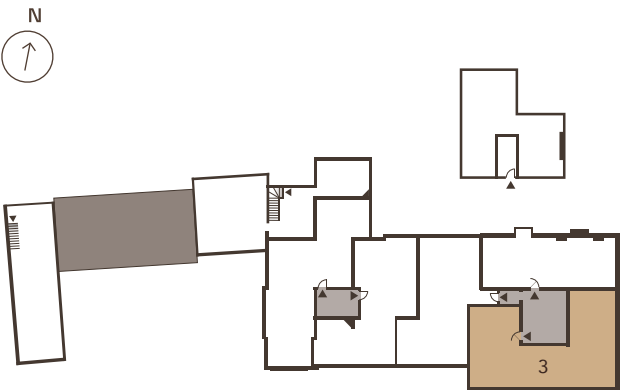
GROUND FLOOR

# Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN/DINING	5520 X 4630	18' 1" X 15' 2"
LIVING ROOM	5930 X 4070	19' 5" X 13' 4"
MASTER BEDROOM	4070 X 3940	13' 4" X 12' 11"
EN-SUITE	2780 X 2300	9' 1" X 7' 7"
DRESSING ROOM	1550 X 1300	5' 1" X 4' 3"
WC	1800 X 1050	5' 11" X 3' 5"
BEDROOM 2	4050 X 3200	13' 3" X 10' 6"
EN-SUITE 2	2800 X 1430	9' 2" X 4' 8"

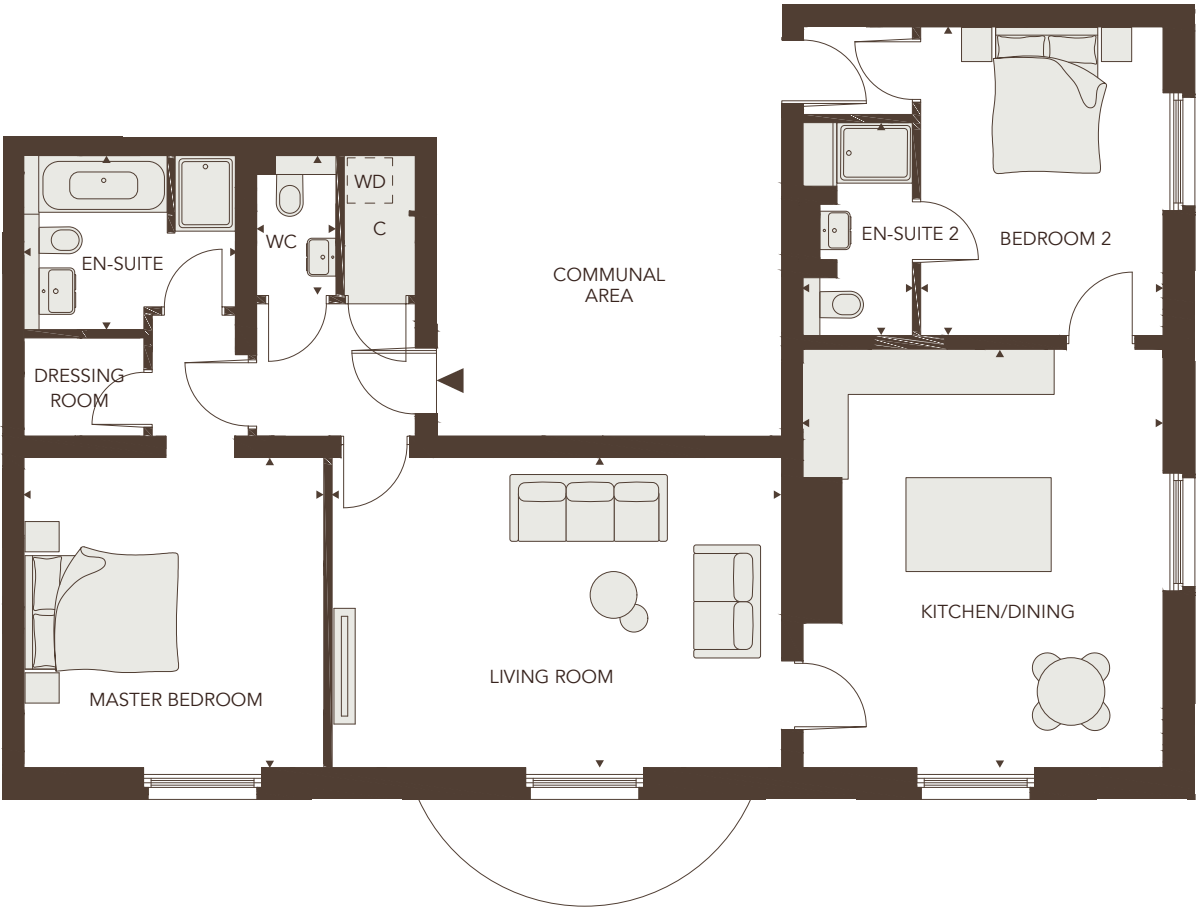
## KEY

- C Cupboard
- WD Space for washer dryer



FIRST FLOOR

FIRST FLOOR

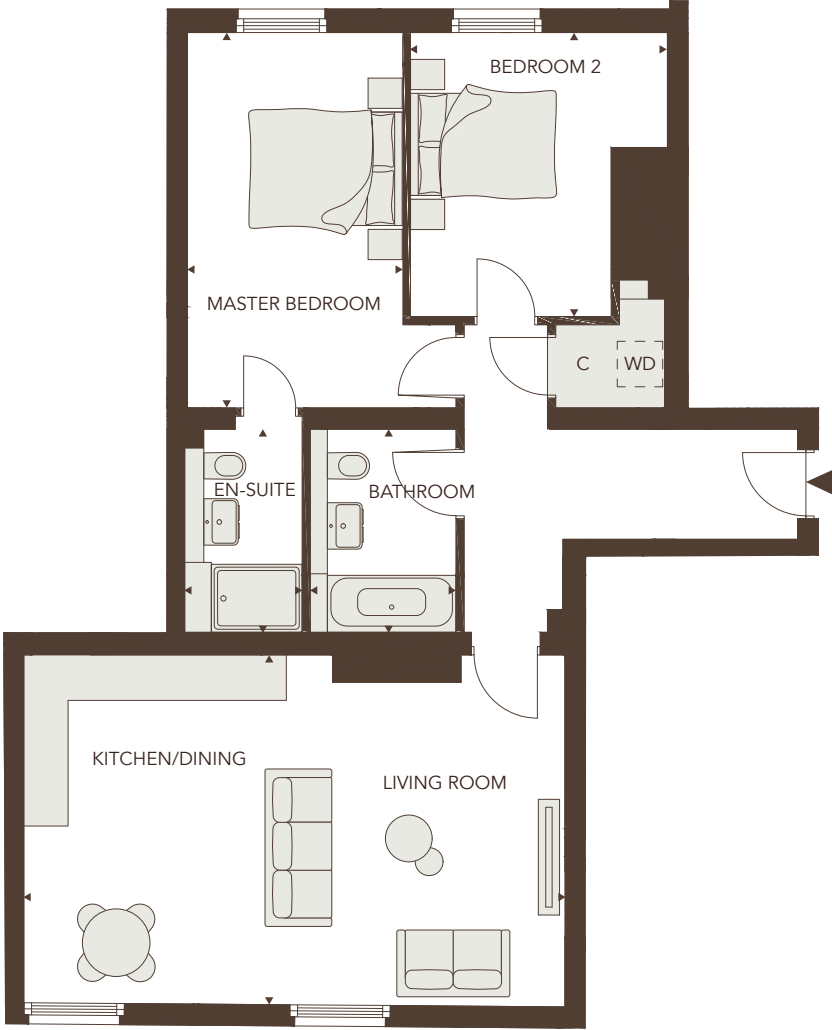




FIRST FLOOR

APARTMENT 4 | 83.5 M<sup>2</sup> | 898.8 FT<sup>2</sup>

Two bedroom  
apartment



DIMENSIONS	MM	FT & IN
KITCHEN/DINING/LIVING	7120 X 4570	23' 4" X 15' 0"
MASTER BEDROOM	4930 X 2820	16' 2" X 9' 3"
EN-SUITE	2670 X 1550	8' 9" X 5' 1"
BEDROOM 2	3730 X 3375	12' 3" X 11' 1"
BATHROOM	2670 X 1920	8' 9" X 6' 4"

KEY	
C	Cupboard
WD	Space for washer dryer



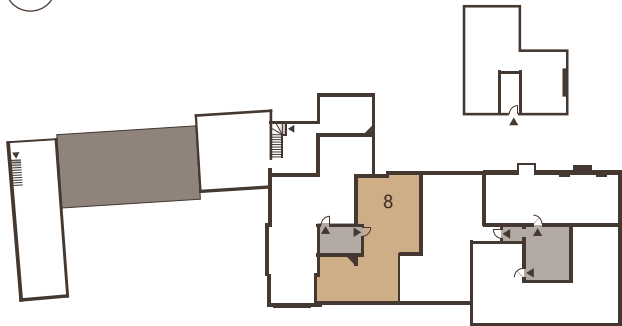
FIRST FLOOR

# Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN/DINING	4490 X 3600	14' 9" X 11' 10"
LIVING ROOM	4490 X 4100	14' 9" X 13' 5"
MASTER BEDROOM	4850 X 3080	15' 11" X 10' 1"
EN-SUITE	2670 X 1700	8' 9" X 5' 7"
BEDROOM 2	3250 X 2970	10' 8" X 9' 9"
BATHROOM	2670 X 2080	8' 9" X 6' 10"

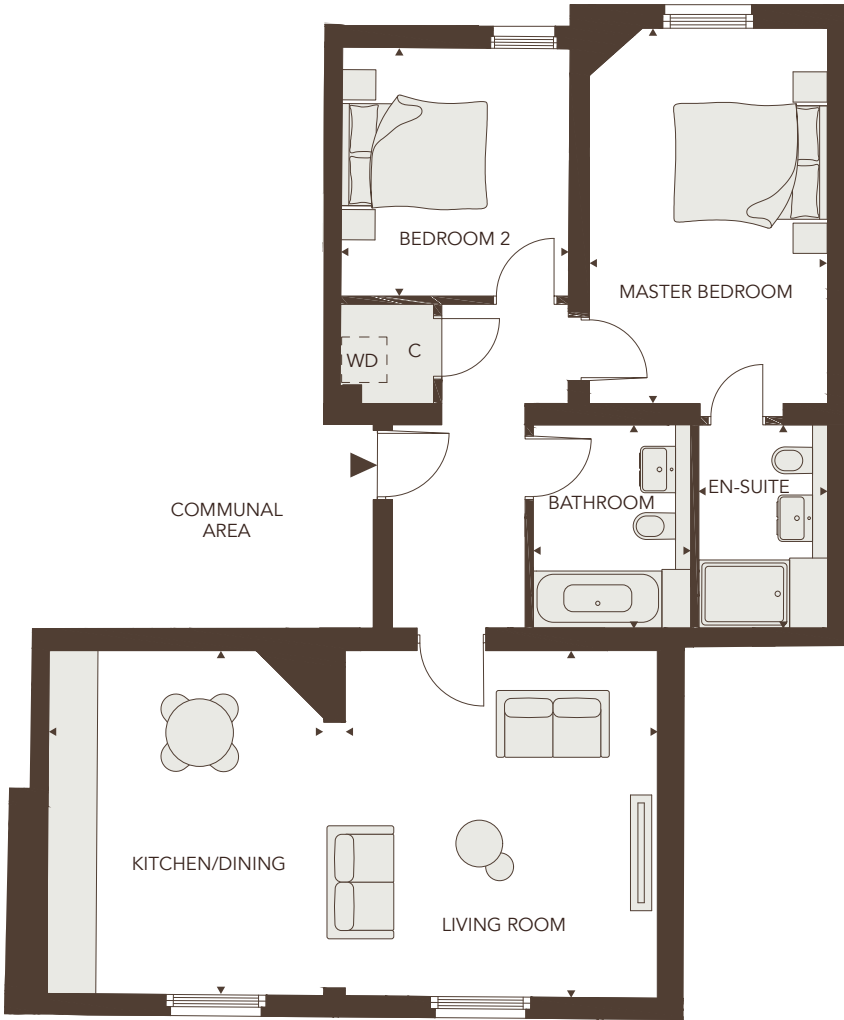
## KEY

- C Cupboard
- WD Space for washer dryer



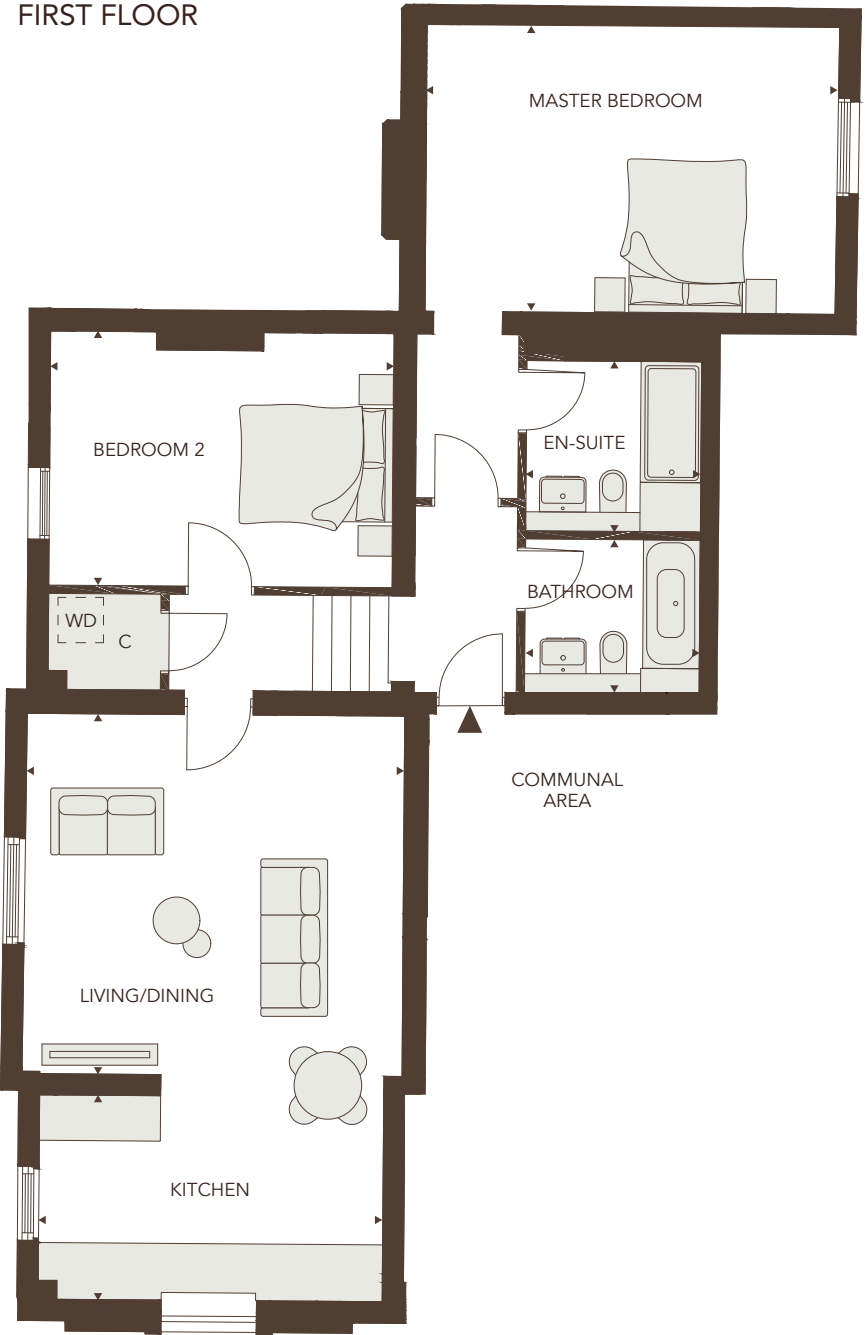
FIRST FLOOR

## FIRST FLOOR





FIRST FLOOR



APARTMENT 7 | 100 M<sup>2</sup> | 1,076.4 FT<sup>2</sup>

# Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN	4500 X 2600	14' 9" X 8' 6"
LIVING/DINING	4950 X 4680	16' 3" X 15' 4"
MASTER BEDROOM	5350 X 3760	17' 7" X 12' 4"
EN-SUITE	2300 X 2200	7' 7" X 7' 3"
BEDROOM 2	4410 X 3300	14' 6" X 10' 10"
BATHROOM	2300 X 2000	7' 7" X 6' 7"

KEY	
C	Cupboard
WD	Space for washer dryer



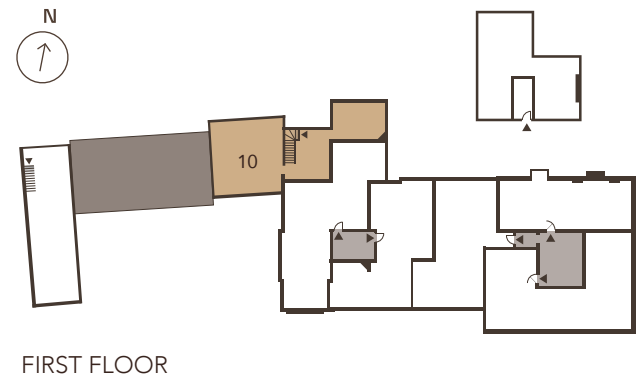
FIRST FLOOR

APARTMENT 10 | 100 M<sup>2</sup> | 1,076.4 FT<sup>2</sup>

# Two bedroom apartment



DIMENSIONS	MM	FT & IN	KEY	
KITCHEN/DINING/LIVING	7250 X 4740	23' 9" X 15' 7"	C	Cupboard
MASTER BEDROOM	3970 X 3600	13' 0" X 11' 10"	WD	Space for washer dryer
EN-SUITE	2490 X 1200	8' 2" X 3' 11"		
BEDROOM 2	4350 X 2850	14' 3" X 9' 4"		
BATHROOM	3150 X 2200	10' 4" X 7' 3"		





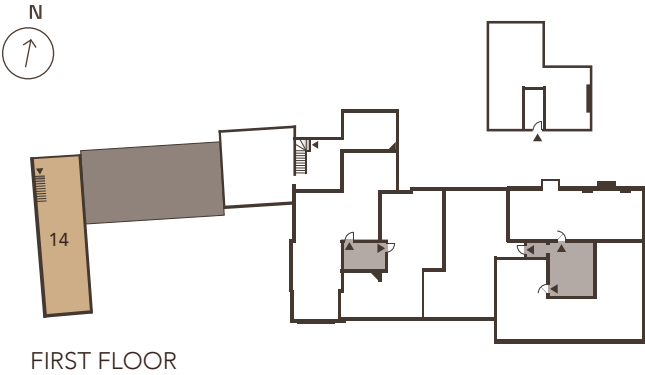
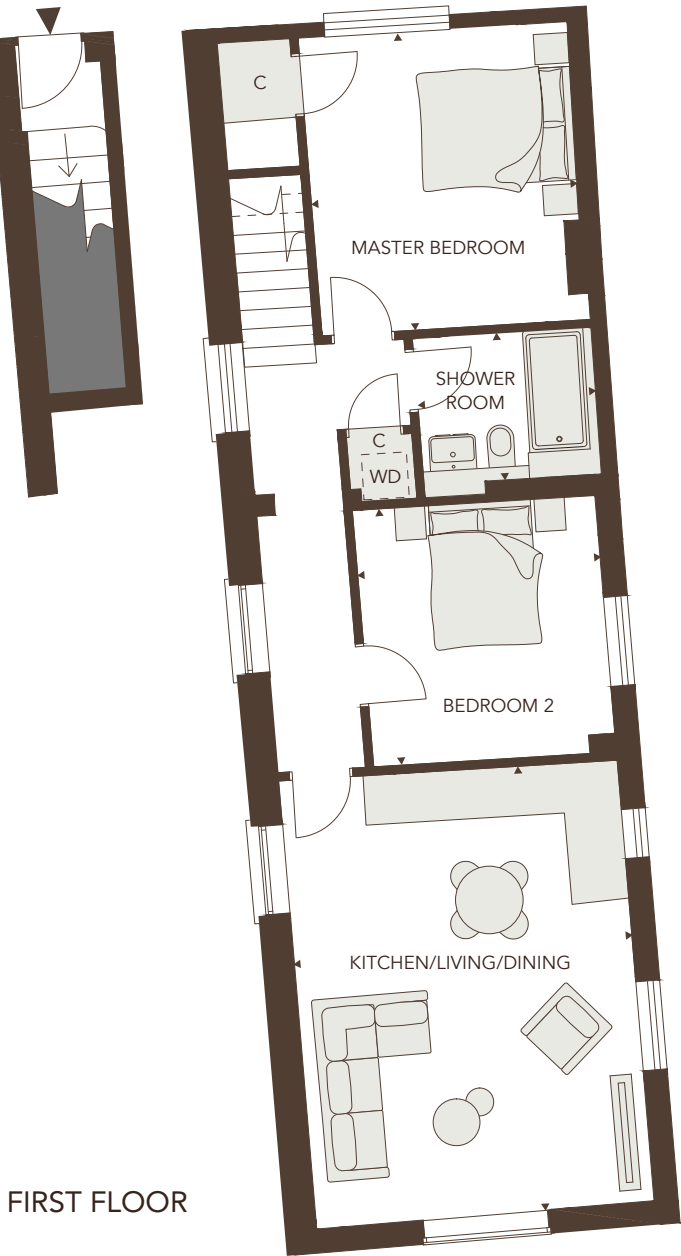
GROUND FLOOR ENTRANCE

APARTMENT 14 | 72 M<sup>2</sup> | 775 FT<sup>2</sup>

# Two bedroom apartment

DIMENSIONS	MM	FT & IN
KITCHEN/LIVING/DINING	5780 X 4370	19' 0" X 14' 4"
MASTER BEDROOM	3850 X 3420	12' 8" X 11' 3"
BEDROOM 2	3370 X 3110	11' 1" X 10' 2"
SHOWER ROOM	2240 X 1900	7' 4" X 6' 3"

KEY	
C	Cupboard
WD	Space for washer dryer









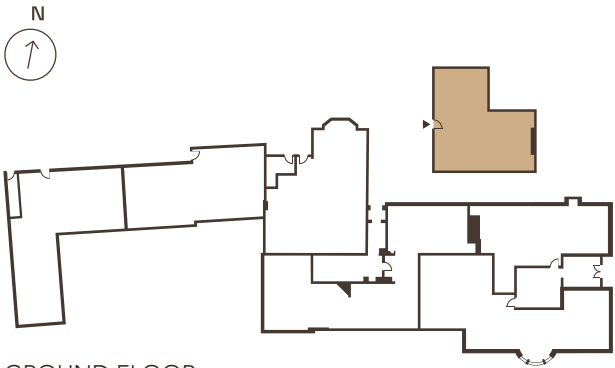
# Gardener's Cottage

71 M<sup>2</sup> | 764.2 FT<sup>2</sup>

# Lower Gardener's Cottage - two bedroom

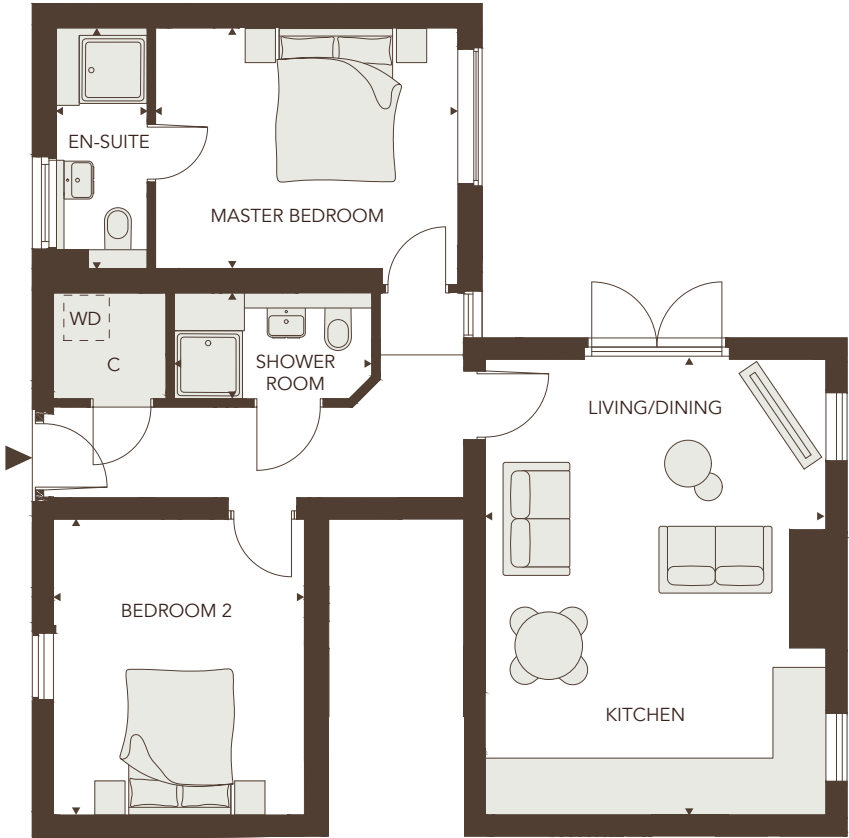
DIMENSIONS	MM	FT & IN
KITCHEN/LIVING/DINING	5820 X 4400	19' 1" X 14' 5"
MASTER BEDROOM	3890 X 3050	12' 9" X 10' 0"
EN-SUITE	3050 X 1100	10' 0" X 3' 7"
BEDROOM 2	3770 X 3180	12' 4" X 10' 5"
SHOWER ROOM	2600 X 1400	8' 6" X 4' 7"

KEY	
C	Cupboard
WD	Space for washer dryer



GROUND FLOOR

GROUND FLOOR

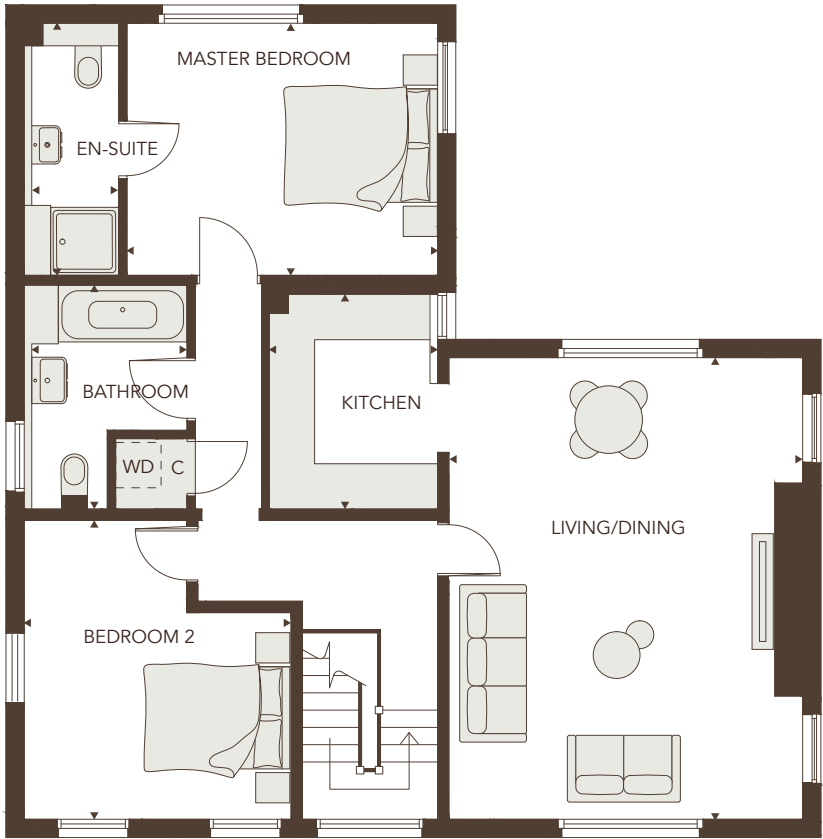




FIRST FLOOR

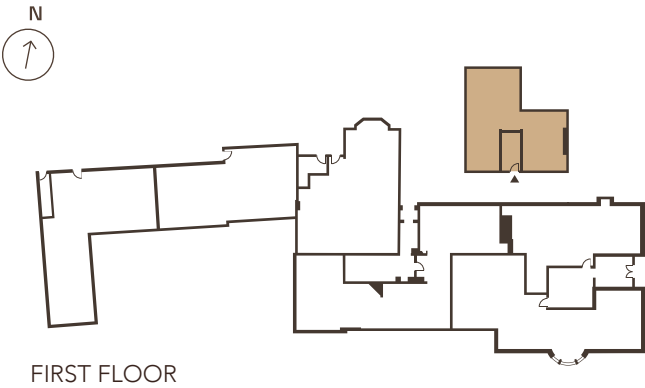
89 M<sup>2</sup> | 958 FT<sup>2</sup>


Upper Gardener's  
Cottage - two bedroom



DIMENSIONS	MM	FT & IN
KITCHEN	2800 X 2200	9' 2" X 7' 3"
LIVING/DINING	5850 X 4540	19' 2" X 14' 11"
MASTER BEDROOM	4000 X 3200	13' 2" X 10' 6"
EN-SUITE	3200 X 1100	10' 6" X 3' 7"
BEDROOM 2	3820 X 3400	12' 6" X 11' 2"
BATHROOM	2900 X 2050	9' 6" X 6' 9"

KEY	
C	Cupboard
WD	Space for washer dryer





SPECIFICATION

# Little things matter





### Kitchen

- Bespoke range of shaker style cabinets with soft close doors and traditional bronze or chrome handles
- Composite stone worktops with undermount sink
- Siemens multi-function oven
- Siemens induction hob
- Siemens integrated combination microwave oven (excludes apartments 11 and 12)
- Siemens/Bosch integrated dishwasher
- Siemens/Bosch integrated frost-free fridge freezer 50/50
- Apartments 11 and 12 only have a Smeg induction range cooker

### Bathrooms and En-suites

- Porcelanosa floor and wall tiles
- Villeroy & Boch white WC with concealed cistern and soft close seat
- Hansgrohe showers and taps in chrome finish
- Baths with remote iBox control
- Basin with vanity unit
- Chrome dual fuel towel rail
- Motion activated low level recessed guide lighting in en-suites
- Recessed ceiling spotlights
- Illuminated mirror with demister

### Interior Finishes

- Traditional panelled doors
- Crackle glazed porcelain door knobs and beehive chrome door knobs to front doors
- Restored original cornice features where appropriate
- New deep heritage cornices to many principal rooms
- Bespoke deep skirtings to many principal rooms
- Bespoke architraves throughout with plinth blocks to principal rooms
- Restored original oak wall panelling in apartments 11 and 12
- Fully restored original sash windows in many apartments
- Discrete slimline secondary glazing to all windows
- Loft spaces to some apartments
- Karndean oak style flooring to kitchens and many apartment hallways

### Heating, Electrical and Lighting

- Ultra-high efficiency gas boiler
- Hive smart heating control
- Heritage column radiators in living rooms, kitchens and dining rooms
- Electric underfloor heating to bathrooms and en-suites
- Fiber provided to all properties for ultra-high speed broadband (purchaser subscription required) with data sockets to the living room and utility cupboard
- TV points to living room and bedrooms ready for terrestrial TV plus connection to Sky Q (purchaser subscription required)
- 5 amp lighting circuit to living room and master bedroom
- Weather-proof power sockets to apartments with private outside patios
- Plumbing and electrical connections in store cupboard for purchasers own washer dryer

### Security

- Video entry system on all communal entrance doors
- Security system with activation monitoring via app in all ground floor apartments
- Fire and smoke detection system in all apartments and circulation spaces
- Fob operated automatic gates on vehicle entrances

### Circulation Spaces

- Restored architectural roof lantern and ornate plasterwork
- Restored original staircase in main entrance
- Heritage tiling to main entrance foyers
- Sisal style flooring to main staircases
- Feature lighting by Jim Lawrence

### Exterior

- Allocated parking for all apartments
- Extensive private grounds with mature cedar and oak trees
- Private garden areas to several apartments with sandstone patios and low-level hedges
- Footpaths in natural sandstone flags and 'National Trust' style self-binding gravel
- Electric vehicle charging stations available for the use of all Arden Lawn residents

### Peace of Mind

- A 10-year structural warranty is provided on all properties
- 999 year leases on all apartments

# Building quality. Building trust. Creating value.



Gr8Space Group is a family-owned business with an ambitious vision. Having grown from its roots, the company is now a multi-award-winning specialist contractor, developer, and provider of high-quality later living properties.

Gr8Space Developments excels in the restoration of listed buildings whilst also creating innovative, modern homes. The contracting division not only undertakes construction projects for external clients but also handles the development of their own properties, delivering exceptional results across both sectors.

With their passion for property, extensive knowledge of the market and over 25-years of expertise, Gr8Space Group are unparalleled in their ability to create your perfect future home.





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## IMPORTANT NOTICE

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### Floor plans, areas and measurements.

Floor plans are indicative and may differ in the as-built property. All quoted areas and measurements are approximate and based on information at date of publication. They should not be used to purchase items such as furniture and flooring.

### Images

Some images have been computer generated, they are intended to give an artist's impression of the design and are indicative only. Details are based on information available at the time of creation and may vary in the as-built property. Furniture, soft furnishings etc shown are not part of the listed specification.

Photography is a mixture of commissioned and stock and may be used as example imagery.

All images are not intended to be an accurate representation of a specific property, building or location.

### Specification

Specification may change and will be substituted with brands of a similar quality.

### Journey Times

Journey times are taken from information available at the time of publication and sources have been shown.

All details have been prepared prior to build completion and may vary in the as-built properties.

Information correct at time of publication March 2025.





