



**CREST  
NICHOLSON**

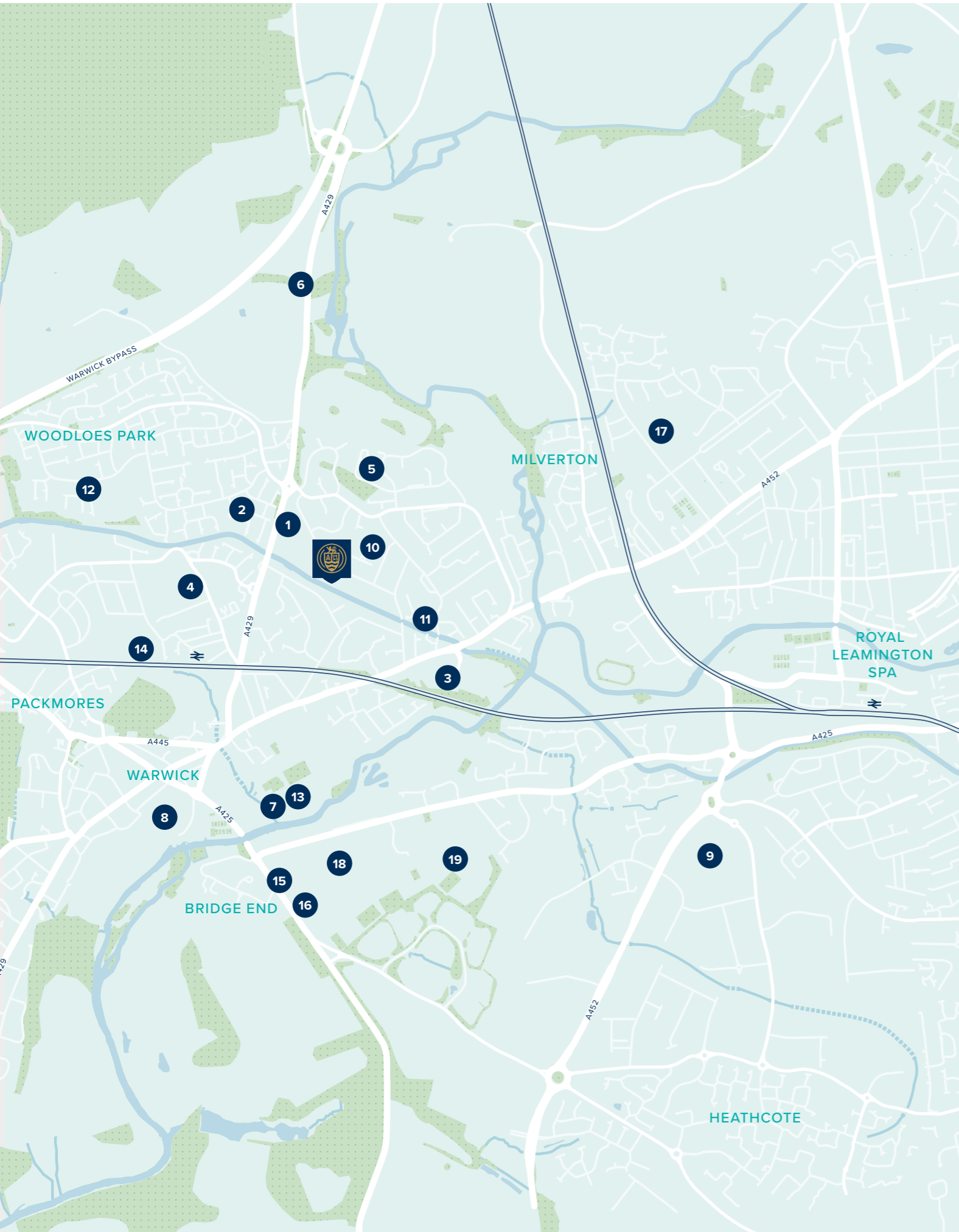
# MONTAGUE POINT

MONTAGUE ROAD • WARWICK

Sitting less than 1.5 miles of Warwick town centre, Montague Point will bring quality modern 2, 3, 4 & 5 bedroom homes to the popular town of Warwick. Bringing a true mix of traditional life with modern living, there really is something for everybody.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN WARWICK

This small town provides a great range of local services in addition to the attractions attached to its historic importance.

On your doorstep

While the unique trappings of Warwick's ancient centre are within easy walking distance, you'll also find plenty of amenities and much more within the immediate neighbourhood.

- 1 BP Petrol Station with M&S
- 2 Priory Medical Centre
- 3 Tesco Superstore
- 4 Warwick Hospital
- 5 Oakwood and Blacklow Spinney
- 6 The Saxon Mill Restaurant
- 7 St Nicholas Park Leisure Centre
- 8 Warwick High Street and Castle
- 9 Leamington Shopping Park

Education

Warwick School is reputedly the country's oldest; and in addition to several established independent schools, the town provides a very good range of 'good' and 'outstanding' state schools.

- 10 All Saints C of E Junior School
- 11 Emscote Infant School
- 12 Woodloes Primary School
- 13 Coten End Primary School
- 14 St Mary Immaculate Catholic Primary School
- 15 Warwick Preparatory School
- 16 King's High School
- 17 Trinity Catholic School
- 18 Warwick School
- 19 Myton School

Travel

Warwick is very commutable, situated near to the M40 London-Birmingham Motorway, and A46 dual carriageway which provides access to Coventry and Stratford-upon-Avon. Chiltern Railways run to London, Birmingham, Stratford-upon-Avon and Manchester from Warwick, Warwick Parkway and Leamington Spa stations.

Warwick High Street – less than 1.5 miles  
 Warwick Train Station – 1.1 miles  
 M40 – 7 miles  
 Birmingham International Airport – 19 miles



Birmingham (from Warwick Parkway) – 20 minutes  
 London Marylebone from (Warwick) – 1 hour 26 minutes





## MONTAGUE POINT

Montague Road,  
Warwick CV34 5LJ

For all enquiries please call

**01926 953 010**

**[crestnicholson.com/developments/  
warwickshire/montague-point](https://crestnicholson.com/developments/warwickshire/montague-point)**

### A NEW DESTINATION IN WARWICK

**Warwick Castle, one of the UK's most popular family days out, lies within two miles of Montague Point.**

Living at Montague Point gives you the chance to experience an exceptionally high standard of living in a stunning town with a world-famous castle. The wonderfully atmospheric town centre of Warwick is just a 25 minute walk away, where you will enter a fabulous world of medieval history, beautiful architecture and ancient houses. The town is a great place to while away a day, whether you are intent on browsing the fantastic designer shops or taking a more leisurely stroll at one of the open green spaces and parks. Either way, you will be spoiled when it comes to refreshment stops as Warwick has a number of white timber framed cafés and pubs, which line the quaint old streets - some of which have featured in well-known TV period dramas.

A particular place of interest in the town, and well worth a visit, is the beautiful St Mary's Church which has a 134ft tower that dominates the skyline. There is also the relaxing Hill Close Gardens and St Nicholas Park as well as the St John's and Market Hall museums. Warwick is most famous for its world class Castle, which can be found on the edge of the town centre. Originally built by William the Conqueror from 1068, Warwick Castle is now one of the Midlands' most popular tourist attractions and just a five minute drive from Montague Point.

Further afield the county of Warwickshire is awash with treasures to visit and explore. The adjoining town of Royal Leamington Spa is a lovely spa town and

well known for its Regency architecture and wide, open boulevards. Also in the same county, and less than ten miles away, is famous Stratford upon Avon - the birthplace of William Shakespeare. Here you can see the house where the great poet and writer grew up and visit the Royal Shakespeare Theatre as well as other attractions.

Warwick is well positioned for both local and national travel being close to the M40 and A46. The town is also served by two train stations and the nearby Leamington station.





**CREST  
NICHOLSON**

**MONTAGUE POINT**

# DEVELOPMENT PLAN

A new development of 2, 3, 4 and 5 bedroom homes  
in one of the country's oldest towns.

2, 3, 4 & 5 BEDROOM HOMES



**2 BEDROOM HOMES**  
 ■ The Ashted

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**3 BEDROOM HOMES**  
 ■ The Hatfield  
 ■ The Chesham  
 ■ The Loxley

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**4 BEDROOM HOMES**  
 ■ The Marlborough  
 ■ The Princeton  
 ■ The York

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**5 BEDROOM HOMES**  
 ■ The Windsor  
 ■ The Whixley  
 ■ Affordable Housing

BS Bin Store  
 CS Cycle Store  
 SS Substation  
 BCP Bin Collection Point





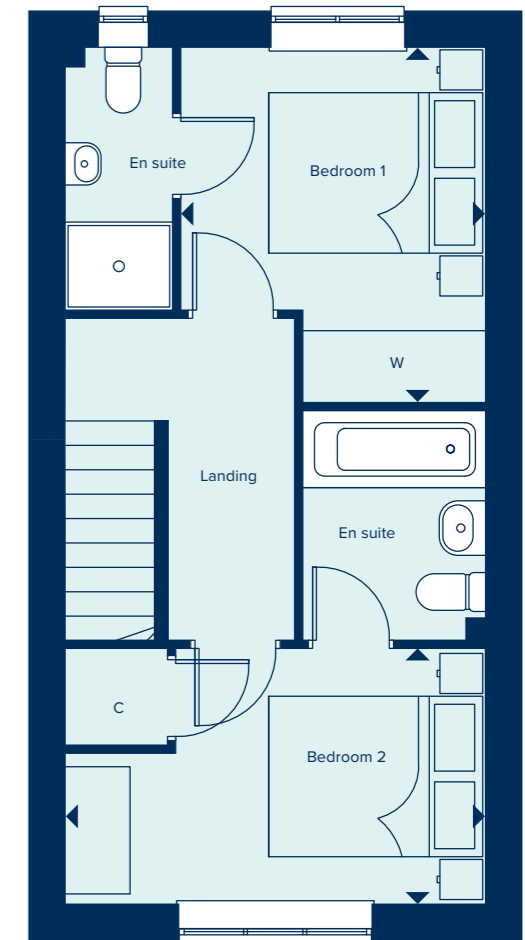
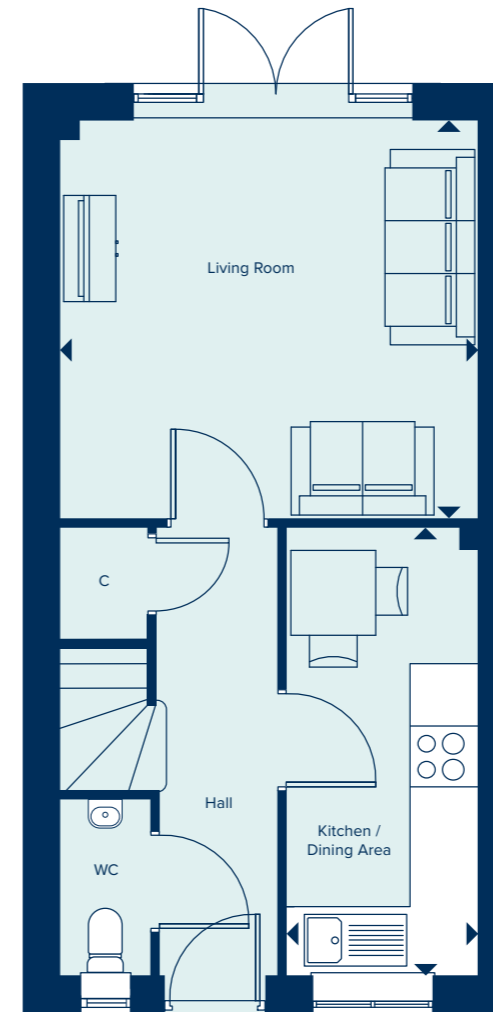
**THE ASHTEAD**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE ASHTEAD

The Ashtead is a two storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both having en suites. Downstairs, a combined living and dining room provides an entertainment space – which benefits from ample natural light, supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



**GROUND FLOOR**

<b>LIVING ROOM</b>	
3.94m x 3.75m	12'11" x 12'3"
<b>KITCHEN / DINING AREA</b>	
4.21m x 1.81m	13'10" x 5'11"

**FIRST FLOOR**

<b>BEDROOM 1</b>	
3.33m x 2.86m	10'11" x 9'4"
<b>BEDROOM 2</b>	
3.94m x 2.39m	12'11" x 7'10"

C Cupboard W Wardrobe

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**THE CHESHAM**

3 Bedroom Home

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# THE CHESHAM

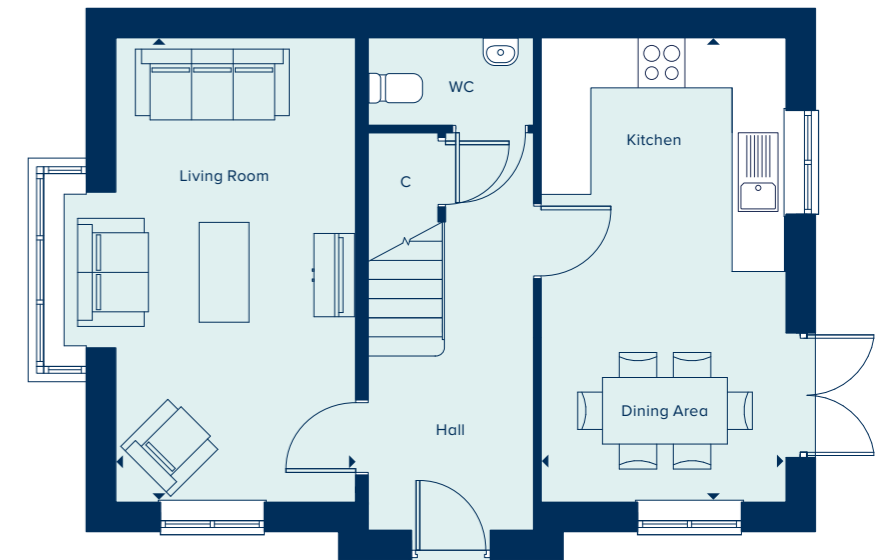
The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



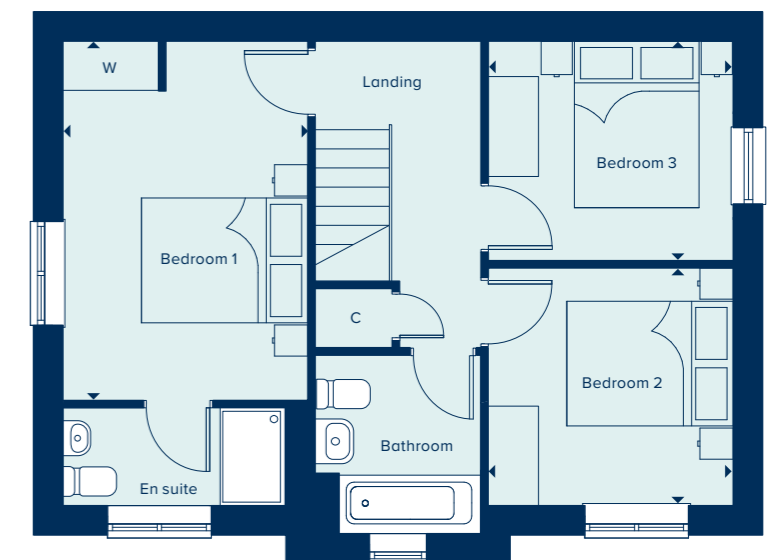
**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	5.58m x 2.94m	18'4" x 9'8"
<b>LIVING ROOM</b>	5.58m x 2.88m	18'4" x 9'5"



**FIRST FLOOR**

<b>BEDROOM 1</b>	4.31m x 2.94m	14'1" x 9'8"
<b>BEDROOM 2</b>	2.94m x 2.88m	9'8" x 9'5"
<b>BEDROOM 3</b>	2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe

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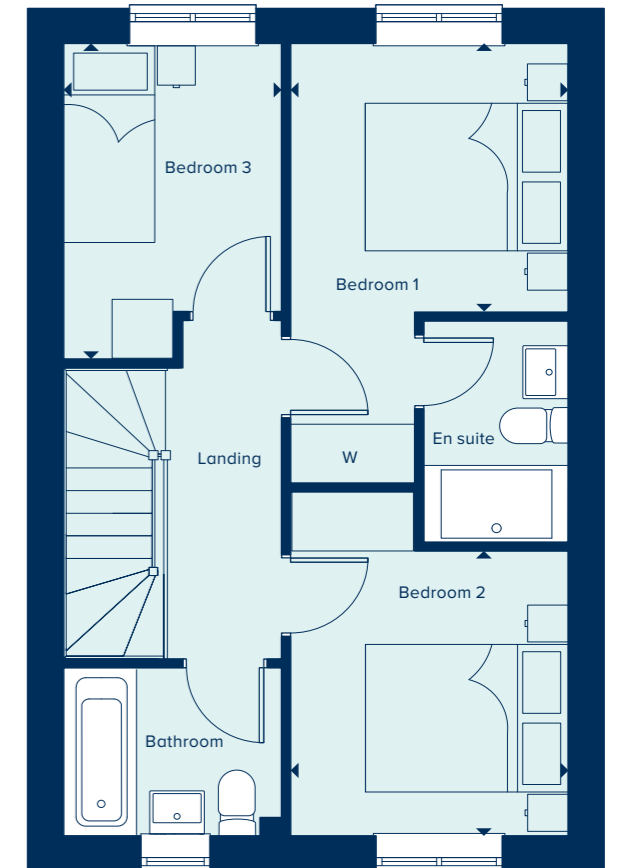
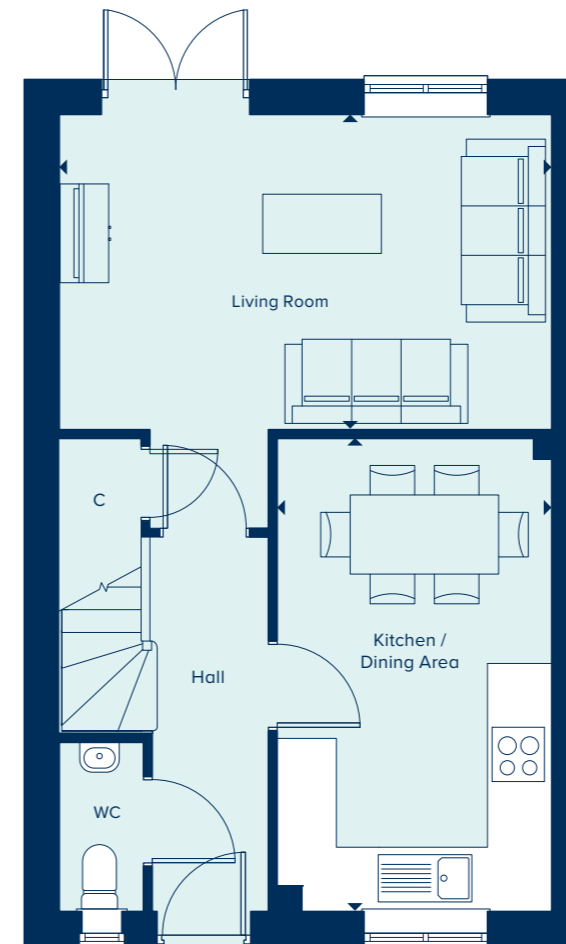
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two storey home perfect for family life, including an open plan kitchen and dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, bedroom one has the benefit of an en suite shower room and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m      9'0" x 9'0"

#### BEDROOM 2

2.89m x 2.73m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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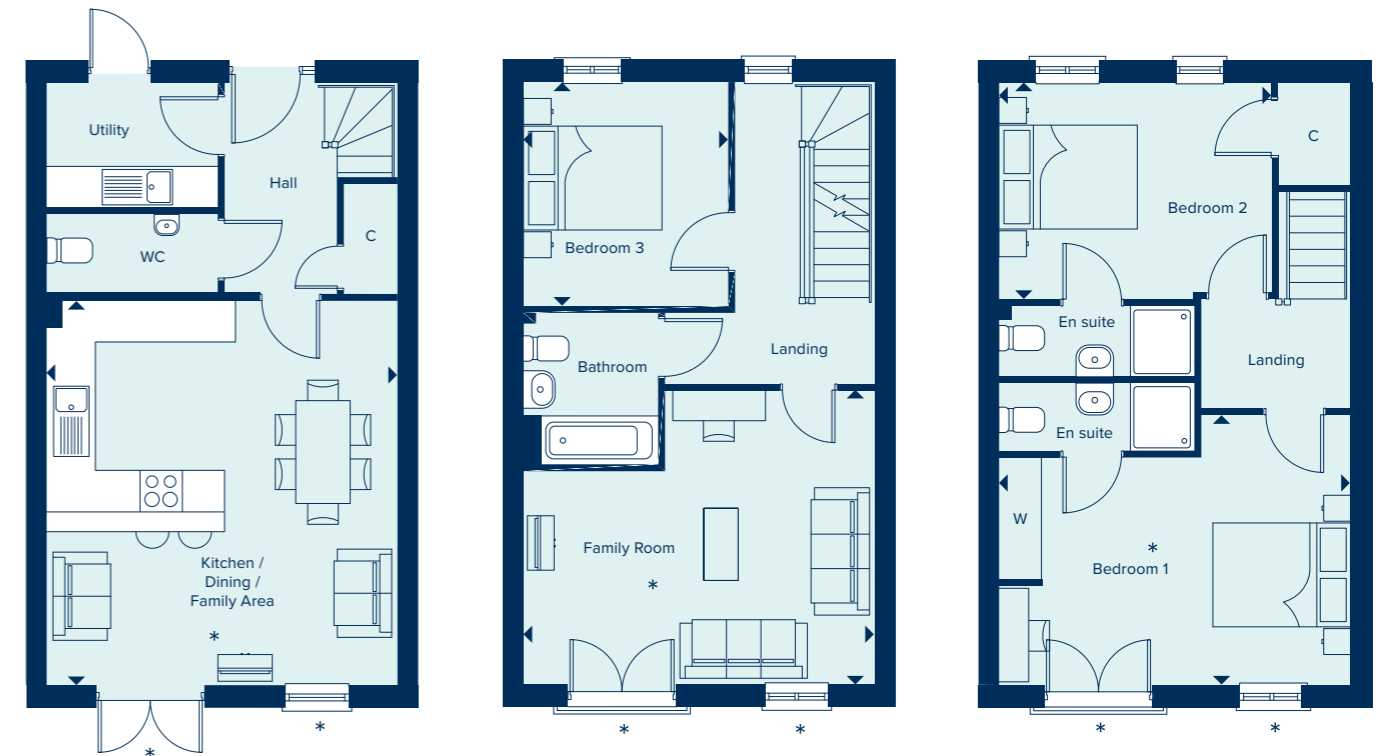
**THE LOXLEY**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE LOXLEY

The ground floor comprises of an open plan kitchen and dining area benefiting from French doors opening out into the canalside patio area, in addition to a separate utility room. A family room on the first floor provides a separate, additional living space and three double bedrooms are located across the first and second floors. Both the family room and bedroom one have the advantage of a Juliet balcony. The inclusion of two en suites along with a family bathroom provides a washroom for each of the three bedrooms.

3 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING / FAMILY AREA</b>	
5.55m x 5.05m	18'2" x 16'6"

**FIRST FLOOR**

<b>BEDROOM 3</b>	
3.15m x 2.90m	10'4" x 9'6"
<b>FAMILY ROOM</b>	
5.05m x 4.28m	16'6" x 14'0"

**SECOND FLOOR**

<b>BEDROOM 1</b>	
5.05m x 3.89m	16'6" x 12'9"
<b>BEDROOM 2</b>	
3.95m x 3.15m	12'11" x 10'4"

C Cupboard W Wardrobe  
\* The position of doors, windows & room arrangement varies between plots, please see plot specific drawings for exact positions arrangement.

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**THE MARLBOROUGH**

4 Bedroom Home

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# THE MARLBOROUGH

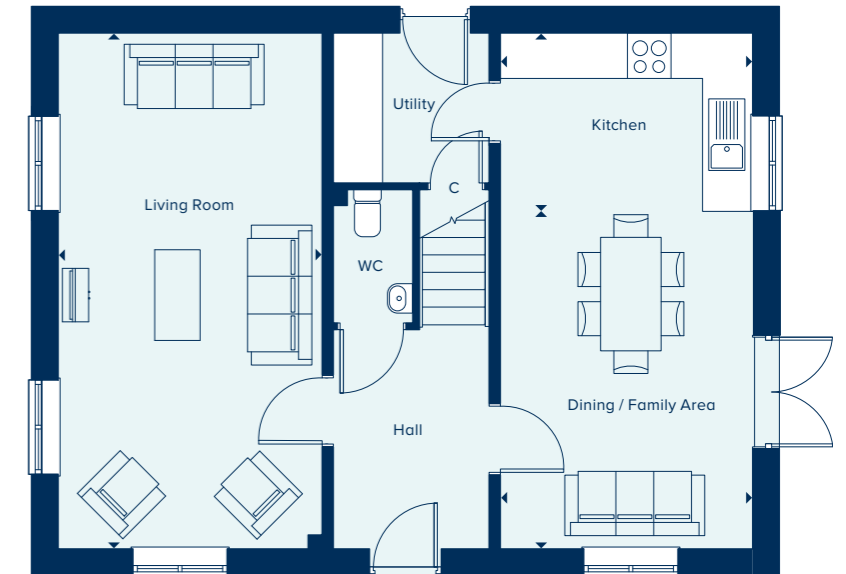
The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan kitchen and dining area with utility room and a spacious, light filled living room. Upstairs are four double bedrooms, with bedroom one benefiting from an en suite shower room.

4 BEDROOM HOME



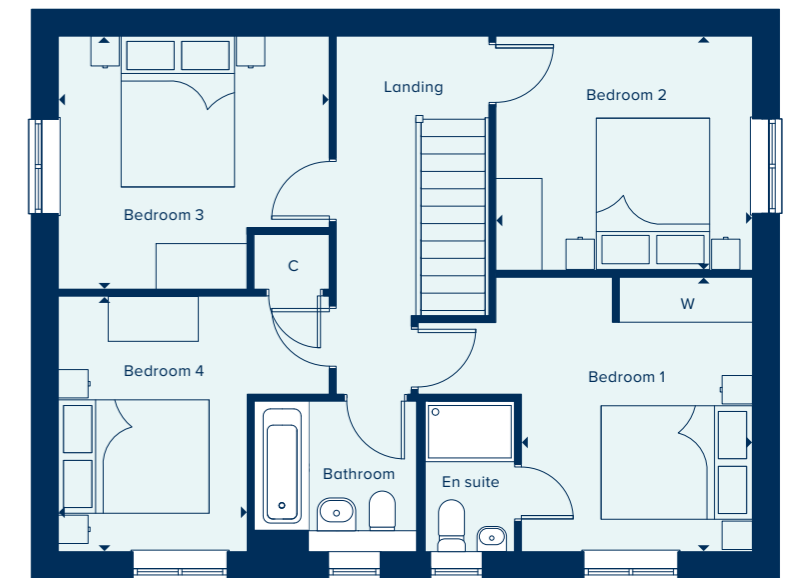
**GROUND FLOOR**

<b>DINING / FAMILY AREA</b>		
4.46m x 3.33m	14'7" x 10'11"	
<b>KITCHEN</b>		
3.33m x 2.35m	10'11" x 7'9"	
<b>LIVING ROOM</b>		
6.82m x 3.49m	22'4" x 11'5"	



**FIRST FLOOR**

<b>BEDROOM 1</b>		
3.63m x 3.05m	11'11" x 10'0"	
<b>BEDROOM 2</b>		
3.39m x 3.09m	11'2" x 10'2"	
<b>BEDROOM 3</b>		
3.58m x 3.35m	11'9" x 11'0"	
<b>BEDROOM 4</b>		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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**THE PRINCETON**  
4 Bedroom Home

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## THE PRINCETON

The Princeton is a three storey, four bedroom town house, benefiting from an integral garage. An open plan kitchen, dining and family area occupies the ground floor and features French doors that open out into the canalside patio area. The living room on the first floor boasts double doors that open onto the balcony. Two of the four double bedrooms have an en suite.

4 BEDROOM HOME



### GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	5.55m x 5.05m	18'2" x 16'6"
GARAGE	8.45m x 4.00m	27'8" x 13'1"

### FIRST FLOOR

BEDROOM 2	5.05m x 3.37m	16'6" x 11'0"
LIVING ROOM	6.49m x 3.95m	21'3" x 12'11"
BEDROOM 4	3.23m x 2.90m	10'7" x 9'6"

### SECOND FLOOR

BEDROOM 1	5.05m x 3.65m	16'5" x 12'0"
BEDROOM 3	4.94m x 3.55m	16'2" x 11'7"

C Cupboard W Wardrobe ● Specification

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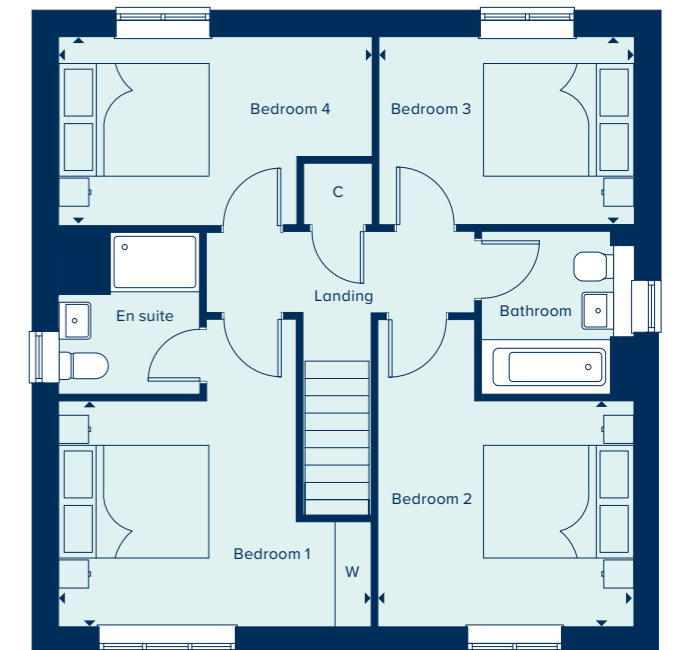
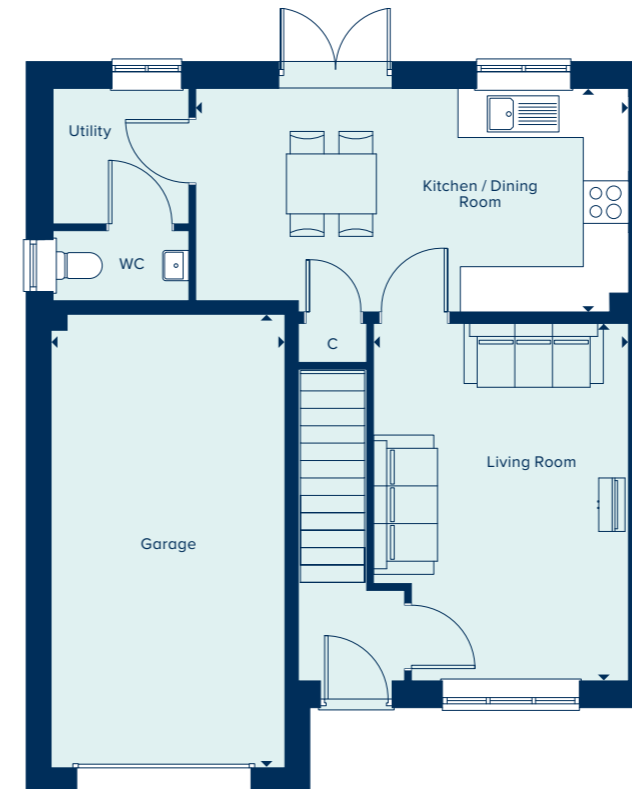
**THE YORK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE YORK

The York benefits from an integral garage providing convenience, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a separate utility and living room on the ground floor. The property has four double bedrooms and bedroom one has a built-in wardrobe and en suite shower room.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING ROOM

5.72m x 2.95m 18'9" x 9'8"

#### LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

#### GARAGE

5.99m x 3.09m 19'8" x 10'1"

### FIRST FLOOR

#### BEDROOM 1

4.15m x 3.00m 13'7" x 9'10"

#### BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

#### BEDROOM 3

3.37m x 2.50m 11'0" x 8'2"

#### BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Specification

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# THE WHIXLEY

The Whixley offers flexible and generous living spaces. The home features four double bedrooms and one single, with bedroom one benefiting from an en suite and built-in wardrobe. Other features are the open plan kitchen, dining and family area plus the separate living room is flooded with light from the elegant bay window.

5 BEDROOM HOME

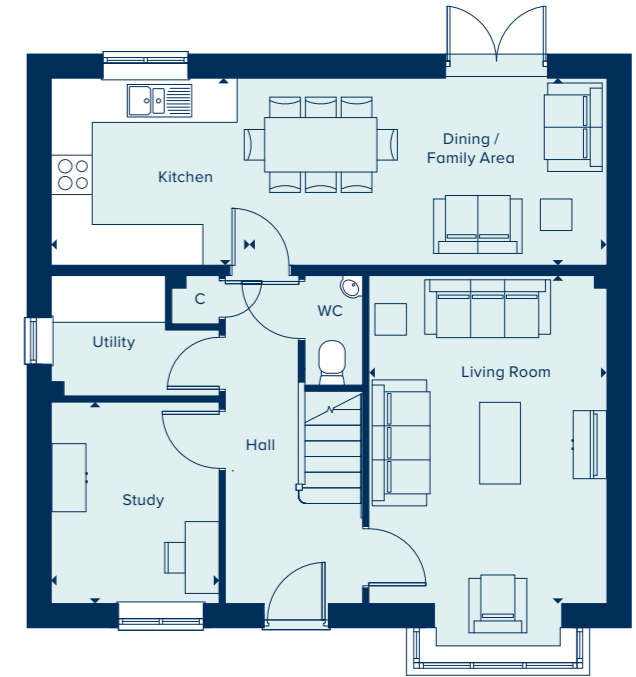


**THE WHIXLEY**  
5 Bedroom Home

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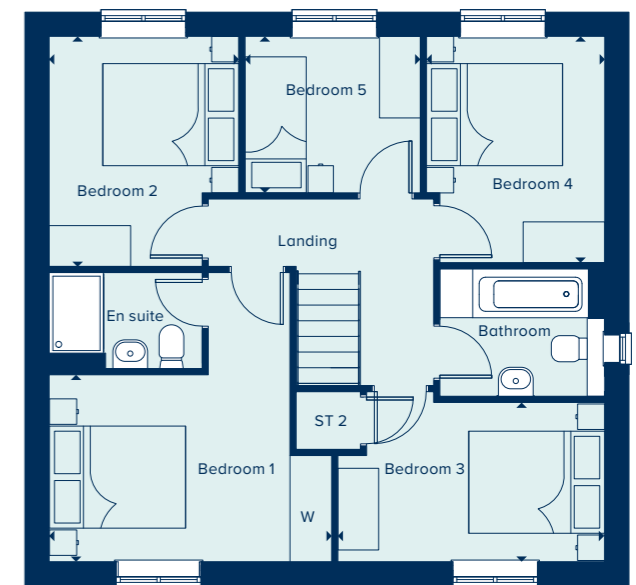
### GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m		17'2" x 9'1"
KITCHEN		
2.91m x 2.75m		9'7" x 9'1"
LIVING ROOM		
4.82m x 3.50m		15'10" x 11'6"
STUDY		
2.96m x 2.46m		9'8" x 8'1"



### FIRST FLOOR

BEDROOM 1		
4.15m x 2.74m		13'7" x 9'0"
BEDROOM 2		
3.38m x 2.79m		11'1" x 9'2"
BEDROOM 3		
3.92m x 2.34m		12'10" x 7'8"
BEDROOM 4		
3.32m x 2.62m		10'11" x 8'7"
BEDROOM 5		
2.57m x 2.30m		8'6" x 7'7"



C Cupboard W Wardrobe

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# THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing area.

5 BEDROOM HOME



**THE WINDSOR**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY ROOM

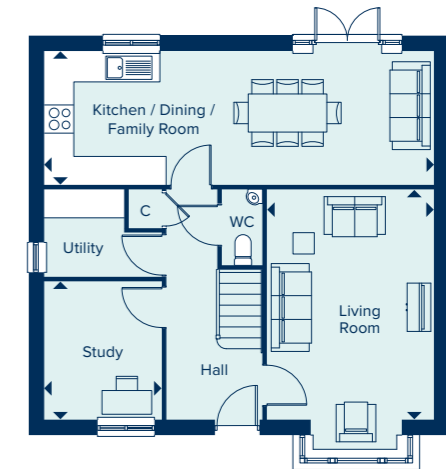
8.22m x 2.74m      26'11" x 9'0"

#### LIVING ROOM

4.83m x 3.50m      15'10" x 11'6"

#### STUDY

2.90m x 2.47m      9'6" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

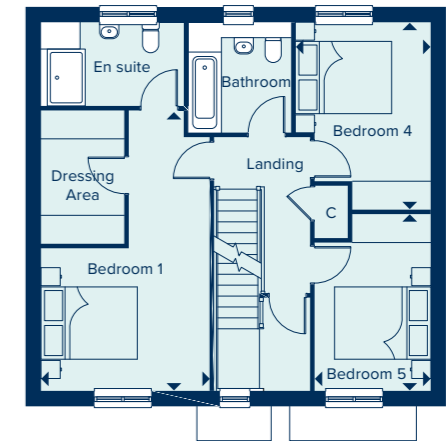
5.89m x 3.53m      19'4" x 11'7"

#### BEDROOM 4

3.93m x 2.95m      12'10" x 9'8"

#### BEDROOM 5

3.70m x 2.43m      12'2" x 7'11"



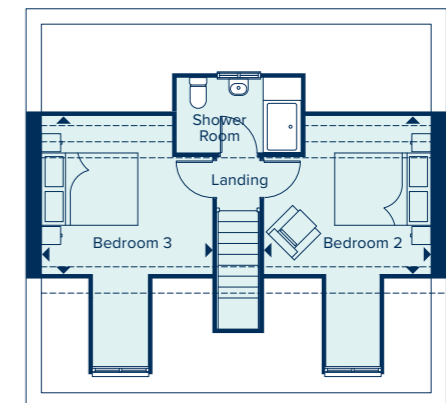
### SECOND FLOOR

#### BEDROOM 2

3.50m x 3.33m      11'6" x 10'11"

#### BEDROOM 3

3.54m x 3.33m      11'7" x 11'1"



C Cupboard --- Ceiling Heights

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# SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



## ELECTRICAL

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•

## DECORATION

White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•

## JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•

## HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
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## EXTERNAL FINISHES

Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•

## SECURITY AND PEACE OF MIND

Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011013/July 2023





**CREST  
NICHOLSON**

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### **House Type Illustration**

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### **Development Map/Site Plan**

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