

OWL HOMES

PRESENTS



POET'S
REST



OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Plus, we believe that buying a new home should be exciting and stress-free. This is why when you reserve a property with Owl Homes, we'll make the legal and financial process as smooth and as simple as possible, providing a first-rate level of customer satisfaction both before and after you've moved in.

So, come and see us and discover your next move, we look forward to welcoming you home.



POET'S REST

Poet's Rest is a beautiful collection of 2, 3 and 4-bedroom homes in the village of Polesworth, around six miles from the historic town of Tamworth.

Polesworth is a fantastic place to call home, offering a selection of shops, cafes and pubs. Here you will also find plenty of other amenities which add to the convenience of the location, such as a doctor's surgery, a fish and chip shop, the stunning Abbey Church of St Editha and several schools.

Just a short distance away is Tamworth, a busy market town offering a wide array of shopping and dining options. It's also home to Tamworth Castle, a spectacularly well-preserved Norman castle overlooking the confluence of the River Anker and the River Tame, with extensive and well-kept grounds. Offering plenty to do for the whole family, Tamworth can also boast a large multi-screen cinema and The Snowdome - a popular leisure complex complete with fitness centre, swimming pool, ice rink and Europe's first real snow skiing centre.

Just outside the town centre is Ventura Retail Park which offers a large choice of shops and restaurants including John Lewis, M&S and Next.

Poet's Rest is very well-connected and benefits from some great transport links. The B5000 is close by, offering easy access to the rest of the local area, plus the M42 is less than half an hour away offering easy access to Leicester, Nottingham and Birmingham. In addition, Polesworth Train Station offers trains to London and Birmingham via Tamworth and from Atherstone Train Station you can catch connections to London and Crewe.

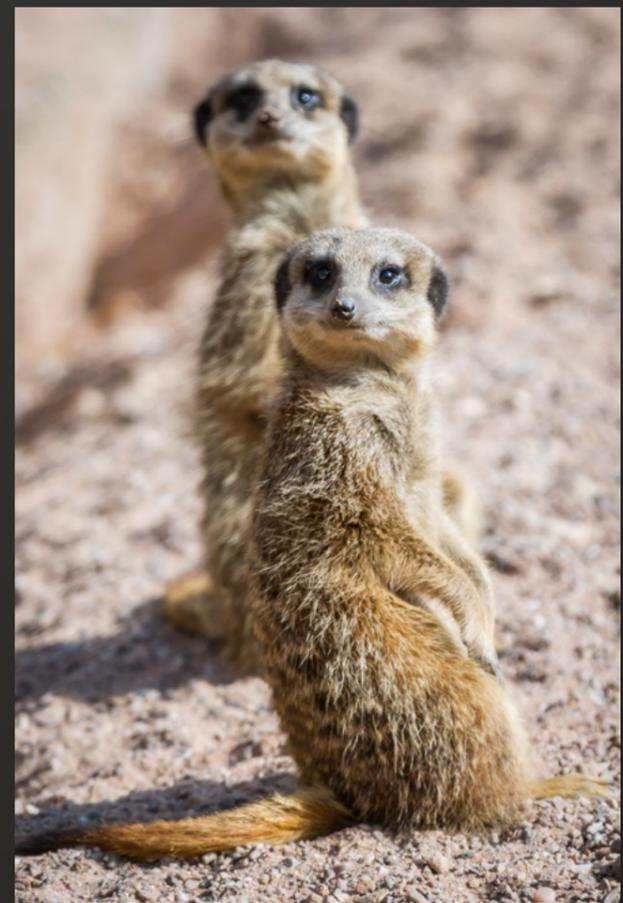


For family days out, there's an abundance of choice easily accessed from Poet's Rest. Just 6.5 miles away is Twycross Zoo, while 10 miles away is Conkers, a fabulous attraction in the heart of the National Forest providing a mix of outdoor and indoor activities. Another real favourite with children is Drayton Manor Theme Park, complete with zoo and Thomas Land - brilliant for younger children and just 6.9 miles away from home.

Just 1.4 miles away, Pooley Country Park offers 62.5 hectares of woodland perfect for outdoor activities. There's something to suit everyone here, with cycling and walking trails, the Pooley Miners audio trail, a visitor centre and a children's play area.

Fantastic for families, Poet's Rest is close to several reputable schools. These include Birchwood Primary School and The Polesworth School, both of which are just 0.9 miles away and boast 'Outstanding' Ofsted ratings, while Dordon Primary School is just 1 mile away and has a 'Good' rating.

For those who like to keep fit and active, there's plenty of choice nearby. Polesworth Sports Centre is less than a mile away from the development, while just a little further afield are Kingsbury and Atherstone Leisure Centres, both of which are less than six miles away. For golf lovers, The Belfry Golf Club and Spa and Lea Marston Golf Club and Hotel are both less than half an hour away.



Poet's Rest

Site Plan

- Bracken 2 bedroom home
- Wilkin 2 bedroom home
- Guscott 3 bedroom home
- Healey 3 bedroom home
- Dawson 3 bedroom home
- Attwood 4 bedroom home
- Beaumont 4 bedroom home
- Leonard 4 bedroom home
- Cotton 4 bedroom home
- SO Shared Ownership
- AH Affordable Housing Rented
- BCP Bin Collection Point





POET'S
REST

Wilkin Plots 21 & 22



GROUND FLOOR

Lounge

4.54m (max) x 3.06m 14'10" x 10'

Kitchen/Dining

3.33m x 3.79m 10'11" x 12'5"

Bedroom 1

4.42m (max) x 2.82m (max) 14'6" x 9'3"

Bedroom 2

3.27m x 2.70m 10'8" x 8'10"

Bathroom

2.26m x 2.70m 7'4" x 8'10"

The Wilkin is a two-bedroom, semi-detached bungalow with private parking. Ideal for downsizers or those looking for something easier to manage, the Wilkin has lots to offer. At the front of the property, there are two double bedrooms, both with triple windows offering plenty of natural light.

Moving along the hallway, you'll find the elegant bathroom before reaching the delightful, open plan kitchen/diner, which includes a personnel door to the rear garden. The Wilkin's final space is it's inviting lounge, which also offers garden access through French doors.

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Please enquire for further details.

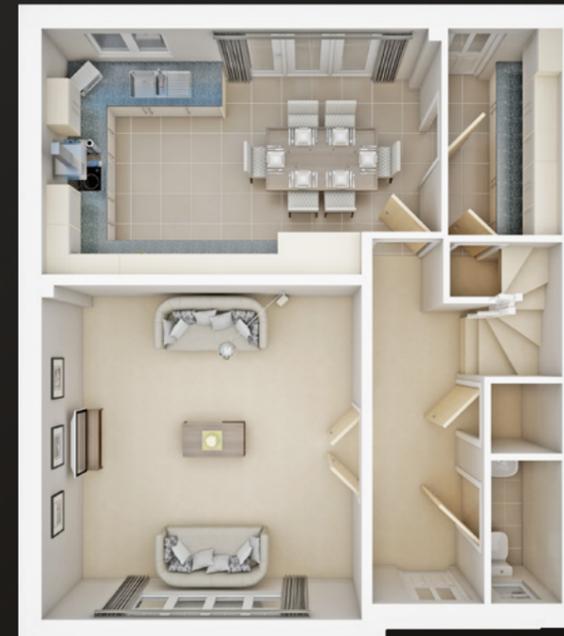
The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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POET'S
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Cotton Plots 10 & 30



GROUND FLOOR

Lounge

4.49m x 4.69m 14'8" x 15'4"

Kitchen

5.63m (max) x 3.45m (max) 18'5" x 11'3"

Utility

2.90m x 1.57m 9'6" x 5'1"



FIRST FLOOR

Bedroom 1

3.31m x 4.49m (max) 10'10" x 14'8"

Bedroom 2

3.91m x 2.83m 12'9" x 9'3"

Bedroom 3

3.09m x 2.72m 10'1" x 8'11"

Bedroom 4

2.50m x 2.90m 8'2" x 9'6"

Bathroom

2.90m (max) x 1.78m (max) 9'6" x 5'10"

Bedroom 1 Ensuite

1.35m x 2.83m 4'5" x 9'3"

A striking four-bedroom, detached home, the Cotton is perfect for growing families. It's spacious ground floor includes a welcoming hallway, cloakroom, substantial lounge/family room and a contemporary kitchen/diner that would certainly become the hub of the home. With access to the garden via French doors, this space also has an

adjacent utility room with personnel door, perfect for containing muddy feet or paws! The Cotton's first floor features a master bedroom with ensuite shower room, stylish bathroom, two guest bedrooms and a single bedroom, which would also make an excellent home office or study.

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Leonard Plots 11 & 23



GROUND FLOOR

Lounge

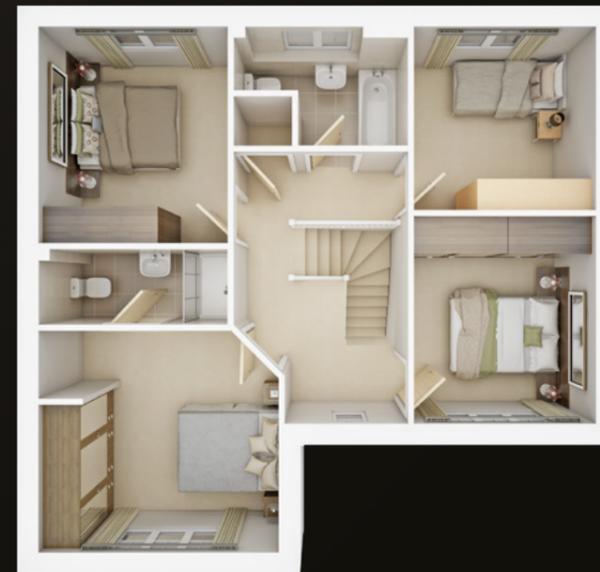
4.68m (max) x 3.79m (max) 15'4" x 12'5"

Kitchen/Dining/Family

8.79m (max) x 3.55m (max) 28'10" x 11'7"

Study

2.81m x 2.20m 9'2" x 7'2"



FIRST FLOOR

Bedroom 1

3.79m x 3.50m 12'5" x 11'5"

Bedroom 2

3.41m x 2.98m 11'2" x 9'9"

Bedroom 3

3.27m x 2.87m 10'8" x 9'4"

Bedroom 4

2.89m x 2.85m 9'5" x 9'4"

Bathroom

1.88m (max) x 2.75m (max) 6'2" x 9'0"

Bedroom 1 Ensuite

1.20m x 2.98m 3'11" x 9'9"

Thoughtfully designed and boasting plenty of kerb appeal, the Leonard is an ideal family home. With a characterful, L-shape, the Leonard's exterior has an attractive porch and feature. Inside, the ground floor comprises a generous lounge with a cosy bay window, dedicated home office, cloakroom and a superb kitchen/diner/family room extending the full width of the property. For those with green

fingers, the rear garden is accessible through both the French doors and a personnel door from the adjacent utility room. Upstairs, a galleried landing leads to a stunning master bedroom with en-suite shower room, family bathroom and three double bedrooms, so plenty of space for children and guests.

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POET'S
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Leonard Plot 12



GROUND FLOOR

Lounge

4.68m (max) x 3.79m (max) 15'4" x 12'5"

Kitchen/Dining/Family

8.79m (max) x 3.55m (max) 28'10" x 11'7"

Study

2.81m x 2.20m 9'2" x 7'2"



FIRST FLOOR

Bedroom 1

3.79m x 3.50m 12'5" x 11'5"

Bedroom 2

3.41m x 2.98m 11'2" x 9'9"

Bedroom 3

3.27m x 2.87m 10'8" x 9'4"

Bedroom 4

2.89m x 2.85m 9'5" x 9'4"

Bathroom

1.88m (max) x 2.75m (max) 6'2" x 9'0"

Bedroom 1 Ensuite

1.20m x 2.98m 3'11" x 9'9"

Thoughtfully designed and boasting plenty of kerb appeal, the Leonard is an ideal family home. With a characterful, L-shape, the Leonard's exterior has an attractive porch and feature detailing including tile hanging. Inside, the ground floor comprises a generous lounge with a cosy bay window, dedicated home office, cloakroom and a superb kitchen/diner/family room extending

the full width of the property. For those with green fingers, the rear garden is accessible through both the French doors and a personnel door from the adjacent utility room. Upstairs, a galleried landing leads to a stunning master bedroom with en-suite shower room, family bathroom and three double bedrooms, so plenty of space for children and guests.

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Attwood Plots 1 & 29



GROUND FLOOR

Lounge

4.85m (max) x 3.80m 15'10" x 12'5"

Kitchen/Family

5.10m x 2.94m 16'8" x 9'7"

Dining Room

2.98m (max) x 2.99m (max) 9'9" x 9'9"



FIRST FLOOR

Bedroom 1

3.90m (max) x 3.80m (max) 12'9" x 12'5"

Bedroom 2

3.05m (max) x 3.06m (max) 10' x 10'

Bedroom 3

2.80m (max) x 3.0m (max) 9'2" x 9'10"

Bedroom 4

2.20m (max) x 3.0m (max) 7'2" x 9'10"

Bathroom

1.95m x 2.05m 6'4" x 6'8"

Bedroom 1 Ensuite

2.0m x 1.60m 6'7" x 5'3"

The four-bedroom Attwood is a striking, detached family home, with a flexible L-shaped internal layout and available in three external designs. Occupying corner plots, the Attwood has a sizeable rear garden, standalone garage and separate parking spaces. It's ground floor includes a bright and welcoming hallway, the ideal space

for a home office/study or formal dining room, cloakroom, kitchen/diner and lounge, both of which have French doors opening out to the rear garden. Upstairs, the master bedroom features fitted wardrobes and en-suite shower room while three further bedrooms and a family bathroom are well-suited for children and guests alike.

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Attwood Plot 31



With a tile-hung elevation, plot 31 is a unique alternative to the other Attwood plots on the development. The floor plan for plot 31 will replicate plots 1 and 29 boasting a beautiful four-bedroom design. The ground floor offers an open plan kitchen/diner with a separate dining room; there is a spacious living room and a downstairs cloak off the large hallway.

Upstairs the Attwood boasts four good sized bedrooms, the master bedroom benefits from an ensuite shower room and fitted wardrobes. There is a second double bedroom, two singles and a good-sized family bathroom.

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Attwood Plot 26



The Attwood Plot 26 differs in design with a grey slate roof. Still occupying a corner plot with a good-sized garden, plot 26 also replicates the floor plan of plots 1 and 29 offering a good-sized family home.

Downstairs in the Attwood, there is a large hallway leading to a spacious living area, an open-plan kitchen/diner and a separate dining room, which can also be utilised as a home office or study.

On the first floor, the master bedroom includes an ensuite shower room; there is a second double bedroom and two further single bedrooms.

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Bracken Plots 5 & 6



Perfect for first time buyers or young couples, the Bracken is a charming two-bedroom mid-terrace home with two private parking spaces. The Bracken's ground floor comprises an extensive hallway, cosy kitchen, cloakroom and L-shaped

lounge/diner with French doors leading out to the rear garden. On the first floor, two bright double bedrooms and a family bathroom make the Bracken the ideal starter home.



GROUND FLOOR

Lounge/Dining

3.63m (max) x 4.15m (max) 11'10" x 13'7"

Kitchen

2.06m x 4.07m 6'9" x 13'4"



FIRST FLOOR

Bedroom 1

2.73m x 4.15m 8'11" x 13'7"

Bedroom 2

2.94m (max) x 4.15m (max) 9'7" x 13'7"

Bathroom

1.93m x 1.70m 6'3" x 5'6"

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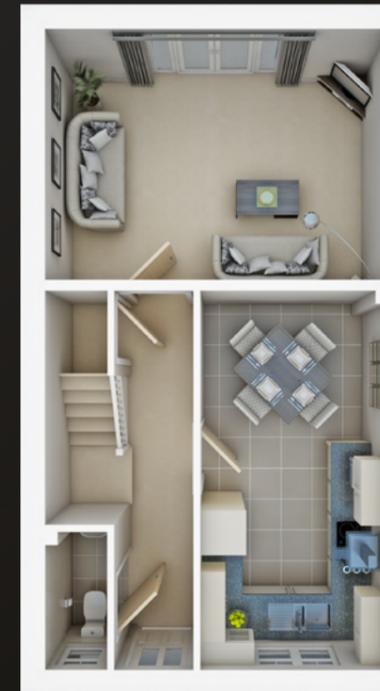
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Dawson Plot 15



GROUND FLOOR

Lounge

3.46m x 4.70m

11'4" x 15'5"

Kitchen/Dining

5.22m x 2.57m

17'1" x 8'5"



FIRST FLOOR

Bedroom 1

3.24m (max) x 3.67m (max)

10'7" x 12"

Bedroom 2

3.48m x 2.60m

11'5" x 8'6"

Bedroom 3

2.41m x 2.0m

7'10" x 6'6"

Bedroom 1 Ensuite

1.90m x 1.40m

6'2" x 4'7"

The Dawson is a detached, three-bedroom home available across the development in various elevation designs, and as a semi-detached or end-terrace home. Entering the Dawson, the hallway leads to an inviting kitchen/diner, cloakroom and a superb lounge which extends the width of the house. With French doors opening out onto

the rear garden, this makes the perfect space for relaxing and entertaining. The Dawson's first floor features a master bedroom with en-suite shower room, double bedroom, family bathroom and single bedroom, which would also make an excellent home office or study.

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POET'S
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Dawson Plots 19 & 20



Available in a semi-detached option with an alternative external elevation, which separates these two plots from the other Dawson's on the development. The floor plan on plots 19 & 20 will replicate plot 15, so will still benefit from the thoughtfully designed layout. The Dawson has an open plan kitchen/diner, a spacious lounge which opens out onto the rear garden. There is also a cloakroom off the hallway.

The first floor boasts three bedrooms, the master bedroom with ensuite, a double and a single bedroom with the potential to turn this into a home office or study.

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Dawson Plots 4 & 7



The Dawson is also available as an end terrace with the same external elevation as the detached style. The floor plan for plots 4 & 7 will replicate plot 15. The entrance hallway leads to a spacious lounge at the rear of the property with double doors leading out to the garden, there is also an inviting kitchen/dining room, and a cloakroom off the hallway.

Upstairs the master bedroom benefits from an ensuite shower room, there is a second double bedroom and a third single bedroom, which could double up as the perfect home office.

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Guscott Plot 18



The Guscott is a stylish, three-bedroom house with plenty of kerb appeal. Ideally suited for growing families or those who like to entertain. On the ground floor, you'll find an impressive entranceway, cloakroom, spacious kitchen/diner with plenty of

natural light and a large lounge which extends the full depth of the property. Upstairs, the Guscott has a fantastic master bedroom with generous en-suite shower room, two guest bedrooms and a family bathroom.

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GROUND FLOOR

Lounge

3.25m x 4.92m

10'7" x 16'1"

Kitchen/Dining

3.25m x 4.92m

10'7" x 16'1"



FIRST FLOOR

Bedroom 1

3.30m x 3.63m (max)

10'9" x 11'10"

Bedroom 2

3.31m x 2.63m

10'10" x 8'7"

Bedroom 3

3.30m x 2.20m

10'9" x 7'2"

Bathroom

2.0m (max) x 2.51m (max)

6'6" x 8'2"

Bedroom 1 Ensuite

3.30m x 1.20m

10'9" x 3'11"

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POET'S
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Healey Plots 2, 3, 8, 9, 24 & 25



An attractive, three-bedroom home, the Healey has a characterful design. A subtle, L-shaped entranceway reveals an extended hallway, cloakroom, open plan kitchen/diner and impressive lounge. Extending the full width of the house,

this also offers access to the rear garden through French doors. Upstairs, the Healey has a large master bedroom with en-suite shower room, stylish family bathroom and two guest bedrooms, one of which would make an ideal home office.



GROUND FLOOR

Lounge

3.48m x 4.70m

11'5" x 15'5"

Kitchen/Dining

5.20m x 2.61m

17' x 8'6"



FIRST FLOOR

Bedroom 1 (incl dressing area)

2.86m (max) x 4.70m (max)

9'4" x 15'5"

Bedroom 2

3.85m x 2.60m

12'7" x 8'6"

Bedroom 3

2.72m x 2.0m

8'11" x 6'6"

Bathroom

1.87m x 2.60m

6'1" x 8'6"

Bedroom 1 Ensuite

1.24m x 2.23m

4' x 7'3"

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Beaumont Plots 13 & 14



The Beaumont is an impressive four-bedroom home with a lot to offer. Downstairs, an inviting living room benefits from an abundance of natural light from a feature bay window. To the rear of the house is an open plan kitchen/dining area with French doors to the garden. For added convenience, there is also a good-sized utility room

leading off from the dining area, which also gives access to the integral garage. On the first floor, a master bedroom with en-suite shower room takes centre stage, as well as an additional en-suite bedroom, two further bedrooms and a main family bathroom.

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GROUND FLOOR

Lounge

4.11m(max) x 5.64m (max) 13'5" x 18'6"

Kitchen/Dining

3.80m (max) x 6.15m (max) 12'5" x 20'2"

Utility

1.79m x 2.95m 5'10" x 9'8"



FIRST FLOOR

Bedroom 1

3.92m x 4.11m 12'10" x 13'5"

Bedroom 2

3.93m (max) x 5.08m (max) 12'10" x 16'8"
(minimum depth 3.04m) 9'11"

Bedroom 3

3.91m x 3.04m 12'9" x 9'11"

Bedroom 4

3.60m (max) x 3.44m (max) 11'9" x 11'3"

Bathroom

2.10m x 2.60m 6'10" x 8'6"

Bedroom 1 Ensuite

1.75m x 2.70m 5'8" x 8'10"

Bedroom 2 Ensuite

1.20m x 2.20m 3'11" x 7'2"

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POET'S REST Specification

Kitchen

Individually designed kitchens for Owl Homes.
Samsung integrated appliances to include induction hob, single oven and chimney hood.
Samsung Integrated dishwasher and fridge freezer.
Integrated washing machine to selected plots.

Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished chrome brassware by Bristan.
Ensuite to master bedroom.
Full height ceramic wall tiling to shower areas, half height to sanitary appliances and bath.
Shaver socket to family bathroom.

Bedroom

Fitted wardrobes to the master bedroom on selected plots.
Slimline TV point to the master bedroom only.

Electrical & Lighting

LED downlighters to kitchen, family bathroom and ensuites.

Electrical socket with integrated USB to lounge, master bedroom, open plan living area and kitchen.

Security & Peace of Mind

10 year NHBC warranty.

Smoke and heat detectors to be fitted.

Carbon Monoxide alarm.

External Detail

Turfed garden areas with paved patios and pathways.

External Tap.

PV Panels to selected plots.

External lights to the front and rear.

Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades - all of which will help make your home ready for your desired taste, from the day you move in.





Aspiring to be different

www.owlhomes.co.uk