



# William Davis

MANOR GREEN | HOUGHTON ON THE HILL



# William Davis

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Est. 1935

We've been building beautiful homes for more than 80 years.

And throughout that time the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sale packages and upgrades to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer three years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.



*“Every detail has  
been considered,  
from the pathways  
to the handles on  
the cupboards.”*



# Craftsmen

To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.







# Detail

It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.

# Manor Green

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Houghton



## Be part of an exclusive community

Manor Green is an exclusive development in a cosy village setting. The site has a really personal, welcoming feel, the kind of place where you'll enjoy getting to know the neighbours and catching up over a pint in the local pub. It's perfectly placed for commuting to Leicester and for things to do you needn't go far. With the picturesque market towns of Oakham and Uppingham 13 miles away, and Rutland Water only 20 minutes by car, everything you could need is right on your doorstep.



Old Black Horse Inn, Houghton on the Hill



Main Street, Houghton on the Hill



Rutland Water



The Parish Church of Saint Catharine

You'll need to move quickly if you're dreaming of a home on Manor Green; on this exclusive development there are just 48 properties ranging from 2 to 5 bedrooms. No matter which you go for, you'll always find the same elegant designs and uncompromising quality.

# Property Details

Inside and out, each William Davis property has been perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. At Manor Green our homes range in size and design, and the details will slightly differ depending on the type of home you choose.



## Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own; each William Davis home has a private landscaped garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



## Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher, and microwave, we have something for you at Manor Green.

## Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage you might be able to upgrade your kitchen with different cupboards and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you want to know more about our optional upgrades, or would like to see the specifications for particular properties, get in touch with our sales team.



# Amenities

## Find everything you need around Manor Green

In Houghton-on-the-Hill and the surrounding villages you'll find plenty to keep you busy, whether you want to get stuck into clubs held at the nearby village hall or grab a bite to eat. The primary school is just a few minutes' walk from the development and there are high schools, grammar schools and colleges in nearby Evington, Scraftoft, and Leicester.

That's only the start, of course. Over the following pages we've summarised local education, healthcare, and other amenities you might need, from pubs to supermarkets. There's more to this quiet little village and the surrounding areas than you might expect.

# Schools



## [Houghton on the Hill C of E Primary School](#) (0.3 miles)

This primary school is just over 5 minutes' walk from the development, which is ideal for young families.

## [St Lukes C of E Primary School](#) (2.3 miles)

Part of the Diocese of Leicester Academy Trust, St Lukes is only a short drive from Manor Green.

## [Fernvale Primary School](#) (2.9 miles)

Fernvale caters for 4 to 11 year olds and is around 10 minutes away.

## [Oaklands School](#) (3.7 miles)

Oaklands teaches children with moderate to severe learning difficulties.

## [Judgemeadow Community College](#) (3.6 miles)

This large mixed community secondary school teaches roughly 1300 11 to 16 year olds.

## [Leicester Grammar School](#) (5.1 miles)

Leicester Grammar is a top independent school for 11 to 18-year-old girls and boys.

## [Manor High School](#) (5.6 miles)

A free-to-attend school for children aged 11 to 16.

## [De Montfort University](#) (7.1 miles)

De Montfort has a vast range of undergraduate, postgraduate and foundation courses.

## [University of Leicester](#) (7.6 miles)

This university is among the top 40 universities in the UK and top 200 in the world.

## [Loughborough University](#) (17.6 miles)

A high-ranking university with strengths in engineering, technology, and sport.

# Medical



## GPs and health services

It's easy to keep your family's health in check at Manor Green; find GPs nearby in Thurnby and Evington or take the short drive out to Leicester. The development is just 10 minutes from both NHS and private hospitals, and you'll find dentists and other health services in Leicester city centre.

Take a look at local GPs and more on the NHS website:

[www.nhs.uk/service-search](http://www.nhs.uk/service-search)

# Other



## Fitness

There are lots of options to keep you fit and healthy in Houghton-on-the-Hill. The village is home to football and cricket clubs as well as bowls, karate and yoga hosted at the village hall. In nearby Evington there's a leisure centre, great for swims, clubs and classes, while for more traditional fitness you'll find plentiful gyms over in Leicester.

## Outdoors

You won't be short of green space once you call Leicestershire home. The development's surrounded by countryside, and there are plenty of quaint, hedge-lined walks in the area. Over in Leicester there are lots of parks and nature reserves as well as a botanic garden, while at the weekend a trip to Brocks Hill Visitor Centre is great for walking.

## Transport

The development's served by an hourly bus service between Leicester and Uppingham. It's close to the A47, making it a quick and easy trip into Leicester, and only a short drive to the M1 for journeys up and down the country. If you commute outside the area the train station is only 20 minutes' drive away and offers a regular service to London St Pancras.

## Food and drink

The two village pubs are within walking distance of the development - ideal for weekend catch-ups and lazy Sunday lunches. There's also a fish and chip shop in the village, while lots of other takeaways deliver to the area. If you're looking for something particular there's a good selection of restaurants within 20 minutes' drive, and for a night out head into Leicester – you'll never run out of places to eat and drink.

## Shopping

The development is perfectly situated for convenience. There's a Post Office just around the corner and a Co-op close by. For high street shopping and entertainment look no further than the High Cross Shopping Centre, which has all the top high street stores, restaurants, and a cinema. Finally, for your weekly food shop there's a lot of choice; hop in the car to reach Asda, Waitrose, Sainsbury's and Tesco superstores.



# Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

## NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

## A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For three years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating three times in a row.

## Customer care

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



*“With everything so beautifully finished our house felt like home immediately. We’re delighted.”*

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we’ve mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don’t form part of any contract or warranty. If you’d like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

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



William Davis Limited  
Forest Field  
Forest Road  
Loughborough  
LE11 3NS

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



**Living in Houghton on the Hill**