



# William Davis

PRIMROSE PLACE | CLAYBROOKE MAGNA

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WILLIAM  
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# 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 privately 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 four 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.

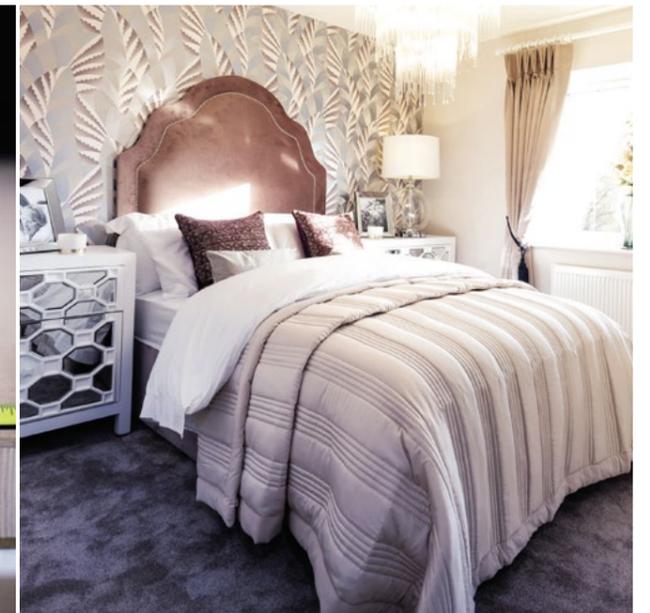
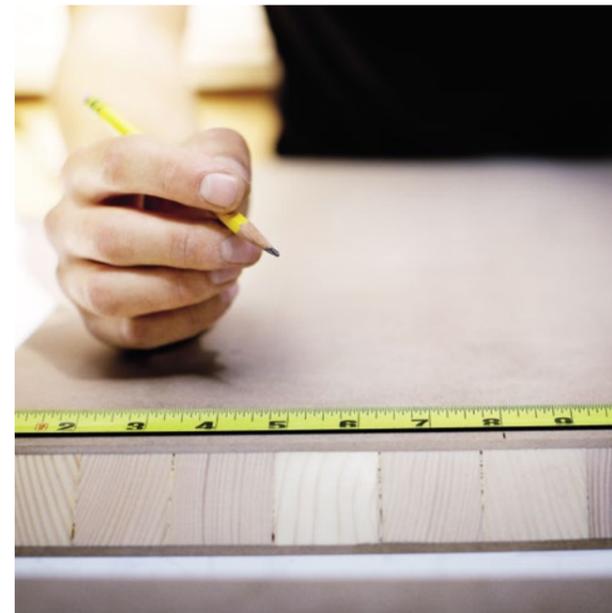




*“William Davis think about the details. You can really tell the difference.”*

# 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.

# Primrose Place

Claybrooke Magna



## Explore your new life at Primrose Place.

If you're looking for all the benefits of living in a small rural village that happens to be in close proximity to all you need, then you'll love everything Primrose Place has to offer. Nestled within the historic village of Claybrooke Magna, with its wonderful sense of community and fantastic local pub, you're in the perfect spot to enjoy a slower pace of life when you want it, and the nearby hustle and bustle of Leicester, Rugby, Lutterworth and Market Harborough when you don't.



The Shambles pub in Lutterworth



The Frank Whittle roundabout

On the quiet, picturesque development you have a choice of 38 beautifully designed 2, 3, and 4-bedroom homes. All are elegantly finished with uncompromising attention to detail, so whether you're a growing family or a first-time buyer, your dream home is waiting to be discovered.

# 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 Primrose Place 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 turfed 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 Primrose Place.

## 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

When you're not exploring the picturesque countryside surrounding Claybrooke Magna there's plenty more to see and do just a short drive away.

Primrose Place is less than 15 minutes' drive from the historic market town of Lutterworth, which is home to a variety of local shops and supermarkets such as Waitrose and Morrisons. When it comes to good food and a quiet drink, you'll find the highly rated village pub the 'Pig in Muck' a great local destination. For the kids, there are nearby sports clubs as well as a good choice of primary and secondary schools. Further afield, you are spoilt for choice for shopping and evenings out with good links to Leicester, Market Harborough, Rugby and even Birmingham.

See more of what the local area has to offer over the following pages.

# Schools



## [Claybrooke Primary School](#) (0.51 miles)

The local primary school for 4-11 year-olds that's just a short walk from the development.

## [Ullesthorpe Church of England Primary School](#) (1.27 miles)

A small Church of England primary school in a nearby village for 5-11 year-olds.

## [Sharnford Church of England Primary School](#) (2.23 miles)

A small village school with strong Christian values for 5-11 year-olds.

## [All Saints Church of England Primary School](#) (2.74 miles)

A primary school for 4-11 year-olds in federation with Sharnford C of E primary school and with the same shared Christian values.

## [Hallbrook Primary School](#) (2.89 miles)

A non-religious primary school for 4-11 year-olds in the slightly larger village of Broughton Astley.

## [Thomas Estley Community College](#) (3.38 miles)

A secondary school for 11-16 year-olds in the village of Broughton Astley.

## [Lutterworth College](#) (3.75 miles)

An inclusive, non-selective, Church of England secondary school and sixth form for 11-19 year-olds that's a school bus ride away.

## [Lutterworth High School](#) (4.1 miles)

A non-selective secondary school for 11-16 year-olds with an outstanding Ofsted rating and with easy access by a school bus.

# Medical



## GPs and health services

It's easy to keep your family's health in check at Primrose Place. You can find lots of choice when it comes to GPs and small local surgeries in the surrounding villages, the nearest being just a mile away in Ullesthorpe. Hinckley and Lutterworth offer private and NHS dental surgeries and the Leicester Royal Infirmary is around a 30-minute drive away.

Find local doctors' surgeries and other health services on the NHS website.

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

# Other



## Fitness

Your new home at Primrose Place is in a great location to enjoy the sports and leisure facilities in the surrounding area. Lutterworth Sports Centre with its good-sized gym, fitness classes, 25m swimming pool and sports hall, is around 10 minutes away by car. There's also the nearby High Cross Equestrian Centre and the Riding School Leicester both offering a good choice of riding classes.

In 2020, Broughton Astley Leisure Centre is due to open less than 4 miles away. The new £3.6m facility will include a four-court sports hall, floodlit outdoor 3G pitch and a health club with a 70-station gym and two group exercise studios. There will also be a café and an outdoor play area.

## Outdoors

Primrose Place is nestled in a lovely rural location in Leicestershire which gives you quick access to a great choice of country parks and woodland trails for you, the kids and the dog. Have a stroll around the wide paths, bridleways and open grassy places at Fosse Meadows Country Park. You can also wander around the pleasant, circular walk just outside Nuneaton, incorporating the Weddington Walk, Coventry Canal and public trails, or there's the old Victorian parkland of Bouskell Park, which has a pond and an ice house.

A little further afield you can explore Bosworth Battlefield Heritage Centre, a 15th-century battle site museum with hands-on gallery, kids activities and guided battlefield walks.

## Transport

The development is close to the A5 trunk road and is ideally located between junctions 20 and 21 of the M1, so the towns of Leicester, Rugby, Lutterworth and Market Harborough are easily accessible by car. You can even get to Birmingham in around 45 minutes. The nearest train station is Hinckley, which is around a 15-minute drive, or you can catch a quick bus from the village to the nearby towns of Lutterworth and Hinckley.

## Food and drink

In Lutterworth and Hinckley you'll find plenty of choice whether you want to enjoy a quiet night in with a takeaway or venture out and try something a little different. The Malt Kiln Farm Shop is just 10 minutes away and happens to also be home to Rebecca's Kitchen, a lovely café offering everything from homemade cakes and afternoon teas to cooked breakfasts and Sunday lunches. Head into the local villages for a good pub or for a special occasion you can take a trip to Leicester or even Birmingham.

## Shopping

You'll find a diverse mix of independent stores as well as your usual high street favourites in Lutterworth and Hinckley. For your big weekly supermarket shop there is lots of choice including Waitrose and Morrisons in Lutterworth, or if you're looking for more serious retail therapy you can venture to Highcross Shopping Centre in Leicester or the Bullring in Birmingham.



# 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 four 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 four 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)



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**Living in Claybrooke Magna**