

William Davis Homes

OAK GRANGE | LITTLEOVER





William Davis

Est. 1935

We've been building beautiful homes for more than 85 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.

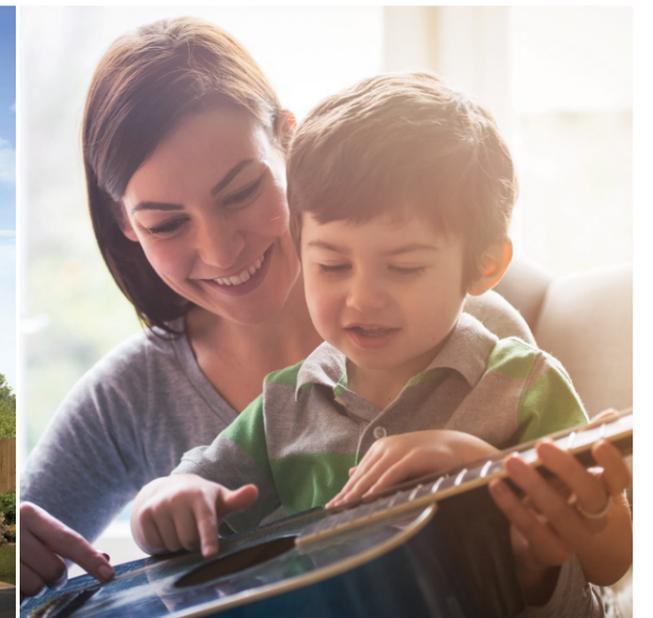
You'll see this in everything from our unique sale packages and upgrades to the fine details we add to make each house a home.

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 five 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.



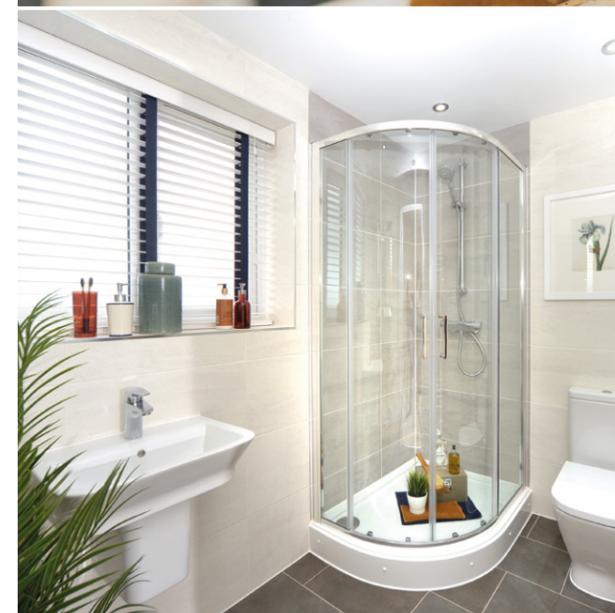
“William Davis thinks about the details. You can really tell the difference.”



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.

Oak Grange

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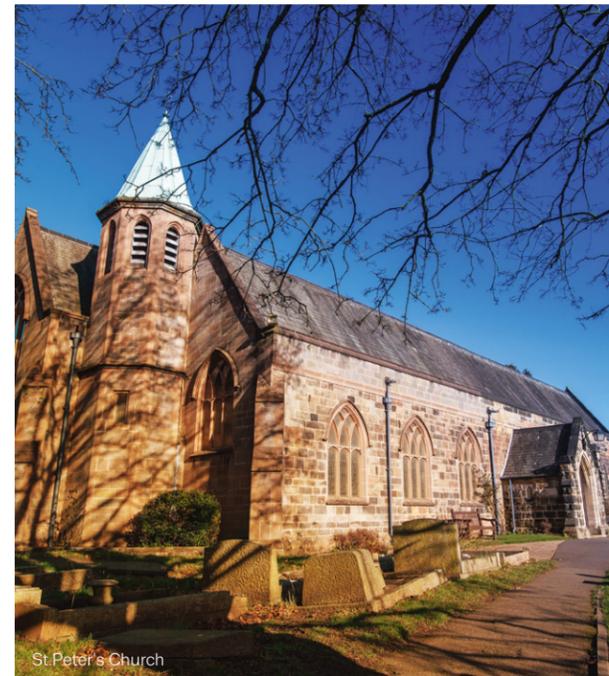
Before we give you a glimpse of your new home and life at Oak Grange, here's a quick overview of the local area and just a few of the things you can reach by hopping in the car for 30 minutes or less.



Travelling by car

Discover why you'll love life at Oak Grange.

Nestled perfectly in the thriving village of Littleover, Oak Grange really does offer the best of everything. On your doorstep you'll find all the local amenities you need like shopping, local pubs and an excellent school to name a few. Hop in the car for quick access to Derby, Burton-on-Trent and Nottingham for work in the week or fun at the weekend. Or take a short walk with the dog or the little ones over to the newly built Bunkers Wood Biodiversity Park and Woodlands Play Area. With so much to see and do all within easy reach, you'll love life at Oak Grange.



Everyone from first-time buyers to growing families can find their dream home at Oak Grange. The exclusive development of just 59 plots offers an excellent choice of 2, 3 and 4-bedroom homes, all beautifully designed inside and out.

Property Details

Inside and out, each William Davis property is 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 Oak Grange 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 Oak Grange.

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'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our sales team.



Amenities

If you're looking for local village charm that just happens to have everything you need, then look no further than Oak Grange.

Our beautiful development lies on the edge of Littleover, where you'll find yourself surrounded by excellent local amenities within easy walking distance or a short drive away. Pop into the local Co-op for midweek supplies or the nearby Tesco superstore for the big food shop. Historic pubs like the White Swan and The Half Moon, and restaurants such as Littleover Lodge, mean you don't have to venture far for a night out. Littleover even has its own golf course and swimming pool if you're feeling active. As well as those all-important things like excellent schools and medical centres.

Find out more about Oak Grange and the local area over the following pages.

Schools and nurseries



[Littleover Community School](#) (0.7 miles)

A popular secondary school for 11 to 18 year olds with an "Outstanding" Ofsted rating. It was also named the best state secondary school in Derby by The Real Schools Guide 2018 and 2019.

[Derby High School](#) (1.4 miles)

Derbyshire's top performing independent day school covering pre-school, primary, secondary and sixth form. Although originally a girls-only school, it now accepts boys and girls, aged 3 to 18 years old. Scholarships and an Assisted Place Scheme are available.

[Derby Grammar School](#) (0.6 miles)

An independent school for boys aged 4 to 18 years old and girls aged 16 to 18 years old. Scholarships and bursaries are available to pupils in senior school and sixth form.

[Carlisle Infant and Nursery Academy](#)

(1.6 miles)

A "Good" Ofsted rated academy for 3 to 7-year olds that is now in a new building with extensive grounds following a recent transition from school to academy.

[Wren Park Primary School](#) (2.0 miles)

An infant and junior school for 4 to 11-year olds that's a little further afield but has an "Outstanding" rating from Ofsted.

Medical



GPs and health services

Looking after you and your family's health is easy at Oak Grange. You'll find your new home conveniently located near to Trent Medical Services as well as private healthcare services such as the Littleover Dental Practice and Nuffield Health Hospital. A short car journey away will get you to MyDentist, which caters for NHS patients, as well as Derby's super hospital, The Royal Derby.

Take a look at local GPs and more on the NHS website: www.nhs.uk/service-search

Other



Fitness

Close to home you'll find plenty for the whole family to enjoy. Littleover has its very own swimming pool, Gayton Swimming Pool, and Mickleover Golf Course. The King George V Playing Fields have something for everyone with a children's play area, outdoor sports courts (including tennis, cricket and football), skateboard ramps and outdoor gym equipment. Or if you prefer a good indoor gym workout, then The Gym Derby, 24 Fit and Rolls Royce Leisure all have plenty to offer.

Outdoors

Fancy some fresh air? Walk out your front door and over to the Bunkers Wood Biodiversity Park, a nature reserve that backs onto the Oak Grange development. Enjoy a stroll around the perimeter walk or take in the scenery at one of the seating areas with views of the surrounding area. Alternatively, the kids will love The Woodlands Play Area with its great range of equipment and countryside theme. Further afield you can jump in the car for just 30 minutes and head to the likes of Conkers, which is a family-friendly centre in the National Forest with play areas, discovery zones and an amphitheatre. Or Calke Abbey, which is a National Trust Grade I listed country house with 600 acres of beautiful parkland, dog friendly walks and cycle trails all worth exploring.

Shopping

Whether it's food shopping or fashion, or something more specific, you have plenty to choose from. Locally, Littleover caters for most needs with a Co-op, Iceland and Tesco superstore all nearby. Intu at Derby and The Octagon Shopping Centre in Burton-on-Trent offer all your favourite high street stores. Or for a change of scene, you can drive a little further or get the train to Nottingham, where you can explore its great range of big brands and independent stores.

Transport

Oak Grange is superbly well-positioned for access to the A38, which takes you to Derby or Burton-on-Trent in around 15 minutes, and the A50, which leads straight to the M1. You can drive to Derby Train Station which is well serviced with good links north and south. Or you can leave the car at home and hop on a bus at Littleover before heading to Derby or Burton-on-Trent for a cinema trip or some retail therapy.

Food and drink

You need not travel far for that evening tippie or something tasty to eat. Local legends The White Swan and The Half Moon pubs are popular with the locals, as is the Littleover Lodge Hotel. Or if you'd prefer to eat in, just order from one of the many nearby takeaways. Further afield Derby caters for every kind of taste and budget with well rated curry houses, well-known restaurant chains and other world cuisines, so you can grab a bite to eat before watching the latest blockbuster at Showcase de Lux cinema or a catching a new play at Derby Theatre.

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 five 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 five 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.



*“William Davis
thought of absolutely
everything – we couldn't
be happier.”*

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



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Living in Littleover