

# William Davis Homes

WILLOWBROOK | LOUGHBOROUGH





# 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 sales 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 six 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.



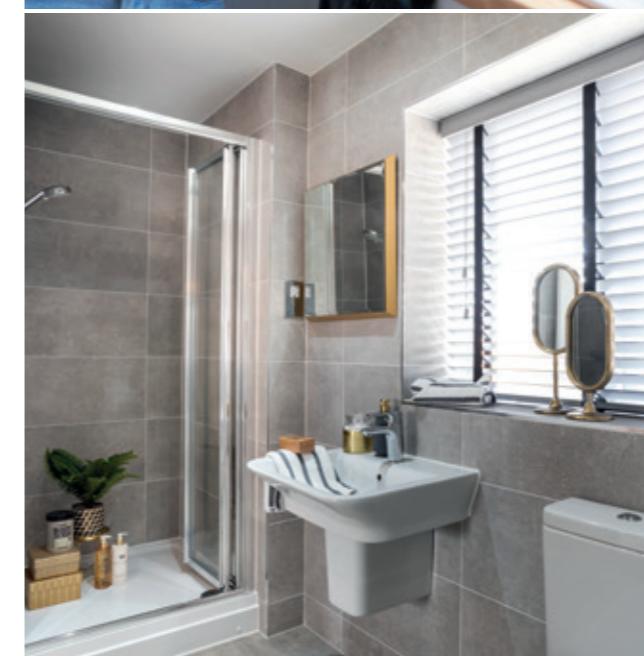


*“We’re blown away by  
the finishing touches  
– you can see the  
attention to detail  
in every room.”*

# 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.

# Willowbrook

## Loughborough

Before we give you a glimpse of your new home and life at Willowbrook, 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

You're on the edge of everything at Willowbrook.

Nestled close to the River Soar and the Grand Union Canal, and with scenic views of the Leicestershire countryside, Willowbrook is a peaceful development that just happens to be on the edge of Quorn village and within easy reach of Loughborough and Leicester. It means from the moment you set foot outside your front door, you're perfectly placed to enjoy a busy social life when you want it and relaxation when you don't.



With 33 plots offering an excellent choice of 3 and 4-bedroom homes, all beautifully designed inside and out, there's something for everyone at Willowbrook. Whatever the size, the same elegant designs and uncompromising quality await you from the moment you step inside.

# 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 Willowbrook 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 fridge/freezer and dishwasher, we have something for you at Willowbrook.

## 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 units 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 consultants.



# Amenities

Tucked away in a beautiful development surrounded by picturesque countryside and scenic walks, it's hard to believe that Willowbrook is so well connected.

With the villages of Quorn and Barrow-on-Soar on your doorstep and Loughborough and even Leicester all within easy reach, you'll find your new home ideally situated whether you're commuting in the week or exploring the Leicestershire countryside at the weekend. The nearby canal provides ample trails to explore and the hustle and bustle of village life in Quorn, with its good choice of shops, cafes, pubs, restaurants and other useful amenities, is just over a mile away.

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

## Schools and nurseries



### Lime Tree Day Nursery

There is a good choice of nurseries nearby including this one conveniently located in Quorn village. They have a large garden and flexible packages for babies from 6 weeks and children up to 5 years old.

### Woodside Lodge Outdoor Learning Centre

(0.31 miles)  
An independent school that offers a safe, secure and therapeutic environment for boys and girls aged from 5 – 19 years old with an autistic spectrum disorder. Rated 'Outstanding' by Ofsted.

### St Bartholomew's Primary School

(0.88 miles)  
A high achieving Church of England primary school for boys and girls aged from 4 to 11 years old and located next door to St Bartholomew's Church in the centre of Quorn village. Rated 'Good' by Ofsted.

### Outwoods Edge Primary School

(0.99 miles)  
A primary school for boys and girls aged from 4 to 11 years old with a 'Good' Ofsted rating. They also have a school dog called 'Bee' who is part of the Wellbeing Team.

### Loughborough Grammar School

(0.93 miles)  
An independent fee-paying school for boys aged from 10 to 19 years old. It's one of the UK's oldest independent schools and has a long and successful heritage. Prospective students are required to take an entrance exam and there is an option to board.

### Rawlins Academy

(0.96 miles)  
A Church of England academy for children aged from 11 to 19 years old that also has special units for Autism and children with moderate learning difficulties. Rated 'Good' by Ofsted.

# Medical



## Medical

At Willowbrook you can feel confident that you and your family's health needs will be met. Loughborough hospital is less than 15 minutes away and has an urgent care centre which operates 24/7 via walk in or you can book via NHS 111. For a quick visit to the GP, you'll find Quorn Medical Centre conveniently located in Quorn village. For all those regular dental check-ups, Sherwood House Dental Practice in Loughborough welcomes NHS patients. And being so close to Loughborough means there are also a variety of specialist services nearby including cosmetic dentists and an orthodontist. Or if you have a furry member of the family, there's a choice of local vet practices including Vets4Pets.

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 & Wellbeing

There are lots of options when it comes to enjoying some much-needed "me-time". If keeping fit is your thing, then you'll find Loughborough Leisure Centre fully equipped with a swimming pool, gym and exercise classes. Or you can head into the centre of Loughborough for the likes of PureGym, CrossFit and boxing. Longcliffe Golf Club, one of the premier golf courses in the East Midlands, is only 20 minutes away. Or for something a little different, Merlin Archery Range in Quorn welcomes new members. And when it's time for some pampering, you're spoilt for choice when it comes to hair and beauty salons.

## Outdoors

Quorn village prides itself on its green spaces, all of which are easily accessible from your new home. Step outside your front door and head to Stafford Orchard with its large park, basketball court, half pipe and play area, or take a stroll along the canal walks with the dog. Swithland Reservoir provides attractive trails with scenic views across the water to the surrounding woodland and countryside. And just 10 minutes by car is Beacon Hill Country Park, which offers plenty of nature trails and a rustic play area.

## Shopping

Whether it's the weekly shop, something special or some more serious retail therapy, you're spoilt for choice at Willowbrook. Quorn village provides ample convenient stores including a Co-op and a shop selling fresh local produce, as well as a Boots and other

independents selling gifts, homeware and jewellery. There's an Aldi supermarket nearby and a large Sainsbury's in Loughborough. Or if it's the high street brands that you're after, then Loughborough and Leicester are both within easy reach.

## Transport

Whether you're commuting for work or exploring the local area, your new home is perfectly positioned to get out and about. Easily join Loughborough Road and head south for Leicester in 20 minutes or go north and reach the centre of Loughborough in just 10 minutes. Nottingham is also around 35 minutes way. Quorn village is served by the number 2 Kinchbus that runs between Leicester and Loughborough with stops in Quorn and Barrow-upon-Soar. And Barrow-upon-Soar railway station, which is situated on the Midland Main Line, is around 6 minutes away by car.

## Food and drink

After work drinks, an evening meal out or weekend brunch – you can enjoy a bit of everything at Willowbrook. Stroll into Quorn village to explore the various local pubs including the White Horse, The Monk, The White Hart Inn or Blacksmiths Arms, or dine out at the highly rated Italian, Indian and Thai restaurants. On sunny days in particular, Pilling's Boat House is a lovely waterside setting for a meal and a drink. Or if you're feeling adventurous, a trip into Loughborough or Leicester has all the ingredients for a big night out.



# 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 six 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.

## Customer Services

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.



*“We’ve felt supported from day one – everything has been taken care of for us.”*

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 Loughborough**