



William Davis

MILL FIELDS | BROUGHTON ASTLEY



William Davis

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 family values and understanding.

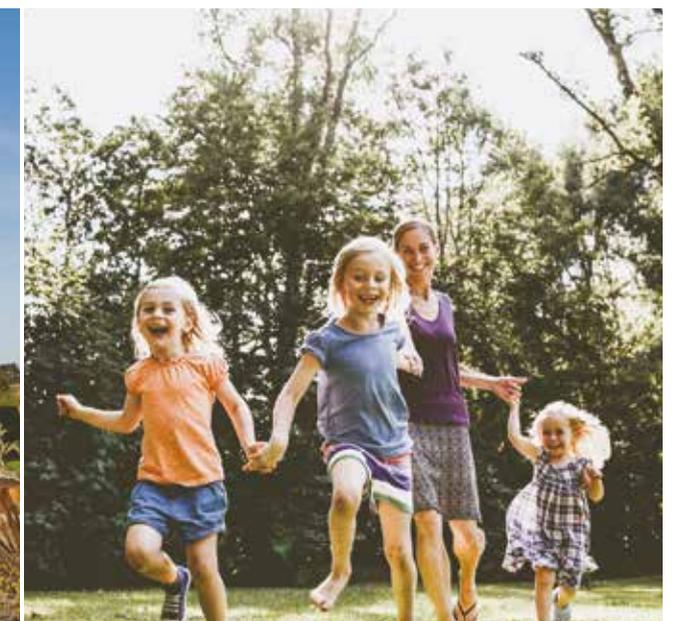
You'll see this in everything from the friendly greetings of our on-site sales consultants to the fine details we add to make each house a home – all of which have helped William Davis to become one of the most well respected housing developers in the Midlands.

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

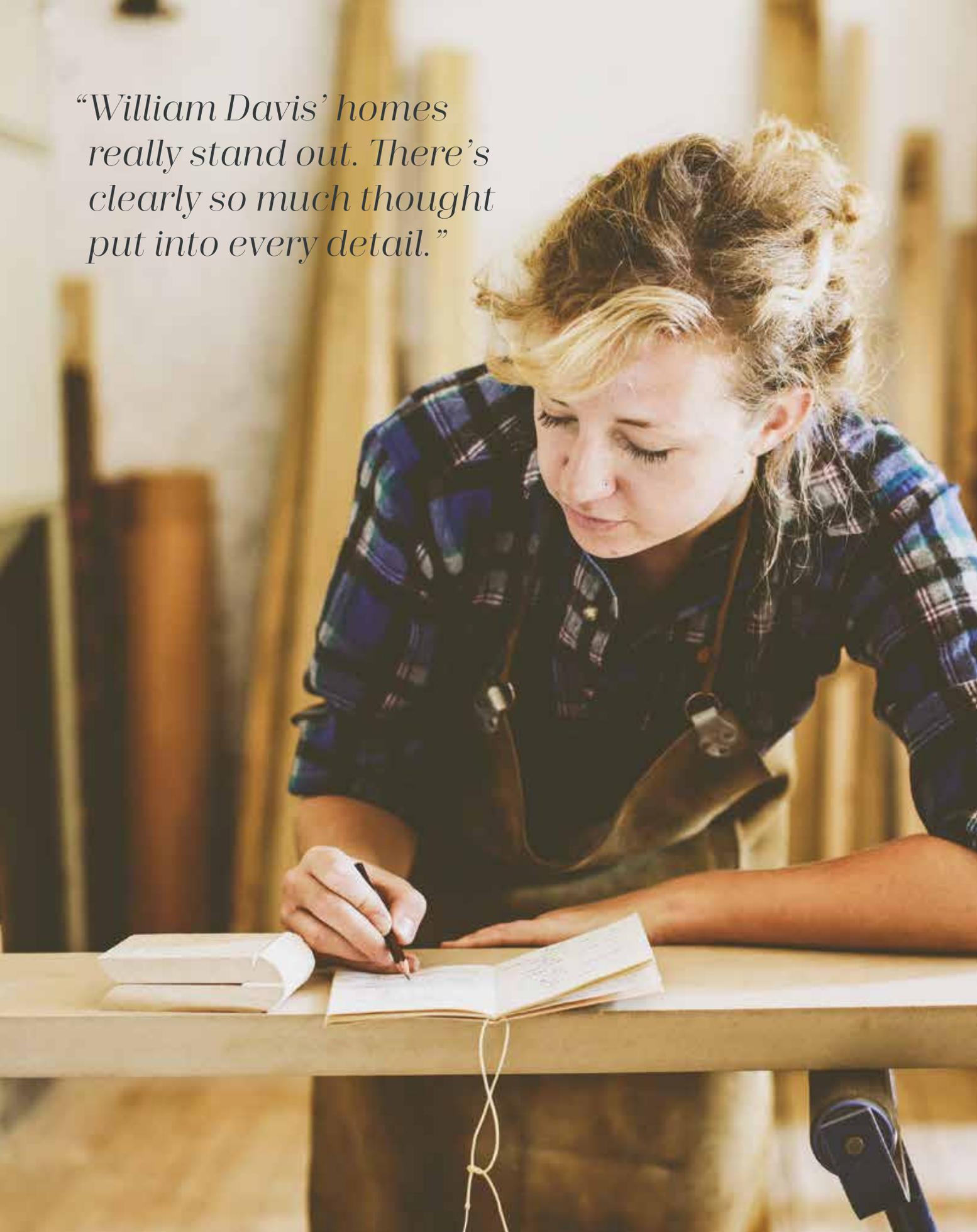
important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your current home, with our expert consultants and tailored buying options we'll support you every step of the way.

Plus, we're Consumer Code compliant and registered with the National House Building Council. That means when you buy from William Davis, you can always expect to find the highest standards, stay well informed, and be treated with consideration.

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’ homes really stand out. There’s clearly so much thought put into every detail.”



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 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.



Mill Fields

Broughton Astley



A wonderful location with something for everyone.

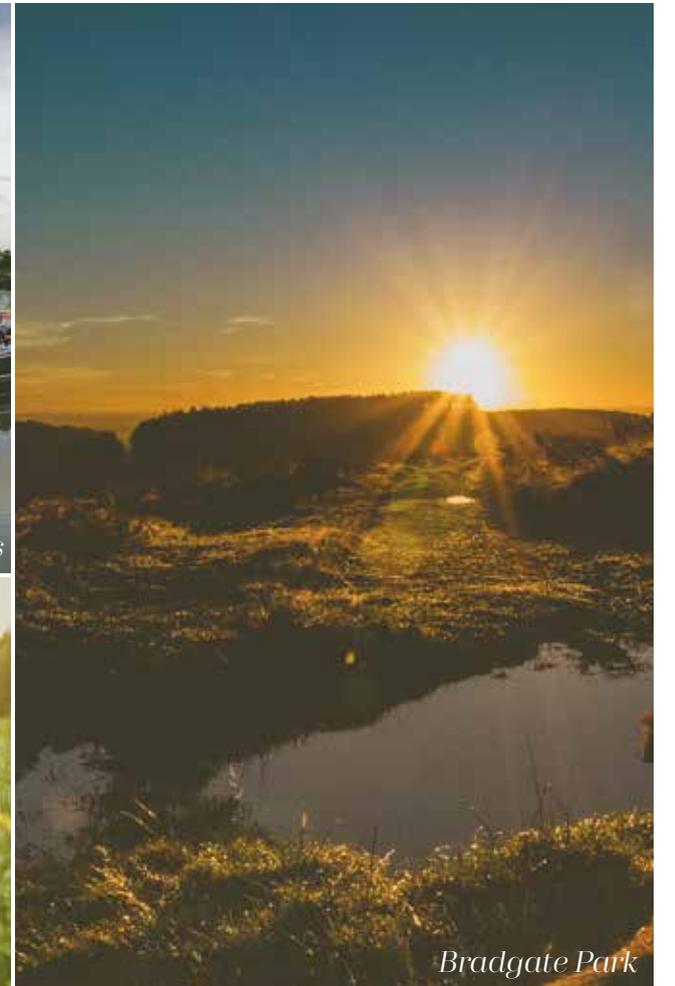
Find some much-needed peace and quiet at Mill Fields. Set in the Leicestershire village Broughton Astley, this stunning new development enjoys sweeping views of open countryside as well as access to all the amenities you need.

Broughton Astley was formed when two separate villages, Broughton and Primethorpe, grew and merged. Another village, Sutton in the Elms, also forms part of the local parish. The combined areas expanded rapidly with the development of industry in the 1800s, when many inhabitants worked as machine knitters.

Living here, you're just a stone's throw away from the towns of Hinckley and Lutterworth, while those working in Coventry and Leicester will enjoy an easy commute.



Foxtan Locks



Bradgate Park

Featuring a range of 2 to 5-bedroom houses, Mill Fields is a friendly development suitable for everyone from young professionals buying their first home to big, growing families.

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 Mill Fields 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 and aerial points in most of the rooms, and a full alarm system. All of our homes, including 2-bedroom properties, have at least one built-in wardrobe, while all kitchens feature floor coverings, a 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 enjoy; each of our houses 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 Mill Fields.

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

Being only 10 minutes from Lutterworth and half an hour's drive from Leicester, there's plenty to do around Mill Fields.

Enjoy the peace and tranquility of village life, with all the convenience of a town. Broughton Astley's location means you don't need to venture far to find all the amenities you need. There are doctors surgeries and other health services in the village and in nearby Lutterworth and Hinckley, while Glenfield hospital is just three miles from Leicester city centre.

Parents will find a choice of primary and secondary schools, all no further than a bus trip away. And when it comes to shopping, eating, drinking, and staying fit, there's a lot to keep you busy close by. Sample the local pubs and stock up in the shops and nearby supermarkets, or take a trip to Leicester to shop the high street, catch a film or enjoy an evening meal.

Find out more about what Broughton Astley and the surrounding areas have to offer over the following pages.

Schools



[Old Mill Primary School](#) (0.8 miles)

A large primary school in Broughton Astley catering for around 400 pupils.

[Hallbrook Primary School](#) (2.2 miles)

A welcoming school with a family feel, situated at the edge of Broughton Astley.

[Manor Field C of E Primary School](#)

(2.4 miles)

A friendly school with 14 classes teaching children from Early Years Foundation to Year 6.

[All Saints C of E Primary School](#) (2.8 miles)

Joined with Sharnford C of E Primary School, this small village school is based in Sapcote.

[Sharnford C of E Primary School](#) (3.2 miles)

Another small and friendly village school, twinned with Sharnford C of E.

[Thomas Estley Community College](#)

(0.8 miles)

A community college for 11 to 16-year-olds and a member of the Thomas Estley Learning Alliance.

[Brockington College](#) (5.1 miles)

A Church of England academy that caters for children aged 11 to 16 and provides adult learning services.

[Hastings High School](#) (6.3 miles)

A high school for children aged 11 to 16 based in nearby Hinckley.

[Hinckley Academy and John Cleveland Sixth Form Centre](#) (6.5 miles)

A coeducational secondary school and sixth form teaching ages 11 to 18.

[University of Leicester](#) (9.6 miles)

A public research university, the main campus of which is based in Leicester city centre.

Medical



GPs and health services

It's easy to keep your family's health in check at Mill Fields. There is a medical centre close to the development in Broughton Astley village, and you'll find health services including dental surgeries and GPs in nearby towns Hinckley and Lutterworth. Both Leicester Royal Infirmary and Leicester General Hospital are also within easy driving distance of the development.

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

www.nhs.uk/service-search

Glenfield Hospital

www.leicestershospitals.nhs.uk

Other



Fitness

Keep fit while enjoying the great outdoors at Frolesworth Road Recreation Ground, which has facilities for football, rounders, and cricket, as well as a skate park and play area. For swimming, gym sessions, and fitness classes, take the short drive over to Lutterworth Sports Centre.

Parks

Explore the beautiful woodland of Fosse Meadow Country Park just a few miles away, or enjoy the fresh air with a walk around the local countryside.

Transport

Mill Fields is deceptively close to both the M69 and M1, meaning you have an easy drive to and from Leicester (26 minutes), Coventry (35 minutes), and Rugby (25 minutes), as well as quick access to one of the main routes to London. Narborough Train Station is less than 10 minutes' drive from the development and runs regular services to Leicester (12 minutes), Birmingham New Street (45 minutes), and London (1 hour 35 minutes).

Food and drink

You'll find a handful of lovely pubs and restaurants around Mill Fields and in the village, plus even more over in nearby Lutterworth. For a wider choice – whether you're looking for a family dinner, a romantic restaurant, or a night out – visit Leicester city centre.

Shopping

There is a Co-operative food store close to the development, and a short drive away there are larger supermarkets including Waitrose, Asda, and Sainsbury's. Head over to Lutterworth to browse the town's independent shops, or go a little further to Leicester for high street shopping. Fosse Shopping Park is also only 15 minutes' drive away.



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 House 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



The NHBC runs an annual 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, with the percentage of corresponding answers revealing the final star rating.

In response to the survey, an overwhelming majority of our homeowners say they're extremely pleased with their homes - leading to William Davis receiving the maximum five star rating.

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; once you've moved in our customer care team will be on hand to offer after sales care.



“Mill Fields is in the perfect spot – close to work in Lutterworth, but in a beautiful setting too.”

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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