



William Davis

GRANGE PARK | LOUGHBOROUGH



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 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 two 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.





*“This is our second
William Davis
home in a row.
That says it all!”*

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.



Grange Park

Loughborough

The best of both worlds.

Nestled on the edge of Loughborough and overlooking Charnwood Forest, Grange Park offers a harmonious balance between town and country living. It's just two miles from Loughborough, a friendly Leicestershire town, yet surrounded by beautiful, open spaces, so you can dip in and out of the hustle and bustle – and it's easily commutable from Nottingham, Leicester, and Derby.



Whether you're a young professional, a growing family, or someone looking to downsize, Grange Park's collection of 2 to 5-bedroom homes have something for everyone.

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 Grange Park 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 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, 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 our team.

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 Grange Park.

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

Whether you're searching for a great school or looking to sign up at the gym, your family's well provided for at Grange Park.

With the centre of Loughborough just 2 miles away and the nearby village of Quorn even closer, at Grange Park you'll benefit from plentiful local amenities. When it comes to education there's a lot of choice; there are some excellent state and independent schools in the local area, and the development is just a stone's throw from the award-winning Loughborough University.

In the town and surrounding areas there are also cinemas, restaurants, cafés, gyms and leisure centres to keep you busy, so you'll never find yourself wondering what to do next. And if you'd like to explore a little further, the development's close to Nottingham, Derby, and Leicester.

Find out more about what Loughborough and the areas nearby have to offer over the following pages.

Schools



Outwoods Edge Primary (0.8 miles)
Teaching children from Foundation to Year 6, this school is close to the development.

Woodbrook Vale (1.1 miles)
A comprehensive school for 11 to 16-year-olds.

Beacon Primary Academy (1.3 miles)
An academy for children aged 2 to 11-years-old, situated close to the development.

Sacred Heart Catholic Primary School (1.4 miles)
A welcoming primary school with a strong Christian ethos.

Our Lady's Convent School (1.6 miles)
An independent Catholic school for ages 3 to 18 that welcomes families of any faith.

Mountfields Lodge School (1.7 miles)
A large primary school with over 500 pupils.

Fairfield Preparatory School (2.4 miles)
A co-educational prep school for ages 3 to 11.

St Mary's Catholic Primary School (2.7 miles)
A well-established primary school that's been teaching local children since the 1840s.

Limehurst Academy (3.1 miles)
Teaching children aged 11 to 16, the Academy is also a specialist sports college.

Loughborough High School (Girls') (2.5 miles)
A high-achieving, private girls' school.

Loughborough Grammar School (Boys') (2.5 miles)
Founded in 1405, Loughborough Grammar School is one of Britain's oldest independent boys' schools.

Loughborough College (2.0 miles)
Established in 1909, the College offers a wide range of AS and A2 levels and vocational courses.

Loughborough University (2.0 miles)
A university renowned for its research, student experience and world-class sporting reputation.

Medical



GPs and health services

It's easy to keep your family's health in check at Grange Park. Everything you could need is within 10 minutes' drive from the development, including Loughborough Hospital and the walk-in centre, dental practices, and multiple GPs. For emergencies, the Leicester Royal A&E is also close by.

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

www.nhs.uk/service-search

Other



Fitness

Get your whole family up and moving at Loughborough Leisure Centre – it's just 5 minutes away from Grange Park and hosts a range of sports clubs and facilities. You'll also find several gyms and fitness centres around the town, as well as bowls and tennis clubs.

Parks

Take a walk around Southfields or Queen's Park for a breath of fresh air, or make the most of a sunny weekend with a stroll alongside Wood Brook. Hop in the car and go a little further afield to spend a few hours in Charnwood Forest and the historic 830-acre Bradgate Park.

Transport

The development is close to the A6 and served by the M1, so it's an easy drive from both Nottingham and Leicester. For commuters Loughborough Train Station runs regular services to London, Derby, Leicester, Nottingham, and Sheffield, and it's just a few miles from the development.

Food and drink

If you're planning an evening out, you're in luck. Loughborough is home to a wide range of cafés, pubs, and restaurants, as well as some trendy independent bars, and the majority are a short drive away.

Shopping

There are plenty of high street and independent shops in Loughborough and, a little further afield, Fosse Shopping Park is great for an afternoon out. And if you need to pick up your weekly shop, head to nearby Tesco Extra or the Sainsbury's or Tesco superstores, which you'll find on the other side of town.

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 two 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 twice 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.



“Our friends are looking to buy a new home, and we immediately recommended William Davis.”

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



William Davis Limited
Forest Field
Forest Road
Loughborough
LE11 3NS

Sales Office: 01509 638332
Head Office: 01509 231181

williamdavis.co.uk