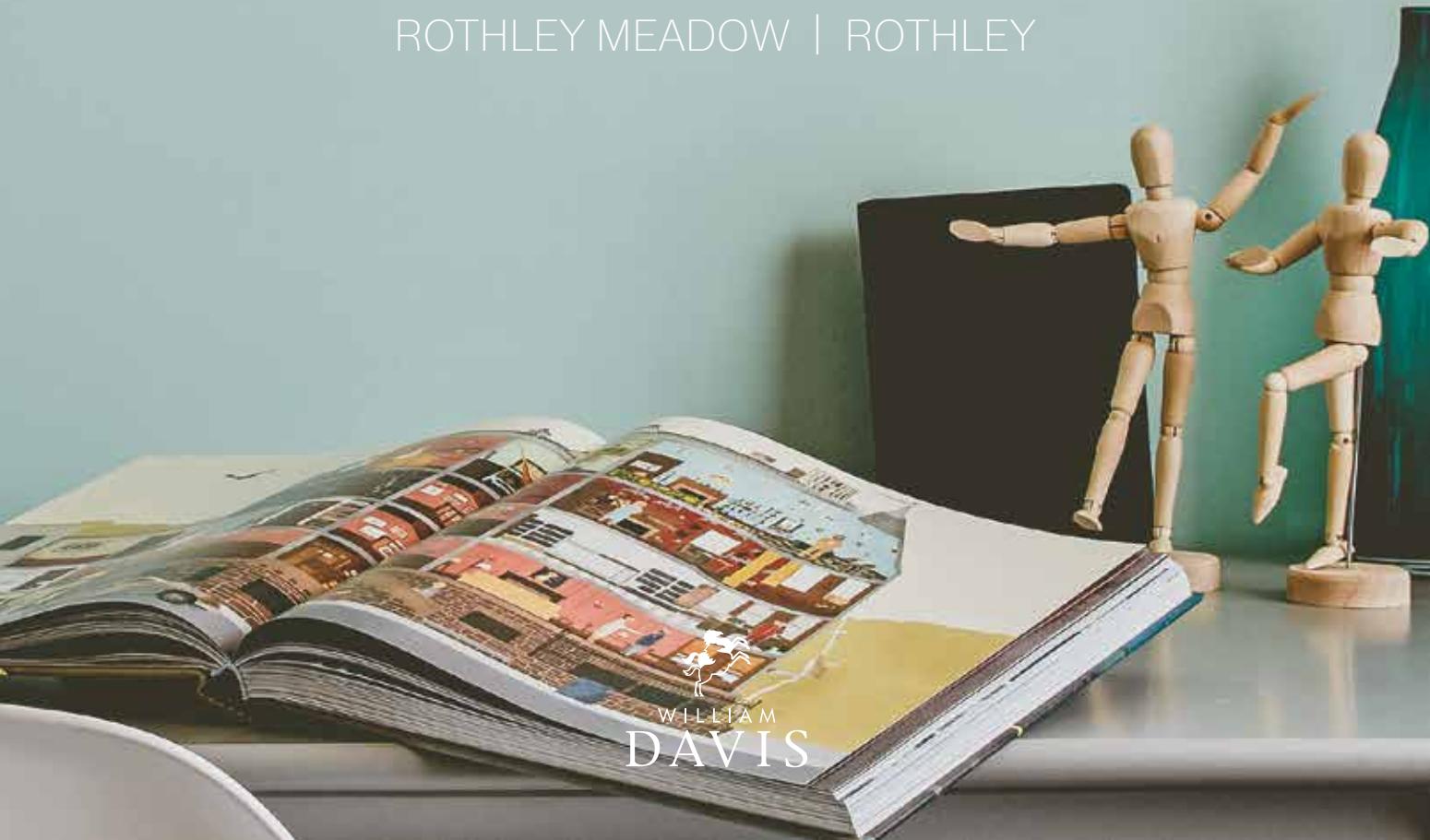


William Davis

ROTHLEY MEADOW | ROTHLEY





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.

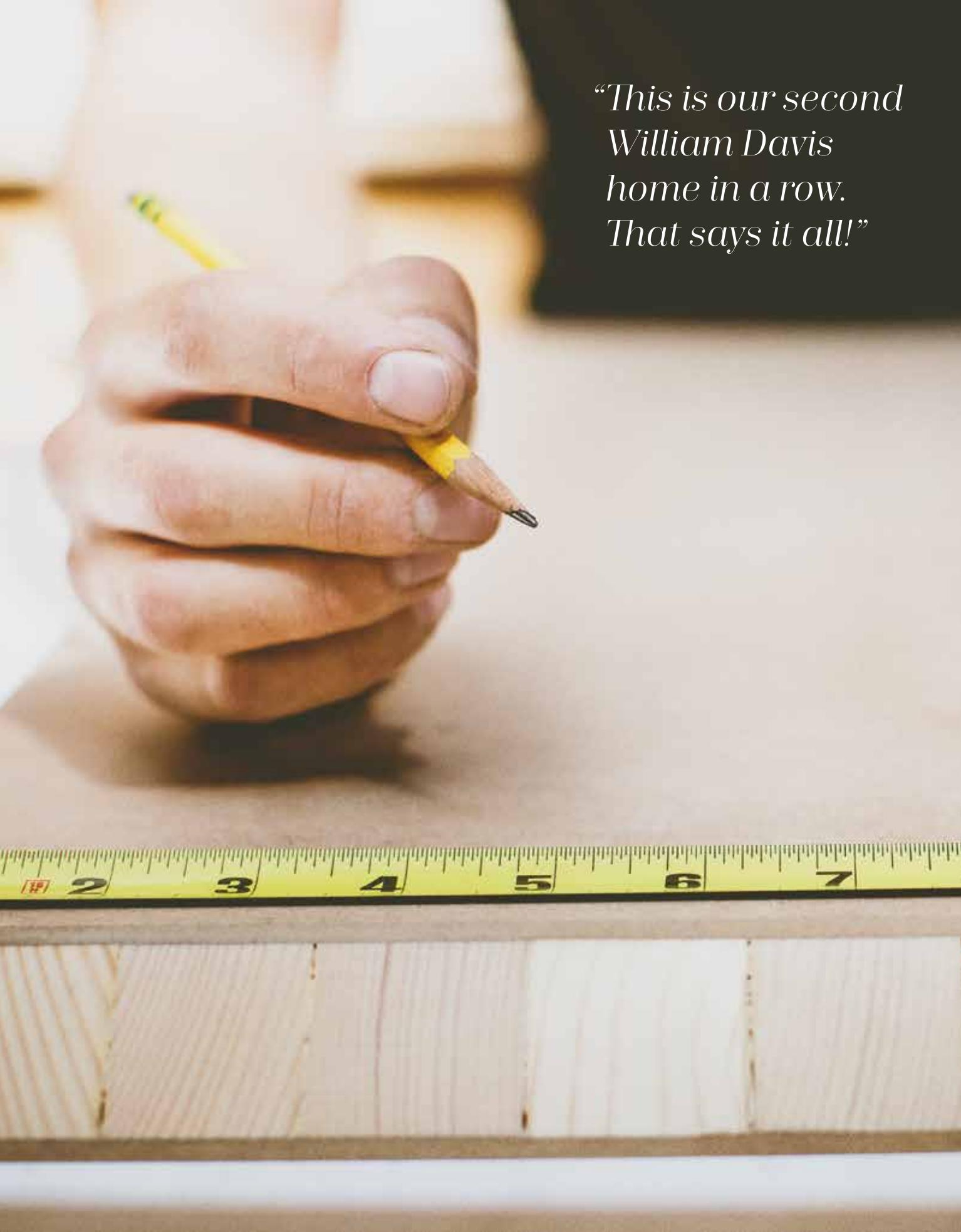
But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your

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 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.



Rothley Meadow

Rothley



Escape from the city.

When you live in Rothley Meadow, you'll always look forward to coming home. The development sits just at the edge of Rothley village, surrounded by fields and close to the River Soar, so it's perfect for those looking for a little peace and quiet. And while it's the perfect retreat from the hustle and bustle of the city, Rothley Meadow also has great travel links – meaning you'll never feel too far from the action.



Bradgate Park



Whether you're a first-time buyer or a growing family, Rothley Meadow has something for everyone, offering a range of properties from 2 to 5-bedroom homes. Whatever the size, you'll always find the same elegant designs and uncompromising quality.

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 Rothley Meadow 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 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.

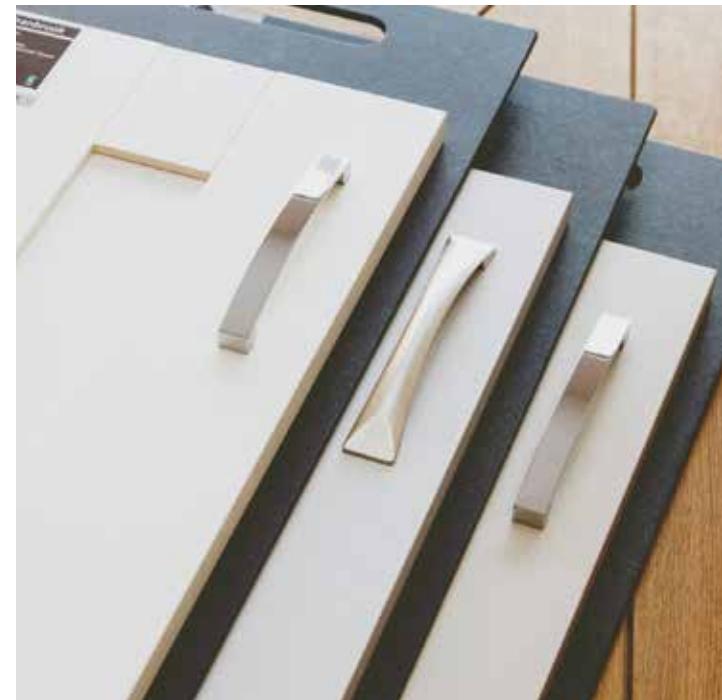
Property-specific features

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 Rothley Meadow.

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 one of our sales consultants.



Schools

Amenities

Whether you're looking for fantastic schools or countryside walks, you'll find a little of everything around Rothley Meadow.

Rothley Meadow's rural setting is certainly peaceful, but it's far from secluded; almost all the amenities you could need are within just a couple of miles of the development. Many schools are either within walking distance or situated close by in Quorn, Birstall, or Barrow Upon Soar, and there are two GPs nearby. And with Leicester city centre just 20 minutes' drive away, as well as Loughborough, Birmingham and Nottingham easily accessible by road and rail, there's a lot of choice when it comes to eating, drinking, and shopping.

Find out more about what the local area has to offer over the following pages.



Christ Church and St. Peters C of E Primary School (0.6 miles)
A school with a strong Christian ethos just over 10 minutes' walk from the development.

Rothley C of E Primary School (0.9 miles)
This school is within walking distance of the development, just 20 minutes away.

Cossington C of E Primary School
(2.7 miles)
A coeducational Church of England school in nearby Cossington village.

Sileby Redlands Community Primary School (2.7 miles)
A friendly community school found 10 minutes' drive away in Sileby.

The Cedars Academy (3.5 miles)
Situated in nearby Birstall, this academy caters for 11 to 18-year-olds.

Rawlins Academy (3.3 miles)
Also teaching 11 to 18-year-olds, Rawlins is 10 minutes' drive away in Quorn.

Humphrey Perkins High School (3.9 miles)
A high school in Barrow-upon-Soar currently catering for 11 to 16-year-olds.

Loughborough College (6.1 miles)
Established in 1909, the College offers a wide range of AS and A2 levels and vocational courses.

Loughborough University (5.8 miles)
A high-ranking university with strengths in engineering, technology, and sport.

Medical



GPs and health services

It's easy to keep your family's health in check at Rothley Meadow; find GPs close by or take the short drive out to Quorn. There are dental practices in Rothley and the surrounding villages, while the nearest hospital is 15 minutes' drive away in Leicester.

Take a look at local GPs and other health services on the NHS website:

<http://www.nhs.uk/service-search>

Other



Parks

Rothley Park is just around the corner from the development, while sunny days are perfect for a walk along the River Soar or a visit to Bradgate Park. Swithland Reservoir is also just a couple of miles away and ideal for long weekend walks and birdwatching.

Transport

The development is close to the A46 and A6 and only a short drive from the M1. For city workers the train stations in Barrow Upon Soar and Sileby are close by, providing quick and easy access to Leicester, Birmingham and Nottingham.

Fitness

Get the whole family moving at the recently refurbished Soar Valley Leisure Centre, where you'll find a pool, gym, and fitness classes. If you'd like to get involved in the local community Rothley also offers sports clubs ranging from football to archery, and Rothley Golf Club is close to the development.

Shopping

There are Asda and Sainsbury's superstores just a short drive away, as well as local Tesco and Waitrose stores. For high street shopping head over to Fosse Park or the Thurmaston retail park, drive into Loughborough or Leicester, or catch a train to spend a day in Nottingham.

Food and drink

You'll find cosy cafés, plenty of pubs and a handful of restaurants in Rothley, Mountsorrel and Quorn. And with Leicester, Loughborough, and Nottingham easily accessible from the development you're spoilt for choice when it comes to planning an evening 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 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.



“The site agents were outstanding, and communication was excellent. The on-site sales consultant was also lovely and very helpful.”

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.

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