



William Davis

TREETOPS | MATLOCK



WILLIAM
DAVIS



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.

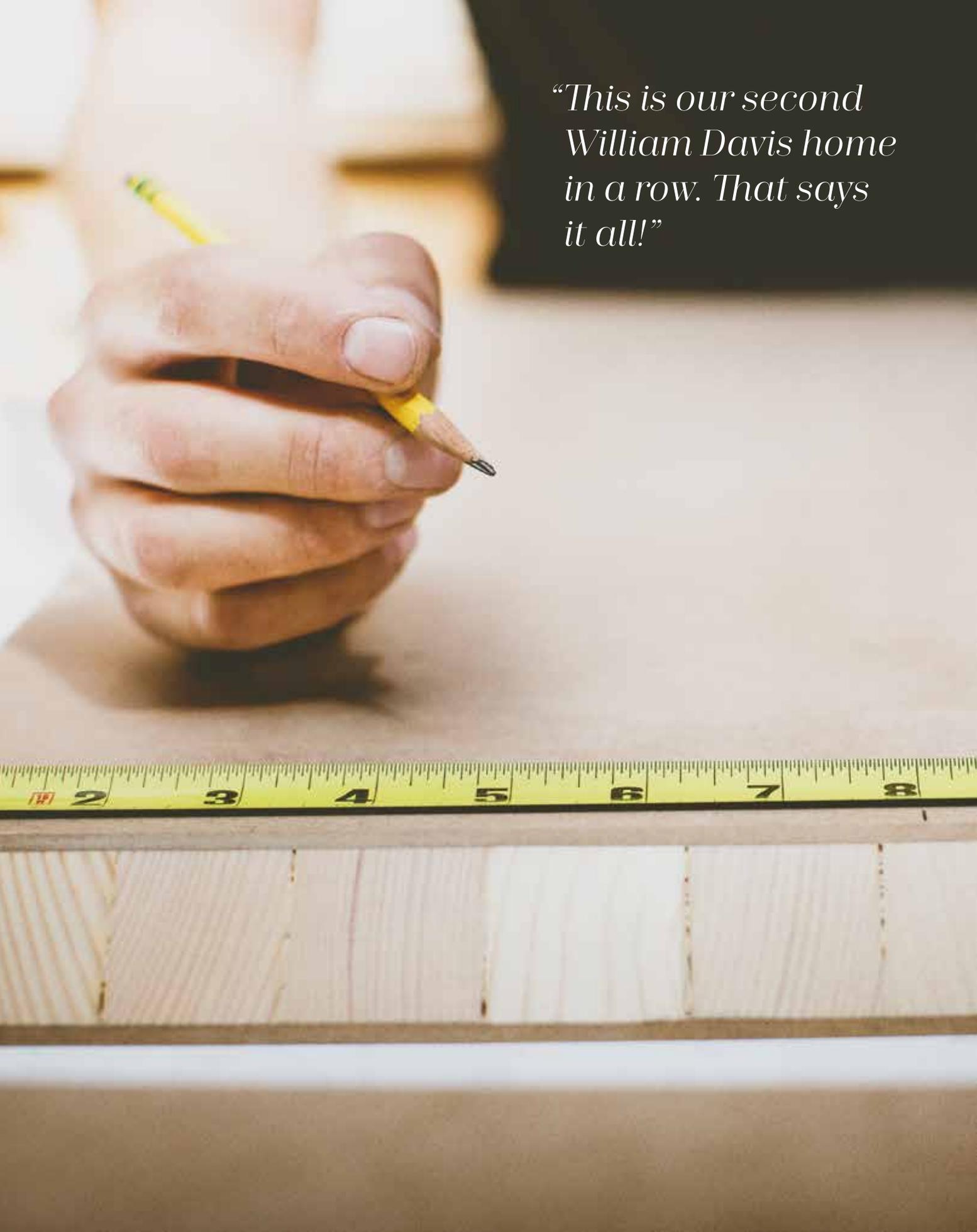
In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.



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

Craftsmen

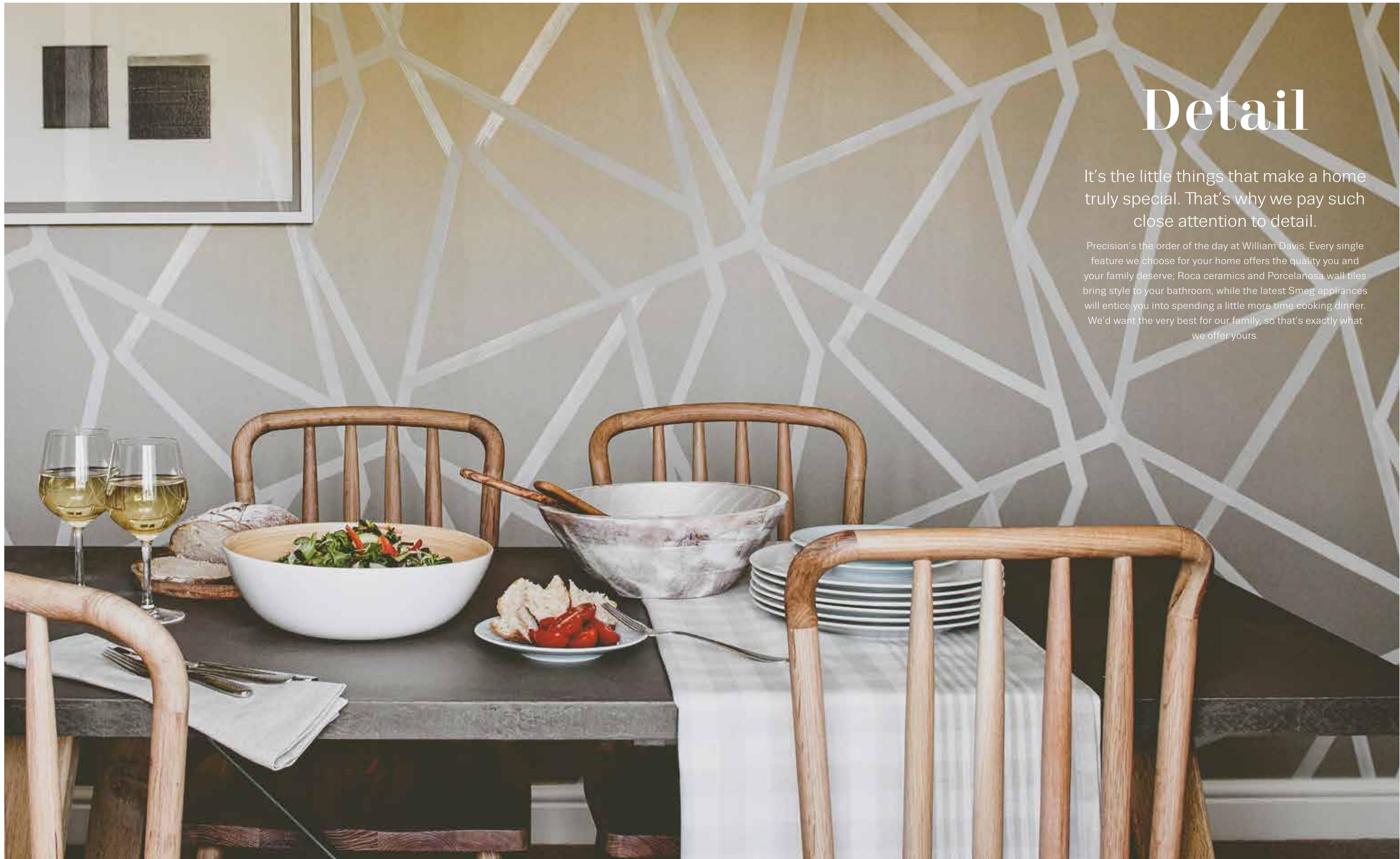
To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality 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.



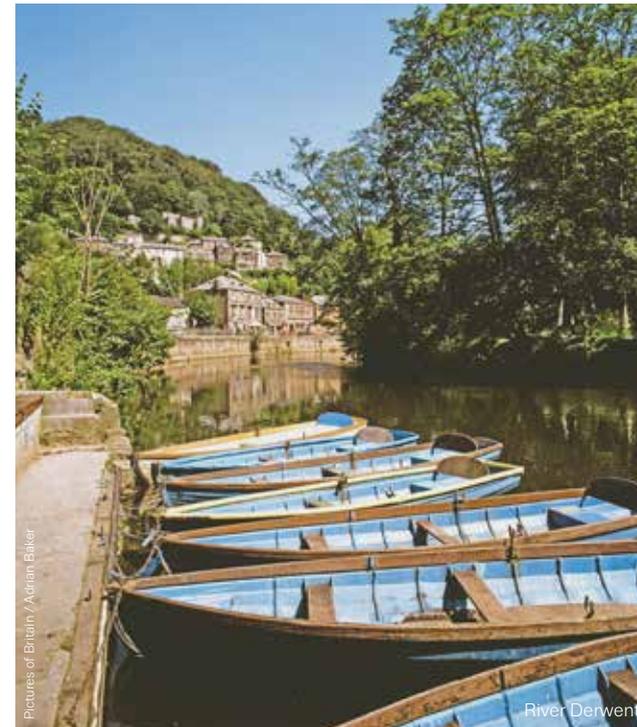
Treetops

Matlock



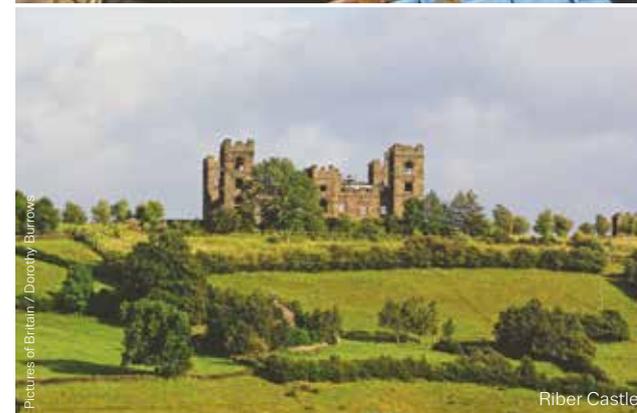
Settle down in the heart of Derbyshire.

Treetops is set in Matlock, a beautiful town at the edge of the Peak District. It's surrounded by dramatic views of Matlock, Ribber Castle, and the Derwent Valley, and is full of open spaces and unique features such as the historic Bailey's Tump. But it's the homes that make Treetops truly special – we've combined traditional features with contemporary designs, allowing them to blend perfectly into the beauty of Derbyshire.



Pictures of Britain / Adrian Baker

River Derwent



Pictures of Britain / Dorothy Burrows

Ribber Castle



Pictures of Britain / David Muscroft

The Heights of Abraham

With 85 homes ranging from 2 to 5 bedrooms, you're sure to find just what you're looking for at Treetops, whether you're hoping to downsize or need extra room for a growing family. Whatever the size, you'll always find the same elegant designs and uncompromising quality, complemented by sympathetic features that look right at home in the countryside surroundings.

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 Treetops our homes range in size and design, and the details will slightly differ depending on the type of home you choose.

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 Treetops.

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.



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 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 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.



Amenities

With excellent transport links to nearby towns and cities, you'll find everything you could need in and around Matlock.

When you read 'Matlock', you probably think of Matlock Bath, a unique village with all the restaurants, cafés, and amusements you'd expect from a seaside town – but without the sea. Matlock, however, is actually just up the road. It's a small yet thriving town with all the medical facilities, shops, and conveniences you could need, and Treetops is just a mile from the centre. There are plentiful schools in the local area – many of them only a short walk from the development – and Matlock is also within easy reach of the universities in Derby, Sheffield, and Nottingham. And when it comes to getting fresh air, you'll really be spoiled; the hilly surroundings of Matlock are perfect for hiking, cycling, or simply enjoying weekend walks.

Schools



[St Joseph's Catholic Voluntary Academy](#) (0.3 miles)

Part of the Saint Robert Lawrence Catholic Academy Trust, St Joseph's is less than 10 minutes' walk from the development.

[Treetops Nursery](#) (0.4 miles)

A welcoming nursery for children aged from 0 to 3 and up.

[Highfields School](#) (0.6 miles)

A coeducational secondary school and sixth form that's only a short, 10 to 15-minute walk away.

[All Saints C of E Infant School](#) (0.8 miles)

This school is under a mile from the development, and caters for children from 4 to 7 years old.

[All Saints C of E Junior School](#) (0.8 miles)

Paired with All Saints C of E Infant School, this junior school teaches children up to Year 6.

[St Giles C of E Primary School](#) (1.0 miles)

A nearby primary school with a strong Christian ethos.

[Tansley Primary](#) (1.6 miles)

A friendly village school surrounded by picturesque countryside.

[Darley Dale Pre-School & Nursery](#)

(2.1 miles)

A small, close-knit pre-school caring for children aged 2 to 5-years-old during term time.

[Darley Dale Primary School](#) (2.4 miles)

A warm, family-focused school situated on the outskirts of Hackney village, rated outstanding by Ofsted.

[Anthony Gell School](#) (5.3 miles)

A mixed comprehensive and specialist sports college for 11 to 18-year olds.

[Chesterfield College](#) (10.1 miles)

Close by in Chesterfield, this college offers further and higher education, as well as apprenticeships.

[University of Derby](#) (17.3 miles)

A higher education institution with more than 300 study programmes.

Medical



GPs and health services

It's easy to keep your family's health in check at Treetops. There are multiple medical practices over in Matlock, as well as both NHS and private dental surgeries. Whitworth Hospital is also close by in the case of any emergencies.

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

www.nhs.uk/service-search

Other



Fitness

In Matlock town there are yoga clubs, gyms, and a leisure centre, and you'll also find football, golf, orienteering and swimming clubs in the local area. To stay trim, you can also make the most of the various walking and cycling trails in the surrounding parkland, or head to Matlock Bath to hire a rowing boat.

Parks

Treetops is just a 15-minute walk from the beautiful Lumsdale Falls, a great spot for weekend strolls or walking the dog. The development's also right on the edge of the Peak District National Park, and a short drive away in Matlock Bath you'll find multiple green spaces and walking trails.

Transport

The train station, which is roughly 10 minutes' drive from the development, runs regular services to Derby, Nottingham, and everywhere in between. Matlock also has good access to the M1, making it easy to get up and down the country.

Food and drink

Your local pub, the Duke of Wellington, is just down the lane from the development, and there are more pubs, restaurants, and takeaways in Matlock town centre. If you fancy fish and chips, look no further than nearby Matlock Bath – it's just like being at the seaside. Find bars, clubs, and your favourite restaurants in Derby; it's perfect if you're looking for an evening out.

Shopping

The town centre has the main conveniences, including banks and food shops, while close by in Matlock Bath there are lots of quirky independent stores. For high street shopping, the intu Derby shopping centre or Sheffield's Meadowhall have everything you could need – and they're both an easy 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 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 excellent customer service made the process as smooth and stress-free as possible”

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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