

# THE GRANGE

AT COPCUT RISE | DROITWICH





# William Davis

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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.



# Copcut Rise

Droitwich

Explore the stunning setting of Copcut Rise.

Nestled close to the River Salwarpe and with views of open countryside and the Malvern Hills, Copcut Rise is a peaceful development surrounded by natural beauty.

The development is just on the edge of Droitwich Spa, a historic town in the Salwarpe River Valley famed for its salt water springs, and has great transport links both to the town centre and Worcester city.



*Malvern Hills*

Offering a range of semi-detached and detached homes and town houses with 2 to 5 bedrooms, Copcut Rise has something for everyone. And whatever the shape or size, in every home 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 Copcut Rise 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 Copcut Rise.

## 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.



# Amenities

Whether you're looking to enjoy the great outdoors or make the most of nearby Droitwich, there's a lot to do around Copcut Rise.

Copcut Rise is in a wonderful rural area, so you'd be forgiven for thinking that it might be a little secluded; but being just at the edge of town and very close to links with nearby cities, you're never more than 15 minutes from the amenities you need. There are lots of local schools, and when it comes to healthcare there are medical centres and dental surgeries in the town centre. Worcester is great for shopping and can be reached by train or car, and when you're looking to grab a bite to eat you needn't go further than Droitwich; you'll find lots of lovely, family-friendly pubs and restaurants practically on your doorstep.

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

# Schools



## **Chawson First School** (1.7 miles)

A friendly first school for children from reception to Year 4.

## **St. Peter's Pre School/Nursery** (2.0 miles)

A warm and welcoming learning environment for children from 2 years 9 months to school age.

## **St. Peter's C of E First School** (2.0 miles)

A school catering for children from early years foundation stage to Year 4.

## **Droitwich Spa Pre-School** (1.3 miles)

The longest established pre-school in Droitwich, accommodating children aged 2 to 5.

## **Westlands First School** (3.6 miles)

A community school with an on-site nursery, for children aged 3 to 9.

## **Westacre Middle School** (1.7 miles)

A middle school catering for ages 9 to 12, just at the edge of town.

## **Witton Middle School** (1.4 miles)

A middle school with a caring community that prepares ages 9 to 12 for secondary education.

## **St. Joseph's Catholic Primary School**

(1.6 miles)

St. Joseph's is a diverse primary school for children aged 4 to 11.

## **Dodderhill School** (3.8 miles)

A small independent school for girls aged 3 to 16, and boys also in nursery school.

## **Droitwich Spa High School** (1.8 miles)

A co-educational high school and specialist sports college for ages 12 to 18.

# Medical



## GPs and health services

It's easy to keep your family's health in check at Copcut Rise. The Corbett Medical Practice and Salters Medical Practice are both a short drive from the development in town, where you'll also find plenty of dental surgeries, both private and NHS. The closest hospital is Worcestershire Royal, less than 15 minutes' drive away.

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

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

# Other



## Fitness

Head to Droitwich Spa Leisure Centre for the gym, fitness classes, swimming, and other indoor sporting activities, or simply make the most of the development's rural setting by cycling, walking, and running. There are also multiple golf clubs around Droitwich Spa, as well as a rugby club and sailing club.

## Parks

Outdoors there's so much to explore around Copcut Rise. One of the town's most unique features is the lido, a heated outdoor pool complete with beach area and changing facilities on the edge of Droitwich Lido Park. You can also go cycling or rambling by the recently restored canal or River Salwarpe, or take a drive to one of the nearby National Trust parks for a day out.

## Transport

The development is very close to the A38, making the journey into Worcester a quick 20-minute drive, and is nearby junctions 5 and 6 of the M5. It's also only a couple of miles from Droitwich Spa train station, which is on the London Midland line and runs services to Hereford, Birmingham New Street, and Worcester.

## Food and drink

There's a range of pubs and restaurants in and around Droitwich Spa, whether you're looking to have a quick pint with the locals, a family meal, or a date night dinner. Over in Worcester you'll find an even bigger selection of places to eat and drink, from Italian chains to independent bars.

## Shopping

M&S Simply Food is within walking distance of the development and Brookside Fruits farm shop is close by, while Sainsbury's Local is a quick five-minute drive away. In town you'll also find Aldi, Waitrose, and Morrisons, plus conveniences such as banks, Wilko, and a Post Office. For high street shopping head to the Crowngate Shopping Centre in Worcester.



# 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.



*“Working in Worcester, the travel links were important; the development is easily commutable from the city.”*

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 Droitwich**