

WALTON HOMES

WOODWINDS

50 exclusive 2, 3, 4 & 5 bedroom residences



It's all built around you.

Walton Homes is founded on a family tradition of building exceptional new homes in wonderful Midlands locations. With more than 40 years of house-building experience, we are proud to offer outstanding quality and a personal approach. Our mission is building a better life for you and your family.



A small development of homes perfect for a variety of lifestyles

Perfectly positioned in the historic village of Warton, North Warwickshire and set back from Little Warton Road lies a select community of 50 homes that we like to call Woodwinds. The name of which bears reference to the 19th century windmill that was sited south of the village and was sadly demolished a century later.

Offering an impressive choice of 2, 3, 4 & 5 bedroom properties including bungalows, and with a variety of layouts to select from you will be sure to find the perfect property.





Street Scene



Tamworth Castle



Polesworth Village



Coventry Canal

Location Information

The quiet village of Warton offers a select number of amenities to homeowners including The Office at Warton, a charming and friendly pub. In addition, the village hall, social club, convenience store and post office all within walking distance of the development so you won't have to look too far. But if you did wish for more, the local village of Polesworth offers even more village amenities.

If you wish to venture further afield, Tamworth is home to a superb range of family-friendly attractions, including the ever-popular Snow Dome & Tamworth Castle, which hosts an array of events throughout the year. Its surrounding grounds also provide a selection of activities, including a miniature golf course, playground, bowling green and a skate park. Or why not take advantage of the local market, Ankerside Shopping Centre and Ventura Retail Park which boasts high-street names, independent retailers, and supermarkets.

Benefit from a wealth of countryside walks on your doorstep to explore more of the local villages or visit Pooley Country Park, a 62.5-hectare Site of Special Scientific Interest and nature reserve. Or for those wanting more of a thrill, Drayton Manor Theme Park is just 20 minutes away by car - offering attractions, rides and zoo for that ultimate day out.

On the doorstep are an excellent range of schools, with the Warton Nethersole C of E Primary School just a short walk away, while the Nethersole Academy, Birchwood Pre-School, and Dordon Primary School are all local to the village. The Wilnecote School and The Rawlett School cater to those seeking secondary education.

With Tamworth station just 15 minutes away by car, you can travel easily via major hubs including Crewe, Derby, Sheffield, Newcastle, Edinburgh, and London Euston. For the regular commuters, by car you can also be on the M42 and M6 in just a matter of minutes.





Make Woodwinds the place you call home

Nestled within the north Warwickshire Countryside in the quaint village of Warton,
Woodwinds boasts superb specification living to make you feel at home.

■ Ashmead	3 Bedroom homes plots 4, 5, 6, 7 & 38	■ Hamble	3 Bedroom homes plots 36, 37, 49 & 50
■ Bracken	2 Bedroom homes plots 2 & 3	■ Haywood	5 Bedroom home plot 14
■ Briarwood	3 Bedroom homes plots 8, 43 & 44	■ Hazelmere	4 Bedroom homes plots 11, 12, 15, 16 & 17
■ Cranmore	2 Bedroom bungalow plot 34	■ Waverley	3 Bedroom homes plots 22, 23, 24 & 25
■ Danescroft	2 bedroom bungalows plots 1 & 35	■ Radbrook	4 Bedroom homes plots 9, 10 & 13



Ashmead

Welcoming 3 bedroom homes

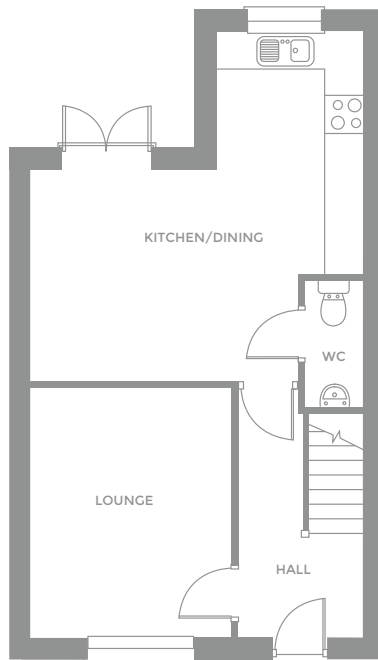
With an excellent layout throughout the Ashmead is the perfect place to call home with a choice of detached and semidetached. With a light and bright kitchen/dining room benefiting from French doors opening onto the rear garden, you have the perfect room for informal entertaining. Whilst a separate lounge provides a place to relax and unwind afterwards. From the landing the master bedroom with en-suite, two further bedrooms and bathroom can be accessed.



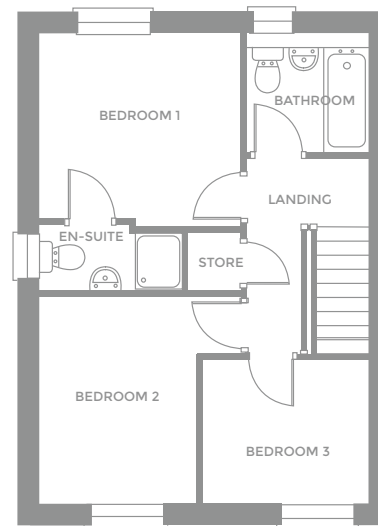
Plots 4, 5, 6, 7 & 38



WOODWINDS



Ground Floor



First Floor

Ashmead

Lounge 4034 x 3259
13' 2" x 10' 7"

Kitchen/Dining 5382 x 5679
17' 7" x 18' 6"

WC/Cloakroom 2032 x 304
6' 8" x 2' 11"

Bedroom 1 2974 x 3316
9' 9" x 13' 5"

Bedroom 1 En-Suite 2362 x 1027
7' 7" x 3' 4"

Bedroom 2 3349 x 3317
10' 10" x 10' 6"

Bedroom 3 2312 x 2652
7' 6" x 8' 7"

Bathroom 1934 x 1902
6' 4" x 6' 2"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Bracken

Stunning 2 bedroom properties

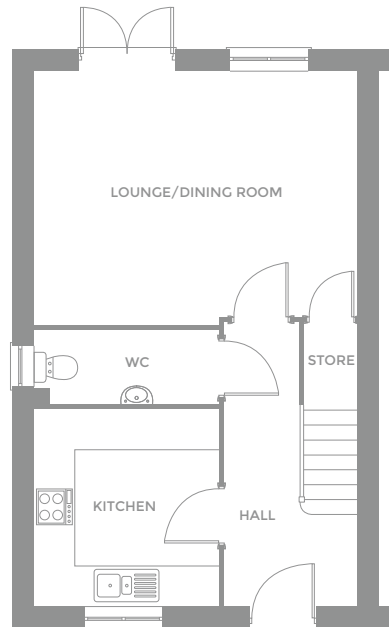
The Bracken makes great use of the space both indoors and outdoors with a welcoming lounge/dining room which opens onto the rear garden via the French doors. The separate high specification kitchen ensures that there is plenty of functional storage. Upstairs two large bedrooms provide ample space and a main bathroom situated between completes the layout.



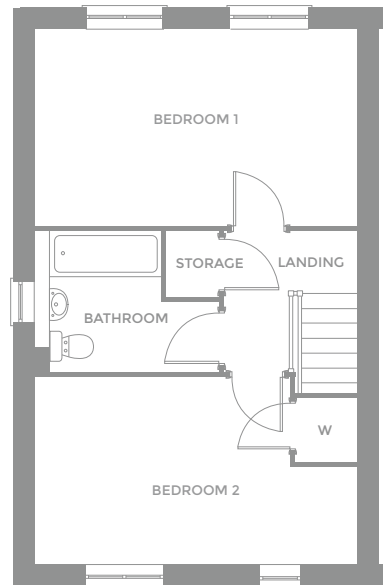
Plots 2 & 3



WOODWINDS



Ground Floor



First Floor

Bracken

Lounge 4940 x 3843
16' 2" x 12' 7"

Kitchen 2969 x 2785
9' 7" x 9' 1"

WC/Cloakroom 1094 x 2785
3' 7" x 9' 1"

Bedroom 1 4940 x 2964
16' 2" x 9' 7"

Bedroom 2 4940 x 2819
16' 2" x 9' 2"

Bathroom 2786 x 2142
9' 1" x 7' 0"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Briarwood

Attractive 3 bedroom detached property

The Briarwood is a welcoming double fronted family home with an optional fourth bedroom complementing today's style of living. The dual aspect lounge and the equally spectacular kitchen/dining/snug spans from the front of the house to the back and both rooms benefit from French doors leading to your rear garden. Upstairs the large master bedroom features an elegant en-suite to relax and unwind. Three further bedrooms and family bathroom complete the space.

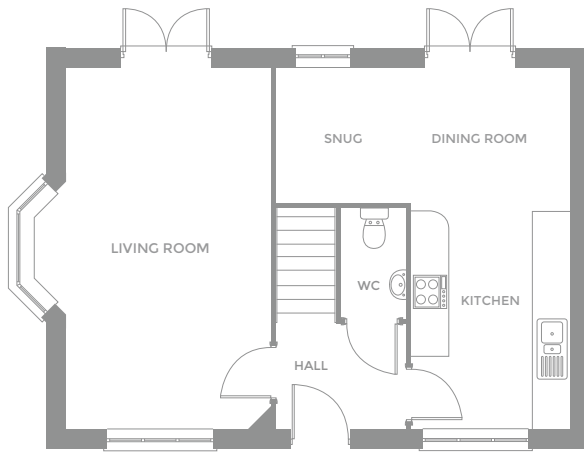


Plots 8, 43 & 44



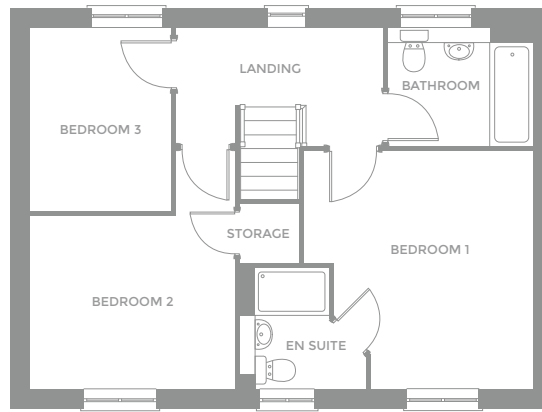


WOODWINDS



Ground Floor*

*Side bay window applicable to Plots 43 & 44 only



First Floor

Briarwood

Lounge 5917 x 3329
19' 4" x 10' 9"

Kitchen 3633 x 2565
11' 11" x 8' 4"

Dining/Snug 2198 x 4795
7' 2" x 15' 7"

WC/Cloakroom 1068 x 1798
3' 5" x 5' 9"

Bedroom 1 3694 x 3878
12' 1" x 12' 7"

Bedroom 1 En-Suite 2058 x 1934
6' 8" x 6' 3"

Bedroom 2 3329 x 2802
10' 11" x 9' 2"

Bedroom 3 2297 x 2985
7' 5" x 9' 8"

Bathroom 2359 x 1908
7' 7" x 6' 3"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Cranmore

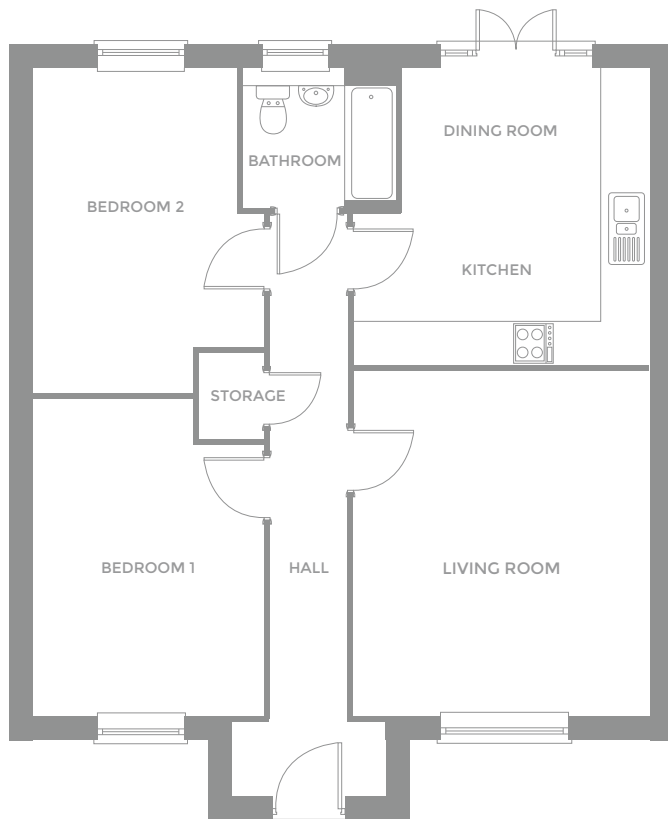
Stunning 2 bedroom property

The single story Cranmore features exceptional living accommodation throughout. The large kitchen/dining room benefits from French doors opening onto the rear garden bringing the outside in, whilst the impressive lounge provides spacious living. Further accommodation can be accessed from the hallway consisting of two bedrooms and main bathroom.



Plot 34





Ground Floor



WOODWINDS

Cranmore

Lounge 4732 x 4053
15' 7" x 13' 4"

Kitchen/Dining 4053 x 4091
13' 4" x 13' 6"

Store 1168 x 868
3' 10" x 2' 11"

Bedroom 1 3716 x 3153
12' 3" x 10' 4"

Bedroom 2 3843 x 2783
12' 8" x 9' 2"

Bathroom 1899 x 2084
6' 3" x 6' 10"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Danescroft

Stunning 2 bedroom property

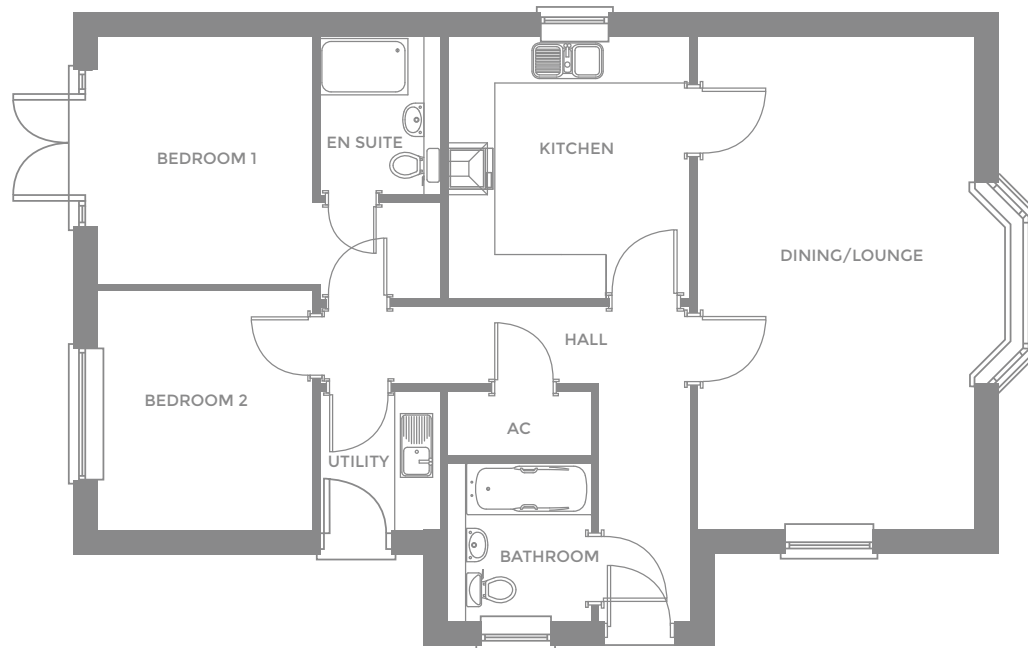
The Danescroft offers luxury living across only one floor. This single story residence provides a large lounge/dining room with a bay window overlooking the open space, whilst the kitchen offers an interconnecting door for versatile living. Located off the hall the master bedroom with en-suite benefits from French doors opening onto the rear garden, whilst the second bedroom is equally as spacious.



Plots 1 & 35



WOODWINDS



Ground Floor

Danescroft

Lounge/Dining 6592 x 3716
21' 7" x 12' 2"

Kitchen 3439 x 3231
11' 3" x 10' 6"

Utility 1800 x 1544
5' 9" x 5' 1"

Bedroom 1 3011 x 3289
9' 11" x 10' 8"

Bedroom 1 En-Suite 2094 x 1480
6' 9" x 4' 9"

Bedroom 2 3184 x 2844
10' 4" x 9' 3"

Bathroom 2094 x 1898
6' 9" x 6' 2"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Hamble

Spacious 3 bedroom property

Even from the outside the kerb appeal of the Hamble draws you into this inviting home. The dual aspect lounge spanning from the front to the rear of the property benefits from French doors opening onto the rear garden. You can expect remarkable living space throughout this home including the equally stunning dual aspect kitchen/dining room. Upstairs the master bedroom and ensuite provide the perfect place to relax and unwind. A further two bedrooms and family bathroom complete the arrangement.

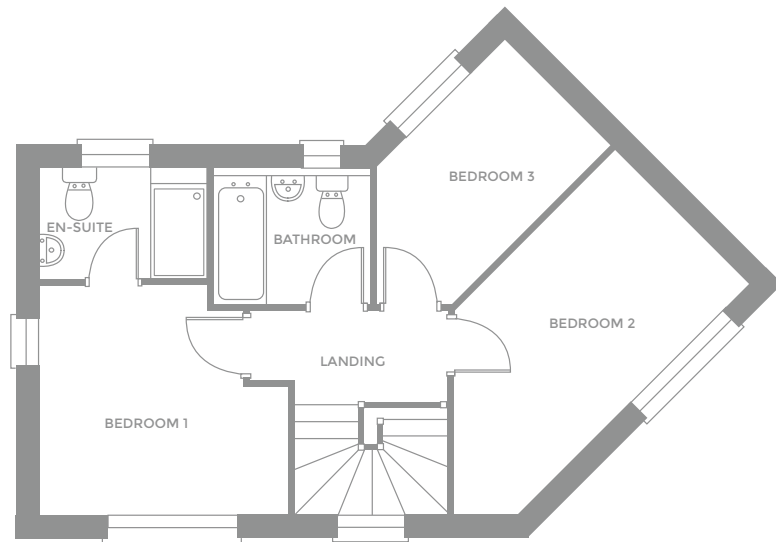


Plots 36, 37, 49 & 50

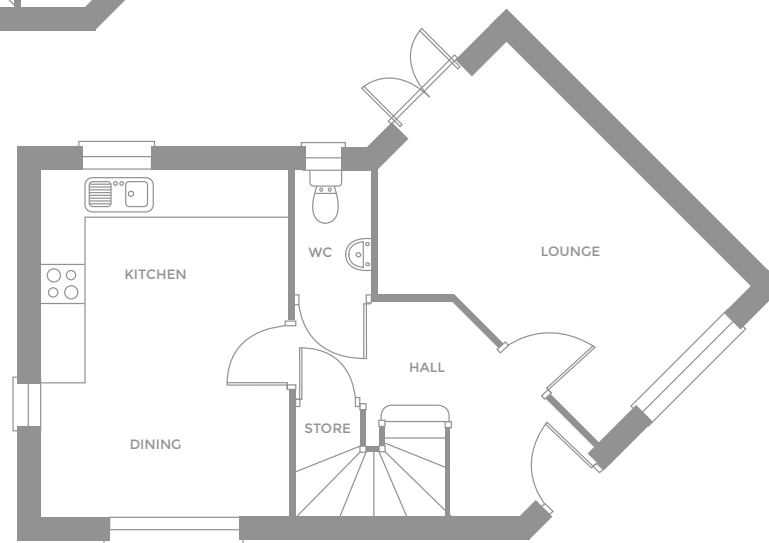




WOODWINDS



Ground Floor



First Floor

Hamble

Lounge 2859 x 4592
9' 5" x 15' 1"

Kitchen/Dining 4616 x 3304
15' 1" x 10' 11"

WC/Cloakroom 1684 x 1071
5' 7" x 3' 7"

Bedroom 1 3041 x 3304
9' 12" x 10' 11"

Bedroom 1 En-Suite 1444 x 2222
4' 9" x 7' 4"

Bedroom 2 4343 x 2419
14' 3" x 7' 11"

Bedroom 3 2807 x 2066
9' 3" x 6' 9"

Bathroom 1779 x 2098
5' 10" x 6' 11"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Haywood

Stunning 5 bedroom property

As one of the largest properties on the development, the Haywood is as magnificent outside as it is impressive internally. The large hall features a central staircase making for a bright and welcoming entrance into the property. A spectacular kitchen/breakfast/family room provides ample space for family living, whilst the large lounge and separate dining room allow for more formal use. Upstairs the feeling of space continues with two ensuite bedrooms, three further bedrooms and bathroom. These properties are completed with a double garage and additional parking.

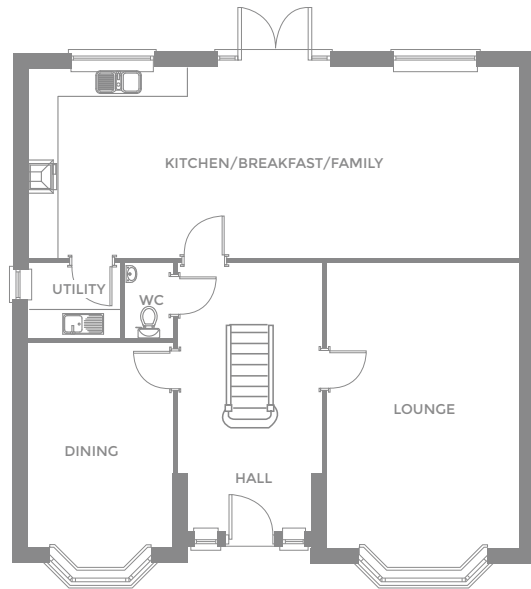


Plot 14





WOODWINDS



Ground Floor



First Floor

Haywood

Lounge 5944 x 4000
19' 6" x 13' 2"

Utility 1650 x 1900
5' 5" x 6' 3"

Dining 4150 x 2992
13' 8" x 9' 10"

Kitchen /Breakfast/
Family 3975 x 10280
13' 1" x 33' 9"

WC/Cloakroom 1650 x 951
5' 5" x 3' 1"

Bedroom 1 4265 x 4004
14' 0" x 13' 2"

Bedroom 1 En-Suite 1894 x 2119
6' 3" x 6' 11"

Bedroom 2 3498 x 2982
11' 6" x 9' 9"

Bedroom 3 3682 x 3898
12' 1" x 12' 10"

Bedroom 4 3682 x 3186
12' 1" x 10' 5"

Bedroom 5 2994 x 2981
9' 10" x 9' 10"

Bathroom 3399 x 2992
11' 2" x 9' 10"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Hazelmere

Versatile 3/4 bedroom houses

The beautifully designed Hazelmere features a bright and inviting lounge/dining room benefitting from French doors opening onto the rear garden. The separate spacious kitchen provides plenty of storage as well as room to include a dining table. The sumptuous master bedroom not only features an en-suite but also provides integrated wardrobes. With two further bedrooms, a bathroom and an optional fourth bedroom/study this versatile space creates the perfect family home.



Plots 11, 12, 15, 16 & 17





WOODWINDS

Hazlemere

Lounge 3395 x 6427
11' 1" x 21' 1"

Kitchen/Dining 4090 x 3015
13' 5" x 9' 10"

WC/Cloakroom 1936 x 914
6' 4" x 3' 0"

Bedroom 1 2969 x 5302
9' 7" x 17' 4"

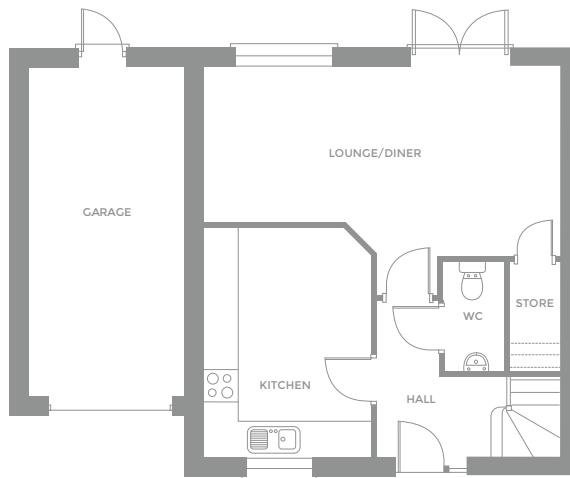
Bedroom 1 En-Suite 1373 x 2493
4' 6" x 8' 2"

Bedroom 2 2985 x 3619
9' 7" x 11' 9"

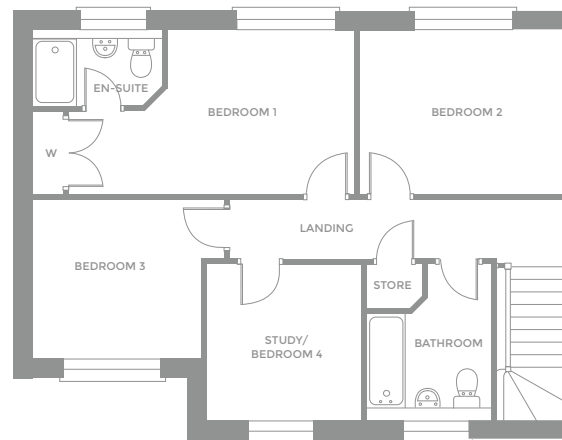
Bedroom 3 2875 x 3602
9' 4" x 11' 9"

Bedroom 4/Study 2815 x 2780
9' 2" x 9' 1"

Bathroom 2800 x 2355
9' 2" x 7' 8"



Ground Floor



First Floor

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Waverley

Versatile 3 bedroom homes

The Waverly offers a unique layout that makes use of all the space available for a versatile home whatever your requirement. The ground floor features a kitchen/dining room benefitting from French doors that open onto the spacious rear garden and a separate living room. Whilst upstairs the master bedroom with en-suite provides the perfect space to unwind and with built in storage you will never be short of space. Two further bedrooms complete the arrangement and with further store room accessed off the central landing you will have ample storage space too.

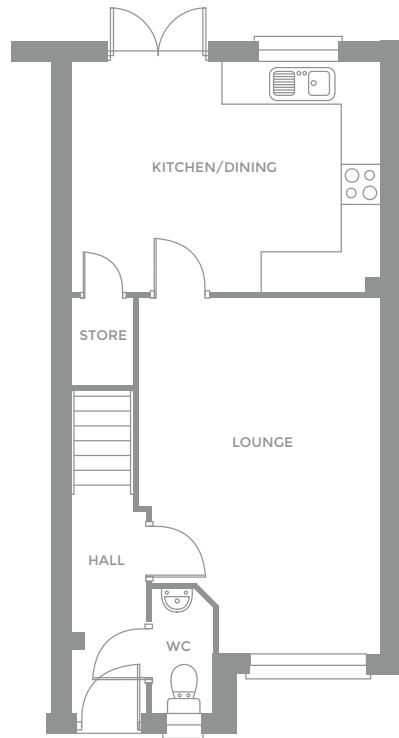


Plots 22, 23, 24 & 25

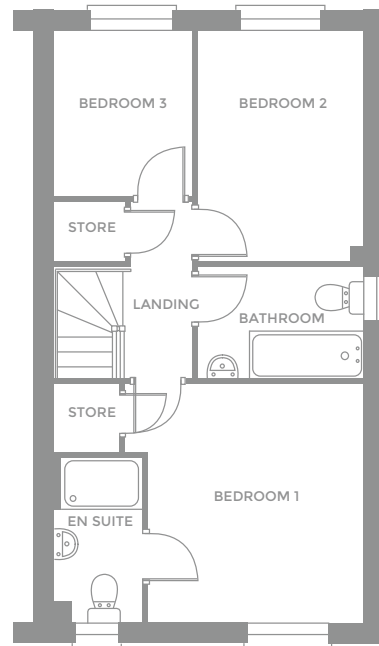




WOODWINDS



Ground Floor



First Floor

Waverley

Lounge 5337 x 3625
17' 5" x 11' 9"

Kitchen/Dining 3429 x 4656
11' 3" x 15' 3"

WC/Cloakroom 1877 x 950
6' 2" x 3' 1"

Bedroom 1 3242 x 3572 x
10' 6" x 11' 7"

Bedroom 1 En-Suite 2444 x 1284
8' 0" x 4' 2"

Bedroom 2 3447 x 2492
11' 3" x 8' 2"

Bedroom 3 2441 x 2034
8' 0" x 6' 7"

Bathroom 1640 x 2492
5' 4" x 9' 7"

Store 950 x 1027
3' 4" x 3' 1"

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.



Radbrook

Attractive 4 bedroom houses

With a stunning double fronted exterior, the Radbrook boasts a large dual aspect Kitchen/ Dining room overlooking the rear garden. This can also be said for the equally stunning lounge which is accessed via double doors off the spacious hallway. Upstairs the Master Bedroom and En-suite make for the perfect place to relax and unwind whilst the additional two bedrooms and optional Bedroom/Study make for versatile living.



Plots 9, 10 & 13





WOODWINDS

Radbrook

Lounge 5805 x 4428
19' 0" x 14' 6"

Kitchen/Dining 4069 x 5805
13' 3" x 19' 1"

WC/Cloakroom 1747 x 1083
5' 8" x 3' 6"

Bedroom 1 4069 x 4225
13' 3" x 13' 10"

Bedroom 1 En-Suite 2179 x 1419
7' 1" x 4' 7"

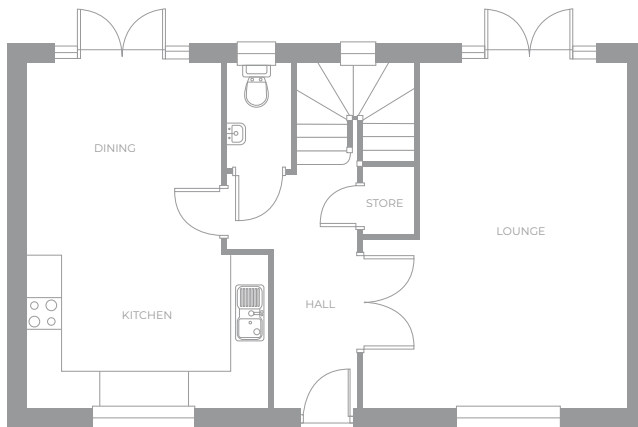
Bedroom 2 3519 x 2958
11' 5" x 9' 7"

Bedroom 3 2716 x 3555
8' 9" x 11' 7"

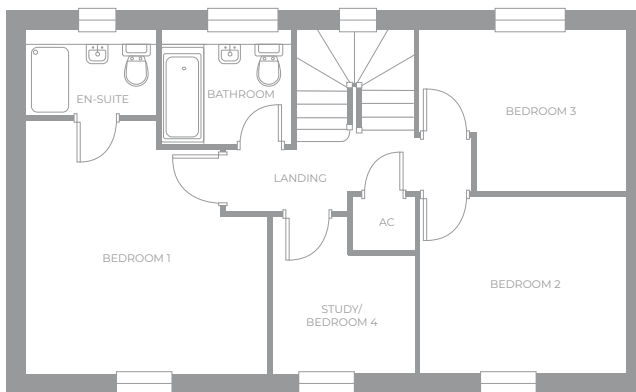
Bedroom 4/Study 2331 x 2632
7' 77" x 8' 7"

Bathroom 2198 x 1909
7' 2" x 6' 3"

Store 898 x 898
2' 9" x 2' 9"



Ground Floor



First Floor

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.





Beautiful finishing touches



Superb craftsmanship



Chrome door ironmongery

Create a home that is distinctively yours.

Kitchen High quality fully fitted Symphony kitchens with a choice of units and worktops*. Indesit integrated appliances include single oven, 4 burner gas hob, microwave, extractor hood and fridge freezer. Chrome down lighters complete the look.

Bathrooms Contemporary style white sanitary ware with complementary chrome fittings throughout. A choice of luxury Porcelanosa tiles* are available and chrome heated towel rails fitted where applicable.

Electrical White sockets and switches fitted as standard. TV and telephone points where indicated on working drawings. Options and upgrades are available throughout your home*.

Central Heating Central heating with LED programmable heating control, upgrade to WIFI enabled*. Fitted with energy efficient boilers.

General White vertical panel internal doors throughout with polished chrome ironmongery. Internal walls painted Calico with white ceilings. Modern levels of insulation and thermal efficient walls, windows and roofing. NHBC 10 year warranty.

Walton Homes prides itself on a house that it built around you. With our flexible approach you can customise your new home to suit your style and requirements with a fantastic range of options and upgrades.

*Subject to build stage. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary.



High specification kitchen

Making the right move

Offers/Packages

We would love to help you on your way to purchasing a Walton Home, with our Sales Advisor primed to assist you. We can offer specially tailored schemes* and incentives to make it easier for you to own your dream home at Woodwinds.

- Assisted Move
- Part Exchange
- Government Schemes
- Early Bird
- Recommend a Friend

*Offers and packages are available on selected plots, subject to build stage and qualification, for more information speak to our Sales Advisor.





Reputation and After Sales

Customer Care

Not only does your new home come with a 10 year NHBC warranty, we also offer a 2 year builders warranty and a comprehensive after sales customer service.

Once settled in, we will continue to provide you with an exceptional customer care service giving you added reassurance and peace of mind.

Consumer Code

Proud to uphold the values of the Consumer Code for Home Builders. Ensuring the home buying process is always fair and transparent for our buyers.

To find out more, visit [consumercode.co.uk](https://www.consumercode.co.uk)

Our Reputation

The reputation of Walton Homes has been carefully established for over 40 years. Our continued philosophy is to provide both first class service and high-quality homes that reach the exacting standards that we know you are looking for on each and every one of our developments.





WOODWINDS

Little Warton Road, Warton, Tamworth, Staffordshire B79 0HR

E homes@waltonhomes.co.uk

T 01543 412288

waltonhomes.co.uk

IMPORTANT NOTICE: The particulars in this brochure are for illustration purposes only and all information is correct at the time of going to press. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary. Please speak to our sales representative for details. All internal images shown are of a typical Walton Home.