

A large brown dog with long, wavy hair is lying on a light-colored sofa. The sofa has several pillows, including a green one and a red one. In the background, there are white walls and a window with a white frame. The dog is looking towards the camera.

Find your sanctuary at

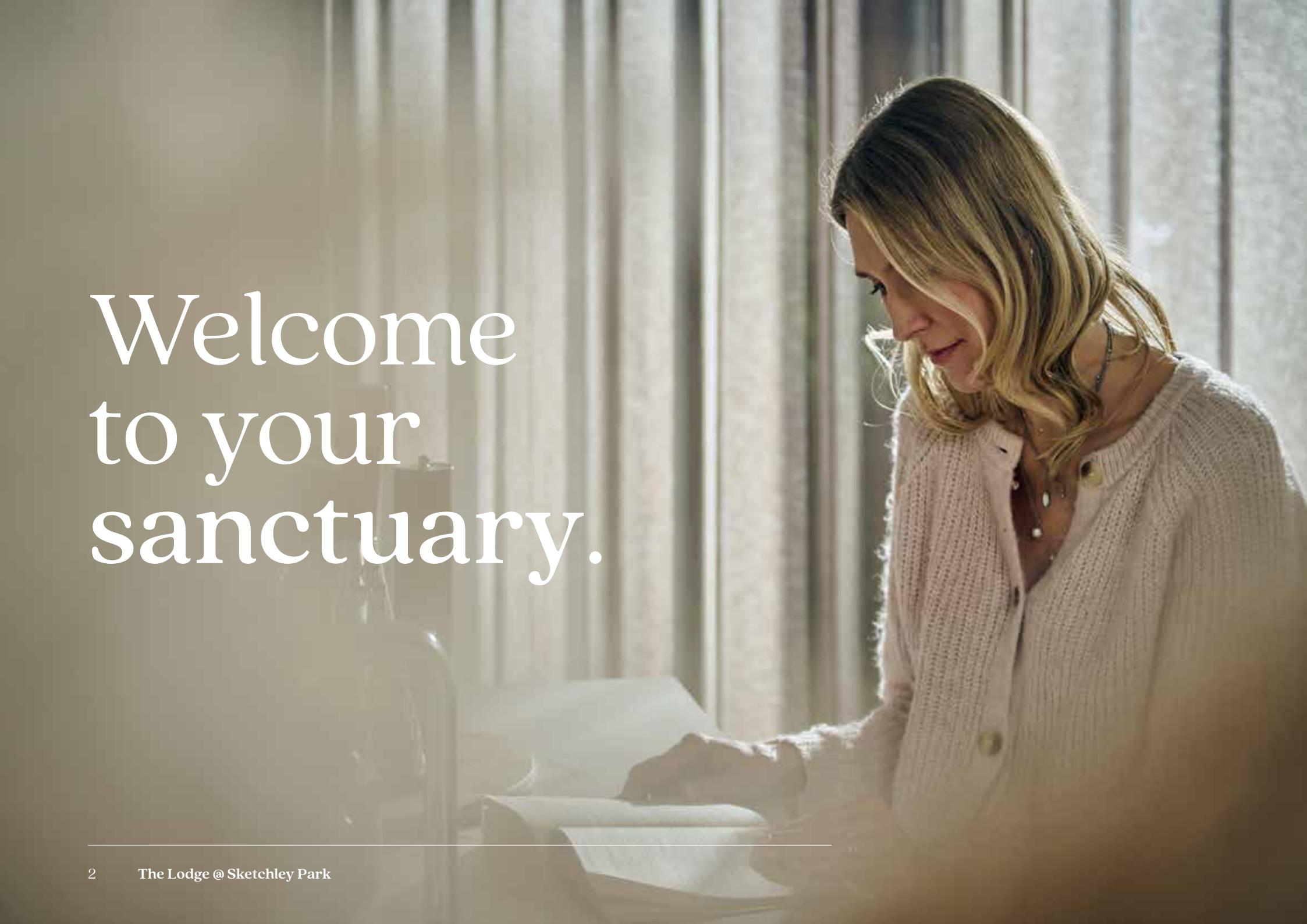
# The Lodge @ Sketchley Park

Burbage, Leicestershire

2, 3, 4 & 5 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

The Lodge @ Sketchley Park is our stunning collection of two, three, four and five-bedroom homes situated in the highly sort after area of Sketchley in Burbage.

From your sanctuary in The Lodge, you can enjoy excellent road and rail connections to commuter hubs such as Coventry, Leicester and Birmingham.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

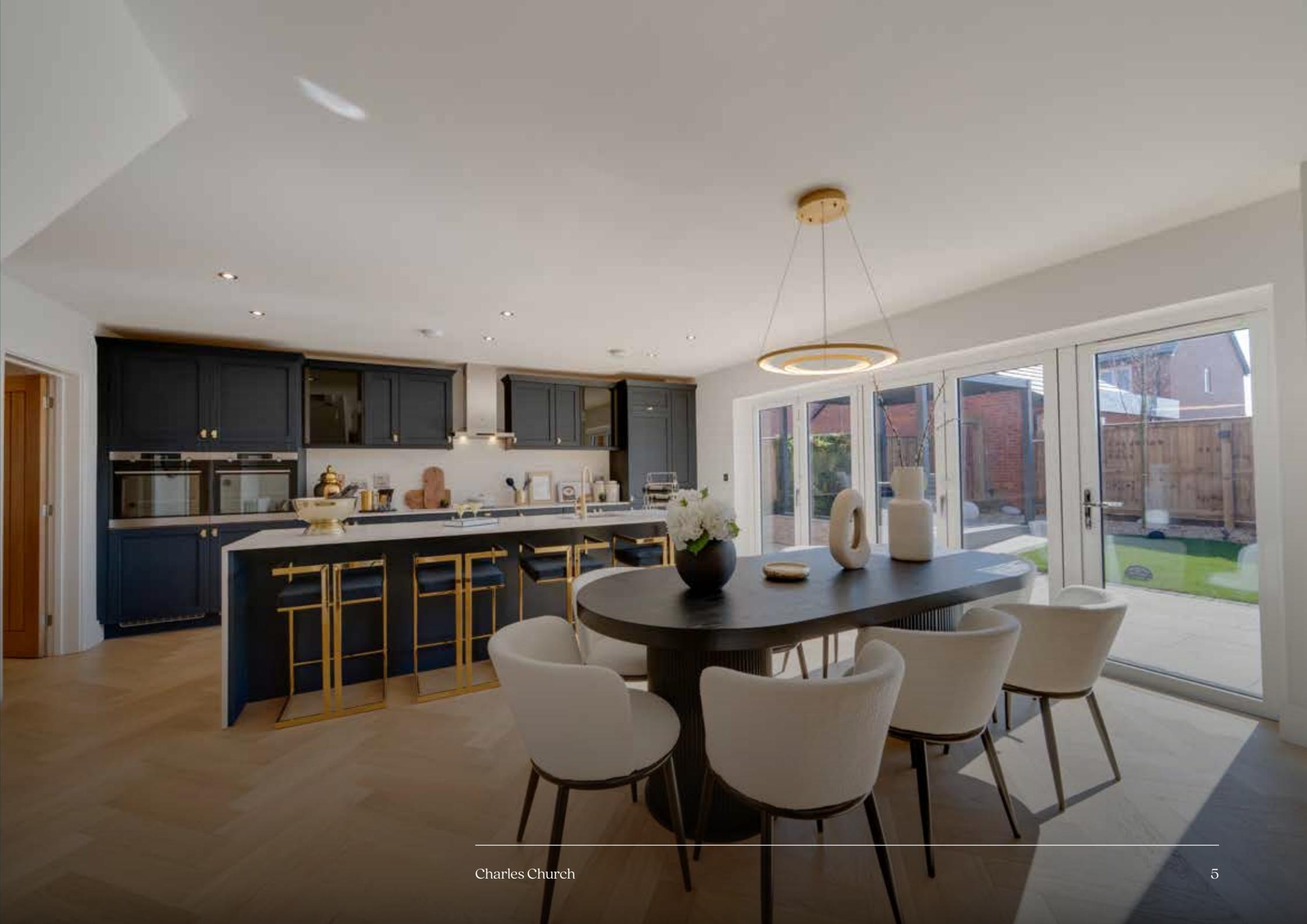
## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



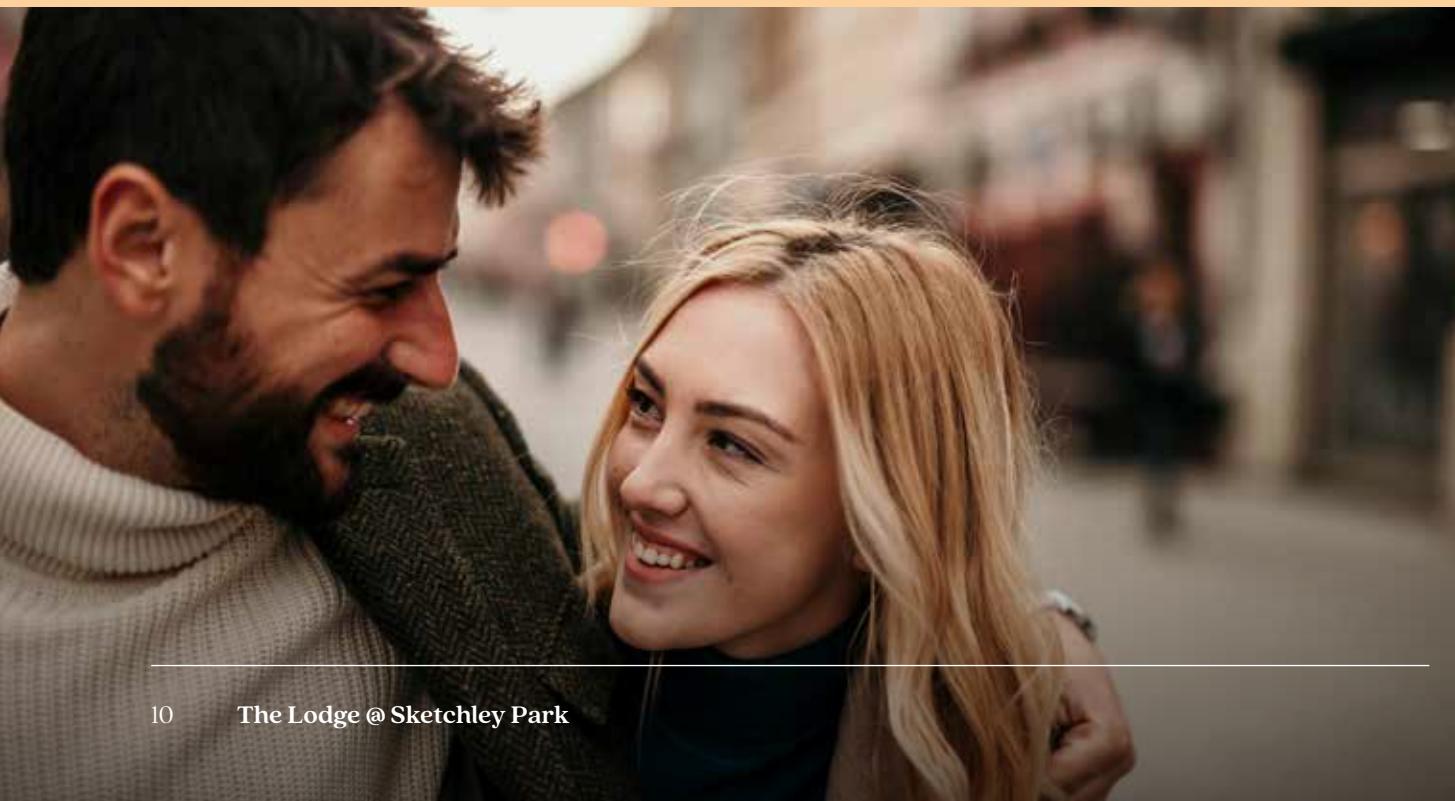






Notice  
that feeling.  
That's the  
feeling  
of home.

# Discover your happy place.



# The Lodge @ Sketchley Park The perfect place to live and grow.

Whether you're looking to indulge in countryside walks along the rolling fields of Leicestershire or a leisurely round of golf, The Lodge is well located to ensure your dream lifestyle awaits.

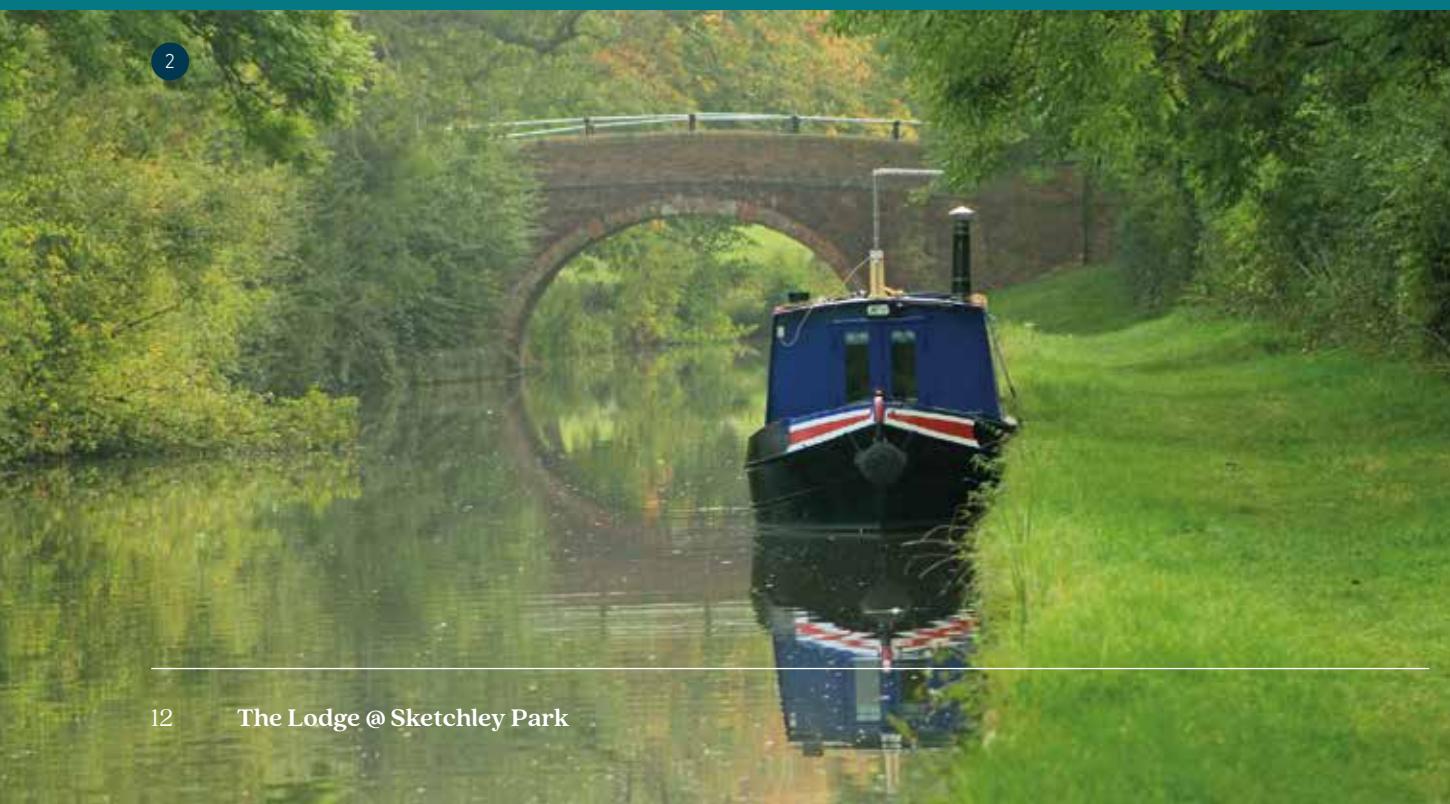
Each home at The Lodge has been designed with quality in mind, with spacious layouts and traditional interior features that play to the advantage of natural light. Enjoy the peace of rural, countryside life whilst being just a stone's throw from Burbage, with its range of local shops and independent restaurants.



Please do  
make yourself  
at home.



2



3



# The best of both worlds.

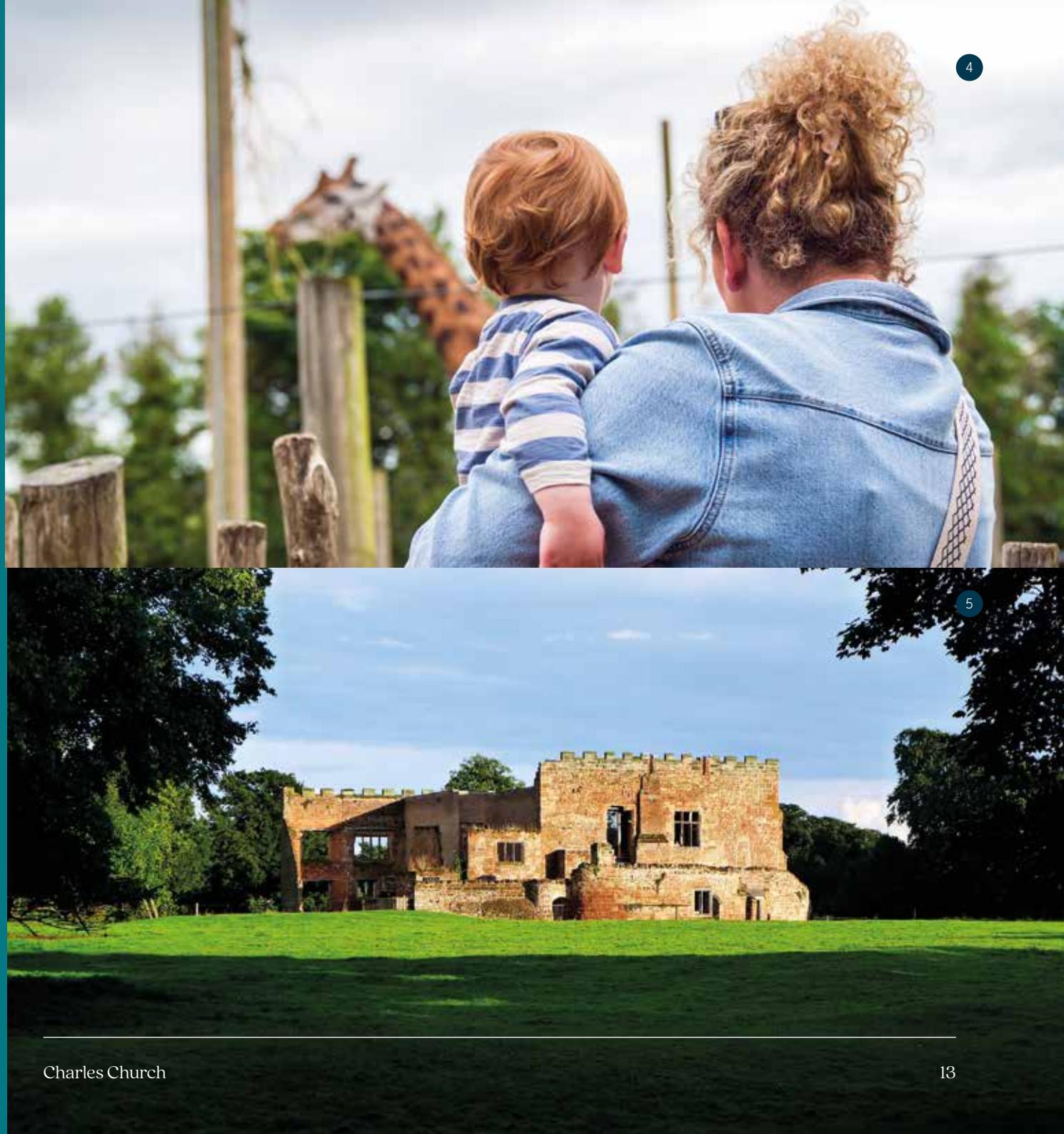
The Lodge at Sketchley Park offers connectivity to the Leicestershire countryside and beyond. You'll find a host of quaint towns and villages to explore. Whether you're looking for independent pubs and restaurants in Burbage itself, seeking boutique retail therapy in Market Bosworth or the historical gems of Astley Castle, this location is brimming with unique local towns surrounded by rich countryside.

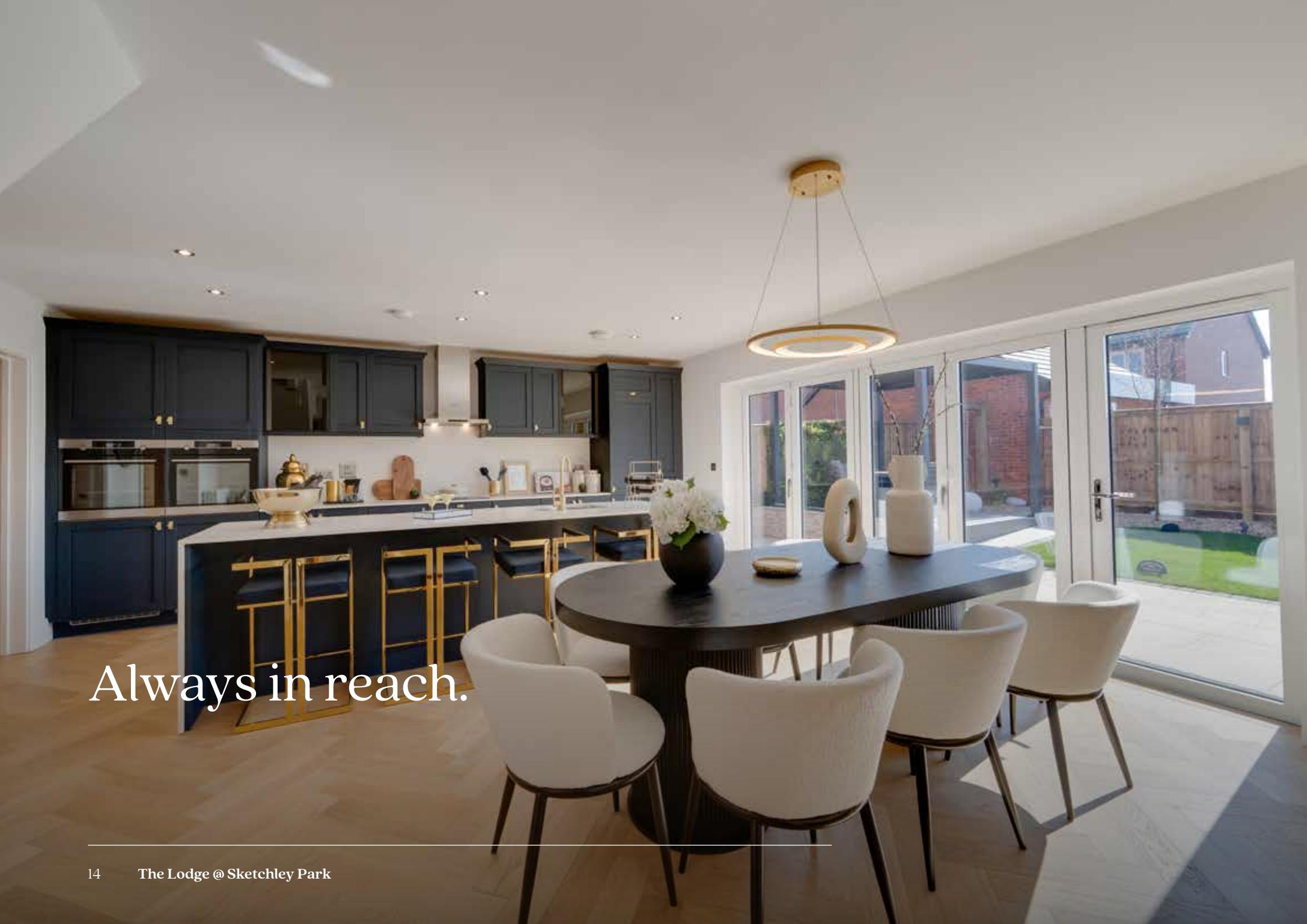
Whilst Burbage has a wealth of eateries to enjoy, Hinckley itself is a close rival. The main town centre is host to a fresh retail area called "The Crescent" offering bars, restaurants, shops and a cinema, meaning you'll always have access to a wide range of amenities for all your day to day needs.

Embrace the countryside and rural charm of The Lodge. Beyond Burbage, Leicestershire has some of the best walks and trails on offer. Ashby-de-la-Zouch canal is just a 15 minute drive away offering a variety of scenic trails alongside the canal boats.



- 1 Market Bosworth
- 2 Ashby-de-la-Zouch Canal
- 3 Leicestershire Countryside
- 4 Twycross Zoo
- 5 Astley Castle





Always in reach.

# Seamlessly connected living

Beyond the picturesque street scenes of The Lodge there is an array of seamless connections allowing you to relax and unwind in the confidence that you can spend more time prioritising what really matters to you. Whether by road or rail, you'll be able to explore and commute to the local area with ease.

The area also benefits from easy access to the A5 allowing a direct route for those all important day-to-day journeys to Nuneaton, Atherstone and Leicester.

For those who prefer to leave the car at home, Hinckley train station is just 1.4 miles away with direct links to Coventry, Birmingham and London.

- 1 Sketchley Hill Primary school
- 2 The Gym Group
- 3 Miller & Carter
- 4 Leonardo Hotel
- 5 Hinckley Town Centre
- 6 Train Station
- 7 Sainsbury's
- 8 Morrisons





# The Lodge @ Sketchley Park site plan.

## 2 Bedroom Homes

 The Tunstall

 Affordable housing

## 3 Bedroom Homes

 The Rhossilli

 The Sandbanks

 The Studland

## 4 Bedroom Homes

 The Chopwell

 The Cullen

 The Hastings

 The Hollicombe

 The Bamburgh

 The Seacombe

## 5 Bedroom Homes

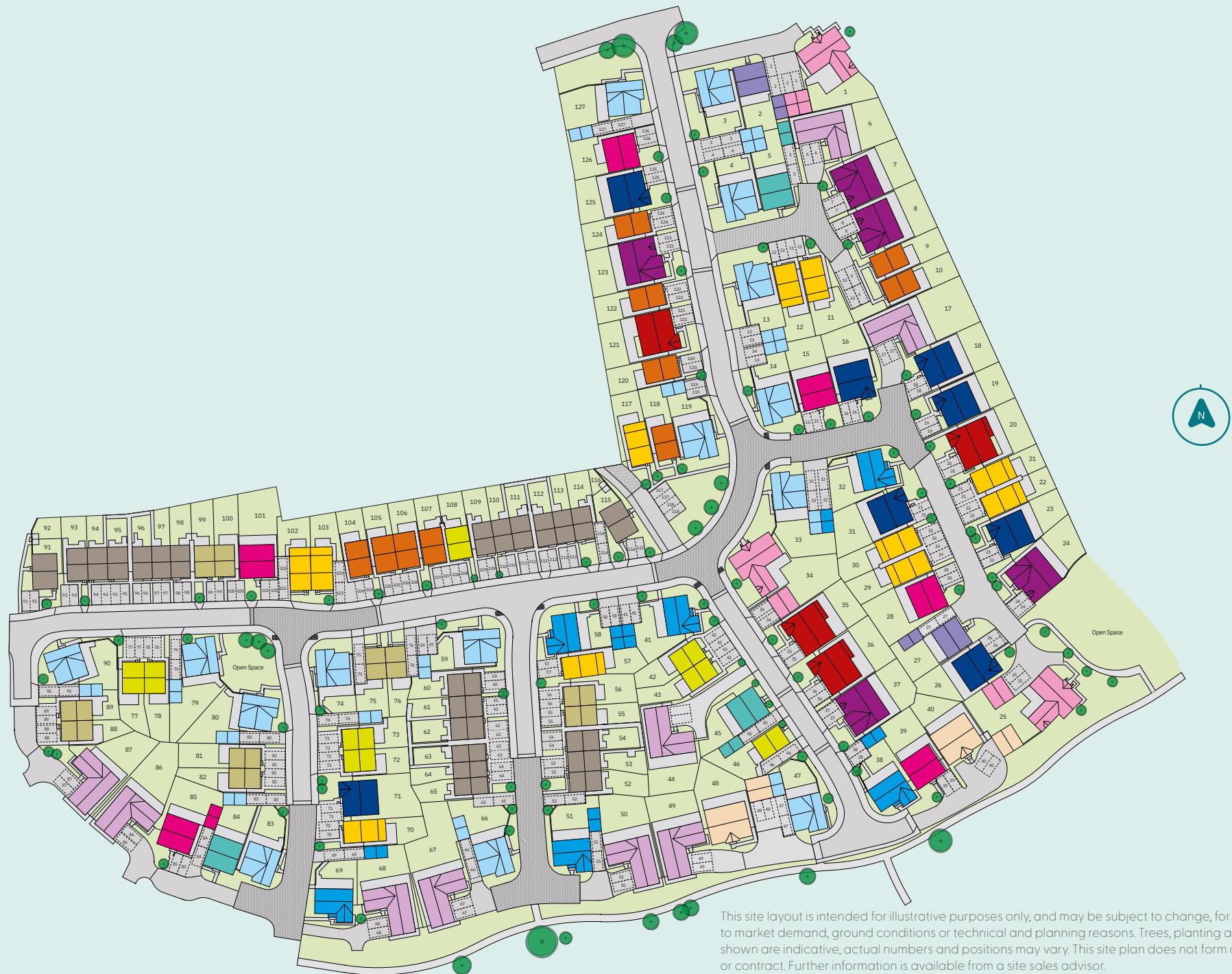
 The Broadhaven

 The Oxwich

 The Walcott

 The Torrisdale

 The Yellowwood





# The Tunstall

2-bedroom home



## Features



2 x Bedrooms



2 x En suites



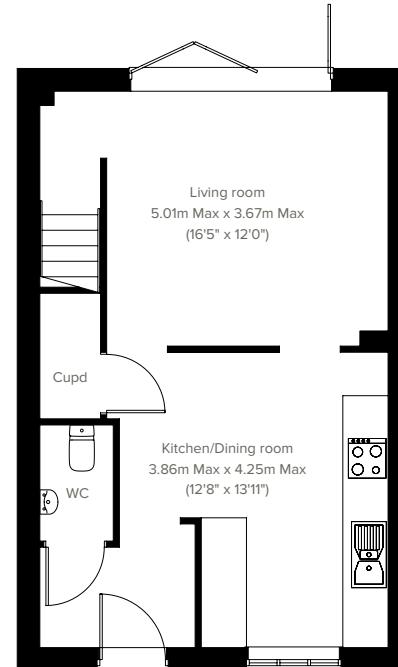
2 x Parking spaces

The two-bedroom Tunstall has a natural flow that will appeal to many. At the front of the home, the kitchen/dining room leads into the spacious living room which boasts bi-fold doors to the garden. There's also a practical storage cupboard and downstairs WC. Upstairs, the well-proportioned bedrooms both benefit from their own en suite, perfect for hosting guests.



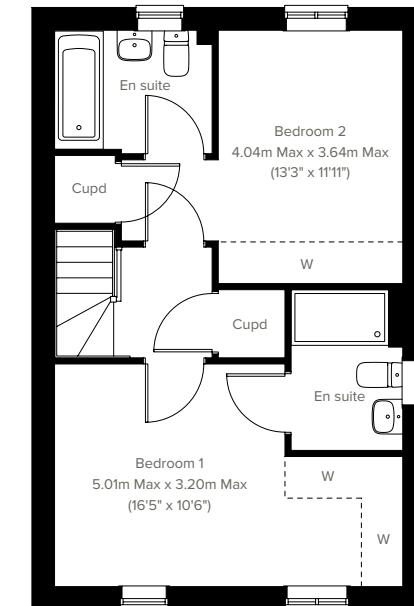
B [91]

Energy  
Efficiency Rating



### Ground floor

Living Room	16' 5" x 12' 0"	5.01m x 3.67m
Kitchen/Dining	12' 8" x 13' 11"	3.86m x 4.25m



### First floor

Bedroom 1	16' 5" x 10' 6"	5.01m x 3.20m
Bedroom 2	13' 3" x 11' 11"	4.04m x 3.64m

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# The Rhossilli

3-bedroom home



## Features

 3 x Bedrooms

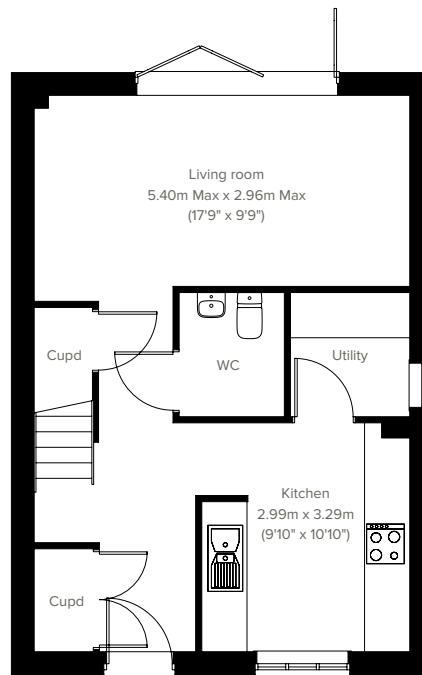
 1x Bathroom

 1x En suite

 2 x Parking spaces

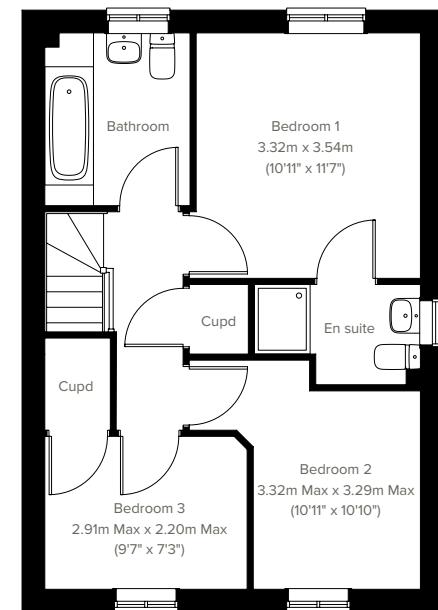
The Rhossili is thoughtfully-designed to be practical as well as an attractive living space. The living/dining room has bi-fold doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite – there's plenty of storage space upstairs.

 **B [91]**  
Energy  
Efficiency Rating



### Ground floor

Living Room	17' 9" x 9' 9"	5.40m x 2.96m
Kitchen	9' 10" x 10' 10"	2.99m x 3.29m



### First floor

Bedroom 1	10' 11" x 11' 7"	3.32m x 3.54m
Bedroom 2	10' 11" x 10' 10"	3.32m x 3.29m
Bedroom 3	9' 7" x 7' 3"	2.91m x 2.20m

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# The Sandbanks

3-bedroom home



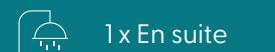
## Features



3 x Bedrooms



1x Bathroom



1x En suite



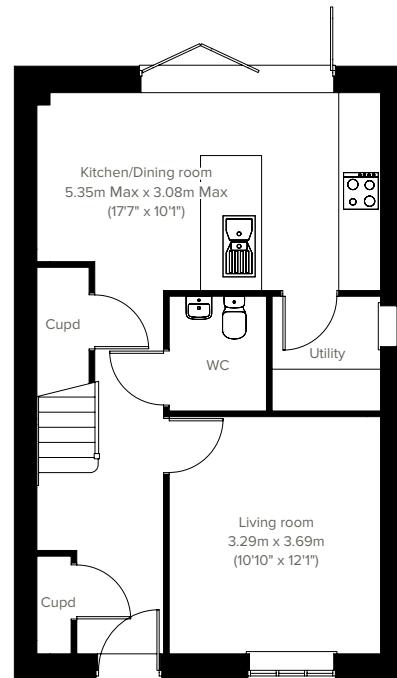
2 x Parking spaces

With three bedrooms and a functional layout, the Sandbanks is a home that will work for you and your lifestyle. The ground floor features an open plan kitchen/dining room that's perfect for family time and socialising, along with a useful utility room. There's a separate living room, plus a practical storage cupboard and downstairs WC. Upstairs, bedroom one benefits from an en suite and there's a good amount of additional storage.



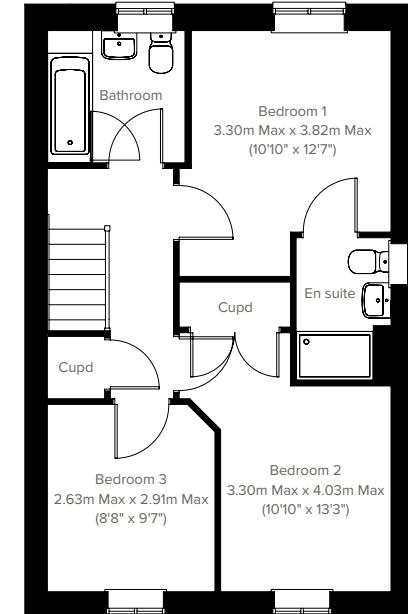
B [91]

Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining	17' 7" x 10' 1"	5.35m x 3.08m
Living Room	10' 10" x 12' 1"	3.29m x 3.69m



### First floor

Bedroom 1	10' 10" x 12' 7"	3.30m x 3.82m
Bedroom 2	10' 10" x 13' 3"	3.30m x 4.03m
Bedroom 3	8' 8" x 9' 7"	2.63m x 2.91m

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# The Studland

3-bedroom home



## Features



3 x Bedrooms



1x Bathroom



1x En suite



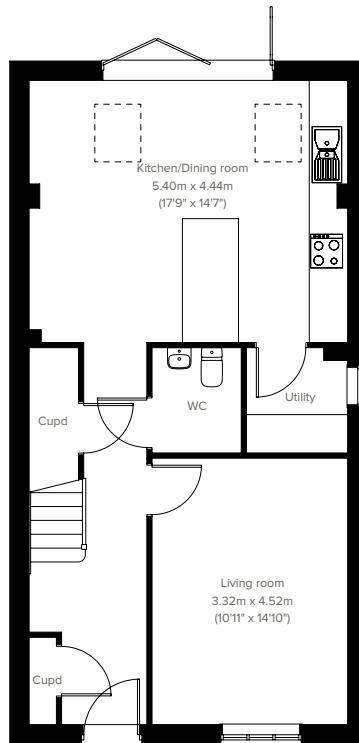
2 x Parking spaces

The open plan kitchen dining room is the spacious heart of this home, with bi-fold doors opening into the garden and skylights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.



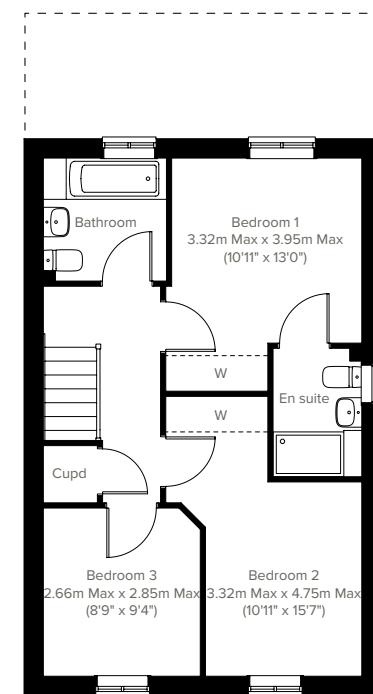
B [91]

Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining	17' 9" x 14' 7"	5.40m x 4.44m	Bedroom 1	10' 11" x 13' 0"	3.32m x 3.95m
Living Room	10' 11" x 14' 10"	3.32m x 4.52m	Bedroom 2	10' 11" x 15' 7"	3.32m x 4.75m



### First floor

Bedroom 3	2.66m Max x 2.85m Max (8' 9" x 9' 4")	3.32m Max x 4.75m Max (10' 11" x 15' 7")
Bedroom 1	3.32m Max x 3.95m Max (10' 11" x 13' 0")	3.32m x 3.95m

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# The Chopwell

4-bedroom home



## Features

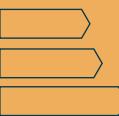
 4 x Bedrooms

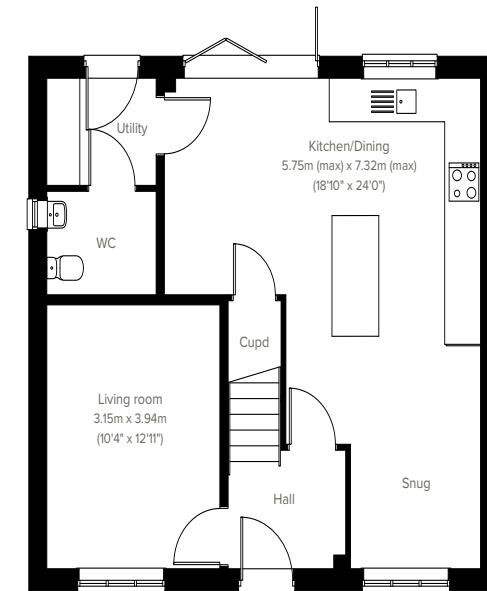
 1x Bathroom

 1x En suite

 Single garage and 2 x Parking spaces

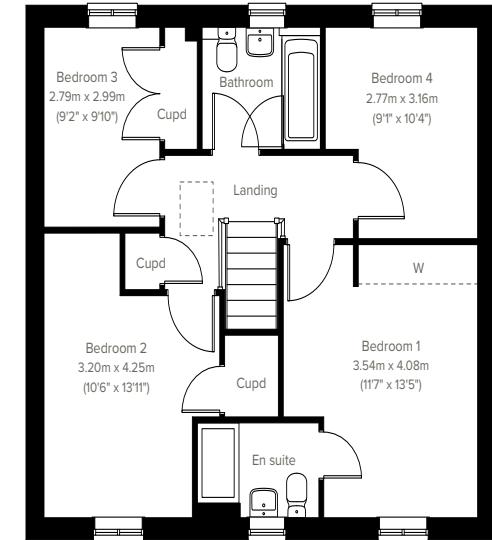
The Chopwell is an attractive new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage, are welcome family-friendly features.

 **B [91]**  
Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining/Snug	18' 10" x 24' 0"	5.75m x 7.32m
Living Room	10' 4" x 12' 11"	3.15m x 3.94m



## First floor

Bedroom 1	11' 7" x 13' 5"	3.54m x 4.08m
Bedroom 2	10' 06" x 13' 11"	3.20m x 4.25m
Bedroom 3	9' 2" x 9' 10"	2.79m x 2.99m
Bedroom 4	9' 1" x 10' 4"	2.77m x 3.16m

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# The Cullen

4-bedroom home



## Features

 4 x Bedrooms

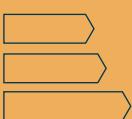
 1x Bathroom

 1x En suite

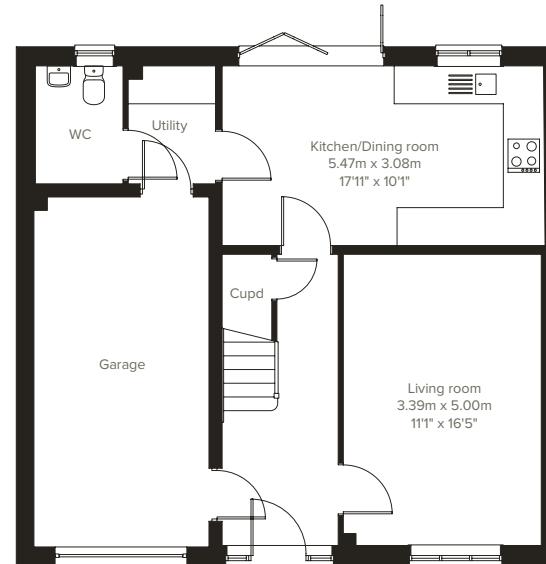
 1x Study

 Single garage and 2 x Parking spaces

Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.

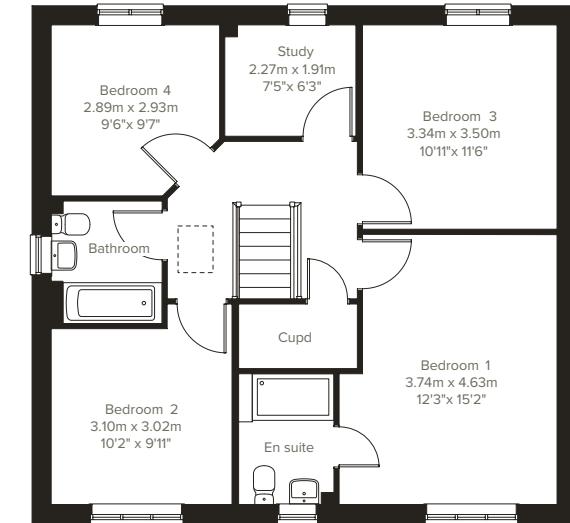
 B [91]

Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining	17' 11" x 10' 1"	5.47m x 3.08m
Living Room	11' 1" x 16' 5"	3.39m x 5.00m



### First floor

Bedroom 1	12' 3" x 15' 2"	3.74m x 4.63m
Bedroom 2	10' 2" x 9' 11"	3.10m x 3.02m
Bedroom 3	10' 11" x 11' 6"	3.34m x 3.50m
Bedroom 4	9' 6" x 9' 7"	2.89m x 2.93m
Study	7' 5" x 6' 3"	2.27m x 1.91m

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# The Hastings

4-bedroom home



## Features

 4 x Bedrooms

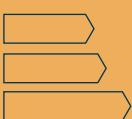
 1x Bathroom

 1x En suite

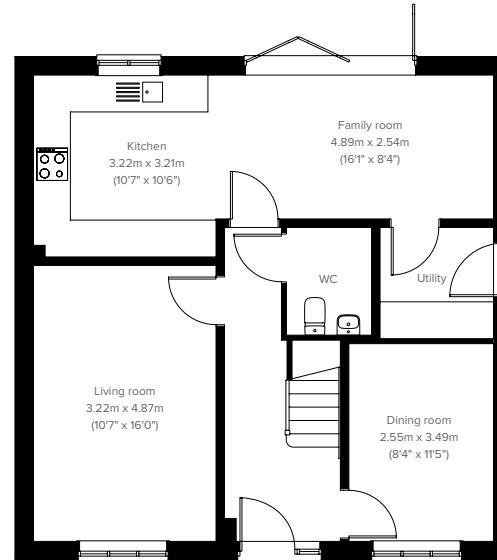
 1x Study

 Single garage and 2 x Parking spaces

If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

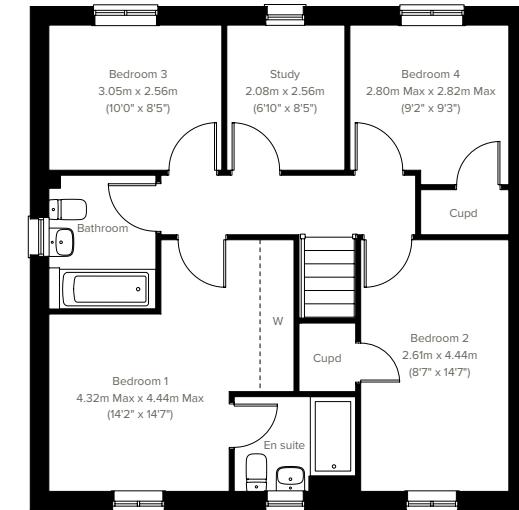
 B [91]

Energy  
Efficiency Rating



### Ground floor

Kitchen	10' 7" x 10' 6"	3.22m x 3.21m	Bedroom 1	14' 2" x 14' 7"	4.32m x 4.44m
Family	16' 1" x 8' 4"	4.89m x 2.54m	Bedroom 2	8' 7" x 14' 7"	2.61m x 4.44m
Living room	10' 7" x 16' 0"	3.22m x 4.87m	Bedroom 3	10' 0" x 8' 5"	3.05m x 2.56m
Dining room	8' 4" x 11' 5"	2.55m x 3.49m	Bedroom 4	9' 2" x 9' 3"	2.80m x 2.82m
			Study	6' 10" x 8' 5"	2.08m x 2.56m



### First floor

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# The Hollicombe

4-bedroom detached home



## Features

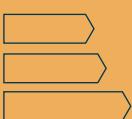
 4 x Bedrooms

 1x Bathroom

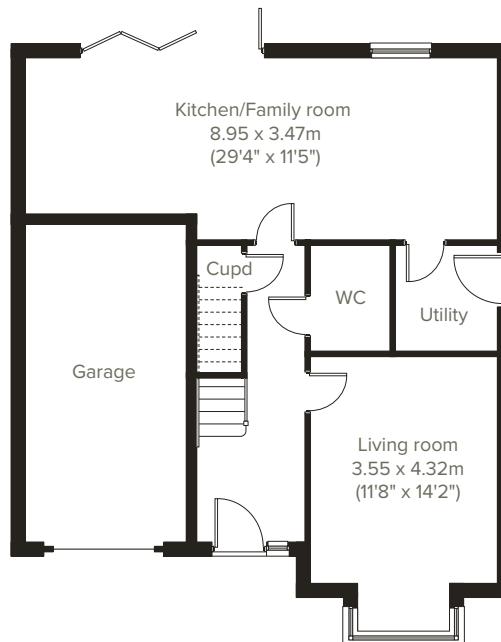
 2 x En suites

 Single garage and 2 x Parking spaces

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage is conveniently located, and the utility room offers direct outside access – two practical features that enhance the appeal of the Hollicombe as a well-designed family home.

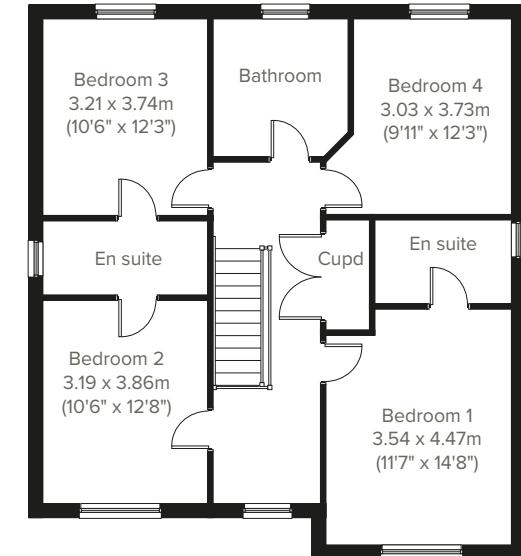
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Energy  
Efficiency Rating



## Ground floor

Kitchen/Family Room	29' 4" x 11' 5"	8.95m x 3.47m
Living Room	11' 8" x 14' 2"	3.55m x 4.32m



## First floor

Bedroom 1	11' 7" x 14' 8"	3.54m x 4.47m
Bedroom 2	10' 6" x 12' 8"	3.19m x 3.96m
Bedroom 3	10' 6" x 12' 3"	3.21m x 3.74m
Bedroom 4	9' 11" x 12' 3"	3.03m x 3.73m

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# The Bamburgh

4-bedroom detached home



## Features

 4 x Bedrooms

 1x Bathroom

 1x En suite

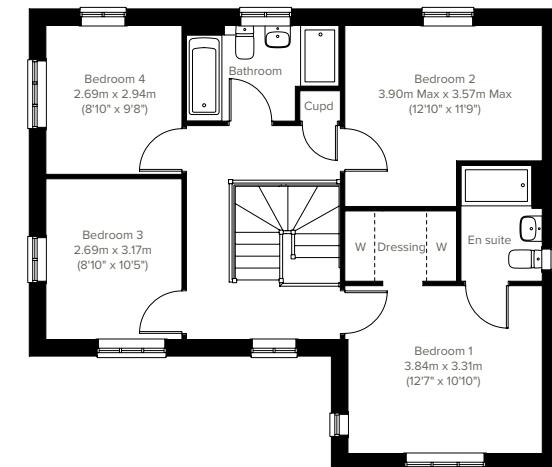
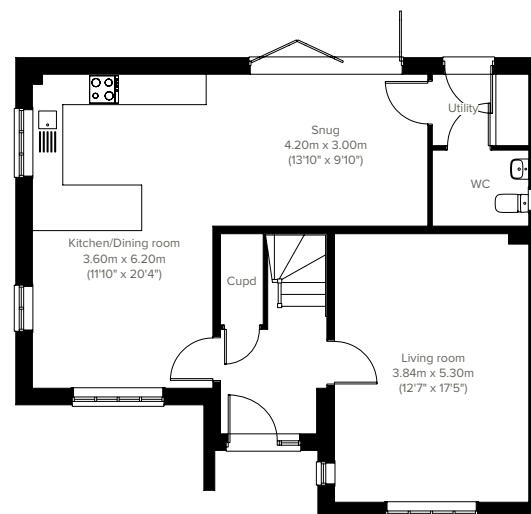
 Single garage and 2 x parking spaces

 1x Dressing room

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A spacious open-plan kitchen/dining room and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.

 B [91]

Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining	11' 10" x 20' 4"	3.60m x 6.20m
Snug	13' 10" x 9' 10"	4.20m x 3.00m
Living room	12' 7" x 17' 5"	3.84m x 5.30m

## First floor

Bedroom 1	12' 7" x 10' 10"	3.84m x 3.31m
Bedroom 2	12' 10" x 11' 9"	3.90m x 3.57m
Bedroom 3	8' 10" x 10' 5"	2.69m x 3.17m
Bedroom 4	8' 10" x 9' 8"	2.69m x 2.94m

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# The Seacombe

4-bedroom home



## Features

 4 x Bedrooms

 1x Bathroom

 2 x En suites

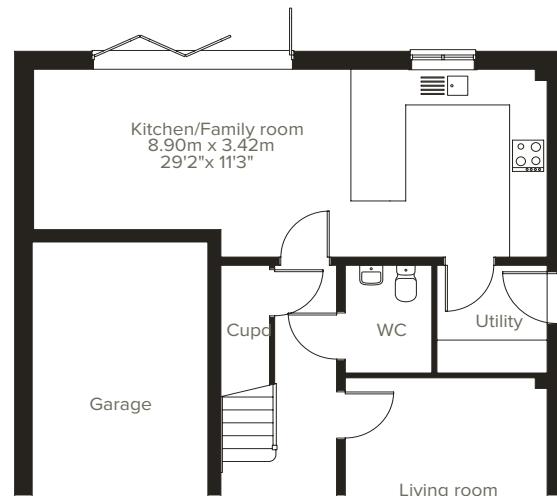
 Single garage and 2 x Parking spaces

 1x Dressing room

This four-bedroom detached family home has a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

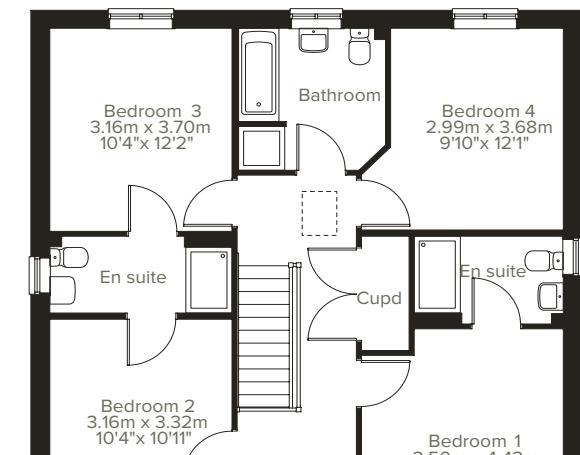
 B [91]

Energy  
Efficiency Rating



### Ground floor

Kitchen/ Dining/Snug	17' 11" x 28' 1"	5.46m x 8.56m
Living Room	13' 9" x 15' 2"	4.18m x 4.62m



### First floor

Bedroom 1	13' 9" x 9' 5"	4.19m x 2.87m
Bedroom 2	10' 0" x 12' 8"	3.06m x 3.85m
Bedroom 3	10' 6" x 13' 1"	3.21m x 3.98m
Bedroom 4	10' 6" x 9' 7"	3.21m x 2.92m

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# The Broadhaven

5-bedroom home



## Features

 5 x Bedrooms

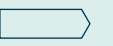
 1x Bathroom

 2 x En suites

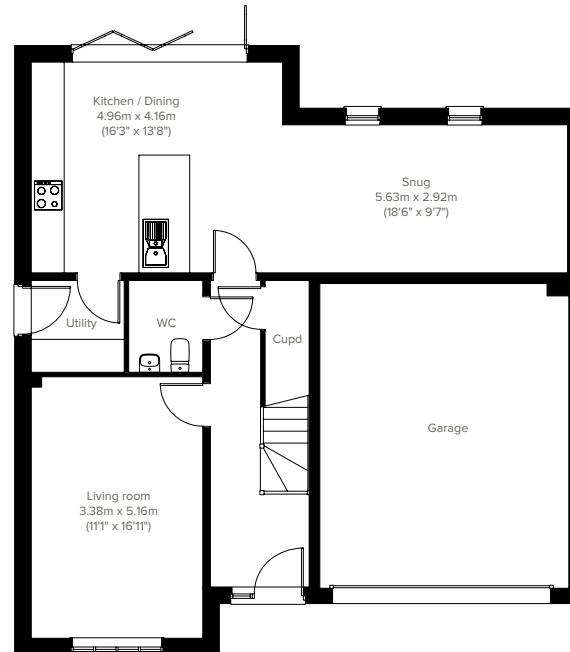
 Double garage and 2 x Parking spaces

 1x Dressing room

This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.

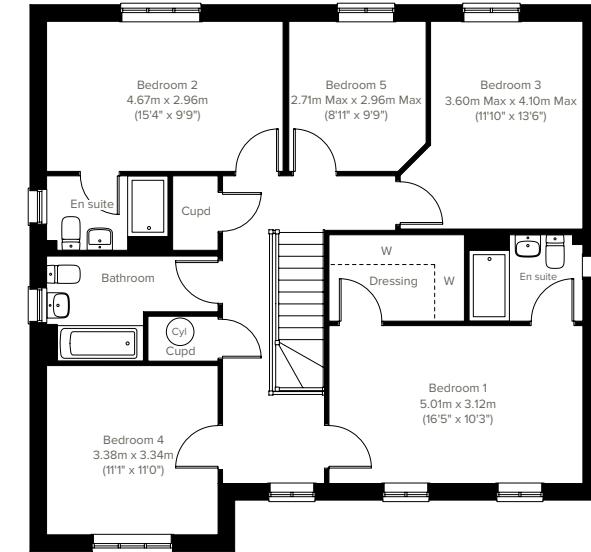
 A [92]

Energy  
Efficiency Rating



## Ground floor

Kitchen/Dining	16' 3" x 13' 8"	4.96m x 4.16m
Snug	18' 6" x 9' 7"	5.63m x 2.92m
Living room	11' 1" x 16' 11"	3.38m x 5.16m



## First floor

Bedroom 1	16' 5" x 10' 3"	5.01m x 3.12m
Bedroom 2	15' 4" x 9' 9"	4.67m x 2.96m
Bedroom 3	11' 10" x 13' 6"	3.60m x 4.10m
Bedroom 4	11' 1" x 11' 0"	3.38m x 3.34m
Bedroom 5	8' 11" x 9' 9"	2.71m x 2.96m

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# The Oxwich

5-bedroom home



## Features

 5 x Bedrooms

 1x Bathroom

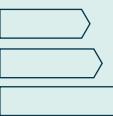
 2 x En suites

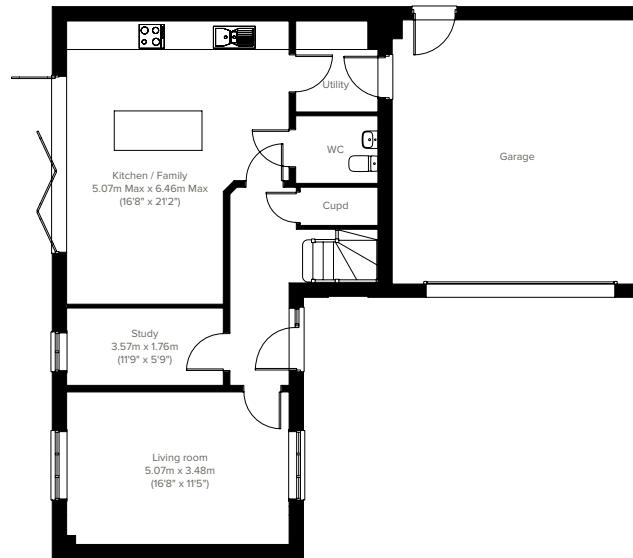
 1x Study

 Double garage and 2 x Parking spaces

 2 x Dressing rooms

The Oxwich is a family-friendly home that's ideal for visitors too – with an en suite guest room in addition to the luxurious dual-aspect en suite in bedroom one. Three further bedrooms and a family bathroom are ideal for the children. A kitchen/family room is at the heart of the home and bi-fold doors create a wonderful inside/outside entertaining space. A utility, living room, study and integral garage complete the ground floor.

 A [92]  
Energy  
Efficiency Rating



## Ground floor

Kitchen/Family	16' 8" x 21' 2"	5.07m x 6.46m
Study	11' 9" x 5' 9"	3.57m x 1.76m
Living room	16' 8" x 11' 5"	5.07m x 3.48m



## First floor

Bedroom 1	18' 1" x 12' 7"	5.50m x 3.85m
Bedroom 2	10' 10" x 12' 0"	3.30m x 3.66m
Bedroom 3	12' 9" x 9' 11"	3.89m x 3.02m
Bedroom 4	13' 3" x 7' 9"	4.03m x 2.36m
Bedroom 5	9' 7" x 8' 6"	2.92m x 2.60m

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# The Walcott

5-bedroom home



## Features

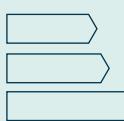
 5 x Bedrooms

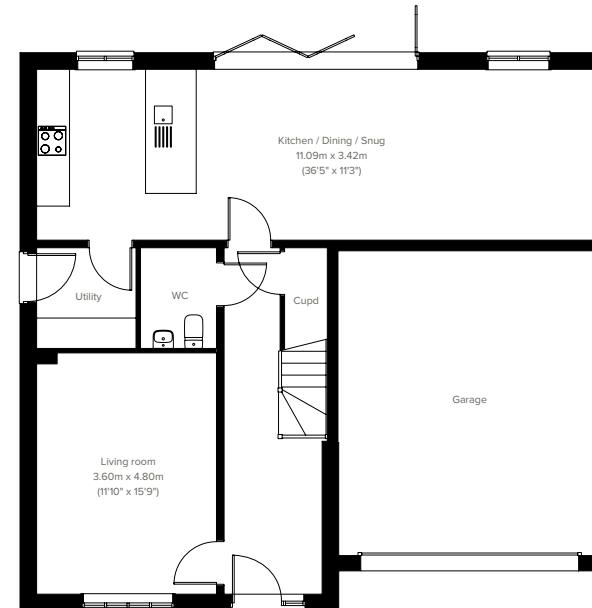
 1x Bathroom

 2 x En suites

 Double garage and 2 x Parking spaces

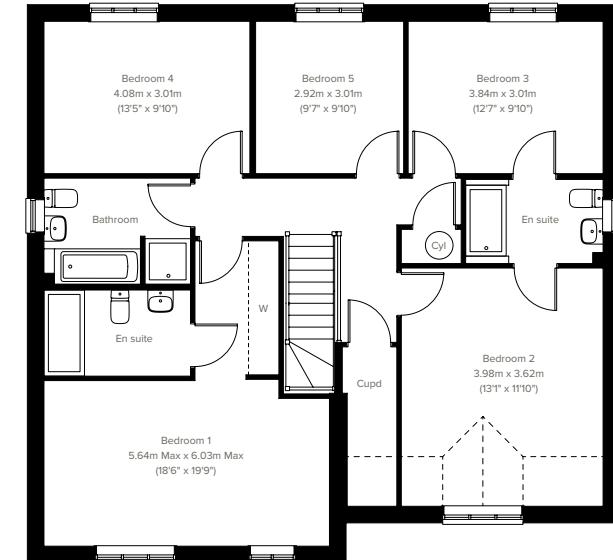
The spacious ground floor of the Walcott is shared between a large open-plan kitchen/dining room/snug or family room with bi-fold doors to the garden, a separate living room and an integral double garage. This is a new detached home that's practical as well as attractive. Five bedrooms allow you the scope to use one as a home office, and three bathrooms are ideal for a growing family.

 A [92]  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining/Snug	36' 5" x 11' 3"	11.09m x 3.42m
Living Room	11' 10" x 15' 9"	3.60m x 4.80m



### First floor

Bedroom 1	18' 6" x 19' 9"	5.64m x 6.03m
Bedroom 2	13' 1" x 11' 10"	3.98m x 3.62m
Bedroom 3	12' 7" x 9' 10"	3.84m x 3.01m
Bedroom 4	13' 5" x 9' 10"	4.08m x 3.01m
Bedroom 5	9' 7" x 9' 10"	2.92m x 3.01m

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# The Torrisdale

5-bedroom detached home



## Features

 5 x Bedrooms

 1x Bathroom

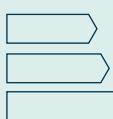
 2 x En suites

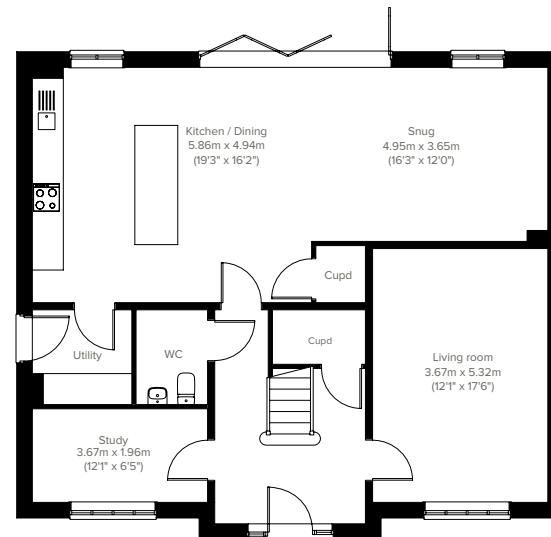
 1x Study

 Single garage and 2 x Parking spaces

 1x Dressing room

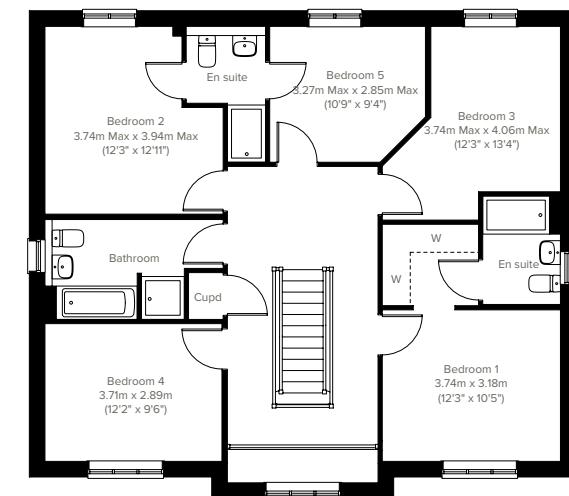
The Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.

 A [92]  
Energy  
Efficiency Rating



### Ground floor

Kitchen/dining	19' 3" x 16' 2"	5.86m x 4.94m
Snug	16' 3" x 12' 0"	4.95m x 3.65m
Living room	12' 1" x 17' 6"	3.67m x 5.32m
Study	12' 1" x 6' 5"	3.67m x 1.96m



### First floor

Bedroom 1	12' 3" x 10' 5"	3.74m x 3.18m
Bedroom 2	12' 3" x 12' 11"	3.74m x 3.94m
Bedroom 3	12' 3" x 13' 4"	3.74m x 4.06m
Bedroom 4	12' 2" x 9' 6"	3.71m x 2.89m
Bedroom 5	10' 9" x 9' 4"	3.27m x 2.85m

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# The Yellowwood

5-bedroom detached home



## Features

 5 x Bedrooms

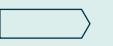
 1x Bathroom

 2 x En suites

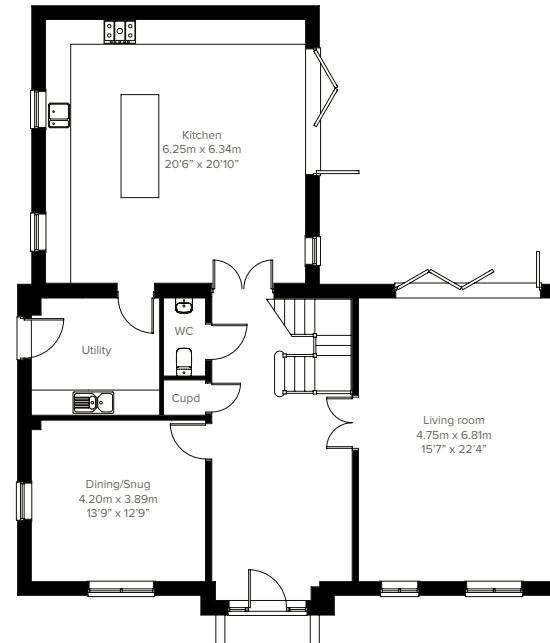
 Double garage and 2 x Parking spaces

 1x Dressing room

This five-bedroom Yellowwood is a premium contemporary home. The ground floor caters for every need, from the thoughtfully-designed kitchen to the spacious living room, both of which feature bi-fold doors. A separate dining room and family room offer flexibility, whilst upstairs there's an impressive bedroom one and additional en suite to the second-largest bedroom.

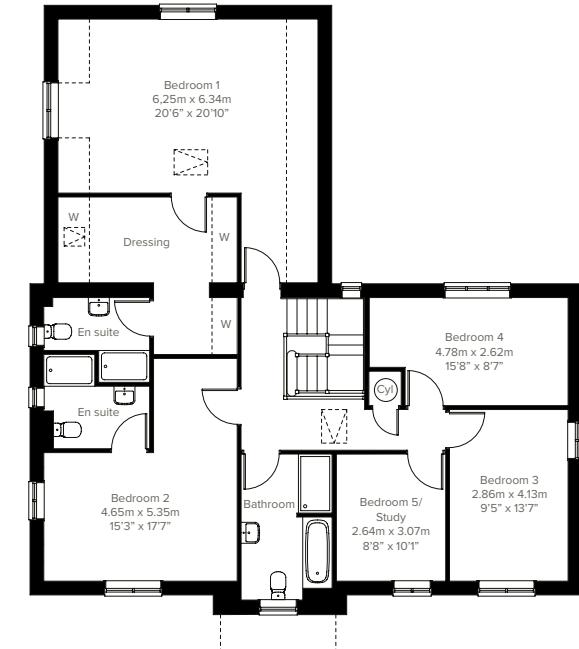
 A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen	20' 6" x 20' 10"	6.25m x 6.34m
Dining/snug	13' 9" x 12' 9"	4.15m x 3.89m
Living Room	15' 7" x 22' 4"	4.75m x 6.81m



First floor

Bedroom 1	20' 6" x 20' 10"	6.25m x 6.34m
Bedroom 2	15' 3" x 17' 7"	4.65m x 5.35m
Bedroom 3	9' 5" x 13' 7"	2.86m x 4.13m
Bedroom 4	15' 8" x 8' 7"	4.78m x 2.62m
Bedroom 5/Study	8' 8" x 10' 1"	2.64m x 3.07m

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# Specification.

## General

- Ivory cream UPVC double glazed windows
- Smooth finish ceilings
- Chrome sockets and light switches throughout\*
- Downlighters to kitchen, bathroom and en suite(s)
- Oak internal doors
- TV point to living room and bedroom (where applicable)
- Chrome effect ironmongery
- 500mm loft insulation for energy efficiency
- Oak staircase handrails and spindles\*
- Hive Heating System
- Glass staircases (4 & 5-bedroom homes)

## Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel AEG fan oven
- AEG integrated fridge freezer
- AEG stainless steel chimney hood
- AEG stainless steel gas hob

## Bathrooms and en suites

- Choice of wall tiling (depending on build stage)
- Villeroy-Bosch sanitary ware
- Chrome fitted towel rail(s)
- Mira Azora electric shower or thermostatic shower to en suites

## Exterior

- Power and light to garage
- Enhanced close board fencing
- EV car charging point to 7.4kw

## Security

- Ring door bell
- Security chain to front door
- Lockable windows
- Smoke detectors to hall and landing
- 10 year new homes warranty





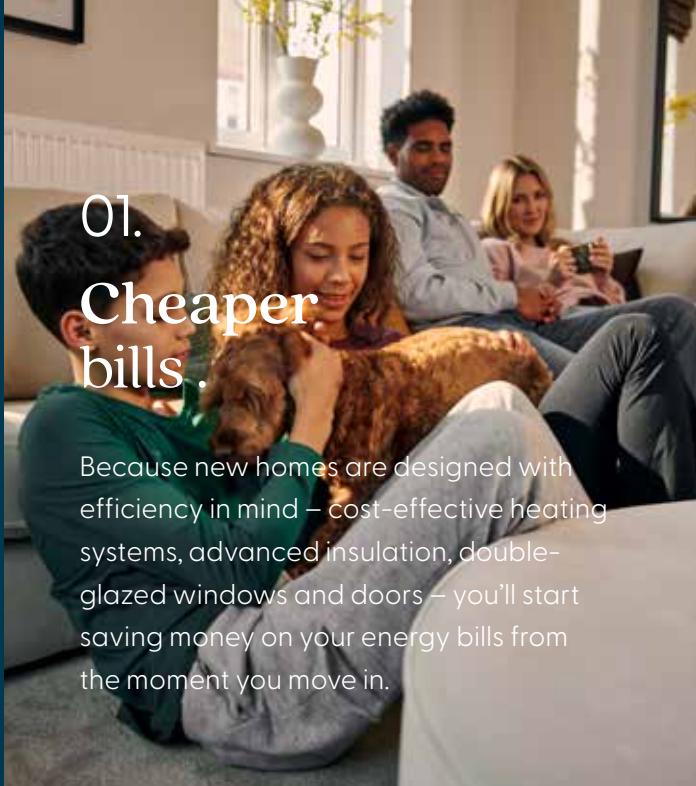
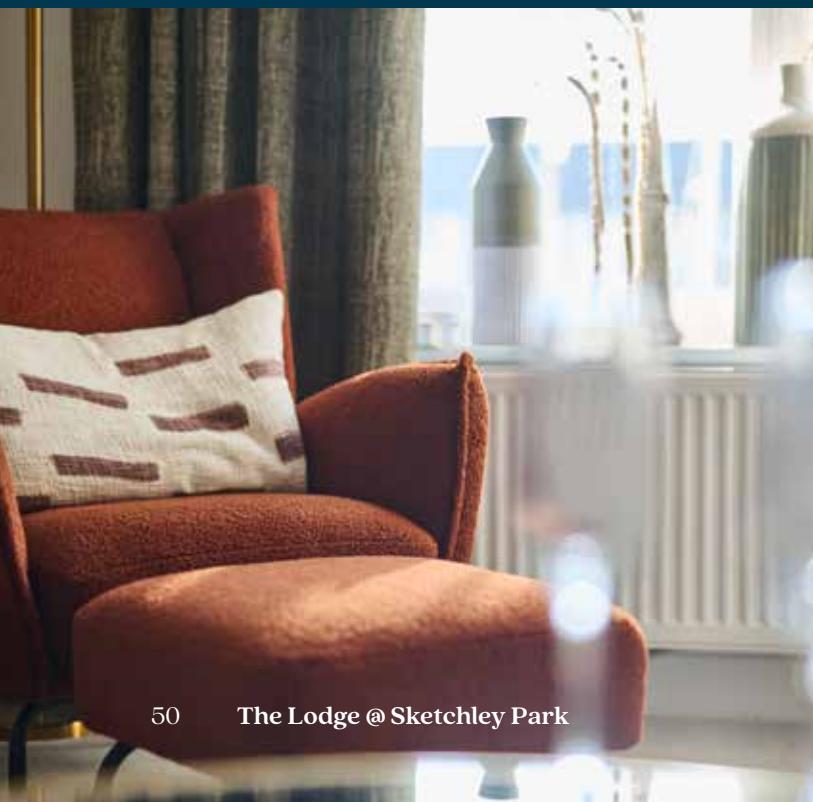
This is your  
world, we  
just built it.

Charles Church



Charles Church

# 10 reasons to buy a new home.



## 01. **Cheaper bills.**

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. **Moving schemes.**

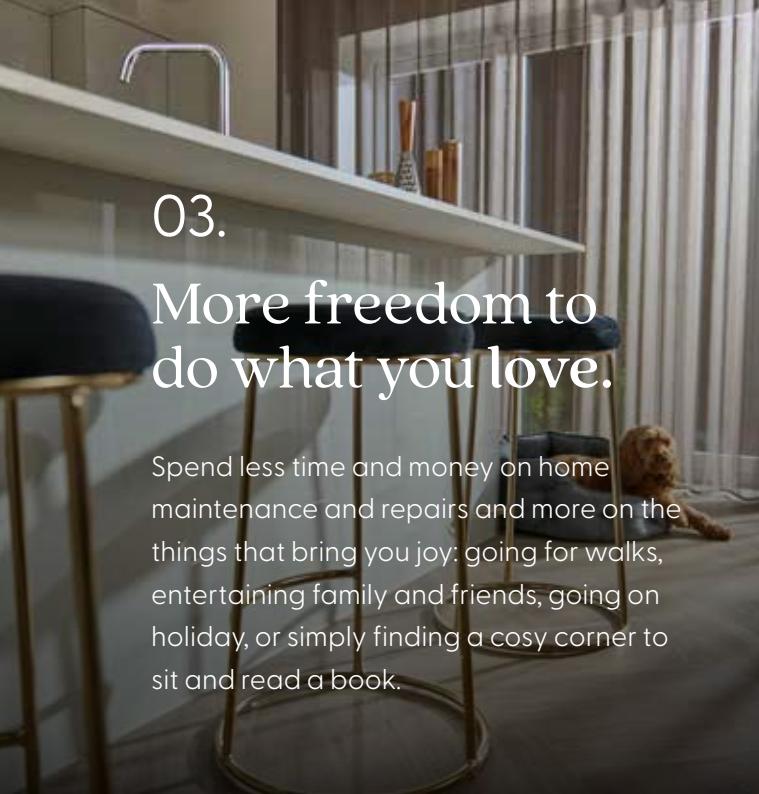
Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 06. **Peace of mind.**

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. **Designed for modern living.**

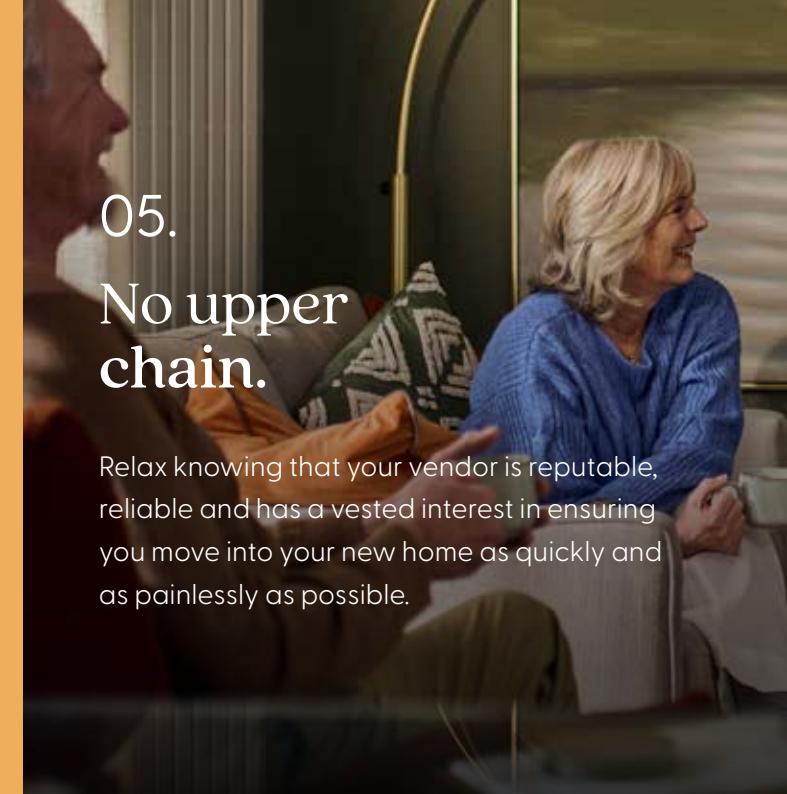
Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



05.

## No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

## 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



04.

## Everything is new.

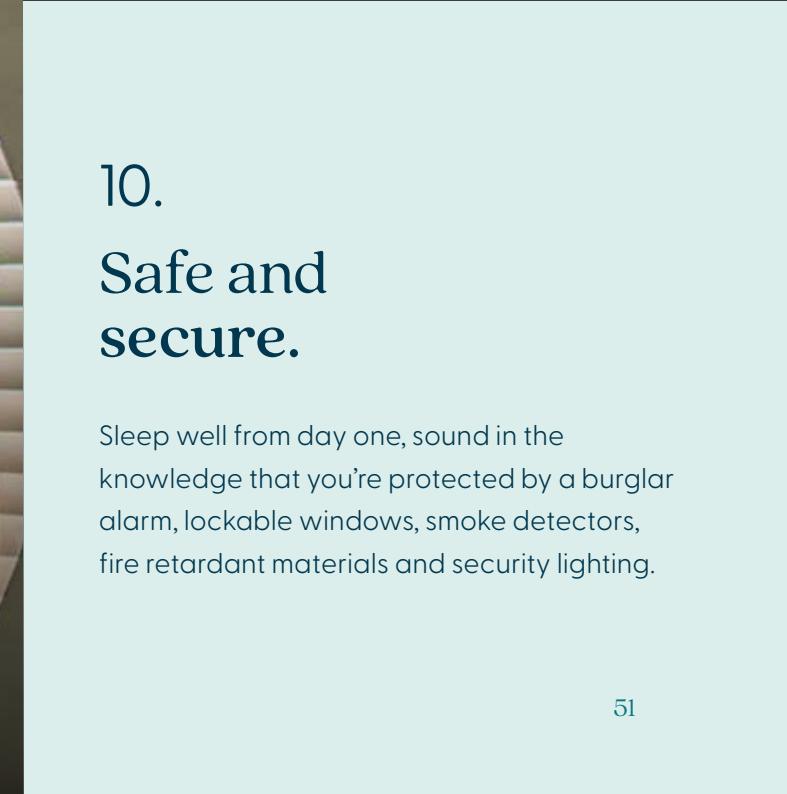
New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

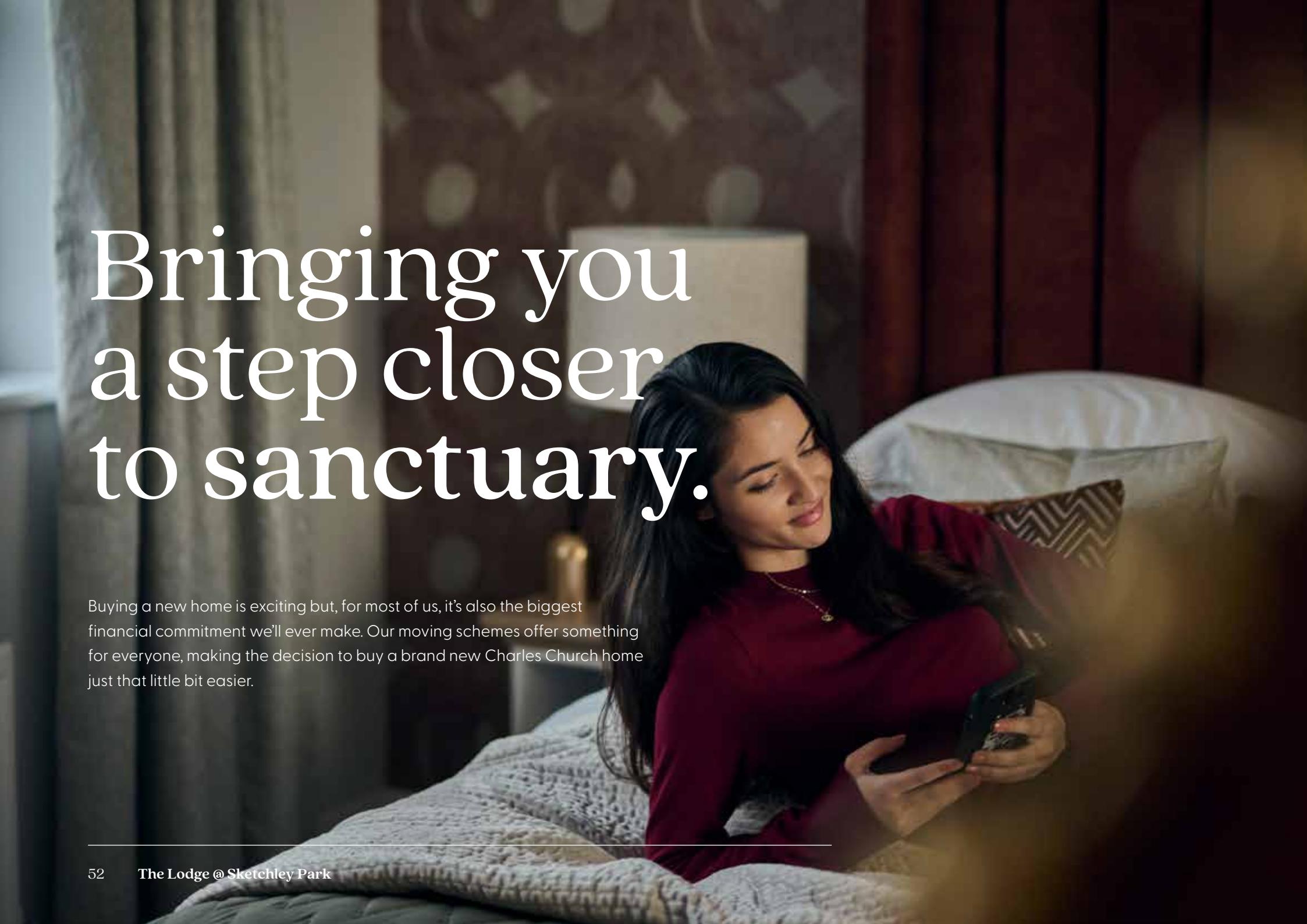


10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.

# Bringing you a step closer to sanctuary.



Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

# Schemes available to help you move.



## New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost\* with this new mortgage scheme from Gen H, supported by Charles Church.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

\*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.





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**Our star rating**  
We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: September 2025 Ref: 250-234

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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