

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.

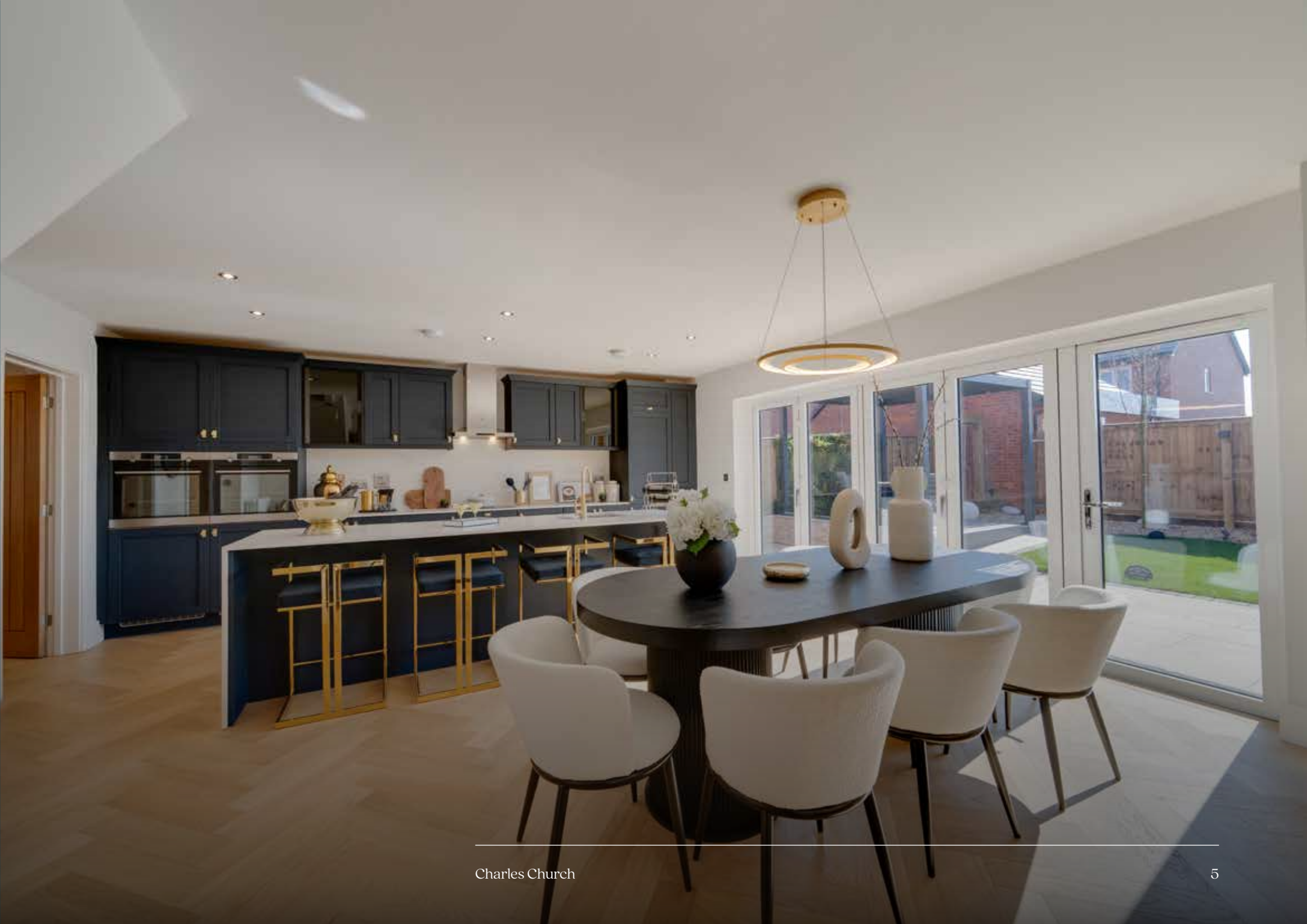
5-star customer satisfaction

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.



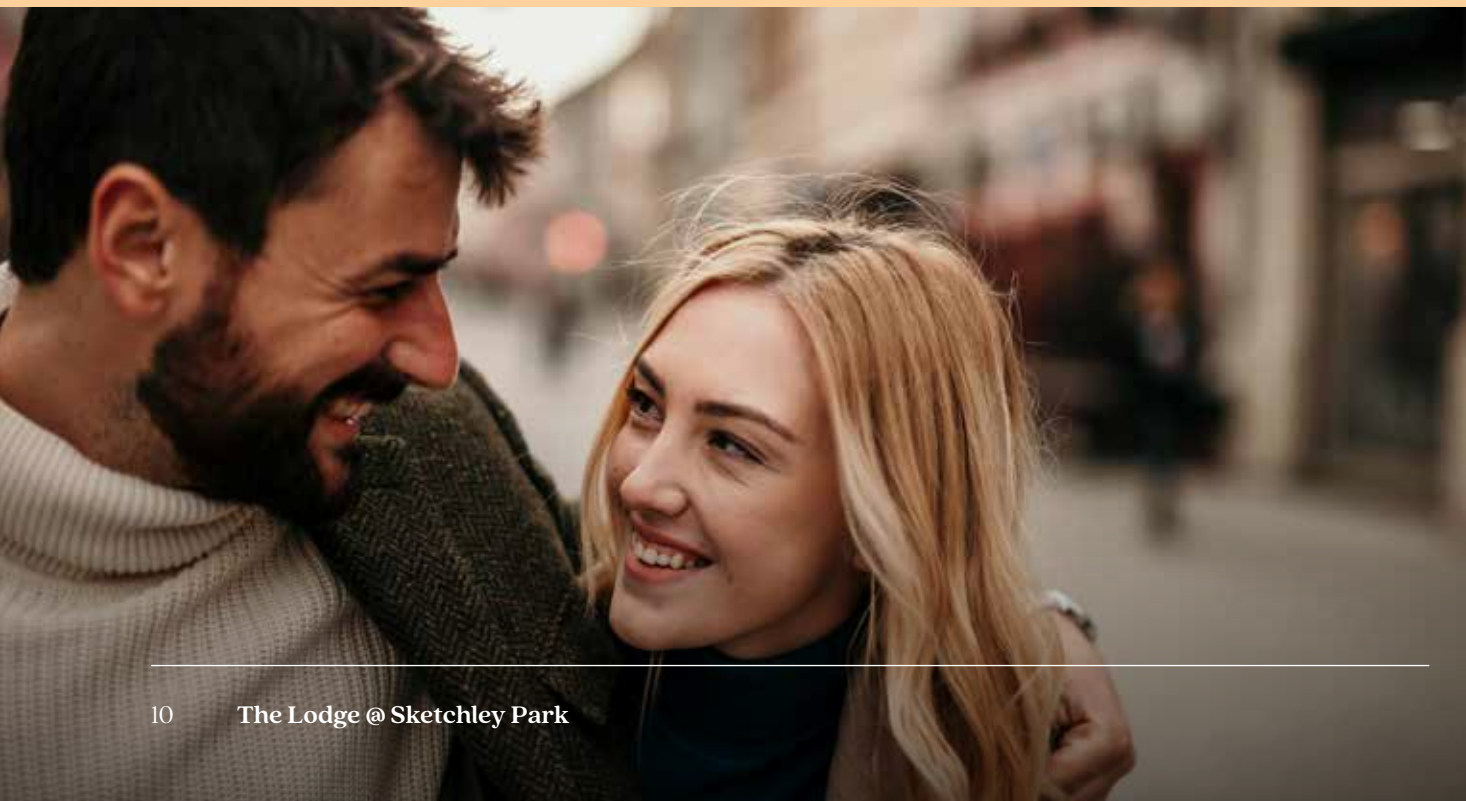






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



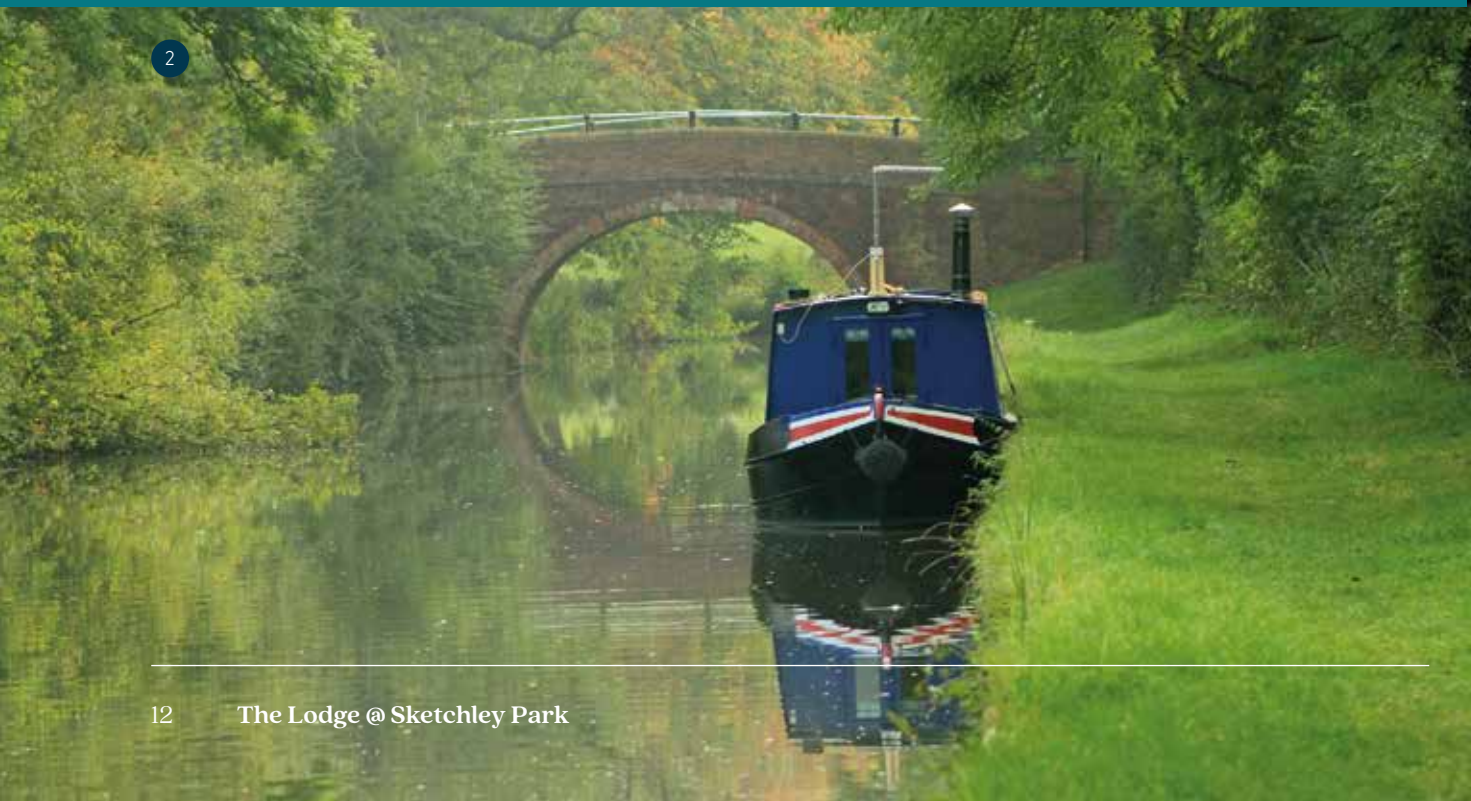
The Lodge @ Sketchley Park The perfect place to live and grow.

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.



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 social 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

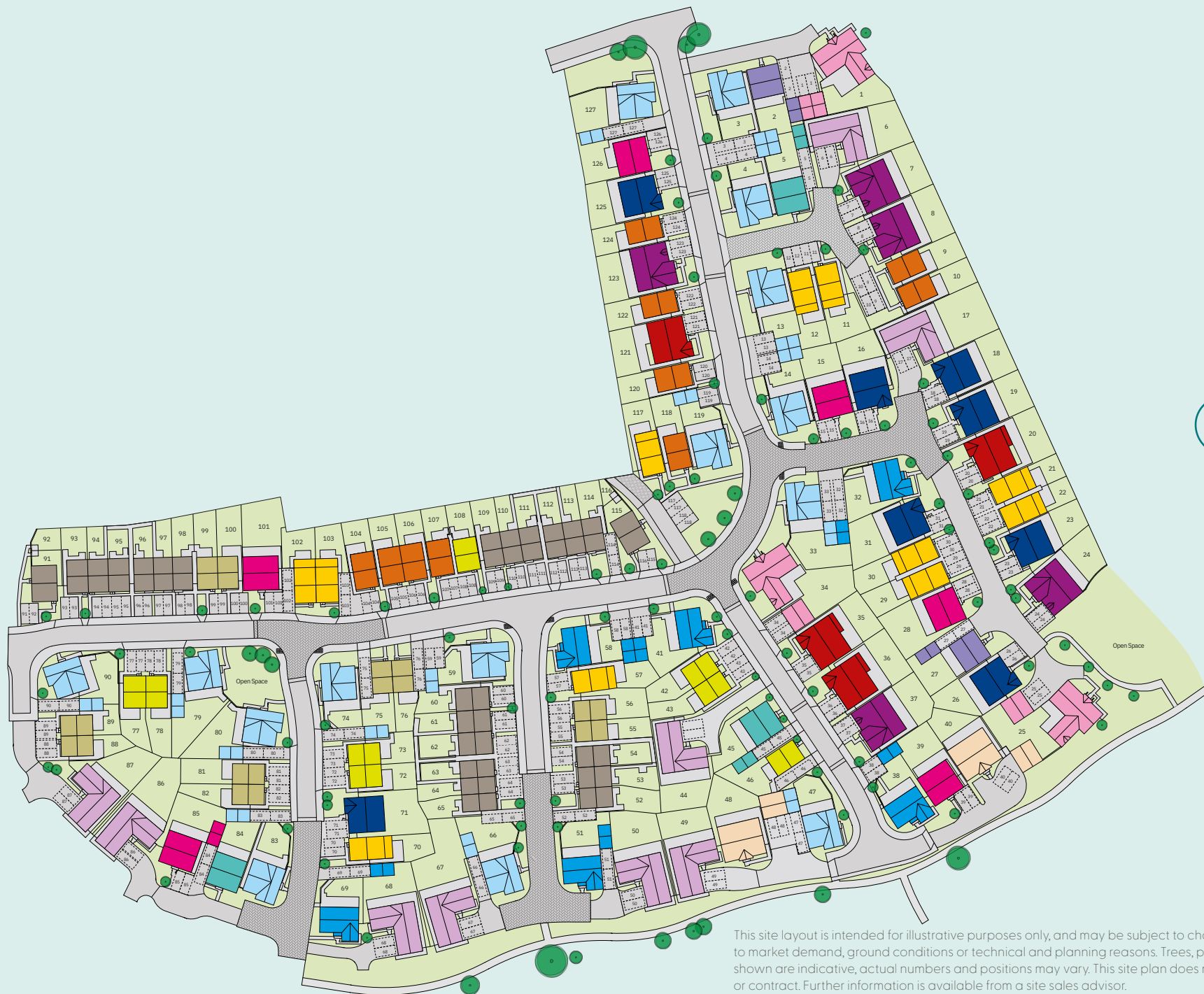
The Broadhaven

The Oxwich

The Walcott

The Torrisdale

The Yellowwood



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



The Tunstall

2-bedroom home



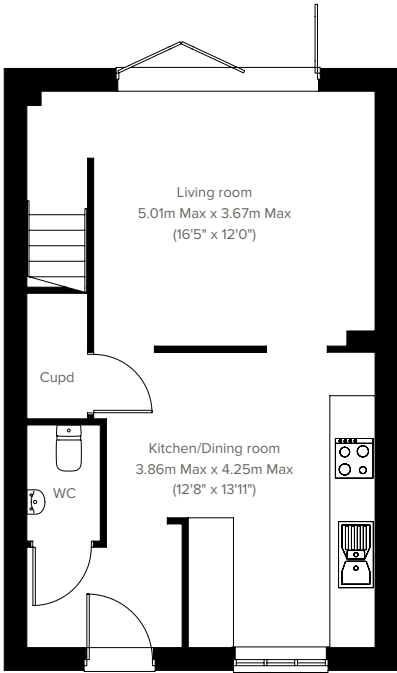
Features

- 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.

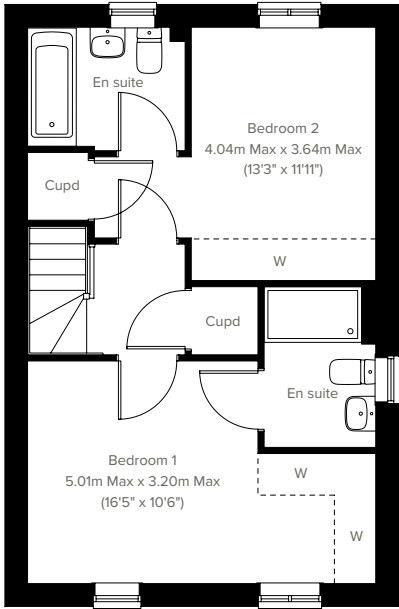
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Rhossilli

3-bedroom home



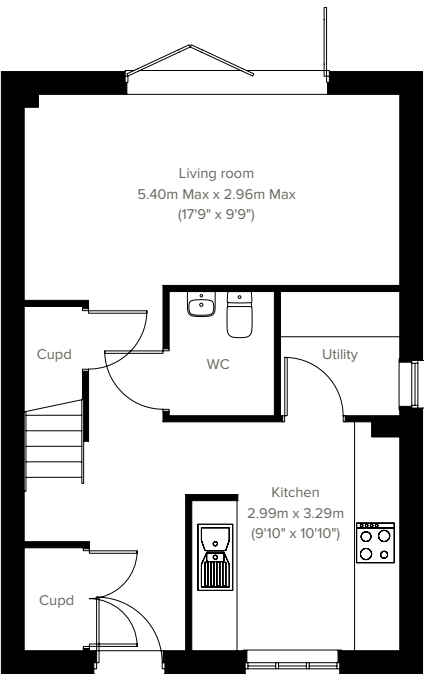
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces

The Rhossilli 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.

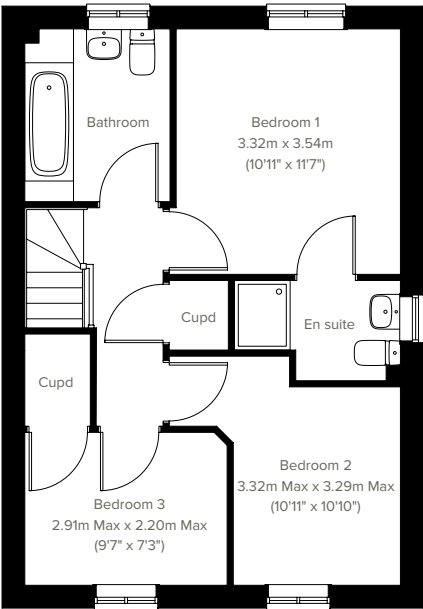
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Sandbanks

3-bedroom home



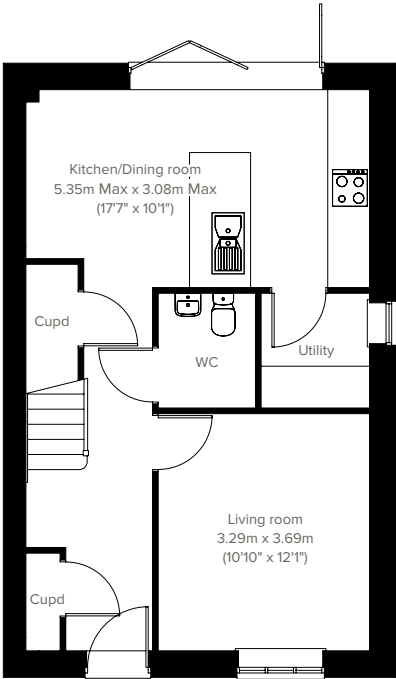
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x 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.

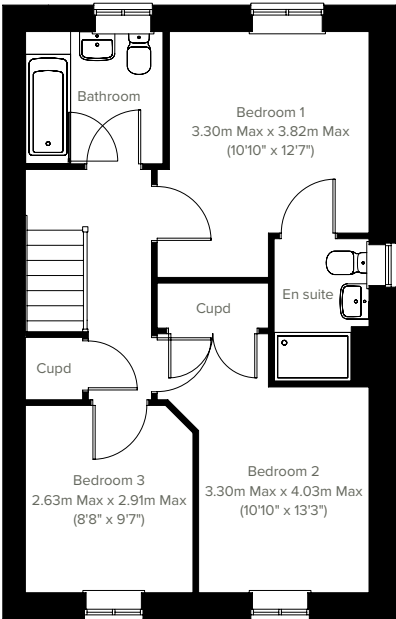
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Studland

3-bedroom home



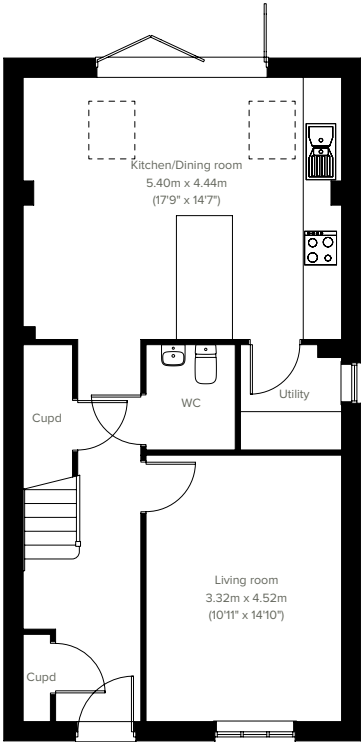
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x 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.

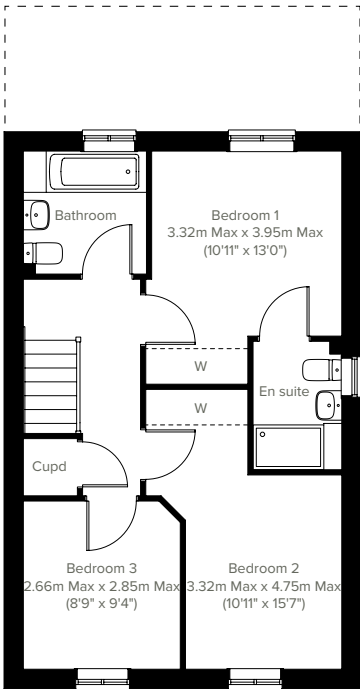
B [91]

Energy
Efficiency Rating



Ground floor

| | | |
|----------------|-------------------|---------------|
| Kitchen/Dining | 17' 9" x 14' 7" | 5.40m x 4.44m |
| Living Room | 10' 11" x 14' 10" | 3.32m x 4.52m |



First floor

| | | |
|-----------|------------------|---------------|
| Bedroom 1 | 10' 11" x 13' 0" | 3.32m x 3.95m |
| Bedroom 2 | 10' 11" x 15' 7" | 3.32m x 4.75m |
| Bedroom 3 | 8' 9" x 9' 4" | 2.66m x 2.85m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Chopwell

4-bedroom home



Features

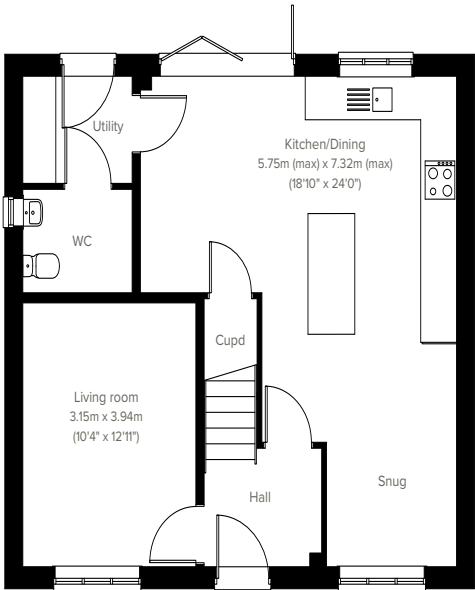
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x Parking spaces

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.



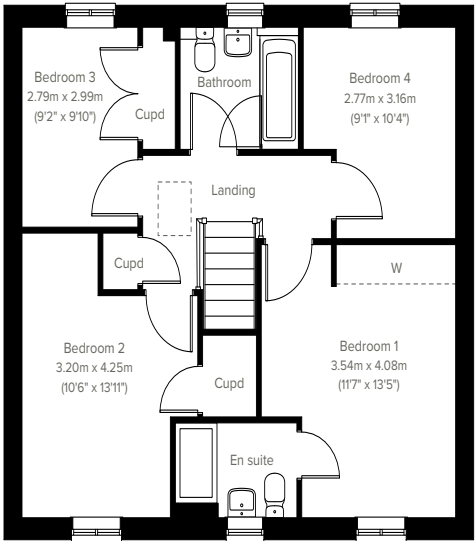
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.





The Cullen

4-bedroom home



Features

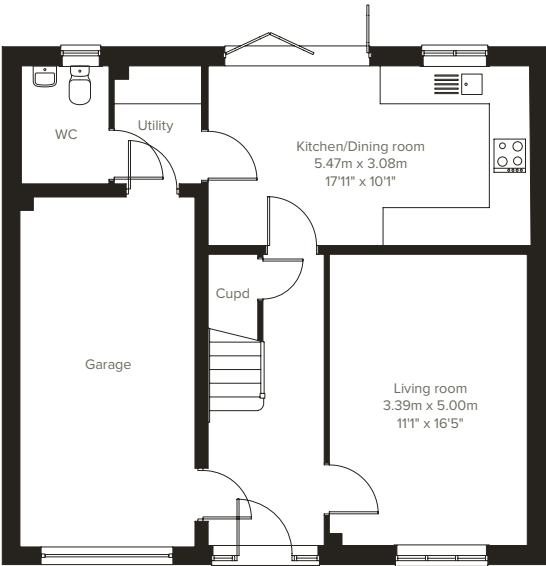
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x Parking spaces

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.



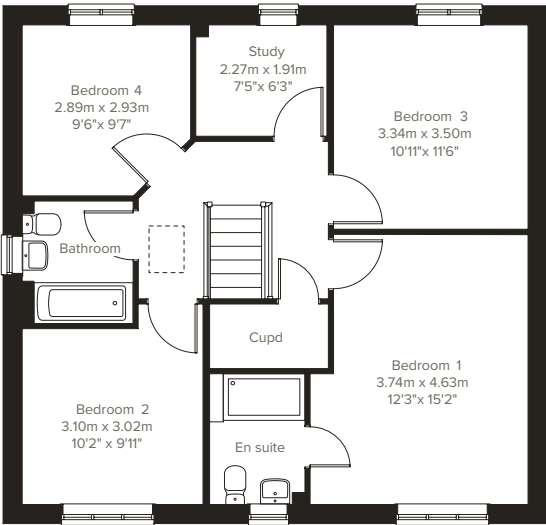
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Hastings

4-bedroom home



Features

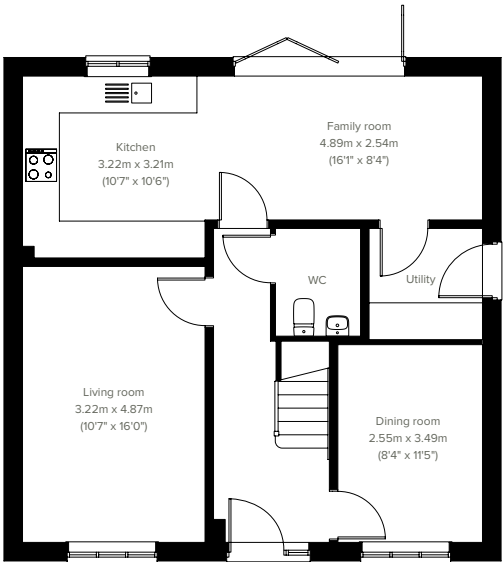
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x Parking spaces

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.



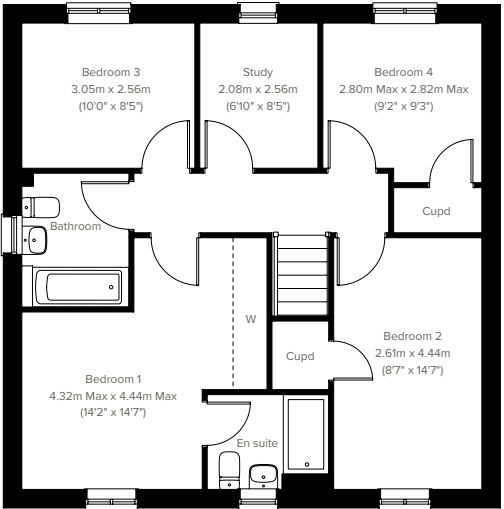
B [91]

Energy
Efficiency Rating



Ground floor

| | | |
|-------------|-----------------|---------------|
| Kitchen | 10' 7" x 10' 6" | 3.22m x 3.21m |
| Family | 16' 1" x 8' 4" | 4.89m x 2.54m |
| Living room | 10' 7" x 16' 0" | 3.22m x 4.87m |
| Dining room | 8' 4" x 11' 5" | 2.55m x 3.49m |



First floor

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 14' 2" x 14' 7" | 4.32m x 4.44m |
| Bedroom 2 | 8' 7" x 14' 7" | 2.61m x 4.44m |
| Bedroom 3 | 10' 0" x 8' 5" | 3.05m x 2.56m |
| Bedroom 4 | 9' 2" x 9' 3" | 2.80m x 2.82m |
| Study | 6' 10" x 8' 5" | 2.08m x 2.56m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Hollicombe

4-bedroom detached home



Features

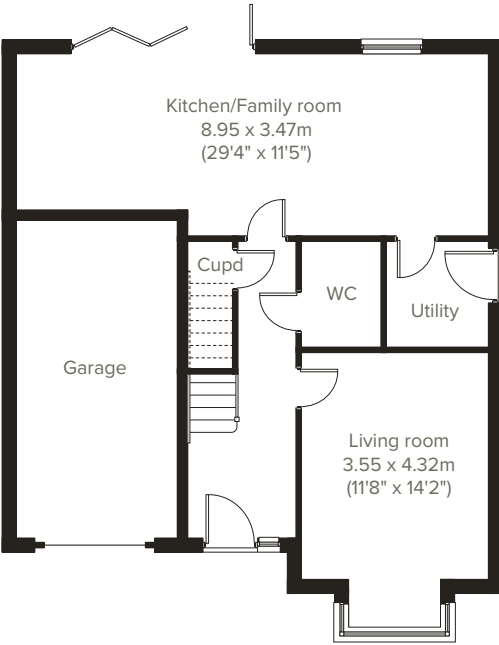
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and 2 x Parking spaces

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.



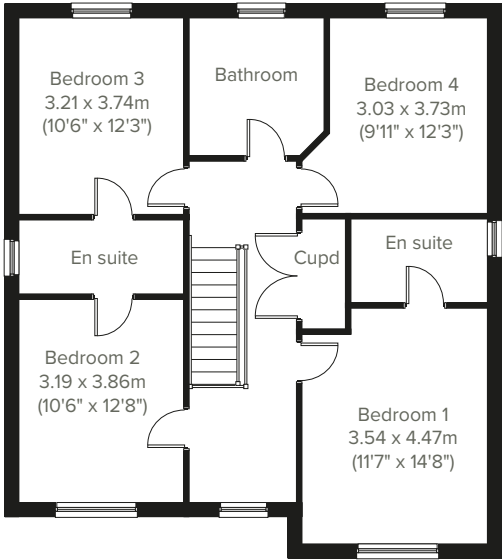
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.








The Bamburgh

4- bedroom detached home



Features

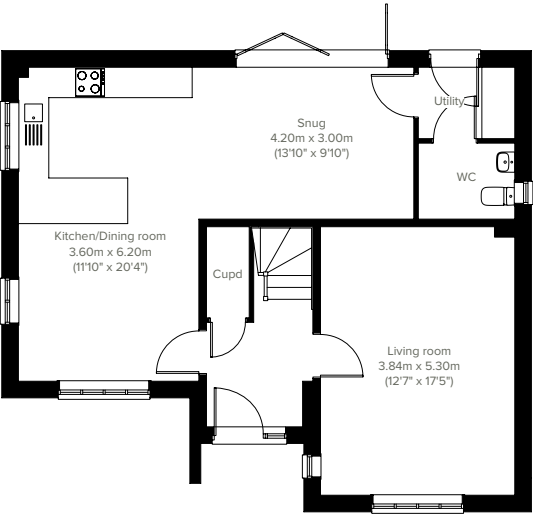
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  1 x Dressing room

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.



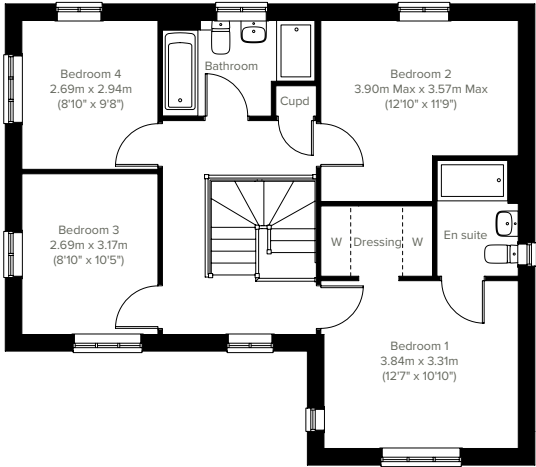
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Seacombe

4-bedroom home



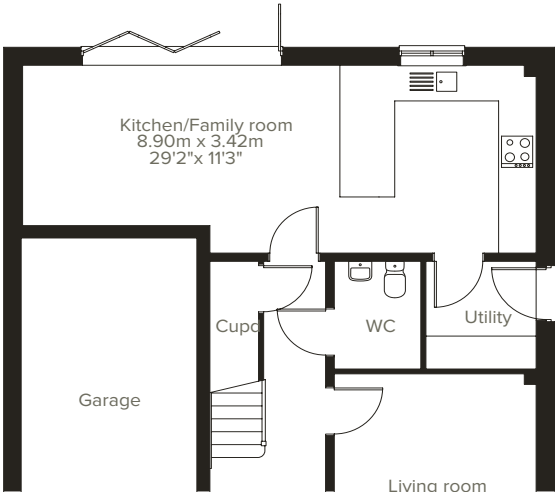
Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Single garage and 2 x Parking spaces
- 1 x 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.

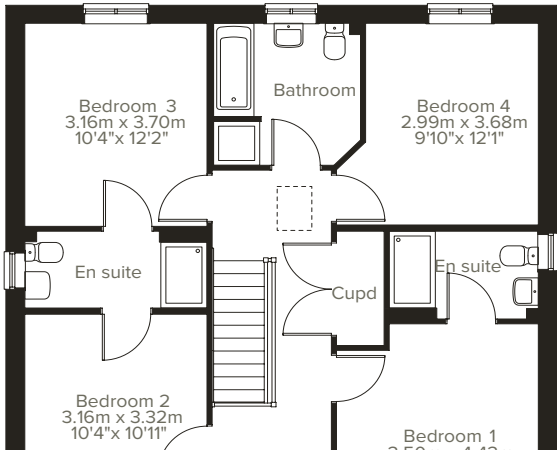
B [91]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Broadhaven



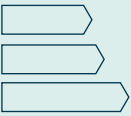
5-bedroom home



Features

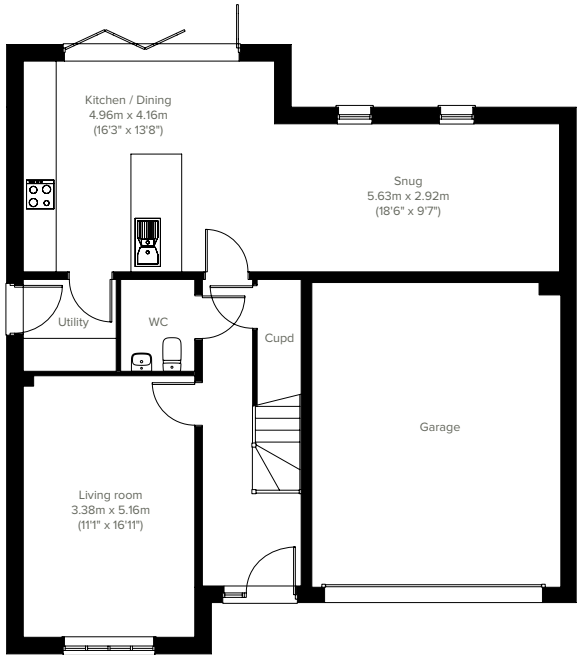
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x Parking spaces
-  1 x Dressing room

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.



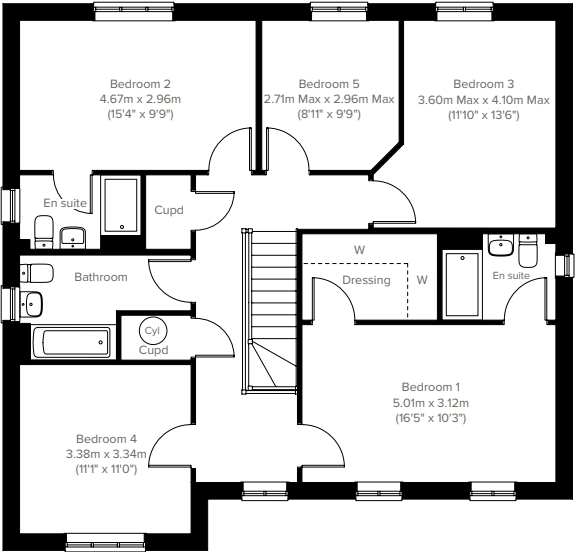
A [92]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Oxwich

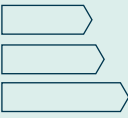
5-bedroom home



Features

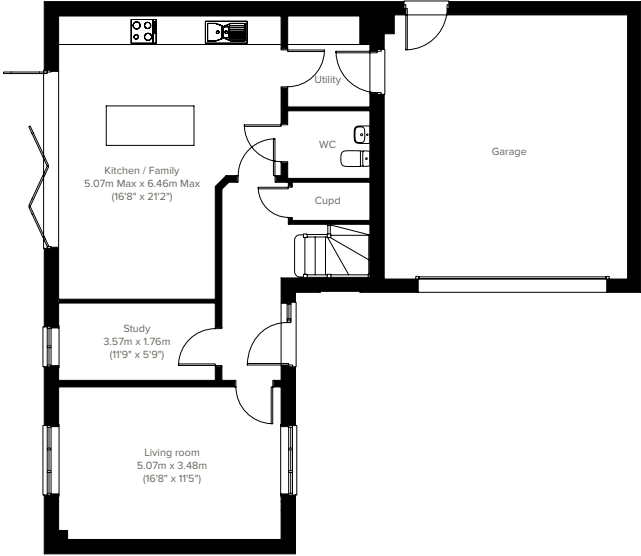
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double garage and 2 x Parking spaces
-  2 x Dressing rooms

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.




The Walcott



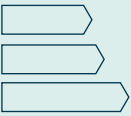
5-bedroom home



Features

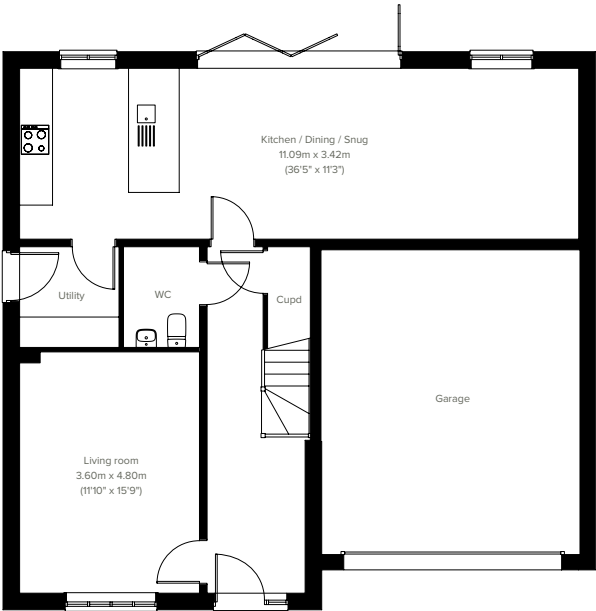
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x Parking spaces

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.



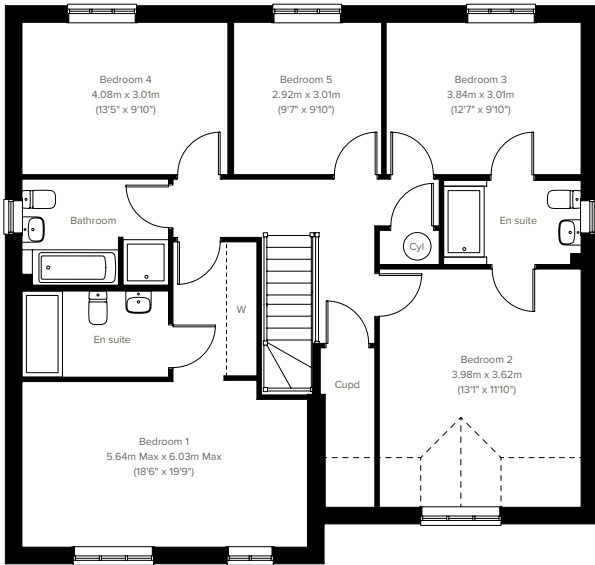
A [92]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Torrisdale

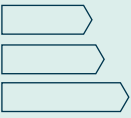
5-bedroom detached home



Features

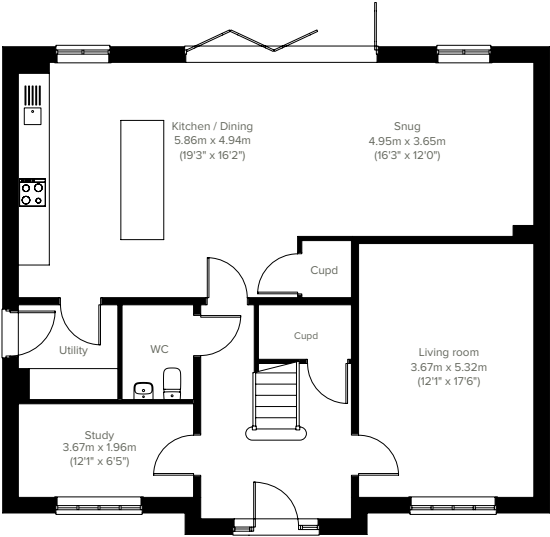
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Single garage and 2 x Parking spaces
-  1 x Dressing room

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.



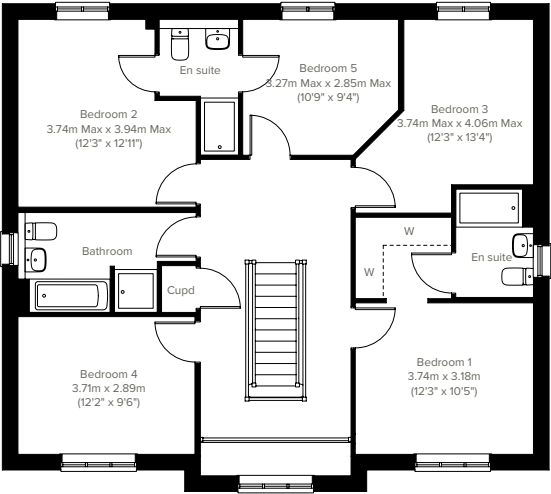
A [92]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Yellowwood

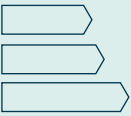
5-bedroom detached home



Features

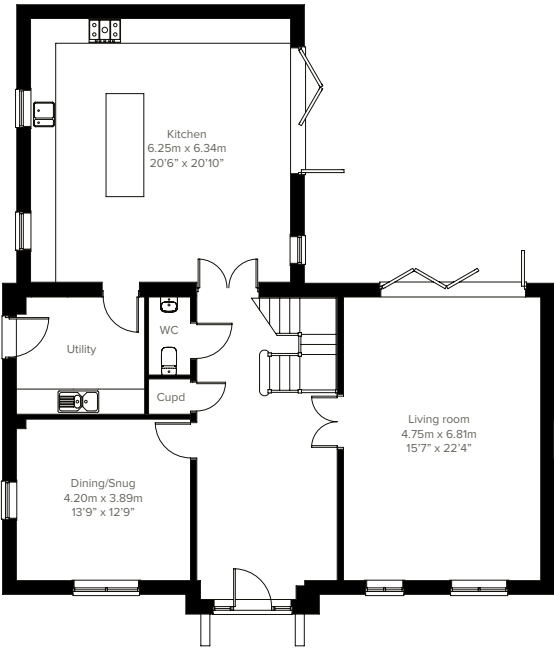
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x Parking spaces
-  1 x Dressing room

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.



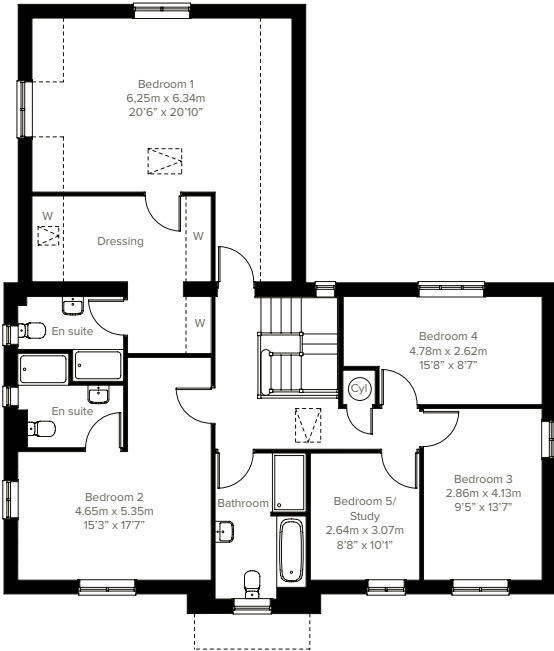
A [92]

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 |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

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



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.

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.



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.



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.



Deposit Boost.

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



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.



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.



Part Exchange.

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



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.



Early Bird.

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



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.







The Lodge @ Sketchley Park
Sketchley Lane
Burbage
Leicestershire
LE10 3HU

t: 01455 699 552
e: thelodgecc.nmid@charleschurch.com

Head Office
Charles Church North Midlands
Davidson House
Meridian East
Meridian Business Park
Leicester
LE19 1WZ

t: 01162 815 600
e: nmid.sales@charleschurch.com



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

The Lodge @ Sketchley Park is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.

