



Find your sanctuary at

Dunchurch Fields

Dunchurch | Rugby

1, 2, 3 & 4 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.

Dunchurch Fields is our exclusive collection of elegant one, two, three and four-bedroom homes in the historic village of Dunchurch, near Rugby.

This exceptional development perfectly balances timeless village charm with refined living, local amenities and picturesque countryside surroundings.



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.





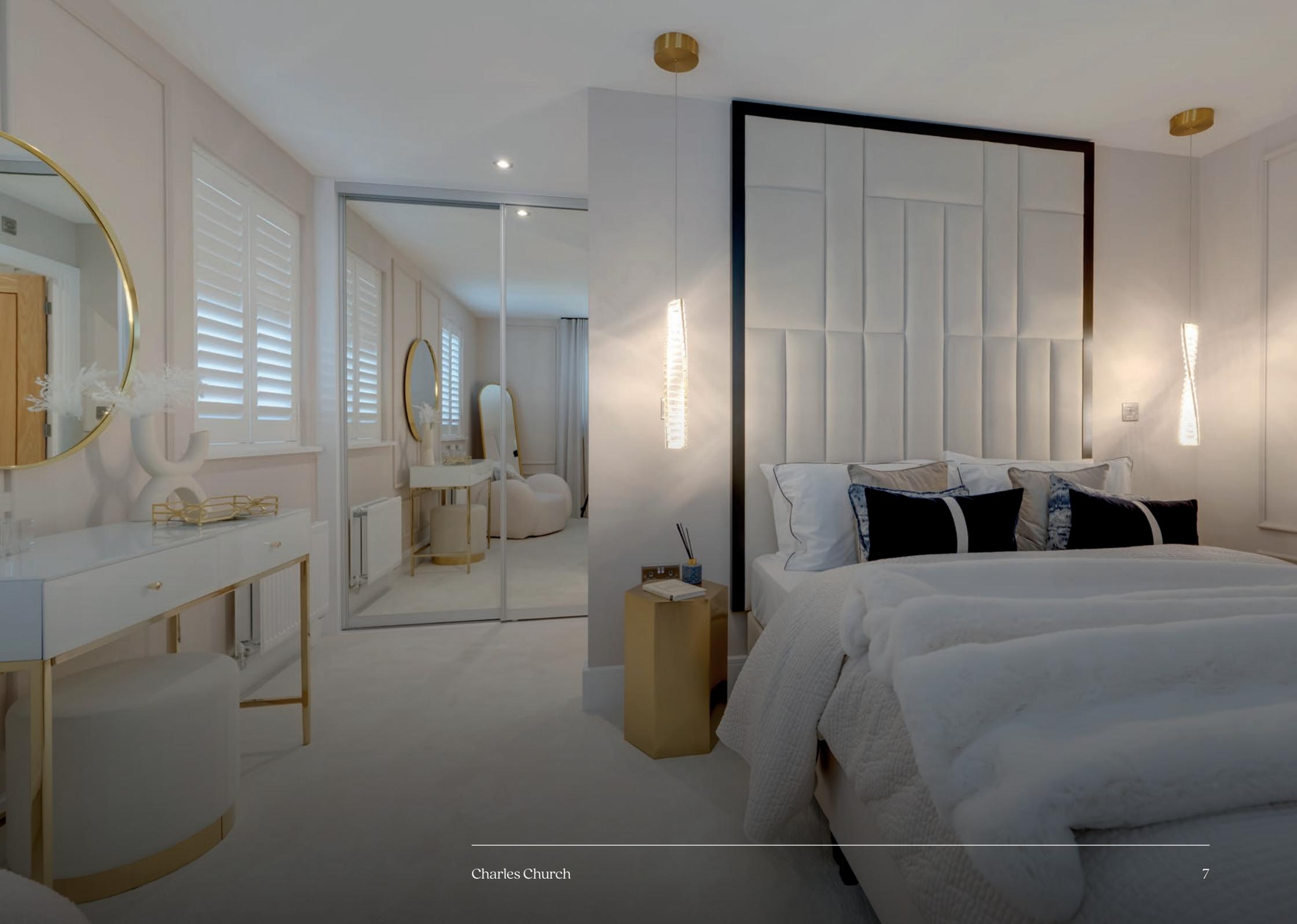


Our dedication goes beyond building houses. We craft spaces where you can thrive.

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.





Introducing Dunchurch Fields.

1, 2, 3 & 4 bedroom homes.

Situated on the edge of the charming village of Dunchurch, Dunchurch Fields is an exceptional collection of 1, 2, 3 & 4 bedroom homes by Charles Church. This sought-after development offers the perfect blend of village character and modern convenience, with easy access to both rural landscapes and the vibrant town of Rugby.

These high-quality homes have been thoughtfully designed with premium living in mind. Charles Church offers a range of personalisation options, allowing you to tailor the finishes throughout your new home to suit your style.



Discover your true
sense of belonging.







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

Discover
your happy
place.



Dunchurch Fields. The perfect place to live and grow.

Dunchurch Fields is a premium collection of energy-efficient one, two, three and four-bedroom homes, set within the charming village of Dunchurch. Surrounded by rolling countryside and green open spaces, this thoughtfully designed development offers modern living in a truly idyllic setting.

Part of a growing, close-knit community, residents enjoy access to local shops, schools, and traditional pubs, all within easy reach. With excellent links to Rugby, Royal Leamington Spa and beyond, and the beauty of the Warwickshire countryside on your doorstep, Dunchurch Fields offers the perfect balance of rural peace and everyday convenience.



Please do
make yourself
at home.



The best of both worlds.

Dunchurch Fields combines the tranquillity of countryside living with the convenience of a well-connected village - the perfect place to enjoy the best of Warwickshire. Surrounded by open fields and peaceful walking routes, it's a haven for nature lovers. Spend weekends exploring scenic trails, cycling through the rural landscape, or unwinding at nearby Draycote Water - a local favourite for walking, picnics, fishing, and water sports.

The village of Dunchurch is known for its warm community, cosy pubs, independent shops, and picturesque charm. Just a short drive away, Rugby offers a wider choice of restaurants, cafés, and everyday amenities.

Whether you're enjoying the great outdoors or the local culture, Dunchurch Fields offers a lifestyle that balances countryside calm with modern convenience.



- 1 Draycote Water
- 2 The Dun Cow Hotel & Pub
- 3 Elliott's Field Retail Park
- 4 St Peters Church
- 5 Countryside views



Charles Church

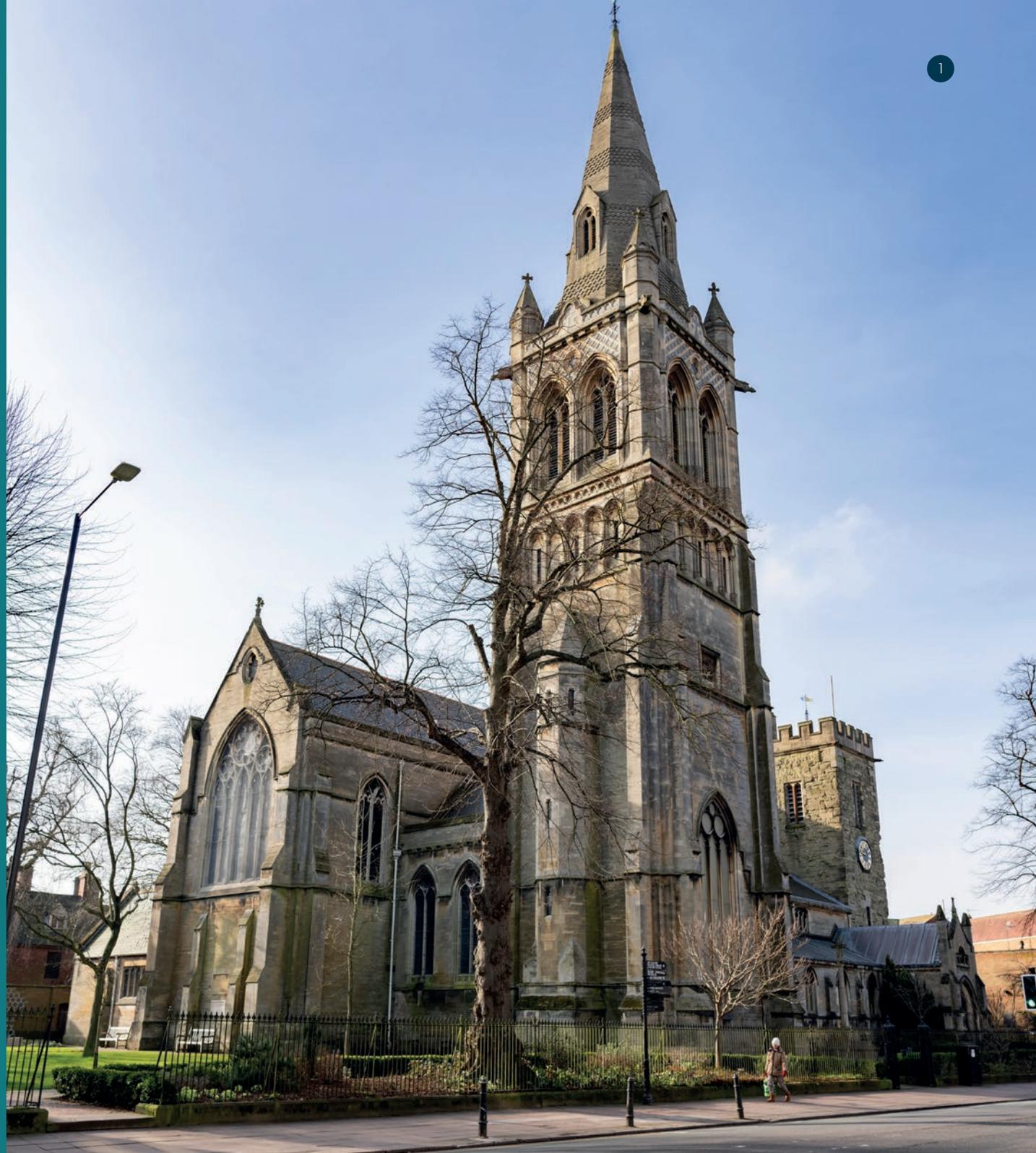
Find your place in history.

**Nestled in the heart of Warwickshire,
Dunchurch is a village steeped in
centuries of English history.**

Once a key stop on the coaching route between London and the North, it has played a quiet but vital role in shaping the nation's story.

Dunchurch's origins trace back over a thousand years, and its picturesque streets are still lined with historic buildings, many dating from the 16th and 17th centuries. The village was a resting point for royalty and nobility, and even hosted the conspirators of the infamous Gunpowder Plot in 1605, who waited nearby for news of their failed plan.

With its rich architectural heritage and timeless charm, Dunchurch offers the unique opportunity to become part of a living piece of England's past.



Warwickshire is a county rich in heritage, known for its picturesque countryside, historic towns, and literary legacy. Just minutes from Rugby and nestled in the rolling Warwickshire landscape, Dunchurch combines timeless charm with a storied past.

Nearby Rugby is famously the birthplace of the game that bears its name, with the prestigious Rugby School still standing at its heart. The town played a key role in the industrial era, becoming a major railway and engineering hub during the 19th century.

Dunchurch itself is filled with character, with many of its timber-framed buildings preserved from centuries past. The village green, complete with maypole and historic coaching inns, evokes a sense of traditional English life. Warwickshire as a whole is also home to Shakespeare's Stratford-upon-Avon and the medieval grandeur of Warwick Castle, placing you at the centre of England's cultural and historic legacy.



- 1 St Andrew's Church, Rugby
- 2 Rugby ball sculpture
- 3 Timber Framed Buildings
- 4 Dunchurch War Memorial



Charles Church

Dunchurch, a place to call home.

Warwickshire offers some of the most picturesque countryside in the Midlands, and Dunchurch is perfectly placed to enjoy it. Surrounded by rolling fields, nature reserves, and scenic walking routes, this charming village offers rural tranquillity with excellent connectivity, with Rugby station just minutes away, London and Birmingham are both under an hour by train.

5 reasons to live in Dunchurch



Scan to view our local area video



One. Charming village life

Dunchurch is the picture of English village charm, with its thatched cottages, historic coaching inns, and leafy village green. Whether you're enjoying a quiet walk or a coffee at the local café, Dunchurch offers a slower pace and a strong sense of place - without feeling disconnected from town life.



1 Dunchurch

Two. Great schools, great connections

Great schools, great connections
With well-regarded primary and secondary schools nearby - including the renowned Rugby School - Dunchurch is perfect for families. And with Rugby station just a short drive away, direct trains to London and Birmingham make commuting or weekend city trips a breeze.



2 Rugby Train Station





Three.

A foodie's favourite

From cosy country pubs to stylish restaurants in Rugby, there's plenty to satisfy every palate. Locals love The Dun Cow for a Sunday roast, while Rugby's expanding food scene includes independent coffee shops, artisan bakeries, and international cuisine.



3 The Dun Cow Hotel & Pub

Four.

Nature on your doorstep

Enjoy the great outdoors at Draycote Water, just minutes away – ideal for sailing, cycling, or lakeside walks. Explore nearby country parks, canals, and rolling Warwickshire hills, all making Dunchurch a haven for nature lovers and active families alike.



4 Draycote Water



Five.

A close-knit community

Dunchurch has a warm, welcoming atmosphere, where village events, fêtes, and Christmas lights bring people together. Whether you're new to the area or returning to your roots, you'll find a place to belong here.



5 Dunchurch High Street



Always in reach.

Dunchurch offers excellent commuter links, making it easy to stay connected while enjoying village life. Located just minutes from Rugby, the village provides quick access to the M1, M6, and A45, ideal for reaching Coventry, Birmingham, and beyond. Regular rail services from nearby Rugby Station offer direct trains to London Euston in under an hour, making Dunchurch a perfect base for commuters seeking both convenience and charm.

Travel by **foot** from
Dunchurch Fields



- Church 12 minutes
- Pub 13 minutes
- Pharmacy 13 minutes
- Shop 16 minutes
- Playground 17 minutes
- Primary School 19 minutes

Travel by **car** from
Dunchurch Fields



- Rugby 10 minutes
- Rugby train station 16 minutes
- M1 18 minutes
- Coventry 25 minutes
- Birmingham Airport 41 minutes

Travel by **train** from
Dunchurch Fields*



- Birmingham New Street 40 minutes
- London Euston 58 minutes
- Manchester Piccadilly 1 hour 18 minutes
- Crewe 1 hour 12 minutes

*All travel times are from Rugby train station.

Find your sanctuary
at Dunchurch Fields.

Dunchurch Fields site plan.

1 bedroom homes

- **The Pailton**
Plot 79, 80, 81, 82, 83, 84,
85 & 86

2 bedroom homes

- **The Sawbridge**
Plot 71
- **The Cromer**
Plots 8, 9, 10, 11, 14, 15, 16,
69, 70, 72, 73, 76, 77 & 78

3 bedroom homes

- **The Draycote**
Plots 18 & 40
- **The Lighthorne**
Plots 12, 13, 19, 20, 21, 22, 26,
27, 29, 30, 31, 32, 66, 67,
68, 74, 75 & 87

- **The Cawston**
Plots 7 & 64

- **The Braunston**
Plots 17, 23, 28, 38, 39 & 57

- **The Stretton**
Plots 44 & 65

- **The Newbold**
Plots 5, 6, 58 & 59

- **The Lawford**
Plots 24, 25, 37, 48, 49, 60 & 62

4 bedroom homes

- **The Hatton**
Plots 3 & 55

- **The Conway**
Plots 4, 33, 42 & 52

- **The Thurlaston**
Plots 41, 43, 45, 50 & 51

- **The Dunsmore**
Plots 46, 47 & 63

- **The Wellesbourne**
Plots 34 & 54

- **The Kingsway**
Plots 36, 53, 56 & 61

- **The Newcombe**
Plots 2 & 35

- ✱ **DOMV**

BCP Bin Collection Point

GG Gas Governor

S/S Substation



Discover a
home you
adore in
every detail.







The Pailton

1 bedroom home



Features



1 x Bedroom



1 x Bathroom



1 x parking space



EV charging point



522 ft²

The Pailton offers stylish, low-maintenance living, ideal for first-time buyers or downsizers. This charming one bedroom home offers an open-plan kitchen and living space creating a welcoming hub, while the spacious bedroom and modern bathroom provide comfort and privacy.



B [91]

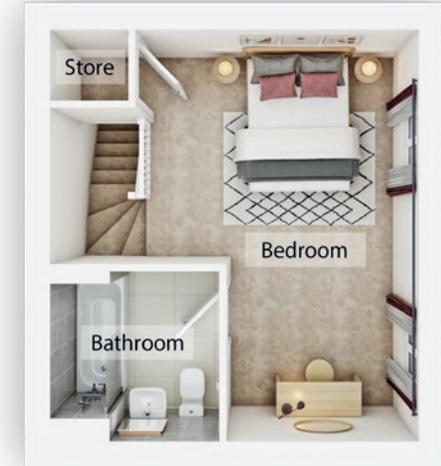
Energy
Efficiency Rating



Ground floor

Living room/Kitchen

3.78 x 5.17m



First floor

Bedroom

3.59 x 5.17m

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The Sawbridge

2 bedroom home



Features

 2 x Bedrooms

 1 x Bathroom

 1 x parking space

 EV charging point

 Solar panels

 771 ft²

A beautifully appointed two-bedroom home designed for modern living, The Sawbridge combines open-plan elegance with a stylish layout. Ideal for first-time buyers or those looking to downsize in style.

 **B [89]**
Energy
Efficiency Rating



First floor

Kitchen/Dining/Living	4.16 x 7.55m
Bedroom 1	4.18 x 2.78m
Bedroom 2	2.94 x 2.81m

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The Cromer

2 bedroom home



Features



2 x Bedrooms



1 x Bathroom



1 x En suite



1 or 2 x parking spaces (plot specific)



EV charging point



Solar panels



772 ft²

The Cromer offers spacious open-plan living with two well-proportioned bedrooms and the luxury of an en suite. With a sleek contemporary layout and high-spec finishes, this home blends comfort with sophistication.



B [89]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Living

4.44 x 6.61m



First floor

Bedroom 1

4.44 x 2.99m

Bedroom 2

2.20 x 3.38m

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The Draycote

3 bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

 2 x parking spaces

 EV charging point

 Solar panels

 877 ft²

Smart and stylish, The Draycote is a versatile three-bedroom home with a generous kitchen/dining area and separate lounge. Perfect for growing families or professional couples, it's a modern classic with thoughtful touches throughout.

 **B [90]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	3.58 x 3.61m
Living room	3.75 x 4.57m



First floor

Bedroom 1	2.61 x 3.16m
Bedroom 2	2.61 x 3.77m
Bedroom 3	2.15 x 2.70m

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The Lighthorne

3 bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 2 x parking spaces

 EV charging point

 Solar panels

 910 ft²

Bright, balanced and beautifully designed, The Lighthorne is a three-bedroom semi-detached home offering expansive living/dining space and a practical first-floor layout. The perfect blend of function and modern living.

 **B [89]**
Energy
Efficiency Rating



Ground floor

Living/Dining	5.17 x 5.35m
Kitchen	2.93 x 2.75m



First floor

Bedroom 1	2.87 x 4.50m
Bedroom 2	2.73 x 3.51m
Bedroom 3	2.21 x 2.88m

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The Cawston

3 bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and parking

 EV charging point

 Solar panels

 973 ft²

The Cawston is a spacious family home with an airy open-plan kitchen/dining area and a separate living room, all complemented by three well-sized bedrooms, including a principal suite with en suite.

 **B [90]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	5.75 x 3.43m
Living Room	3.32 x 4.19m



First floor

Bedroom 1	3.39 x 3.28m
Bedroom 2	3.12 x 3.09m
Bedroom 3	2.54 x 2.63m

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The Braunston

3 bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and/ or
2 x parking (plot specific)

 EV charging point

 Solar panels

 993 ft²

With generous living spaces and a luxurious principal bedroom suite, The Braunston brings comfort and practicality together across its three bedrooms and well-designed living areas.

 **B [89]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	3.28 x 5.19m
Living Room	3.00 x 5.19m



First floor

Bedroom 1	3.35 x 3.50m
Bedroom 2	3.07 x 2.79m
Bedroom 3	3.07 x 2.31m

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The Stretton

3 bedroom home



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and parking

 EV charging point

 Solar panels

 1,031 ft²

The Stretton is a stunning three-bedroom home offering a spacious interior, excellent storage and an en suite principal bedroom – ideal for stylish everyday life and easy entertaining.

 **A [93]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	3.28 x 5.41m
Living Room	3.00 x 5.41m



First floor

Bedroom 1	3.33 x 3.70m
Bedroom 2	3.07 x 3.02m
Bedroom 3	3.07 x 2.31m

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The Newbold

3 bedroom home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite



2 x parking spaces



EV charging point



Solar panels



1,079 ft²

Offering exceptional interior space, The Newbold features a large open-plan kitchen/dining area, a separate living room, utility and three spacious bedrooms – a home made for modern family life.



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining	A= 5.17m B= 5.41m
Living Room	3.10 x 5.40m



First floor

Bedroom 1	4.77 x 3.62m
Bedroom 2	2.85 x 3.07m
Bedroom 3	2.82 x 2.25m

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The Lawford

3 bedroom home



Features



3 x Bedrooms



Walk-in wardrobe/
dressing area to bedroom 1



1 x Bathroom



1 x En suite



Integral garage and parking



EV charging point



Solar panels

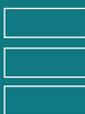


Bi-fold doors



1,243 ft²

Designed with modern family living in mind, The Lawford offers three well-proportioned bedrooms and inviting living spaces. A principal bedroom with walk-in wardrobe and en suite, paired with an integral garage, creates a home that feels both practical and refined.



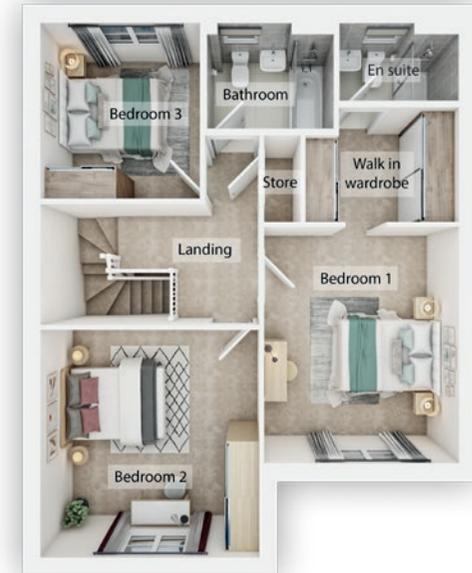
A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining	7.55 x 3.08m
Living Room	A= 2.36m B= 3.95m C= 4.09m
Garage	6.06 x 3.40m



First floor

Bedroom 1	3.51 x 4.23m
Bedroom 2	3.95 x 4.06m
Bedroom 3	2.88 x 3.15m

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The Hatton

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and parking



EV charging point



Solar panels



Bi-fold doors



1,208 ft²

The Hatton is the definition of flexible family living. With four bedrooms, generous ground floor living spaces and premium finishes, this is a home designed for comfort, style and convenience.



A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining	3.07 x 5.86m
Living Room	4.00 x 5.86m



First floor

Bedroom 1	A= 3.28m B= 3.61m C= 3.31m
Bedroom 2	3.28 x 2.46m
Bedroom 3	2.25 x 3.57m
Bedroom 4	3.63 x 2.20m

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The Conway

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and parking



EV charging point



Solar panels



Bi-fold doors



Study



1,266 ft²

A beautifully balanced four-bedroom home designed for flexible family living. With a spacious open-plan kitchen/dining area, separate lounge, and a private principal suite, The Conway combines everyday comfort with timeless elegance.



A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining	7.44 x 3.00m
Living Room	3.16 x 5.07m
Study	2.15 x 2.05m



First floor

Bedroom 1	4.29 x 4.57m
Bedroom 2	3.06 x 3.56m
Bedroom 3	3.06 x 3.56m
Bedroom 4	2.12 x 3.22m

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The Thurlaston

4 bedroom home



Features

-  4 x Bedrooms
-  Walk-in wardrobe/
dressing area to bedroom 1
-  1 x Bathroom
-  1 x En suite
-  Single garage and parking
-  EV charging point
-  Solar panels
-  Bi-fold doors
-  Study
-  1,427 ft²

A stylish four-bedroom home with a dedicated study and a bright kitchen/diner featuring bi-fold doors to the garden - perfect for work, family life, and entertaining.

 **A [92]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	8.59 x 3.06m
Living Room	3.00 x 4.34m
Study	1.81 x 2.78m



First floor

Bedroom 1	3.06 x 4.35m
Bedroom 2	2.84 x 3.97m
Bedroom 3	3.05 x 3.49m
Bedroom 4	2.49 x 2.76m

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The Wellesbourne

4 bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 2 x En suites

 Single/double garage and parking (plot specific)

 EV charging point

 Solar panels

 Bi-fold doors

 Study

 1,591 ft²

Designed for modern living, The Wellesbourne features four generous bedrooms, a dedicated ground-floor study, and a spacious family area with bi-fold doors that open onto the garden. A beautifully balanced home that's ideal for both work and relaxation.

 **A [94]**
Energy
Efficiency Rating



Ground floor

Kitchen	4.49 x 3.12m
Dining/Family	5.04 x 3.27m
Living Room	4.95 x 3.63m
Study	3.30 x 2.78m



First floor

Bedroom 1	3.35 x 3.27m
Bedroom 2	3.71 x 3.68m
Bedroom 3	3.29 x 2.85m
Bedroom 4	3.27 x 2.85m

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The Dunsmore

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Integral garage and parking



EV charging point



Solar panels



Bi-fold doors



1,510 ft²

The Dunsmore offers generous, light-filled living with a spacious lounge opening onto the garden through bi-fold doors. With four well-proportioned bedrooms, including en suites to both the principal and second bedroom, this is a home designed for relaxed, refined family life.



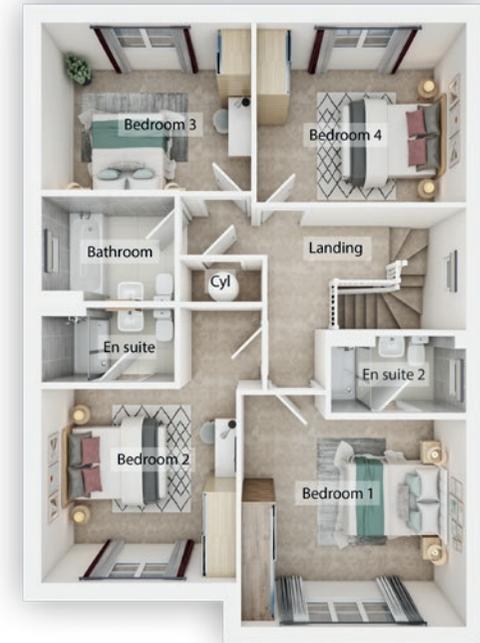
A [93]

Energy
Efficiency Rating



Ground floor

Kitchen	5.16 x 2.77m
Living Room	4.36 x 7.69m
Garage	6.02 x 3.40m



First floor

Bedroom 1	4.15 x 4.06m
Bedroom 2	3.48 x 3.51m
Bedroom 3	2.98 x 3.78m
Bedroom 4	3.21 x 3.78m

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The Newcombe

4 bedroom home



Features

-  4 x Bedrooms
-  Walk-in wardrobe/
dressing area to bedroom 1
-  1 x Bathroom
-  1 x En suite + 1 x Jack & Jill
bathroom to bedroom 3 & 4
-  Single/double garage
(plot specific) and parking
-  EV charging point
-  Solar panels
-  Bi-fold doors
-  Study/family room
-  1,911 ft²

Designed with family living in mind, The features a spacious ground-floor family room, separate utility, and a beautifully appointed principal suite with its own walk-in wardrobe. With four generous bedrooms, this home blends everyday practicality with stylish touches.

 **A [94]**
Energy
Efficiency Rating



Ground floor

Kitchen/Dining	9.24 x 3.68m
Living Room	3.39 x 5.41m
Family Room	3.39 x 3.75m



First floor

Bedroom 1	3.45 x 3.58m
Bedroom 2	3.36 x 3.93m
Bedroom 3	3.36 x 4.08m
Bedroom 4	3.29 x 4.46m

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 EPC ratings are estimated and vary between house types, orientation and developments.



The Kingsway

4 bedroom home



Features

-  4 x Bedrooms
-  Walk-in wardrobe/dressing area to bedroom 1
-  1 x Bathroom
-  2 x En suites
-  Integral garage and parking
-  EV charging point
-  Solar panels
-  Bi-fold doors
-  Study area
-  1,761 ft²

The Kingsway is a versatile and spacious home, perfectly suited to modern family life. With four generous bedrooms, a dedicated study area, and expansive living areas throughout, it offers the flexibility to work, relax and entertain in style.

 **A [93]**
Energy
Efficiency Rating



Ground floor

Kitchen	5.05 x 3.08m
Dining	3.61 x 5.70m
Living Room	4.28 x 2.93m
Garage	6.00 x 3.17m



First floor

Bedroom 1	3.33 x 4.18m
Bedroom 2	4.82 x 2.96m
Bedroom 3	3.89 x 3.29m
Bedroom 4	3.54 x 3.10m

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Specification.

General

- Brushed steel sockets and light switches to ground floor
- Brushed Aluminum downlighters to kitchen, bathroom, en-suite and WC
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Five-panel internal oak doors
- Gas central heating
- UPVC double glazed lockable windows
- Fitted wardrobes to bedroom 1[†]
- Wifi controlled thermostat
- Smoke detectors to hall and landing
- Electrical media plate to living room

Kitchen

- Choice of kitchen units & worktop (subject to build stage)
- AGA Rangemaster Cubix 1.5 bowl sink
- Soft close doors and drawers
- AEG stainless steel oven* (combi oven/ microwave where kitchen design permits[†])
- AEG induction hob
- AEG integrated fridge/freezer*[†]
- AEG integrated dishwasher*[†]
- AEG Integrated washing machine/dryer*[†]
- 20mm forza quartz worktop[†], upstand and splashback*
- Sink to utility room – Rangemaster 1 bowl (house type layout permitting)
- Under wall unit LED light

Bathrooms and en suites

- Contemporary style sanitaryware by Villeroy & Boch
- Choice of wall tiling by Porcelenosa (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Towel radiator to bathroom and en-suites
- ½ height tiling to all walls in bathroom, en suites and WC (full high tiling where shower over bath & separate shower enclosure)
- Soft close toilet seat

Exterior

- Vertical ribbed electric garage door (housetype permitting)
- EV charging
- External lights (Coach to front, flood to rear)
- Front and rear gardens turfed
- Power and light to garage (where garage is within boundary of the plot)
- External socket
- Outside tap
- 1.8-metre high fence

Warranty

- 10 year new homes warranty

*As per individual kitchen drawings.

[†]Specification to DOMV plots may vary – speak to sales advisor for details.



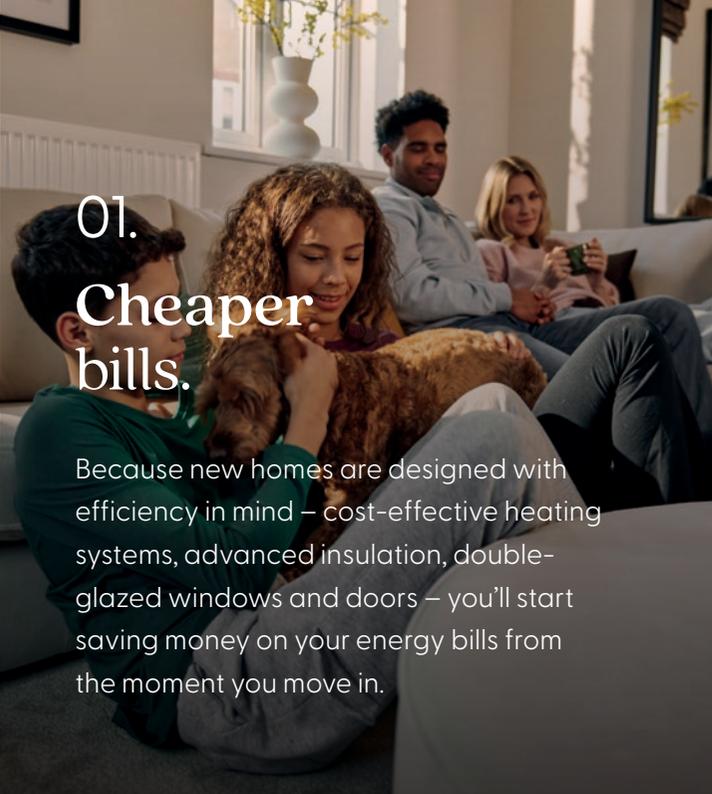


This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.

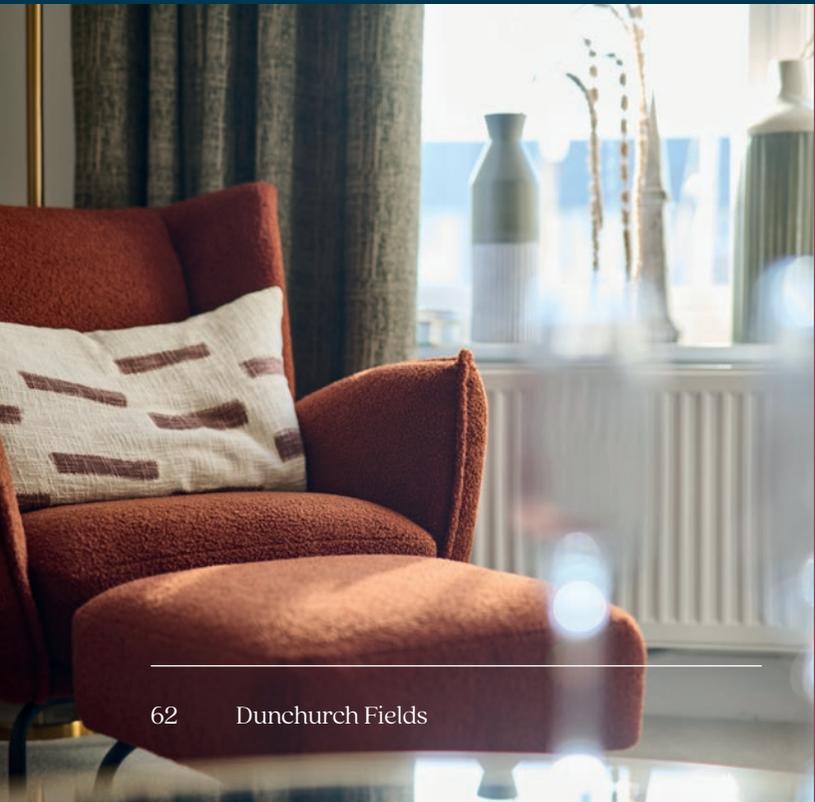


01. Cheaper bills.

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.



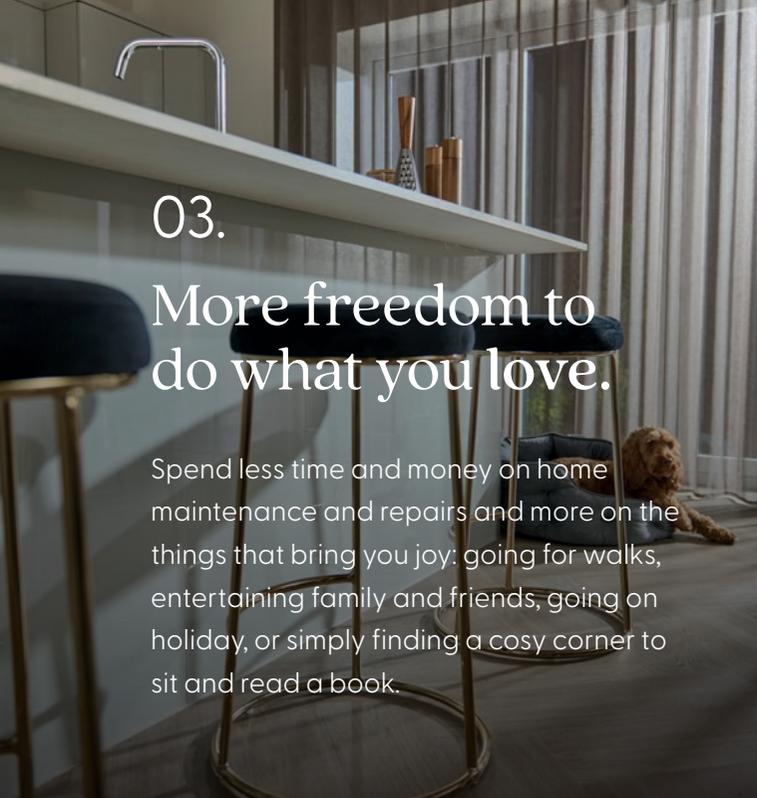
06. Peace of mind.

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.

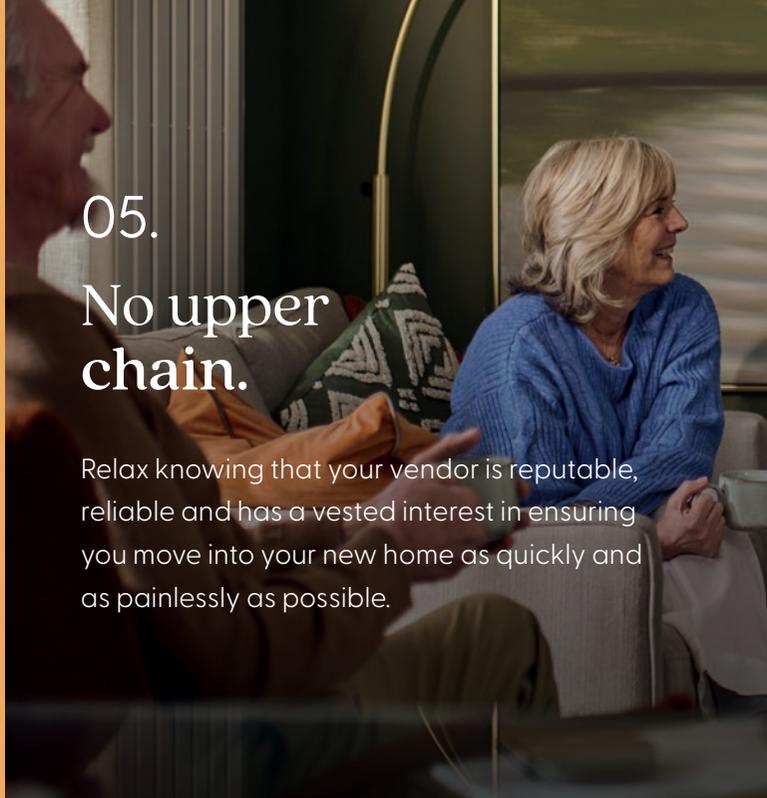
More freedom to do what you love.

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.

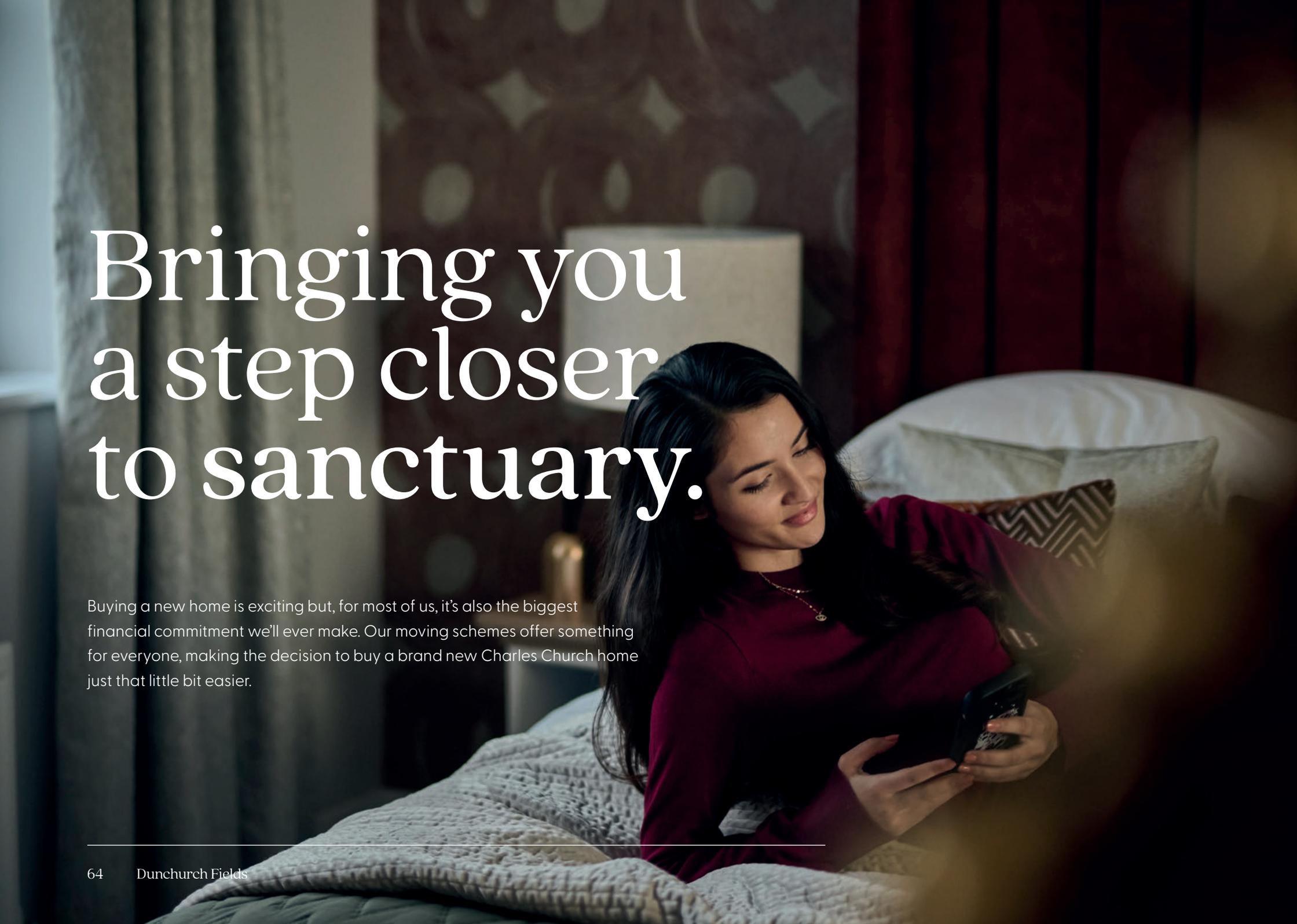
A fresh start.

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 straight away.

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.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



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 £25,000 you spend on a new Charles Church home.



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.



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.

*Available on selected plots only, speak to one of our sales advisors for more info.



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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.

Issue: August 2025.

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Registered in England no: 1182689

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