



The Fairways

St. Leonards Avenue
ST17 4FW

1, 2, 3 & 4 bed homes available.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a home that enhances and benefits your lifestyle.



Building more than just homes.

A photograph of a smiling man and woman standing in front of a row of brick houses. The man is wearing a light blue shirt and a plaid jacket, and the woman is wearing a pink shirt and a beige coat. They are both waving their hands. The background shows a row of brick houses with white window frames.

Community matters.

A large, stylized, light gray graphic of a hand holding a heart, positioned on the left side of the page.

Enjoy your surroundings.

"Community" can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you're stuck in the sticks.



Why The Fairways

The Fairways offers a range of stunning three and four bedroom new homes in Stafford. Bordered by country walks, and with the River Sow a short distance away, these new houses provide a relaxed setting on the edge of the delightful market town of Stafford.





The Arbury

535 sq. ft.

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

Bedrooms

1

Bathrooms

1

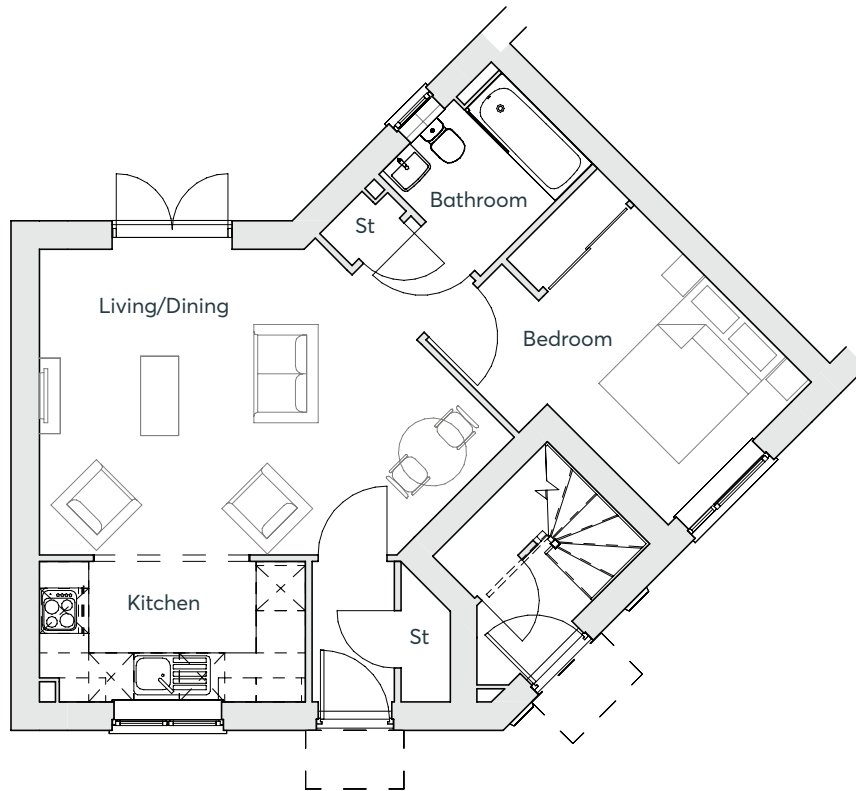
Property type

Maisonette

Find this home on the site plan



The Arbury



Ground Floor

Kitchen	1.86m x 3.52m	6'1" x 11'6"
Living	4.04m x 4.30m	13'3" x 14'1"
Dining/Study	3.72m x 1.38m	12'3" x 4'6"
Bedroom 1	4.00m x 2.67m	13'1" x 8'9"
Bath	1.90m x 2.10m	6'3" x 6'11"

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The Avon

661 sq. ft.

- Open plan kitchen/living/dining room
- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Double bedroom
- Store cupboard
- Fully fitted bathroom with shower over bath
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

Bedrooms

1

Bathrooms

1

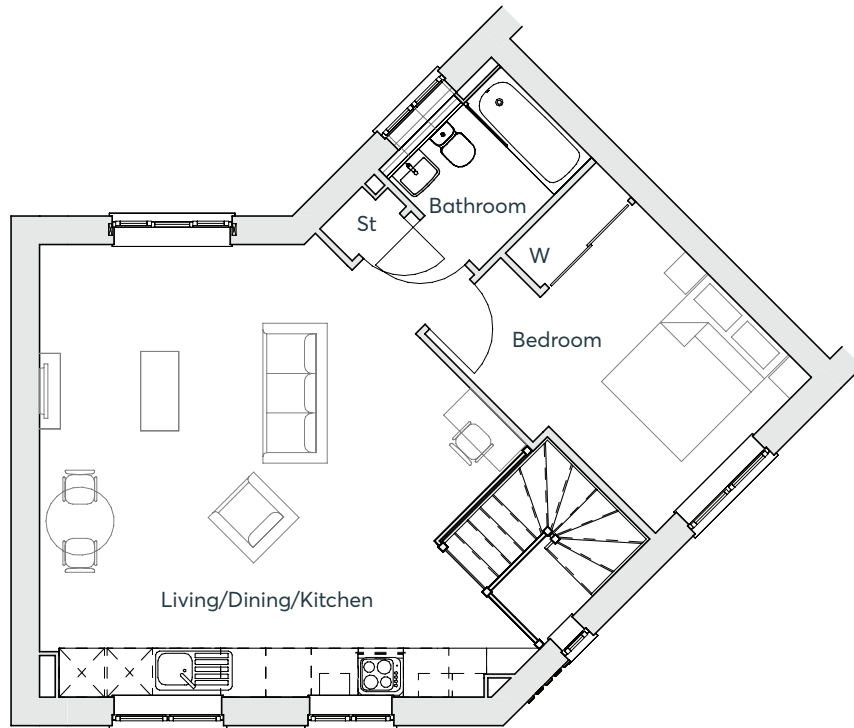
Property type

Maisonette

Find this home on the site plan



The Avon



First Floor

Kitchen	2.06m x 6.06m	6'9" x 19'10"
Living / Dining	3.92m x 4.59m	12'10" x 15'1"
Study	3.16m x 1.13m	10'4" x 3'8"
Bath	1.88m x 2.10m	6'2" x 6'11"
Bedroom 1	4.02m x 2.91m	13'2" x 9'7"

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The Colleywell

1001 sq. ft.

- Kitchen/dining room with French doors to the garden
- Separate living room with fitted media plate
- Downstairs cloakroom
- Main bedroom with en-suite shower room and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

Bedrooms

3

Bathrooms

2

Property type

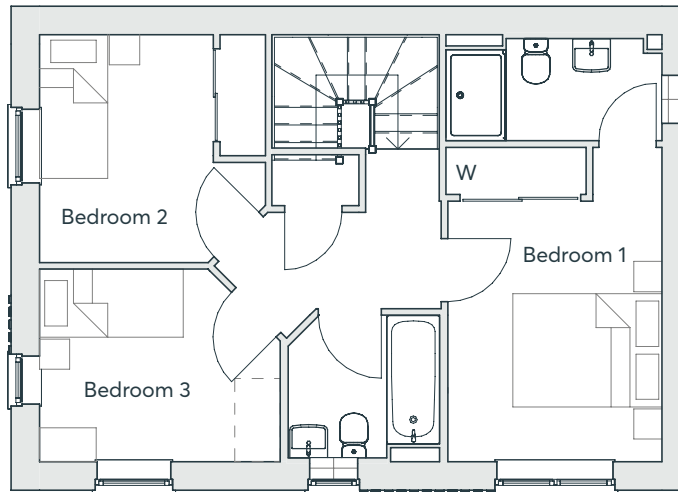
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Find this home on the site plan

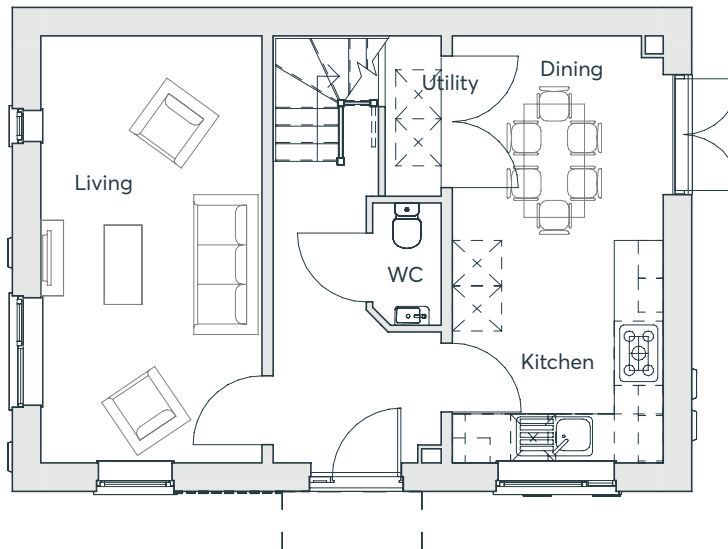


The Colleywell

First floor



Ground floor



W* = wardrobe available at extra cost

Ground Floor

Dining	2.63m x 2.79m	8'7" x 9'2"
Kitchen	3.02m x 2.79m	9'11" x 9'2"
Living	5.65m x 2.93m	18'6" x 9'7"
Utility	2.12m x 0.74m	6'11" x 2'5"
WC	1.62m x 0.90m	5'4" x 3'0"

First Floor

Bedroom 1	4.16m x 2.83m	13'8" x 9'3"
Ensuite	1.40m x 2.85m	4'7" x 9'4"
Bedroom 2	3.01m x 2.99m	9'11" x 9'10"
Bedroom 3	2.55m x 3.18m	8'4" x 10'5"
Bath	1.94m x 2.00m	6'4" x 6'7"

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The Dinas

1206 sq. ft.

- Kitchen/dining room with French doors to the garden
- Separate utility room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Main bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

Bedrooms

4

Bathrooms

2

Property type

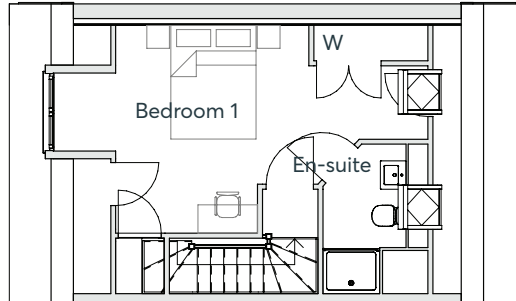
Semi-Detached

Find this home on the site plan

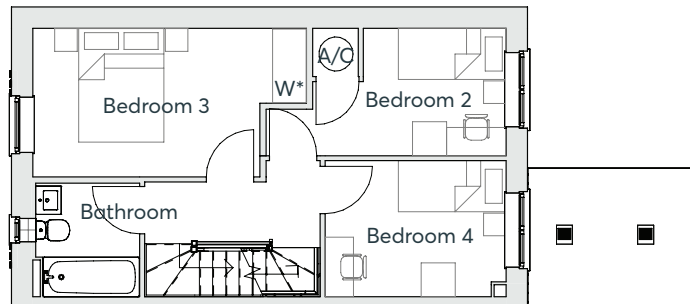


The Dinas

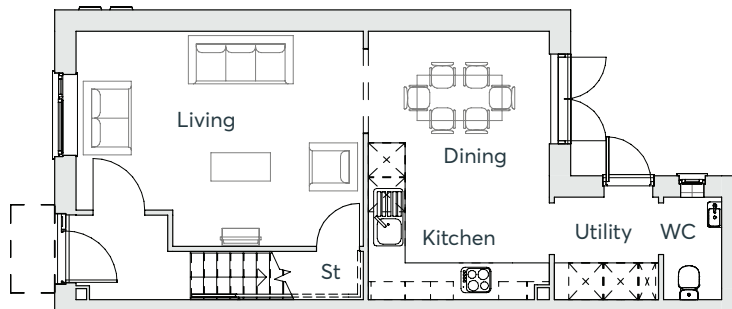
Second floor



First floor



Ground floor



W* = wardrobe available at extra cost

Ground Floor

Dining	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Laundry	1.84m x 1.81m	6'0" x 5'11"
Living	5.07m x 3.79m	16'7" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 2	4.23m x 2.24m	13'11" x 7'4"
Bedroom 3	4.83m x 2.62m	15'10" x 8'7"
Bedroom 4	3.19m x 2.40m	10'6" x 7'10"
Bath	1.88m x 2.00m	6'2" x 6'7"

Second Floor

Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
Ensuite	1.85m x 2.64m	6'1" x 8'8"

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The Dufton

1428 sq. ft.

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Main bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

Bedrooms

4

Bathrooms

2

Property type

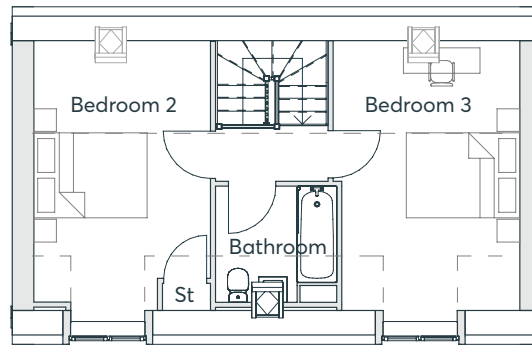
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Find this home on the site plan

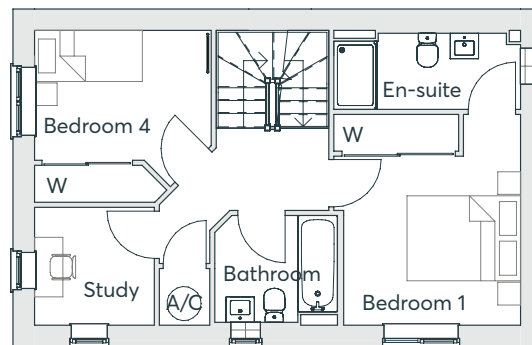


The Dufton

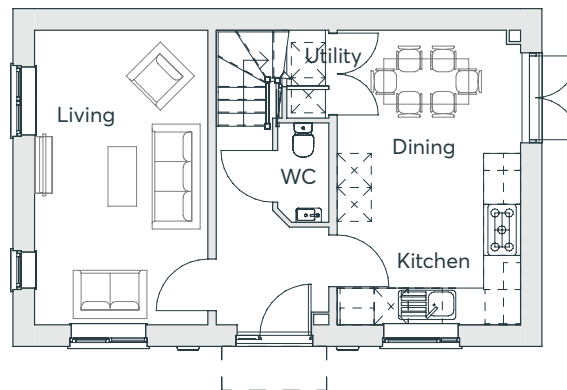
Second floor



First floor



Ground floor



W* = wardrobe available at extra cost

Ground Floor

Dining	2.17m x 3.23m	7'2" x 10'7"
Kitchen	3.03m x 3.23m	9'11" x 10'7"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"
WC	1.75m x 0.90m	5'9" x 3'0"

First Floor

Bedroom 1	3.72m x 3.14m	12'2" x 10'4"
Ensuite	1.34m x 3.29m	4'5" x 10'10"
Bedroom 4	2.22m x 3.12m	7'3" x 10'3"
Study	2.08m x 2.11m	6'10" x 6'11"
Bath	1.85m x 2.16m	6'1" x 7'1"

Second Floor

Bathroom 2	2.05m x 2.14m	6'9" x 7'0"
Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 3.14m	17'1" x 10'4"

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The Capplebarrow

932 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility room and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

Bedrooms

3

Bathrooms

2

Property type

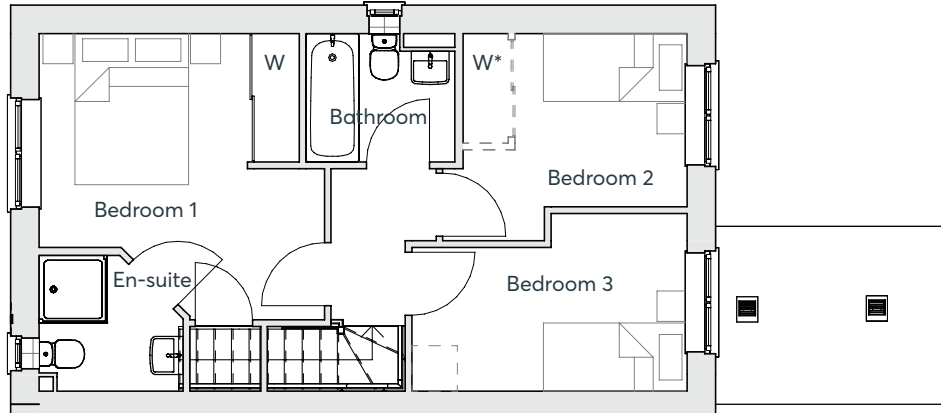
Semi-Detached

Find this home on the site plan

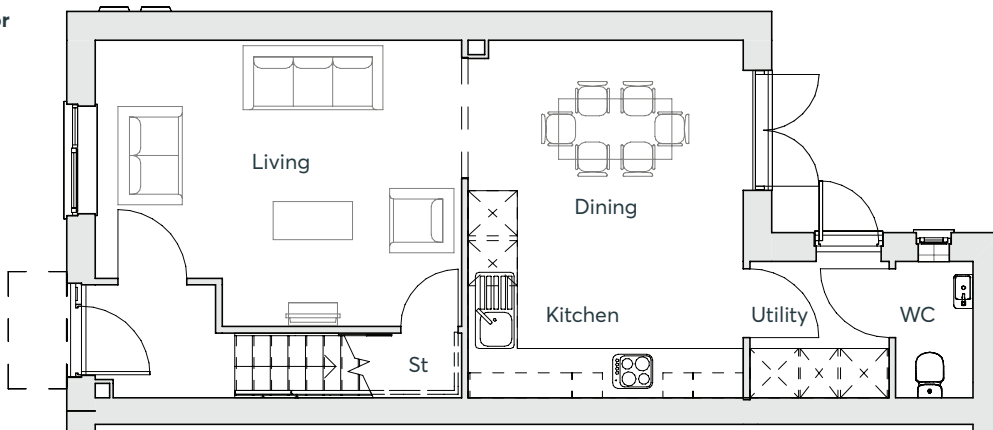


The Capplebarrow

First floor



Ground floor



W* = wardrobe available at extra cost

Ground Floor

Dining	3.64m x 2.28m	11'11" x 7'6"
Kitchen	3.64m x 2.45m	11'11" x 8'0"
Laundry	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 1	3.55m x 3.79m	11'8" x 12'5"
Ensuite	1.91m x 1.80m	6'3" x 5'11"
Bedroom 2	3.23m x 2.74m	10'7" x 9'0"
Bedroom 3	3.64m x 1.90m	11'11" x 6'3"
Bath	1.92m x 1.70m	6'4" x 5'7"

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The Cary

933 sq. ft.

- Open plan kitchen and dining room with French doors to the garden
- Separate living room with study area
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Terraced, Semi-detached

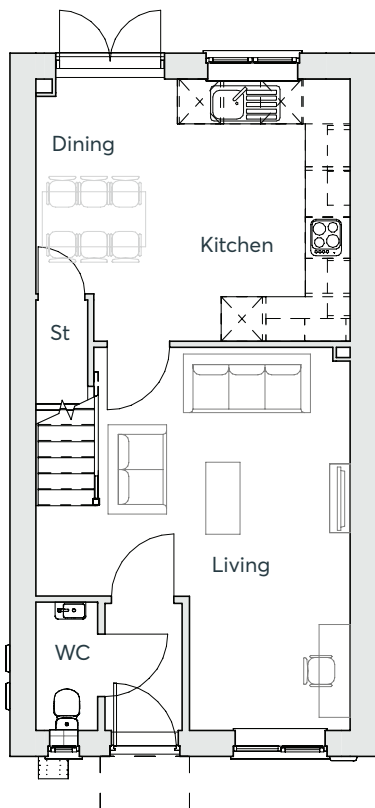
Find this home on the site plan



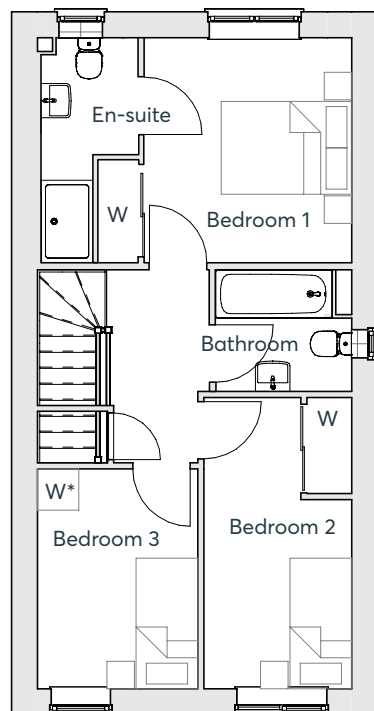
*Please refer to specialist designs for exact locations

The Cary

Ground floor



First floor



W* = wardrobe available at extra cost

Ground Floor

Dining	3.81m x 1.89m	12'6" x 6'2"
Kitchen	3.81m x 2.69m	12'6" x 8'10"
Living	5.57m x 4.57m	18'3" x 15'0"
WC	1.87m x 0.90m	6'2" x 2'11"

First Floor

Bedroom 1	3.27m x 3.01m	10'9" x 9'11"
Ensuite	3.27m x 1.42m	10'9" x 4'8"
Bedroom 2	4.24m x 2.15m	13'11" x 7'1"
Bedroom 3	3.20m x 2.33m	10'6" x 7'8"
Bath	1.77m x 1.97m	5'9" x 6'6"

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The Balder

774 sq. ft.

- Open plan living/dining room with French doors to the garden
- Kitchen to front
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- En-suite with bath to bedroom two
- Useful storage throughout
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

2

Bathrooms

2

Property type

Semi-Detached

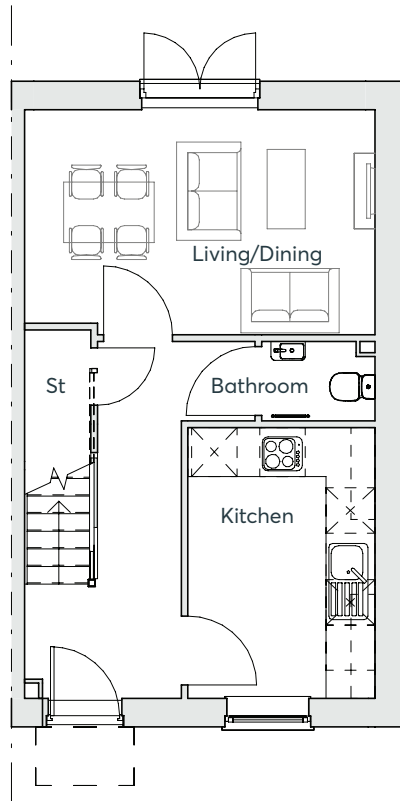
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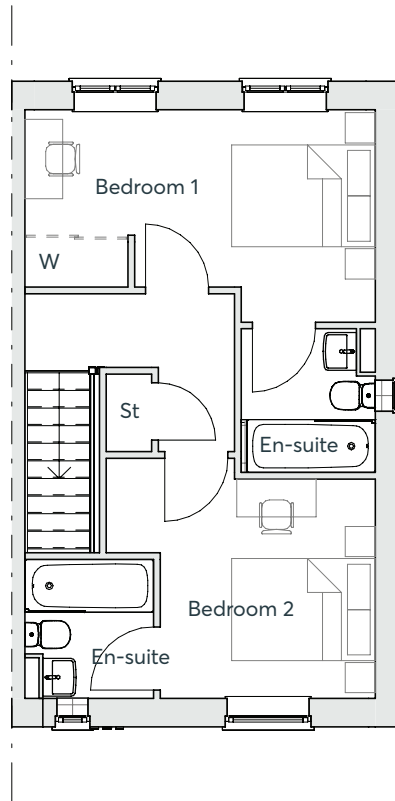
*Please refer to working drawings for exact locations.

The Balder

Ground floor



First floor



Ground Floor

Dining	2.83m x 2.07m	9'3" x 6'10"
Kitchen	3.58m x 2.48m	11'9" x 8'1"
Living	2.98m x 2.56m	9'9" x 8'5"
WC	1.05m x 1.50m	3'5" x 4'11"

First Floor

Bedroom 1	2.75m x 4.64m	9'0" x 15'2"
Bedroom 2	2.90m x 2.85m	9'6" x 9'4"
Ensuite 1	1.90m x 1.78m	6'3" x 5'10"
Ensuite 2	1.84m x 1.70m	6'0" x 5'7"

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The Currock

974 sq. ft.

- Open plan kitchen and dining room with French doors opening onto the rear garden
- Dual aspect lounge with French doors opening onto the rear garden
- Main bedroom with en-suite and built-in wardrobe
- Large second double bedroom
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

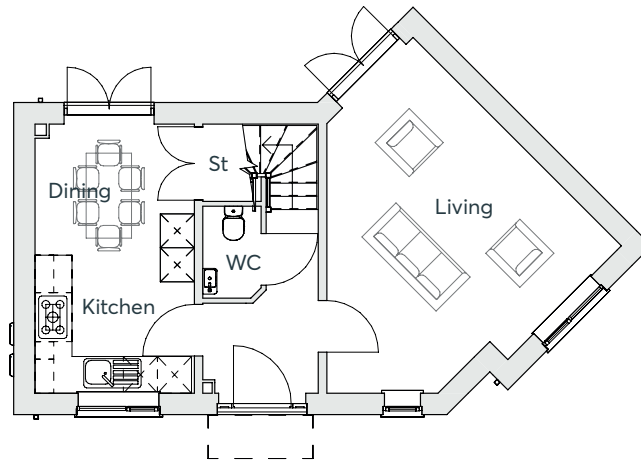
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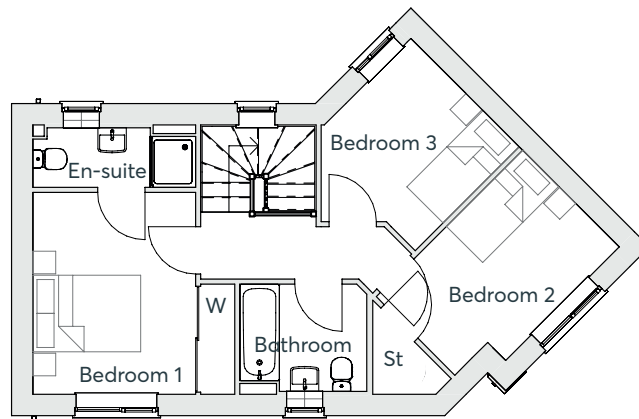
*Please refer to specialist designs for exact locations

The Currock

Ground floor



First floor



W* = wardrobe available at extra cost

Ground Floor

Dining	2.18m x 2.81m	7'2" x 9'3"
Kitchen	2.57m x 2.81m	8'5" x 9'3"
Lounge	6.27m x 5.20m	20'7" x 17'1"
W/C	1.62m x 1.03m	5'4" x 3'5"

First Floor

Bedroom 1	4.70m x 2.87m	15'5" x 9'5"
Bedroom 2	2.41m x 3.65m	7'11" x 12'0"
Bedroom 3	3.75m x 3.49m	12'3" x 11'6"
Bath	1.89m x 2.24m	6'2" x 7'4"

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The Douglas

1169 sq. ft.

- Open plan dining and living room with French doors opening onto the rear garden
- Kitchen to front
- Main bedroom with and built-in wardrobe
- A further double bedroom and two more large single rooms
- Family bathroom with bath and shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

4

Bathrooms

2

Property type

Semi-detached

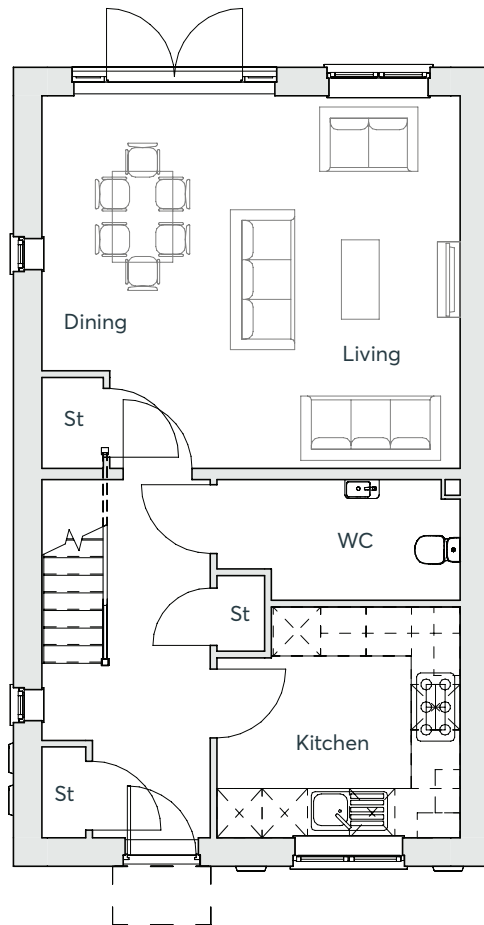
Find this home on the site plan



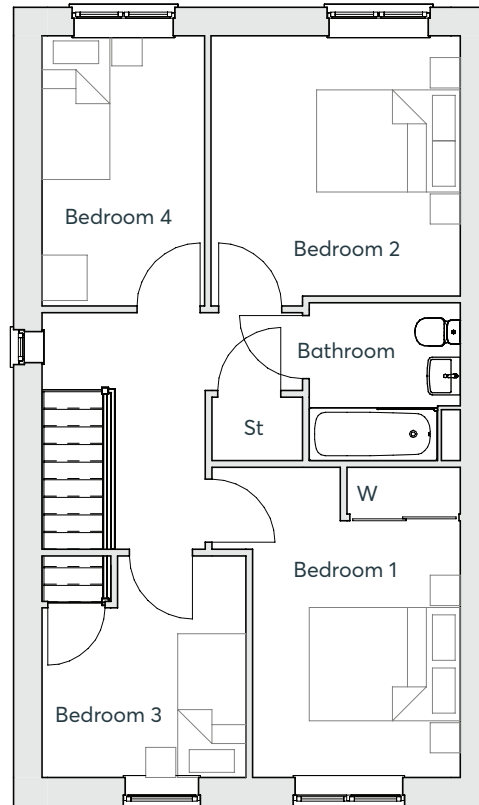
*Please refer to specialist designs for exact locations

The Douglas

Ground floor



First floor



W* = wardrobe available at extra cost

Ground Floor

Dining	4.92m x 1.90m	16'2" x 6'3"
Kitchen	3.03m x 3.22m	9'11" x 10'7"
Living	4.92m x 3.64m	16'2" x 11'11"
WC	1.62m x 3.22m	5'4" x 10'7"

First Floor

Bedroom 1	4.10m x 2.75m	13'6" x 9'0"
Bedroom 2	3.44m x 3.30m	11'4" x 10'10"
Bedroom 3	2.93m x 2.70m	9'7" x 8'10"
Bedroom 4	3.58m x 2.15m	11'9" x 7'1"
Bath	2.09m x 2.00m	6'10" x 6'7"

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The Dibbin

1252 sq. ft.

- 3 storey home
- Living room with under stairs storage
- Kitchen/dining room with attached laundry room and cloakroom
- French doors leading to the garden from the dining room with a separate door from laundry room
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the master bedroom with en suite shower room
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

4

Bathrooms

2

Property type

Semi-detached

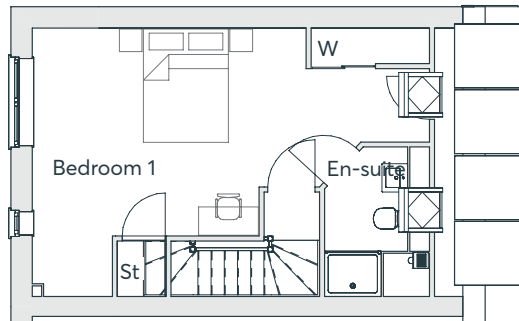
Find this home on the site plan



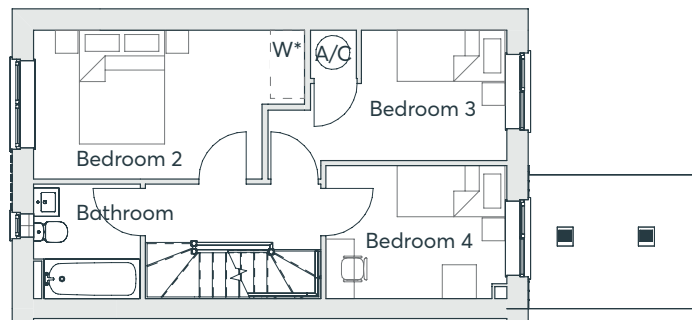
*Please refer to specialist designs for exact locations

The Dibbin

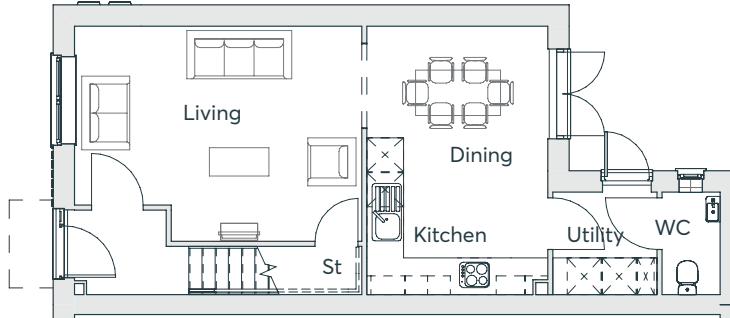
Second floor



First floor



Ground floor



W* = wardrobe available at extra cost

Ground Floor

Dining	3.19m x 1.97m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Laundry	1.81m x 1.83m	5'11" x 6'0"
Living	5.07m x 3.79m	16'7" x 12'5"
WC	1.02m x 1.83m	3'4" x 6'0"

First Floor

Bedroom 2	3.94m x 2.62m	12'11" x 8'7"
Bedroom 3	4.21m x 2.30m	13'10" x 7'6"
Bedroom 4	3.19m x 2.35m	10'6" x 7'8"
Bath	1.88m x 2.00m	6'2" x 6'7"

Second Floor

Bedroom 1	7.01m x 3.66m	23'0" x 12'0"
Ensuite	1.85m x 2.64m	6'1" x 8'8"

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The Deveron

1414 sq. ft.

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

4

Bathrooms

2

Property type

Detached

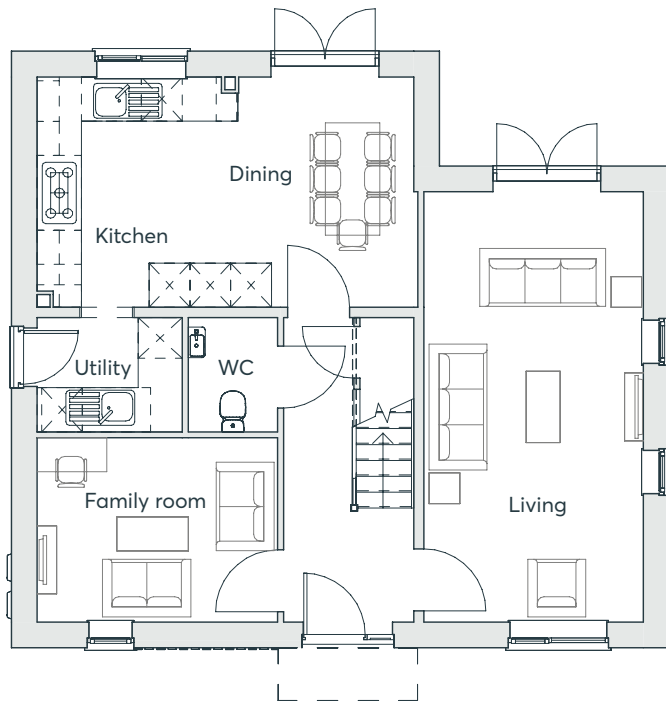
Find this home on the site plan



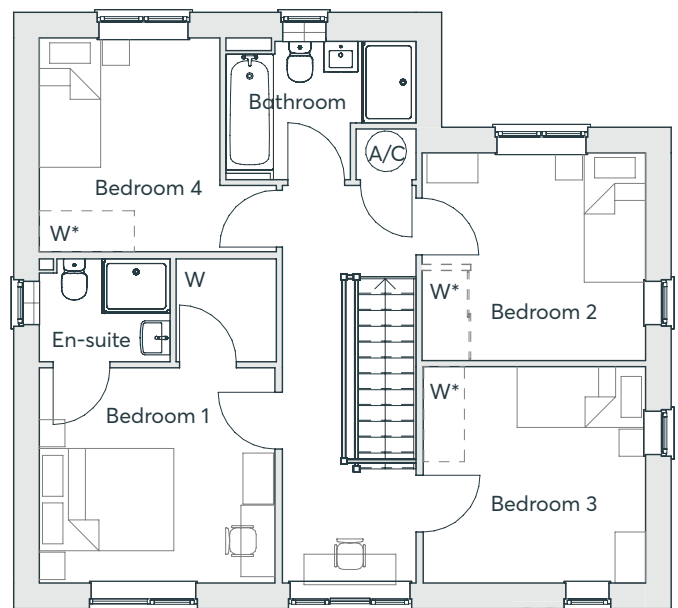
*Please refer to specialist designs for exact locations

The Deveron

Ground floor



First floor



W* = wardrobe available at extra cost

Ground Floor

Dining	3.39m x 2.02m	11'1" x 6'8"
Family Room	2.71m x 3.53m	8'11" x 11'7"
Kitchen	3.39m x 3.58m	11'1" x 11'9"
Living	6.32m x 3.23m	20'9" x 10'7"
Utility	1.68m x 2.13m	5'6" x 7'0"
WC	1.68m x 1.31m	5'6" x 4'4"

First Floor

Bedroom 1	3.16m x 3.46m	10'5" x 11'4"
Ensuite	1.51m x 1.92m	5'0" x 6'4"
Bedroom 2	3.05m x 3.29m	10'0" x 10'9"
Bedroom 3	3.18m x 3.26m	10'5" x 10'8"
Bedroom 4	3.13m x 3.48m	10'3" x 11'5"
Bath	2.03m x 2.79m	6'8" x 9'2"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant.

Your site

Make sure to pinch and zoom!



The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Mon 10am - 5.30pm / Closed Tues – Wed /
Thurs – Sun - 10am - 5.30pm

Please speak to a member of the Sales Team if you
require this brochure in an alternative format.

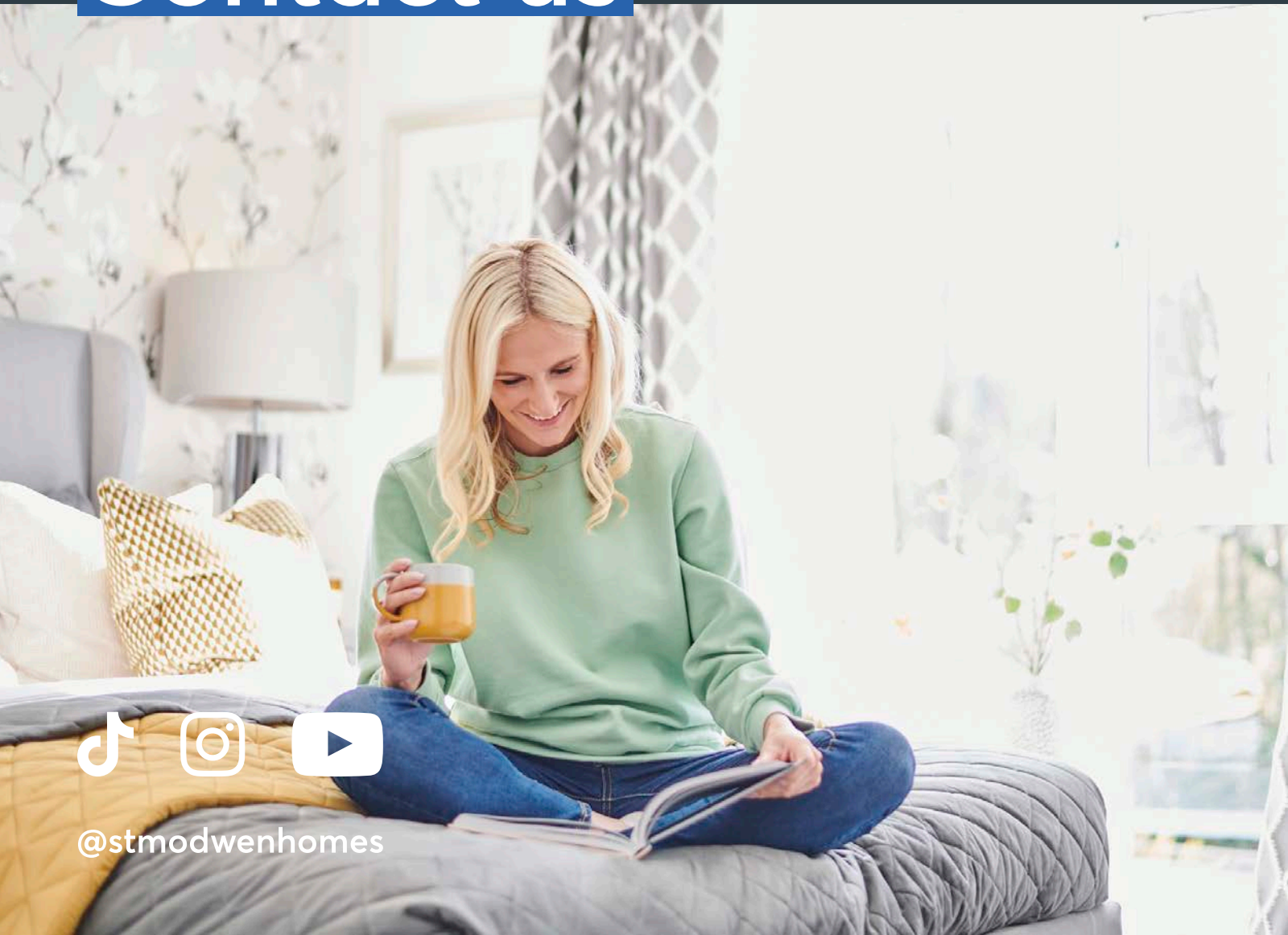
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