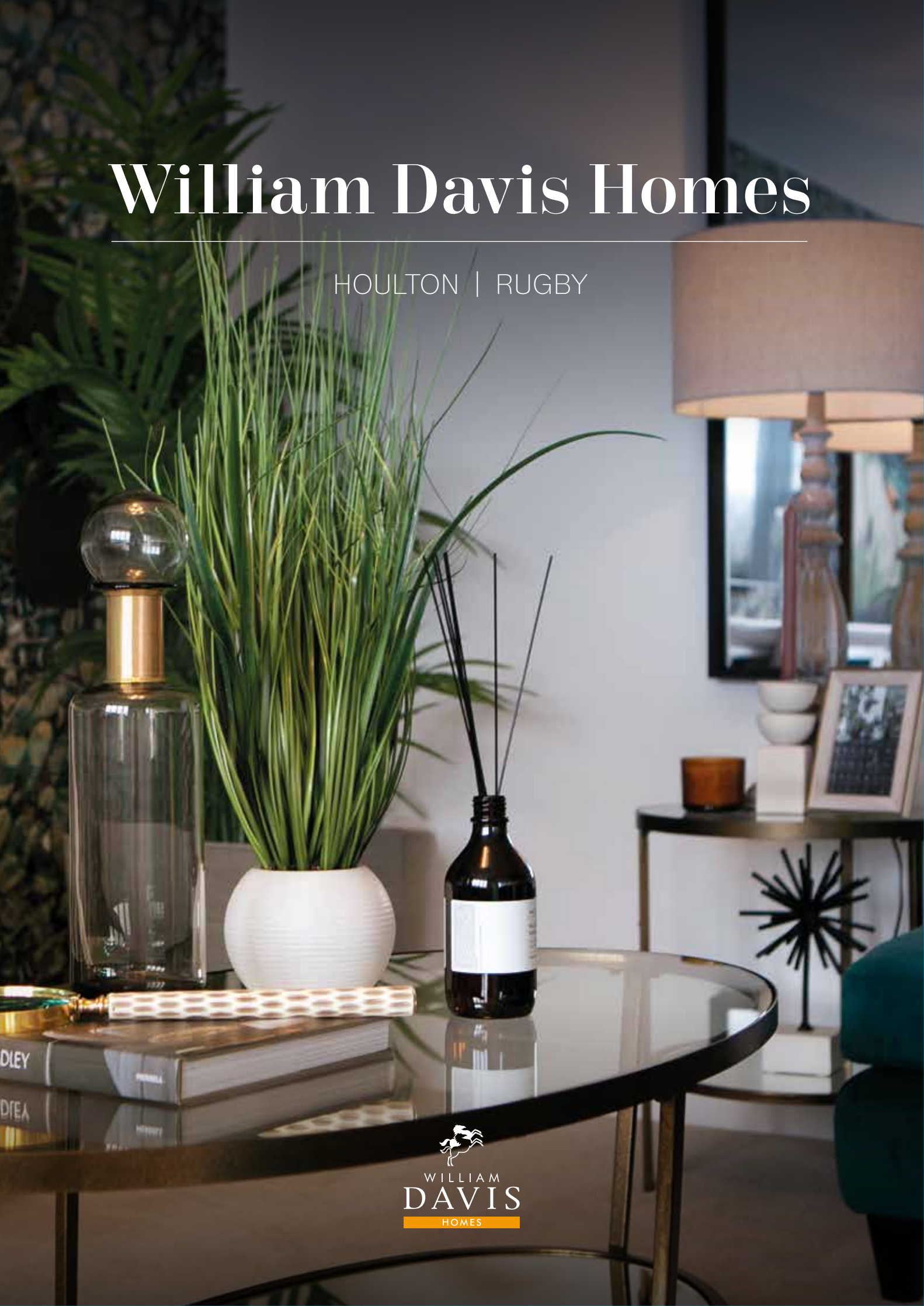


William Davis Homes

HOULTON | RUGBY





William Davis

Est. 1935

We've been building beautiful homes for more than 85 years.

And throughout that time, we have always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sales packages and upgrades to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer seven years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – as we know exactly how to make a house a home.



Images are for illustrative purposes only and will vary between properties.



Craftsmen

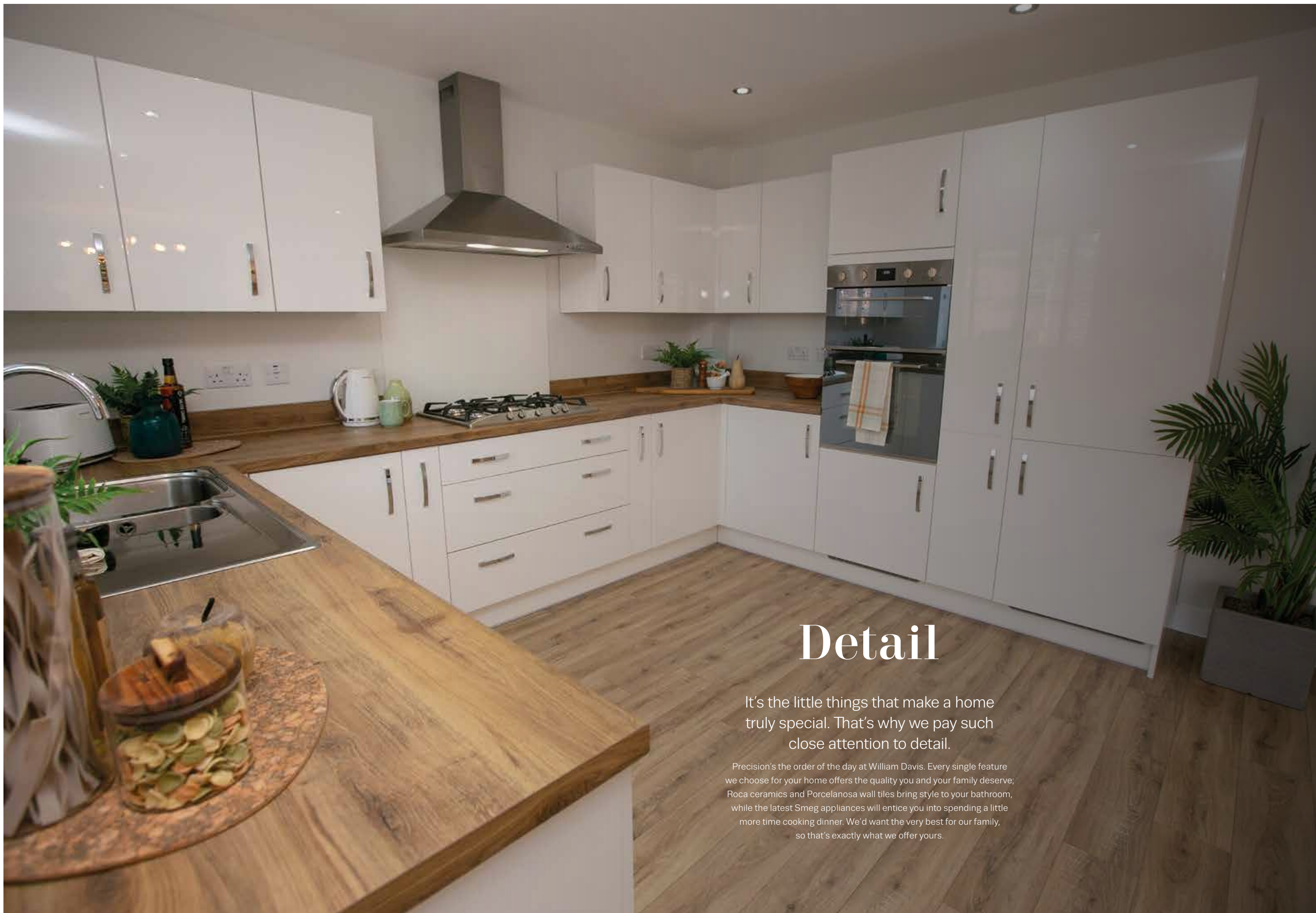
To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.

"The William Davis team were absolutely brilliant, ensuring everything went through as smoothly as possible. Plus, having a brand-new home meant we didn't have anything to do when we moved in except enjoy it!"

David and Vanessa Healey
Wellington Place homeowners



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Detail

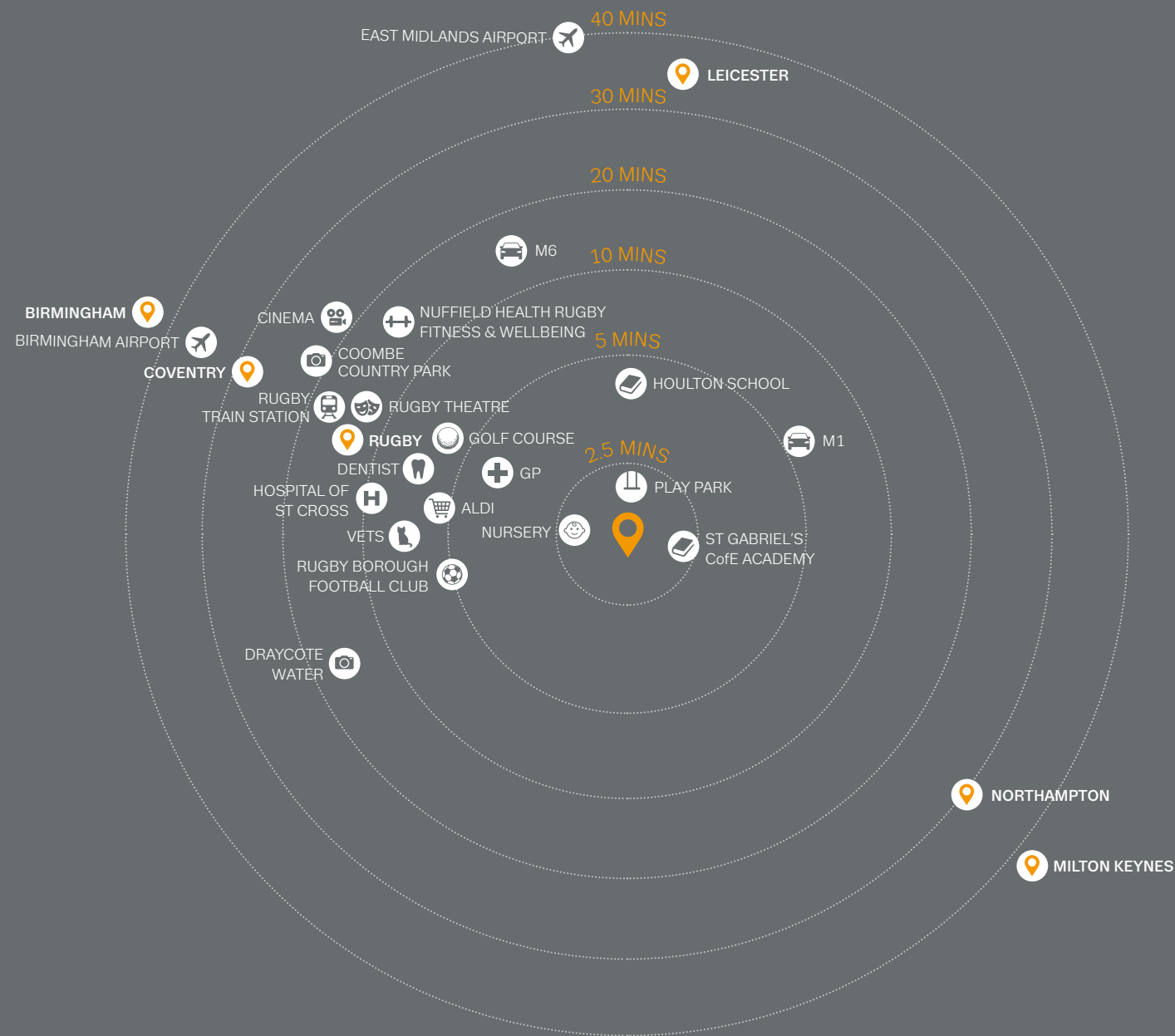
It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.

Houlton

Rugby

Before we introduce you to your new home and community at Houlton, here's a quick overview of the local area and just a few of the things you can reach by hopping in the car for 45 minutes or less.



Travelling by car

Join the growing community here at Houlton.

Step into our exclusive new development and discover a new beginning for you and your family. Houlton offers the perfect blend of comfort and convenience for adults and children alike.

With an excellent choice of schools, a GP and a local supermarket all nearby, everything you need is right on your doorstep. Enjoy getting out and about at the local farm, play parks, eateries and nature trails, which are all within walking distance. Rugby's town centre hosts many independent shops, supermarkets, cafes and bars and is just a 10-minute drive away. And if you want to venture even farther out, Houlton is near the M1, M6 and M45, making it the perfect location for your family.



Rugby High Street



Oxford Canal



Houlton Development



The Tuning Fork

If you're looking for a home with a great sense of community for your growing family, Houlton is the perfect choice for you. The stunning development of 146 plots offers an excellent choice of 2, 3, 4 and 5-bedroom homes, all beautifully designed inside and out.

Property Details

Inside and out, each William Davis property is perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom.

At Houlton our homes range in size and design, and the details will slightly differ depending on the type of home you choose.



Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own; each William Davis home has a private turfed garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral fridge/freezer and dishwasher, we have something for you at Houlton.

Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage, you might be able to upgrade your kitchen with different units and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our sales consultants.



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Amenities

With many of life's essentials all within easy reach of your front door, the community here at Houlton has everything you need to stay happy and healthy.

Three new primary schools, one secondary school, a nursery and a GP healthcare practice are all within a 5-minute walk of your home, along with a good-sized Co-op, farm, café, and community venue. With Houlton's very own bus service taking you straight to Rugby town centre, mid-week trips to the cinema or a weekend shopping trip have never been easier.

500 acres of open space play host to 13,850M of footpaths, a network of cycle paths, a grade 11 listed heritage building, nature trails and play parks. As the development continues to grow, these amenities and natural surroundings ensure your family will feel at home in Houlton.

Find out more about Houlton and the local area over the following pages.

Education



Old station nursery (0.1 miles)

A highly rated nursery, offering a range of activities and balanced, healthy meals within a stimulating and engaging learning environment, for babies from birth up to 5 years old.

Bright Horizons Rugby Day Nursery and Preschool (1.5 miles)

Rated 'Outstanding' by Ofsted, this nursery offers an enriching 'Ready for School' programme for children aged 3 months to 5 years old in a warm, welcoming environment.

St Gabriel's CofE Academy (0.2 miles)

St Gabriel's CofE Academy is a primary school with a Christian ethos that opened in 2018 for children aged 4 to 11 years old.

Clifton-upon-Dunsmore CofE Primary School (2.3 miles)

A CofE primary school for children aged 4 to 11 years old with a history dating back to 1850. The teaching is underpinned by Christian values and rated 'Outstanding' by Ofsted since March 2015.

Hillmorton Primary School (1.2 miles)

Rated 'Outstanding' by Ofsted, Hillmorton is a friendly community school that is also an associate school with the Centre for Literacy in Primary Education (CLPE) and a partner school with Mathematics Mastery. It welcomes children aged 4 to 11 years old.

Abbots Farm Infant School (1.8 miles)

For children ages 4 to 7, the Infant School has been rated 'Good' by Ofsted. The school has a section of garden, known as 'The Island', a trim trail and an outdoor classroom used by teachers during playtimes and curriculum time.

Abbots Farm Junior School (1.8 miles)

Abbots Farm Junior School has been rated 'Outstanding' by Ofsted. The school has the fundamental belief that they're a family that sits proudly within a wonderful wider community, for children aged 7 to 11 years old.

Houlton School (0.65 miles)

A new secondary school and sixth form welcoming 11 to 18-year-olds, benefitting from state-of-the-art facilities alongside stunning heritage buildings, and a purpose-built Sports England compliant Sports Centre.

Ashlawn School (1.8 miles)

A bilateral secondary school and sixth form for 11 to 18-year-olds situated two miles from Rugby town centre on the edge of open countryside.

University of Warwick (17.6 miles)

University of the year for teaching quality, Warwick is part of the esteemed Russel Group and has been ranked as the UK's 6th best university.

Medical



Medical

Your family's health is important, and we know how much you value peace of mind. That's why our development is ideally nestled close to everything you need. You'll find multiple GPs in the local area, with plans to open a practice in the heart of the development. Or for anything urgent, you can hop in the car for a 10-minute drive to St Cross Hospital, or 30 minutes for the University Hospital Coventry & Warwickshire. The nearest dentist is just a quick 6-minute drive away. However, there are 20 dental practices all within a 20-minute drive, so your family's dental hygiene is more than covered. And because we know that pets are part of the family too, your nearest veterinary practice is only 1.2 miles away.

Take a look at local GPs and more on the NHS website: www.nhs.uk/service-search

Other



Fitness & Wellbeing

Houlton offers a large variety of activities and amenities to keep on top of your fitness and wellbeing. Weekly classes such as yoga, salsa, knitting and pilates are hosted by The Barn, a community space for local residents. Or you can take a short 15-minute car journey to Nuffield Health Rugby Fitness & Wellbeing Gym, with its modern equipment, exercise classes, swimming lessons, personal training and a range of fun activities for children of all ages. With over 24 hectares of formal open spaces and sport pitches, you'll never be short on activities. In terms of your wellbeing, Rugby town centre offers plenty of choice when it comes to salons, hairdressers and barbers.

Outdoors

Your new home is surrounded by miles of walkways and cycleways, with over 65 acres of natural habitats and nature trails. Dollman Common offers a recreational pond, natural play and over 17 types of trees. Get you and the family back to nature in this perfect haven to relax or play. For a more adventurous day out, head just 20 minutes down the road to Draycote Water, where you can go fishing, bird watching or try out some water sports. Or the open space of historic Normandy Hill offers picturesque walks for the whole family to enjoy.

Shopping

Rugby town centre has a fantastic range of independent retailers including beauty, home, gifts and fashion alongside local supermarkets including a Co-op, Sainsbury's and Aldi. For more of a family day out, Touchwood Solihull Shopping Centre, Milton Keynes Centre or Birmingham's Bullring are all under an hour's drive away.

Or if you prefer to travel by train, the nearby West Coast Mainline can get you to London in 50 minutes or to Birmingham in half an hour. Closer to home, you'll find Elliott's Field Retail Park, which holds stores including Fatface, M&S, Homesense and Next, all just a 15-minute drive away.

Transport

Houlton is one of the most well-connected locations in the country, with 80% of the country being within a four-hour drive. The A5, M6 and M45 are all nearby making your commute much easier and you're also about 15 minutes from the M1, a gateway to the rest of the Midlands. The brand-new road connects Houlton to the edge of Rugby, ensuring you have easy access to the town. Rugby Train Station can easily connect you to Birmingham, London and Liverpool. Or for the perfect family holiday, Birmingham and East Midlands airport are just over a 30-minute drive away.

Food and drink

Serving locally sourced and seasonally inspired dishes, the Tuning Fork is right on your doorstep. Run by a local family, the restaurant is in the heart of the Dollman Farm. The Red Lion and The Waterside Pub and Carvery have beautiful beer gardens for those warm summer nights. Alternatively, visit Chicco Di Caffè or Caffè Vita for delicious tea and coffee. Head down to Rugby Town Centre for a great selection of restaurants and bars, including Bacco Lounge, London Calling, The Seven Stars and The Merchant's Inn. Or for those special occasions, you can hop in the car or taxi to The Cross at Kenilworth Limited, a Michelin-starred restaurant in Warwickshire.

Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For seven years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating.

Customer Services

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



*"William Davis Homes were
by far the best in terms
of customer service.
Their personal approach
really made all the difference"*

Katie and Tim Howse
Lace Fields homeowners

All the information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we've mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don't form part of any contract or warranty. If you'd like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

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Living in Rugby