

WALTON HOMES

ACRESFORD PARK
PHASE 2B

41 executive 2, 3 & 4 bedroom residences



It's all built around you.

Walton Homes is founded on a family tradition of building exceptional new homes in wonderful Midlands locations. With more than 40 years of house-building experience, we are proud to offer outstanding quality and a personal approach. Our mission is building a better life for you and your family.



An idyllic village development perfectly placed to enjoy the countryside and neighbouring towns and cities

Phase 2b at Acresford Park consists of a select collection of just 41 homes, this phase will offer homebuyers a selection of 2, 3 and 4 bedroom detached and semi-detached properties - including bungalows.



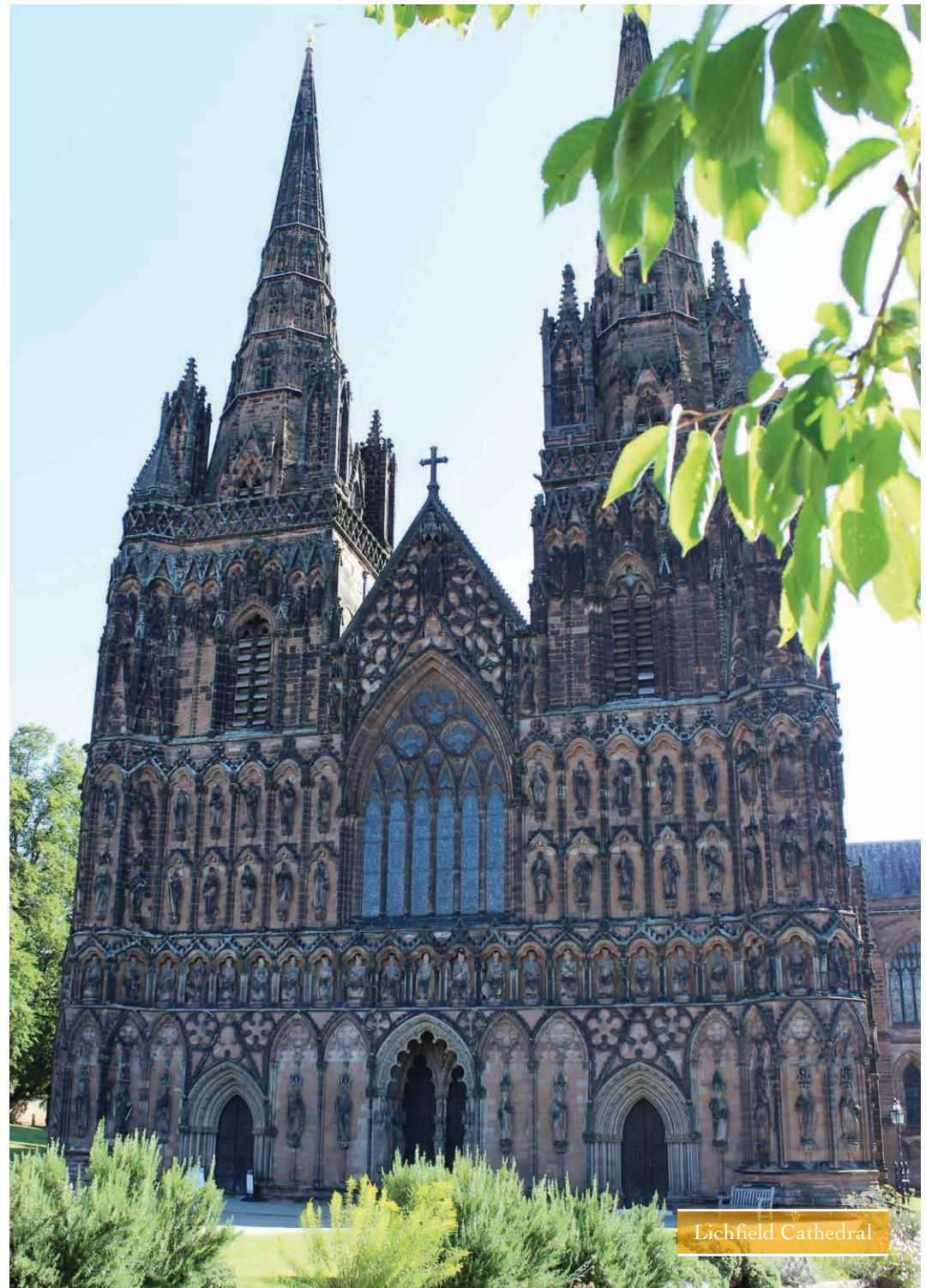




Trent & Mersey canal



Crown Inn - Handsacre



Lichfield Cathedral

Location Information

Take a stroll over the listed canal bridge to our exciting new development of of 2, 3 and 4 bedroom homes.

Perfectly situated on the edge of the village of Handsacre, Acresford Park nestles alongside the banks of the Trent and Mersey canal offering a wealth of towpath and country walks along with some beautiful countryside views. Ideally located for a whole host of outdoor activities with a golf and country club located nearby and Cannock Chase only four miles away, there are plenty of outdoor pursuits to be had by all.

If the bustle of a city is more to your taste, then the historical city of Lichfield is only a short drive away with its bars and restaurants. Lichfield also offers excellent farmers markets selling produce grown locally or if you prefer, the market town of Rugeley is also just a short distance away with bus links to both.

Should you wish to venture further afield, then the extensive road and railway networks can be accessed very easily from Acresford Park taking you North to Derby and beyond or South towards Birmingham and London.

Handsacre along with its adjoining village of Armitage, offers a wealth of amenities directly on your doorstep from schools, post office, convenience stores along with a choice of other village shops, takeaway's and public houses.....it really does offer an amazing selection dotted throughout the villages and all within walking distance.

Nestled in the heart of the country, a home at Acresford Park means you'll find yourself in the perfect spot to enjoy everything this charming new development has to offer.





Make Acresford Park the place you call home

Phase 2b offers homebuyers the opportunity to benefit from a more secluded phase that forms part of the wider development.

■ **Ashmead** 3 Bedroom home plots 94, 100, 106 & 107

■ **Bracken** 2 Bedroom home plots 101 & 102

■ **Dalton** 3 Bedroom home plots 95

■ **Hamble** 3 Bedroom home plots 103 & 104

■ **Thornbury** 2 Bedroom home plots 71-78, 87-92

■ **Appledore** 3 Bedroom home plot 99

■ **Hazelmere** 4 Bedroom home plot 93

■ **Littleford** 4 Bedroom home plots 98 & 105

■ **Oakwell** 3-4 Bedroom home plots 96 & 97

■ **Ebington** 2 Bedroom home plots 110 & 111

■ **Hayfield** 2 Bedroom home plots 108 & 109



Thornbury

Perfectly designed 2 bedroom bungalow

The Thornbury is the newest addition to our house designs at Acresford Park. This spacious well-appointed bungalow has kerb appeal and is exclusive to our Acresford Park development. All rooms are accessed from the hallway, with the generous lounge occupying the front of the house, showcasing dual aspect windows. The well-proportioned kitchen-diner benefits from French doors leading to the rear garden, perfect for bringing the outside in on those sunny days. The property also comprises of two double bedrooms as well as a luxurious main bathroom.



Plots 71-78, 87-92



ACRESFORD PARK



Ground Floor

Thornbury

Living Room	4120 x 4788 (max) 13' 5" x 15' 7" (max)
Kitchen/Dining	3434 x 4147 (max) 11' 3" x 13' 6" (max)
Bedroom 1	3220 x 4405 (max) 10' 6" x 14' 6" (max)
Bedroom 2	2850 x 4530 (max) 9' 4" x 14' 9" (max)
Bathroom	2140 x 1954 (max) 7' 2" x 6' 4" (max)

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*bay window to plots 71, 72, 92 & 173 only

Bracken

Stunning 2 bedroom properties

The Bracken makes a great use of space both indoors and outdoors with a welcoming lounge/dining room which opens out onto the rear garden. The separate high-specification kitchen ensures that there is plenty of functional storage. Upstairs, two large double bedrooms provide ample space and a main, well appointed bathroom completes the layout.

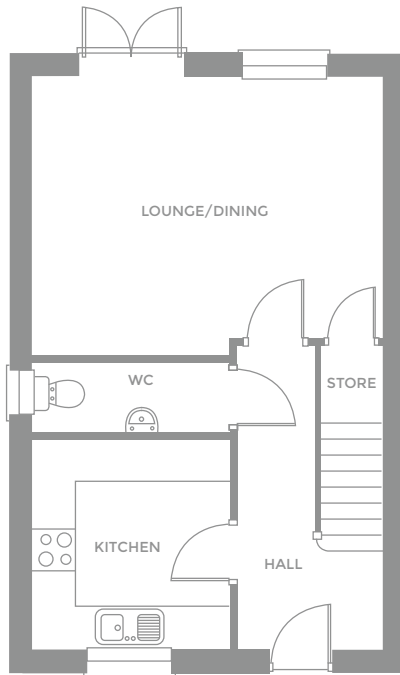


Plots 101 & 102

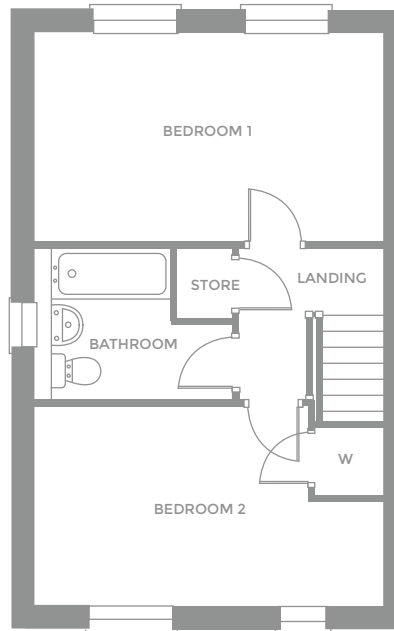




ACRESFORD PARK



Ground Floor



First Floor

Bracken

Lounge/Dining 4946 x 3849 (max)
16' 2" x 12' 8" (max)

Kitchen 2791 x 2975
9' 2" x 9' 9"

WC 2791 x 1100
9' 2" x 3' 7"

Bedroom 1 4946 x 2970
16' 2" x 9' 9"

Bedroom 2 4946 x 2825 (max)
16' 2" x 9' 3" (max)

Bathroom 2792 x 2129 (max)
9' 1" x 7' 0" (max)

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Hamble

Spacious 3 bedroom corner plot

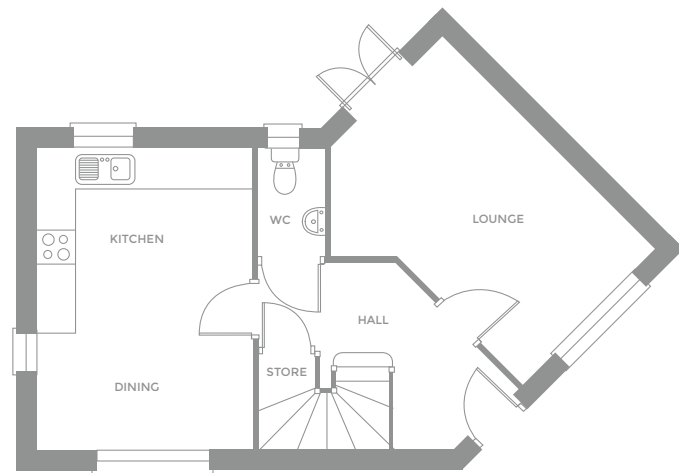
Even from the outside the kerb appeal of the Hamble draws you into this inviting home. The dual aspect lounge spanning from the front to the rear of the property benefits from French doors opening onto the rear garden. You can expect remarkable living space throughout this home including the equally stunning kitchen/dining room. Upstairs the master bedroom and ensuite provide the perfect place to relax and unwind. A further two bedrooms and family bathroom complete the arrangement.



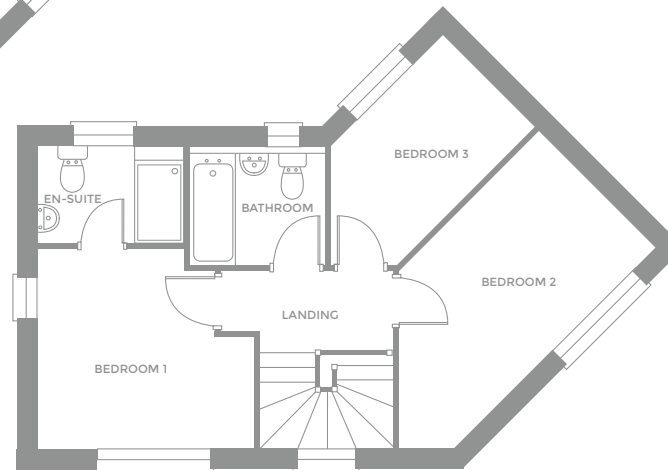
Plots 103 & 104



ACRESFORD PARK



Ground Floor



First Floor

Hamble

Lounge	4622 x 2790 15' 1" x 9' 1"
Kitchen/Dining	4622 x 3310 15' 1" x 10' 10"
WC/Cloakroom	1053 x 1690 3' 5" x 5' 6"
Bedroom 1	3310 x 3047 (max) 10' 10" x 10' 0" (max)
Bedroom 1 En-Suite	1450 x 2228 4' 9" x 7' 4"
Bedroom 2	4349 x 2425 14' 3" x 7' 11"
Bedroom 3	2413 x 2072 7' 11" x 6' 10"
Bathroom	1785 x 2080 5' 10" x 6' 10"

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Oakwell

Spacious 3-4 bedroom homes

With its versatile 3-4 bedroom layout, the Oakwell is perfect for live-work lifestyles and can easily adapt whatever your requirements. This 3-storey home is incredibly spacious with a dining/lounge on the ground floor, you can open up the French doors on those summery days. A separate well-appointed kitchen provides a great space away from the rest of the living space. The first floor provides two bedrooms and a flexible study-come bedroom 4, as well as family bathroom. The top floor opens out into a wonderful tranquil space with a large master bedroom, dressing room and en-suite.



Plots 96 & 97



ACRESFORD PARK

Oakwell

Lounge/Dining 4193 x 5030 (max)
13' 9" x 16' 6" (max)

Kitchen 3452 x 2745
11' 4" x 9' 0"

WC/Cloakroom 932 x 1950
3' 1" x 6' 5"

Bedroom 2 2800 x 3810
9' 2" x 12' 6"

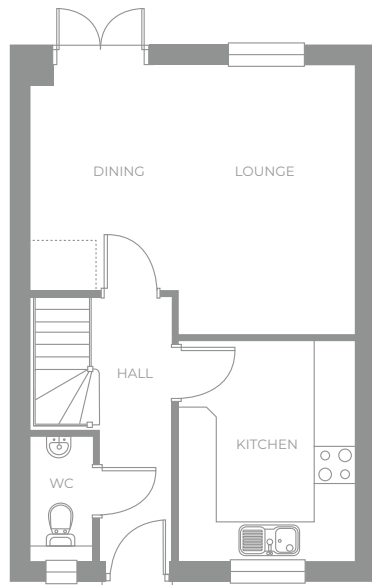
Bedroom 3 2800 x 3835
9' 2" x 12' 7"

Study 2105 x 2661
6' 11" x 8' 9"

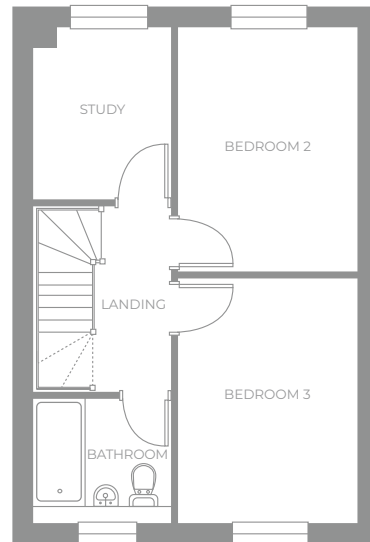
Bathroom 2105 x 1950
6' 11" x 6' 5"

Bedroom 1 5030 x 3928 (max)
16' 6" x 12' 11" (max)

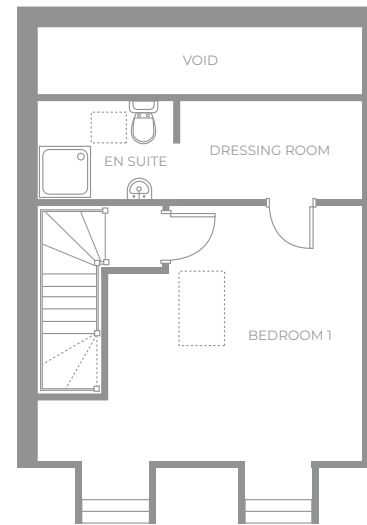
Bedroom 1 En-suite 1605 x 2405
5' 3" x 7' 11"



Ground Floor



First Floor



Second Floor

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Ashmead

Welcoming 3 bedroom homes

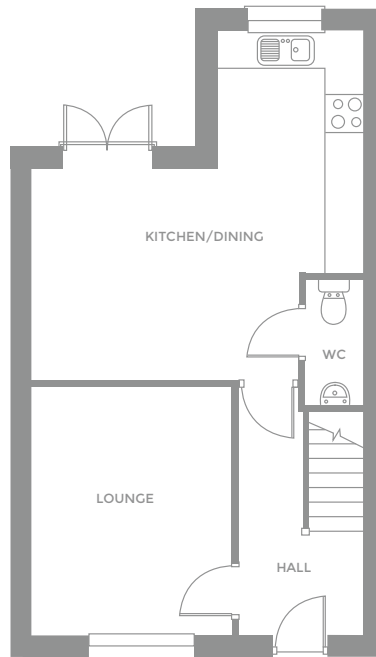
With an excellent layout throughout the Ashmead is a perfect place to call home, with a choice of semi detached and detached. A light, spacious kitchen/dining room benefitting from French doors opening onto the rear garden, you have the perfect space for informal entertaining. Whilst a separate lounge provides a great place to relax and unwind. From the landing the master bedroom with luxurious en-suite, two further bedrooms and bathroom can be accessed.



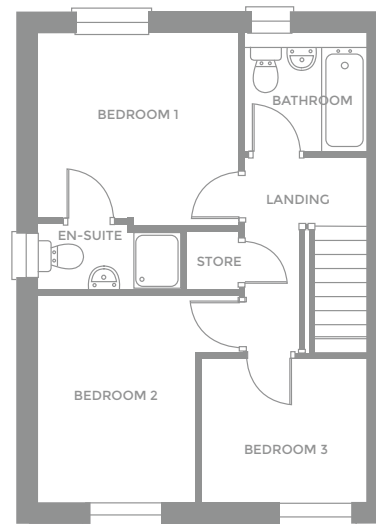
Plots 94, 100, 106 & 107



ACRESFORD PARK



Ground Floor



First Floor

Ashmead

Lounge	4040 x 3265 13' 3" x 10' 9"
Kitchen/Dining	5658 x 5211 (max) 18' 7" x 17' 1" (max)
WC/Cloakroom	910 x 2038 3' 0" x 6' 8"
Bedroom 1	3322 x 3120 (max) 10' 11" x 10' 3" (max)
Bedroom 1 En-Suite	1030 x 2368 (max) 3' 5" x 7' 9" (max)
Bedroom 2	2605 x 3355 8' 7" x 11' 0"
Bedroom 3	2658 x 2318 8' 9" x 7' 7"
Bathroom	1940 x 1908 6' 4" x 6' 3"

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Dalton

Impressive 3 bedroom property

The ever-popular Dalton provides a unique layout and has been designed to offer a bright and spacious place to call home. A spectacular, well designed kitchen/dining room provides an abundance of windows and French doors opening out to the rear garden. The separate lounge gives a space to relax after a busy day. Upstairs features the master bedroom with en-suite, a further two bedrooms and an elegant main bathroom.



Plot 95

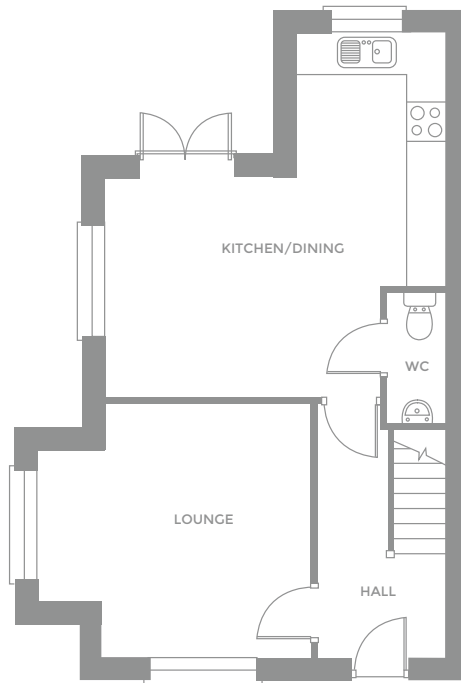




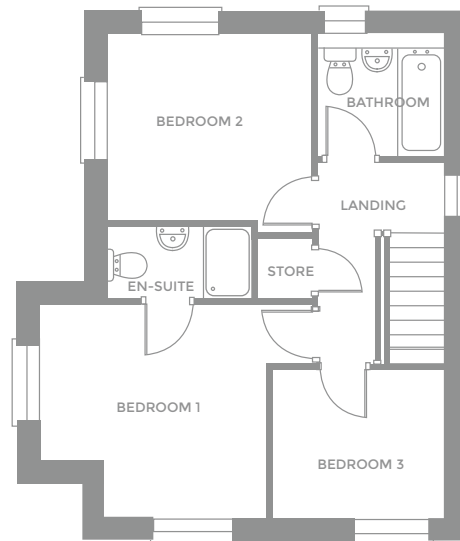
ACRESFORD PARK

Dalton

Lounge	4310 x 4040 (max) 14' 2" x 13' 3" (max)
Kitchen/Dining	5362 x 5685 (max) 17' 7" x 18' 8" (max)
WC/Cloakroom	2038 x 910 6' 8" x 3' 0"
Bedroom 1	4350 x 3473 (max) 14' 3" x 11' 5" (max)
Bedroom 1 En-Suite	2342 x 1147 7' 8" x 3' 9"
Bedroom 2	2755 x 3297 9' 0" x 10' 10"
Bedroom 3	2658 x 2283 8' 9" x 7' 6"
Bathroom	1940 x 1908 6' 4" x 6' 3"



Ground Floor



First Floor

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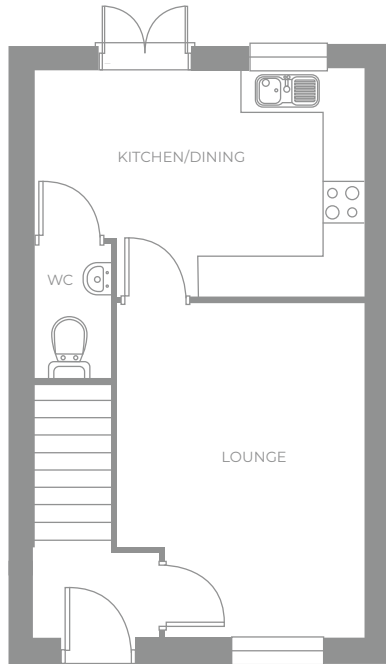
Ebington

Versatile 2-3 bed homes

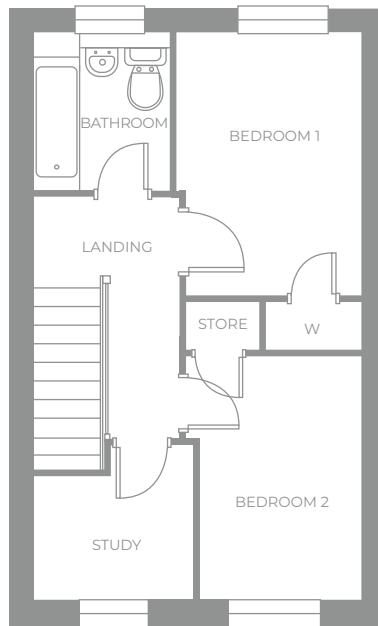
Featuring a light and bright kitchen-diner with French doors leading to the rear garden, the Ebington provides the perfect 2-3 bedroom home, whatever your lifestyle. A separate, cosy lounge makes the perfect layout for informal entertaining. Upstairs, you will find two sizable bedrooms, as well as a study/third bedroom and a well-appointed bathroom.



Plots 110 & 111



Ground Floor



First Floor

ACRESFORD PARK

Ebington

Lounge	4378 x 3298 (max) 14' 4" x 10' 10" (max)
Kitchen/Dining	4350 x 2995 (max) 14' 3" x 9' 10" (max)
WC/Cloakroom	977 x 1675 3' 2" x 5' 6"
Bedroom 1	2426 x 3363 (max) 7' 12" x 11' 0" (max)
Bedroom 2	2317 x 3310 (max) 7' 7" x 10' 10" (max)
Study	2132 x 2100 (max) 6' 12" x 6' 11" (max)
Bathroom	2050 x 1800 6' 9" x 5' 11"

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Appledore

Attractive 3 bedroom home

The Appledore provides a charming three bedroom home featuring exceptional living accommodation. The dual aspect lounge benefits from French doors opening onto the rear garden, making this the perfect property for informal entertaining. Whilst the equally large kitchen/dining/snug provides a functional family living area. The generous master bedroom and adjoining en-suite provides the perfect room to unwind, whilst three additional bedrooms and family bathroom make great use of the upstairs space.



Plot 99





ACRESFORD PARK

Appledore

Lounge 5923 x 3335
19' 5" x 10' 11"

Kitchen/Dining 5923 x 2571
19' 5" x 8' 5"

Snug 2180 x 2204
7' 2" x 7' 3"

WC/Cloakroom 1780 x 1050
5' 10" x 3' 5"

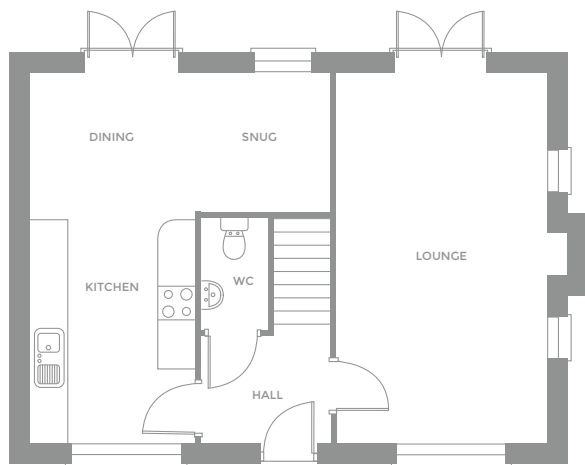
Bedroom 1 3884 x 3796 (max)
12' 9" x 12' 5" (max)

Bedroom 1 En-Suite 2090 x 1940 (max)
6' 10" x 6' 4" (max)

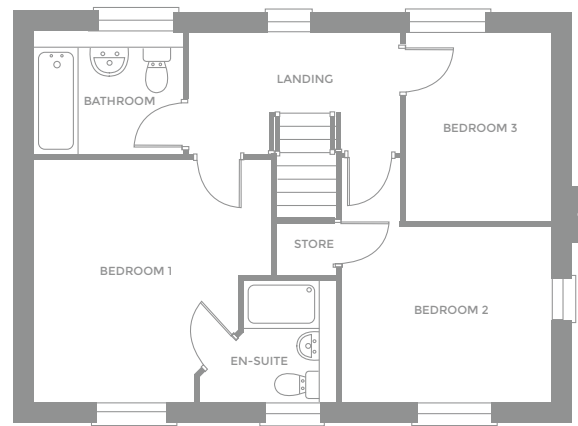
Bedroom 2 3335 x 2808
10' 11" x 9' 3"

Bedroom 3 2303 x 2991
7' 7" x 9' 8"

Bathroom 2365 x 1914
7' 9" x 6' 3"



Ground Floor



First Floor

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Littleford

Welcoming 4 bedroom home

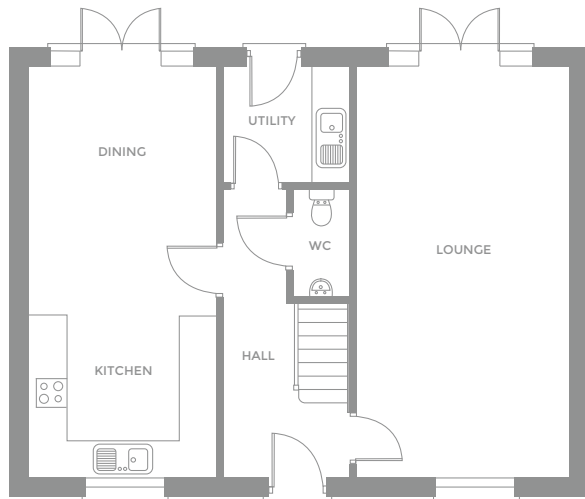
The Littleford is the perfect place to call home. The open plan kitchen-dining room makes for the perfect area to enjoy quality time together or to entertain guests, whilst the dual aspect lounge provides the ideal space to retire to and relax. With a practical separate utility and downstairs WC, this home is designed with both form and function in mind. A stylish master suite with en-suite, three additional large bedrooms and family bathroom complete the Littleford.



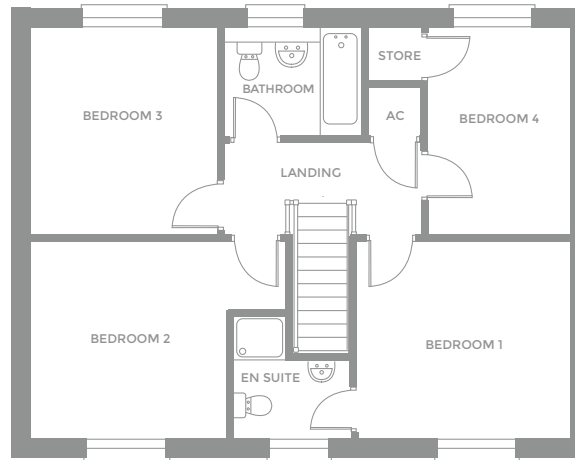
Plots 98 & 105



ACRESFORD PARK



Ground Floor



First Floor

Littleford

Lounge	3565 x 6878 11' 8" x 22' 7"
Kitchen/Dining	3100 x 6878 10' 2" x 22' 7"
Utility	2100 x 1940 6' 11" x 6' 4"
WC/Cloakroom	900 x 1750 2' 11" x 5' 9"
Bedroom 1	3290 x 3590 (max) 10' 10" x 11' 9" (max)
Bedroom 1 En-Suite	1914 x 2030 (max) 6' 3" x 6' 8" (max)
Bedroom 2	4286 x 3290 (max) 14' 0" x 10' 10" (max)
Bedroom 3	3100 x 3463 10' 2" x 11' 4"
Bedroom 4	2389 x 3463 7' 10" x 11' 4"
Bathroom	2290 x 1810 7' 6" x 5' 11"

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Hazelmere

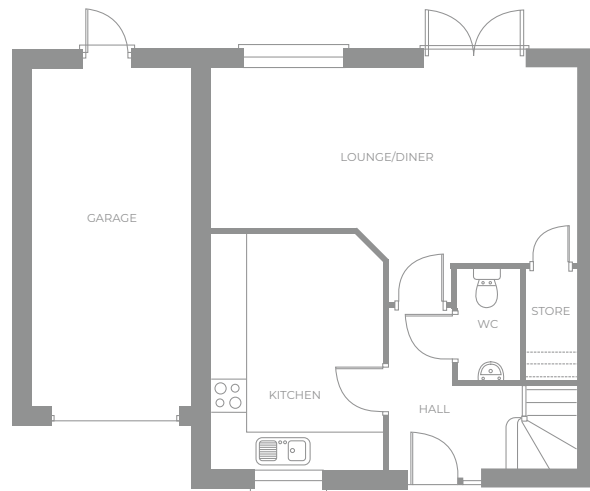
Perfect home for flexible living

The beautifully designed Hazelmere features a bright and inviting lounge/dining room benefitting from French doors opening onto the rear garden. The separate spacious kitchen provides plenty of storage as well as room to include a dining table. The sumptuous master bedroom not only features an en-suite but also provides integrated wardrobes. With two further bedrooms, a bathroom and an optional fourth bedroom/study this versatile space creates the perfect family home.

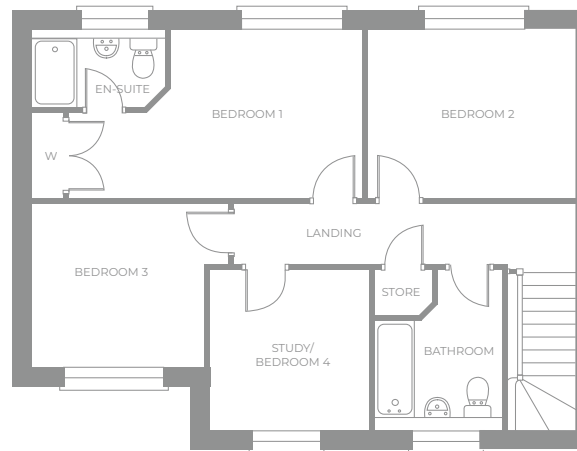




ACRESFORD PARK



Ground Floor



First Floor

Hazelmere

Lounge/Dining	6433 x 3425 (max) 21' 1" x 11' 3" (max)
Kitchen	4096 x 3021 (max) 13' 5" x 9' 11" (max)
WC/Cloakroom	920 x 1943 3' 0" x 6' 4"
Bedroom 1	5383 x 2975 (max) 17' 8" x 9' 9" (max)
Bedroom 1 En-Suite	2485 x 1365 (max) 8' 1" x 4' 6" (max)
Bedroom 2	3625 x 2975 (max) 11' 11" x 9' 9" (max)
Bedroom 3	3612 x 2881 (max) 11' 10" x 9' 5" (max)
Bedroom 4	2821 x 2786 (max) 9' 3" x 9' 2" (max)
Bathroom	2821 x 2361 (max) 9' 3" x 7' 9" (max)

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Hayfield

Perfectly proportioned 3 bedroom properties

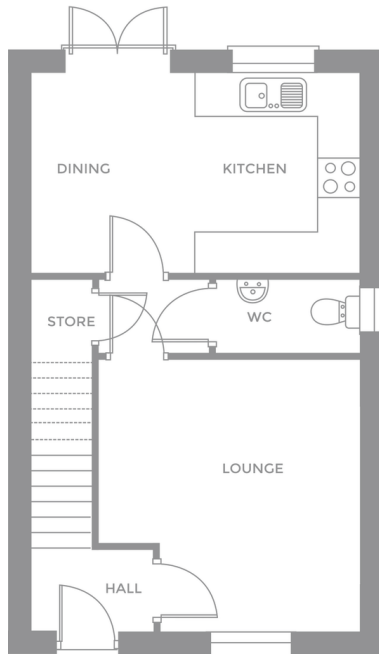
The layout of the Hayfield offers comfort and space, whilst not compromising on the practicalities of life. The ground floor consists of a sumptuous lounge, perfect for relaxing as well as a kitchen/dining room with French doors leading to the rear garden, ideal for entertaining. Upstairs the property benefits from three generous bedrooms and a well-appointed family bathroom.



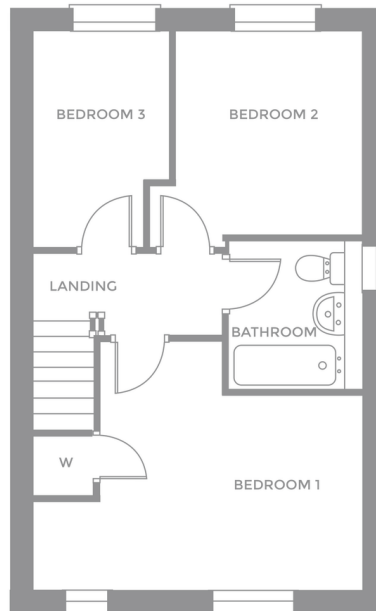
Plots 108 & 109



ACRESFORD PARK



Ground Floor



First Floor

Hayfield

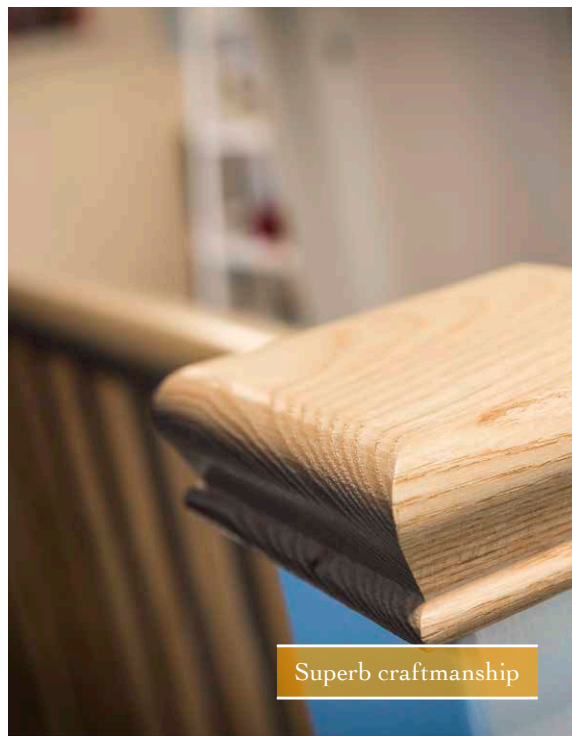
Lounge	3802 x 4034 (max) 12' 47" x 13' 23" (max)
Kitchen/Dining	4873 x 2940 (max) 15' 98" x 9' 65" (max)
WC	1100 x 2773 3' 61" x 9' 09"
Bedroom 1	4873 x 3639 (max) 15' 98" x 11' 94" (max)
Bedroom 2	2740 x 3000 (max) 8' 99 x 9' 84" (max)
Bedroom 3	2058 x 3186 (max) 6' 75" x 10' 45" (max)
Bathroom	2197 x 1956 7' 20" x 6' 42"

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High specification kitchen



Superb craftsmanship



Chrome door ironmongery

Create a home that is distinctively yours.

Kitchen High quality fully fitted Symphony kitchens with a choice of units and worktops*. Indesit integrated appliances include single oven, 4 burner gas hob, microwave, extractor hood and fridge freezer. Chrome down lighters complete the look.

Bathrooms Contemporary style white sanitary ware with complementary chrome fittings throughout. A choice of luxury Porcelanosa tiles* are available and chrome heated towel rails fitted where applicable.

Electrical White sockets and switches fitted as standard. TV and telephone points where indicated on working drawings. Options and upgrades are available throughout your home*.

Central Heating Central heating with LED programmable heating control, upgrade to WIFI enabled*. Fitted with energy efficient boilers.

General White vertical panel internal doors throughout with polished chrome ironmongery. Internal walls painted Calico with white ceilings. Modern levels of insulation and thermal efficient walls, windows and roofing. LABC 10 year warranty.

Walton Homes prides itself on a house that it built around you. With our flexible approach you can customise your new home to suit your style and requirements with a fantastic range of options and upgrades.

*Subject to build stage. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary.



Beautifully finished bathrooms

Making the right move

Offers/Packages

We would love to help you on your way to purchasing a Walton Home, with our Sales Advisor primed to assist you. We can offer specially tailored schemes* and incentives to make it easier for you to own your dream home at Acresford Park.

- Assisted Move
- Part Exchange
- Government Schemes
- Early Bird
- Recommend a Friend

*Offers and packages are available on selected plots, subject to build stage and qualification, for more information speak to our Sales Advisor.





Reputation and After Sales

Customer Care

Not only does your new home come with a 10 year LABC warranty, we also offer a 2 year builders warranty and a comprehensive after sales customer service.

Once settled in, we will continue to provide you with an exceptional customer care service giving you added reassurance and peace of mind.

Our Reputation

The reputation of Walton Homes has been carefully established for over 40 years. Our continued philosophy is to provide both first class service and high-quality homes that reach the exacting standards that we know you are looking for on each and every one of our developments.





ACRESFORD
PARK

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