

WALTON HOMES

ACRESFORD PARK
PHASE 2A

13 exclusive 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 35 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 2a at Acresford Park consists of a select collection of just 13 homes, this small phase will offer homebuyers a selection of 3 and 4 bedroom detached and semi-detached properties. You will benefit on this phase from homes overlooking the Trent and Mersey Canal along with properties off secluded private drives.





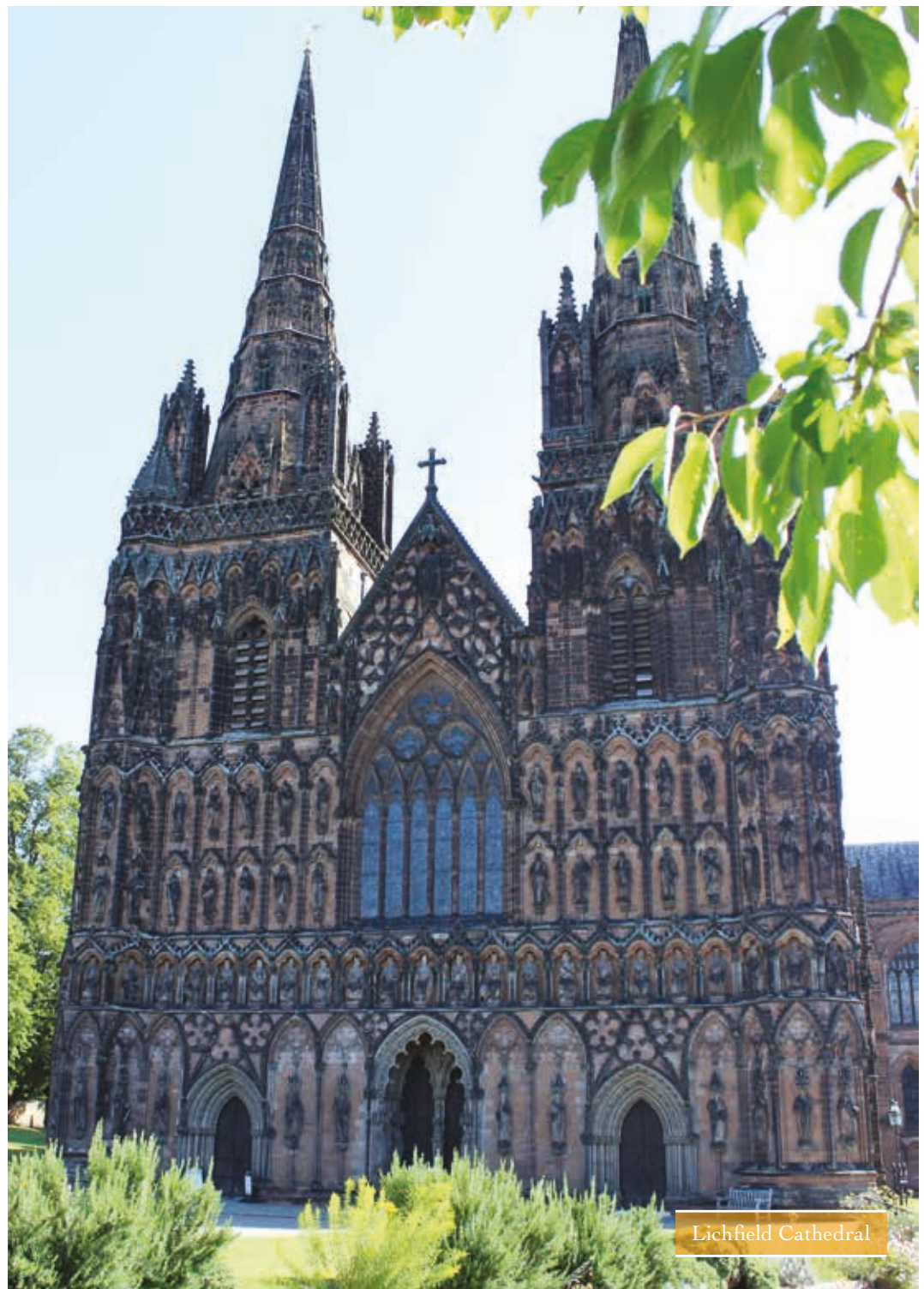
Streetscene



Trent & Mersey canal



Crown Inn - Handsacre



Lichfield Cathedral

Location Information

Take a stroll over the listed canal bridge to our exciting new development of 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 2a offers homebuyers the opportunity to benefit from a more secluded phase that forms part of the wider development.

■ Ashmead 3 Bedroom home
plot 66

■ Hamble 3 Bedroom home
plots 64 & 65

■ Hamstall 4 Bedroom home
plot 60

■ Hazelmere 3/4 Bedroom home
plots 67, 68 & 70

■ Kendal 4 Bedroom home
plots 59 & 69

■ Kinver 4 Bedroom home
plots 58 & 63

■ Littleford 4 Bedroom home
plot 61

■ Porcester 4 Bedroom home
plot 62



Ashmead

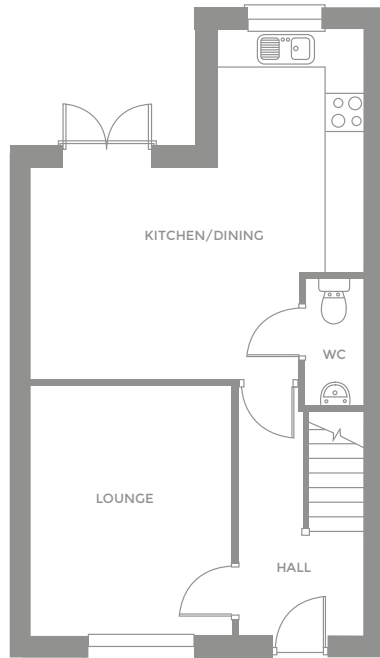
Welcoming 3 bedroom house

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

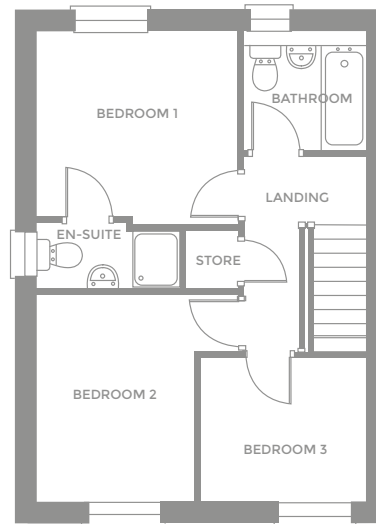




ACRESFORD PARK



Ground Floor



First Floor

Ashmead

Living Room	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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Hamble

Spacious 3 bedroom properties

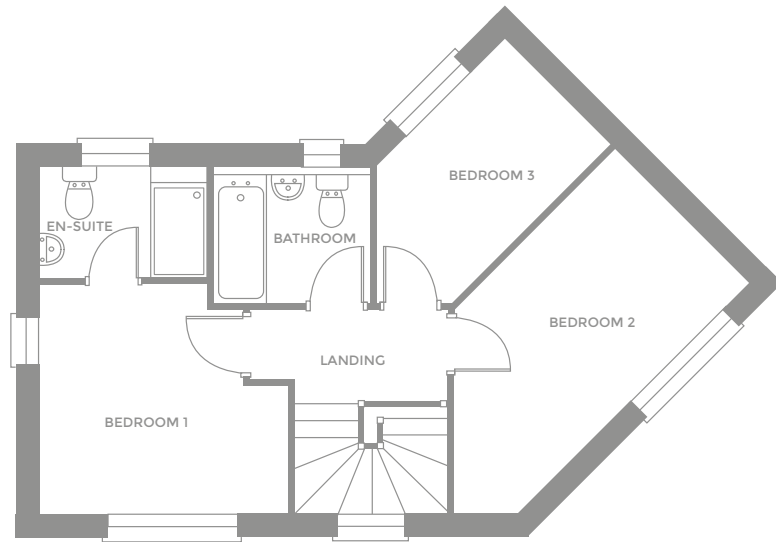
Even from the outside the kerb appeal of the Hamble draws you into this inviting home. The dual aspect lounge spanning from the front to the rear of the property benefits from French doors opening onto the rear garden. You can expect remarkable living space throughout this home including the equally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



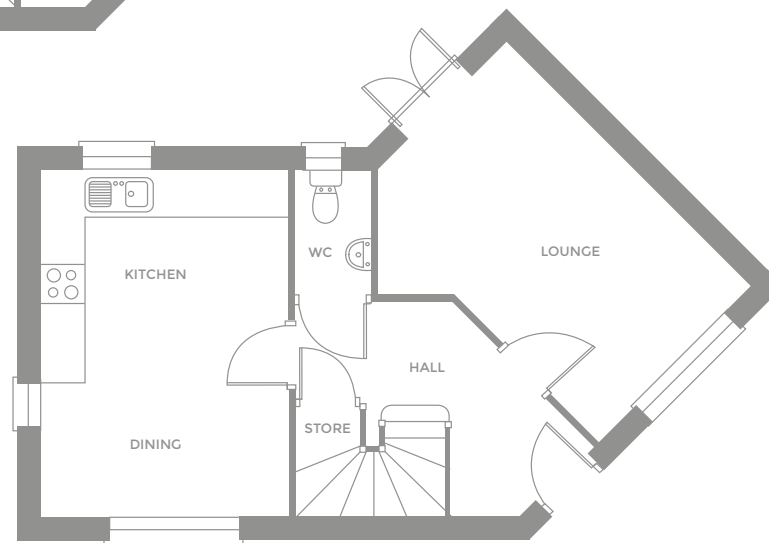
Plots 64 & 65



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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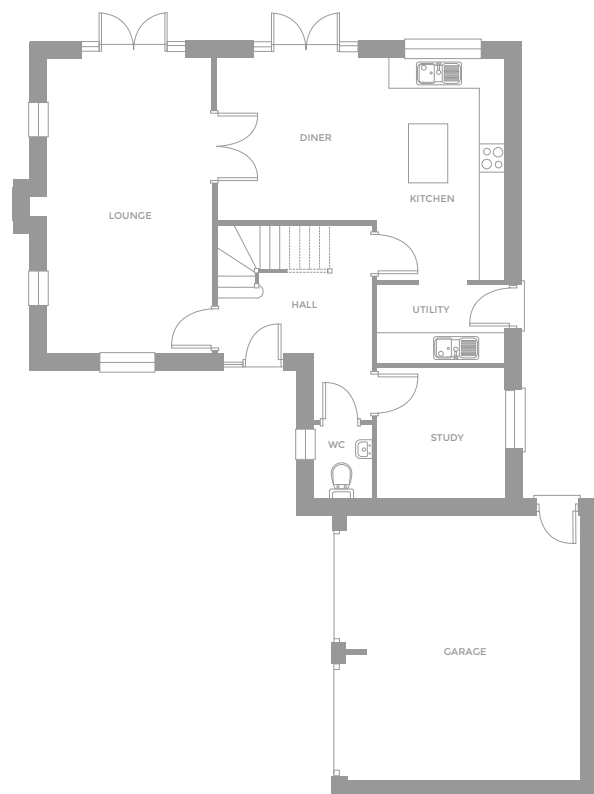
Hamstall

Grand 4 bedroom home

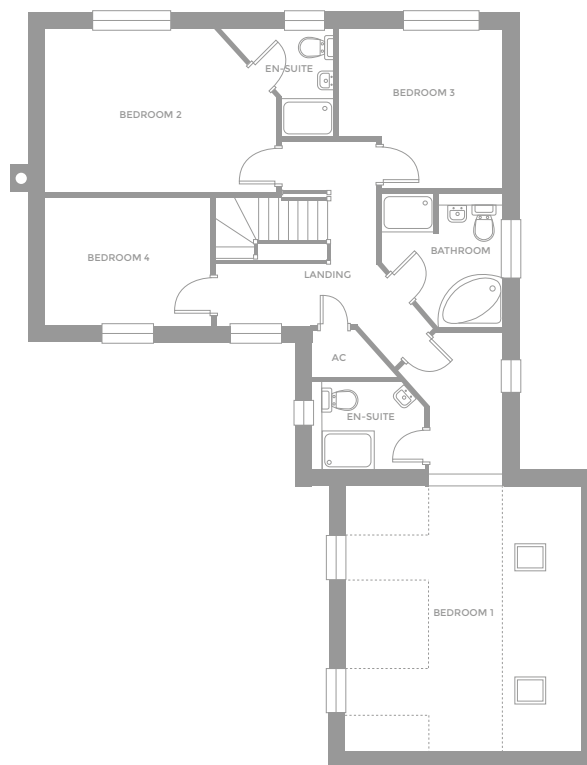
As the largest property on phase 2a at Acresford Park, the Hamstall sits in a prime position overlooking open space. This magnificent home, is welcoming the moment you walk through the door. Boasting an impressive lounge with double doors opening to the kitchen/dining area this home is perfect for informal entertaining. With a spacious study and separate utility room you will have plenty of practical space. This excellent accommodation continues upstairs with the impressive master bedroom with en-suite, a further 3 bedrooms and family bathroom all accessed from the central landing.



Plot 60



Ground Floor



First Floor

ACRESFORD PARK

Hamstall

Living Room	6010 x 3762 19' 9" x 12' 5"
Kitchen/Dining	6588 x 4891 (max) 21' 7" x 16' 1" (max)
Study	2600 x 2925 8' 6" x 9' 7"
Utility	1562 x 2925 5' 1" x 9' 7"
WC	1453 x 1325 4' 9" x 4' 4"
Bedroom 1	5225 x 5566 17' 2" x 18' 3"
Bedroom 1 En-Suite	2560 x 1780 (max) 8' 5" x 5' 10" (max)
Bedroom 2	3310 x 5275 (max) 10' 10" x 17' 4" (max)
Bedroom 2 En-Suite	2588 x 2163 (max) 8' 6" x 7' 1" (max)
Bedroom 3	3760 x 3230 (max) 12' 4" x 10' 7" (max)
Bedroom 4	2565 x 3762 (max) 8' 5" x 12' 5" (max)
Bathroom	2800 x 2800 (max) 9' 2" x 9' 2" (max)

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Hazelmere

Versatile 3/4 bedroom houses

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.

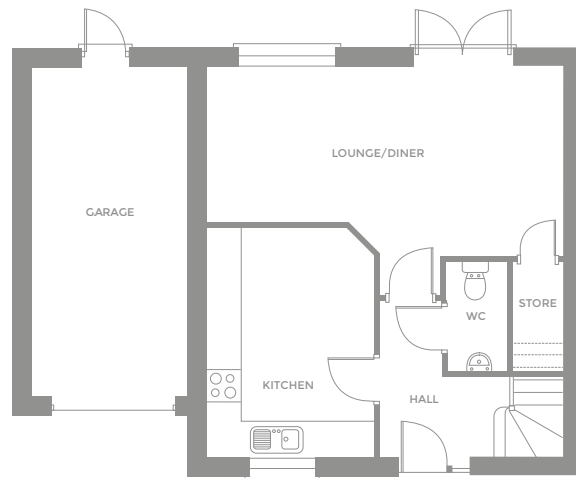


Plots 67, 68 & 70

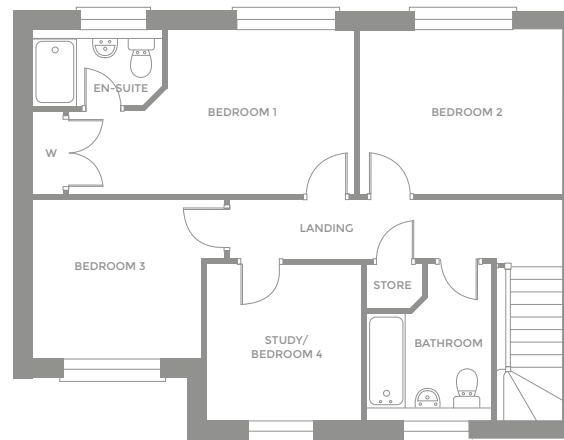




ACRESFORD PARK



Ground Floor



First Floor

Hazelmere

Lounge	6433 x 3425 (max) 21' 1" x 11' 3" (max)
Kitchen/Dining	4096 x 3021 (max) 13' 5" x 9' 11" (max)
WC	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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Kendal

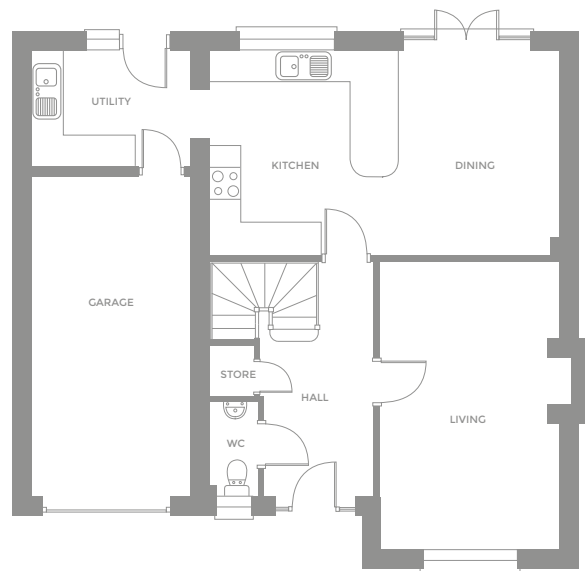
Impressive 4 bedroom property

A large, open plan kitchen/dining room with French doors opening onto the private garden is truly the focal point for the Kendal. A separate study and living room along with cloakroom and store complete the ground floor. Upstairs the stunning master bedroom features a private en-suite, whilst bedrooms 2 & 3 have the benefit of an interlinked Jack and Jill en-suite. A further spacious bedroom and family bathroom make this home the perfect place for all the family.

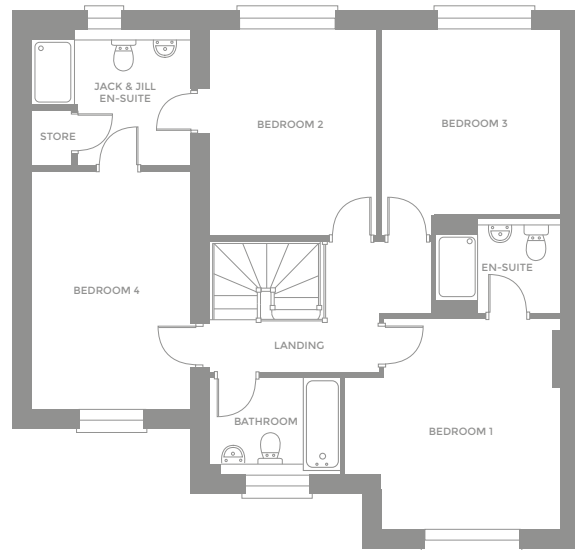




ACRESFORD PARK



Ground Floor



First Floor

Kendal

Living Room	5369 x 3346 17' 7" x 10' 12"
Kitchen/Dining	6550 x 3829 21' 6" x 12' 7"
Utility	2954 x 2195 9' 8" x 7' 2"
WC	910 x 1761 3' 0" x 5' 9"
Bedroom 1	4015 x 3910 (max) 13' 2" x 12' 10" (max)
Bedroom 1 En-Suite	1725 x 2315 5' 8" x 7' 7"
Bedroom 2	3086 x 3864 10' 1" x 12' 8"
Bedroom 2 En-Suite	2951 x 2545 9' 8" x 8' 4"
Bedroom 3	3340 x 3864 (max) 10' 11" x 12' 8" (max)
Bedroom 4	2951 x 4453 9' 8" x 14' 7"
Bathroom	1812 x 2411 5' 11" x 7' 11"

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Kinver

Stunning 4 bedroom homes

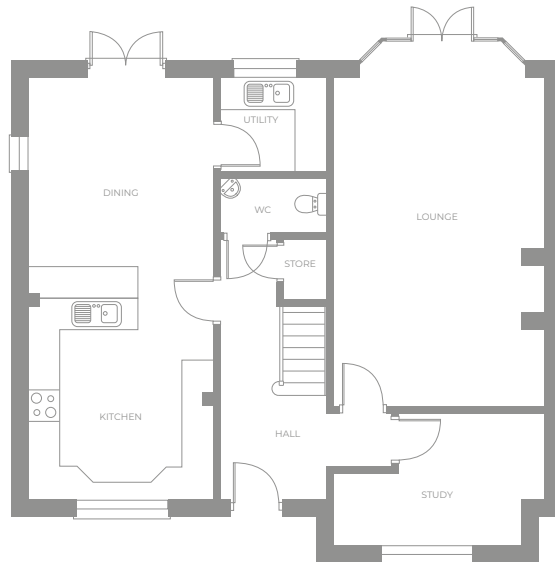
The delightful layout of the Kinver makes for a practical and welcoming space for all the family to enjoy. The dual aspect kitchen/dining room features a low window to the kitchen and French Doors to the rear garden. The large lounge features a bay window with French Doors giving that true feeling of space. A separate study & utility are designed for practical living in mind. Upstairs the master bedroom benefits from built in wardrobes and a large en-suite perfect for retiring to at the end of the day. Three further bedrooms, one featuring an en-suite and a family bathroom complete the property.



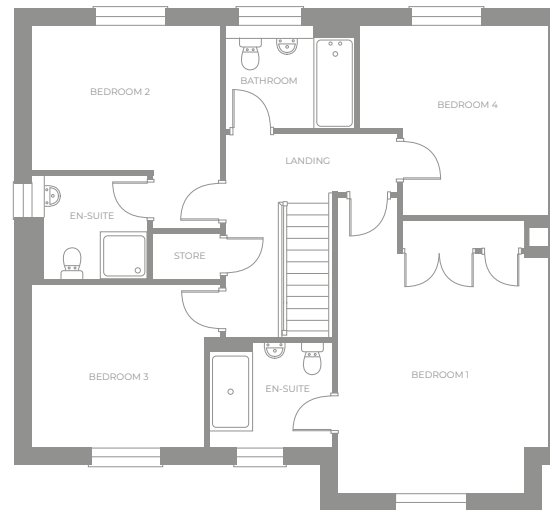
Plots 58 & 63



ACRESFORD PARK



Ground Floor



First Floor

Kinver

Lounge	4022 x 6323 * 13' 2" x 20' 9" *
Kitchen/Dining	3552 x 8094 11' 8" x 26' 7"
Study	4022 x 2536 (max) 13' 2" x 8' 4" (max)
Utility	2035 x 1790 6' 9" x 5' 10"
WC/Cloakroom	2035 x 1058 6' 9" x 3' 6"
Bedroom 1	4022 x 5563 13' 2" x 18' 3"
Bedroom 1 En-Suite	2317 x 1965 7' 7" x 6' 5"
Bedroom 2	3595 x 3875 (max) 11' 9" x 12' 8" (max)
Bedroom 2 En-Suite	2200 x 1952 7' 3" x 6' 5"
Bedroom 3	3595 x 3117 (max) 11' 9" x 10' 3" (max)
Bedroom 4	3614 x 3964 (max) 11' 10" x 13' 0" (max)
Bathroom	2450 x 1957 8' 0" x 6' 5"

* not including bay window

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Littleford

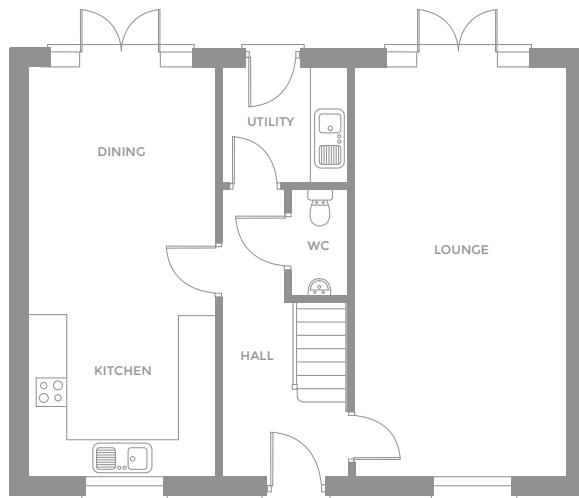
Welcoming 4 bedroom home

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

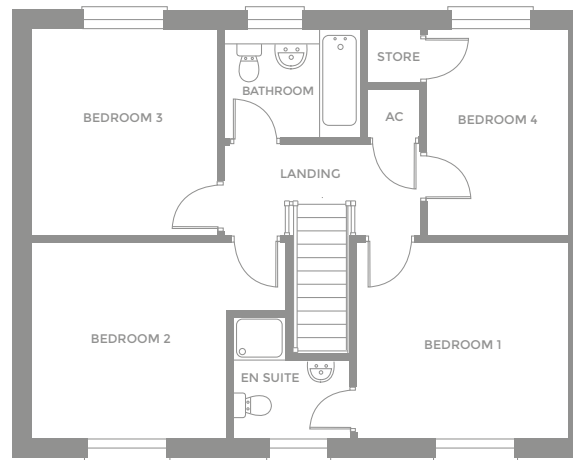




ACRESFORD PARK



Ground Floor



First Floor

Littleford

Living Room	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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Porcester

Beautiful 4 bedroom property

As the only one of its type on phase 2a, the Porcester is perfectly placed on a prime corner plot. Inside a large and inviting entrance hall makes for a warm welcome. Alongside the large lounge, a study offers quiet space for those who work from home. A stunning kitchen and breakfast room provides a cosy setting for relaxed dining, whilst a separate dining room is ideal for enjoying a Sunday roast with the whole family. Upstairs, the feeling of space is continued with two en-suite bedrooms, two further bedrooms and an elegant family bathroom.

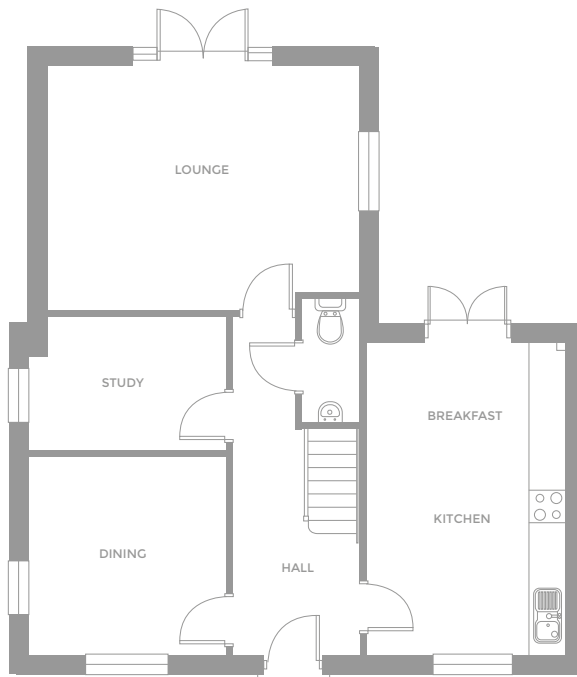


Plot 62

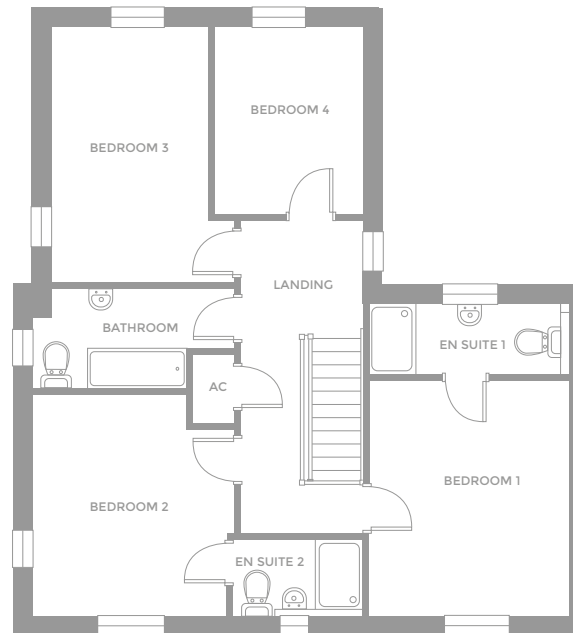




ACRESFORD PARK



Ground Floor



First Floor

Porcester

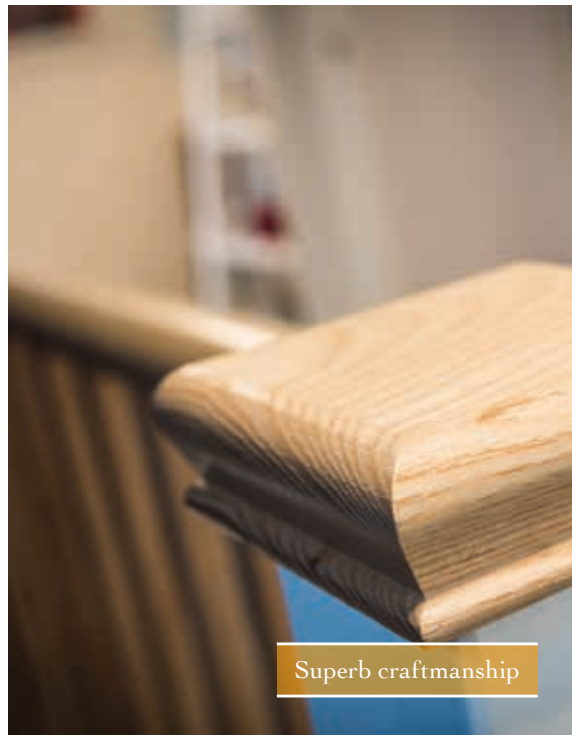
Lounge	5296 x 4125 (max) * 17' 5" x 13' 6" (max) *
Kitchen/Dining	5296 x 3375 17' 5" x 11' 1"
Dining	3359 x 3350 11' 0" x 11' 0"
Study	3359 x 2246 (max) 11' 0" x 7' 4" (max)
WC	940 x 1932 3' 1" x 6' 4"
Bedroom 1	3410 x 3981 11' 2" x 13' 0"
Bedroom 1 En-Suite	3410 x 1190 11' 2" x 3' 11"
Bedroom 2	3390 x 3586 (max) 11' 1" x 11' 9" (max)
Bedroom 2 En-Suite	2198 x 1951 7' 3" x 6' 5"
Bedroom 3	2630 x 4340 8' 8" x 14' 3"
Bedroom 4	2541 x 3190 8' 4" x 10' 6"
Bathroom	3390 x 1585 (max) 11' 1" x 5' 2" (max)

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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. NHBC 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 NHBC 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.

Consumer Code

Proud to uphold the values of the Consumer Code for Home Builders. Ensuring the home buying process is always fair and transparent for our buyers.

To find out more, visit consumercode.co.uk

Our Reputation

The reputation of Walton Homes has been carefully established for over 35 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.





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