



BRAMPTON VALLEY
HOMES



AN IDYLLIC LOCATION



DISCOVER WALTHAM-ON-THE-WOLDS LEICESTERSHIRE



Waltham on the Wolds is a charming village located in the Melton Borough of Leicestershire and lies around 5 miles north-east of Melton Mowbray and 11 miles south-west of Grantham. The village is conveniently located close to Belvoir Castle, Twin Lakes Family Theme Park and many rural and historic sites.

Featured in the centre of the village is the historic 13th century St Mary Magdalene church. Other local amenities include a store with post office, deli, salon, doctor's surgery and a primary school which was rated Good in Ofsted's latest inspection. There are a number of other pre-schools and primary schools a short drive from the village including independent school, Grantham Preparatory International School. Education can be continued at nearby secondary schools and colleges, whilst Oakham School offers the flexibility of day or boarding school.

Waltham on the Wolds Village Hall is at the heart of the community and is used daily for meetings, exercise and creative classes and by the local school and Scout groups.

The local pub, The Royal Horseshoes Inn also offers meals and accommodation. Although refurbished in 2010, the building dates back to the mid-15th century, is protected by a grade II listing and is capped with a magnificent authentic thatched roof.

The Borough of Melton is the 10th smallest district in England and is named after its main town, Melton Mowbray, well-known as the home of Stilton cheese and Pork Pies.



THE WIDER AREA



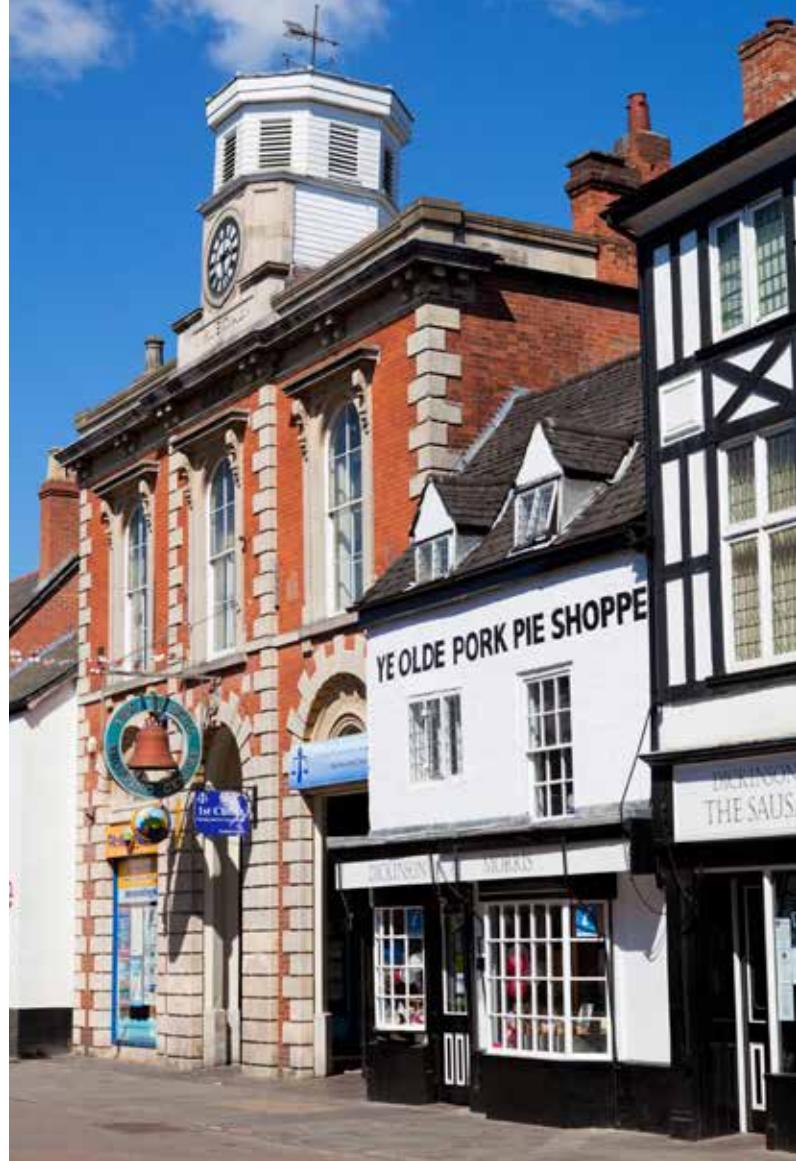
In Melton Mowbray you will find a range of supermarkets such as Sainsbury's and Morrisons. The town also holds a variety of markets and events throughout the week including a farmers, antiques and general market as well as a thriving car boot on Sundays, bank holiday Mondays and regular Saturday horse sales. Melton Mowbray Market is the largest town centre livestock market in the country and has been in existence for 1,000 years, serving over 2,500 farming customers annually.

There are a selection of high street retailers and restaurants around as well as Melton Theatre and Melton Carnegie Museum, plenty to keep everyone entertained. Twinlakes Family Theme Park is just an 8-minute drive from Waltham on the Wolds and offers a fun day out with rides, a farm, water park and escape games, they also hold various events throughout the holiday seasons.

Waterfield Leisure Centre has a 75-station gym packed with all the latest equipment, while the group exercise studio boasts a range of sessions designed to suit everyone. With two pools in which they host their award-winning swimming lessons and other aquatic activities, this can be followed up with a relaxing session in the sauna and steam room. For further indulgence, visit Ragdale Hall Spa where you will enjoy a range of spa treatments for the day, or overnight stay.

Melton Mowbray Golf club welcomes golfers of all ages and abilities to its easy walking, 18-hole parkland course. They offer coaching and have a driving range, club house and restaurant.

Nearby Melton Country Park is an area of open space 137 acres (55.5 hectares) in size offering a variety of walk ways, a children's play area, sports facilities and allotments. It has been awarded the Green Flag award for the past 3 years and has been named "One of the best parks in the UK."



In neighbouring town Grantham is National Trust site, Woolsthorpe Manor. Surrounded by plenty of natural beauty, it is the birthplace and home of Sir Isaac Newton, its foremost feature is the world-famous apple tree under which Newton was inspired to formulate the laws of gravity.

TRANSPORT/CONNECTIONS

Local Bus services offer rides to Loughborough and Grantham. From Melton you can also take a bus to Oakham and Leicester.

Melton Rail station just a 10-minute drive away provides a direct route to Birmingham New Street, whilst Grantham Rail station an

18-minute drive, offers a direct route to London, both journey times are approximately 1 hour 10 minutes.

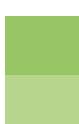
If you need to travel further afield, East Midlands Airport is just a short journey via the A606.





DEVELOPMENT KEY

FOREST HEATH

		THE ASPREY			THE HENLEY
		THE BANBURY			THE ILLMINSTER
		THE CHELTENHAM			THE JARROW
		THE DAWLISH			THE NEWBURY
		THE EXTON			THE PADSTOW
		THE FARNHAM			THE QUEENSBOROUGH
		THE GLOUCESTER			AFFORDABLE HOUSING



Leicestershire LE14 4AJ

An individual home with superior style is what you get when you purchase a Brampton Valley Home. These luxury 2, 3, 4 & 5 bedroom homes have been built to the highest possible standards with quality always being our priority. We have put together a magnificent selection of contemporary and traditional kitchen and bathroom ranges, all you do... is choose!

Take a look at our collection
and together we'll create your dream home.



THE ASPREY

4 Bedroom Detached Home



GROUND FLOOR

Lounge	11'10" x 20'1"	3.61m x 6.11m
Kitchen/Diner	19'11" x 16'0"	6.06m x 4.88m
Utility Room	5'7" x 9'6"	1.70m x 2.90m
Study	8'1" x 9'1"	2.46m x 2.77m
Cloakroom	8'2" x 3'6"	2.50m x 1.06m



FIRST FLOOR

Bedroom 1	11'10" x 15'2"	3.61m x 4.63m
En-suite 1	8'3" x 5'1"	2.52m x 1.54m
Bedroom 2	9'8" x 12'7"	2.94m x 3.84m
Bedroom 3	13'7" x 9'1"	4.15m x 2.77m
Bedroom 4	9'4" x 9'6"	2.84m x 2.90m
Bathroom	8'1" x 8'11"	2.46m x 2.71m

Plots 5 & 13.
Total Area: 1560 Sqft / 145m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE BANBURY

3 Bedroom Detached Home



GROUND FLOOR

Lounge	11'7" x 10'4"	3.52m x 3.16m
Kitchen/Diner	10'3" x 19'7"	3.13m x 5.97m
Utility Room	6'10" x 6'7"	2.09m x 2.01m
Cloakroom	3'3" x 6'1"	0.99m x 1.86m



FIRST FLOOR

Bedroom 1	10'4" x 19'7"	3.14m x 5.97m
En-suite 1	4'1" x 8'9"	1.23m x 2.67m
Bedroom 2	11'7" x 10'4"	3.52m x 3.16m
Bedroom 3	11'7" x 8'10"	3.52m x 2.69m
Bathroom	6'11" x 6'6"	2.11m x 1.98m

Plot 2.
Total Area: 1162 Sqft / 108m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE CHELTENHAM

4 Bedroom Detached Home



GROUND FLOOR

Lounge	12'10" x 15'11"	3.90m x 4.85m
Kitchen/Diner/Family	31'10" x 14'10"	9.71m x 4.51m
Study	11'0" x 6'8"	3.36m x 2.02m
Utility Room	7'4" x 5'10"	2.24m x 1.78m
Cloakroom	3'3" x 5'10"	0.99m x 1.78m



FIRST FLOOR

Bedroom 1	10'8" x 14'4"	3.24m x 4.37m
En-suite 1	11'11" x 3'11"	3.62m x 1.20m
Bedroom 2	12'11" x 11'5"	3.93m x 3.47m
En-suite 2	7'4" x 5'6"	2.24m x 1.68m
Bedroom 3	12'10" x 9'9"	3.92m x 2.96m
Bedroom 4	11'5" x 8'6"	3.49m x 2.60m
Bathroom	7'5" x 10'4"	2.27m x 3.15m

Plots 3, 17, 27, 42 & 45.
Total Area: 1754 Sqft / 163m²

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THE DAWLISH

4 Bedroom Detached Home



GROUND FLOOR

Lounge	16'4" x 16'8"	4.99m x 5.09m
Kitchen/Diner/ Family	16'9" x 33'10"	5.10m x 10.30m
Study	10'2" x 7'10"	3.09m x 2.40m
Utility Room	5'7" x 9'6"	1.65m x 3.29m
Cloakroom	3'3" x 6'1"	1.00m x 1.85m



FIRST FLOOR

Bedroom 1	11'5" x 14'11"	3.49m x 4.54m
En-suite 1	11'5" x 3'9"	3.49m x 1.15m
Bed 1 Dressing Room	4'6" x 10'10"	1.36m x 3.30m
Bedroom 2	16'8" x 9'8"	5.09m x 2.95m
En-suite 2	11'5" x 4'2"	3.49m x 1.26m
Bedroom 3	13'11" x 14'9"	4.24m x 4.50m
Bedroom 4	13'11" x 11'11"	4.25m x 3.64m
Bathroom	8'3" x 10'10"	2.52m x 3.30m

Plot 6.
Total Area: 2260 Sqft/ 210m²

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THE EXTON

4 Bedroom Detached Home



GROUND FLOOR

Lounge	11'10" x 17'6"	3.61m x 5.34m
Kitchen/Diner/Snug	27'9" x 17'10"	8.46m x 5.44m
Study	8'1" x 8'11"	2.47m x 2.71m
Utility Room	8'1" x 5'7"	2.47m x 1.71m
Cloakroom	2'11" x 6'4"	0.90m x 1.93m



FIRST FLOOR

Bedroom 1	11'0" x 14'1"	3.61m x 4.28m
En-suite 1	6'3" x 7'4"	1.91m x 2.23m
Bedroom 2	13'4" x 10'3"	4.06m x 3.13m
En-suite 2	9'7" x 3'11"	2.91m x 1.20m
Bedroom 3	11'10" x 11'5"	3.61m x 3.48m
Bedroom 4	11'5" x 9'11"	3.49m x 3.03m
Bathroom	8'2" x 9'0"	2.49m x 2.75m

Plots 4, 7, 10, 11 & 26.
Total Area: 1636 Sqft / 152m²

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THE FARNHAM

4 Bedroom Detached Home



GROUND FLOOR

Lounge	11'5" x 14'8"	3.49m x 4.48m
Kitchen/Diner	16'6" x 17'9"	5.04m x 5.40m
Utility Room	6'9" x 5'11"	2.05m x 1.81m
Cloakroom	3'4" x 5'11"	1.00m x 1.81m
Garage	9'9" x 19'8"	2.98m x 6.00m

FIRST FLOOR

Bedroom 1	10'5" x 13'11"	3.18m x 4.23m
En-suite 1	9'1" x 3'11"	2.77m x 1.19m
Bedroom 2	13'1" x 9'3"	3.98m x 2.83m
Bedroom 3	13'0" x 9'9"	3.97m x 2.98m
Bedroom 4	13'11" x 8'5"	4.24m x 2.57m
Bathroom	9'3" x 6'9"	2.82m x 2.05m



Plot 8.
Total Area: 1420 Sqft / 132m²

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THE GLOUCESTER

5 Bedroom Detached Home



GROUND FLOOR

Lounge	13'4" x 17'12"	4.07m x 5.48m
Kitchen/Diner/Family	23'10" x 21'11"	7.27m x 6.68m
Dining Room	13'4" x 11'5"	4.07m x 3.49m
Study	13'4" x 9'4"	4.07m x 2.84m
Utility Room	9'3" x 5'11"	2.81m x 1.80m
Cloakroom	3'8" x 5'11"	1.13m x 1.80m

Plot 9.
Total Area: 2798 Sqft / 260m²

FIRST & SECOND FLOOR

Bedroom 1	13'7" x 15'3"	4.16m x 4.66m
Bed 1 Dressing Room	13'5" x 6'7"	4.09m x 2.00m
En-suite 1	13'5" x 8'4"	4.09m x 2.53m
Bedroom 2	13'5" x 11'3"	4.09m x 3.44m
Bed 2 Dressing Room	6'8" x 7'9"	2.04m x 2.37m
En-suite 2	6'5" x 7'9"	1.95m x 2.37m
Bedroom 3	13'4" x 13'3"	4.07m x 4.03m
En-suite 3	9'8" x 4'7"	2.94m x 1.40m
Bedroom 4	13'4" x 11'4"	4.07m x 3.45m
Bedroom 5	13'4" x 10'0"	4.07m x 3.06m
Bathroom	10'1" x 7'7"	3.08m x 2.30m

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THE HENLEY

4 Bedroom Detached Home



GROUND FLOOR

Lounge	11'1" x 16'5"	3.38m x 5.01m
Kitchen/Diner	22'6" x 14'7"	6.86m x 4.44m
Utility Room	6'3" x 7'5"	1.91m x 2.26m
Cloakroom	2'12" x 6'8"	0.91m x 2.03m
Garage	12'12" x 19'6"	3.95m x 5.95m



FIRST FLOOR

Bedroom 1	10'11" x 12'5"	3.32m x 3.78m
En-suite 1	7'2" x 6'10"	2.18m x 2.09m
Bedroom 2	14'6" x 11'11"	4.41m x 3.64m
Bedroom 3	10'5" x 14'9"	3.17m x 4.50m
Bedroom 4	10'4" x 12'11"	3.15m x 3.93m
Bathroom	10'10" x 6'3"	3.30m x 1.91m

Plot 16.
Total Area: 1496 Sqft / 139m²

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THE ILLMINSTER

3 Bedroom Detached Home



GROUND FLOOR

Lounge	16'3" x 11'10"	4.96m x 3.61m
Kitchen/Diner	16'3" x 9'11"	4.96m x 3.87m
Utility Room	6'0" x 4'1"	1.84m x 1.25m
Cloakroom	5'11" x 3'5"	1.80m x 1.05m



FIRST FLOOR

Bedroom 1	12'7" x 8'9"	3.84m x 3.03m
En-suite 1	5'2" x 7'7"	1.58m x 2.31m
Bedroom 2	8'6" x 11'10"	2.58m x 3.61m
Bedroom 3	7'5" x 8'0"	2.25m x 2.45m
Bathroom	9'2" x 6'12"	2.80m x 2.13m

Plots 33 & 36.
Total Area: 1012 Sqft / 94m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE JARROW

3 Bedroom Semi-Detached Home



GROUND FLOOR

Lounge	16'3" x 11'5"	4.96m x 3.49m
Kitchen/Diner	8'3" x 16'2"	2.52m x 4.94m
Cloakroom	3'2" x 6'4"	0.96m x 1.94m



FIRST FLOOR

Bedroom 1	16'3" x 9'2"	4.96m x 2.80m
Bedroom 2	8'6" x 11'3"	2.59m x 3.44m
Bedroom 3	7'5" x 7'4"	2.25m x 2.24m
Bathroom	9'3" x 6'9"	2.81m x 2.07m

Plots 34 & 35.
Total Area: 904 Sqft / 84m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE NEWBURY

2 Bedroom Detached Home



GROUND FLOOR

Kitchen/Diner/ Lounge	25'6" x 20'3"	7.78m x 6.16m
Bedroom 1	9'11" x 13'5"	3.03m x 4.08m
Bedroom 2	10'8" x 9'9"	3.25m x 2.96m
Bathroom	10'8" x 6'6"	3.25m x 1.99m

Plots 1 & 12.
Total Area: 753 Sqft / 70m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE PADSTOW

2 Bedroom Semi-Detached Home



GROUND FLOOR

Lounge	15'8" x 13'9"	4.78m x 4.19m
Kitchen	8'2" x 11'9"	2.48m x 3.57m
Cloakroom	3'4" x 5'7"	1.00m x 1.71m



FIRST FLOOR

Bedroom 1	15'8" x 9'7"	4.78m x 2.91m
Bedroom 2	15'8" x 9'4"	4.78m x 2.85m
Bathroom	8'6" x 6'2"	2.60m x 1.88m

Plots 18, 19, 20 & 21.
Total Area: 818 Sqft / 76m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.



THE QUEENSBOROUGH

3 Bedroom Detached Home



GROUND FLOOR

Lounge	11'10" x 20'1"	3.84m x 5.42m
Kitchen	11'11" x 11'12"	4.96m x 3.75m
Utility Room	6'3" x 5'4"	1.91m x 1.62m
Cloakroom	4'0" x 4'6"	1.22m x 1.37m
Garage	8'3" x 5'1"	3.08m x 6.09m



FIRST FLOOR

Bedroom 1	11'10" x 15'2"	3.84m x 4.75m
En-suite 1	8'3" x 5'1"	2.40m x 1.56m
Bedroom 2	9'8" x 12'7"	3.25m x 3.84m
Bedroom 3	13'7" x 9'1"	4.10m x 2.76m
Bathroom	8'1" x 8'11"	2.46m x 2.72m

Plots 14 & 15.
Total Area: 1302 Sqft / 121m²

Images are for illustrative purposes only, please speak to our sales advisor to confirm room dimensions and specification.

SPECIFICATIONS

KITCHENS

- Large range of traditional or contemporary style kitchen units manufactured by local company Gaddesby Kitchens
- Cooking appliances from Neff;
 - Slide and hide oven
 - 4/5 ring induction hob
- Neff down-draft extractors where configuration allows
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer (applicable to houses with no utility room)
- Choice of floor tiling from Porcelanosa
- Choice of laminate or quartz worktops
- Under cabinet low energy lighting

UTILITY ROOM (WHERE APPLICABLE)

- Gaddesby kitchen units
- Choice of floor tiling from Porcelanosa
- Choice of laminate or quartz worktops
- Plumbing and electrics for washing machine and tumble dryer

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Sanitary ware from Europe's Premier brand Villeroy & Boch
- Brassware from Hans Grohe
- Heated chrome towel rail
- Choice of floor and wall tiling from Porcelanosa
- Rainfall shower head in all en-suites
- Rimless toilets with soft close seats

INTERNAL FINISHES

- Oak veneered, pre varnished doors
- Fortessa chrome handles with magnetic soft close latches
- Stylish staircase
- Full plywood lining to all internal timber walls
- Mid floor insulation to reduce noise transfer from first floor to ground floor and aid in insulation
- Coving to ceilings throughout downstairs

HEATING AND HOT WATER

- Underfloor heating to the ground floor
- Mitsubishi energy efficient air source heat pump for hot water and heating
- Where possible we install working chimney flues and wood burning stoves

ELECTRICAL

- Media plates to the living room, study and master bedroom as standard and to the kitchen (where shown on the working drawings)
- Extra electric sockets including USB charger points
- Motion sensor activated lights to storage cupboards
- Fibre optic internet to the property

WINDOWS AND EXTERNAL DOORS

- Low maintenance upvc double glazed windows
- Multi point locking system to all windows and doors

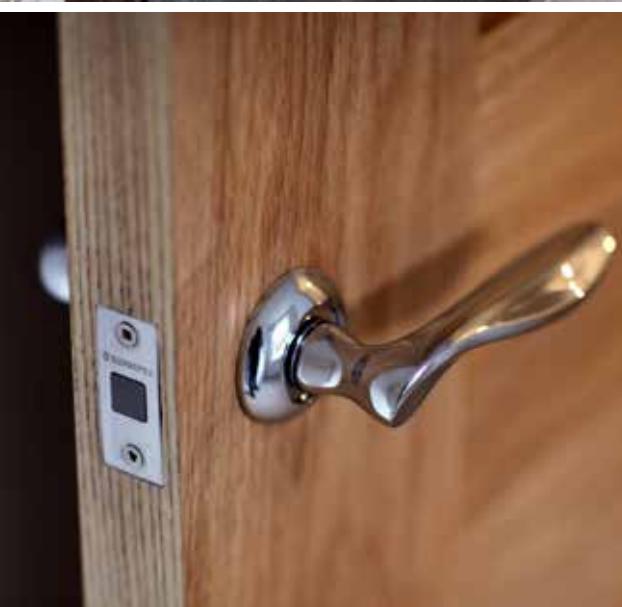
OUTSIDE

- Landscaped and turfed front gardens
- Premium turf to all rear gardens
- Outside tap and double socket
- Patio and paths in contemporary stylish paving
- Power and light to all garages with personnel doors (where orientation allows)
- Timber effect doors to garages (unless integrated)

PEACE OF MIND

- All of our homes are covered by the NHBC 10-year buildmark warranty
- Comprehensive quality checks at every stage of the build
- Enhanced independent quality checks above NHBC minimum

** Exact specification dependent on house type, please speak to our sales advisor for more information.



WHY CHOOSE US?



Designing and building luxury homes is so much more than a job to us, it's a craft – and it's one we uphold with pride. Brampton Valley Homes are a specialist builder of small rural developments, dedicated to delivering your unique living space to uncompromising standards of design and build. We put quality first – ahead of everything, and every single home we build is designed and constructed to the very highest specification. This includes the structure itself, ventilation, insulation (both sound and heat), fire safety, electrical and plumbing installation, as well as the internal finish, using the very best from both local and leading European manufacturers to build truly unique properties.

OUR COMMITMENT TO THE ENVIRONMENT

Buy a Brampton Valley luxury home and you'll be investing in a design and construction of the highest possible standard. But you'll be doing more than that. You'll be helping to save the planet and you'll be helping to save yourself money.

HERE'S HOW -

- We're committed to keeping our carbon footprint as low as is humanly possible
- Our homes are up to 65% more energy-efficient than Victorian houses of the same scale
- Our windows comprise the very latest double-glazing technology
- Air source heat pumps – the very latest in sustainable energy sources
- Our roof and wall insulation goes way above the modern standard
- Our washing and sanitary systems use far less water than older equivalents

The result of these efficiencies? You'll be cosy in winter, cool in summer and better off all year round.

THE CUSTOMER JOURNEY

Of course, our commitment to building quality homes doesn't end the moment your house is built. Our customer care department is on hand from the moment you move in to deal with any after sales queries.

When the build is completed, your property is awarded the NHBC certificate of completion. Your home is then quality checked by Brampton Valley Homes' Operations Manager and the site team to ensure it is ready for occupation, customer choices are correct and the finish is of desired standard.

TWO WEEKS PRIOR TO COMPLETION

Notice will be served to your solicitors that your home is ready, and a date will be set for legal completion.

You will be invited to a Home Demonstration tour; a detailed walking tour to cover the workings of your new home.

COMPLETION DAY!!

Our sales team will be in attendance to ensure a smooth handover on moving in to your property. Homeowners are supplied with a homeowner manual and digital file, containing all warranties applicable to the property, construction details and user guides for all appliances supplied.

DAY 7

After a week in your new home our site manager will visit and carry out a post-completion inspection report, to cover any minor defects that may come to light within the first few days of occupation.

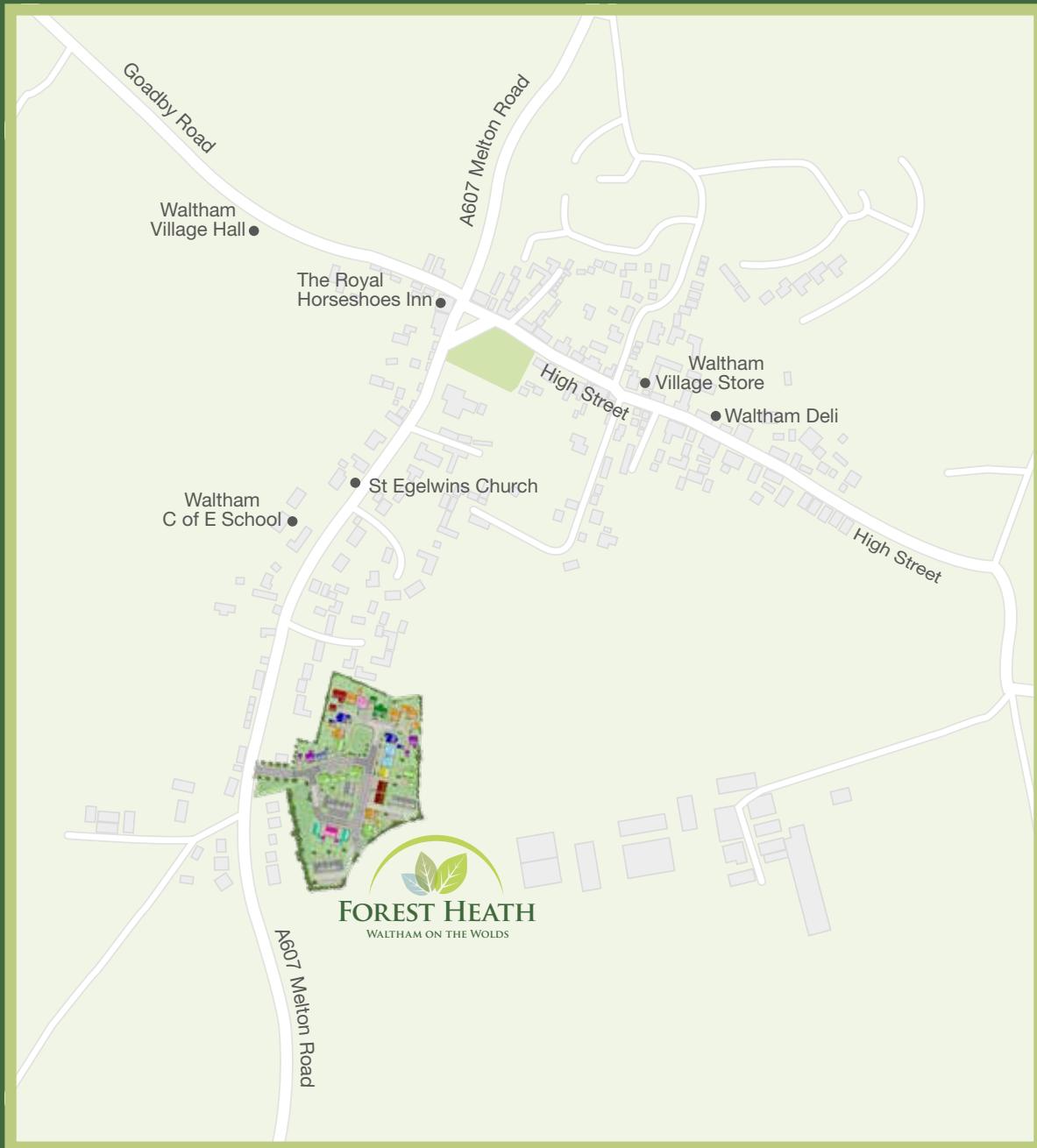
DAY 7 – 28

Any outstanding issues will be dealt with as quickly as possible, and with minimum inconvenience and disruption to yourselves.

A MONTH AFTER COMPLETION

You will be handed over to our customer care team who are on hand 24 hours a day, 7 days a week, to deal with any matters that may arise with the construction of your property over the next 2 years. All Brampton Valley Homes are further covered by the NHBC 10-year Buildmark Warranty for further peace of mind when buying your new home.

FOREST HEATH LOCATION



FOREST HEATH
Melton Road
Waltham-on-the-Wolds
Leicestershire LE14 4AJ

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BRAMPTON VALLEY
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