

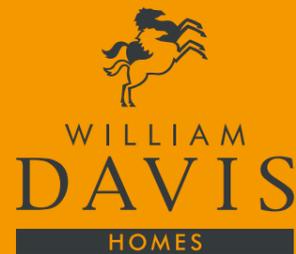
# · NANPANTAN GRANGE ·

Nanpantan

Snells Nook Lane, Nanpantan, Loughborough, LE11 3YA



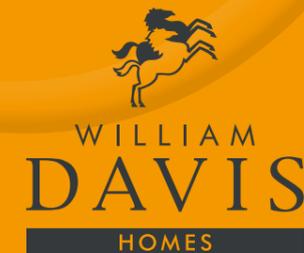
William Davis Homes are proud to be a five star developer.



Forest Field, Forest Road, Loughborough, LE11 3NS

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Nanpantan



## A warm *welcome* to Nanpantan Grange

Tucked between woodland and open countryside on the edge of Loughborough, Nanpantan Grange offers a rare opportunity to put down roots in one of Leicestershire's most desirable village locations.

William Davis Homes are proud to introduce a thoughtfully designed collection of 2, 3, 4 & 5 bedroom homes - bringing contemporary living to a place rich in history, character and natural beauty.



We craft *beautiful* houses...  
you create your dream home.

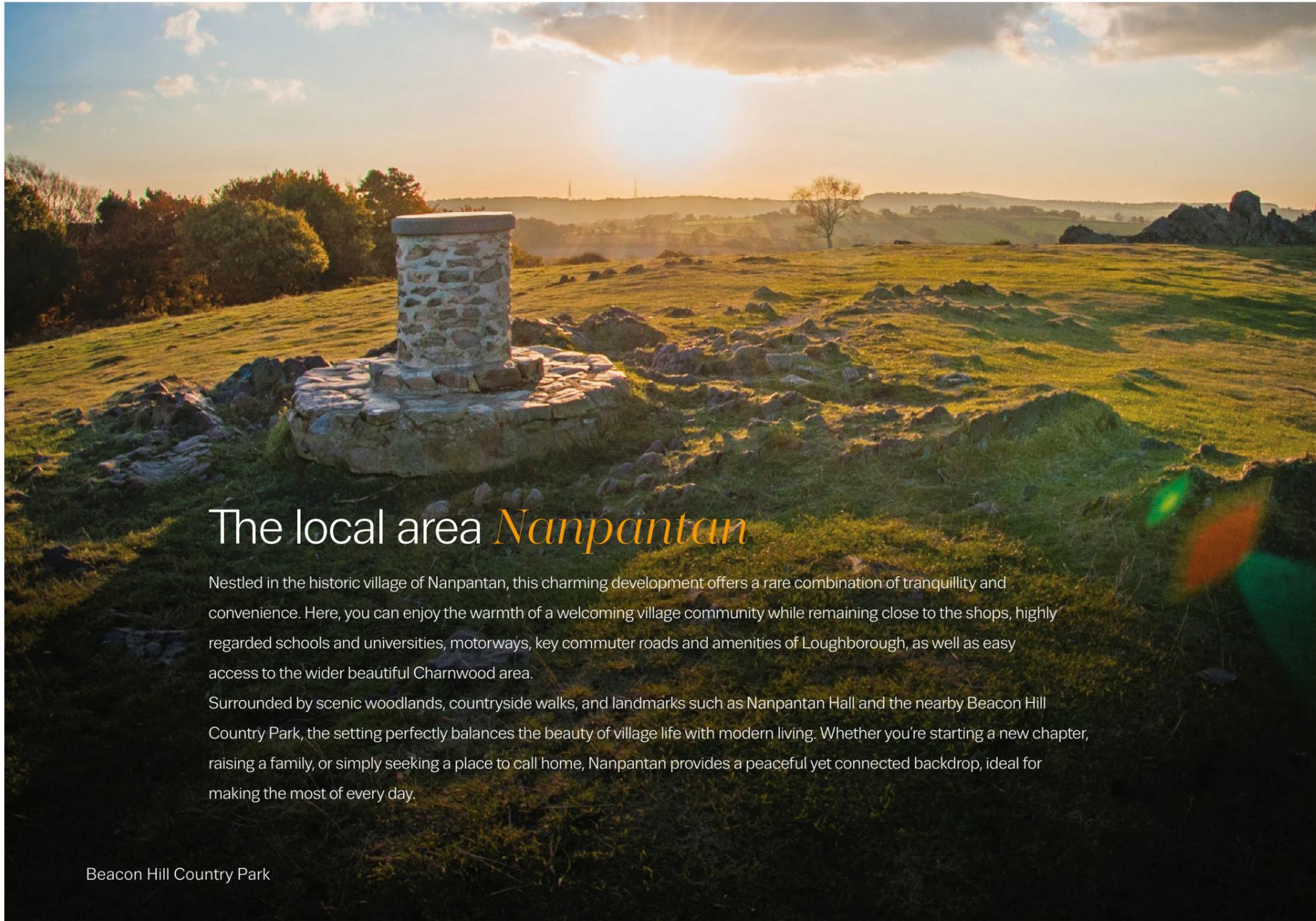


The *first steps* to your dream home start here.



## *About* William Davis Homes

For over 90 years we've been building more than just houses, we've been shaping thriving communities. As a family-run, five-star house builder, we take pride in our award-winning craftsmanship, strong values, and dedicated workforce of expert tradespeople. Unlike many, we use our own skilled teams rather than contractors, ensuring every home meets our high standards. Our commitment to quality over quantity sets us apart, with sustainability, customer service, and attention to detail at the heart of everything we do. That's why we've been rated a Home Builders Federation five-star builder, the industry gold standard, for over a decade.



## The local area *Nanpantan*

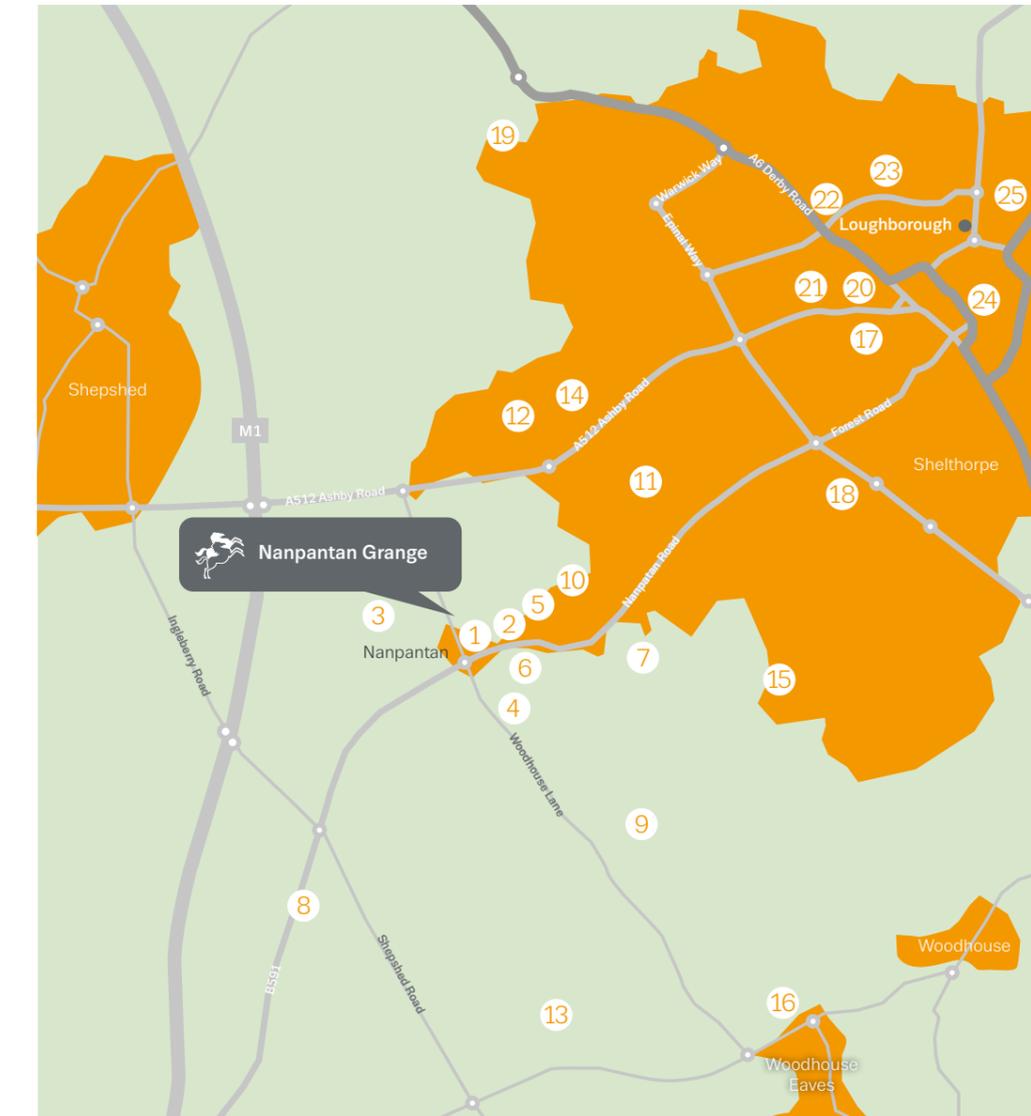
Nestled in the historic village of Nanpantan, this charming development offers a rare combination of tranquillity and convenience. Here, you can enjoy the warmth of a welcoming village community while remaining close to the shops, highly regarded schools and universities, motorways, key commuter roads and amenities of Loughborough, as well as easy access to the wider beautiful Charnwood area.

Surrounded by scenic woodlands, countryside walks, and landmarks such as Nanpantan Hall and the nearby Beacon Hill Country Park, the setting perfectly balances the beauty of village life with modern living. Whether you're starting a new chapter, raising a family, or simply seeking a place to call home, Nanpantan provides a peaceful yet connected backdrop, ideal for making the most of every day.

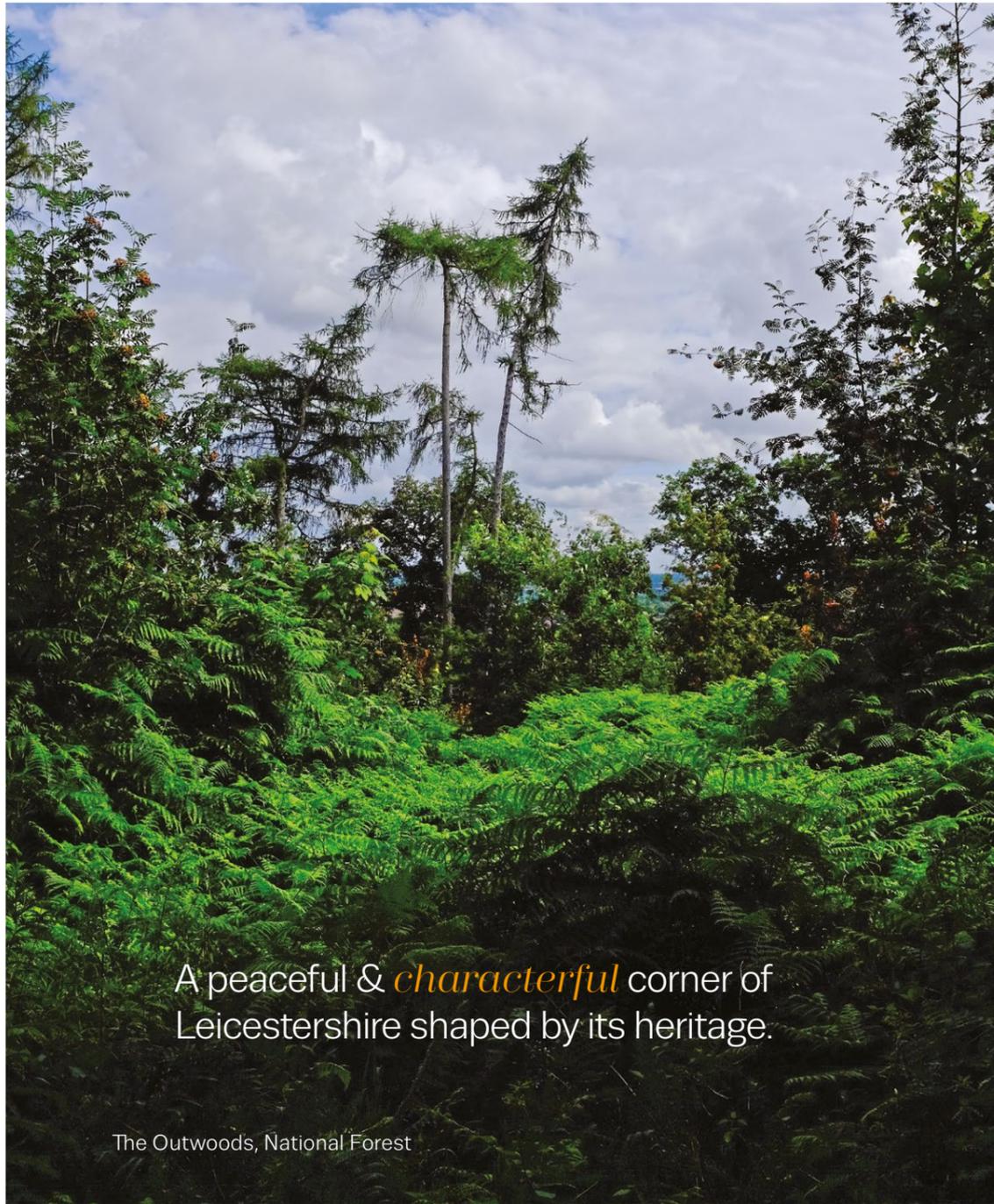
Beacon Hill Country Park

## Local *amenities*

- 1 The Priory Restaurant – Less than 0.1 miles
- 2 Priory, Nanpantan Bus Stop – 0.2 miles
- 3 Longcliffe Golf Club – 0.3 miles
- 4 Nanpantan Hall and Reservoir – 0.4 miles
- 5 Nanpantan Nursery School (Rated Ofsted 'Good') – 0.4 miles
- 6 Nanpantan Sports Ground – 0.9 miles
- 7 Loughborough United Football Club – 1.1 miles
- 8 Charnwood Forest Farm – 1.2 miles
- 9 The Outwoods, National Forest – 1.2 miles
- 10 Wood Nature Reserve – 1.3 miles
- 11 Loughborough University – 1.4 miles
- 12 Booth Wood Primary School (Rated Ofsted 'Outstanding') – 1.7 miles
- 13 Beacon Hill Country Park – 1.7 miles
- 14 De Lisle College (Rated Ofsted 'Good') – 2 miles
- 15 Woodbrook Vale School (Rated Ofsted 'Good') – 2.2 miles
- 16 The Old Bulls Head Pub – 2.6 miles
- 17 Charnwood Museum – 2.7 miles
- 18 Tesco Extra – 2.8 miles
- 19 Stonebow Primary School (Rated Ofsted 'Good') – 3 miles
- 20 Sainsburys Supermarket – 3 miles
- 21 Regent Place Retail Park – 3 miles
- 22 Pure Gym Loughborough – 3.1 miles
- 23 Aldi Supermarket – 3.3 miles
- 24 John Taylor Bellfoundry Museum – 3.4 miles
- 25 Loughborough Railway Station – 3.7 miles



Please note all distances are approximate.

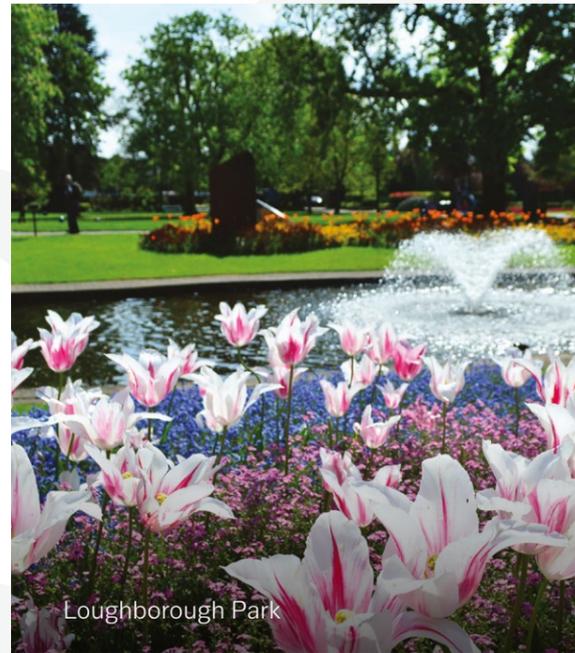


A peaceful & *characterful* corner of  
Leicestershire shaped by its heritage.

The Outwoods, National Forest

## History of *Nanpantan*

Once a small hillside settlement on the edge of Charnwood Forest, Nanpantan has grown gently over time, while keeping its village charm. Originally known for its mission church, stone cottages and tranquil reservoir, the area was once its own civil parish before becoming part of Loughborough. Today, it remains a peaceful and characterful corner of Leicestershire - shaped by its heritage, and surrounded by woodland, wildlife and timeless views.



Loughborough Park

## School and *Education*

Nanpantan Grange is perfectly placed for families, with a strong choice of schools nearby. Well-regarded primary schools such as Booth Wood and Stonebow are all within easy reach, alongside secondary options including De Lisle College and Woodbrook Vale School. For younger children, Nanpantan Nursery is just around the corner, and for higher education, the renowned Loughborough University is only a short journey away.

## Sports and *Leisure*

Whether you're keeping active or simply enjoying the outdoors, Nanpantan Grange makes it easy to do more of what you love. Local highlights include Longcliffe Golf Club, Nanpantan Sports Ground and a wide choice of gyms and fitness clubs nearby. For weekend walks or family outings, you'll find open countryside, nature reserves and scenic spots like Beacon Hill Country Park and The Outwoods, National Forest just a short drive away - perfect for fresh air and a change of pace.

## Arts and *Entertainment*

From local history to live performance, there's plenty to explore around Nanpantan Grange. Just a short distance away, you'll find attractions like Charnwood Museum and the John Taylor Bellfoundry, alongside galleries, theatres and cinemas in Loughborough's lively town centre. Whether it's a family day out or an evening with friends, there's always something happening - all within easy reach of home.



The Old Man of Beacon Hill Country Park



Market Place, Loughborough

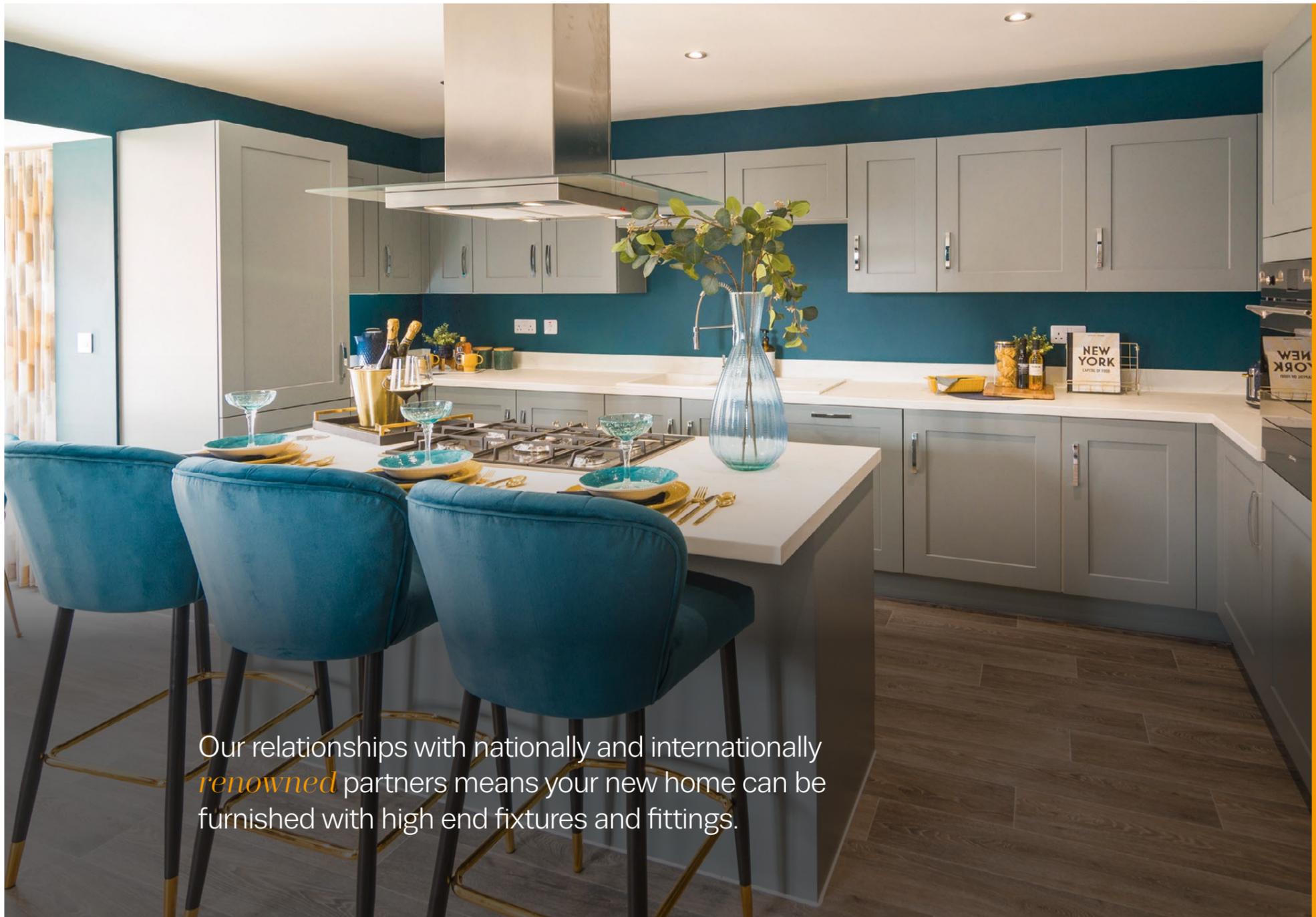


Uniquely we use our own workforce of talented tradespeople, not contractors, ensuring the *quality* of our build is second to none.

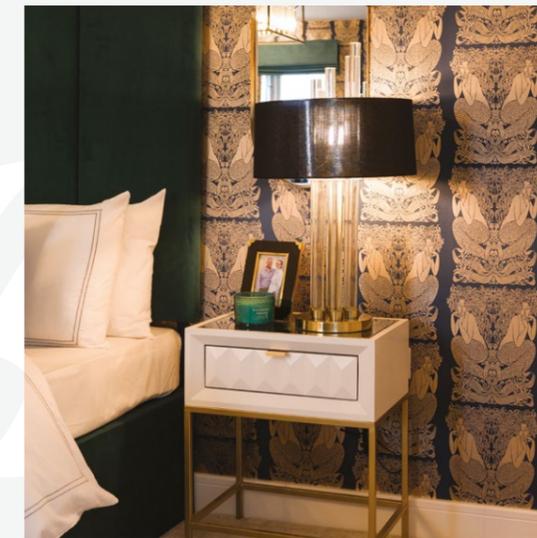
## True *craftsmanship* shows in the detail.

At William Davis Homes, craftsmanship isn't just about building houses, it's about creating homes that stand the test of time. Our commitment to quality is evident in every detail, from the high-end appliances we install to the precision of our finishes. Unlike many other builders, we employ our own talented tradespeople, guaranteeing consistency and exceptional standards across every project. It's this dedication to excellence that sets us apart and makes each home truly special.





Our relationships with nationally and internationally *renowned* partners means your new home can be furnished with high end fixtures and fittings.



## *Specifications,* features and finishes.

At William Davis Homes, we are proud to build with sustainability in mind, using high-quality materials and renowned brands like SMEG, Indesit, Hive, Symphony, Porcelanosa, and Roca. Our commitment to quality craftsmanship is clear in every corner of our homes, from the premium appliances to the attention to detail in our finishes.

Inside, you'll find top-tier materials as standard, while outside, the exterior design blends harmoniously with the local surroundings, complemented by landscaped gardens. We build with the future in mind, creating homes that not only stand the test of time but also make an enduring impression.



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## Why buy *new*?

A brand new home comes with lots of advantages that you don't get with a previously owned home. Here we've listed just a few of the most important ones that will not only make the buying process simpler, but also give you peace of mind for the future once you've moved in. What's not to like?

**Modern living:**  
New homes at Nanpantan Grange are built with the latest designs and technologies, offering comfort and convenience for today's lifestyle.

**No hidden surprises:**  
With everything brand new, you won't have to worry about costly repairs or unexpected issues.

**Energy efficiency:**  
Built to high energy standards, our homes reduce energy use, keeping bills low and your home comfortable.

**Customisation:**  
Buying new means you can personalise your home to suit your tastes, making it truly yours from day one\*.  
\*Subject to build stage.

**Peace of mind:**  
With a 10 year NHBC warranty, you'll have confidence that any issues will be covered for years to come.

**Low Maintenance:**  
Our homes are designed to be durable and require minimal upkeep, giving you more time to enjoy your space.