

# William Davis Homes

THORPEBURY IN THE LIMES | THURMASTON



# William Davis

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Est. 1935

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

And throughout that time the work of our family-owned company has 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 – from our family, to yours.





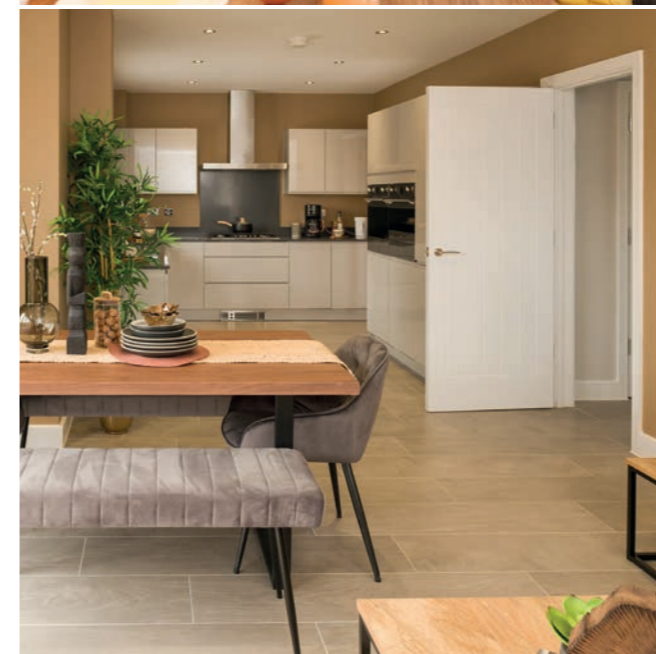
# Craftsmen

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.

*“William Davis Homes helped us every step of the way on our journey to find our dream home – my family felt heard and reassured throughout the whole process.”*





# 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.

# Thorpebury in the Limes

## Thurmaston

Before we give you a glimpse into your new home and life at Thorpebury in the Limes, 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 40 minutes or less.



Travelling by car

## Discover your dream home today at Thorpebury in the Limes.

Set in the new village of Thorpebury near Barkby Thorpe, Thorpebury in the Limes is nestled on the outskirts of Leicester in a stunning countryside setting. With easy access to the motorway and Leicester city centre only a 20-minute drive away, Thorpebury in the Limes offers the peaceful lifestyle of village living with the hustle and bustle of vibrant cities nearby.

With all the amenities on your doorstep – from shopping centres, salons and pubs to a farm shop, pharmacy, GPs and an excellent selection of schools – Thorpebury in the Limes has everything your family could ever need. Whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Thorpebury.



National Space Centre



Roots at Thorpe Farm



Watermead Country Park



Watermead Country Park

As part of a sustainable urban extension consortium of approximately 2000 homes, our stunning new development consists of 146 plots that offer 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 Thorpebury in the Limes 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. The majority 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, as 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 Thorpebury in the Limes.

## 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.



# Amenities

With many of life's essentials all within easy reach of your front door, bustling village life in Thorpebury has everything you need to stay happy and healthy.

Shops, cafés, pubs and an Aldi, as well as a GP centre, dentist surgery and a vet can all be reached within a 10-minute drive from Thorpebury in the Limes. Or for some fresh air with a bit more scenery, there's Castle Hill Country Park or Watermead Country Park nearby. The weekly commute, midweek cinema trip or weekend retail therapy, is just a 20-minute car journey away to Leicester city centre.

Thorpebury is a fantastic location for your family with great road links to the A46 and A6, a great selection of public and private schools nearby and plenty of picturesque space to explore and enjoy.

Find out more about Thorpebury in the Limes and the local area over the following pages.

## Nurseries, Schools and Universities



### [The Pochin Pre-School](#) (0.7 miles)

Welcoming 3 and 4-year-olds, the pre-school follows the Early Years Foundation Stage curriculum.

### [Charnwood Nursery and Pre-School](#) (1.93 miles)

The pre-school welcomes children between the ages of 2-4 years old, offering funded, term-time only spaces and boasting a number of accreditations.

### [The Pochin School](#) (0.7 miles)

Rated 'Outstanding' by Ofsted, The Pochin School welcomes children aged 3-11 and is a member of the Bradgate Education Partnership.

### [Kestrel Mead Primary Academy](#) (1.1 miles)

Located in the growing area of Hamilton, this primary school welcomes children aged 3-11 and is rated 'Good' by Ofsted.

### [Eastfield Primary School](#) (1.27 miles)

Another 'Outstanding' rating from Ofsted, Eastfield is a primary school for children aged 5 to 11 in Thurmaston.

### [Orchard Mead Academy](#) (1.25 miles)

A member of The Mead Educational Trust and a 'Good' rating from Ofsted, this academy recently benefited from a £19m rebuild and welcomes children aged 11-16.

### [Soar Valley College](#) (1.35 miles)

This secondary school is rated 'Outstanding' by Ofsted and welcomes children aged 11 to 16 with the motto of 'Aspire, Enjoy, Achieve'.

### [Gateway Sixth Form College](#) (1.36 miles)

Welcoming students aged 16 to 19, this college supports around 1,250 learners from across Leicester, Leicestershire and Rutland and has been rated 'Good' by Ofsted.

### [University of Leicester](#) (5 miles)

Ranked 4th in the UK by Times Higher Education (THE) Impact Ranking, this university is just a half hour drive away.

### [De Montfort University](#) (5 miles)

This university is one of just 17 universities worldwide to be an ambassador for the UN Sustainable Development Goals, and one of 17 in the UK with the Race Equality Charter Mark.

# Medical



## Medical

Your family’s health is of incredible importance to us, which is why Thorpebury in the Limes has multiple GPs, including Silverdale Medical Centre, and dentists within a 15-minute drive, along with a village pharmacy. For anything more urgent, Leicester General Hospital is just over a 10-minute drive away, with Spire Leicester Hospital and Nuffield Health Hospital also within a 15-minute drive. And we know that pets are part of the family too, so your nearest veterinary practice is under a 10-minute drive away.

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

# Other



## Fitness & Wellbeing

Keeping fit and looking after your wellbeing is easy at Thorpebury in the Limes. Whether you enjoy vigorous sports or a more relaxed approach, there is a variety of health and leisure centres, fitness and gymnasium centres and swimming pools all within easy reach.

With a golf club, cricket club, rugby and football clubs all nearby, you can get your fix of fitness and social in one go. Or for a bit of pampering closer to home, you’ll find beauty salons, hair salons and barbers nearby.

## Outdoors

At Thorpebury in the Limes, you won’t be short of outside activities. With the surrounding open countryside, there are multiple stunning walking routes for you to enjoy with the family. Watermead Country Park, multiple farm shops including Stonehurst family farm and local play parks, ensure a huge array of outdoor day trips for you to experience as a family.

## Shopping

All your shopping needs are catered for at Thorpebury in the Limes. Just a 10-minute drive away you’ll find Thurmaston Shopping Centre, which plays host to brands such as Boots, M&S, Next and TK Maxx. For the big weekly shop, you can hop in the car for no more than 20 minutes to Asda or Aldi. Or for some serious retail therapy there is Leicester city centre or Highcross shopping centre with huge arrays of high street brands, department stores and independents around a 20-minute drive away.

## Transport

Whether you’re commuting for work in the week or exploring further afield at the weekend, Thorpebury in the Limes is well connected to the local area with great links to the A46, A47 and A6. Syston, Leicester and Sileby Train Stations can all be reached in under 20-minutes by car.

The new village of Thorpebury is only five miles out from Leicester city and close to the city’s ring roads and motorway connections, making it the ideal location for families looking for a high-quality life in a quiet area along with a relatively stress-free commute.

## Food and drink

When it comes to dining out or enjoying a few drinks, between Thorpebury in the Limes and the surrounding villages, every taste and budget is covered. Nearby, you’ll find a good selection of local pubs including The Willow, The Harrow Inn and The Brookside Inn, as well as good quality food and drink from the Saffron Ivy, Tabys Café and Restaurant or Roma Café bar and Restaurant.

Head a little further out and you’ll find highly rated restaurants such as The Melton Restaurant or the Steak and Lounge Restaurant, which both offer dine-in or takeaway options. Or for those special occasions, you can hop in the car or taxi to Miller and Carter or Saporì, a Michelin-starred restaurant in Leicester.

# House types

We have 19 different house types ranging from 2 to 5-bedroom homes. Discover more details, including floor plans, specifications and virtual reality tours by hovering over the QR code with your smart phone.



**The Rother**  
2-bedroom home



**The Glen**  
2-bedroom home



**The Teme**  
3-bedroom home



**The Dove**  
3-bedroom home



**The Nene**  
3-bedroom home



**The Dee**  
3-bedroom home



**The Lea**  
3-bedroom home



**The Douglas**  
3-bedroom home



**The Henmore**  
3-bedroom home



**The Solway**  
3-bedroom home



**The Soar**  
4-bedroom detached home



**The Rannoch**  
4-bedroom home



**The Solent**  
4-bedroom detached home



**The Beamish**  
4-bedroom detached home



**The Severn**  
4-bedroom detached home



**The Medway**  
4-bedroom detached home



**The Sherford**  
4-bedroom detached home



**The Seaton**  
4-bedroom detached home



**The Stonethwaite**  
5-bedroom detached home



Our incredible expertise, craftsmanship and attention to detail is what makes the William Davis difference. Symphony fitted kitchens, Smeg appliances and Roca ceramics ensure every home is built with quality in mind.



*“The attention to detail and the high-quality craftsmanship that has gone into our beautiful new home is immaculate – it’s everything our family has been looking for and more.”*

# Virtual Reality

Take a stroll around Thorpebury in the Limes through an immersive experience allowing you to view every plot on the site. Hover over the QR code with your phone’s camera to experience the development through virtual reality on your phone.



## 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.

All 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 Thurmaston