



**EDEN PARK**  
RUGBY

Creating Better Life Experiences.  
One Home at a Time.



Eden Park Sales & Marketing Suite  
Off Lower Lodge Avenue, Rugby, CV21 1NU

📞 01788 298540

# WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at Eden Park.

We understand that buying a new home is a big commitment so we want your Bloor home here in Ashby to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at Eden Park.





① ↳ Artists impression of Eden Park, Rugby    ② ↳ Dryden Showhome at Eden Park, Rugby



## SAT NAV

Development  
Eden Park

Find Us Here  
Off Lower Lodge Avenue,  
Rugby, CV21 1NU.

## BEST OF BOTH WORLDS

**You'll find everything you need on your doorstep, when you choose a new Bloor home in Rugby.**

Located next to open countryside to the north of the Warwickshire town of Rugby, our latest collection of 1 bedroom apartments and 2, 3 & 4 bedroom homes at Eden Park have all the quality, character and style you expect from Bloor Homes.

Having helped build the thriving community that is present at Eden Park today, Bloor Homes are proud to return and grow this exciting new neighbourhood further. Our previous residents love living here, are conveniently placed for Rugby town centre and enjoy the space to grow, the time to breathe and the room to enjoy a beautiful new Bloor home.

Benefitting from excellent shopping, first rate schools, fast and efficient travel connections and a local community to get involved in, Eden Park is a simply perfect place to live.

Just a couple of miles from your doorstep at Eden Park, an easy 7 minute drive down the A426 Leicester Road\*, is the centre of Rugby, a bustling market town famous for the invention of the game now played around the world.

The town has everything you need for today's busy, modern lifestyles. Enjoy theatres, cinema and the popular World Rugby Hall of Fame and Art Gallery Museum, and The Webb Ellis Rugby Football Museum, to a diverse range of restaurants, cafes and bars. Just a mile from home is a Tesco Superstore, while the town centre offers other supermarkets, big-name High Street stores, quirky, specialist shops and independent boutiques.

Elliott's Field shopping park is another great place to visit, less than a 5 minute drive from Eden Park, featuring popular retail stores such as Marks & Spencers, Next, Dunelm, H&M and TK Maxx, as well as a Nandos, Greggs & Café Nero.

Find out more



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# RUGBY LIFE

## A new, modern home in a bustling town.

Families will appreciate the choice of schools within a short walk or an easy drive. Those with younger children can take advantage of the new Griffin Primary school, which is located opposite the development, while Rocking Horse Kindergarten, Brownsover Community School and Boughton Leigh Junior School are all less than a mile away from Eden Park.

Older students have an excellent choice of secondary schools to choose from, all within 3 miles from Eden Park. These include The Avon Valley School & Performing Arts College, Lawrence Sherrif School (rated 'Outstanding' by Ofsted), Harris Church of England Academy, Rugby Free Secondary school and Ashlawn school. And of course Rugby School, for pupils aged 13-18, is one of the most famous and successful schools in the country.

Rugby has a wealth of sports and exercise amenities, including a Nuffield Health gym, the Harris Sports Centre, and the public-access Rugby School Sports Centre. Nature lovers can enjoy relaxed strolls along North Oxford Canal, Rugby's Caldecott Park, Swift Valley Nature Reserve, or nearby Draycote Water Nature & Wildlife Park.

The town has excellent transport links, so getting out and about for work and play is easy. Rugby is easily accessible from Junctions 18 & 20 of the M1 and Junction 1 of the M6. From the train station, regular services run direct to London (from 53 mins), Birmingham (from 36 mins) and throughout the country.



① ↳ Oxford Canal, Swift Valley Nature Reserve, Rugby

② ↳ Elliott's Field Shopping Centre, Rugby

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①



① → Rugby School, Rugby



# JUST AROUND THE CORNER

Distances and journey times calculated using [maps.google.com](https://maps.google.com)

## 0.5 MILES

### Swift Valley Nature Reserve

Take a stroll by the canal, look out for butterflies enjoy birdwatching and spot birds of prey such as kestrel, hobby or sparrowhawk.

Rugby, CV21 1RG

## 0.5 MILES

### Brownsover Hall Hotel

Fancy an elegant dining option, an afternoon tea or a relaxed drink? Take advantage of this stunning hotel literally on your doorstep.

Rugby, CV21 1RW

## 1.1 MILES

### Elliott's Field Retail Park

Find all your favourite high street brands from Next & H&M to Dunelm & Marks Spencer's. Fancy a coffee or a bite to eat? Take a trip to Café Nero, Starbucks or Nandos.

Rugby, CV1 1SR

## 1.1 MILES

### Tesco Superstore

Handy to do your weekly shop or just grab a few items, enjoy being less than a 5 minute driveway.

Rugby, CV21 1RG

## 1.4 MILES

### Nuffield Health Fitness & Wellbeing Gym

Get active in whatever way takes your fancy. Work up a sweat in the state-of-the-art gym, go for a swim or relax in the sauna and steam room.

Rugby, CV21 1RW

## 1.5 MILES

### Cineworld Rugby

Whether you're taking the kids, going with friends or out on a date night, catch all the latest films at Cineworld.

Rugby, CV21 1RW

## 1.6 MILES

### Rugby Train Station

Enjoy direct train services to Birmingham, Crewe, Manchester Picadilly and London Euston in just 53 minutes.

Rugby, CV21 3JU

## 2 MILES

### Rugby Golf Club

Spend a few relaxing hours on this picturesque course that welcomes golfers of all abilities and lifestyles.

Rugby, CV21 3RD

## 25.5 MILES

### Birmingham International Airport

Taking to the skies? Jet off to your favourite international destination from one of the most connected airports in the UK.

Birmingham, B26 3QJ

↳ All details correct at the time of production.

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# SAVE UP TO £2,200 ON YOUR ANNUAL BILLS\*

In fact, a new Bloor home could save you up to £2,200 on your annual utility bills compared to a smaller second hand home\*.

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!

\*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



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Find out more 



## Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



## Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



## Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermally efficient, extra secure and are low maintenance.



## Efficient Heating

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.



**Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low.**

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient





## YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year build warranty from the NHBC or LABC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on our new home before we hand over the keys, ensuring that it's built to the high quality standards we pride ourselves on.

Plus, we know that most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But with Bloor Homes, it really isn't as scary as you might think. We'll be here to hold your hand through the entire buying process.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand to ensure your buying journey is as seamless as possible.

Simply follow our step by step "New Home Guide" and know that we'll be here to answer all of your questions.

And what's more, we'll keep on looking after you and your Bloor home long after you've moved in. After all, we have been doing this for over fifty years

↳ Typical Interiors



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